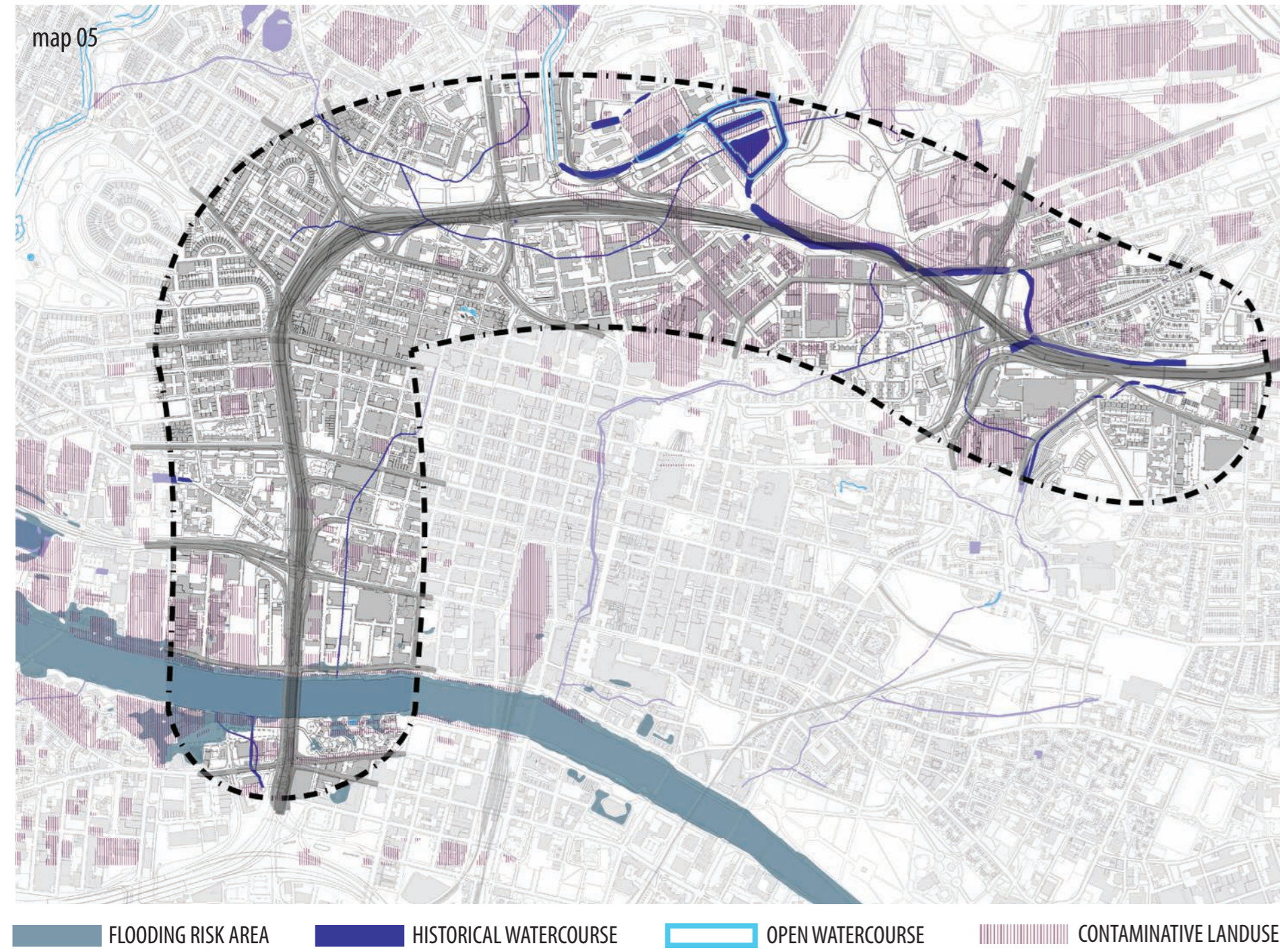


ANALYSIS // PLANNING FRAMEWORK

EXISTING SITE CONDITIONS // SOIL CONDITION AND LAND CONTAMINATION

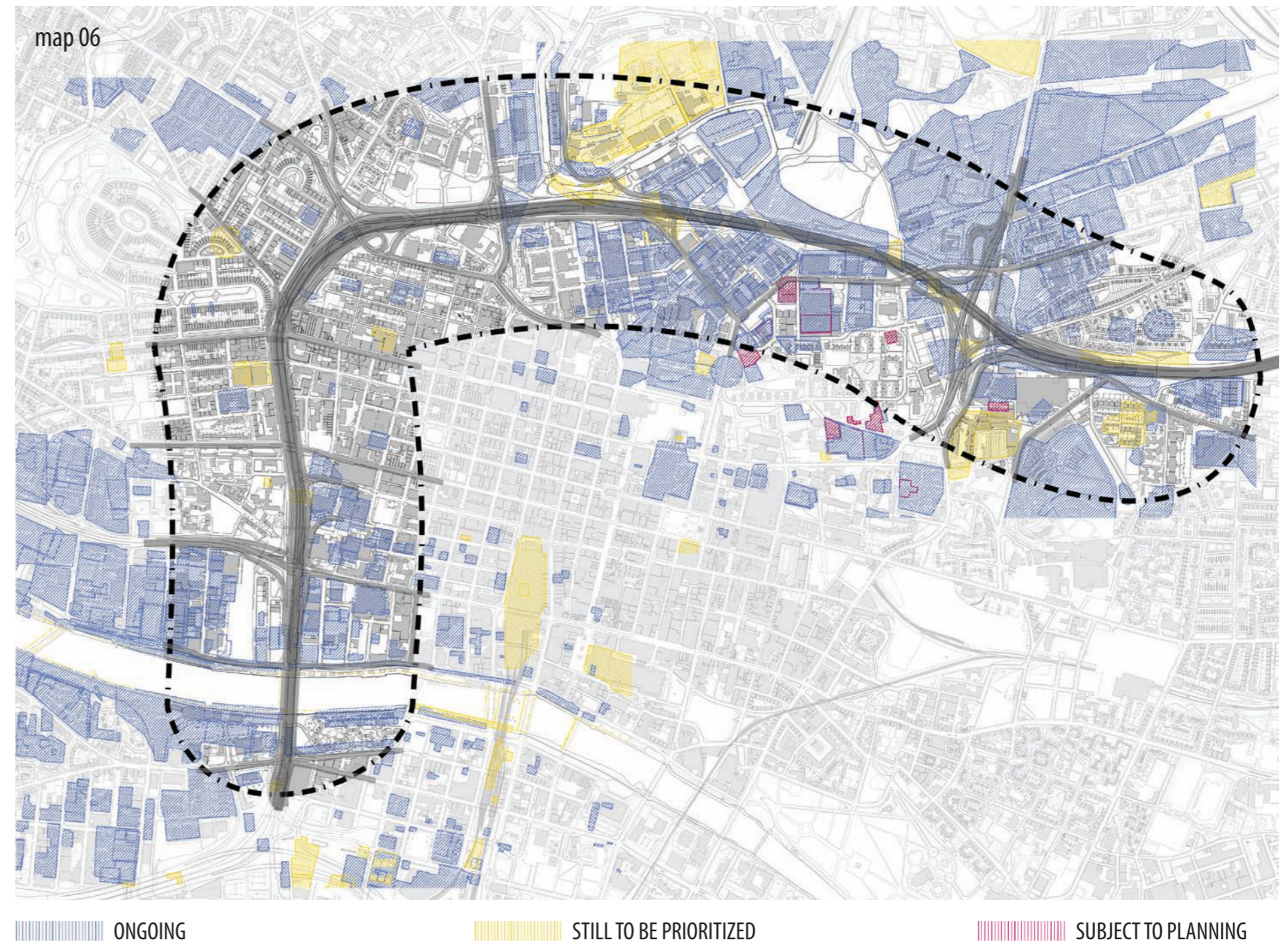
FLOODS, SOIL CONDITION AND WATERCOURSES

modified from The Geographical Information Systems (GIS) 2010, Glasgow



STRATEGY FOR CONTAMINATED LANDS

modified from The Geographical Information Systems (GIS) 2010, Glasgow

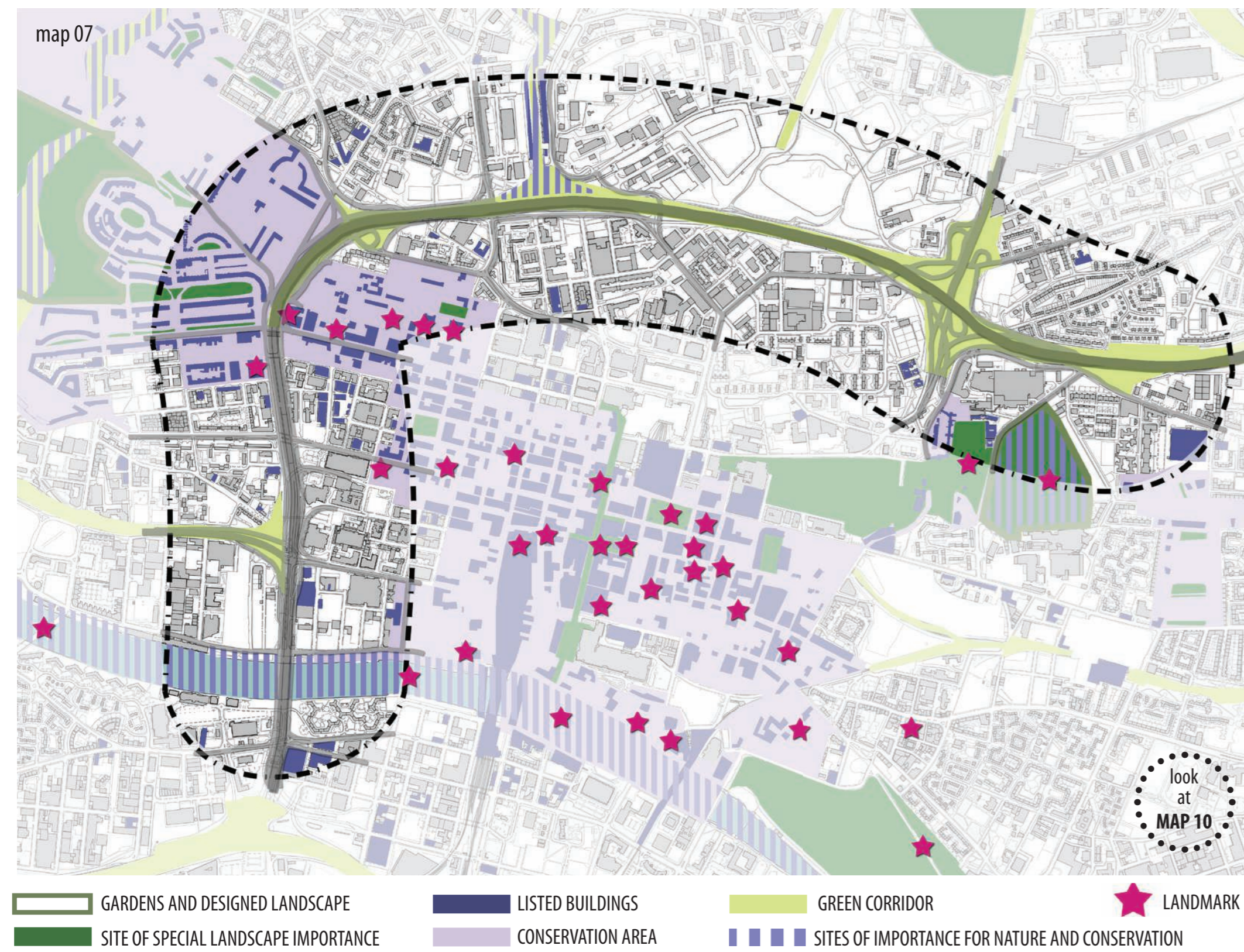


Historical watercourses have disappeared over the years and most of the projects that were applied in the study area for a long period didn't take account of it. Contaminated land as seen again, is concentrated near the industrial zone (but also spreads inside the city centre) and overlaps with one of the most important watercourses-the Forth and Clyde Canal. The strategy for improvements deals with the most substandard land but unfortunately without including them in regeneration projects etc.

EXISTING SITE CONDITIONS // BUILT ENVIRONMENT & OWNERSHIP

MAIN CONSERVATION AND ENVIRONMENTAL SENSITIVE AREAS

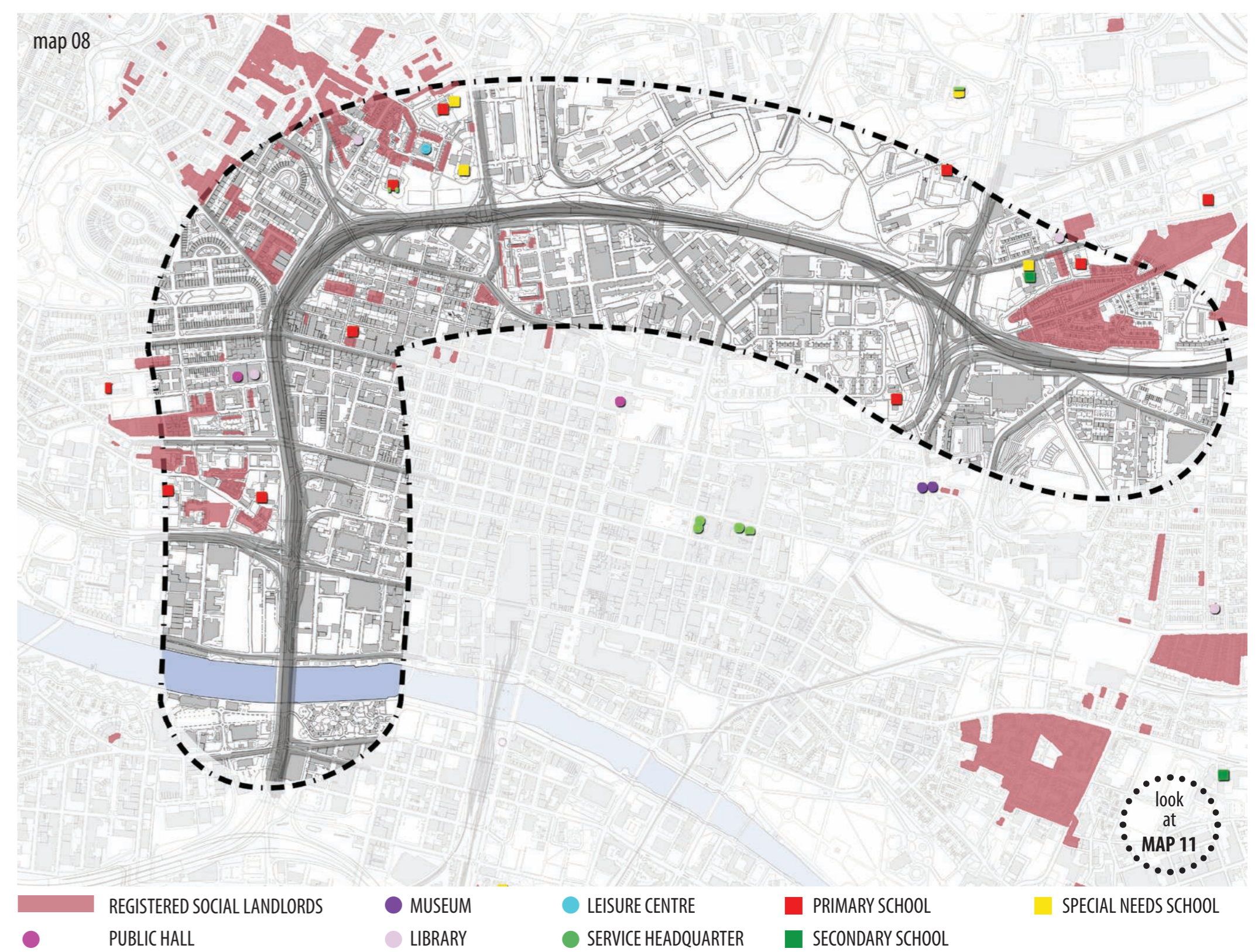
modified from Glasgow City Plan 2 (CP2)



Conservation and Sensitive areas, as identified by authorities (GCC), are mostly concentrated in the historical centre pointing out the obvious barrier/obstacle that the motorway creates. The readability and comprehension of the place/ space is limited around the borders of the motorway, as a result of its existence as well as other policies that created the current image of the city.

LAND OWNERSHIP THROUGHOUT THE AREA

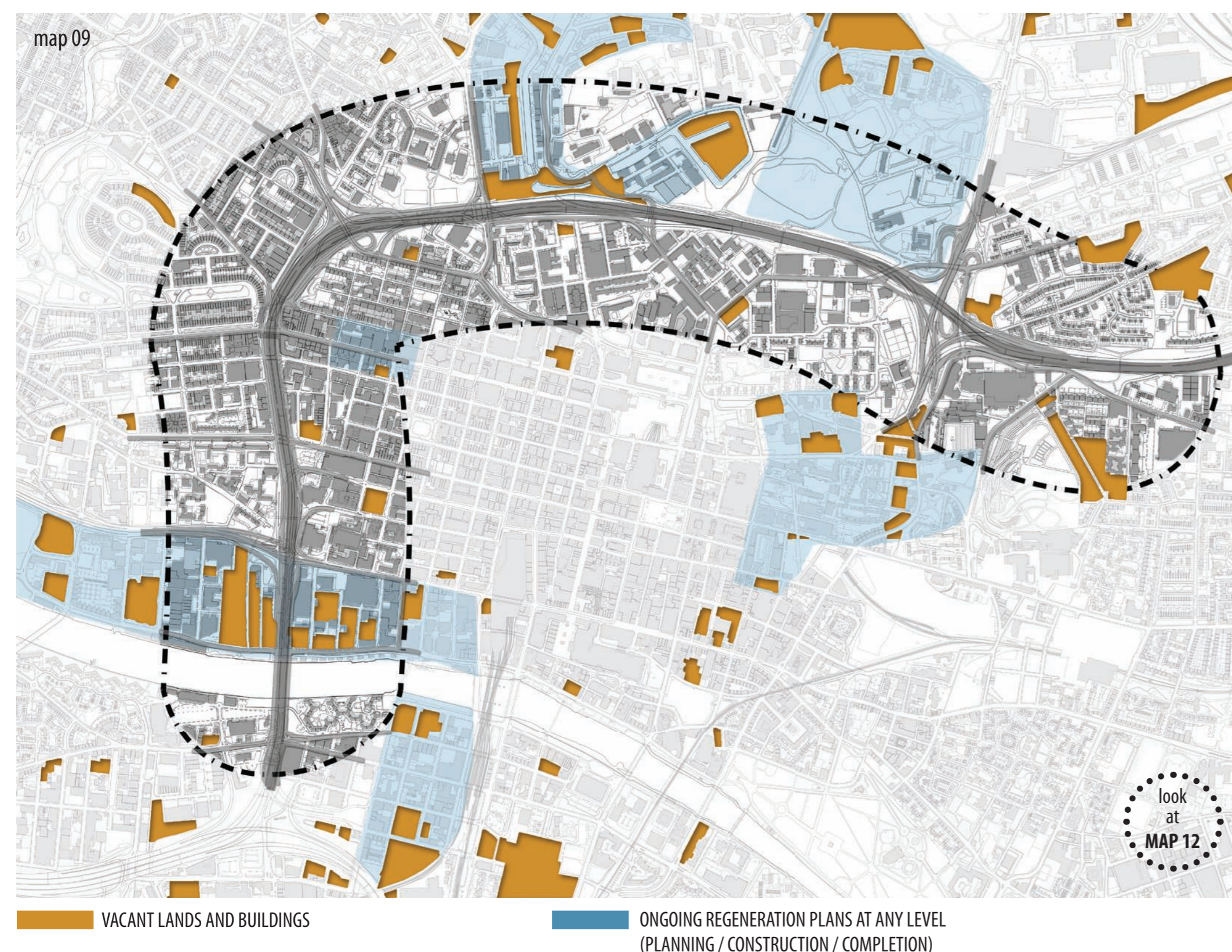
modified from The Geographical Information Systems (GIS), Glasgow



The highlighted areas are properties that belong to the Glasgow City Council, the Scottish Government as well as the social housing organisations (excluding GHA). Social housing is mostly situated outside the "enclosed centre". It follows the usual pattern of social housing being located in more deprived areas than the affluent city centre.

VACANT, DERELICT LAND AND PROPRIETIES

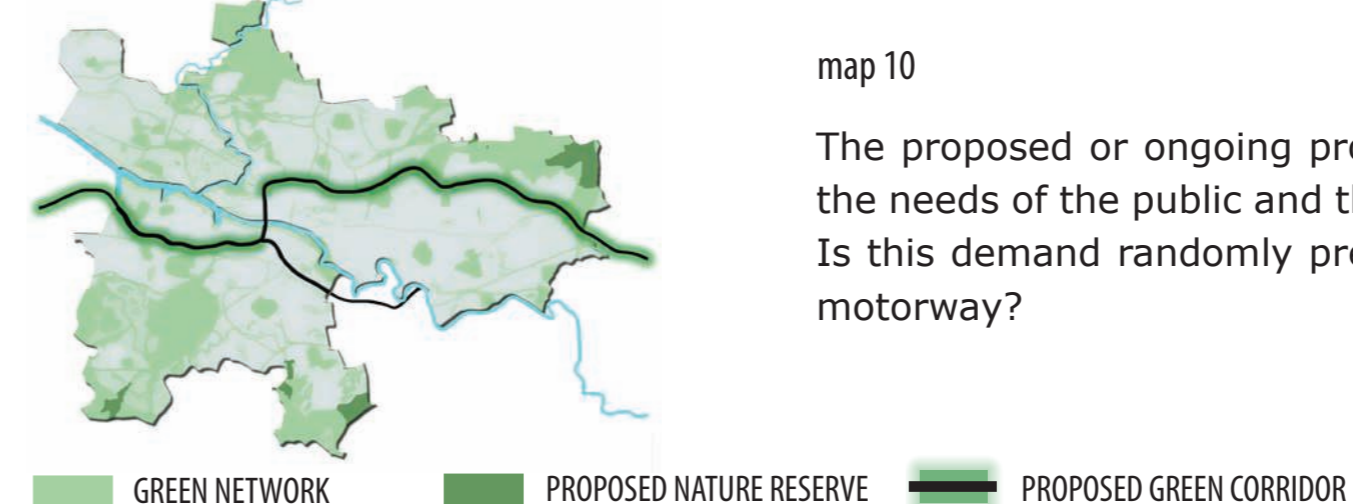
modified from The Geographical Information Systems (GIS) 2010, The Local Development Plan for Glasgow, The Glasgow City Plan 2



The study area even though very dense, has a lot of vacant land and buildings due to different factors over the years. Some buildings are listed as vacant and where the concentration grows bigger, there are regeneration plans to treat the problem.

GREATER GLASGOW GREEN NETWORK

modified from The Glasgow City Plan 2



The proposed or ongoing projects for housing in Glasgow try to meet the needs of the public and the demand is high close to the study area. Is this demand randomly predefined near the cheap land close to the motorway?

GREATER GLASGOW HOUSING

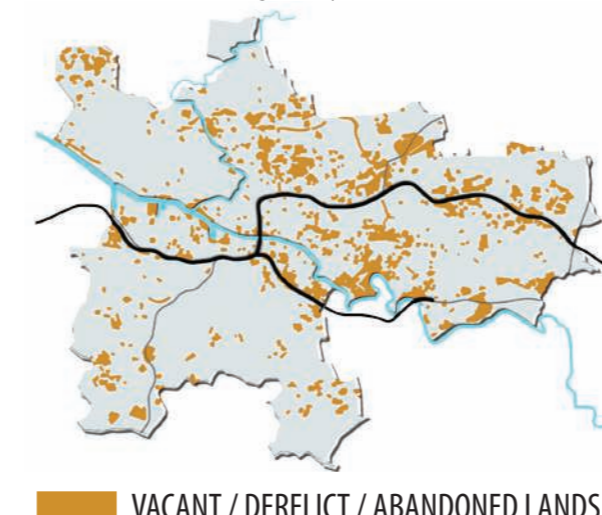
modified from The Glasgow City Plan 2



To green network as identified by the authorities, follows the greater strategy for making Glasgow a more sustainable city. Contradictory policies will highlight the barriers with the "greening of the M8" corridor near the city centre but will leave the infrastructure in its current status.

GREATER GLASGOW HOUSING

modified from The Glasgow City Plan 2



The land of Glasgow suffers from largely abandoned areas and buildings, a pattern that is recognised in the study area (see map 09), which affects the connectivity of the city but also creates opportunities for redevelopment.