

# St Mary's Road

## Garston Masterplan



### A Vibrant High Street

St Mary's Road is experiencing decline, and things can and will get a lot worse if nothing is done. We want to get vacant shops on St Mary's Road occupied and bring life, activity and services back for the people of Garston.

**The critical mass effect:**

More businesses on St Mary's Road will encourage more people to use the high street. The high street will become a 'hub' for businesses and demand will be created for services already offered such as the butchers, the bakers and the fairy cake makers.

### GARSTON SPACE AGENCY

is our solution for achieving this. The aim of the GSA is to bring life and vitality to St Mary's Road by encouraging businesses to occupy the vacant shop units through low rents.

**Advantages for Landlords:**

- Remove financial pressure of paying business rates on a vacant unit.
- Potential for property to increase in value as high street becomes more populated.

**Advantages for new tenants:**

- Very low rents.
- Short-term license.
- Opportunity to have a front door onto street for clients to visit/collect items.
- Potential to fit out space for own needs.

**Advantages for St Mary's Road:**

- Empty shops are filled.
- Tenants fit out the shops improving their appearance.
- More people working in the area and spending time in Garston.
- More reasons for people to visit Garston.



### The Road

We are proposing to make some changes to the road at the junction of St Mary's Road and Church Road. At the heart of this scheme will be improvements to the bridge structure crossing Church road. This will be brightened up and new lighting will be incorporated to make it feel safer, lighter and less of a barrier.

This will also tie in with the introduction of a cycle route from Liverpool South Parkway through Under the Bridge and on towards the Coastal Reserve and business parks. Improvements will give more space to pedestrians and improve the quality of the public realm, making the cross roads a more attractive place to walk and cycle.



### The Market

Garston market is doing well, it brings people to the high street and we don't want to move it. We think the layout of the square could be improved to fit more stalls into the area and improve the appearance and pedestrian flows through the space.

