

Wyndford Wider Estate Improvements, Glasgow

DESIGN AND ACCESS STATEMENT

revision P01 26/08/25

INTRODUCTION

This landscape design statement is prepared on behalf of Wheatley Housing Group Glasgow who are seeking detailed planning permission for improvements to areas of the wider Wyndford Estate in Glasgow.

The proposed development within the Wyndford Estate aims to make accessibility, usability, biodiversity and visual improvements to existing public realm spaces within the Estate. Interventions are proposed to be made to the existing access steps to the medical centre; courtyard at Melvaig Pl; courtyard at Southmuir Pl and courtyard at Strathcarron Pl.

The proposals form part of a series of streetscape improvement works already completed by the Wheatley Housing Group over the past few years within the Wyndford Estate. These works also acknowledge the proposed masterplan development at Wyndford, currently in the process of being developed and consulted with Glasgow Planning towards a future planning application.

The intention of the proposed improvements is primarily to make accessibility improvements where existing hardstanding is difficult to navigate, or does not comply with the technical handbook regulations. In addition to this, the proposals look to increase usability of open spaces for local residents. Whilst working on the access improvements, there has also been a consideration of biodiversity, and improvements to hard surface treatment within the existing root protection areas of existing trees.

The purpose of this report is to provide supplementary detail to the landscape drawings submitted with the application, drawings are listed opposite:

- 1. 2417-RFL-XX-XX-DR-L-001001 Location Plan
- 2. 2417-RFL-XX-XX-SH-L-001001 Landscape Maintenance and Management Schedule - Wyndford Wider Estate Improvements
- 3. 2417-RFL-XX-XX-RP-L-001001 Design and Access Statement - Wyndford Wider Estate Improvements
- 4. 2417-RFL-XX-XX-DR-L-001003 Proposed Improvements - Strathcarron Place
- 5. 2417-RFL-XX-XX-DR-L-001010 Tree Retention and Removal - Strathcarron Place
- 6. 2417-RFL-XX-XX-DR-L-001011 Existing Plan - Strathcarron Place
- 7. 2417-RFL-XX-XX-DR-L-001005 Proposed Design - Melvaig Place
- 8. 2417-RFL-XX-XX-DR-L-001012 Tree Retention and Removal - Melvaig Place
- 9. 2417-RFL-XX-XX-DR-L-001013 Soft Landscape Plan - Melvaig Place
- 10. 2417-RFL-XX-XX-DR-L-001014 Existing Conditions - Melvaig Place
- 11. 2417-RFL-XX-XX-DR-L-001006 Proposed Design - Southmuir Place
- 12. 2417-RFL-XX-XX-DR-L-001015 Tree Retention and Removal - Southmuir Place
- 13. 2417-RFL-XX-XX-DR-L-001016 Soft Landscape Plan - Southmuir Place
- 14. 2417-RFL-XX-XX-DR-L-001017 Existing Conditions - Southmuir Place
- 15. 2417-RFL-XX-XX-DR-L-001007 Proposed Design - Access Steps
- 16. 2417-RFL-XX-XX-DR-L-001018 Tree Retention and Removal - Access Steps
- 17. 2417-RFL-XX-XX-DR-L-001019 Existing Conditions - Access Steps

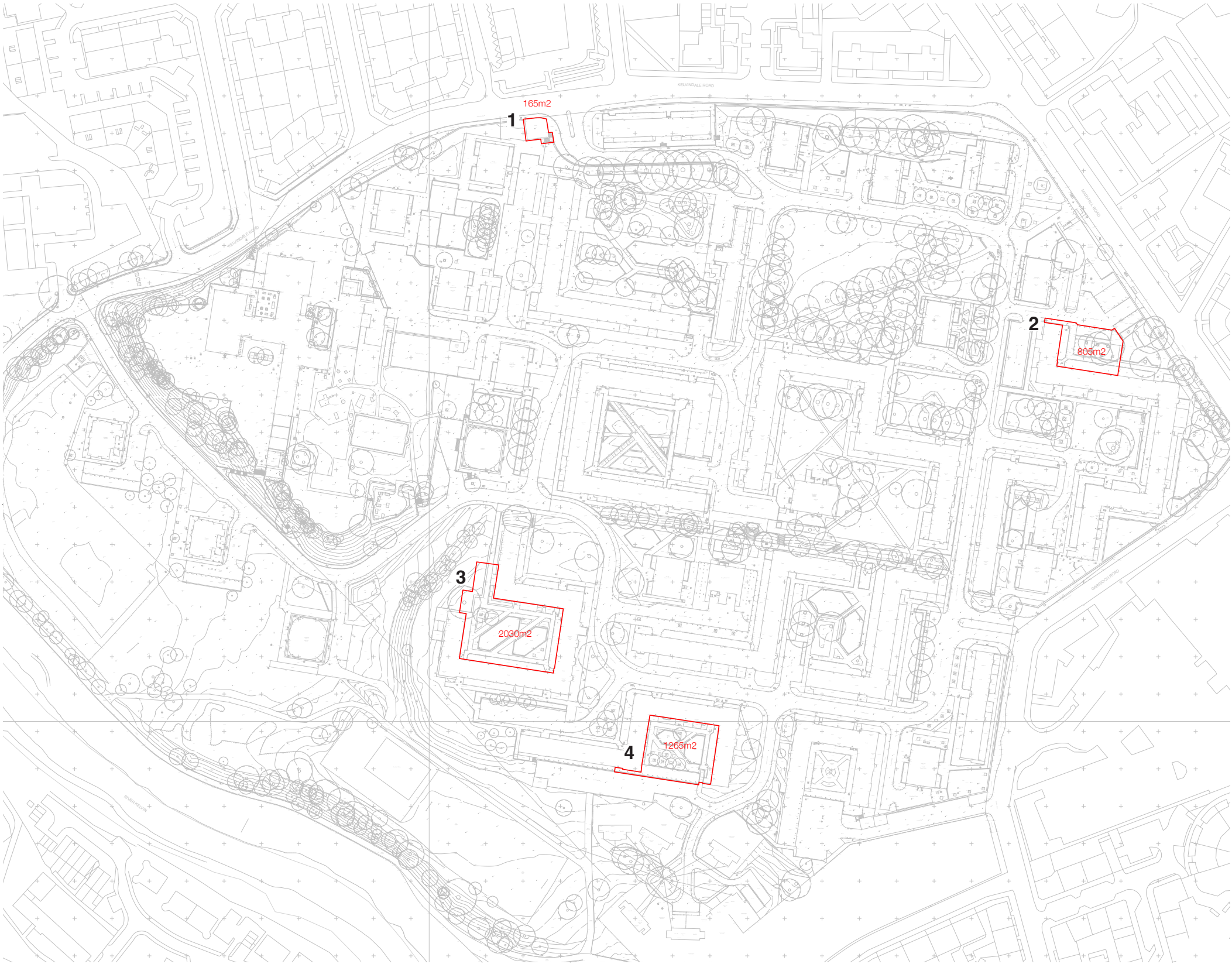


WIDER ESTATE

The work that the design team have been asked to develop within the Wyndford estate sits within a wider context of a series of recent improvements to the streetscapes, buildings and communal garden spaces.

The proposals for which approval is being sought are for the following sites:

- Access steps to medical center **(1)**: Replacement steps to provide a compliant stepped route which is more accessible to meet the technical handbook guidance.
- Strathcarron Place **(2)**: Improvements to provide more accessible hard surfacing, remove trip hazards and provide replacement tree planting.
- Back court improvements: two courtyard spaces **(3 and 4)** within Wyndford. Replacement hard surfacing; additional planting and tree planting; additional street furniture.

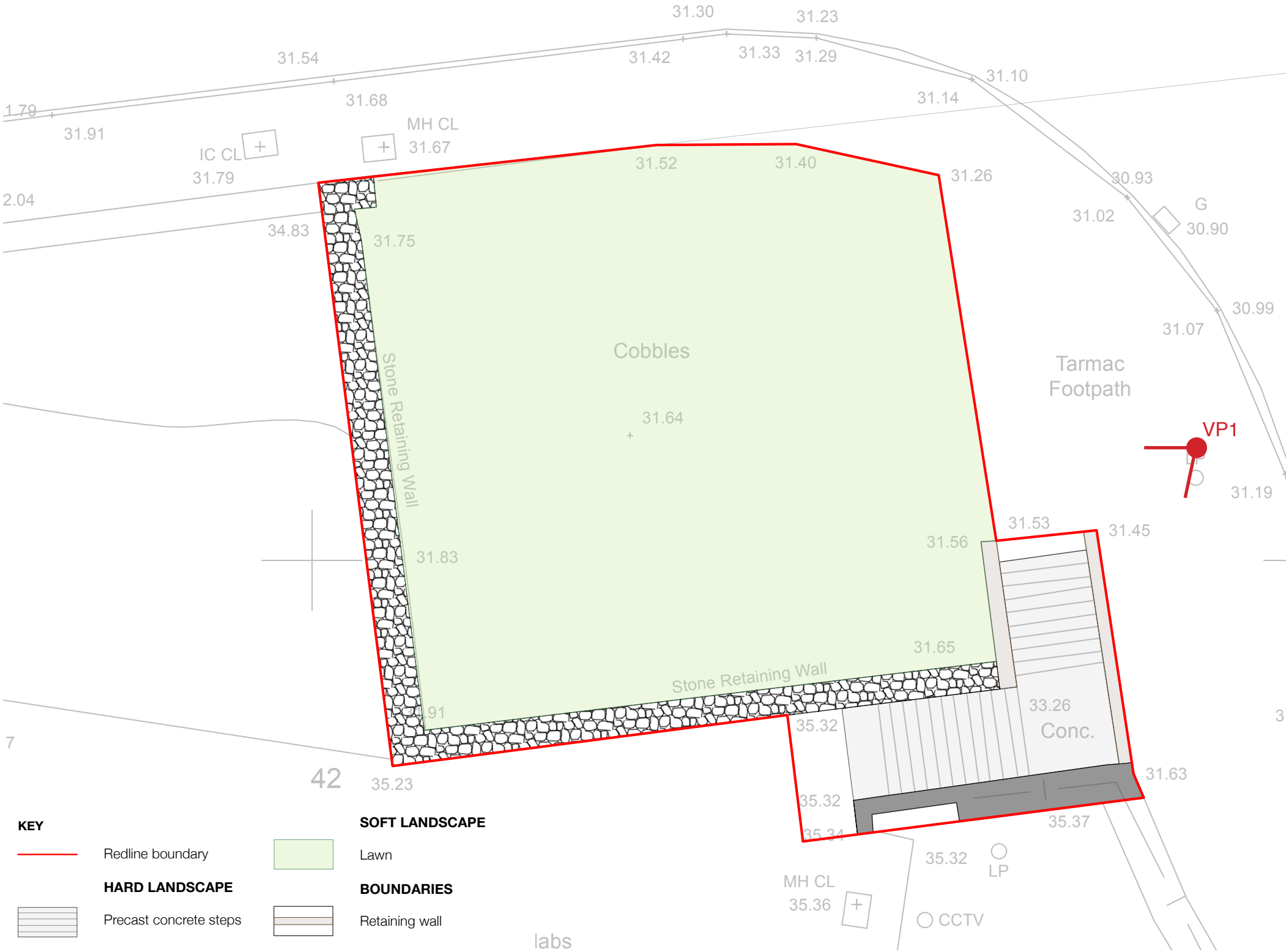


Not to scale, refer to 2417-RFL-XX-XX-DR-L-001001 Location Plan

ACCESS STAIRS
- EXISTING CONDITIONS

The access steps are currently enclosed by brick walls that do not allow for good visibility. The number of blind spots generated by this existing structure generates an unsafe environment. Furthermore, the existing steps do not currently meet the technical handbook standards due to a lack of continuous handrail, tactile paving, uneven / steep step rises and a lack of adequate visual contrast. Replacement steps will provide a stepped route that is safer and more accessible to meet the technical handbook guidance.

Improvement works here provide an improved connection from the northern proposed development site and existing Wyndford Estate to the nearby medical center. The proposal looks to make accessibility improvements, without impacting the existing Barack historic walls and being mindful of the existing services present in the area. A tree has been proposed in the existing grass area to improve the visual aspect of the steps.



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001005 Existing Conditions

**ACCESS STAIRS
- PROPOSED WORKS**

Tactile paving installed at the
bottom of the stairs

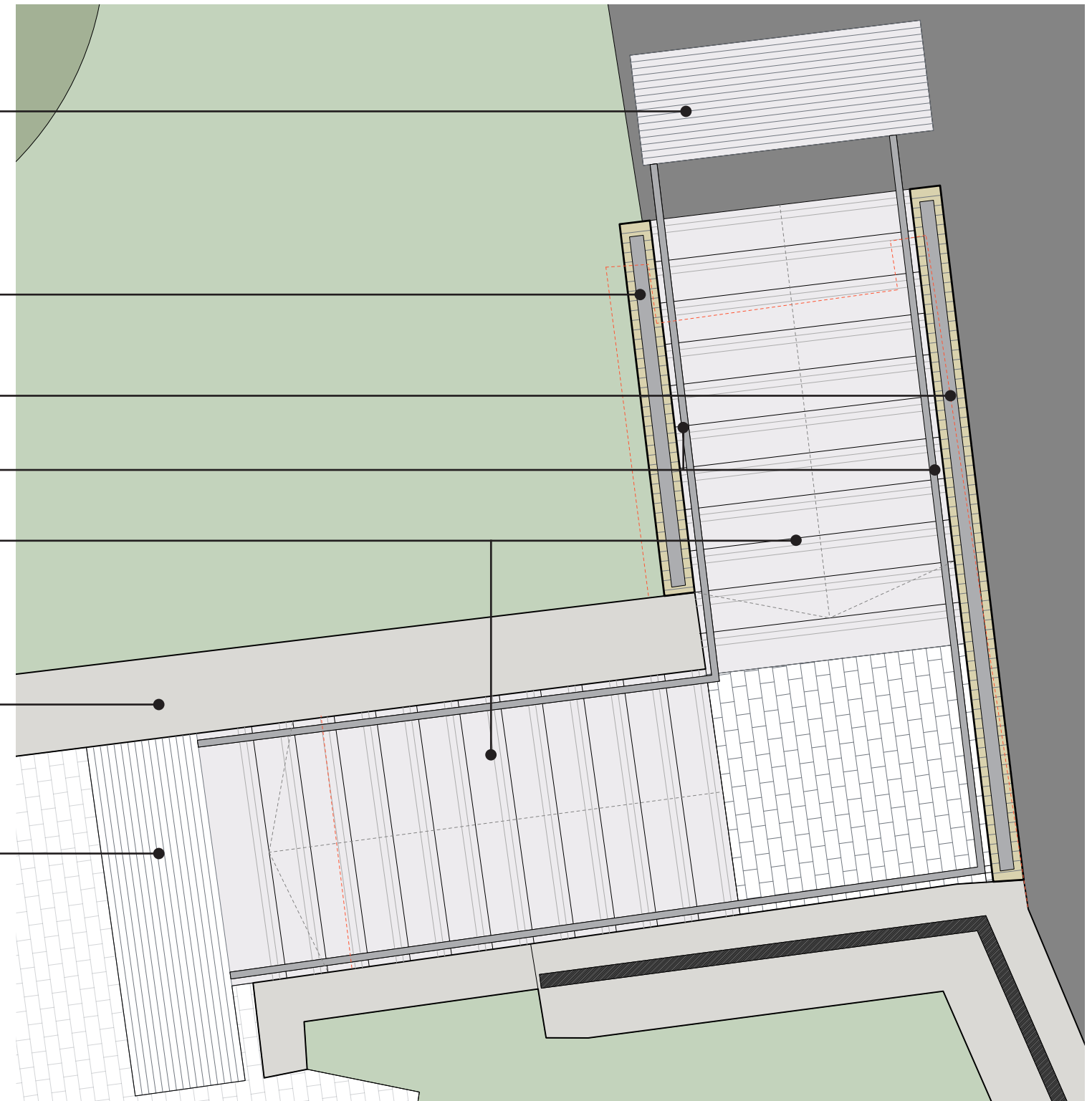
New brickwork with visually-
permeable safety railing

Continuous handrail installed
on both sides of the stairs

Spacious, even steps

Existing barrack wall preserved

Tactile paving installed at the
top of the stairs



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001007 Proposed Improvements



ACCESS STAIRS
- FURTHER INFORMATION



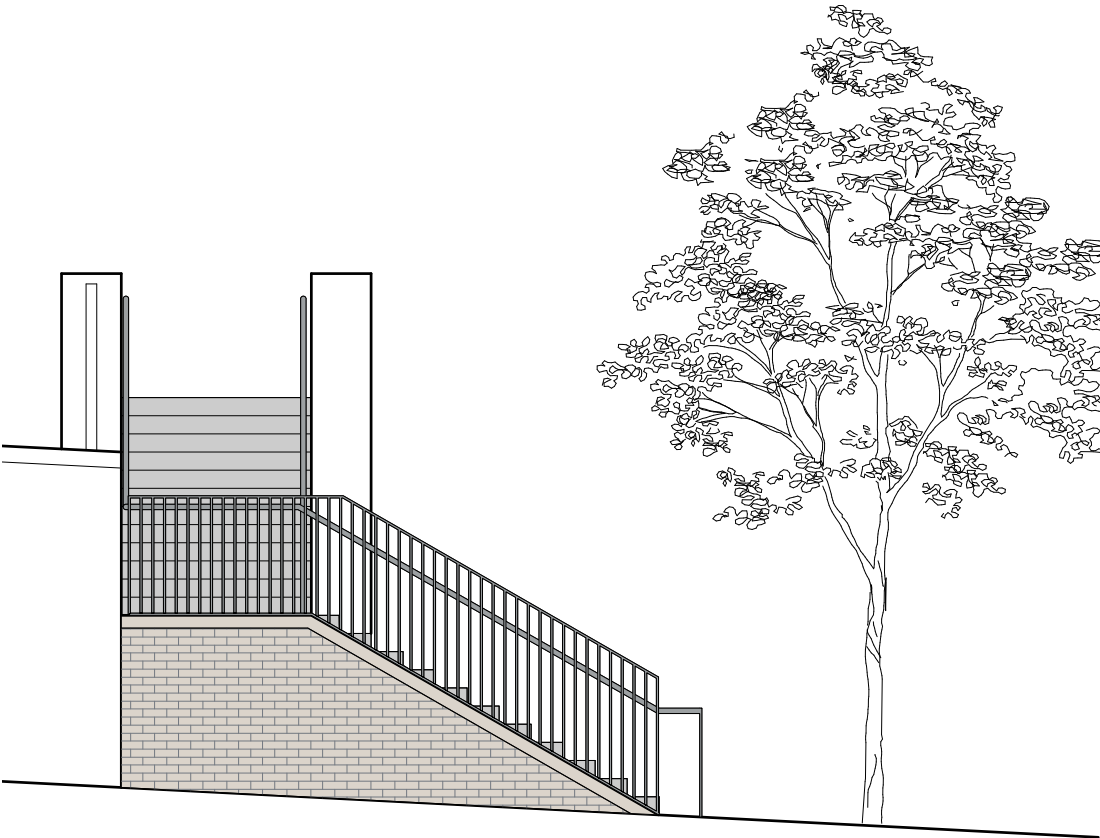
A compliant step flight with tactile paving, contrast nosings, and handrails



Fall protection barriers using open steel railings rather than brick parapets increase visibility and give a sense of openness



Ginkgo biloba 'Tremonia'



An elevation of the proposed steps with Ginkgo tree

STRATHCARRON PLACE
- EXISTING CONDITIONS

A large area of the courtyard at Strathcarron Place is surfaced with stone cobbles, rendering it unsafe to play or walk on. In addition, tree roots have begun to lift the cobbles increasing the risk of tripping. Hard surface improvements are therefore proposed to remove the uneven surfacing to create a more accessible courtyard space. These improvement works are also sensitive to the needs of the existing trees that thrive best in aerated and hydrated soil. By lifting the ground levels in the tree root zones, and by providing a permeable self binding gravel surface the design aims to retain the character and health of the existing trees within the courtyard, whilst reducing impact to the root zones and reducing the issue of tree roots lifting paving.

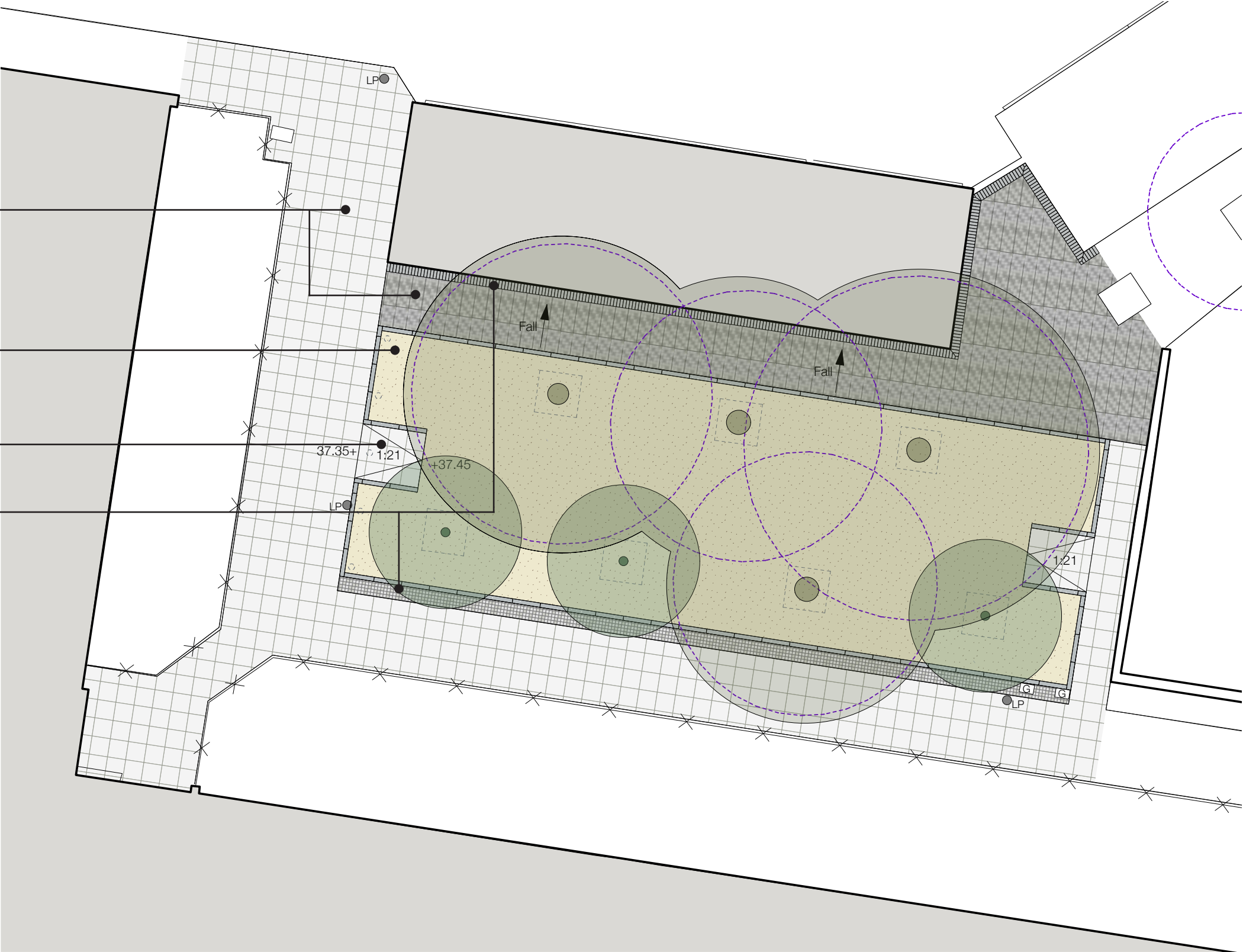
The proposal is modest but aims to address concerns in a neat, considered and cost efficient approach. Existing setts have been retained, lifted and reinstated in some parts of the courtyard, and drainage has improved through the use of permeable surfacing.



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001002 Existing Conditions

**STRATHCARRON PLACE
- PROPOSED WORKS**

- Lifted and relaid concrete
slabs and setts
- Permeable self-binding gravel
surface around root zones
- Increase in levels around
tree root zones
- Lifted and relaid setts to form
drainage channels



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001003 Proposed Improvements



STRATHCARRON PLACE
- FURTHER INFORMATION



Mature trees growing with a self-binding aggregate surface which creates an informal pedestrian space without compromising the tree's root zone. Goodluck Hope, London.



Self-binding aggregate at Canary Wharf

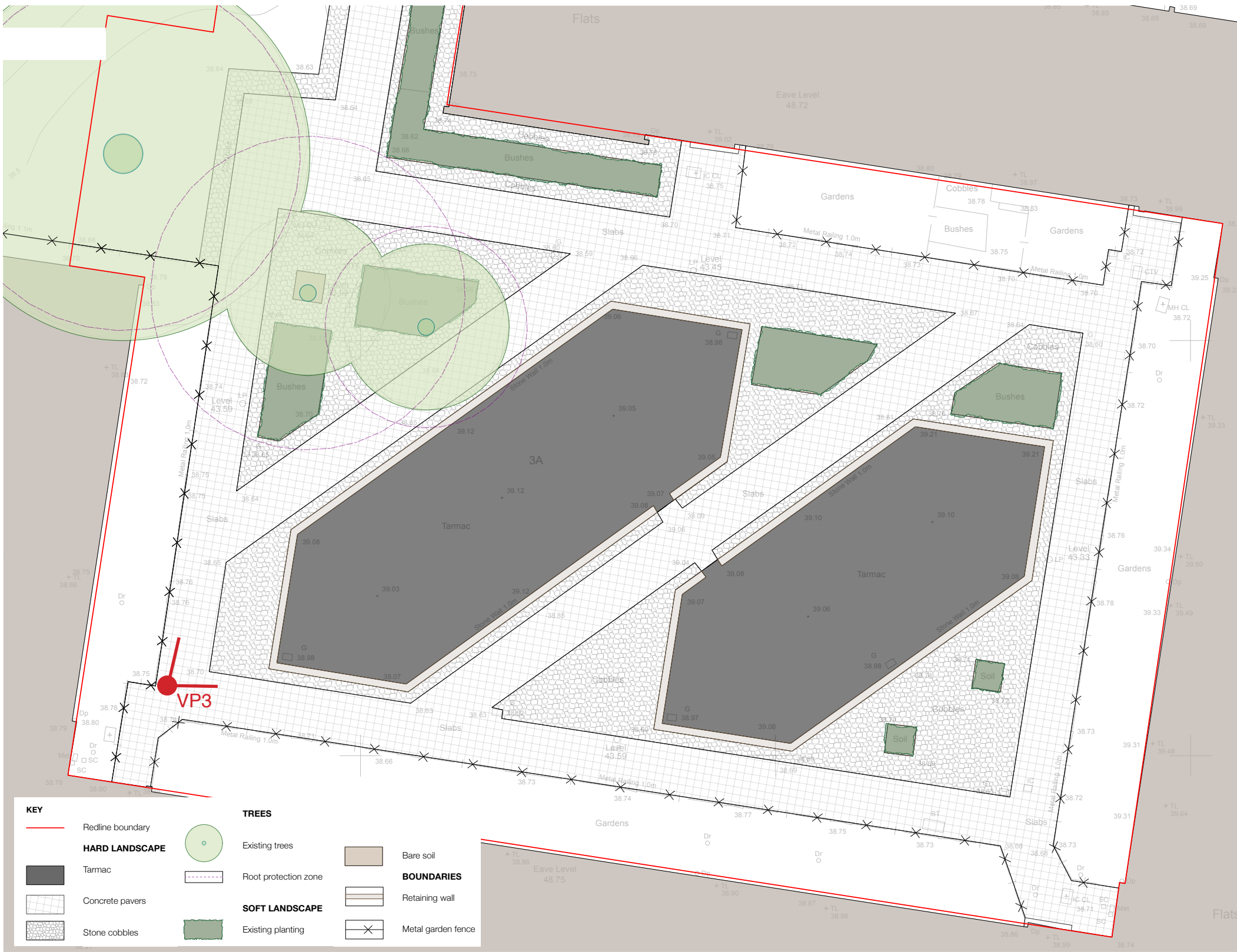


Marshalls Conservation kerbs will form the upstand to the space.

MELVAIG PLACE
- EXISTING CONDITIONS

The courtyard spaces within the Wyndford Estate are being developed to provide better and more accessible amenity space for the residents. Melvaig Place is one of the courtyards to be developed. The proposals here aim to create more accessible and usable hard surfaces, remove existing walls which act as a barrier for using and moving through the space and to retain the existing trees as key character interest points within the space. The proposal includes:

- New tree planting to increase the green amenity value of the courtyard space and to provide enhanced biodiversity.
- Grass mounded areas to act as usable play and recreation space whilst minimising maintenance burden for the Wheatley NETS team.
- Perennial planted mounded areas to aid visual amenity and biodiversity value within the courtyard spaces.
- A range of multi purpose seating to provide rest and gathering points within the courtyard.
- Some existing setts are proposed to be retained and reinstated in narrow strips to demarcate planting beds to retain the character of the courtyard space.



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001008 Existing Conditions

**MELVAIG PLACE
- PROPOSED WORKS**

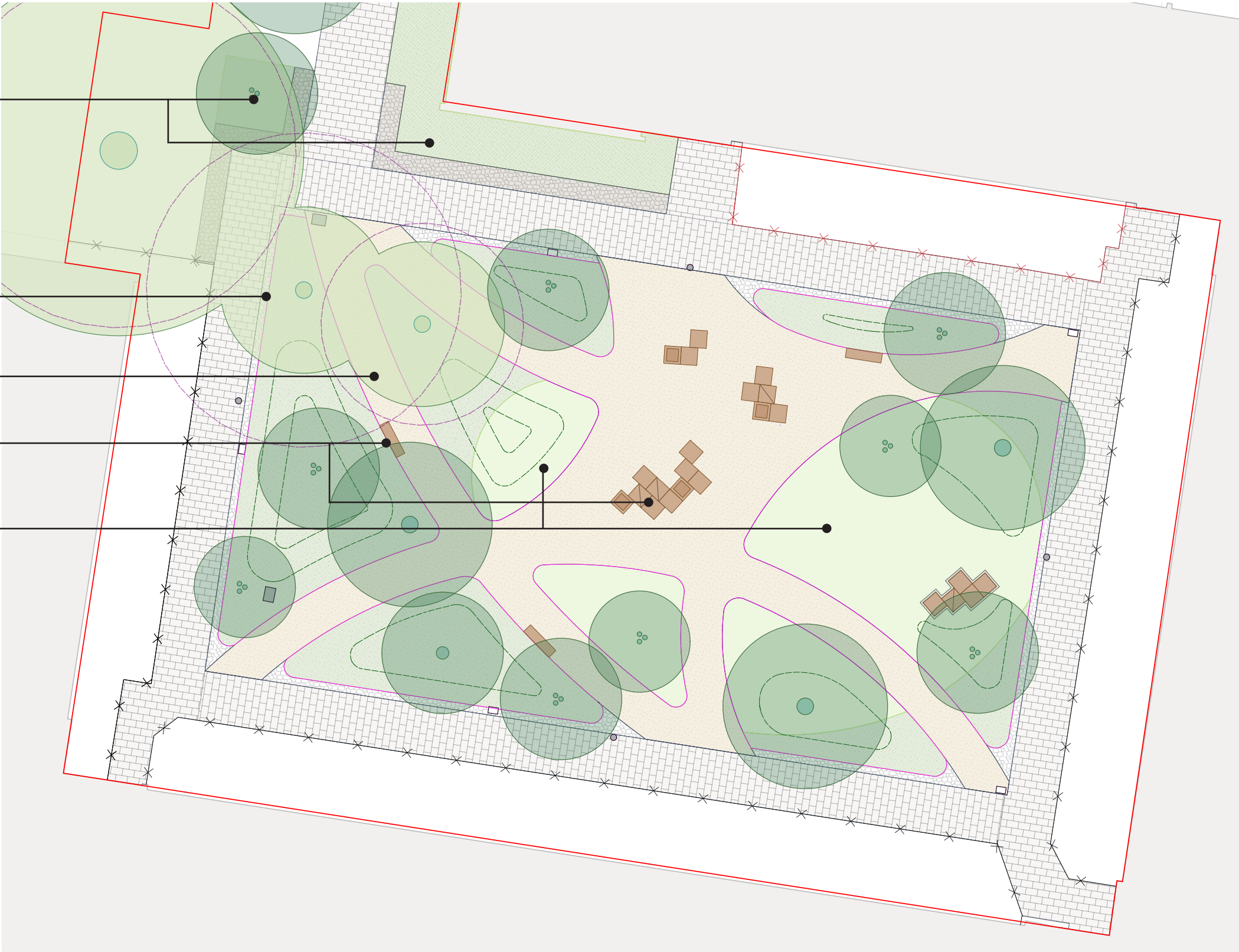
Attractive planting and additional trees with a high percentage of native and pollinator species

Lifted and relaid cobbles in proposed drainage channels

Permeable resin-bound gravel for a variety of internal walking routes and the gathering space

Playful modular furniture alongside standard benches with back and armrests

A series of flat and mounded lawn spaces that offer flexibility of use



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001010 Proposed Improvements

MELVAIG PLACE
- FURTHER INFORMATION



The existing backcourt is dominated by hard surfacing



Precedent images: Queensland Court, Glasgow by RaeburnFarquharBowen illustrating a softer, greener communal space.



SOUTHMUIR PLACE
- EXISTING CONDITIONS

Alongside Melvaig Place, Southmuir Place courtyard is also a space which Wheatley are looking to make improvements to. Similar to Melvaig Place, the proposal here aims to create more accessible and usable hard surfaces, remove existing walls which act as a barrier for using and moving through the space and retain the existing trees as key character interest points within the space. The proposal includes:

- New tree planting to increase the green amenity value of the courtyard space and to provide enhanced biodiversity.
- Retained existing trees with 1nr Category U tree removed.
- Grass mounded areas to act as usable play and recreation space whilst minimising maintenance burden for the Wheatley NETS team.
- Perennial planted mounded areas to aid visual amenity and biodiversity value within the courtyard spaces.
- A range of multi purpose seating to provide rest and gathering points within the courtyard.
- Some existing setts are proposed to be retained and reinstated in narrow strips to demarcate planting beds to retain the character of the courtyard space.



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001012 Existing Conditions

**SOUTHMUIR PLACE
- PROPOSED WORKS**

- Attractive planting and additional trees with a high percentage of native and pollinator species
- Permeable resin-bound gravel for a variety of internal walking routes and the gathering space
- Playful modular furniture alongside standard benches with back and armrests
- A series of flat and mounded lawn spaces that offer flexibility of use
- Lifted and relaid cobbles in proposed drainage channels



Not to scale, refer to 2417-RFL-XX-XX-DR-L-001007 Proposed Improvements

**SOFT LANDSCAPE FRAMEWORK:
BACKCOURTS**

The specified tree species included on this page illustrate the aesthetic intention for the tree planting in both of the backcourts as well as the species diversity, and seasonal interest.

Tree Planting

Multi-stem *Corylus avellana*, *Malus sylvestris* and *Amelanchier lamarckii* are proposed to create an informal structure within the courtyards amongst the larger proposed specimen trees of *Betula pendula* and *Prunus avium*.

Most specified trees are native species, and two of them are especially attractive to pollinators. All selected species are robust and appropriately sized for the spaces in which they proposed to be planted. They are marked with the letters ‘N’ and ‘P’ to signify which species are native to the UK and good for pollinators, respectively.



Betula pendula N



Corylus avellana N



Malus sylvestris P | N



Prunus avium P | N



Amelanchier lamarckii

SOFT LANDSCAPE FRAMEWORK:
BACKCOURTS

A selection of the specified plant species have been included on this page to illustrate the aesthetic intention for the planting plan in both of the backcourts.

Planting

Planting has been categorised into two different mixes:

1. An attractive stylised woodland mix made up of a tall baseline structure of evergreen shrubs, ferns, grasses and groundcover mixed with seasonal perennials that provide an added layer of interest at different points of the year. To be used around the thicker tree planting in the courtyard spaces.

2. A stylised woodland-edge/grassland mix made up of a shorter baseline structure of evergreen grasses and groundcover mixed with seasonal perennials that emerge from the evergreen layer at different points of the year. To be used in areas with more sparse tree planting in the courtyard spaces.

The selection of plants on the right include species taken from both groups to illustrate how the two palettes visually work together in one space. They are marked with the letters ‘N’ and ‘P’ to signify which species are native to the UK and good for pollinators, respectively.



Deschampsia cespitosa N



Dryopteris filix-mas N



Blechnum spicant N



Echinacea purpurea P



Campanula persicifolia P



Bistorta officinalis N



Hellebore 'Christmas Rose' P



Geranium phaeum 'Raven' P



Tellima grandiflora P



Penstemon raven P



Molinia caerulea 'Moorhexe' N



Hedera helix P | N

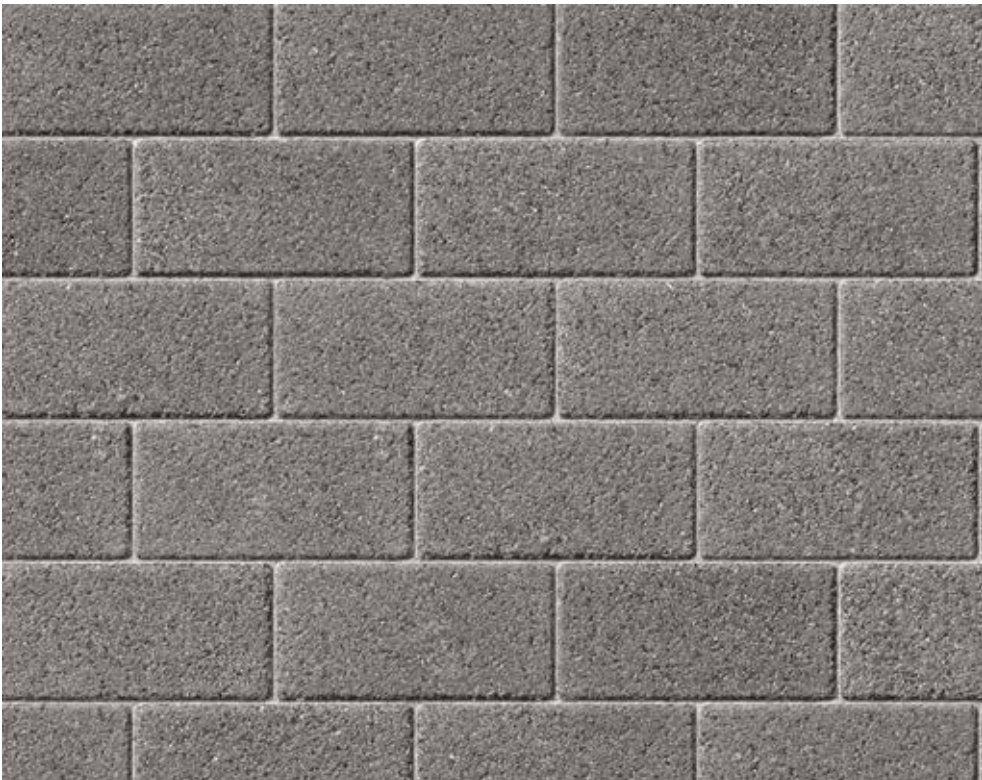
**HARD LANDSCAPE FRAMEWORK:
BACKCOURTS**

Where existing materials are specified to be lifted and reused, such as the stone cobbles in the drainage channels and along parts of the backcourt perimeters, these should be retained.

Elsewhere, a precast concrete block is proposed to unify the landscape around the building with areas in the wider estate and provide a level accessible surface along walking routes. A permeable resin-bound aggregate surface has also been specified to delineate spaces of congregation, rest and play.

FURNITURE: BACKCOURTS

A simple and contemporary palette of timber and powder coated steel furniture is proposed across the site. Benches with back and armrests will supplement the central arrangements of stacked, interlocking modular furniture that offers flexibility in use for all ages. Planters are spaced out within these arrangements to provide opportunities for community growing. The selected colour of the powder-coated steel facings will be both timeless and uplifting for the space.



Fusion block paving in Mid Grey by Tobermore



Resin-bound gravel in Sterling by Sureset



BLOC bench by Vestre, featuring back and armrests



CODE square module benches and planters by Vestre