

Garston
Masterplan
Round Table Workshop 3
Briefing Note

This briefing note has been produced by URBED to summarise the third consultation workshop which took place on Tuesday 4th June 2013.

This work will direct the production of masterplan options for the Garston area.

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Introduction

Background

URBED were appointed by Liverpool City Council in January 2013 to develop a masterplan for the Garston area.

For this project we teamed up with market development and asset analysts Eye, and transport planners and engineers Fore Consulting.

Consultation

The first consultation event was designed to engage with local residents, groups, businesses and stakeholders to appreciate their views and aspirations for Garston. The feedback from this session has been written into a briefing note and can be found on our blog for the project under downloads:

www.urbed.coop/projects/garston-masterplan

The second event, was designed to get feedback on our analysis of the area and engage participants views on our recommendations for Garston. This directed the production of a list of projects for the Garston area and an illustrative masterplan to display what Garston could look like.

This masterplan and project list was then presented as an exhibition at the South Liverpool Home's 'Neighbours day', and questionnaires were handed out to get people's thoughts. An evening workshop was held to discuss the masterplan and get people's views on particular projects proposed for the area. Feedback from this workshop has been detailed in this briefing note.

What Next?

Feedback from the final workshop and responses from questionnaires will be analysed. This will inform changes to the masterplan and direct the production of a delivery report which will guide new development in the Garston area.



The Garston Masterplan

This drawing is the masterplan produced for the garston area, the numbers on the masterplan relate to items on the 'project list' which describes potential changes in the area.

The projects have been listed under three categories; Development, Public realm improvements and Stock improvements.

Participants at the roundtable workshop were asked what they thought of each project. Their comments and feedback can be found on the following pages.



Project List and Feedback

Development

- Group 1
- Group 2
- Group 3
- Group 4
- * To note

Ref	Project	Description	Group Comments
1A	Contraction of Port	Consolidation and contraction of port facilities onto and around Stalbridge and Old Dock	• The group supported this idea but on the pretence that employment could be safeguarded.
1B	South Cressington	Mixed use residential led development. Access via Cressington Heath and Dock Road	• The group thought this would be desirable due to the location close to the waterfront, and added that it would create demand for the high street. • The group decided it was a good idea to keep the waterfront open. • The group had no problem with housing on the site. • The group were happy with the housing. • The group were comfortable with the idea of gentrification and approved of the extension of the Cressington Heath housing development into the dockland.
2A	Dinglebank	Development onto Church Road to provide active frontage and improve connection between St Mary's Road and 'Under the bridge'.	• The group would support this project depending on the type of project, but would prefer to not see the site used as a car park. • The group thought it would be good not to have the skate park overlooking housing and were fine with activity and leisure uses on this site. • The group mentioned that the skate park should be a staffed facility to discourage anti-social activity.
3A	Blackburne Street	Option 1: Safeguard industrial land Option 2: Potential new residential development between York Street and Blackburne Street -Phase 1	• The group suggested that housing would be supported here if there was less housing provided on the Eco-park site at 6A/6B. • The group also mentioned that if the site was kept as an industrial estate, the management of the site needed to be improved. The group were also concerned about the Health and Safety issues associated with proximity of the site to the Veolia site. • The group felt that industrial land should be safeguarded as it was important to keep the employment area. The group also felt that if land were given over for housing, it would pose health and safety issues due to the proximity of new housing to the existing residential estate south of Blackburne Street. • With regard to option two the group suggested there might be problems with providing access to housing off such a busy site and wondered whether it was possible to retain some of the land for employment activities. • The group were worried about the tannery, and mentioned that housing on the site would be good for the Box works but might harm the Veolia site. • The group emphasised the need to improve the look of Blackburne Street. • The group felt that Garston should hang on to its industrial sites as this is what makes Garston unique. We should encourage more employers into the area by improving the environment around the industrial estates and not develop industrial sites for housing. It would be acceptable to build new houses on the tannery site but if Scottish Leather wish to develop a finishing plant on the site they should be encouraged to do so but not a tannery.
3B	Blackburne Street	Option 1: Safeguard industrial land Option 2: Potential new residential development between York Street and Blackburne Street -Phase 2	* See above

Ref	Project	Description	Group Comments
6A	Bank's Road	New residential development on existing National Grid site.	- Some members of the group suggested that housing should be contained within this part of the site so the Eco-park site at 6B could be safeguarded. - The group agreed it was reasonable to put housing on this site and providing access via the Speke Road boulevard was a good thing. The group also thought creating views towards the church was good. - The group mentioned that it was a shame to lose the gas holders. - The group wanted to know what was happening to the gas holders. On balance they were happy to see these go. - The group were concerned about the impact of the new housing on the local school and health facilities. - One member of the group also mentioned that signage and brickwork from old buildings to be demolished, eg from the front of the old baths site and from the Alexandra pub, could be used in new buildings or developments in the area to retain some of the history, as has been done to great effect in the new Garston treatment centre. - The suggestion of developing the decommissioned Gas Works as a housing site was also acceptable but not the extension of the development into the Eco-park.
7	Speke Road Anchor	Development of retail anchor to eastern end of St Mary's Road / Speke Road.	- The group thought this was a great idea but would depend on existing business. - The group identified that this site was historically where the supermarket was and whether the carpet shop could move into the former Coop site. - The group suggested that if the site was redeveloped as a supermarket, adequate parking would need to be provided. - The group were concerned about what would happen to the local pub. - The group mentioned that anything that could be done to encourage an anchor store like Aldi to locate here would be welcomed.
9	Former Baths Site	Mixed Use development with active frontage onto Speke Road.	- The group were concerned that there would not be demand for more shop units along the high street and whether there would be demand for apartments. - The group raised the issue that there used to be a stream on this site and this could make it difficult to lay foundations. - The group suggested that there would not be a need for a retail ground floor in this development given the problems with vacant shops on St Mary's road.
11	Former Bingo Hall	Identify potential user for vacant building. Potential site for a place of worship.	- The group decided it was a good idea to bring the hall back into use, but they would like to know more about the potential user. - The group mentioned that the building was lovely and should be locally listed. The group proposed it could be used as an artistic venue. - The group mentioned that this could be used for cultural uses, and this could be a job for the Space Agency.
13	Former Coop Store	Identify future occupier for the former coop store.	- The group suggested that the building could be knocked down to provide more parking on the site. - The group also suggested the space could be used as an events venue. - The group suggested that if a supermarket was provided on the carpet warehouse site, the carpet shop could move here. - It was also suggested that the coop site could house an indoor market. - The group emphasised the need to make sure parking was retained and pressurise Coop to get it occupied.
14	Garston Space Agency	Space Agency set up to manage temporary and alternative uses in the vacant properties along St Mary's Road.	- The group were concerned about the financial viability of the scheme but supported the concept. - The group discussed the need for ownership of the agency to create momentum and get it off the ground. - The group were happy to see SLH (South Liverpool Homes) take this on and mentioned that they were well regarded in the area.

Ref	Project	Description	Group Comments
14A	Garston Space Agency Office	The first project of the Space Agency. A temporary office/ hub on St Mary's Road	- The group emphasised that the office should be within an existing vacant unit, to use up empty properties first. They also suggested once the derelict buildings on St Mary's road where demolished it would be nice to keep the site undeveloped for a while. - The group identified that the 'New SlaughterHouse' gallery space was not used by locals and frontage improvements to many of the shops was required. - The group identified that this could be a cafe/bar and could provide offices for the local historic society.
19	Former Market Site	Residential development of 8-12 houses on the vacant former market site.	- The group supported this project. - The group were happy with this. - The group decided that custom build was a good idea here.

Public Realm Improvements

- Group 1
- Group 2
- Group 3
- Group 4
- * To note

Ref	Project	Description	Group Comments
2B	Dinglebank Park	Open space to provide buffer from existing residential development and the port. Potential site for South Liverpool skate park hub.	- The group were supportive of the skate park, but raised concerns over contaminated land. The group emphasised that local residents and young people would also support this project due to a lack of facilities for young people in the area. - The group were happy with this. - The proposal to develop this site for a skate park was acceptable but the group felt it should be a managed facility.
3C	Blackburne Street	Improvements to the street and public realm to make the area safer and more attractive for pedestrians and cyclists.	- The group mentioned that this would depend on the option chosen for 3A/3B, but were happy in principle. - The group mentioned that this area needed improvement particularly if it was to be kept for industry.
4	Brunswick Street	Environmental improvement project to create a better connection to the Coastal Reserve.	- The group mentioned that environmental improvements should be incorporated onto the other side of the allotments as the entrance point had recently changed and the group were unsure of who would use this route. - The group were happy with this.
6B	Eco-Park	Eco-park developed as part of Banks Road development.	- The group were interested in seeing the cinder path, lying adjacent to the eco-park, improved. - The group emphasised the point that the whole eco-park site should be safeguarded from any type of residential development, as this would jeopardise the biodiversity and nature conservation value of the site. - The group were broadly ok with the mix of housing and park, but reiterated the need to manage the ecology on this site.
8	Garston Market	Re-arrangement of Market layout to improve visual appearance and pedestrian flows through the market.	- The group strongly supported this, and reiterated the point that the market was a great asset to the area. - The group mentioned it would be a good idea to tidy the market up but not disturb it too much. The group also mentioned that a new supermarket (7) would need to be asked about sharing their parking on market day.
10	Cycle Corridor	Improved cycle connection from Liverpool South Parkway to the Coastal Reserve and business parks.	- The group supported this. - The group identified that church road was in a bad way and needed to be re-laid. - The group mentioned that this was a brilliant idea. - It was agreed that the cycle route proposal may improve connectivity of 'Under the Bridge' with Liverpool South Parkway and may encourage more people to use the Coastal Reserve. However, it would also be good to see public transport connections improved in this area especially as the elderly are reliant on buses to access the clinic, post office ect.

Ref	Project	Description	Group Comments
10A	Under the Bridge Connection	Environmental improvement project to enhance the pedestrian and cyclist experience and make the bridge structure brighter and more attractive.	- The group strongly supported this and suggested local artists could be employed to design some artwork for the project. - The group identified that the bridge was clad by the Speke Garston partnership. They also identified that there was an issue with water dripping down. - The group mentioned that the bridge was dark and dismal even during the day and this needed to be improved. - The group mentioned that Aigburth Vale provided a good example. - The group also mentioned that this project should involve Hope University Students, who could be enlisted to design some artwork for the scheme.
12	Coop Carpark	Explore the potential to utilise the existing car park for public use in the short to medium term.	- The group mentioned there was a need to keep this as a public car park. * We have been notified by the council that the car-park is not public but belongs to the adjoining supermarket building.
15	St Mary's Road Streetscape	Re-alignment of carriage way to transform pedestrian environment and provide parking provision.	- The group supported this but mentioned that a maintenance plan needed to be put in place. - The group mentioned the need for a local group to fund-raise and manage the planters and take ownership of the project. - The group were fine with narrowing the road and mentioned that the garage had recently painted their shop unit and it looked great. - The group were defiantly in favour of this project and suggested that shop fronts could also be improved with creative boards on vacant properties, like in shopping centres. - The suggestions for the high street were received favourably by the group especially the idea of the Space Agency, the improvements to the market layout and the public realm works.
16	Welcome to Garston	Large signage project along the rear of St Mary's Road to be visible from Garston Way.	- The group were concerned that this would attract vandalism and suggested alternative signage could be provided with flowers spelling out the letters. The group thought this project could benefit from further community consultation. - The group mentioned that there might be an issue with maintenance - and it needed to be kept looking nice. Members also mentioned that white may not be a good colour as it could be easily vandalised with graffiti. - The group emphasised that a maintenance plan needed to be in place. One member mentioned that the steel material from the Gas work structures could be recycled in some way- as a sculpture (Anish Kapoor style), or as part of the signage for Garston Urban Village. - The group were comfortable with the principle of branding and drawing attention to Garston but would prefer entrance features or some public art rather than the signage that was suggested in the presentation.
18A	Signage A	Improve visibility of Garston by altering signage at junction of St Mary's Road and Garston Way.	- The group supported this idea and mentioned that making people more aware of Garston was a good thing. - The group mentioned that signage should read 'Welcome to Garston'. - The group thought this idea was brilliant.
18B	Signage B	Improve visibility of Garston by altering signage at junction of Horrocks Avenue and Woolton Road.	- The group supported this. - The group mentioned there could be a public competition to design artwork for the entrances into Garston. - The group were happy with providing signage into the area.
18C	Signage C	Improve visibility of Garston by latering signage at junction of Horrocks Avenue and Speke Road. Potential to link to Project 7: Speke road anchor.	The group supported this.

Stock Improvements

- Group 1
- Group 2
- Group 3
- Group 4
- * To note

Ref	Project	Description	Group Comments
5	Under the Bridge	Investment into energy efficiency of existing housing stock with focus on hard to treat properties.	• The group supported this but mentioned that they thought the Green Deal might impose debt on people so Eco should be used instead as it imposed money onto the energy companies. • The group were happy with this. • The group agreed that the 'Energy Retrofit' idea was a good one.
17	Village improvement zone	Investment into energy efficiency of existing housing stock with focus on hard to treat properties.	• The group supported this. • The group were happy with this.
	Other		• The group discussed Chapel Road, and identified that this was an ancient route into Garston. It was unknown why this was closed off and whether the bridge was safe?

Conclusion

Overall, participants at the workshop were supportive of the masterplan and positive about the projects proposed for the Garston area. Projects which raised some concern have been summarised below. Results from the questionnaire will also allow us to take on board comments about our proposals, and these will be published in due course.

Reference/ Project	Response	Next Steps
2B Dinglebank	Participants were enthusiastic about providing a skate-park facility on this site - it was emphasised that there was certainly a lack of facilities for young people. It was also implied that this facility would need to be well managed as there was a perception that the space would attract anti-social behaviour when it was not being used.	Look into designation of areas of Dinglebank for recreational use. Create Delivery plan to identify management of site.
3A/ 3B Blackburne Street	There was a mix of opinions on which option was the most appropriate for the site. Some participants felt that the industrial land should be safeguarded as it provided employment in the area and also created a buffer to the industrial estate across the road, south of Blackburne Street. Concerns were also raised with regard to Health and Safety issues surrounding the provision of housing close to the Veolia site. Other participants supported the re-development of the site for residential uses, one group mentioned it would rather see houses built here than on the Eco-park site, and suggested that housing on the site would be better than watching the estate go into decline.	Further discussion into the suitability of the industrial estates north of Blackburne Street to be re-developed for residential uses. Further research into the effects of a loss of employment on the site.
6A/ 6B Bank's Road and Eco Park	All groups agreed with the principle of providing housing on the Gas Works site. Some participants were keen to see the Gas works structures retained or recycled for use as public art elsewhere in the area, for their historic value. Many groups were keen to see the Eco-park project brought forward. There was a mix of views about whether housing should be provided on part of the site to create funds. Some participants were fine with this, but others emphasised the requirement to retain the whole site for use as an Eco-park as development on the site would compromise biodiversity and the nature conservation value of the site.	Further discussion into the possibility of retaining the Gas Work Structures. Further discussion into the viability of safeguarding the entire Eco-Park site from residential development.
14/ 14A Garston Space Agency	The majority of groups were in favour of this, but there was a perceived lack of trust in the ability of the project to get funding which would slow or stifle progress. One group mentioned that the office should be provided in an empty or vacant shop unit that was already built and should provide space for community groups to meet such as the historic society.	Create a Delivery Plan for this project to justify funding. Appoint partner to start bringing project forward and create momentum. Discussion into best location for Space Agency office.
16 Welcome to Garston signage	Concerns were raised about how this would be maintained and there was a perception that this would be vandalised. Some participants also emphasised the need to involve local people and an artist in the scheme.	Discussion into the most appropriate option for signage on Garston Way, and identification of best way to bring this forward.



Any more thoughts?

Please tell us what you think about our masterplan for Garston by visiting our project blog and completing an online questionnaire (click the links below or type the web address into your browser):

view our proposals under downloads:

<http://www.urbed.coop/projects/garston-masterplan>

fill out a questionnaire:

<http://www.surveymonkey.com/s/39JJVVP>

If you have any further queries please contact Sangeetha at URBED:

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