

Blythswood and Broomielaw Local Place Plan



Blythswood & Broomielaw
Community Council

Your City, Our City.

Overview: Key Strategies and Policies

A number of plans and strategies cover the area of Blythswood and Broomlielaw.

A Plan of Plans

The City Centre Strategy 2024 - 2030 maps the main objectives from many other strategy, policies and evidence-based reports focusing on regeneration and forms a plan of plans style approach that strives to transform Glasgow's city centre in the short to medium term and creates a unified vision supported by the transformative actions to be delivered by 2030.

The CCS 2024 - 2030 sets out the basis for a shared narrative for Glasgow's city centre. It is based around three pillars which aim to enrich the inherited features of the city centre and shape a new cycle of shared opportunity. The pillars and associated "Big Moves" are:

- Magnetic Experience - River, Business Economy, Connected and Green Places, Culture and Heritage
- Front Door to Innovation - Innovation & Digital, Property, Well Being Economy
- Place to Live - City Centre Living, Net Zero

CCS 2024-2030 has an ambitious target to double the city centre residential population by 2035. Our Local Plan will enhance the vision set out on page 15 'A Place to Live'

"Glasgow city centre will be a sustainable and healthy place for people and nature to inhabit. Forward thinking planning and adaptive repurposing, will increase opportunities for individuals and families of all ages to reside in the heart of the city. The emphasis on inclusion and diversity will actively address issues of equality, prioritize community safety, and underscore a people-first approach. The city centre should be a place where all people, including women and marginalised groups feel safe to live and visit."

The strategy includes reference to both the Broomlielaw and Blythswood areas.

Broomlielaw

Strengths

This easily accessible district is traversed by the River Clyde and is an important gateway into the city centre, providing a first impression for visitors arriving by train into Central Station or from the M8 motorway, and investors in the International Financial Services District (IFSD). Residential and student housing developments are flourishing West of the Kingston Bridge. Its busy public realm animates this stretch of the river with people enjoying lunch breaks, running, cycling or wheeling.

Challenges

The area is currently dominated by busy car traffic, and presents a number of vacant sites and investment opportunities. The lack of mixed-use in the area means that public life decreases after office hours making it a less attractive and safe place to be when offices are closed. The area is severed by the M8 which dominates the landscape creating a barrier. Future-proof design, accommodating anticipated future

flood levels. An integrated approach is crucial to ensure an attractive place-making approach.

Top Actions include:

1. Broomielaw Strategic Plan 2. Future of the M8; Animate motorway undercroft 3. Anderston Station; connections to Argyle Street Avenue 4. Broomielaw Avenue River Park; activate river corridor; consolidate quay walls.

Blythswood

The urban grid of Blythswood Hill was Glasgow's first suburb, a handsome residential development of Georgian townhouses laid out west of the medieval heart of Glasgow. As Glasgow prospered the area became the commercial heart of the city. More recently, the area has been undergoing further change with significant new office, hotel and residential developments starting to redefine the area and repurpose historic buildings.

Challenges

The M8 Bothwell Street off-ramp and Waterloo Street on-ramps create an abrupt interface between city and motorway. The tentacles of Junction 19 and the Clydeside Expressway compound the severance caused by the M8. Empty converted offices in the area are often of a lower grade and not as desirable as the newer grade A office space being offered in other locations across the city centre.

Top Actions include:

1. Residential and repurposing 2. Future of the M8; Improve permeability at Blythswood Court and nearby hotels. 3. Greening the District 4. Historic Blythswood; Develop neighbourhood identity

The *Vision 2025 City Centre Living Strategy* which informs CCS 2024-2030 aims to double the city centre residential population by 2035 by supporting and enabling city centre living.

The action plan translates the context analysis in 19 actions to be delivered between 2020 and 2035. Each action is associated with a theme : People - Place - Economy - and will contribute to one of six key objectives:

- I. Population
- II. Vacant Commercial Space
- III. Environment
- IV. Quality in Design
- V. Investment
- VI. Resilient Neighbourhoods.

Our Local Place Plan has been informed by and shares much of this analysis and features realistic goals and realisable actions that can be achieved by Glasgow City Council working together with Blythswood and Broomielaw Community Council. However, it should be noted that some actions we have identified run contrary to existing policy. GCC made that policy and our view is that improving Glasgow's City Centre will mean changing and updating some previous decisions. We ask our councillors to be flexible and creative in doing so and to prioritise the requirements of residents and those working

in the area (people) over development companies and profit-led concerns. We want our councillors to stand up for us!

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1 Introduction

Blythswood and Broomielaw's history

**All greatness stands firm in the storm
Ian Hamilton Finlay quote carved on pillars at the Clyde**

Blythswood and Broomielaw is one of the oldest occupied areas in the city of Glasgow, comprising a stretch of the north bank of Clyde including the Clyde Port Authority, the historic fishing village of Grahamstown (broadly, the area now covered by Central Station), Blythswood Hill (which was, originally open land owned by the Douglas-Campbell family, prior to substantial development by William Harley from 1804.) Blythswood Square was completed in the early 1820s and marked the movement of upper-class Glasgow westwards that culminated in the development of the West End. Blythswood and Broomielaw over the last two centuries, then, is a place that has accommodated a mixture of communities with commercial and residential concerns co-existing. Later in the 19th century the area became the beating heart of Glasgow's commercial district with the city's trademark 'chambers' buildings springing up throughout the Victorian and Edwardian eras. Central Station falls within its boundaries and Queen Street station marks the boundary line of our neighbours in Merchant City. In the 20th century many buildings in Blythswood and Broomielaw became derelict and the area's resident population reduced, although in more recent years numbers of residents have increased.

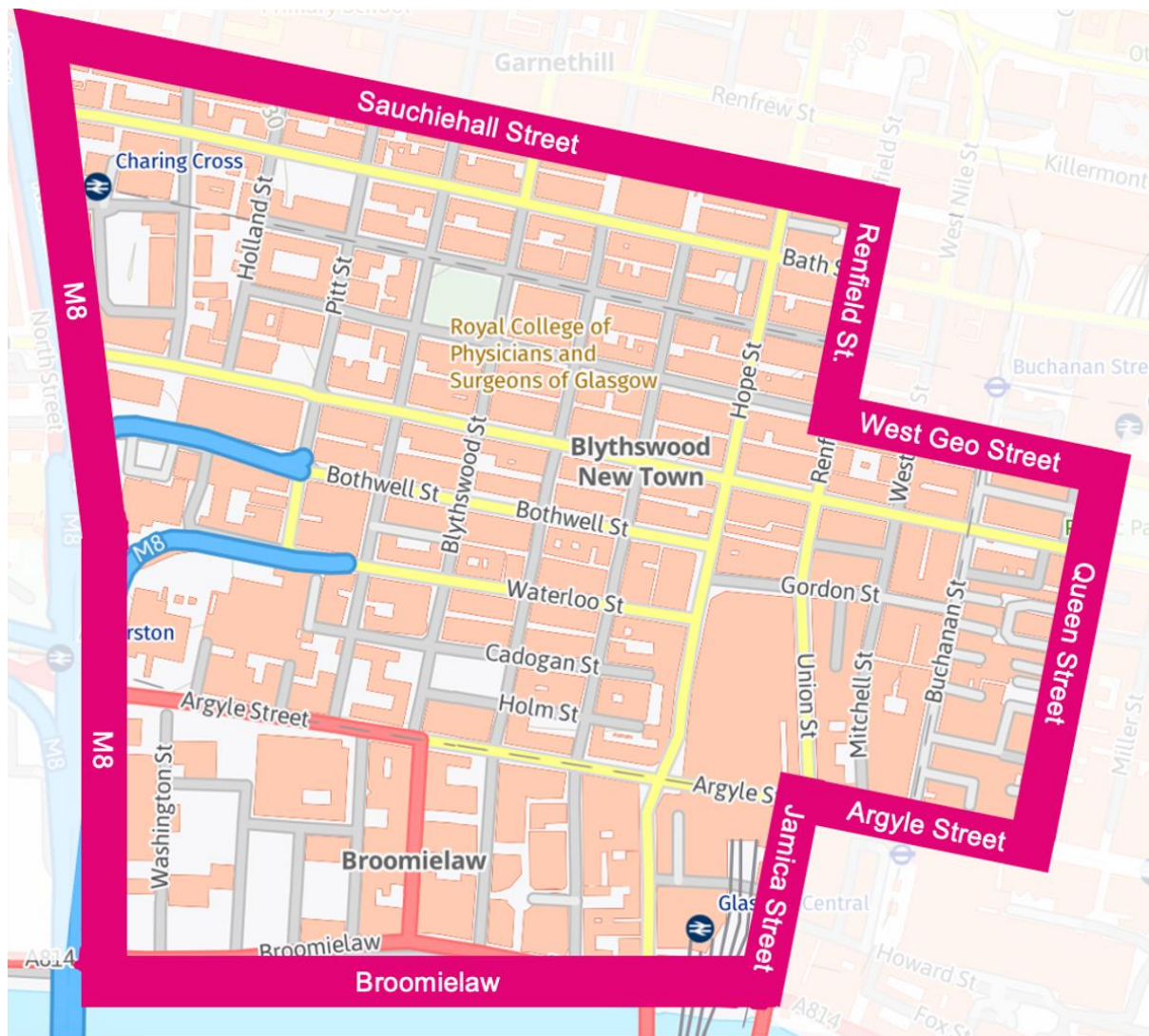
The geographical boundaries of Blythswood and Broomielaw are broadly:

North: Sauchiehall Street

West: M8

South: The Clyde

East: Renfield Street/Queen Street/ Jamaica Street



How this plan was prepared

Blythwood and Broomielaw Community Council took the decision to prepare this Local Place Plan in February 2026. It was drafted by members of the council in consultation with heritage and architecture professionals. Members of the community council debated and edited the plan.. We focused on making our plan readable for lay people while providing (particularly in the appendix) technical details required by the professionals who will make use of it. We put the plan out to public consultation via notices posted in community spaces including GOMA, local supermarkets and churches.

Priorities

In creating this place plan during 2026 we are aware it will feed into Glasgow City Council's Strategic 10-year plan. We considered putting priorities on the actions we are suggesting.

However, over time priorities change in local communities, as circumstances change. Glasgow is a city that is already changing architecturally, socially, culturally and economically. There are a number of ongoing works for example, in the city centre during this year of 2026 that will have an impact on local communities and may change our priorities. For this reason we have decided not to set priorities on each action as those priorities will likely change over time. As a group we would rather be consulted at any given period and be able to consider proposals in real time, as required.

Use of land

Local Place Plans are primarily concerned with use of land (as is this document) but in an urban setting like Blythswood and Broomielaw we have extended our understanding of 'use of land' to include management of that land, which is to say, how our streetscapes impact the local community (us). This is consistent with the aim of local communities suggesting 'specific uses for buildings' and 'suggesting changes to GCC's local development plans.' Guidance notes state that community groups can take the lead on preparing and writing Local Place Plans based on their own ideas. This is how we have chosen to interpret the brief.

Our identity: the area today

Abandoned buildings are like abandoned people. They grow bitter and start to keep bad company.

Blythswood and Broomielaw as an urban district has a distinct identity architecturally, culturally and socially. Its streets include a mixture of Georgian, Victorian, Edwardian, mid-twentieth century and 21st century buildings. It is a transport hub for Glasgow city and has a dozen large hotels to accommodate visitors. Averagely just under 200,000 people a day pass through the area via its two mainline railway stations alone. It is one of Scotland's largest cultural hubs, housing the Kings Theatre and most of the city's grassroots music venues. The residential demographic is being restored in the area but Blythswood and Broomielaw also enjoys a keen business presence at major corporate and small business levels. 83% of Glasgow residents in employment work in the city centre, approximately 150K people. Unlike more suburban areas of Glasgow, residents in Blythswood and Broomielaw share their area with many different communities on a day-to-day basis, including Glaswegians who come into town to work and play, visiting business people and Scottish, UK and international tourists. Blythswood and Broomielaw is frequently used as the location for film and TV productions including in 2025, Marvel's Spiderman and JJ Abrams' The Running Man. When people visit Scotland, the area's landmark buildings and iconic vistas are the places they identify as Glasgow. It's a showcase both for the city of Glasgow and for Scotland.

Our hopes for our local place plan

Blythswood and Broomielaw Community Council's motto is Our City, Your City. This reflects the unusual situation that the resident and business community finds itself in: sharing our living and working space with people from other areas of Glasgow, Scotland and the world.

We have different needs and challenges to suburban Glaswegian communities and in this plan we have tried to 'dream big' and also 'dream new' to come up with impactful ways to improve our area for everyone.

This is because we want to make our neighbourhood a great place to work and live. Our purpose is to create a shared aspiration for a vibrant and inclusive community where every business, resident and visitor thrives in a safe, clean and sustainable environment. We aim to foster collaboration, innovation and empowerment that promotes economic vitality, enhances the quality of life and community wellbeing for all.

2 Environmental Health

Given the high-traffic in the area, environmental health is a concern for the whole community: residents, office-dwellers, business people and all kinds of visitors.

2:1 Access to recycling facilities

Currently there are no sites to recycle in the community council area. Recycling pick-ups in 2025 and into 2026 have been sporadic.

Action: Recycling sites to be identified and set up for local people for food waste, glass, plastic, tins and cans, paper and cardboard and (especially for offices in the area) batteries.

Action: Improvement required to provide regular reliable pickups for recycling bins

2:2 Business waste

Please see section 4: Lanes

Please see section 2:5 Gulls and Pigeons

2:3 Littering

With the high volume of pedestrian traffic and as the city's transport hub, it's not acceptable for bus stops to be sited without bins, as are, for example the following places: Bath Street outside the student residences, West George Street on the last block before St George's church, Hope Street - 2 bus stops from St Vincent Street to West George St are without bins, and the stop on Bothwell Street between Wellington Street and Hope Street . If it's not possible to install bins at a bus stop, the bus stop should be moved to somewhere it is possible to install a bin. Permission should not be given for bus stops that don't have bins.

Action: We require bins at all bus stops/train stations in our area.

Action: Fine enforcement: There should be fines for littering and fly-tipping in the area. We suggest proceeds are used to supply more public litter bins, install anti-litter signage and fund an online campaign to discourage litter.

2:4 Graffiti

Blythswood and Broomielaw's view is that sanctioned street art, of which there are not enough examples in the area, can attract tourists, boost foot traffic and support local businesses, turning neighbourhoods into cultural destinations.

Unauthorised graffiti has the opposite effect and creates a public perception of crime and neglect. This deters visitors, lowers property values, deters investment and increases

cleanup and maintenance costs for businesses. Further, it encourages anti-social behaviour (which in turn creates a need for increased policing), damages civic pride and undermines the aesthetic of historic landscapes.

We support a rapid-clean approach facilitated by Glasgow City Council while encouraging designated, well-managed street art spaces that contribute positively to the cultural fabric of the area. Currently the only response to the wave of graffiti that is blighting the city centre is the provision of “Legal Walls”. Since this policy was adopted, residents report an epidemic of ‘tagging’ across buildings in the area (including many listed buildings).

Action: An urgent review of current Glasgow City Council policy to make council policy more robust. This should include:

- * increasing the current team of 5 people addressing this issue.

- * consideration given to planting trees in some locations to mask walls and thus prevent graffiti. (see Greening below)

2:5 Gulls and Pigeons

There is an excessive population of wild birds in Blythswood and Broomielaw that threatens the liveability of the area and public health. This is worsened by individuals who feed these birds, and is particularly an issue in Blythswood and Broomielaw in Sauchiehall Street.

Action: Glasgow City Council to provide signage to deter individuals feeding these birds

Action: Glasgow City Council to provide stronger community awareness campaigns to be delivered in partnership with community officers. We support police and community officer action against persistent feeders.

Action: Glasgow City Council to provide a long-term hawking service to tackle nesting problems and deter large bird populations from returning to the same rooftops year after year.

Action: Improvement in litter management and the expansion of cleansing and recycling facilities to prevent access to food waste and rubbish bags. Where residents are required to put out their rubbish beside public litter bins, improved arrangements should be made as these bags are particularly liable to be attacked by gulls.

Action: Schemes such as the one underway in Edinburgh where gull-proof bags have been issued in some areas should be explored for Glasgow.

2:6 Greening our streets

Parks and green spaces matter. They make a vital and vibrant contribution to the daily lives of the people who live, work and visit Glasgow. They contribute to many of our most important local, national and international objectives, such as climate change mitigation, improving public health, reducing inequalities and bringing communities together, while providing opportunities for creativity and innovation.

Community parks are vital multi-functional spaces that support health, wellbeing, environmental sustainability, and community life. They form part of the essential infrastructure of successful places and directly contribute to the aims of Scotland's National planning, particularly around local living, climate resilience, and inclusive growth. Residents within Blythswood and Broomielaw recognise a lack of immediate access to good quality, local green space. While the southern portion of the area (Broomielaw/Argyle Street) has benefitted from Glasgow City Council street landscaping, the streets between Bothwell Street and Bath Street have not. West George Street, West Regent Street and Bath Street were removed from the city's Avenues Project without public consultation. The Avenues Project is required to be complete by 2029 and there is now no possibility of amending the final scope of streets included. However we suggest further public realm works to be undertaken in these streets which were removed from the original plan as well as others in future. We are aware that the forward plan of streets post-Avenues programme is actively under discussion. Pedestrianisation measures in certain streets across the city centre is supported by Blythswood and Broomielaw residents.

In 2025/26 members of Blythswood and Broomielaw Community Council have undertaken two pilot greening projects on single blocks of two lanes in the area (West Regent Lane and West George Lane) to understand the plants that will thrive in pots on our often shady backstreets. As a community we are committed to greening the place we live.

Recommended trees within requirements (non invasive etc) and can grow in pots or in the ground:

Evergreen

1. Ilex aquifolium (Native Holly)

2. Pinus sylvestris (Scots Pine)

Seasonal

1. Amelanchier lamarckii (Juneberry)

2. Betula pubescens (Downy Birch)

Plants will need to be of a larger size when installed to avoid damage / theft. Suggest a policy that keeps street greenery consistent but not uniform. Residents favour evergreen varieties.

We have also created a digital tree map of the area to support further greening initiatives.

We propose a number of steps to make our existing streets greener:

Action: An extended programme of greening along key routes. Planting, window boxes and hanging baskets, with a preference for trees (in the ground or in pots), working with local groups to identify appropriate locations.

Action: A key priority for Blythswood and Broomielaw is the creation of St Vincent Street as a tree-lined avenue. However we also support greening Bath Street, West Regent Street and West George Street (see separate action point below)

Action: Blythswood and Broomielaw is a key location for filming in Glasgow. We suggest that in future a commitment is sought from production companies filming here to donate numbers of trees and planters via Glasgow City Council. These donations should benefit the

area in which the filming takes place. This would need to be pursued in tandem with Screen Scotland/Creative Scotland's location unit.

Action: Landscaping pedestrianised streets to include central strips of grass/plant areas as has been done in George Square.

Action: Identify low traffic volume roads (or individual blocks) to be pedestrianised with landscaping, while retaining access for emergency vehicles.

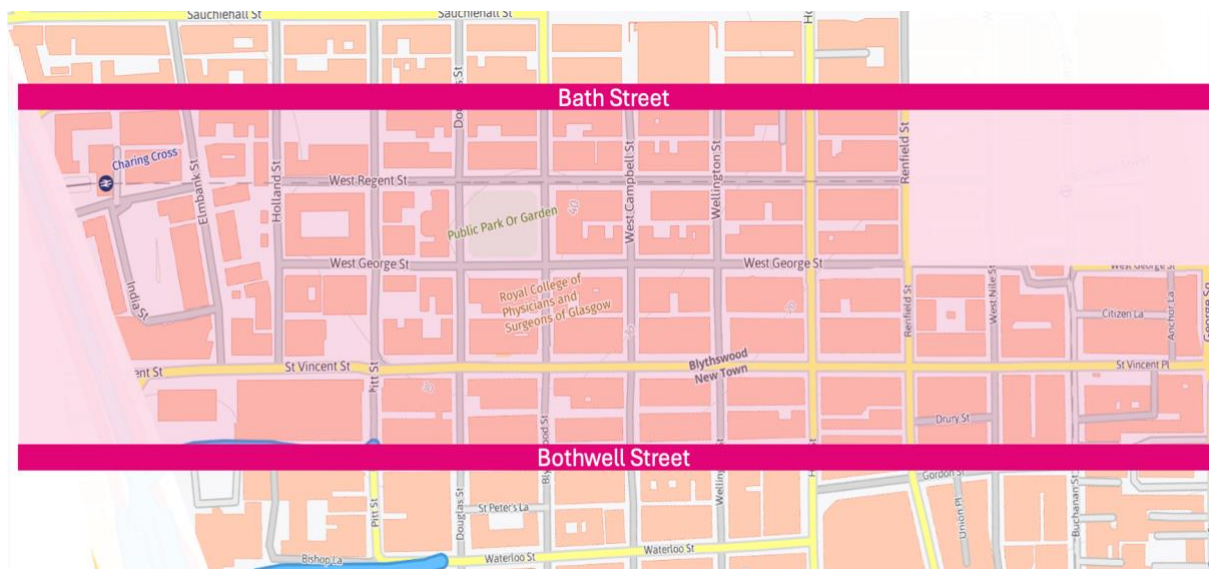
Action: Include streets in the area that were removed from the original plan for the Avenues project (eg, Blythswood Square, West George Street, West Regent Street and Bath Street) for upgrading, street furniture, greening and partial pedestrianisation.

Action: four planters 'temporarily' housed on Blythswood Square during the renovation of George Square should be kept on Blythswood Square permanently.

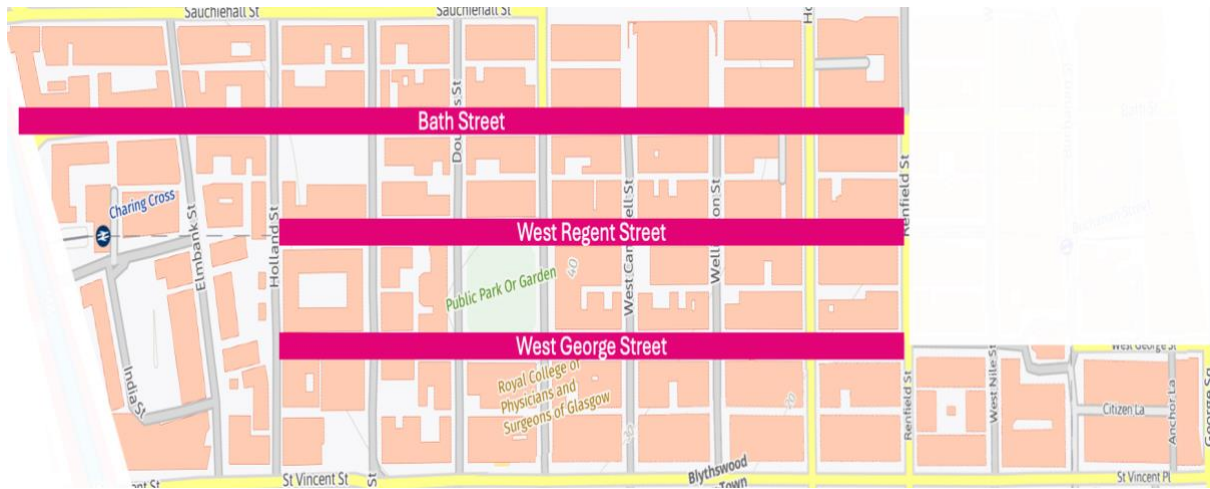
Action: A pilot scheme providing window boxes to residential and office accommodation in the area.

Action: Glasgow City Council must in its practice, protect all existing mature trees within our area and provide regular maintenance and watering provision.

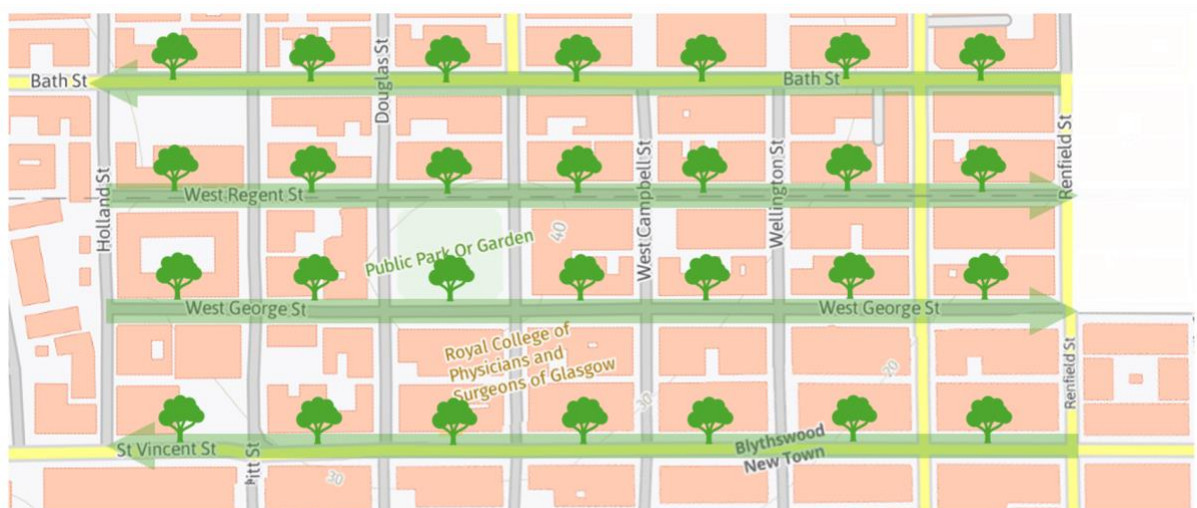
Action: Mature trees within our area that have expired must be replaced with new mature trees within 9 months of expiry of the old.



Area that was removed from the 'Avenues project'



ie Bath Street, West Regent Street and West George Street



Ideal representation for tree lined avenues in the area: our initial priority St Vincent Street, but including the areas removed from the Avenues project without consultation.

Images from an earlier version of the Avenues Project showing proposed redeveloped Blythswood Square and pedestrianised WGS.



Source: <https://www.scottishhousingnews.com/articles/glasgow-approves-regeneration-frameworks-for-blythswood-and-central-districts>

In addition Blythswood and Broomielaw has no public open green spaces. This contravenes the Scottish government's commitment to 20 minute neighbourhoods with access to such spaces. Local parks have many benefits.

- Providing important green infrastructure and climate resilience by improving air quality, increasing biodiversity, managing floodwater, reducing urban heat, and increasing tree cover.
- Supporting nature recovery by offering habitats for wildlife and opportunities for environmental education.
- Providing space for arts, culture, and community events, enriching the social and cultural fabric of neighbourhoods.
- Enhancing the attractiveness of the city and thus supporting tourism, inward investment, local business activity, improving perceptions of safety and quality of life.
- Parks support long-term preventative health benefits, and therefore reduce pressure on public health services.

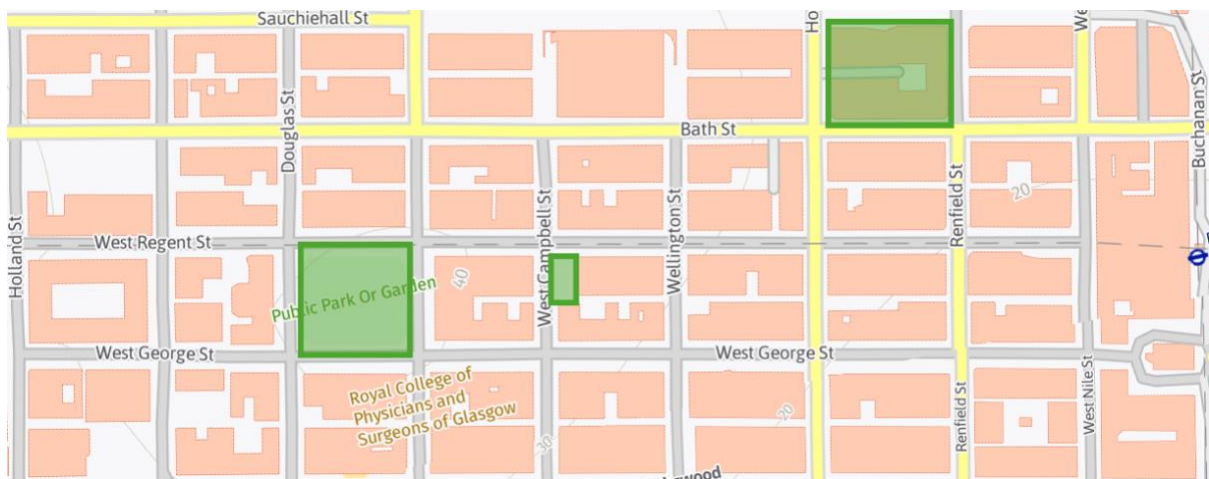
Action: We have identified sites in our area that could be made into pocket public parks:

Note: Some of these sites are identified in the current City Development Plan as a City Centre Principal Retail and Commercial Area; however, we propose that they be redesignated to allow public pocket parks because, as stated above, we have no public green spaces in Blythswood and Broomielaw for community use and in particular we hold the view that ground level spaces should be prioritised as an 'antidote' to the recent spate of new high-rise buildings. Our view is that improving Glasgow's City Centre will mean changing policy and we ask our councillors to be flexible and creative in doing so and to prioritise the requirements of residents and those working in the area (people) over development companies and profit-led concerns.

- 1 The streets around the private park of Blythswood Square and indeed Blythswood Square itself. Blythswood and Broomielaw Community Council supports challenging

access arrangements to Blythswood Square to effect re-opening to the public, as has been the case historically.

- 2 Sites demolished but not developed over long periods. Eg. the site at the corner of West Regent Street and West Campbell Street
- 3 Buildings that require demolition due to extreme neglect by owners eg. potentially, the site of BHS at Sauchiehall Street
- 4 Brown field sites along Broomielaw at Washington Street, McAlpine Street and Carrick Street.
- 5 Union Corner: the site of the recent fire adjacent to Central Station. Glasgow-based architects and designers presented several proposals for regenerating the site which were displayed at a PechaKucha-style presentation on Tuesday 26 May 2026, organised by a group of city planning students from the University of Glasgow, at the university's Boyd Orr Building. We include representations from this presentation, which the Community Council would support.



Areas as 1,2 and 3 above



Areas as 4 above



Union Corner proposal by Duncan McLaren, director of landscape architecture, LUC

Area 5 Union Corner: *Indicative proposal by LUC. Permission granted for inclusion of image.*



Area 5 Union Corner: *Indicative proposal by LUC. Permission granted for inclusion of image.*



Area 5 Union Corner: *Proposal by Jenny Le Masurier, Graduate Interior Designer at MLA. Permission granted for inclusion of image.*

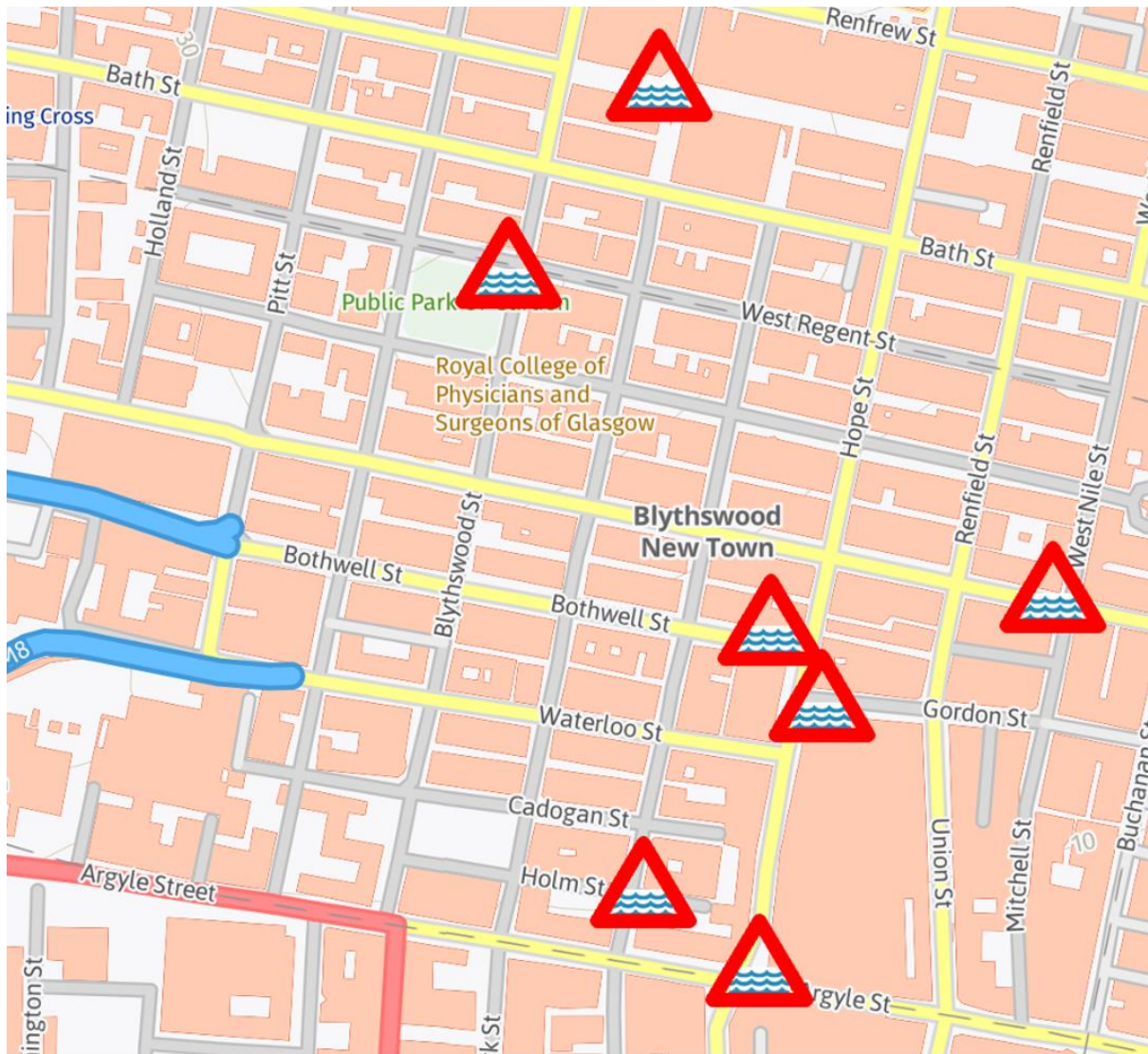
2:7 Drains and flooding

There are a number of concerns around flooding in Blythswood and Broomielaw and several key areas have been noted through this consultation. While Blythswood and Broomielaw comprises several hills, some of our flatter streets are liable to flooding, particularly where drainage is inadequate/blocked. This causes problems, particularly for people with mobility issues and means pedestrians frequently get soaked by spray from passing traffic. While there is support for long-term interventions such as Sustainable Drainage Systems, there is a feeling that there are also shorter-term fixes for many issues.

Action: A programme of drain cleaning and maintenance throughout the area, which remains on-going in the long-term.

Action: Residents particularly reported:

- Flooding at Blythswood Square/West Regent St corner, where there is City Car Club parking.
- Flooding in various places around the Hope Street/Bothwell Street intersection (including the bike rental stand on the pavement at the junction of Hope Street/Gordon Street) and at the foot of Hope Street (Argyle St junction) close to Central Station side entrance (these are all extremely close to Central Station)
- Flooding at the head of Wellington Lane
- Flooding at the junction of Sauchiehall Lane and Wellington Street
- The bike lane on Holm Street close to the junction with Wellington Street
- The intersection and its pavement on the North East corner of St Vincent Street and West Nile Street



2:8 Public toilets

Blythswood and Broomielaw's view is that the lack of accessible public toilets undermines a welcoming city centre. Further, residents note that some visitors to our area routinely use our lanes as toilets, which is both a public health concern and constitutes potentially threatening behaviour to passersby. We note that GCC has announced a public consultation exercise to take place in 2026 and we hope this means action on this will be swift.

Action: Investment in upgraded, modern facilities on main streets

Action: Provision of 'temporary' toilets on busy (weekend) evenings on streets with high concentrations of recreational venues

2:9 The River Clyde

Think of me as a long level
Liquid ear gliding slowly by.
I heard the world's words,
The pleas of people's born
where my ships once sailed,
I heard the beautiful promises...
and, sure, I'm a river
But I can take a side

The Clyde is a key feature of our area and we welcome Glasgow City Council's River Clyde Corridor Strategic Development Framework. We look forward to more benches, better lighting, coffee and food stalls, public art, boat trips (including potentially Uber boats/river taxis from upgraded jetties at the bottom of Jamaica Street and at the Caledonian Railway Bridge), little libraries and even saunas/Clyde dips in the area. For us the important parts of this strategy are the following actions:

Action: redevelopment of the river bankside, and its immediate hinterland to the benefit of residents and visitors.

Action: upgrading of all bridges landing bankside within our area, notably including improvements/ enhancements to lighting and landscaping, but also general maintenance. For example, removing the unsightly storage containers by the river walkway, opposite the bottom of Jamaica Street to make this green space (by the bridge) useable (by landscaping/adding benches and planting)

Action: enabling potential use of the river for transport and leisure purposes - everything from ferry services at the vintage Waterbus sign on the Broomielaw, near the corner of the King George V Bridge and the Caledonian Railway Bridge), to food markets, to little libraries.



3 Heritage and Conservation

‘Glasgow is a magnificent city,’ said McAlpin. ‘Why do we hardly ever notice that?’

Alasdair Gray Lanark

Blythswood and Broomielaw is the face Glasgow shows the world and is an area of Glasgow used extensively by the city’s residents from other areas as well as visitors from elsewhere in Scotland, the UK and beyond. Preserving its architectural integrity is vital.

Commemorating Glasgow’s past achievements in our area is a priority for us. We particularly support commemoration of marginalised groups including all women and working-class culture. For example, Blythswood and Broomielaw would support commemoration of the long history of pantomime as a working-class creative form, for example the erection of a statue or mural to the late Stanley Baxter, the much-loved pantomime dame or similar commemoration to Jean Roberts, the city’s first Lady Provost. Other examples of people worth commemorating are Glasgow journalist and writer Catherine Carswell, who wrote the first openly critical biography of Robert Burns and Stella Reekie who worked with the Red Cross to rehabilitate children who came out of Belsen concentration camp after World War II. We recognise that oftentimes these sorts of initiatives require agitation from members of the public but we feel that Glasgow City Council should be more actively encouraging such applications.

3:0 Language

Blythswood and Broomielaw Community respects and recognises the importance of language. How we express ourselves matters.

Action: Going forward, street signage should be displayed in English, Scots and Gaelic, reflecting the melting pot nature of the city.

3:1 Murals

Murals attract tourists, boost foot traffic and support local businesses. They turn neighbourhoods into cultural destinations. Blythswood and Broomielaw does not benefit from enough murals! We’d like to encourage more and particularly murals that commemorate achievements and culture that relate directly to our area and its history as well as providing commissions for real-life artists (as opposed to AI). It’s important to us that this creative work is paid. Locals value input into commissioning decisions and consideration in siting murals to ensure that the area around these works do not subsequently suffer from graffiti, as has been the case at SWG3.

Action: Proposed murals must fulfil the brief as above: commemorating achievements and culture that relate to the history of Blythswood and Broomielaw

Action: Proposed murals or other installations (either temporary or permanent) should be submitted for full scrutiny under Planning Applications procedures and regulations

3:2 Other forms of commemoration

Heritage can mean different things to different people. It can be anything from the past that you value and want to pass on to future generations.

Blythswood and Broomielaw is one of the city's most historic and most visited areas, yet on our streets there is a lack of commemoration of our history.

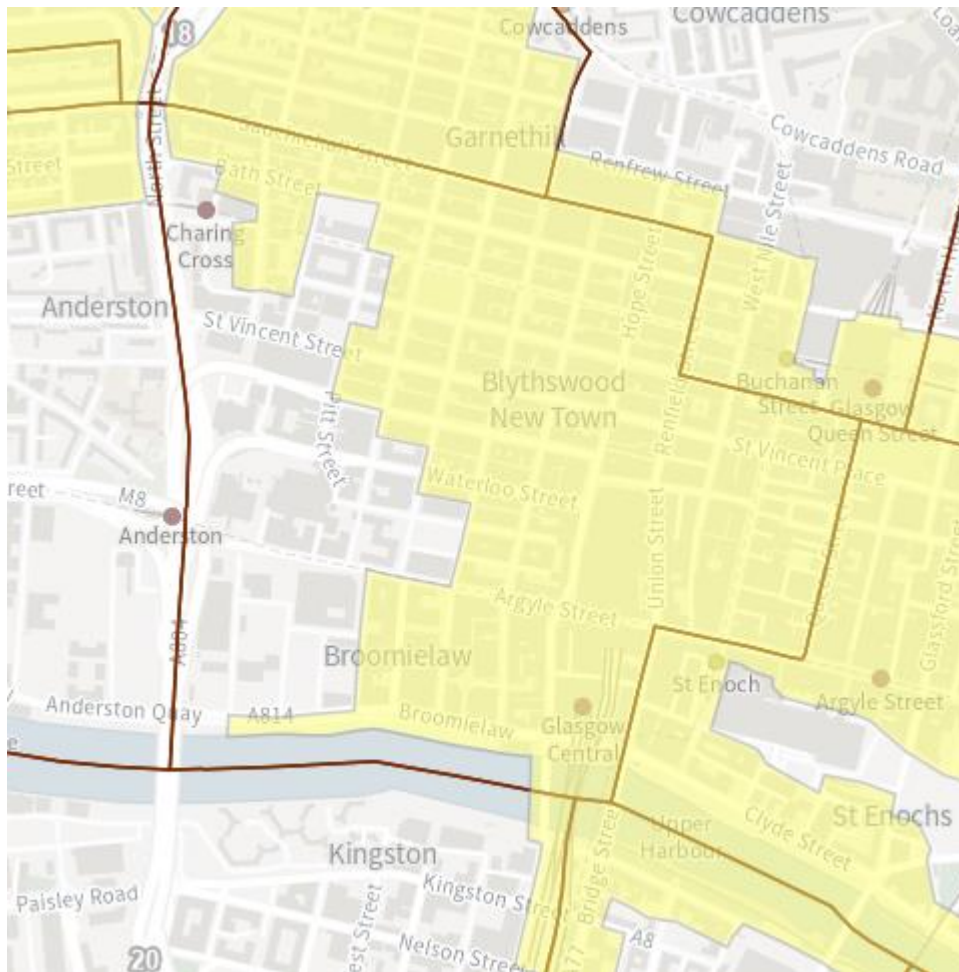
Action: More statues

Action: More blue plaques

3:3 Listed buildings

Glasgow's 'no mean city' image belies ... world-class architectural detail, comprising stunning sculptures, ornament, friezes, gables and decoration, the vast majority of which are hidden in plain sight above eye level.

Glasgow's planning decisions during the 1990s and the manner in which the city approached its architectural heritage during that period, garnered architectural awards, culminating in the award of the European City of Architecture and Design in 1999. This has changed exponentially and these days planning permissions routinely are given to generic designs. We want to maintain our heritage and live up to the 1999 award. Blythswood and Broomielaw is rich in diverse architecture (see section 1) and has a strong built heritage. We question whether the listed buildings programme is adequate to protect this heritage, given the numbers of Georgian and Victorian buildings that have been demolished, and a roofscape that is peppered now with tall buildings. (see 6:3:1) The Community Council would like to see Blythswood and Broomielaw, as part of Glasgow's central conservation area, to be at the vanguard of a halt to demolition orders for 18th and 19th century buildings and to align the height of new buildings with the height of traditional buildings within a block's radius) We must protect the unique and valuable architectural heritage of our Georgian and Victorian city centre.



Glasgow's Conservation Area (marked in yellow)

Action: No further demolition orders given for 18th and 19th century buildings in the conservation area in Blythswood and Broomielaw. We need to protect our unique and precious architectural heritage.

Action: Glasgow City Council to pilot a scheme to light Blythswood and Broomielaw's iconic landmarks at night as an investment in the area's excellent architecture

Action: Planning committee to prioritise innovative designs where new building is appropriate

Action: Priority be given to listed building consents where architectural merit is preserved and mixed use housing is provided in these spaces (also see 6: Community: Planning)

3:4 Grassroots music venues

King Tut's, a globally recognised venue since 1990, has repeatedly faced threats from neighbouring developments. The latest came in September 2025, when a proposal to convert an adjacent office into a townhouse failed to apply the Agent of Change principle, offered inadequate noise assessment and proposed weak mitigation. MVT and the venue lodged strong objections, and the case remains open. It highlights the need for planners

A key part of the heritage of Blythswood and Broomielaw is the provision of grassroots music venues in the area which historically have contributed to Glasgow's strong tradition of musical creativity. Glasgow is, after all, a UNESCO City of Music. 1.84 million people visited grassroots music events during 2025 across Scotland. The majority of events were in Glasgow and the majority of venues were in Blythswood and Broomielaw. These venues are important for nurturing new talent and providing employment, not only onsite but to artists, agents, promoters, transport providers, local hotels and restaurants. Numerous globally significant brands were signed after gigs in Glasgow, most famously, Oasis in the early 1990s. Well-run venues are a treasure and we support this important part of our night-time economy.

Action: Blythswood and Broomielaw oppose proposed changes to the Permitted Development Rights (PDRs) which will make it easier for developers to convert existing buildings into housing without gaining full planning permission. While the goal of increasing housing supply in Scotland is widely supported, campaigners and experts within the live music industry say the proposals could have devastating consequences for live music venues, pubs and overall nighttime economy. (See also Planning 6.2)

Action: Planning permission for nearby developments should include a clause that developers understand the importance of Glasgow's grassroots music venues and that if they have chosen to develop next to these venues they must accept them as neighbours. However, it is also of vital importance that grassroots venues are compelled to engage with developers in the making of their plans and accept reasonable proposals for co-existence of residential developments and venue requirements.

Action: On our behalf, we ask Glasgow City Council to put pressure on the Scottish Government to complete the long-overdue updates to the Planning Advice Notes and the Assessment of Noise: Technical Advice Note to support our vital Grassroots music venues.

4 Lanes

Architecture is relationships.

Denise Bennetts, Architect

Glasgow has almost 1000 private, non-Council-adopted lanes in total. Approximately 90 of these are in the city centre and approximately 30 are located in Blythswood and Broomielaw. These lanes are generally not well-kept and are the subject of much public censure. Recently the city centre's lanes were the focus of a campaign by the GMB union, attempting to force Glasgow City Council into taking them in hand, as has been done in other Scottish cities, for example, Edinburgh. While significant inroads are being made by the city council in upgrading Glasgow main streets, the lanes behind those streets remain often poorly lit, dirty and run-down. In 2025/6 Blythswood and Broomielaw's lanes were the site of a range of crimes from rape, to drug-dealing to graffiti. It is important for the whole city that these city-centre lanes are improved for the public good, in particular to be safe for the people who use them and also to provide access for emergency vehicles.

While in suburban locations, community litter-picks and communal action has been effective, it is a big ask of Blythswood and Broomielaw's communities to maintain and look after the lanes in the area, unsupported. In particular, difficulties often arise not from the residential community but from people using the area's restaurants, bars and other amenities as well as businesses (particularly licensed premises) who use the lanes for permanent bin placement (a practice that isn't permitted on the city's main streets and in addition has led to recent instances of fires being set in bins that are permanently left out.) These businesses also use the lanes for keg storage as well as dumping empty pallettes, defunct restaurant equipment or other commonly fly-tipped items. As the area's lanes are not in public ownership, the city council's environmental officers are currently limited in the action they can take. And while Glasgow City Council provides an online Private Lane Toolkit full of tips, this again puts the onus on residents to bring together a diverse group of owner/occupiers on the lanes, many of whom do not want to make changes or take responsibility. Unlike the situation with tenement repairs, there is no legislation to compel owners/occupiers to pay towards communally agreed actions.

In addition, if GCC took on the city centre's lanes (particularly the lanes within the central grid) these could be developed as additional, much needed bike lanes.

Action: The case for public ownership: feasibility study and action plan for Glasgow City Council to take Blythswood and Broomielaw's lanes into public ownership.

Action: In the meantime, the onus for improving and maintaining the lanes needs to be put firmly onto the shoulders of business owners and licensees - the groups that use them most. This requires legislative change at city bylaw level.

Action: strengthening the city's bylaws as a priority to allow environmental officers to enforce change.

Action: changes are required in licensing conditions. These should include environmental probity: mandatory off street/lane bin storage areas, regular bin pick ups, harsh penalties

for flytipping. This requires existing policy change. Licenses should be removed from persistent offenders.

Action: Conditions of all office and business city centre planning permissions should include environmental probity. Standards at a minimum should include inside bin storage, regular pick-ups, and a stated commitment to no flytipping. This requires existing policy improvement. Completion certificates and building warrants should not be issued unless these conditions are fully met.

Bins must not be overloaded. Bins will be allocated a one-hour collection window. To avoid enforcement action, bins must be taken back inside your premises. Bins must not be left out overnight.

GCC policy for commercial waste collection on its streets, as

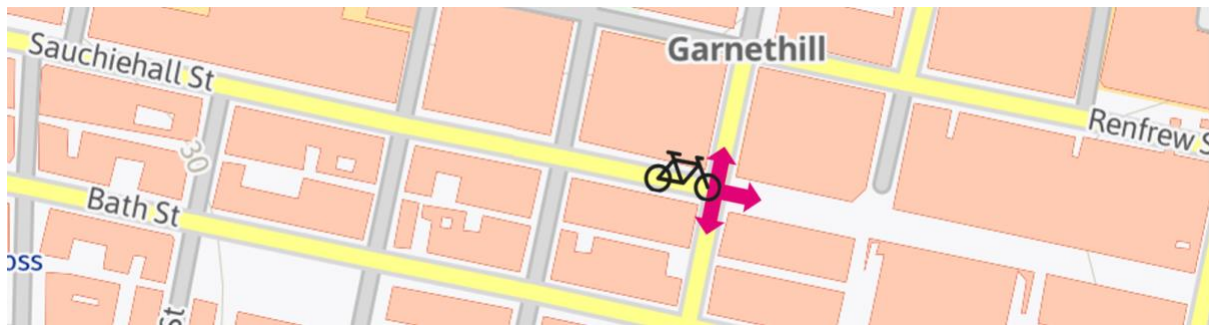
5 Transport: Connectivity

**When the roads stand still
And the birds won't fly
Roll your stone
Clear your mind
Jump on my back
I'll take you home
I'll always love the way that you say Glasgow**

We support Glasgow's Active Travel Plan and the initiative being trialled in 2026 towards free city-wide travel for residents. We're residents too. However, we note this will bring even more people into the city centre so it is important that the issues raised in all sections of this local place plan are addressed timeously.

5:1 Bike lanes

Action: The plan supports further linking and joining-up of existing cycle infrastructure. For example coming eastwards along Sauchiehall Street, the cycle lane isn't adequately flagged at the pedestrian precinct (the turnoff for Blythswood Street). This cycle lane should be signposted and street marked to guide cyclists along the 'core path' of Sauchiehall Street and also onto the streets parallel to Sauchiehall Street. GCC should also create alternative segregated routes, for example via Rose Street/Renfrew Street that would then link to the proposed cycle route at West Nile Street (which would also allow for a segregated alternative to Buchanan Street).



5:2 Parking

Parking management is a key issue for local people which impacts their day-to-day lives. While action is being taken already around improving support for local people in reducing reliance on privately owned petrol vehicles this does not take into account the specific needs of key workers who provide public services that include out of hours service. This includes healthcare professionals and emergency service workers, none of whom are covered by the current 'visiting doctor' clause which only extends to passes for bay parking for 30 minutes. We are genuinely committed to welcoming these key workers as residents but the draconian parking restrictions enforced by Glasgow City Council since the '2000 clause' prevents many from living in this area. This clause is broadly appreciated by local residents but it's too stringent and there needs to be more leeway for exceptional circumstances, such as the one we have outlined above.

In addition, residents in Glasgow City Centre should have access to parking permits for visitors, particularly visiting workmen. Property in the city centre is notoriously poorly maintained and many contractors won't take on jobs unless there is off-street parking. For residents on streets where traffic wardens are active, a 2 hour parking slot is not sufficient and residents in the city centre should not be treated differently from residents in other areas with metered on-street parking.

Action: Glasgow City Council's restriction of the issuing of residents' parking permits should be relaxed in specific instances. For example, it should be changed to allow the key workers outlined above to be issued with residents parking permits regardless of whether their property was completed by the year 2000.

Action: visitor's parking permits should be issued to local residents, particularly in the instance of visiting contractors undertaking maintenance/upgrading work at their property.

5:3 Traffic management and pedestrian priority

**As I walked into Glasgow City
The autumn light looked so pretty**

Belle and Sebastian

5:3:1 Pedestrian areas and pavements v Electric bikes

Action: Legislative change is needed to ban electric bikes from pavements/pedestrianised areas - if this is not something GCC can legislate then it should press national or UK-wide government to do so.

Action: The legislation suggested should include fines to be enforced and CCTV used to prosecute offenders. We recognise this is a police matter but GCC should liaise with Police Scotland to stand up to protect pedestrians.

Action: The legislation suggested should make corporate entities accountable for their delivery drivers.

Action: E-scooters remain illegal and people using them on pavements/pedestrianised areas should be prosecuted.

5:3:2 Maintained and accessible roads and pavements

Many pavements in Blythwood and Broomielaw are in a state of disrepair. This creates difficulties for everyone who uses them from residents to office workers to visitors but it particularly effects those with mobility issues. We recognise that some streets have already benefitted from repairs and refurbishment of the pavements however

Action: The programme of repairs and refurbishment of the areas pavements requires to be sped up

5:3:3 Access for trades to residents' homes

Action: A day permit should be instituted to be available to residents to get permission for contractors to park for a day on a bay or single yellow line to facilitate essential maintenance in properties.

5:4 River Clyde

See actions regarding ferry services under 2:9 River Clyde

6 Community

Our aims and vision for our community are set out above in section 1. We are planning for a creative, safe and sustainable community - that's the reason we decided to produce this plan.

6:1 Planning permission: a balanced community

'Race to the bottom' procurement models, aggressive 'value engineering' processes and a lack of control over design and quality enable ... negligence. These behaviours are at the centre of current public-led procurement models - and this

Blythwood and Broomielaw overwhelmingly says no to too much development of one kind of housing. We welcome the participation of Glasgow in the Urban95 programme which aims to make cities better for babies, toddlers and their caregivers. The programme

supports city planners, designers, and other urban professionals working for local government understand how their work impacts early childhood development.

The Glasgow Child Friendly City Summit on World Children Day 2025 envisaged Glasgow as a city for children and genuine shift in power, where Glasgow City Council can make a massive difference by “giving the keys back” to the community, such as reopening school play spaces and providing the funding necessary for neighbourhoods to work for themselves.

Embracing child friendly design and thinking enables urban life for everyone and will contribute to the goals and ambition set out in Glasgow City Council’s City Centre Strategy 2024 - 2030 and Vision 2025 City Centre Living Strategy

It is of vital importance to local people that large infrastructure plans that impact our community (for example, the changes planned to the M8) benefit from consultation with adequate data available to make informed decisions and adequate time frames to allow input to be gathered.

6:2 Student accommodation:

Figures for the increase in students living within the Blythswood and Broomielaw area are not available (only general city centre figures have been collected). However, what can be said of the City Centre holds for our area. From 2001 to 2021, the population of the City Centre grew by approx 7800 residents, a 64% increase - the highest proportional rise across Glasgow. While this includes all residents (not only students), the growth aligns with the boom in purpose-built student accommodation delivered in the same period.

Unbalanced Demographic

It is clear that the purpose-built student accommodation developments already delivered coupled with those in the pipeline are creating a demographic imbalance in our area. Residents are deeply concerned about this. In particular we are aware that many of the existing student accommodation units are not even at capacity. Current occupancy levels in new student accommodation in the area are low (the new accommodation block on Bath Street having a take up level well below 50%) This is because the high cost of rents demanded by developers in student blocks exclude many students from taking up these places and specifically exclude students from less affluent backgrounds.

While the resident community has always welcomed students, currently Blythswood and Broomielaw residents strongly feel that the balance of the community has tipped out of equilibrium. Worryingly, residents attending monthly community council meetings report developers receiving planning permission for hotel accommodation and then the planning permission being changed to student accommodation, *without notifying residents*. We strongly object to this practice, which is illegal and we understand some residents are now considering legal action. For this reason, Blythswood and Broomielaw opposes the proposed changes to the Permitted Development Rights (PDRs) which aims to make it easier for developers to convert existing buildings into housing without gaining full planning permission.

Among the six guiding principles of NPF4 is ‘rebalanced development’ which seeks to manage areas of population decline and urban pressure effectively. It emphasises that local development plans need to be informed by population change and settlement characteristics over time, ensuring areas don’t become overconcentrated with one demographic

The above is further emphasised by a Ministerial statement that introduced Scotland-wide measures for rebalanced development. In parliamentary remarks, the Minister in charge specifically noted the ambition to create “more balanced, diverse communities and neighbourhoods”, reaffirming that planning must foster inclusive, well-mixed neighbourhoods. We would add that it is a priority for local residents that this includes multi-generational residents. Blythswood and Broomielaw community council is deeply disappointed by the recent Scottish Government decision not to make changes to permitted development rights for 'town centre living' We require GCC to stand up for our rights in this matter for the following reasons.

Locally, specific issues created by an unbalanced demographic in relation to the stated priorities are:-

1 While students inject money into the Local Economy this is of a “boom and bust” nature and does not create a resilient, vibrant economy. The transient nature of students does not encourage long-term investment. This leads to a lack of services that would make an area attractive to other demographic groups further exacerbating the demographic imbalance. Students often work part-time or in lowpaying jobs and contribute less to tax revenues (they do not pay Council Tax), while driving high demand for affordable housing, public services, and amenities. This can inflate rental markets, push out long-term residents, and discourage investment in industry.

2 At local level social cohesion can be characterised by gestures of goodwill, community-building activities and voluntary support between residents and local businesses. Neighbourhoods with a disproportionate number of students struggle to achieve social cohesion because the population is largely transient, with limited long-term commitment to the area. This reduces opportunities for lasting neighbourly relationships and weakens community networks. Blythswood and Broomielaw should be a melting pot - we welcome people from different income groups, professionals, nationalities and backgrounds in a classic ‘creative city’ model. The current permissions are creating an imbalance which can discourage long-term residents(including families, retirees, professionals and key workers) from settling. This leaves fewer people to sustain local facilities, and civic life. The result is a fragmented neighbourhood identity.

3 The health and wellbeing of a community is key. A disproportionate and transient student population can limit investment in local health services and community facilities, since long-term demand for these amenities is reduced. Families and older residents may be deterred from settling, eroding the social mix that underpins supportive, intergenerational communities. This imbalance risks creating an environment where short-term rental patterns, noise and late-night activity dominate, undermining both physical and mental wellbeing for permanent residents and failing to provide the stable, inclusive conditions that support healthier lifestyles.

Action: a complete halt to planning permission given for student residences in the area

Action: a complete halt to development where communities have not been consulted appropriately after a change of use application

Action: rejection of the proposed changes to the Permitted Development Rights (PDRs) which aims to make it easier for developers to convert existing buildings into housing without gaining full planning permission. (see also 3.4 Grassroots music venues)

6:3 Other concerns about development

Generally, Blythswood and Broomielaw supports the concept of 'people friendly environments' that enhance pedestrian wellbeing while encouraging attractive business robustness. This is despite the fact that construction of any development will be disruptive to local residents and passers-by's 'quiet enjoyment'.

Action: In line with previously stated concerns, new planning permission for all buildings should include:

- High quality design features
- Retention/repurposing of existing architecture where possible
- Incentives to develop vacant upper floors of existing buildings
- Off street/off lane bin stores and a commitment to use same
- Requirement for window boxes and developer contribution towards significant street greening specifically beds of plants and trees and that money should be spent only within Blythswood and Broomielaw boundaries and not elsewhere
- A requirement to provide public art on street/at entrances for larger developments
- Blythswood and Broomielaw supports development proposals where there is a commitment to Consider Contractor's schemes and to frequent liaison with neighbours to minimise disruption. We would prefer to be participants in forming any development's strategy to minimise environmental disruption, including noise.
- All parties consulted should engage timeously in the process of planning applications to merit consideration.

6:3:1 Architectural scale and tall Buildings

Blythswood and Broomielaw accept financial model cases that require some developments to be tall. However, this should be in appropriate situations within consented Planning guidelines and accepted parameters. There is strong feeling within the Community Council that developers are pushing for higher and higher buildings and these cause adverse conditions particularly with regard to sunlight on the streets. We strongly oppose the recent planning decision to pass a tall building opposite The Renfield Centre at 260 Bath Street which will block sunlight to heritage stained glass windows in the church that forms part of

this community centre and also, at most times of year, will put the benches at the front of the centre into permanent shade.

Action: Planning permission, particularly for 'Tall' development schemes should be subject to reflecting the architectural traditions and history of the development's location. 'Height creep' should be recognised and stringently avoided. In particular, we would like height of newbuilds to be restricted to the height of Georgian and Victorian buildings within a block's radius of new sites.

Action: Residents wish to have recognised their right to sunlight.

6:4 Protection of our public realm

Blythswood and Broomielaw supports public spaces within our area remaining clean, safe, accessible and uncluttered. We cannot afford to compromise inclusion, accessibility, health or personal safety.

Action: premises with large outdoor displays, poor-quality furniture, and inappropriate advertising that diminish amenity or character and dominate the streetscape, should be promptly censured by Glasgow City Council officials, be that prosecuted under licensing conditions or planning requirements. Also see Section 4: Lanes.

Action: existing railings on the corner of Bath Street and Elmbank Street, opposite and diagonally opposite the King's Theatre require proper maintenance and repainting (photos shown)



6:5 Mobile signal strength

Blythswood and Broomielaw has poor mobile phone signal strength. This is due to the large number of solidly built structures and a dearth of mobile signal towers.

Action: We ask Glasgow City Council to engage with mobile phone providers to ensure more mobile signal towers are erected in the area to improve service.

6:6 Noise pollution

People passing through the area are often unaware of residential inhabitants among the commercial buildings. The noise can be disruptive, particularly over weekends. This includes people on the street and also late-night car noise. During the day amplified noise from buskers is often intrusive.

Action: Signage is required to notify passersby to keep noise to a minimum, respecting residents. We would support signage in Scots (Wheesht. Folk Live Here) and in Gaelic.

Action: A late-night 'green wave' of traffic lights should be instituted to stop noise pollution from cars at stop signs and remove traffic from the city centre as quickly as possible at night.

Action: Amplified music from buskers should be banned and only acoustic music/buskers permitted on the street. Noise levels should be kept at a non-intrusive volume.

6:7 Lighting on our streets and lanes

While GCC operates a public reporting system for lighting issues, priority is given to runs of lights of more than 5. This can leave whole blocks in darkness if only 4 lights are out. This is dangerous for residents and also for people visiting the area at night and walking home and encourages criminality.

Action: Priority action should be taken to repair any lights that are faulty in runs of 3 or more.

6:8 Crime and Policing

Residents are concerned at the proliferation of 24 hour newsagents which have been identified in other cities as fronts for organised crime. In the wake of the Union Street fire, residents are understandably concerned that non-payers of business rates and premises that require licenses for safety purposes (vape shops etc) should be monitored and non-compliance pursued vigorously as a matter of public safety. This may require more enforcement officers. We recognise this is a police matter but GCC should liaise with Police Scotland to stand up to protect residents, local businesses and in fact, everyone who uses Glasgow city centre. .

Action: Official request for Scottish Police to investigate this issue and reassure the community

6:9 Tackling homelessness

Blythswood and Broomielaw believes timely accommodation and food and access to hygiene facilities should be provided to support people who are unhoused. In our area the streets most used by people who are unhoused are Sauchiehall Street and the short stretch of Argyle Street near the Heilanman's Umbrella. This does not require any specific action beyond what is already being undertaken by Local Housing Strategy Priority 5, but we want

to affirm our support for people who are at their lowest ebb and ask Glasgow City Council to enhance services to help these people as much as they can.

7 Conclusion

**You think you can change the world by talking to a leader.
Leaders are the effects, not the causes of changes.**

Alasdair Grav

Impact

We're dreamers and we believe in change. The residents of Blythswood and Broomielaw are in many cases, early adopters of city centre living. We're proud of the fact that Glasgow, while honouring its heritage, is a city fired by change. In the past, that hasn't always meant change for the better. We'd like to invite GCC to make the changes we're asking because we want to see our community not only grow, but flourish - the Glasgow way. This will mean changing some policy to make improvements and we hope that councillors will have the vision and determination to do so.

Thanks to all those who have given their time, energy and ideas to support the evolution of this Local Place Plan.

Appendices

Appendix 1

Local Place Plans require to show their alignment with existing policy documents. However, this can make plans difficult to read for the layperson. We are committed to our plan being readable by everyone, so this appendix aligns the plan with existing policy to accommodate the requirement and for ease of reference for professional readers.

Action points by heading

Each main section is referenced with the existing Glasgow City Council and Scottish Government policy documents to which it is aligned.

Individual action points are also marked where they align with a particular policy document. All alignments are marked in red.

Glossary

CCSDF = City Centre Strategic Development Framework (Glasgow City Council)

GCDP = Glasgow City Development Plan (Glasgow City Council)

NPF = National Planning Framework (Scottish Government)

OSS = Open Space Strategy (Glasgow City Council)

DRF = District Regeneration Framework (Glasgow City Council)

LHS = Local Housing Strategy (Glasgow City Council)

CCTF = Glasgow City Centre Task Force (Night time economy sub group)

V35CCLS = Vision 2035 City Centre Living Strategy

CCS24-30 = City Centre Strategy 2024-2030 (Glasgow City Council)

2 Environmental Health

All actions in this section align with GCDP1 placemaking principles, GCDP5 resource management, CCSDf vibrant city and green city actions.

2:1 This action aligns with NPF4 policy 12. V35CCLS Action 9.

Action: Recycling sites to be identified and set up for local people for food waste, glass, plastic, tins and cans, paper and cardboard and (especially for offices in the area) batteries.

Action: Improvement required to provide regular reliable pickups for recycling bins

2:3

Action: We require bins at all bus stops/train stations in our area.

Action: Fine enforcement: There should be fines for littering and fly tipping in the area. We suggest proceeds are used to supply more public litter bins, install anti-litter signage and fund an online campaign to discourage litter.

2:4

Action: An urgent review of current Glasgow City Council policy to make council policy more robust. This should include:

- * increasing the current team of 5 people addressing this issue.

- * consideration given to planting trees in some locations to mask walls and thus prevent graffiti.

2:5

Action: Glasgow City Council to provide signage to deter individuals feeding birds

Action: Glasgow City Council to provide stronger community awareness campaigns to be delivered in partnership with community officers. We support police and community officer action against persistent feeders.

Action: Glasgow City Council to provide a long-term hawking service to tackle nesting problems and deter large bird populations from returning to the same rooftops year after year.

Action: Improvement in litter management and the expansion of cleansing and recycling facilities to prevent access to food waste and rubbish bags.

Action: Schemes such as the one underway in Edinburgh where gull-proof bags have been issued in some areas should be explored for Glasgow.

2:6 These actions align with NPF4 Policies 9, 15, 20,21. OSS Action 10 and action 28. DRF Key objectives 2 and 5. GCDP6: green network. LHS Priority 2 Actions 9 and 11.V35CCLS Action 8. CCS24-30 Action 3.

Action: An extended programme of greening along key routes. Planting, window boxes and hanging baskets, with a preference for trees (in the ground or in pots), working with local groups to identify appropriate locations.

Action: A key priority for Blythswood and Broomielaw is the creation of St Vincent Street as a tree-lined avenue. However we also support greening Bath Street, West Regent Street and West George Street (see separate action point below)

Action: Blythswood and Broomielaw is a key location for filming in Glasgow. We suggest that in future a commitment is sought from production companies filming here to donate numbers of trees and planters via Glasgow city Council. These donations should benefit the

area in which the filming takes place. This would need to be pursued in tandem with Creative Scotland's location unit.

Action: Landscaping pedestrianised streets to include central strips of grass/plant areas as has been done in George Square.

Action: Identify low traffic volume roads (or individual blocks) to be pedestrianised with landscaping, while retaining access for emergency vehicles.

Action: Include streets in the area that were removed from the original plan for the Avenues project (eg, Blythswood Square, West George Street, West Regent Street and Bath Street) for upgrading, street furniture, greening and partial pedestrianisation.

Action: four planters 'temporarily' housed on Blythswood Square during the renovation of George Square should be kept on Blythswood Square permanently.

Action: A pilot scheme providing window boxes to residential and office accommodation in the area.

Action: Glasgow City Council must in its practice, protect all existing mature trees within our area and provide regular maintenance and watering provision.

Action: Mature trees within our area that have expired must be replaced with new mature trees within 9 months of expiry of the old.

Action: This action aligns with DRF key objective 6

Note: Some of these sites are identified in the current City Development Plan as a City Centre Principal Retail and Commercial Area; however, we propose that they be redesignated to allow public pocket parks because, as stated above, we have no public green spaces in Blythswood and Broomielaw for community use and in particular we hold the view that ground level spaces should be prioritised as an 'antidote' to the recent spate of new high-rise buildings. Our view is that improving Glasgow's City Centre will mean changing policy and we ask our councillors to be flexible and creative in doing so and to prioritise the requirements of residents and those working in the area (people) over development companies and profit-led concerns.

We have identified sites in our area that could be made into public parks.

- The streets around the private park of Blythswood Square and indeed Blythswood Square itself. Blythswood and Broomielaw Community Council supports challenging access arrangements to Blythswood Square to effect re-opening to the public, as has been the case historically.
- Sites demolished but not developed over long periods. Eg. the site at the corner of West Regent Street and West Campbell Street
- Listed buildings that will require demolition due to extreme neglect by owners eg. potentially, Lion Chambers (although we are aware talks are ongoing about the possibility of repurposing this building)
- The site of BHS at Sauchiehall Street
- 5 Union Corner: the site of the recent fire adjacent to Central Station. Glasgow-based architects and designers presented several proposals for regenerating the site which were displayed at a PechaKucha-style presentation on Tuesday 26 May 2026, organised by a group of city planning students from the University of Glasgow, at the university's Boyd Orr Building. We include here three representations from this presentation, which the Community Council would support.

2:7 **These actions align with OSS Outcome 3:11. GCDP8 Water environment. NPF4 Policy 22.**

Action: A programme of drain cleaning and maintenance throughout the area, which remains on-going in the long-term.

Action: Residents particularly reported regular extreme flooding in the following locations:

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- Blythswood Square/West Regent St corner, at the City Car Club parking
- in various places around the Hope Street/Bothwell Street intersection and at the foot of Hope Street (Argyle St junction) close to Central Station side entrance (these are all extremely close to Central Station)
- the head of Wellington Lane
- the junction of Sauchiehall Lane and Wellington Street
- at the junction of West Nile Street and St. Vincent Street, the south-east corner
- The bike lane on Holme Street close to the junction with Wellington Street
- The intersection and its pavement on the North East corner of St Vincent Street and West Nile Street

2:8

Action: Investment in upgraded, modern toilet facilities on main streets

Action: Provision of 'temporary' toilets on busy (weekend) evenings on streets with high concentrations of recreational venues

2:9 **This aligns with CCS24-30 Action 4. GCDP2 sustainable spatial strategy. NPF4 Policy 20. OSS Action 22.**

Action: redevelopment of the river bankside, and its immediate hinterland to the benefit of residents and visitors.

Action: upgrading of all bridges landing bankside within our area, notably including improvements/ enhancements to lighting and landscaping, but also general maintenance.

Action: enabling potential use of the river for transport and leisure purposes - everything from river ferry services, to food markets, to little libraries.

3 Heritage and Conservation

All actions in this section align with GCDP1 placemaking principles, GCDP2 sustainable spatial strategy, CCSDF vibrant city actions. DRF key objective 5. CCS24-30 Action 4.

3:0

Action: Going forward, street signage should be displayed in English, Scots and Gaelic, reflecting the melting pot nature of the city.

3:1

Action: Proposed murals in the area must fulfil the brief as above: commemorating achievements and culture that relate to the history of Blythswood and Broomielaw

Action: Proposed murals or other installations (either temporary or permanent) should be submitted for full scrutiny under Planning Applications procedures and regulations

3:2

Action: More statues

Action: More blue plaques

3:3

Action: No further demolition orders given for 18th and 19th century buildings in the conservation area in Blythswood and Broomielaw. We need to protect our unique and precious architectural heritage.

Action: Glasgow City Council to pilot a scheme to light Blythswood and Broomielaw's iconic landmarks at night as an investment in the excellent architecture we already have

Action: Planning committee to prioritise innovative designs

Action: Priority be given to listed building consents where architectural merit is preserved and mixed use housing is provided in these spaces (also see 6: Community: Planning)

3:4 **These actions align with the work of CCTF (Night time economy sub group)**

Action: Planning permission for nearby developments should include a clause that developers understand the importance of Glasgow's grassroots music venues and that if they have chosen to develop next to these venues they must accept them as neighbours. However, it is also of vital importance that grassroots venues are compelled to engage with developers in the making of their plans and accept reasonable proposals for co-existence of residential developments and venue requirements.

Action: On our behalf, we ask Glasgow City Council to put pressure on the Scottish Government to complete the long-overdue updates to the Planning Advice Notes and the Assessment of Noise: Technical Advice Note to support our vital grassroots music venues.

4 Lanes

All actions in this section align with GCDP1 placemaking principles, GCDP2:3 sustainable spatial strategy. CCSDf green and resilient actions.

Action: The case for public ownership: feasibility study and action plan for Glasgow City Council to take Blythswood and Broomielaw's lanes into public ownership.

Action: In the meantime, the onus for improving and maintaining the lanes needs to be put firmly onto the shoulders of business owners and licensees - the groups that use them most. This requires legislative change at city bylaw level.

Action: strengthening the city's bylaws as a priority to allow environmental officers to enforce change.

Action: changes are required in licensing conditions. These should include environmental probity: mandatory off street/lane bin storage areas, regular bin pick ups, harsh penalties for flytipping. This requires existing policy change. Licenses should be removed from persistent offenders.

Action: Conditions of all office and business city centre planning permissions should include environmental probity. Standards at a minimum should include inside bin storage, regular pick-ups, and a stated commitment to no flytipping. This requires existing policy improvement. Completion certificates and building warrants should not be issued unless these conditions are fully met.

5 Transport and Connectivity

All actions in this section align with GCDP1 placemaking principles. CCSDf connected actions.NPF4 Policies 13 and 15

5:1 **This action aligns with DRF key objectives 1 and 2. OSS outcome 2:9, action 19.**

GCDP2:16 active travel. V35CCLS Actions 7 and 8.

Action: The plan supports further linking and joining-up of existing cycle infrastructure. For example coming eastwards along Sauchiehall Street, the cycle lane isn't adequately flagged at the pedestrian precinct (the turnoff for Blythswood Street). This cycle lane should be

signposted and street marked to guide cyclists along the 'core path' of Sauchiehall Street and also onto the streets parallel to Sauchiehall Street. GCC should also create alternative segregated routes, for example via Rose Street/Renfrew Street that would then link to the proposed cycle route at West Nile Street (which would also allow for a segregated alternative to Buchanan Street).

5:2

Action: Glasgow City Council's restriction of the issuing of residents' parking permits should be relaxed in specific instances. For example, it should be changed to allow the key workers outlined above to be issued with residents parking permits regardless of whether their property was completed by the year 2000.

Action: visitor's parking permits should be issued to local residents, particularly in the instance of visiting contractors undertaking maintenance/upgrading work at their property.

5:3:1

Action: Legislative change is needed to ban electric bikes from pavements/pedestrianised areas - if this is not something GCC can legislate than it should press national or UK-wide government to do so.

Action: The legislation suggested should include fines to be enforced and CCTV used to prosecute offenders. We recognise this is a police matter but GCC should liaise with Police Scotland to stand up to protect pedestrians.

Action: The legislation suggested should make corporate entities accountable for their delivery drivers.

Action: E-scooters remain illegal and people using them on our pavements/pedestrianised areas should be prosecuted.

5:3:2

Action: The programme of repairs and refurbishment of the areas pavements requires to be sped up

5:3:3 **This action aligns with LHS priority 3**

Action: A day permit should be instituted to be available to residents to get permission for contractors to park for a day on a bay or single yellow line to facilitate essential maintenance in properties.

6 Community

All actions in this section align with GCDP1 placemaking principles, GCDP2:3 sustainable spatial strategy. CCSDf sustainable, vibrant and connected actions.

6:2: **These actions align with NPF4 Policies 14 and 15, DRF key objective 2.**

Action: a complete halt to planning permission given for student residences in the area

Action: a complete halt to development where communities have not been consulted appropriately after a change of use application

6:3

Action: In line with previously stated concerns, new planning permission for all buildings should include:

- High quality design features
- Off street/off lane bin stores and a commitment to use same
- Requirement for window boxes and developer contribution towards significant street greening specifically beds of plants and trees and that money should be spent only within Blythswood and Broomielaw boundaries and not elsewhere
- A requirement to provide public art on street/ at entrances

- Blythswood and Broomielaw supports development proposals where there is a commitment to Considerate Contractor's schemes and to frequent liaison with neighbours to minimise disruption. We would prefer to be participants in forming any development's strategy to minimise environmental disruption, including

6:3:1

Action: Planning permission, particularly for 'Tall' development schemes should be subject to reflecting the architectural traditions and history of the development's location. 'Height creep' should be recognised and stringently avoided. In particular, we would like height of newbuilds to be restricted to the height of Georgian and Victorian buildings within a block's radius of new sites.

Action: Residents also wish to have recognised their right to sunlight.

6:4

Action: premises with large outdoor displays, poor-quality furniture, and inappropriate advertising that diminish amenity or character and dominate the streetscape, should be promptly censured by Glasgow City Council officials, be that prosecuted under licensing conditions or planning requirements. Also see Section 4: Lanes.

Action: existing railings on the corner of Bath Street and Elmbank Street, opposite diagonally opposite the King's Theatre require proper maintenance and repainting

6:5 **This action aligns with GCDP3:5 economic development: support digital infrastructure and NPF4 Policy 24. CCS24-20 Action 2.1.**

Action: We ask Glasgow City Council to engage with mobile phone providers to ensure more mobile signal towers are erected in the area to improve services.

6:6 **This action aligns with NPF4 policy 23. V35CCLS Action 17.**

Action: Signage is required to notify passersby to keep noise to a minimum, respecting residents. We would support signage in Scots (Shush, Folk Live Here)

Action: A late-night 'green wave' of traffic lights should be instituted to stop noise pollution from cars at stop signs and remove traffic from the city centre as quickly as possible at night.

Action: Amplified music from buskers should be banned and only acoustic buskers/music permitted on the street. Noise levels should be kept at a non-intrusive volume.

6:7 **This action aligns with DRF key objective 6**

Action: Priority action should be taken to repair any lights that are faulty in runs of 3 or more.

6:8 **This action aligns with DRF key objective 6**

Action: Official request for Scottish Police to investigate this issue and reassure the community

Appendix 2

The two passages of text below are the notification notices sent to local councillors and neighbouring community councils on 5 March 2026 and 18 July 2026 respectively. These invited input from the councillors and neighbouring councils and all input was then discussed at Blythswood and Broomielaw Community Council meetings and where agreed, incorporated into the plan.

Cllrs:

Angus Miller

Philip Braat

Eva Bolander
Christie Mearns

Councils:
Garnethill
Woodlands and Park
Lauriston
Kinning Park
Dundasvale
Anderston
Merchant City and Trongate

5th March 2026
Dear Councillors

I am contacting you on behalf of Blythswood and Broomielaw Community Council. Our local community has prepared a proposed Local Place Plan for Blythswood and Broomielaw. We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Blythswood and Broomielaw) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

1. Proposed Local Place Plan

The proposed Local Place Plan is attached. This is a draft. We are yet to add illustrations/maps and fully tie the action points in the appendix at the end to local/national policy documents. We are keen for your feedback which you are welcome to send to me at this email address to be circulated and discussed at subsequent community council meetings.

2. Brief description of the content and purpose of the proposed Local Place Plan

The proposed Local Place Plan covers the area of Blythswood and Broomielaw. The proposed Local Place Plan contains proposals for Environmental Health, Heritage and Conservation, Lanes, Transport and Connectivity and Community

The purpose of our proposed Local Place Plan is to identify community, needs, areas for development and aspirations, also in order to attract and guide funding and to feed into the Glasgow Strategic Plan currently being made .

3.If you have comments on our proposed Local Place Plan, please email them to me at this address.

The deadline for comments is Friday 3 April 2026.

We are sending similar Information Notices to Anderston CC, Garnethill CC, Dundasvale CC, Merchant City & Trongate CC, Laurieston CC and Kinning Park CC as required by the Local Place Plan Regulations.

Please let us know if you have any queries.
Kind regards

Sara Ferrier

18 June 2026
Dear Councillors and neighbouring Community councils

I am contacting you on behalf of Blythswood and Broomielaw Community council. Our local community has prepared a proposed Local Place Plan for Blythswood and Broomielaw.

We contacted you some weeks ago with our first draft and now we are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Blythswood and Broomielaw) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

1. Proposed Local Place Plan

The proposed Local Place Plan is available at <http://bit.ly/3QgAmaQ>

I am happy to provide a pdf copy of the plan, if you would prefer. Please just reply to this email with your request.

Any feedback can be received by email to: babccglasgow@gmail.com

2. Brief description of the content and purpose of the proposed Local Place Plan

The proposed Local Place Plan covers the area of Blythswood and Broomielaw.

The proposed Local Place Plan contains proposals for:

- * Environmental Health
- * Heritage and Conservation
- * Lanes
- * Transport and Connectivity
- * Community cohesion and development

The purpose of our proposed Local Place Plan is to identify community strengths, needs, areas for development and aspirations as well as to attract and guide funding. We hope to influence policy at Glasgow City Council in the matter of land use and management in our area. Blythswood and Broomielaw Community Council's motto is Our City, Your City. This reflects the unusual situation that the resident and business community finds itself in: sharing our living and working space with people from other areas of Glasgow, Scotland and the world. We have different needs and challenges to suburban Glaswegian communities and in this plan we have tried to 'dream big' and also 'dream new' to come up with impactful ways to improve our area for everyone.

This is because we want to make our neighbourhood a great place to work and live. Our purpose is to create a shared aspiration for a vibrant and inclusive community where every business, resident and visitor thrives in a safe, clean and sustainable environment. We aim to foster collaboration, innovation and empowerment that promotes economic vitality, enhances the quality of life and community wellbeing for all.

3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made

If you have comments on our proposed Local Place Plan, please email them to us on

babccglasgow@gmail.com

The deadline for comments is 17th July 2026.

As well as the relevant councillors, we are sending similar Information Notices to our adjoining, active Community Councils (Anderston CC, Garnethill CC, Dundasvale CC, Merchant City & Trongate CC, Laurieston CC, Kinning Park CC, Woodlands and Park CC) as required by the Local Place Plan Regulations.

We hope you will be able to support the measures identified by our community in this plan. We're excited to be presenting it to you.

Best

Sara Ferrier

