



Milngavie Public Realm Strategy Analysis and Consultation



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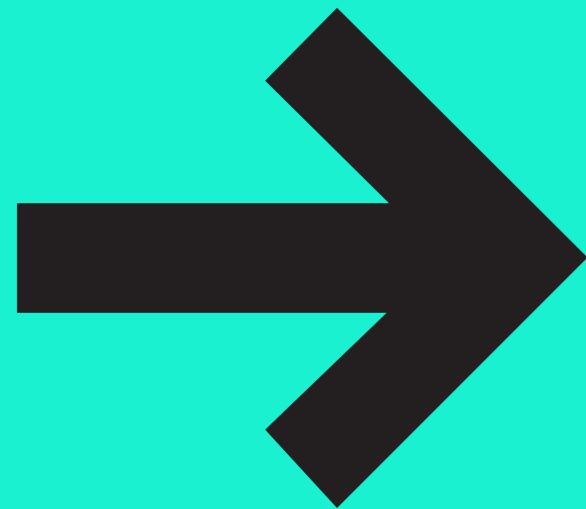
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Impressions



Since 2018, Page\Park has been working closely with Milngavie BID to strategise and deliver a series of incremental projects in Milngavie Town Centre. BID are a community organisation formed of stakeholders and representatives of local businesses, dedicated to oversee improvements to their shared public realm.

Milngavie has a thriving centre, with an incredible asset: it is the start of the West Highland Way, the first officially designated long-distance path in Scotland. Page\Park's initial role was to support the community in creatively celebrating the walk, providing an appropriate setting for the tens of thousands of visitors who pass the starting point each year. Delivered on a modest budget, and embraced by the community, the installation has acted as a catalyst for wider consolidation and improvement to the town centre.

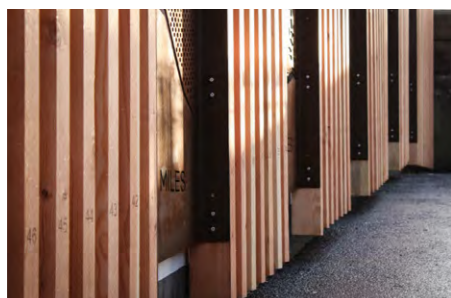
Since 2019, we have been working to develop a public realm strategy for Milngavie, considering the wider strategic moves that encompass not only our own projects, but several others ongoing. Analysis comprises historical, contemporary and experiential aspects, and we have endeavoured to walk and record every aspect of the town 'experience', to more accurately assess how it functions. We have undertaken an extensive audit of the public realm, in the belief that a consolidation of street furniture will be beneficial to improving the clarity of circulation and use. A key outcome from this study will be the identification of short and long term economic development opportunities.



Project Context

Streetscape Phase 1

In 2018, Page\Park were appointed to develop proposals for the start of the WHW; which at that point was an inauspicious tarmac ramp and blank gable wall, leading through a service yard. The initiative was community-led, driven by the vision of a group who understood the value of the asset in their town. Working to a small budget, we designed and detailed a 25m long modular artwork installation. Timber posts with demountable corten artwork panels screen the gable from view, and guide walkers around the service yard. Since widely photographed and shared online, the completed project has exceeded the constraints of its budget, creating a memorable moment in Milngavie's public realm.



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Streetscape Phase 2

Following the completion of the WHW project, Page\Park were asked by Milngavie BID to prepare a visioning document for the wider town centre, proposing a phased strategy of public realm improvements. From this emerged two parallel projects: this public realm strategy, and a second phase of streetscape improvements.

We proposed two elements: firstly, a new gathering area located at a key town centre node will enhance sociability for walkers and the community alike, while providing interpretation on the town and its context. Secondly, the first in a series of modular artwork panels with integrated seating will improve wayfinding and encourage active travel. Illustrated with stories from its history, the units will crystallise the identity of Milngavie in a new 'Heritage Trail'. These works completed in late 2021.

This public realm strategy has been developed in parallel with Phase 2 of the streetscape improvements, and the proposals described above are encompassed within this wider vision for Milngavie.



Location

The town of Milngavie is located 10km north-west of Glasgow, and has a population of approximately 13,500 people. It is neighbored by the settlement of Baldernock to the east, and the larger town of Bearsden to the south-west. Milngavie has a close relationship with Glasgow, and though it has its own storied history of local industry, today it functions for a large part as a dormitory town for Glasgow.

The town has a reasonably concentrated centre of retail and hospitality offers – a quite traditional high street – surrounded by a large residential population. The extents of Milngavie are largely defined by several 'green features': Craigmaddie and Mugdock Reservoirs; Dougalston, Douglas Park and Clober Golf Clubs, Rangers Football Club Training Centre, and Allander Park.

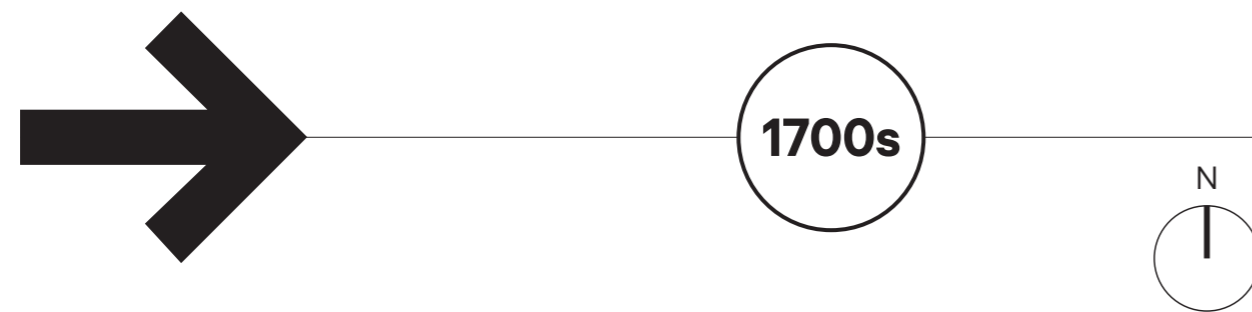
Milngavie sits on the southern edge of Mugdock Park, and of a range of hills known as the Campsie Fells. Beyond the Campsies, is the southern boundary of Loch Lomond and The Trossachs National Park. The park is the fourth largest in the UK, and encompasses much of the western-southern highlands; a total area of 1865km2.



1.2 Historical Development

The earliest available maps of Scotland in the late 1700s show Milngavie – spelled Mill-gavie – as a small village adjacent to the river Allander. The settlement is distinctly rural, served by a single main through route that crosses the river, and extends as far west as Old Kilpatrick and Dumbarton. It passes through Milngavie village going east before veering north, creating a L-shaped village plan and connecting to settlements such as Carbeth further north. Just west of Milngavie village, the road connects to Glasgow in the south, crossing the remnants of the Roman Antonine Wall.

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Roy Lowlands, 1752-55
www.maps.nls.uk

Milngavie is surrounded at this time by estates and farms. Dougalston, Mains, Clober, Craigmaddie and Barrachan are all visible on 18th century maps, and their locations and boundaries will help shape Milngavie as it expands in the following century. Most of these names are preserved in some form today, some as areas in the town, and others carried on by golf clubs and other organisations.

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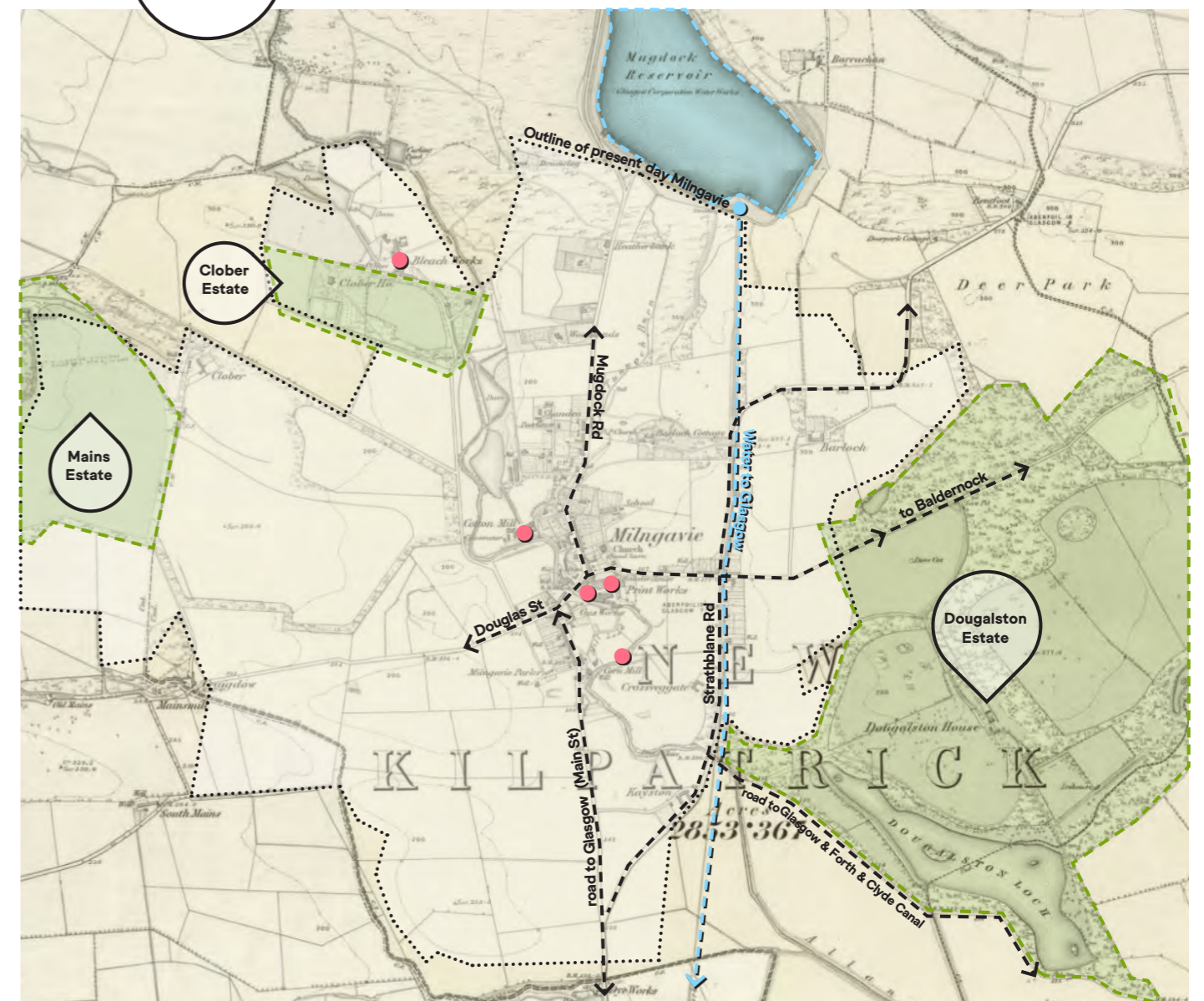


Construction of the Loch Katrine aquaduct. BBC News

By the mid-1800s, industry has enveloped Milngavie and it has grown into a thriving small town, centred on present-day Douglas Street and Mugdock Road. **Print works, gas works, corn mills, and cotton mills** dominate the town centre, with a large bleach works further north on the river Allander.

In 1859, Queen Victoria opened **Mugdock Reservoir** and the Milngavie Water Treatment Works, immediately north of the town centre. The reservoir was filled via a 56km long aquaduct from Loch Katrine in the North (a second was later added), and from there supplied the city of Glasgow with clean water. The waterworks were integral in the eradication of typhoid and cholera from Glasgow. The waterworks connect to the town centre via Mugdock Road. The map highlights the direction of travel for water leaving the reservoir for Glasgow: directly south under a stretch of access road, before continuing under present-day Strathblane Road.

1860



OS Six Inch, 1843-82, www.maps.nls.uk

Milngavie's residential population appears to remain modest at this time. Houses line the main roads of the town, and there are already two churches and a school. However it is industry and infrastructure that appear to be the biggest drivers in the development of its town centre. New more road links have appeared that serve the town from the south, and Strathblane Road and Main Street appear in their present-day locations.

The surrounding estates of Dougalston [1], Mains [3] and Clober [4] are well defined, and the mansion houses that were constructed at each are fine architectural examples from the period. The designed landscape and house at Dougalston is of particular note. Having existed in some form from the 13th century, it was purchased in 1767 by John Glassford, the Glasgow merchant, or 'Tobacco Lord', who was a beneficiary of the transatlantic tobacco and slave trades. Glassford overhauled the landscape setting, creating Dougalston Loch and building a Factors House on the Estate.



(far-left) Dougalston House (www.edicimages.co.uk)
(left) The ruin of Dougalston House prior to demolition and construction of the golf course ©Elliot Simpson (www.geograph.org.uk)



(far-left) Dougalston Factors House, built by John Glassford (www.canmore.org.uk)
(left) Craigmaddie House (www.caingram.info)



(bottom-left) Mains House (www.ipernity.com)
(below) Clober House (www.caingram.info)



Villa Houses on Tannoch Drive - from the publication 'Milngavie's Industrial Past' © Diana Cameron-Shea 2016

At the end of the 19th century, Milngavie continued to thrive as a minor industrial centre. Its size had increased steadily, albeit not dramatically, and its industry was supplemented by several more mills. The key development in this period was the introduction of a new railway link into the heart of the town – operated by the North British Railway. The new line arrived in the town in its present-day location, before branching off to serve the paper mills and bleach works located along the river Allander. The railway provided a direct connection for Milngavie, and all of its industry, into the Glasgow, Dumbarton and Helensburgh line. The imprints of these lines are still visible today, including the pathway which begins the West Highland Way.

In 1896, an extension of the waterworks – the **Craigmaddie Reservoir** – was opened. The enlarged reservoir effectively bridged between Mugdock Wood and the quarries to the west, and Dougalston Estate to the east, creating a northern boundary of expansion for the town. In 1895, **Tannoch Loch** was created within the town, for the purpose of controlling overflow from the Tannoch Burn, and in turn Mugdock Loch to the north. In the early 1900s a number of large villa houses would be built along the loch, taking advantage of the picturesque location.

1896



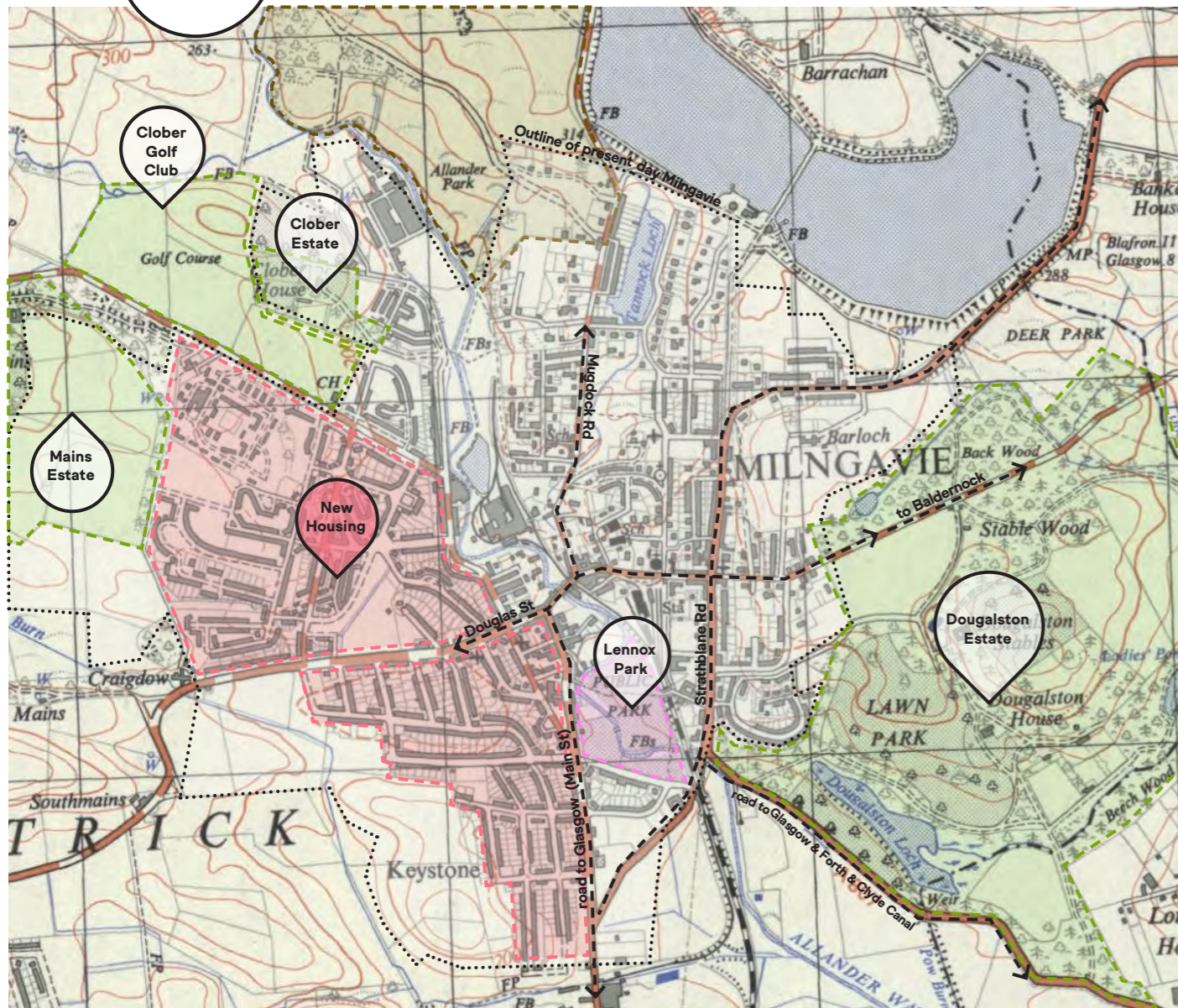


The unveiling of the Great War Memorial in 1922 (www.caingram.info)

The first half of the 20th century sees the largest increase in the residential population of Milngavie, and for the first time, **large designed areas of housing** are clearly identifiable on the map. The restriction of the reservoir to the north sees the town instead expand west, up to the edge of the Mains Estate, and south, branching off from Main Street. Industry in Milngavie began to decline, commencing its shift from industrial centre to dormitory town.

Milngavie becoming a more attractive place to live is evident in the creation of **Lennox Public Park** in the town centre, and new golf course on the grounds of the old Clober Estate. In 1976, Dougalston Estate would also partially become a golf course, a move which would result in the demolition of the original mansion house. The historic estates were changing function, however they continued to set and maintain the boundaries for the expansion of the town. Milngavie was growing, but it could only do so in a limited number of places.

1955



Milngavie Public Library overlooking the lake at the former cotton mill (www.architectureglasgow.co.uk)

Milngavie today is principally a dormitory town for Glasgow, and its multitude of industries have long since closed. However, the remnants are still visible in a number of places. The lines of the railway can still be traced through the town, and the lake which once was part of the cotton mill's infrastructure today forms a picturesque setting for the public library and its resident swans.

New residential development has crept into the old estates of Mains, Clober, and Dougalston, but it has done so more gradually, rather than with the abandon of the Victorian era, and the outline of 19th century Milngavie is still prevalent. The 'gravitational' centre of the town – the intersection of Douglas Street and Mugdock Road - has remained consistent through its history. Douglas Street was partially pedestrianised in 1974 and a **new bypass** constructed.

2021



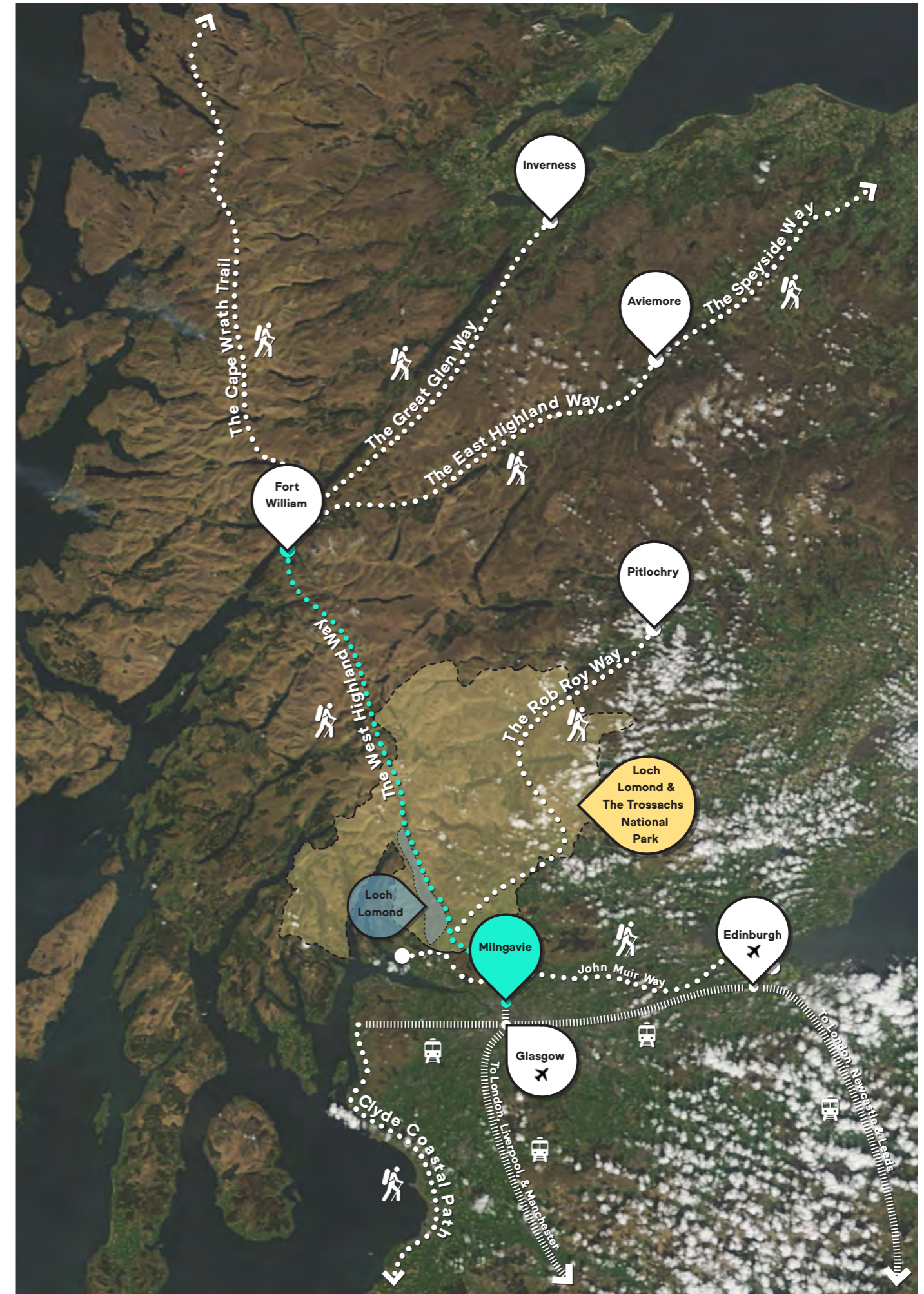
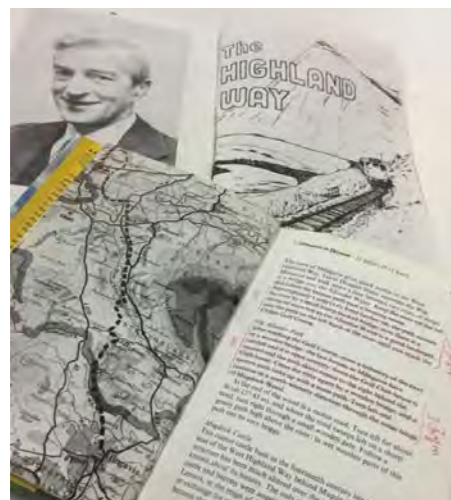
Milngavie within Scotland

Milngavie is well positioned within the Greater Glasgow and Clyde Region. Despite its proximity to Glasgow, Scotland's largest city, its well-publicised role as the starting point of the **West Highland Way** – Scotland's first and most popular long distance walking route - strengthens Milngavie's association with the west coast and highlands. From a tourism perspective, Milngavie marks the last moments of civilisation before stepping into the raw and beautiful 'wilderness' beyond.

For the global community of walkers and long distance hikers, the reputation of Milngavie as a gateway to the highlands is accurate. Opened in 1980, The West Highland Way is completed by over 40,000 people each year with the same number again enjoying it in shorter sections. It is estimated to contribute more than £12m to the rural economy, supporting many local businesses and communities. It is also part in a wider network of connecting long distance routes, that touch the north, east and southernmost parts of Scotland. The West Highland Way remains the most popular, but all of Scotland's long distance walks are supported by continually improving infrastructure, and a growing library of printed and digital guides. In 2021, long distance walking is one of Scotland's most unique and sustainable tourism offers.

In the context of the West Highland Way, Milngavie feels like an honorary part of the highlands. This illusion is broken by the ease of commute to and from Glasgow. The journey from town centre to city centre is less than 25 minutes by train, and from Glasgow there are onward connections to Edinburgh, to the west coast, and south into England and eventually London. This makes Milngavie extremely accessible for tourists visiting Scotland's two main cities of Glasgow and Edinburgh, but also makes the attractions within those cities easily accessible to the residents of Milngavie.

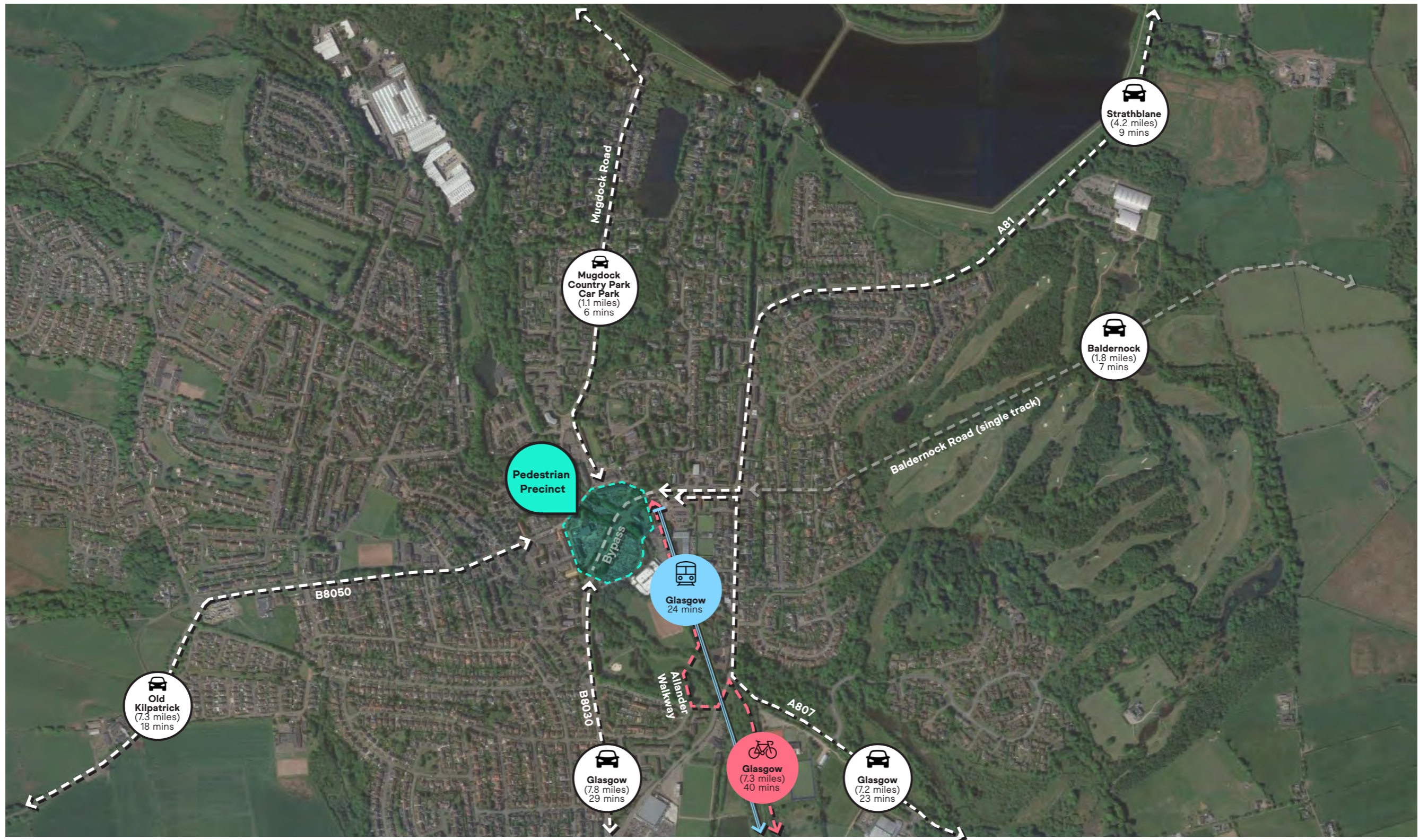
Immediately north of Milngavie is Mugdock Country Park, a 260 hectare site with walking and cycling trails around the remains of Mugdock Castle. The country park is easily accessed from Milngavie by car, or less than 30 minutes on foot. North of Mugdock, beyond the Campsie Fells, is **Loch Lomond and The Trossachs National Park**. The park received 2.9 million visitors in 2017, and presents a rich tourism offer of scenery, outdoor pursuits, water sports, and access to several small towns, including Aberfoyle, Crianlarich, and Callander. The closest town to Milngavie, Drymen (at the foot of Loch Lomond) is 25 minutes by car. The relationship between Milngavie and the National Park is centred on their shared asset of the West Highland Way, which passes through the park for approximately half of its length.



Primary Transport Routes

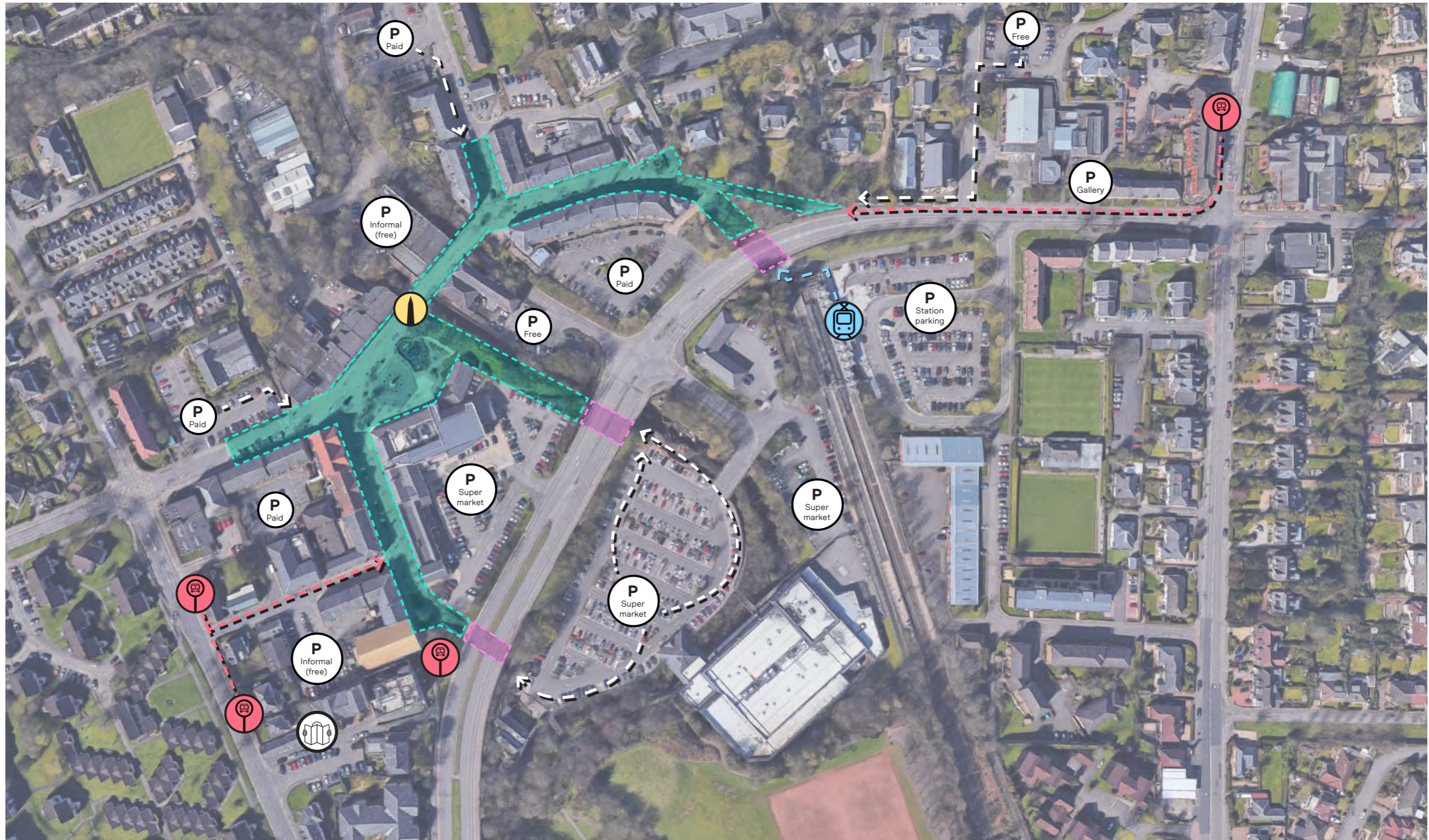
Milngavie town centre is accessible by **car** in all directions, with parking available on the periphery of the pedestrianised precinct (refer to locations in section 2.2).

The primary **cycle** route and **train** line into the town centre from Glasgow are from the south.



Arrival Points by Transport

Douglas Street in Milngavie town centre was partially pedestrianised in 1974 and a new bypass road constructed. The new pedestrian precinct was connected to the south side of the bypass by three underpasses. The town centre and precinct are well served by public transport - including nearby bus stops and the train station. There is a mix of metered, free, and 'unofficial' parking on the periphery of the centre. The two largest car parks serve the supermarkets, and are located in the centre of the town.



2.3 Public Transport Services



Train services to/from Milngavie Station :

There are 2no. train lines serving in Milngavie, with a series of interchange points along each:

Key destinations on the **Northern Clyde Line** are:

- Bearsden - 6 min journey
- Partick - 16 min journey
- Glasgow Queen Street - 24 min journey
- Edinburgh Park - approx 1hr 30 min journey (direct or 1 change) with onward tram link to Edinburgh Airport
- Edinburgh Waverley - approx 1hr 40 min journey (direct or 1 change)

Key destinations accessed on the **Argyle Line** are:

- Glasgow Central - approx 27 min journey (direct or 1 change) with onward bus link to Glasgow Airport and train links to Paisley, Wemyss Bay (ferry), Gourock (ferry), Ardrosson Harbour (ferry), Largs (ferry), Ayr, and Prestwick Airport.
- Motherwell - approx 1hr 5 min min journey (direct or 1 change)

Milngavie Station is a critical interchange in the town of train links, bus links, car parking (134 spaces), and cycle parking (28 spaces).

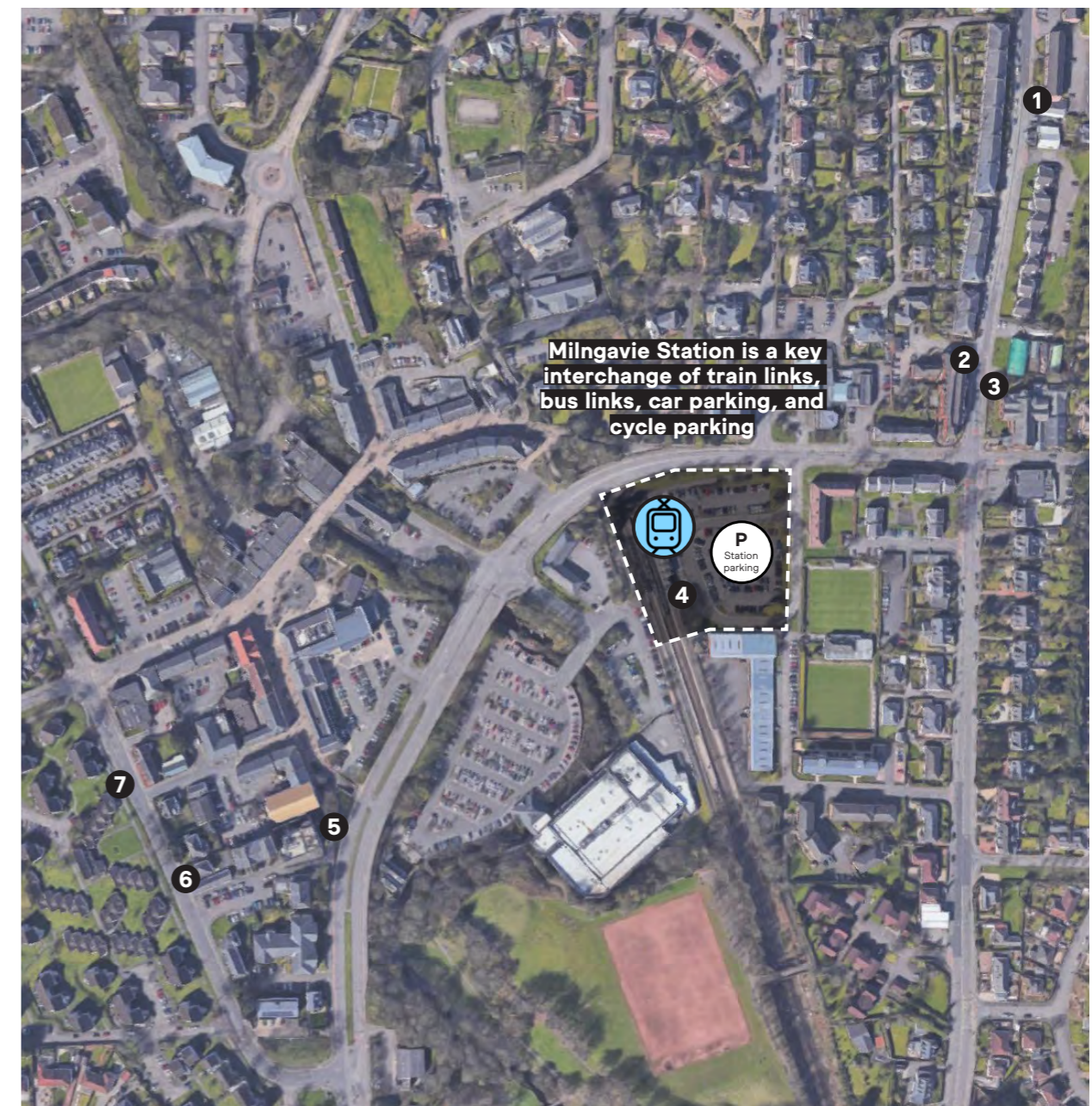


Bus services :

- 15 Glasgow Citybus
- 60A Easterhouse to Milngavie (via Glasgow)
- 47 Milngavie to Kirkintilloch
- 47A Milngavie to Kirkintilloch
- X10 Glasgow to Stirling (via Balforn and Kippen)
- X10A Glasgow to Stirling (via Balforn, Aberfoyle, and Thornhill)

Town centre bus stops :

- 4 5 6 7
- 6 7
- 4 5
- 4 5
- 1 2 3 4 5
- 1 2 3 4 5



2.4 Car Parking

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- 1 Tesco** Free for 3 hours, with automatic fines incurred for over staying beyond the time limit.
- 2 M&S** "
- 3 Woodburn Way** Metered hours 9.00am - 5.30pm
0-2 hours - £1
2-3 hours - £2
3-4 hours - £3
Over 4 hours - £5
Sundays remain free all day
- 4 Douglas St.** "
- 5 Stewart St. (north)** "
- 6 Mugdock Rd.** "
- 7 Train Stn.** Free all day
- 8 Kersland Dr.** Free all day
- 9 Town Hall** Free all day
- 10 Ellangowan Rd.** Free all day
- 11 Stewart St. (south)** Free all day



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2.5 Cycle Distances

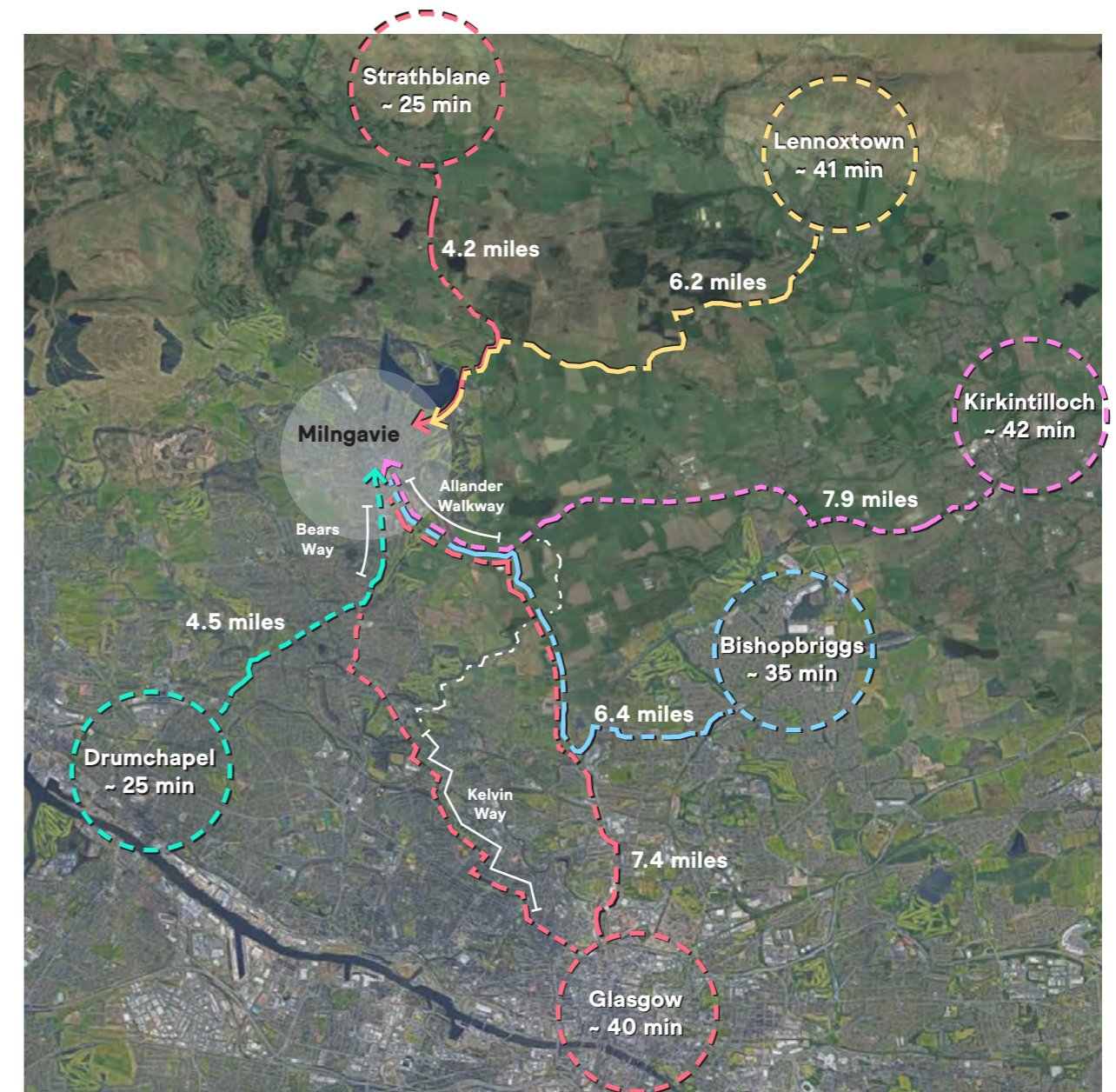
Milngavie is accessible for cyclists in the local area per the below distances and approximate times.

None of the below journeys can be undertaken on entirely car-free routes. Glasgow, Bishopbriggs, and Kirkintilloch can be accessed by the cycle-friendly Allander Walkway travelling south out of Milngavie, before transitioning to trafficked roads.

The most cycle-friendly route from Milngavie to Glasgow takes the Bears Way cycle path south from Milngavie to Hillfoot, before following the Kelvin Way into the West End of the city.

Milngavie is not connected to the National Cycle Network.

It should be noted that a number of cyclists each year undertake the West Highland Way by mountain bike. Though principally a walking route, the long-distance trail is growing in popularity as a cycling tourist attraction.



Cycling in Milngavie

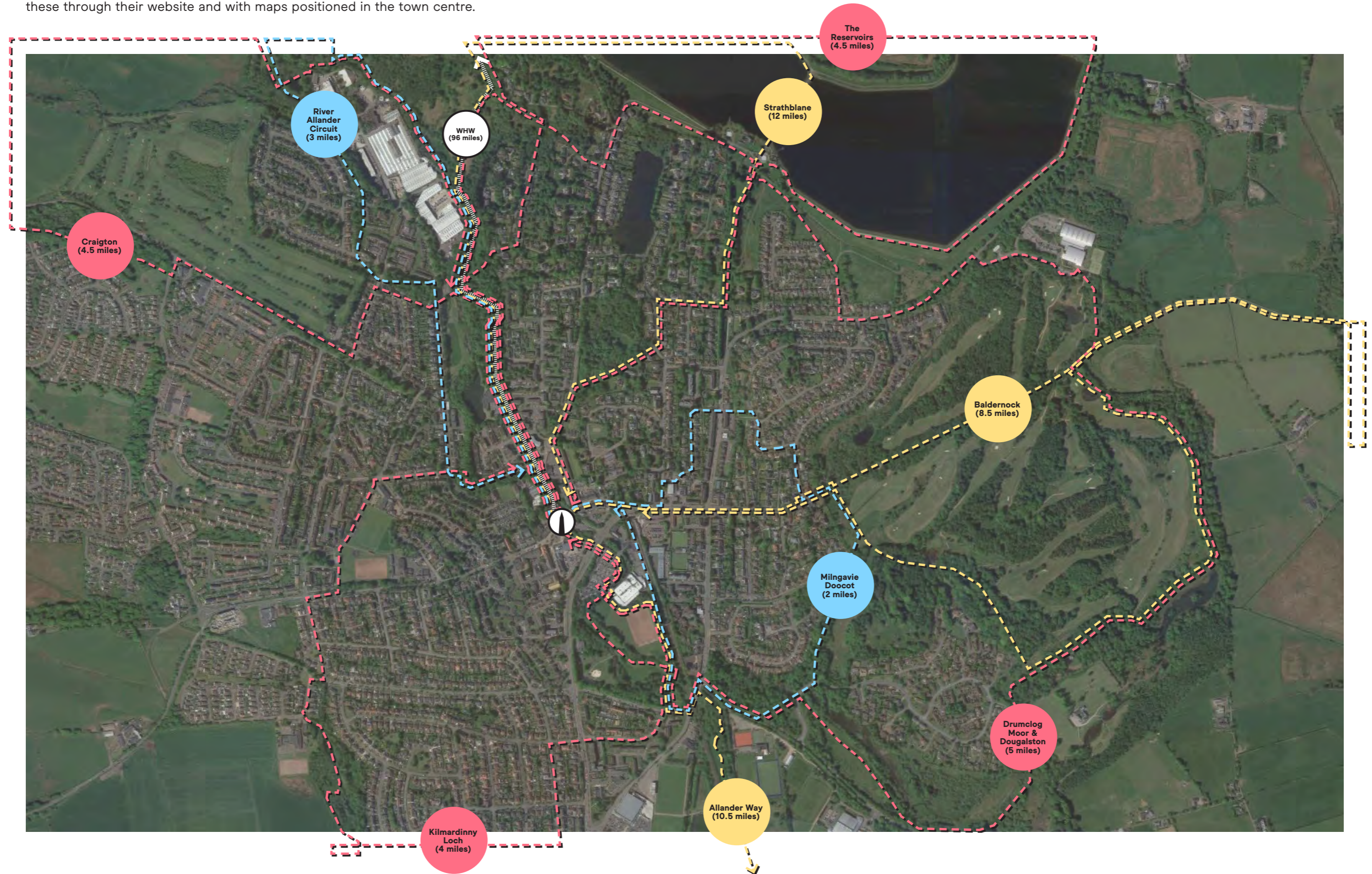
Despite not being connected to the National Cycle Network, East Dunbartonshire Council promote cycling and active travel in the district under the 'Healthy Habits' initiative. The initiative aims to improve awareness of cycle-friendly routes for leisure and commuting, and includes dedicated car-free routes such as the recently completed Bears Way. The below EDC-published map for cycling shows:

Traffic-free paths:  Suggested Links: 



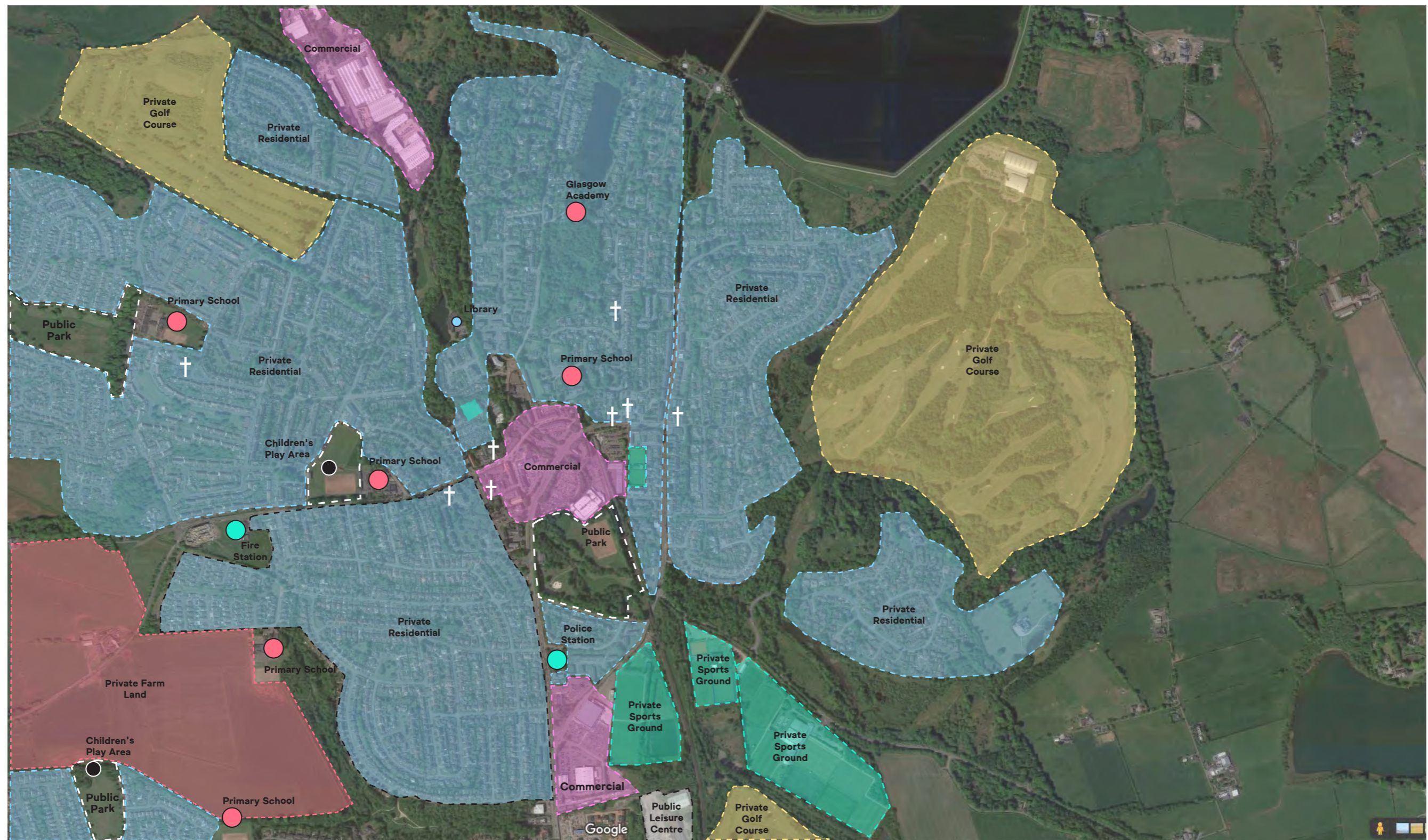
Local Walking

Surrounded on all sides by attractive landscape of distinct characters, it's no surprise that Milngavie has a strong local tradition of local walking. Established in 1988, The Bearsden and Milngavie Ramblers group promote an ongoing programme of group walking, in addition to providing other charitable and social functions in the community. The group have formalised a number of **short**, **medium** and **long** local walks, and promote these through their website and with maps positioned in the town centre.



Land Use

Milngavie today is primarily a residential town, and the breakdown of land use reflects this. Its town centre is a dense commercial centre of retail and dining. The town emanates in vast residential swathes on all sides. As seen on the historical analysis, the residential population was originally located north and east of the town centre, with the estates to the west being constructed in the early-mid 20th century. The periphery of the town is made up of private golf courses, farm land, and private sports grounds.



Town Centre Building Use



School

Church

Surgery



Residential

Commercial

Sport



Town and River

The Allander water flows north-south through Milngavie. Originally a mill town, the river is the reason for Milngavie's existence today. Milngavie grew from the original crossing point over the river on Douglas Street. In this **pedestrianised precinct** today, there are several more crossings and the river does not significantly impede the circulation between its two sides. The edges of the residential developments north of the centre have formed a **green corridor** along the river bank. The same is true south of

the centre where **Lennox Park** forms a similar green corridor. The river crossings in these areas are pedestrianised.

At points, the relationship between the river banks is obstructed by **commercial premises**, though generally on historically industrial sites. Residential areas are generally separated by these green buffer zones, with one exception immediately north of the pedestrian precinct.



3.1 Heritage Assets

As evidenced in the earlier historical analysis, Milngavie has a rich heritage as a minor industrial centre in the 18th and 19th centuries. A number of interesting and significant stories are woven into the history of Milngavie, some of which have left remnants in the fabric of the town today.

These historical 'assets' are plotted below, and detailed over the following pages.

- 1 Bennie Railplane
- 2 Fish Ladder
- 3 Gavin's Mill
- 4 The Copland and Lye Clock
- 5 The Phone Box
- 6 Milngavie Train Station
- 7 Milngavie Town Hall
- 8 The River Allander
- 9 Corbie Ha'
- 10 Glasgow Trams
- 11 Milngavie Reservoirs
- 12 Old Dougalston Estate
- 13 Old Clober Estate
- 14 Old Mains Estate



1 The Bennie Railplane

George Bennie (1891-1957) designed the Railplane with the intention that it would carry passengers above existing rail lines at speeds up to 120mph, enabled by removing the conflict of slower freight trains below through the 5m elevation of the track from ground level.

Each rail car would be powered by a propeller on each end, in turn powered by an electric motor, fed by an internal combustion engine. To encourage financial backing of his concept, a demonstration track of 130m in length was constructed throughout 1929-1930 (opened 8th July 1930) over a disused LNER siding, which originally led to Burnbrae Dye Works, off the Milngavie branch railway.

Bennie never received financial backing, as city planners did not want to risk investing in a new transport concept so soon after the great depression, especially when the conventional railway was already a well-established and reliable mode of transport. The full-scale prototype was dismantled in 1956.



2 The Fish Ladder

The fish ladder was installed in 1999 to allow migrating salmon and sea trout to travel upstream to the Allander River to spawn each autumn from the sea by way of the River Clyde and Kelvin. Before the construction of the fish ladder, their journey was obstructed by the weirs built for the corn and paper mills in Milngavie.



3 Gavin's Mill (Cat. B Listed)

Gavin's Mill, the oldest building in Milngavie, sits on the bank of the Allander Water and is estimated to date back to the 1700's when it was built as a Corn Mill to mill oats and barley for local farmers. The Category B-Listed mill was likely extended in the early 19th century to create more space for kilns and extra storage, so they could introduce grain drying services.

Up until the 1960's, the building remained a working mill, and has since been home to an architect's studio, tearooms, boutiques, and restaurants.

The current occupant, Gavin's Mill Community Project, aims to transform the mill into a centre for community activity with ambitions of self-generating electricity from a water mill, becoming a heritage centre to showcase local and relevant exhibitions, and selling locally grown food produce.



4 The Copland and Lye Clock

Originally a feature of Copland and Lye department store on Sauchiehall Street in Glasgow, the three-faced clock was restored and relocated to the corner of Douglas Street and Main Street in 1981 to commemorate the pedestrianisation of the town centre.



5 The Phone Box

The red telephone box on Douglas Street is a fine example of the K6 type, designed by Sir Giles Gilbert Scott, and likely to have been manufactured in nearby Kirkintilloch sometime after 1935.

The phone box was disconnected and earmarked for removal, before the local community group Milngavie in Bloom purchased the box in 2019, for a symbolic price of £1. The future use of the box is uncertain, but it has been preserved for the community as an important part of Milngavie's heritage.



6 The Train Station (Cat. B Listed)

Milngavie Train Station is a fine example of a lightly modernised Victorian railway station. The station's principal architectural features, including cast iron platform canopy remain intact today, as does the stone ticket office and the station clock. Works were completed in 2020 to extend the station platforms and increase commuter capacity.



7 The Town Hall

The present-day Milngavie Town Hall complex was completed in 1962. The Burgh Hall which previously stood on the site was destroyed by fire in 1940. The building is a good example of architecture from the period, and is built in a palette of red brick, concrete and stone. The glazed entrance porticos facing onto the landscaped square at the front give the building a strong civic presence on the street. The complex has a substantial performance and function space, and has an annex that bequeathed land to enable the construction of the Town Hall complex. Today, the buildings are tired, and in need of refurbishment. Plans have been tabled by the local authority for the refurbishment and consolidation of services within the building. These proposals are currently at consultation stage.



8 The River Allander

The Allander Water is the river on which the town of Milngavie is located, and its from the power of the flowing water that the town's heritage of mills and industry can be attributed. Along with the Glazert Water and Luggie Water, the Allander is one of the three tributaries that flow into the River Kelvin in Glasgow.



(left) Allander Water
(Page\Park photograph)

9 Corbie Ha' (Cat. B Listed)

Corbie Ha' is the original stone cottage of the Ashfield Farm, and widely believed to be the oldest building in Milngavie. The building is today category B listed, and still in use as a 60-seat performance venue, and the headquarters of the Milngavie Pipe Band.



(above- left) Corbie Ha'
(Page\Park photograph)
(left) Corbie Ha'
(www.edlimages.co.uk)

10 The Tram Network

Between 1924 and 1956, the Glasgow Corporation Tramway incorporated Milngavie into what was, at the time, one of the largest tramway systems in Europe.

The number 13 and 14 trams had their terminus on Main Street in Milngavie, and directly connected the town to Glasgow City Centre, the west end and southside, and even extending as far as Paisley and Renfrew.

The number 14 tram,
which ran between
Paisley and Milngavie
(twitter.com/PastGlasgow)



11 The Reservoirs

Opened by Queen Victoria in 1859, and extended in 1896, the Milngavie Waterworks were constructed to supply the the city of Glasgow with clean water. The waterworks were integral in the eradication of typhoid and cholera, which were caused by poor sanitation.

The reservoir was filled via a 56km long aquaduct from Loch Katrine in the North (a second was later added). Sited uphill of Glasgow, the reservoirs are able to distribute water to the city without the requirement for pumping.

Security was briefly increased around the reservoirs in the 2000s, but has since been scaled back and the perimeter route around the reservoirs is popular with walkers, and cyclists today.

(right) The Mugdock
Reservoir
(Page\Park photograph)
(far-right)
Celebrations at the 160th
anniversary of the Milngavie
waterworks opening
(waterindustryjournal.co.uk/)



12 Dougalston Estate

Dougalston Estate has existed in some form since the 13th century, although its most notable period of development took place after the purchase of the estate by the merchant John Glassford in 1767.

Glassford's legacy in Glasgow is notoriously complex. At one time Glassford was most prominent 'Tobacco Lord' in Glasgow, with a fleet of ships larger than any other merchant in Scotland. However, as owner of plantations in America, Glassford traded in tobacco, and profited from the 'triangle of trade' in the Atlantic that saw slaves transported from Africa to work on plantations in the American South.



(left) Glassford Family Portrait
(glasgowmuseumslavery.co.uk)
(far-left) Dougalston Doocot
(www.caingram.info)

At Dougalston, Glassford oversaw the informalisation of the estate, as was the style at the time. He created Dougalston Loch and the Ladies Pond, which exist to this day, and created new areas of woodland planting.

He also proposed the construction of the Factor's House. As Dougalston House itself was demolished to make way for the golf course, having lain in ruin for several years, the Factor's House is one of the limited built remnants of Glassford's Estate. Much of the designed landscape still exists, interwoven with the golf course, and its paths, woodland, and many of its historical features remain accessible to the public.



(left) Factor's House
(Canmore)

13 Clober Estate

Another of the prominent estates in the area was the Clober Estate, with Clober House at its centre. The house was built in the late 18th century by Glasgow merchant James Macgregor, and significantly extended in 1833. The estate is of some national significance, as the location of several engineering projects by one of Scotland's most celebrated engineers, James Watt.

Watt, who was James Macgregor's son-in-law, constructed water courses and a large chlorine bleachfield - for the bleaching of linen - on the estate.



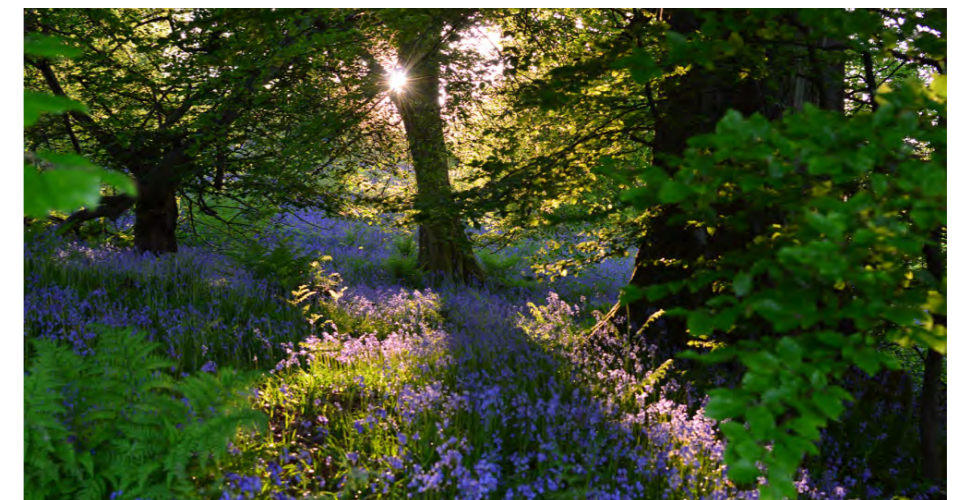
(right) Clober House
(www.theglasgowstory.com)
(far-right) James Watt
(www.britannica.com)

14 Mains Estate

The estate at Mains existed in some form from as early as the 13th century, and from the 14th century onwards was the home of the Douglasses of Mains; a branch of the Clan Douglas, one of Scotland's most famous lowland clans.

In the 1800s the grounds were purchased by John Glassford, and subsequently formed part of Dougalston Estates. As he had done at Dougalston, Glassford invested heavily in the estate, enlarging the house and starting the creation of the designed landscape setting, including: a walled garden, woodland, and the Mains Plantation.

The land was purchased by Dumbarton County Council in the mid 20th century and Douglas Academy built on the site. Significant areas of the estate have since been developed for housing. However, aspects of Glassford's designed landscape survive, encapsulated by the 20th century developments. These include the Mains Plantation, several mature trees, and the now-ruined and overgrown walled garden - the latter of which is sited within the school grounds.



Mains Plantation in 2013
(diasporran.wordpress.com)

3.2 Public Artwork

46

- ①-⑦ Home by Alex Allen
- ⑧ Scholars Rocks by Rachel Mimiec
- ⑨ Turkey Red by Rachel Barron
- ⑩ Tom Hunter Memorial Statue
- ⑪ Underpass mural (north)
- ⑫ Underpass mural (south)
- ⑬ Start of The West Highland Way by Page\Park
- ⑭ Lillie Art Gallery
- 🌸 Milngavie in Bloom sites

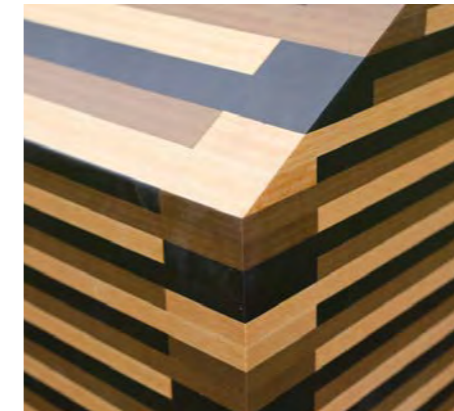


47

1-7 Home by Alex Allen

The artwork is comprised of a series of six sculptural way-markers, located on a trail that leads from the town centre to Mugdock Country Park. The works are of various scales, and are inspired by the form of traditional vernacular cottages, many of which still stand in Milngavie. As well as way finders, these sculptures are designed to stand as memorials to lost local industry through the use of cast-in and acid etched text which references historical industrial sites and their workers names.

(www.alexallan.co.uk)



8 Scholar's Rocks by Rachel Mimiec



9 Turkey Red by Rachel Barron

Taking the form of a bold vinyl window installation at Milngavie Heritage Centre, Turkey Red is a celebration of the local heritage of Burnbrae Dye Works and the Turkey Red textile industry of the 19th century.



(www.rachelbarron.co.uk)

10 Tom Hunter Memorial Statue

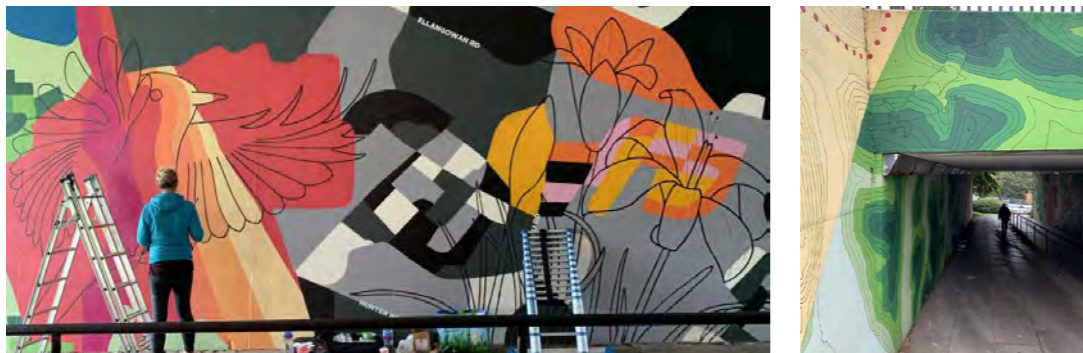
This corten sculpture depicting the silhouette of a walker is to celebrate the life of Tom Hunter (1926-2016), a keen walker whose idea it was to create a route from Milngavie to Fort William, now known as The West Highland Way. His motivations for designing the long-distance walking paths were to help protect the environment and to prevent over-development of the countryside, so that future generations could enjoy the outdoors as he had. The West Highland Way is now a renowned tourist attraction, bringing income to many local businesses.



11 Underpass Murals

Created in 1993 by Calum Mackenzie and located on the walls of the northern underpass, the first mural resembles a 20-page photo album documenting a fictional Welsh family's 2-week journey along the West Highland Way, from Milngavie to Ben Nevis.

12 The second mural was painted on the walls of the southern underpass in 2019 by Glasgow based artist-led group, Artpistol. The artwork resembles a scale contour map of the West Highland Way, with iconic Scottish animals hidden in the contours.



(top) OS Map mural
(www.artpistolprojects.com)
(below) Album mural
(www.geograph.org.uk)

13 Start of the WHW by Page\Park

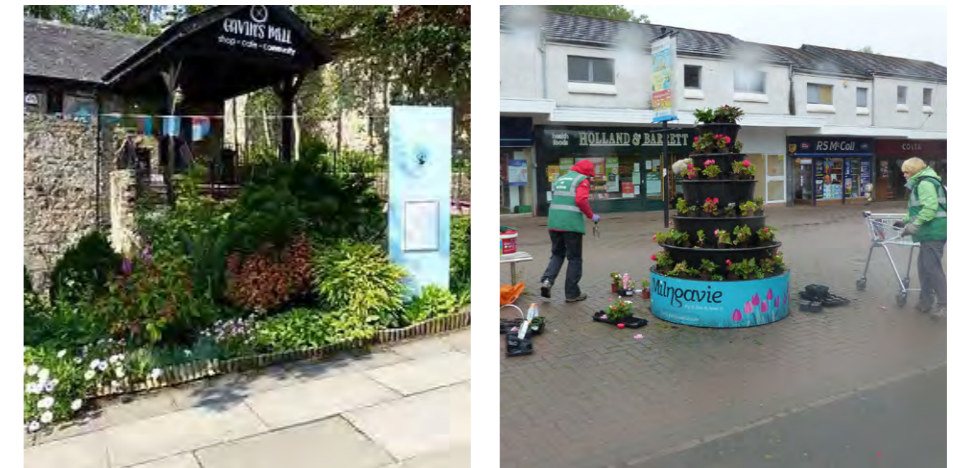
The scheme enhances the setting-off point for the walk, by offering photo opportunities and glimpses of the landmarks and vistas populating the route.

It is comprised of three elements: at the top of the ramp is a large 'welcome panel', with two walkers pointing the way. Then, as the ramp crosses the Allander Water, the key element of the installation is revealed: a 25m long artwork in a restrained palette of corten steel and timber, screening the existing gable from view. Ninety-six timber posts, representing the total mileage to Fort William, are grouped into sections of the walk. Between each cluster, 750x2000mm demountable corten panels have been routed and layered with illustrations and milestones. At the bottom of the ramp, a new screen of timber and corten guides walkers away from the service yard, encouraging passage along water's edge. The final element, a freestanding introductory panel, faced with a silhouette of the route northward, overlooks the ramp from an elevated position on Douglas Street.



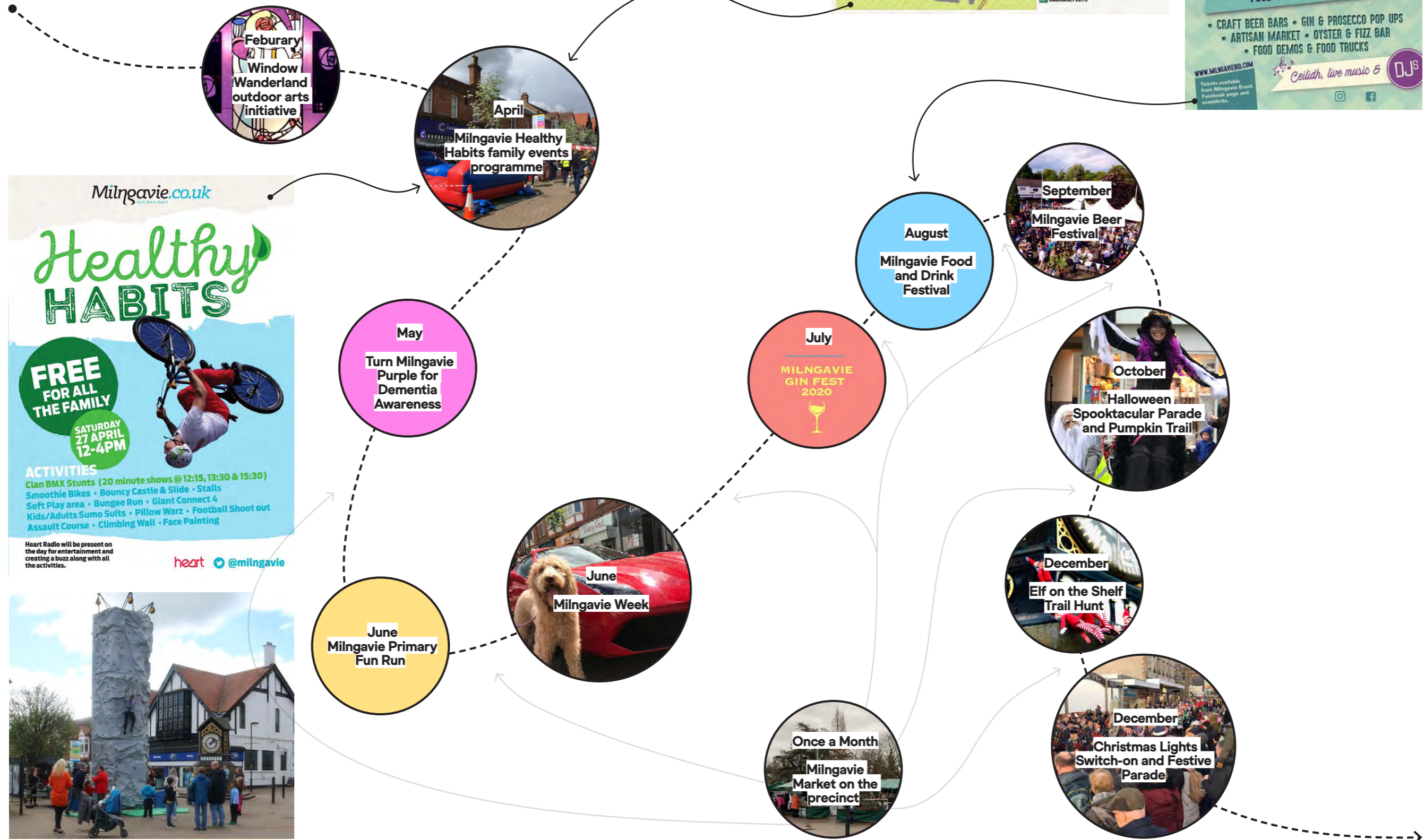
Milngavie in Bloom Sites

Milngavie in Bloom was established in 2008 by a group of residents who felt that the town centre, as the start point for the West Highland Way, needed to be improved and made greener. The initial focus was in the precinct and at Milngavie Railway Station, and since then, Milngavie in Bloom have created and continue to maintain multiple gardens and sites across the town.



3.3 Events Timetable

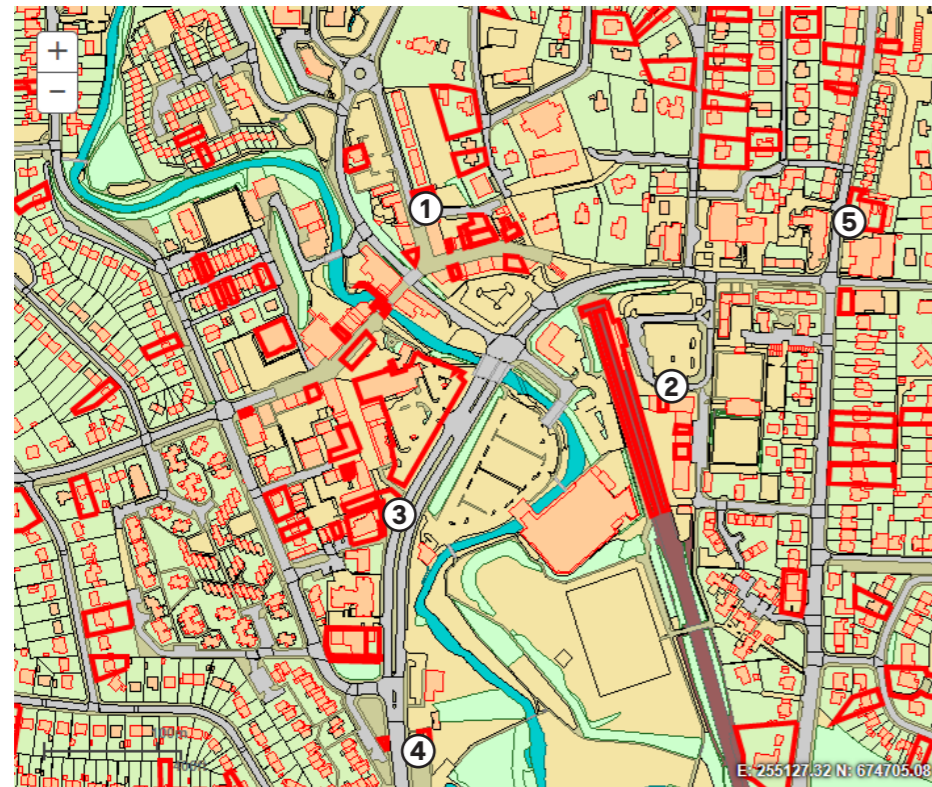
Throughout the year, Milngavie hosts a number of events - some repeated annually, and others on a one-off basis. The below timeline gives an idea of what a busy year might look like, with the majority of the events taking place in the pedestrianised precinct. Client consultation highlights a number of aspects critical to hosting events, including: access to the precinct for some sizeable attractions (e.g climbing Walls, inflatable assault courses, classic car shows etc), sufficient space for parades, and space in the central precinct for a stage, with an ambition to include movable seating.



Planning Developments

The below map of the town centre highlights applications made to the planning authority within the five year period March 2016 - March 2021.

The majority of these applications are for domestic alterations and extensions, changes of use, advertisements, and other minor works. However, there are a few notable, non-domestic proposals in the town centre as highlighted below:



1 18 Mugdock Road

TP/ED/20/0531 - Two storey extension to form restaurant/cafe at ground floor and gym on upper floor.

This application is awaiting decision.



2 26 Crossveggate (Jaw Brew)

TP/ED/19/0447 - Change of use from funeral directors (Class 4) to micro-brewery (Class 5) and storage and distribution centre (Class 6) with associated ancillary brewery tours and the sale of alcohol for consumption on or off the premises.

This application was approved and the mico-brewery opened on the site in late 2019.



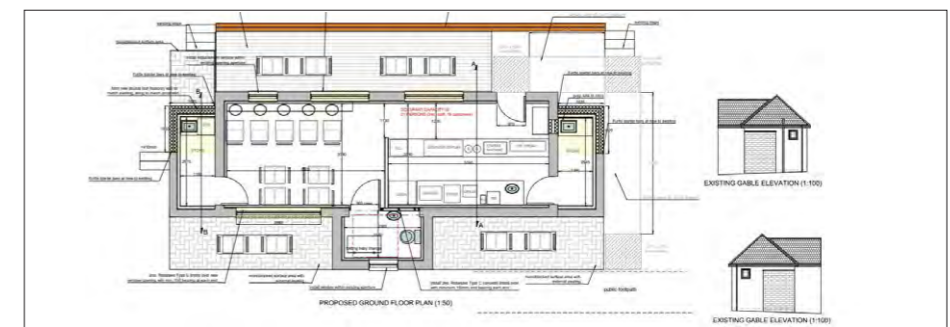
3 44 Main Street (Finsbay)

TP/ED/20/0849 - Change of use of area to the front of the premises to form outdoor seating area. This application has been approved.



4 Main Street Toilets (into Cafe)

TP/ED/18/0740 - Change use of former public convenience to coffee shop / take away (Class 3), alterations to fenestration and single storey side extension and decking area. This application has been approved.

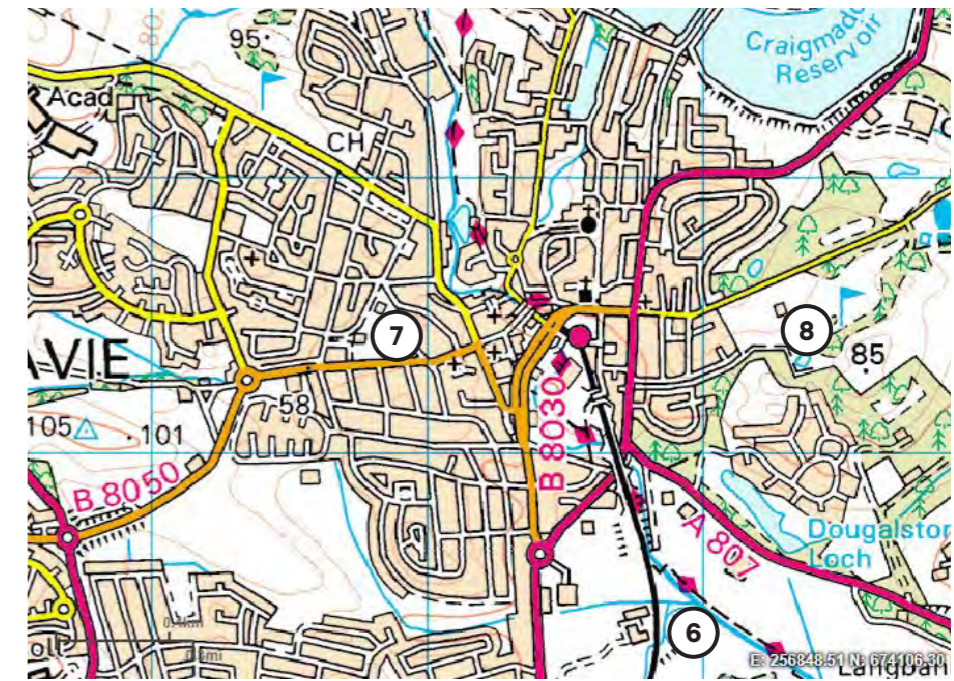


4.1
Planning Developments (cont.)

5 18 Strathblane Road

TP/ED/20/0905 - Flatted development comprising 8 no. 2 bedroomed units, car parking, landscaping and other associated infrastructure.

This application is awaiting decision.



6 Allander Sports Complex

TP/ED/20/0105 | Redevelopment of leisure centre to form a new sports centre (Class 11) and adult resource centre (Class 10). Associated development includes car parking, landscaping, drainage and associated infrastructure works. This application has been approved.



7 Early Years Centre

TP/ED/19/0239 - Two storey Early Years Centre with associated car parking. This application has been approved.



8 Dougalston Development

British Land, current owners of the site occupied by Dougalston Golf Club have made a submission to the Local Development Plan (LDP) consultation that envisages the long-term redevelopment of the site to include holiday accommodation, private residential, commercial units, and retirement living. The plan foresees the conversion of the golf course from 18 to 9 holes.

In the developer's words: "there is a lack of provision of commercially viable outdoor leisure and recreation opportunities in the central belt of Scotland. British Land's vision is to place the proposed site within the outdoor destination hub that could be established here."

Following the conclusion of the LDP consultation period in 2019, East Dunbartonshire Council will consider the application prior to the revised LDP being published in late 2021. If the submission is included in the LDP, planning applications for the site may follow.



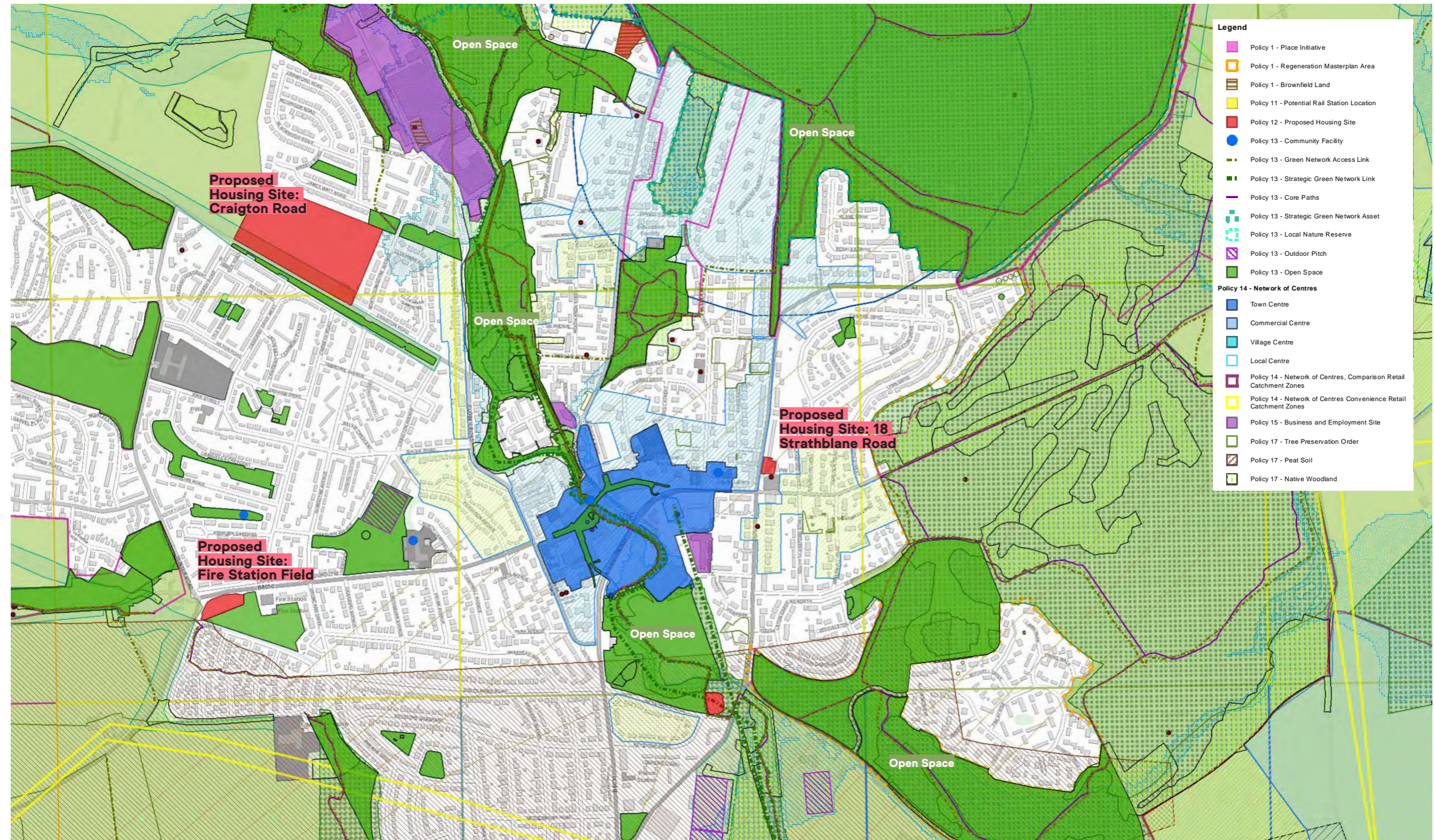
Local Development Plan 2

A Local Development Plan (LDP) was put in place for the East Dunbartonshire Council area in 2017. This will soon be superseded by the Local Development Plan 2, which is currently at consultation stage. There is no date for the adoption of LDP2, however a draft of the plan is publically available.

The below sites are identified in LDP2, but are subject to change on publication of the final plan inclusive of consultation feedback.

The LDP2 identifies development sites for housing. It also identifies a number of **Open Spaces** in close proximity to the town centre. These open spaces are subject to policy guidance which means they are unlikely to be considered positively for development for the duration of the LDP2.

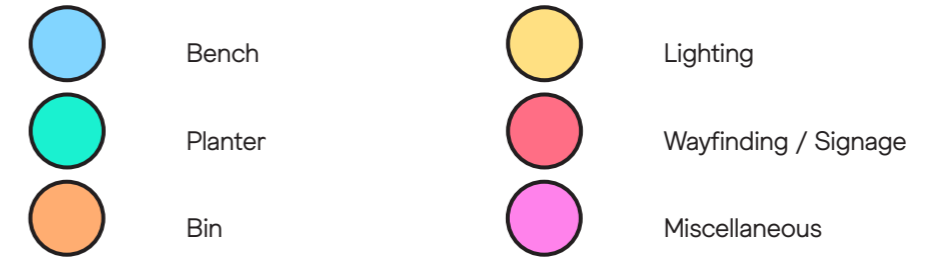
The LDP submitted for consultation does not include for development on the Dougalston site, however this does not guarantee inclusion or exclusion in the final adopted plan.



5.1 Town Centre Audit

In November 2019 Page\Park undertook a comprehensive audit of existing street furniture in the **precinct** and surrounding streets.

The audit recorded the positions of benches, bins, wayfinding, lighting, planters, and other miscellaneous items. The following pages document the range of types recorded, and a visual summary of the condition in which these were found to be.



Bench Types

In total **70** benches were recorded in the audit - including **32** in the pedestrianised precinct. Benches were found in steel (stainless and painted), timber, and concrete, and in a range of distinct styles. Bench condition varied from very good (steel benches generally) to very poor (timber benches, some graffitied beyond repair). Notably, some of the benches contain dedications, and some are one-off bespoke designs.



Planter Types

In total **52** planters or distinct planting areas were recorded in the audit - including **23** in the pedestrianised precinct. Planters were found in upwards of fifteen distinct styles, generally formed in plastic or timber (some recycled). Planter condition varied from very good (newer plastic planters in the precinct) to poor (timber planters outwith the centre). Planters could be observed to range from civic to more domestic styles.



Wayfinding Types

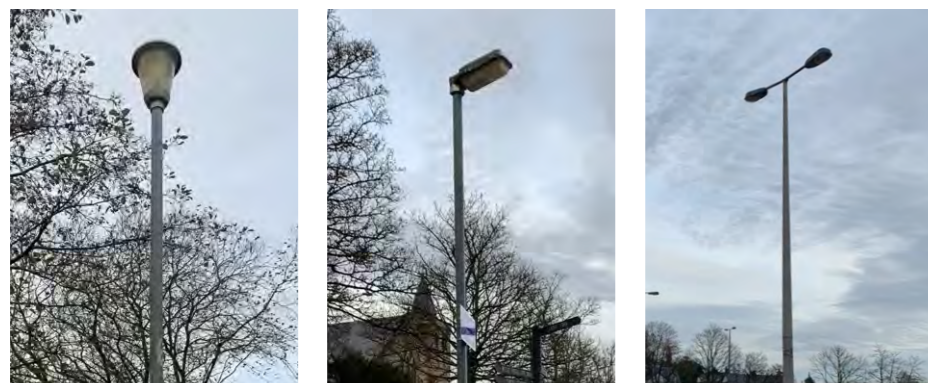
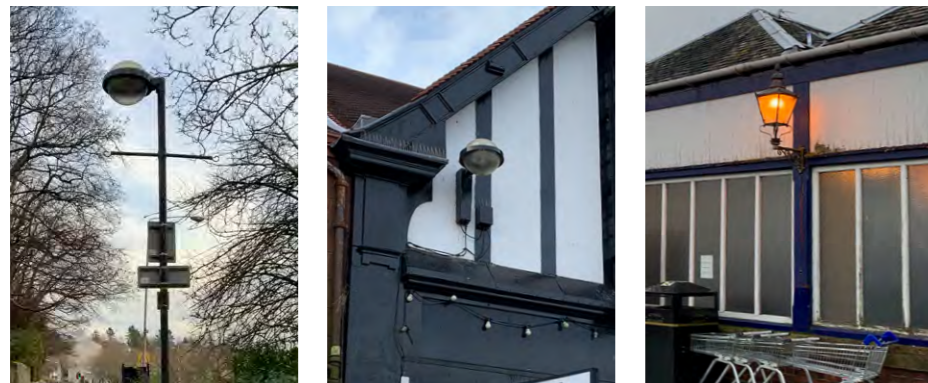
In total **60** signs were recorded in the audit - including **25** in the pedestrianised precinct. Signs were found in a range of styles, with many fabricated as bespoke wayfinding. The condition of some local authority signage was poor, but most wayfinding was in fair to good condition. It was observed that signage in the town is often repeated - for example, signage for the start of the WHW is present in six distinct styles.



Bin and Lighting Types

In total **38** bins were recorded in the audit - including **15** in the pedestrianised precinct. These are all maintained by the local authority.

In total **155** lighting fixtures were recorded in the audit - including **27** in the pedestrianised precinct. They represent a range of styles, having been erected over an extended period of time.



Miscellaneous Furniture

In total **21** miscellaneous pieces of furniture were recorded in the audit - including **8** in the pedestrianised precinct. These include: cycle racks (in a range of styles), cycle repair stations, phone boxes, trolley points, and clothes recycling units.



6

Public Consultation

(right) The consultation survey hosted on Tyeform

Hello!

We're Page\Park Architects, and we're working with Milngavie BID and local community groups to help improve your town centre.

We hope you can spare a few minutes to tell us a little about yourself, and how you find living in Milngavie?

Don't worry, all results are anonymous!

Takes X min

Start

8→ In a few words, what are your impressions of the town centre?

e.g. busy/quiet, safe/unsafe, energetic/tired, etc.

Type your answer here...

0 of 11 answered Powered by Tyeform

Between 16/04/2021 and 07/05/2021, a public consultation was carried out with residents of Milngavie and the surrounding area.

A survey was hosted online and distributed through social media by Milngavie BID, Milngavie.co.uk, East Dunbartonshire Council, and Page\Park.

A total of 333 responses were received.

Big picture

All Devices Desktop Mobile Tablet Other

Views	Starts	Responses	Completion rate	Average time to complete
745	518	333	64.3%	06:49

Questions for the survey were structured to:

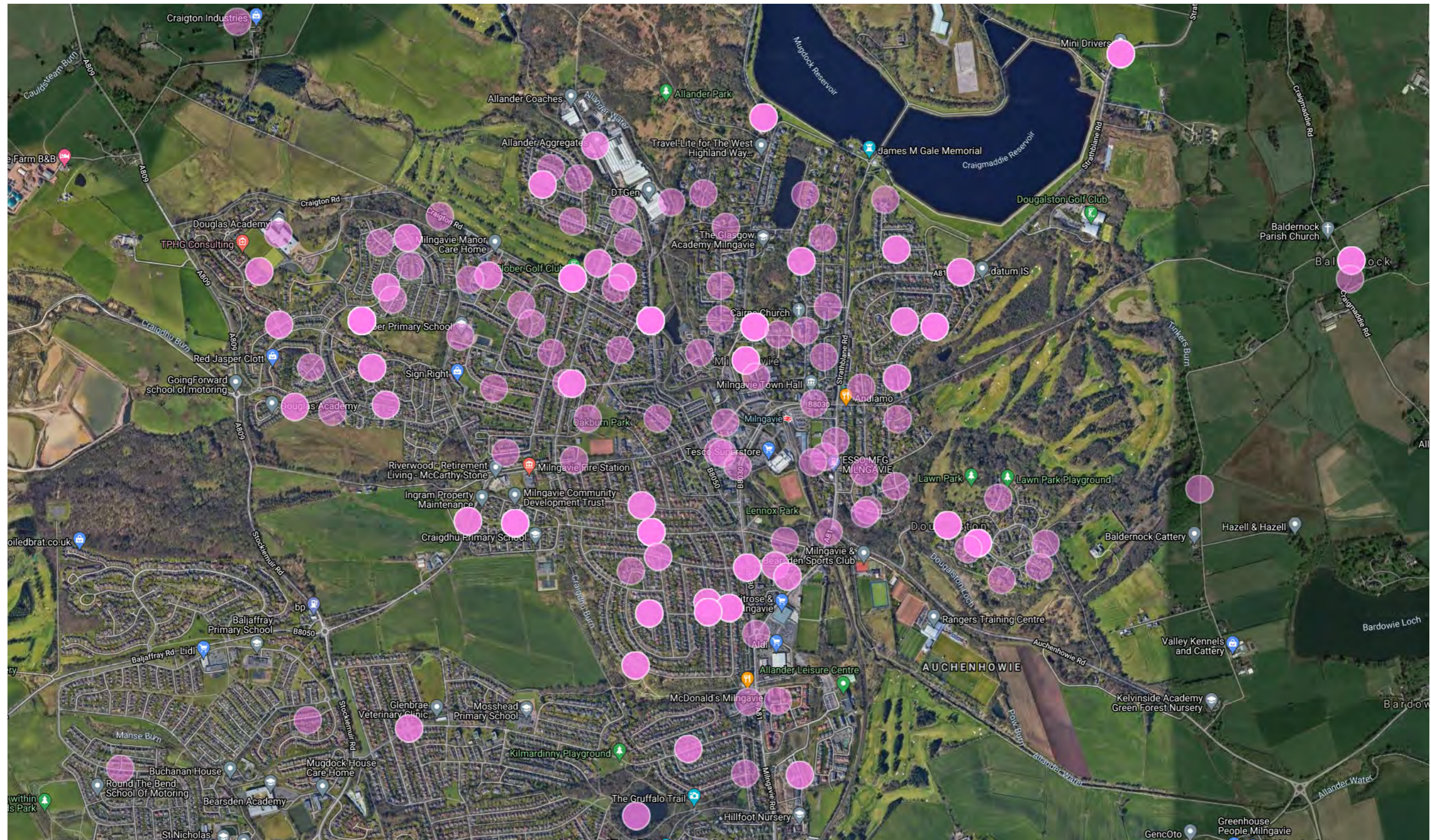
- Gather feedback on the existing town centre and pedestrianised precinct.
- Invite suggestions for improvements to the town centre, with the benefit of local knowledge and experience.
- Better understand patterns of movement to and from the centre.
- Reflect on how Covid-19 has changed behaviours in the short and long term.
- And to see how the above responses change by demographic.

Most importantly, the consultation process was intended to generate meaningful engagement with the community, planting the seeds for the community taking eventual ownership over the proposed strategy and its implementation.

Locations of Respondents

In the survey, the respondents were asked to submit their (approximate) location within the town. The resultant **locations** plotted on a map show a healthy spread of responses from across the town, and should provide different perspectives on the subsequent questions asked.

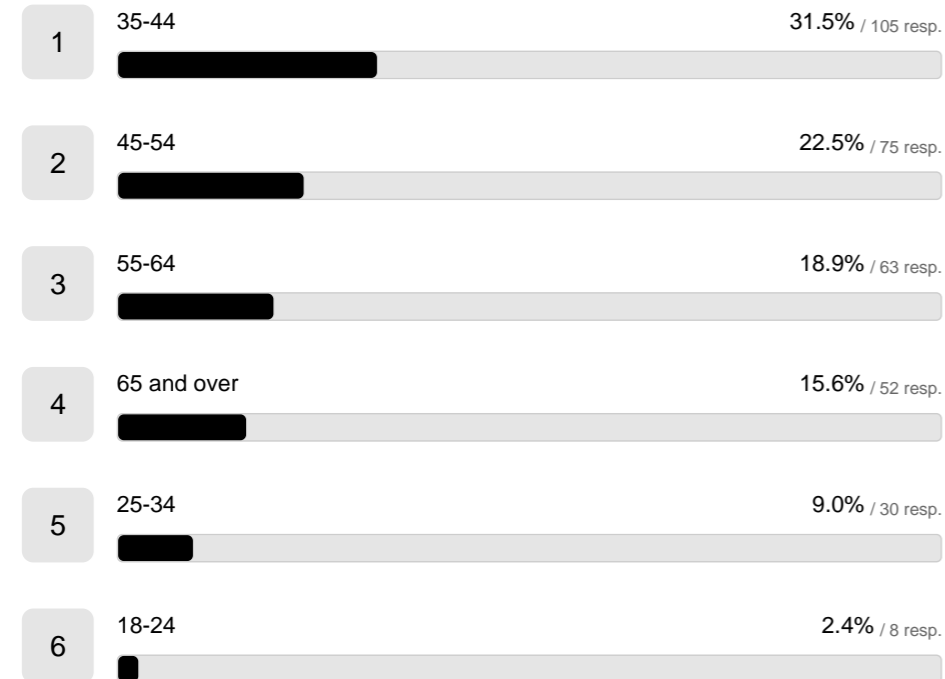
The intensity of **pink** marker indicates a density of responses from the same approximate location.



6.2 Consultation Responses

Demographics

Firstly, what age bracket do you fall into?

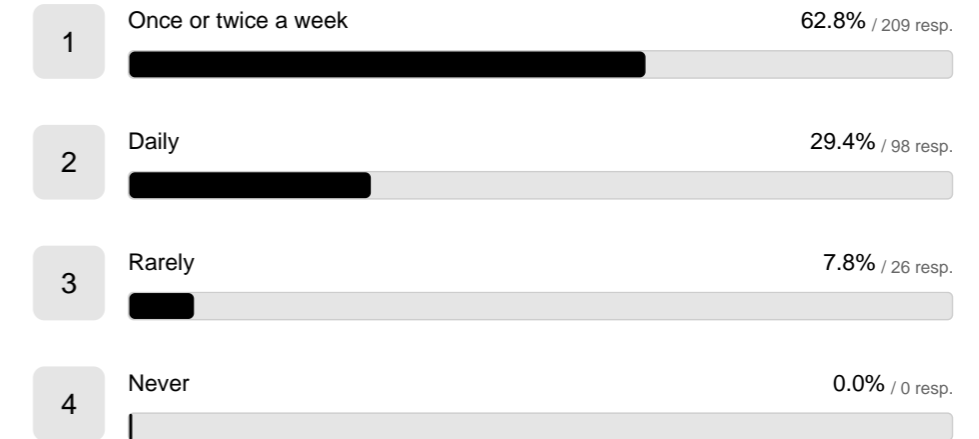


And how long have you lived in Milngavie?



Habits Around the Town Centre

Before lockdown, how often did you find yourself in the pedestrianised part of the town centre?



What were your reasons for visiting the town centre?



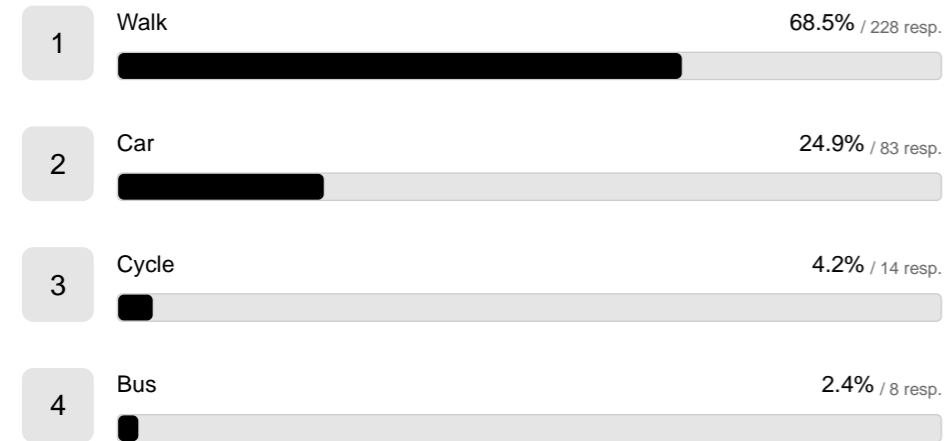
Other responses included:

- Meeting friends
- Visiting playpark
- School drop-offs

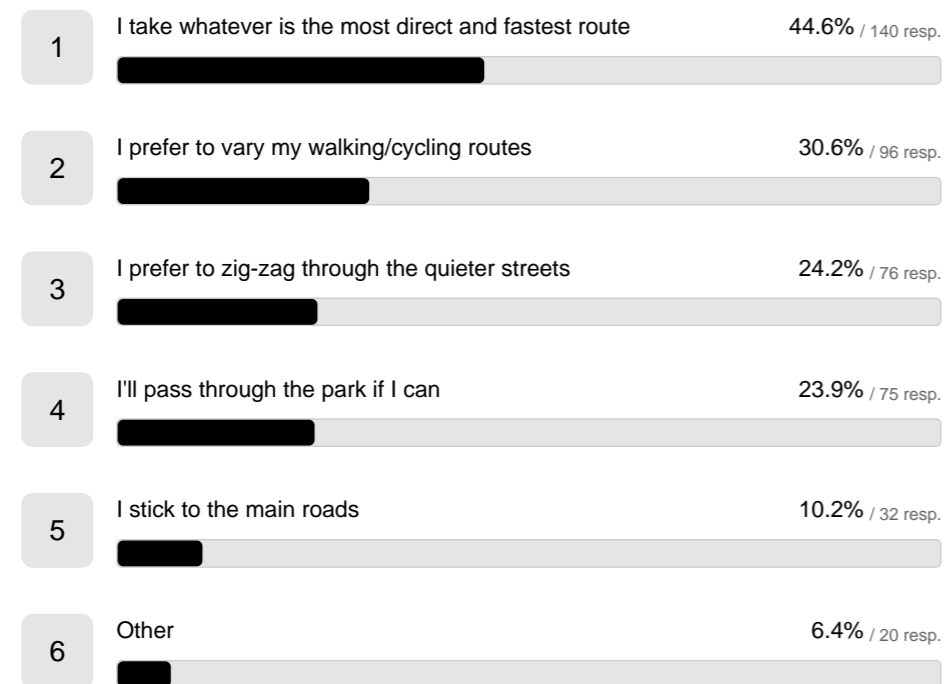
6.2 Consultation Responses

Habits Around the Town Centre (cont.)

How do you normally travel into the town centre from home?



If you walk or cycle, which of these best describes your journey in?

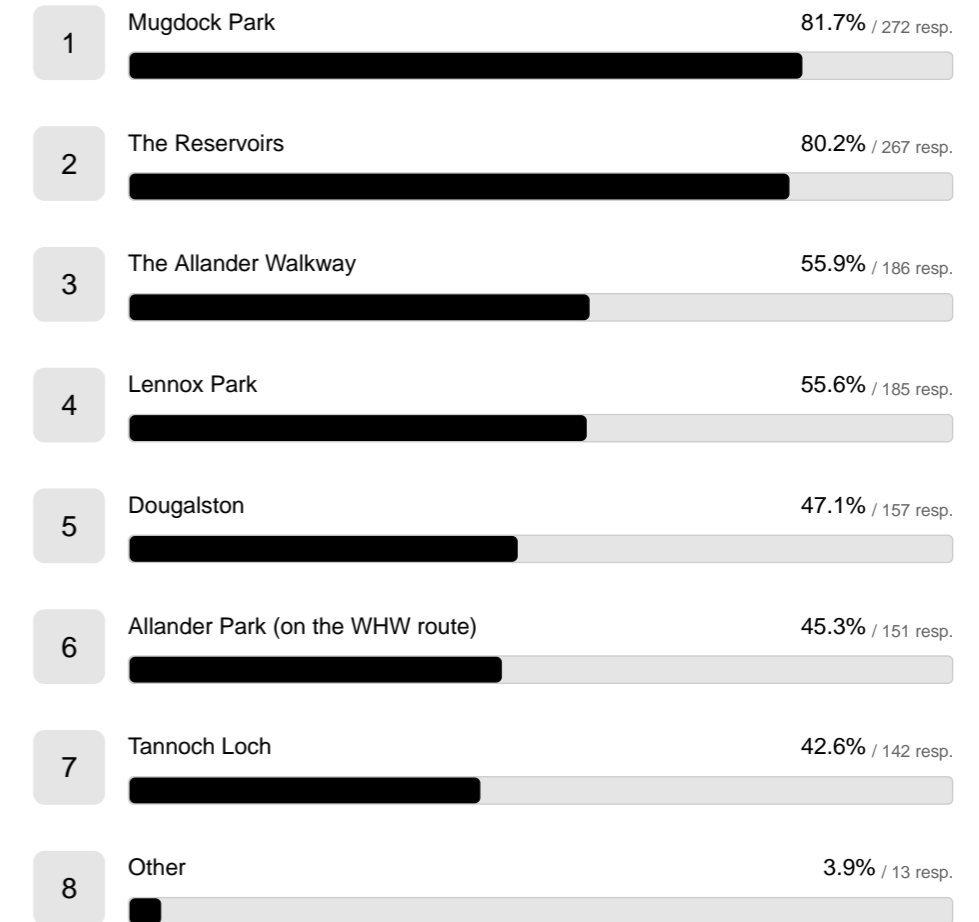


Other responses included:

- Train
- Bears Way Cycle Path
- Safest route for the kids
- Through Dougalston Woods
- Along the WHW
- Woods at community centre

Habits Around Other Open Spaces

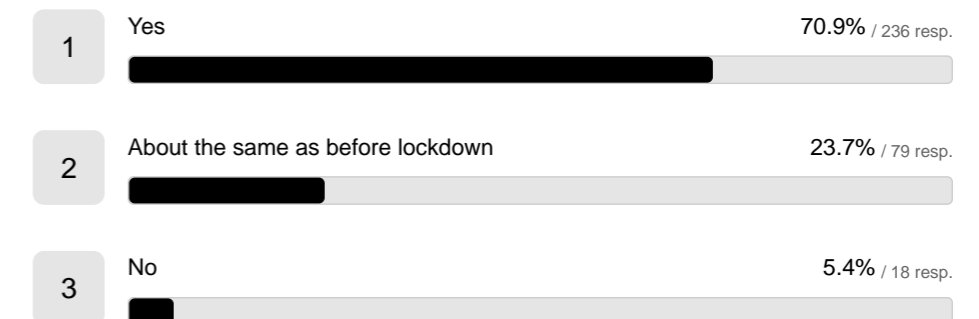
Since lockdown, which of these outdoor locations in Milngavie do you visit for leisure?



Other responses to this question (right) included:

- Craighouse Wedge
- Mains Estate Park
- The West Highland Way and Clyde Coastal Path
- Mains Estate woodland walk
- "Everywhere has been too busy".

And since lockdown, have you found yourself visiting these outdoor places for leisure more than you did before?



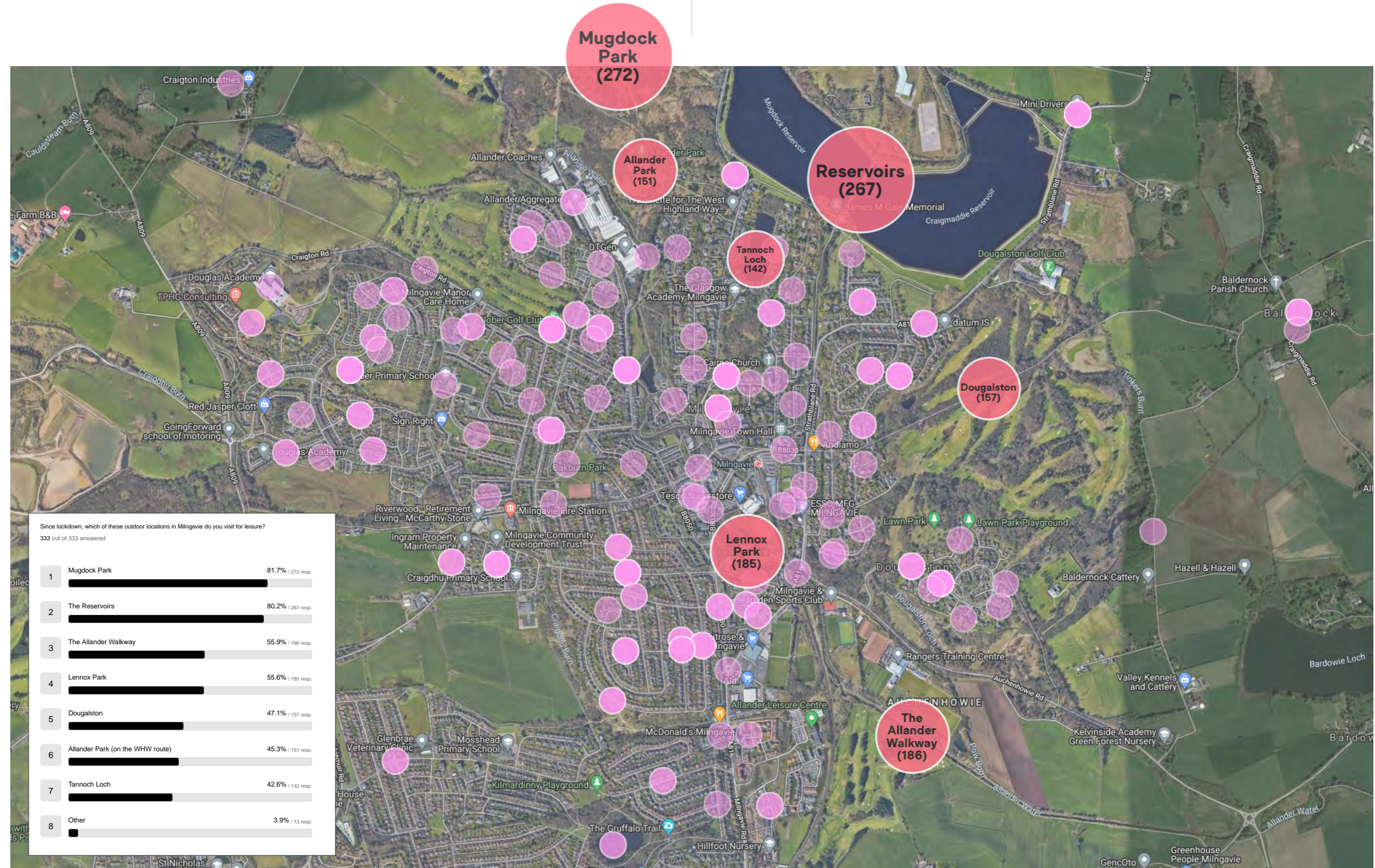
If you answered Yes, do you think you will continue to spend more time in these places once lockdown is lifted and normality returns?



Outdoor Leisure Destinations

In the survey, the respondents were asked which outdoor destinations in Milngavie and the surrounding area they visited for recreation.

The most popular outdoor leisure destinations are illustrated below, relative to the locations of survey respondents.

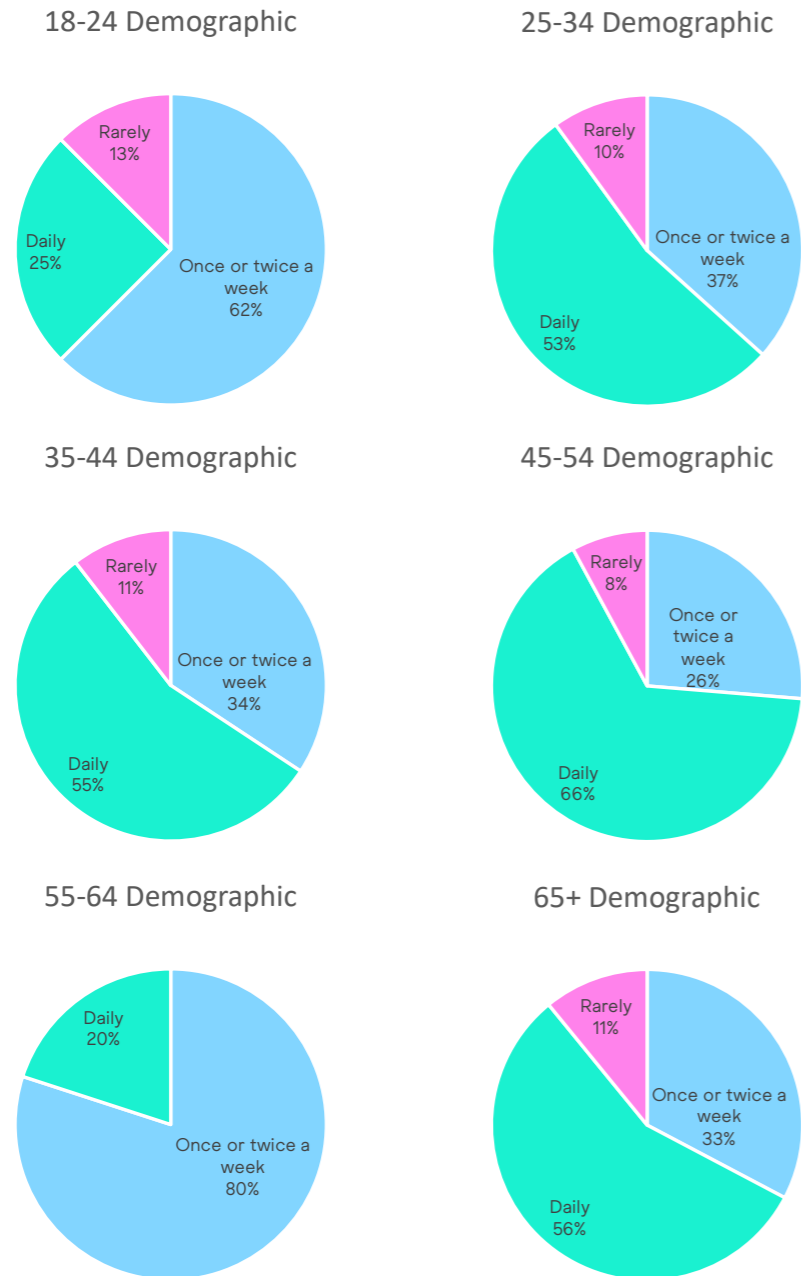


Trends and Correlations

With this data in hand, we have sought to identify existing trends or correlations in the responses.

Age vs. Frequency of Visit

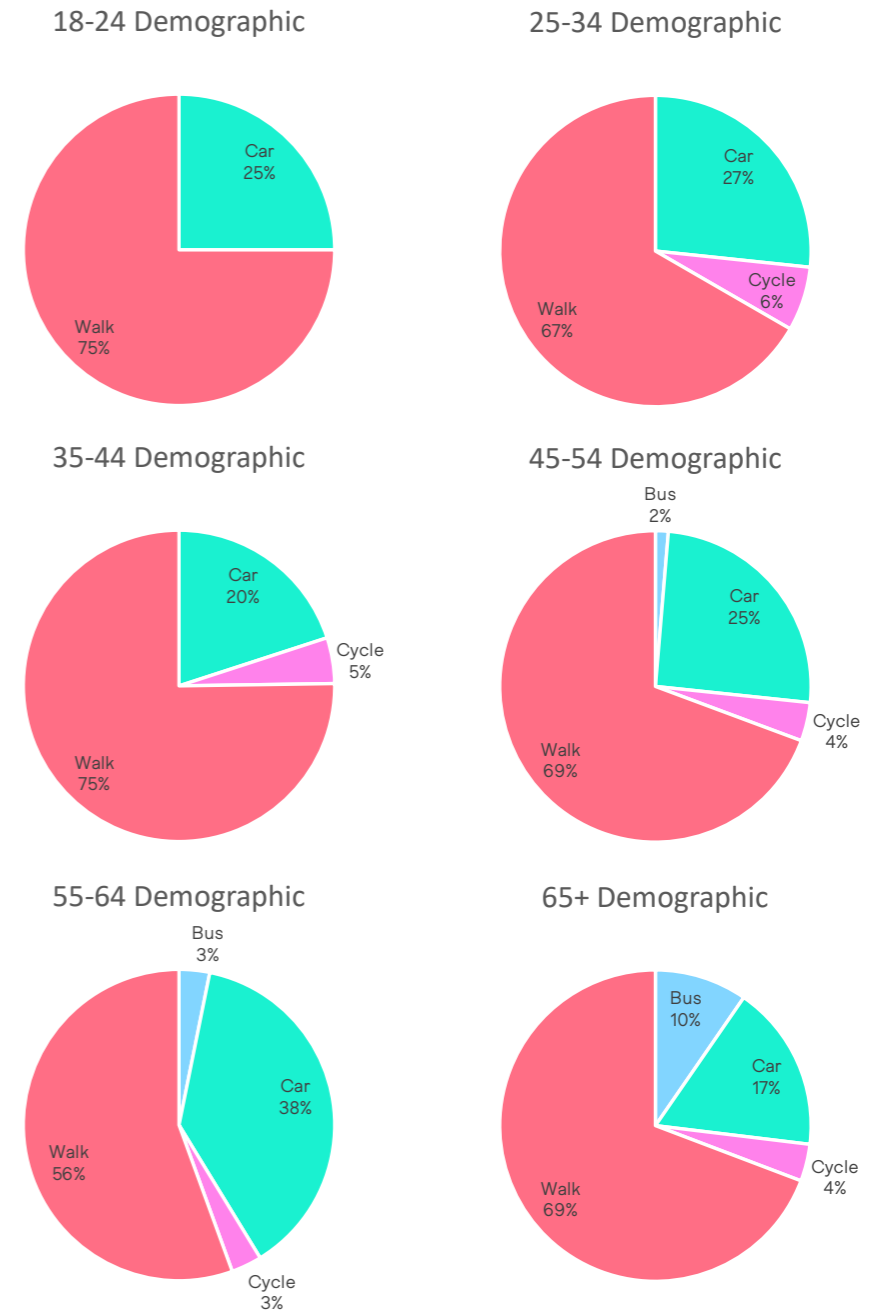
Firstly, we can keen to understand how the frequency of a person visiting the town centre might change (or not) by their age demographic.



It can be observed that through all demographics, the proportion of residents who visit the town centre at least once a week remains greater than 85%. There is some fluctuation between the percentages who visit 'daily' and 'once or twice a week', but a strong trend can be observed in the combined 25-54 demographic, where 'daily' visitors make up more than 50% of the overall numbers. The percentage of 'daily' visitors also grows steadily in the demographics between 18 and 54.

Age vs. Modes of Transport

We also think it is important to establish any correlation between age demographic and the preferred mode of transport for travelling into the town. We can make a positive conclusion that walking is the preferred transportation mode for all demographics, and remains in excess of 50% throughout.



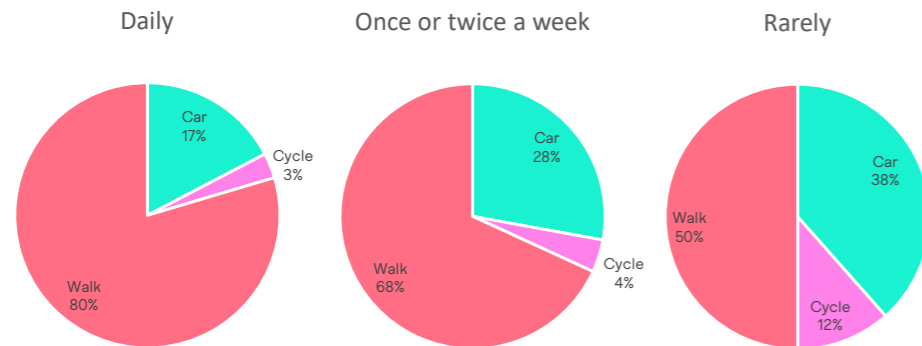
Interestingly, the highest proportion of car users by some margin can be found in the 55-64 demographic (38%), before it tails sharply off to its lowest proportion in the 65+ band (17%). From the previous section, we also observe that this 55-64 demographic, the most likely to drive, are also the demographic with the lowest percentage of 'daily' visitors.

The percentage (and number) of cyclists remains fairly consistent, albeit low, throughout, and the percentage of users to prefer to travel by bus increases steadily to a high of 10% in the 65+ demographic.

Trends and Correlations

Freq of Visit vs. Modes of Transport

With the previous comparisons in mind, we are interested to see whether there is any correlation between how frequently residents travel into the town centre, and what mode of transport they use to do so.



Interestingly, there is a visible trend that the more frequently people visit the town centre, the more likely they are to **walk**, and so less likely they are to **drive**. The reasons for this are likely to vary from person to person – parking charges might make frequent car trips unaffordable, or daily visitors might consider the walk itself part of the attraction for a journey into town? The reasons are not evident in the data itself, but the additional comments from users might offer some individual perspectives (page XX).

6.5

Impressions of the Town Centre

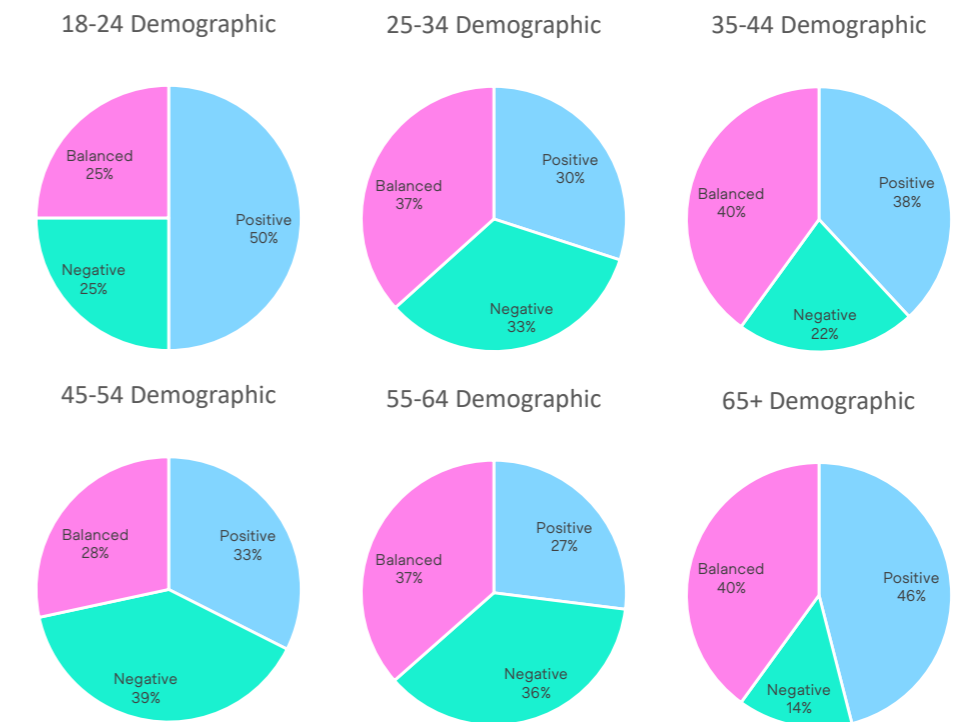
Using the question: "In a few words, what are your impressions of the town centre?", we invited some free-form text responses.

These responses were reviewed and classified as expressing overall **positive** sentiment, **negative**, or generally **balanced/neutral**.



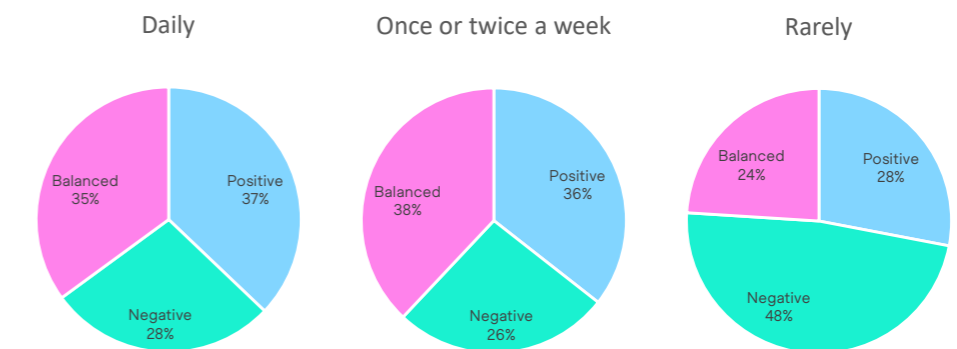
NB: Feedback has been categorised based on the overriding sentiment expressed, and does not reflect the nuance or variety of opinions given. It is categorised here for the sole purpose of establishing any overwhelming trends and should not be considered conclusive. The full responses to the question are summarised in the following pages.

This expressed 'sentiment' was crossed with age demographics to establish whether any correlation existed between the age of a respondent and their impressions of the town centre.



No strong correlation was observed, apart from to note that the demographic who expressed the most positive and least negative feedback was the 65+ band.

The expressed sentiment was further crossed with the frequency of visits to the town centre, to establish any trends, including whether those who visited the town centre more frequently on the whole felt more positively about it, or vice versa.



A slight trend was observed that more frequent visitors to the town on the whole felt more positively, however the range of feedback received - some respondents felt **very** positively, some **very** negatively - means that the trends are not clear enough to be considered conclusive.

Impressions of the Town Centre

Positive Impressions of the Town

The following is a summary of positive impressions of the town centre, including those that formed part of **balanced** feedback. The full comments are recorded unedited in the appendix.

- The centre feels safe.
- Pedestrianisation is a positive and makes it safer for children.
- The town is clean.
- It's welcoming and inviting.
- It has a friendly and sociable atmosphere
- The playpark is an asset, described as the "heart of the village".
- It's busy / bustling / vibrant / energetic.
- Milngavie is family friendly. The town is great for young children.
- Good community atmosphere.
- Milngavie in Bloom are doing an great job.
- It's a compact and convenient place.
- It has a variety of high-quality independent shops.
- It's an effective meeting and congregation point. It's a "real centre".
- It's a colourful place.
- It has a lot of potential.

The following words appeared commonly in positive feedback:

area (9) around (3) atmosphere (7) attractive (4) bustling (3)
 busy (27) cafes (4) children (9) clean (5) community (6)
 costa (3) energetic (4) enjoyable (4) family (6) feel (10) friendly (19)
 improved (4) independent (6) interesting (3) kept (4) kids (3) lively (7)
 local (7) lockdown (5) lovely (20) maybe (3) meet (5) nice (14)
 open (3) park (4) pedestrian (3) pedestrianised (5) people (3) places (3) playpark (4)
 pleasant (9) pretty (4) public (3) really (4) safe (66)
 shops (25) sit (3) small (3) space (5) variety (4) vibrant (8)
 village (8) walk (3) welcoming (8) young (4)

Negative Impressions of the Town

The following is a summary of negative impressions of the town centre, including those that formed part of **balanced** feedback. The full comments are recorded unedited in the appendix.

- It's unattractive – too much concrete, corporate signage, graffiti, poor quality paving. The street furniture requires upgrading.
- The start of the WHW isn't special enough.
- In need of modernisation. It feels dated/old fashioned. It's too focussed on servicing the older demographics. It's dull/boring/twee.
- There is nothing to do in the evenings.
- Milngavie isn't fulfilling its potential.
- It has lost the feel of a village.
- The centre is tired and run-down. It is in need of a refurbishment.
- There isn't enough for young people/16-30 age group.
- Parking fees should be scrapped.
- It needs better and more varied shops. Too many empty units.
- It doesn't feel as safe as it used to.
- Cafes and restaurants should have a greater outdoor presence.
- There is a dangerous conflict between cyclists and pedestrians.
- It's overly pedestrianised – "the death of the town".
- It requires public toilets.
- Insufficient cycle storage.

The following words appeared commonly in negative feedback:

area (9) around (3) attractive (3) better (5) bit (9) boring (3)
 buildings (4) busy (7) car (3) centre (5) charity (3) clean (4)
 concrete (3) current (2) cyclists (3) dated (4) done (3) due (3) dull (6)
 enough (5) fashioned (3) feel (5) improved (3) kids (3) lack (3)
 local (3) looking (6) needs (14) night (5) opticians (2)
 park (8) paths (3) paving (3) pedestrianised (4) people (3)
 properly (3) quiet (6) safe (4) seating (7) several (2)
 shops (20) small (4) street (3) sweep (3) tired (34)
 town (8) ugly (3) unsafe (4) upgrade (4) years (3)

What is the Town Missing?

Respondents were asked whether they felt the town was missing anything. The following is a summary of suggestions. The full comments are recorded unedited in the appendix.

Suggestions broadly fall into the following categories:

Connectivity and Transport

- Improved links between the station and the start of the WHW, and a proper information centre for the walk.
- Bicycle hire, repair, and secure parking.
- A safe and segregated cycle network connecting to Glasgow and the wider area, inc for children.
- Free/short term car parking. Designated long-stay parking areas.
- Return of traffic to the precinct.

Commercial, Cultural, and Facilities

- A purpose for local residents, and more of a welcome for visitors.
- More evening entertainment akin to Byres Road.
- Outside dining areas – allow a café culture to develop.
- A walking shop.
- A bookshop.
- Accessible public toilets inc. baby change.
- A bandstand or entertainment area. Opportunities for events, pop-up shops, markets etc.
- New businesses and cosmopolitan retail offers for all demographics – a deli, vegan options, hard-ware shop, artisan coffee etc.
- A heritage centre.

Public Realm Quality

- Picnic tables and more seating (inc. covered areas). Areas for groups to gather. Quiet seating areas for the older demographic.
- An enhanced children's play area that is also suitable for younger/preschool children.
- More greenery.
- Redevelopment of the Lennox Park football pitches.
- Enhance the setting of the clock and war memorial.
- "Softer public realm".
- The atmosphere of a 'European square' - more social, benches, trees, music, culture, sculptures.
- Sensory elements, inc. for children.
- Development of the library site as a pleasant setting.
- A better skate park.
- An outdoor gym.
- Places to enjoy the Allander Water, making more of the river flowing through the town.

Other Comments

Finally, respondents were given the opportunity to comment on any aspects of the town not already covered. The following is a summary of the comments and common themes. The full comments are recorded unedited in the appendix.

Suggestions broadly fall into the following categories:

Connectivity and Transport

- There must be investment in active travel networks connecting the Glasgow and the wider region (inc. extending Bearsway cycle route). How do you get to Mugdock by bike?
- Upgrade to core paths for use in all weathers and by all user groups.
- Free parking for short stays would encourage more visitors.
- There is a lack of connection between the centre and wider town.
- Conflict between cyclists and pedestrians in town centre. "Enforce no cycling" vs. "remove the no-cycling signs".
- Create signage and highlight walking and cycling routes for families.
- The green belt is important to the community. Increase its accessibility.
- Access to walking paths and routes should be improved to encourage use. Can signage include difficul-ties/times/distances? Notice boards with route maps, at key locations outwith the town centre would also be a bonus for those making their first explorations
- There's huge potential to truly making Milngavie a walkers, cyclist and runners paradise.
- The dual carriageway detracts from the urban realm. Entrance to the town is poor. If the town is to encourage more walking and cycling and less car dominance then why not combine a complete rethink of the travel plan and combine it with place making in the precinct. Can we use tree canopies to create a wildlife corridor.

Commercial, Cultural, and Facilities

- Address the voids in the town centre.
- We need to find a sustainable solution for the community centre.
- General support for local businesses throughout comments.
- A significant proportion of visitors to Milngavie come to use facilities that have been closed in other nearby towns.
- Numerous comments reflect the desire for public toilets to be reinstated.

Public Realm Quality

- Support and praise for Milngavie in Bloom is essential.
- Remove the car park at the start of the WHW. It gives a poor first impression.
- We need a focal point apart from the war memorial.
- Upgrade the paths at the underpasses.
- The start of the WHW is still confusing / the sign isn't attractive.
- The value of the town centre as a meeting point during lockdown restrictions.
- Improve the lighting around Lennox Park and the Allander Way.

Other Comments (cont.)

Management and Council Policy

- Please recognise that after any investment that furniture, infrastructure, play areas need ongoing investment to maintain in good order.
- Milngavie should be bolder environmentally / more eco-friendly.
- Visitors to the area need to be managed better to prevent disruption to residents.
- General maintenance of paths and existing facilities is critical in addition to signage upgrades.
- Ensure any proposals do not inadvertently result in increased antisocial behaviours.

Areas for Built Development

- Protect Dougalston from development. It has been a joy during lockdown.
- Protect the Mains Farm areas from development.



(left) Lennox Park

Conclusions

After considering the responses, and trends and themes identified, we have proposed the following conclusions:

Town Centre Usage

At least 87% of each demographic told us they visited the town centre at least once or twice a week. Moreover, in a number of demographics the number of daily visitors exceeded 50%. Across 333 responses, no one told us they 'never' visited the centre.

This data demonstrates that the town centre is well-used, and that the locations of services – e.g for shopping, commuting, etc. – are effective in bringing residents into the precinct. Their opinions on the centre are expressed in the written comments and show a number of gaps in the services offered (e.g. public toilets, activities for 16-30s, etc). However, fundamentally getting residents into the centre in the first instance does not appear to be a significant issue. Instead, proposals should consider ways to increase the frequency, attract people in the evenings, and to increase dwell time.

General comments on Tired Spaces

Responses in general communicated a feeling that the public realm felt tired/dated, and was in need of modernisation. The architecture, street furniture, and paving surfaces all received some negative feedback. The 1981 pedestrianisation of the precinct has resulted in a lot of public realm to be maintained. Proposals should consider where careful strategic investment would boost the public perception of the public realm, while being deliverable within the short to medium term as incremental projects.



Pedestrianisation

Pedestrianisation was a common theme among responses, with a number of conflicting comments made. Some considered pedestrianisation to have made the centre safer for families and an effective congregation point, while others felt it was the "death of the town".

Altering the pedestrianised status is outwith the scope of this study, which focusses more on smaller, more targeted investments (often community-led), rather than long-term civic projects. However, proposals should consider what investments might diversify the use of the precinct, and amplify the benefits of its pedestrianisation as much as possible.

Conclusions (cont.)

The Playpark is the Town's Heart

The comments received were almost universally positive about the playpark in the precinct. It was observed as being continually busy, and described by one respondent as the "heart of the village". Its central location and proximity to the town's main tourism attraction – the start of the WHW – has created a natural centre of activity and energy in the town. Some suggestions were received to extend the play area for other age groups. While extending it in its current location is challenging, the appetite for more high-quality children's play should be recognised, and proposals should consider the opportunity to replicate the magnetic qualities of the existing play area elsewhere in the centre, hopefully to the same positive effect.



Increased Use of Green Spaces

The survey results tell us the community have engaged more with their outdoor settings and green spaces during lockdown. Over 80% of respondents reported visiting Mugdock Park and the Reservoirs during lockdown, and at least 40% said they had visited each of other main parks and green spaces in and around the town. 71% of those surveyed said they have been visiting these places more than before, and an overwhelming majority of 93% anticipate this will continue once lockdown restrictions are eased. This majority might waver when normality returns, but there is a clear intent from the residents to utilise their green spaces more in the long-term.

With that directive in mind, any proposals should safeguard green spaces and endeavour to increase visibility and accessibility for all user groups. This strategy should begin in the town centre, which has been identified in feedback as the 'heart of the town', and a natural point of congregation. Key requirements identified in responses were: better connections, clear wayfinding, and improved/more accessible core paths.

Active travel and Avoiding Conflict

A significant volume of responses to the survey identified conflict between pedestrians and cyclists as an issue in the town centre. The 'no-cycling' signs on the precinct were subject to opposing positive and negative responses. Although the percentage of users who chose cycling as their primary method of transport into town was relatively low at 4%, the comments demonstrated there is a significant community of leisure cyclists in Milngavie.

Comments identified that there is currently insufficient cycling infrastructure in and around the town. As part of the wider active travel picture, this should be reviewed, and steps identified to improve the provision for safe cycling. Proposals should consider whether clearly delineated areas for cyclists and pedestrians would prevent conflict, and make the town centre a safer place for all users.

Car Usage

25% of those surveyed normally travel into town by car, and many of the comments received stressed the importance of maintaining (and in some cases improving) this provision. While the majority of respondents preferred active travel (walking and cycling), the strength of feeling around car-travel and parking tells us the requirements of this demographic and their patterns of use must be carefully considered in any proposals.

The West Highland Way as an Asset

Overall, respondents were receptive to the visitors the town receives as the start of the West Highland Way. The reputation of the town as a walking tourism destination was recognised in the comments, and several felt a warmer welcome for tourists, a better first impression, and clearer connection to the start of the WHW was important. Responses highlighted the service yard at the start of the walk and the initial stretch out of Milngavie as having potential for improvement.



Impressions

Page\Park have been working with the community in Milngavie for almost ten years, producing a previous masterplan in 20XX, and have been engaged on streetscape improvement projects since 2018. Consequently, though spending time in Milngavie and undertaking this analysis, the Page\Park team have developed a knowledge of the town and an initial impression of how it functions. These impressions are as follows:

A Cluttered Setting

The streetscape of Milngavie – planters, benches, wayfinding – is the product of many eager hands, and an enthusiastic community looking to play a part in the betterment of the town centre. However, the resultant streetscape is too busy, visually uncoordinated, and can be confusing for visitors. For example, there are six different wayfinding strategies for the start of the West Highland Way, but none take precedence in the wider town setting. Furthermore, there has been a hoarding of tired and damaged pieces of street furniture in the town centre. These are rarely used and lessen the beauty of the setting in places.

Small Projects, Big Impacts

The cluttered setting does not diminish from the achievement of the community in delivering numerous small projects, including Page\Park's work at the start of the West Highland Way. These small projects, most of which will have been delivered through fundraising and small grants, each have a unique impact in their part of Milngavie. However, the impact of these could be amplified to the wider town with a more co-ordinated overarching strategy.



The Pedestrian Precinct

Bucking the trend of the diminished high street, Douglas Street appears consistently busy and commercially well serviced. There are few apparent gaps or vacant units. The centre is busy throughout the day – owing perhaps to the need for anyone travelling between east and west Milngavie to pass through it.

Over Reliance on Parking

Despite good public transport links, Milngavie town centre is dominated by car parks of various sizes, which occupy several interesting potential development sites. An argument could be made this level of parking is required to meet demand, but it should be considered whether its ready availability encourages driving rather than use of public transport or active travel.

Underpass Links

The pedestrianised precinct north of the bypass road is connected to the south via 3no. underpasses. These vary in quality and appearance but are a functional necessity unless the bypass road were to be realigned in the future. These are key components of circulation and should be prioritised in any improvement projects.

River Connection

The river is Milngavie's most important asset, and its relationship with the river kick-started the town's industrial growth. The streetscape has a very close physical relationship with the river today, with a pedestrian walkway along the river's edge through most of the town centre. However, the riverside areas are the most neglected parts of the town centre, and represent a missed opportunity in continuing the positive relationship that exists to the north and south of the centre.



Loss of Historical Form

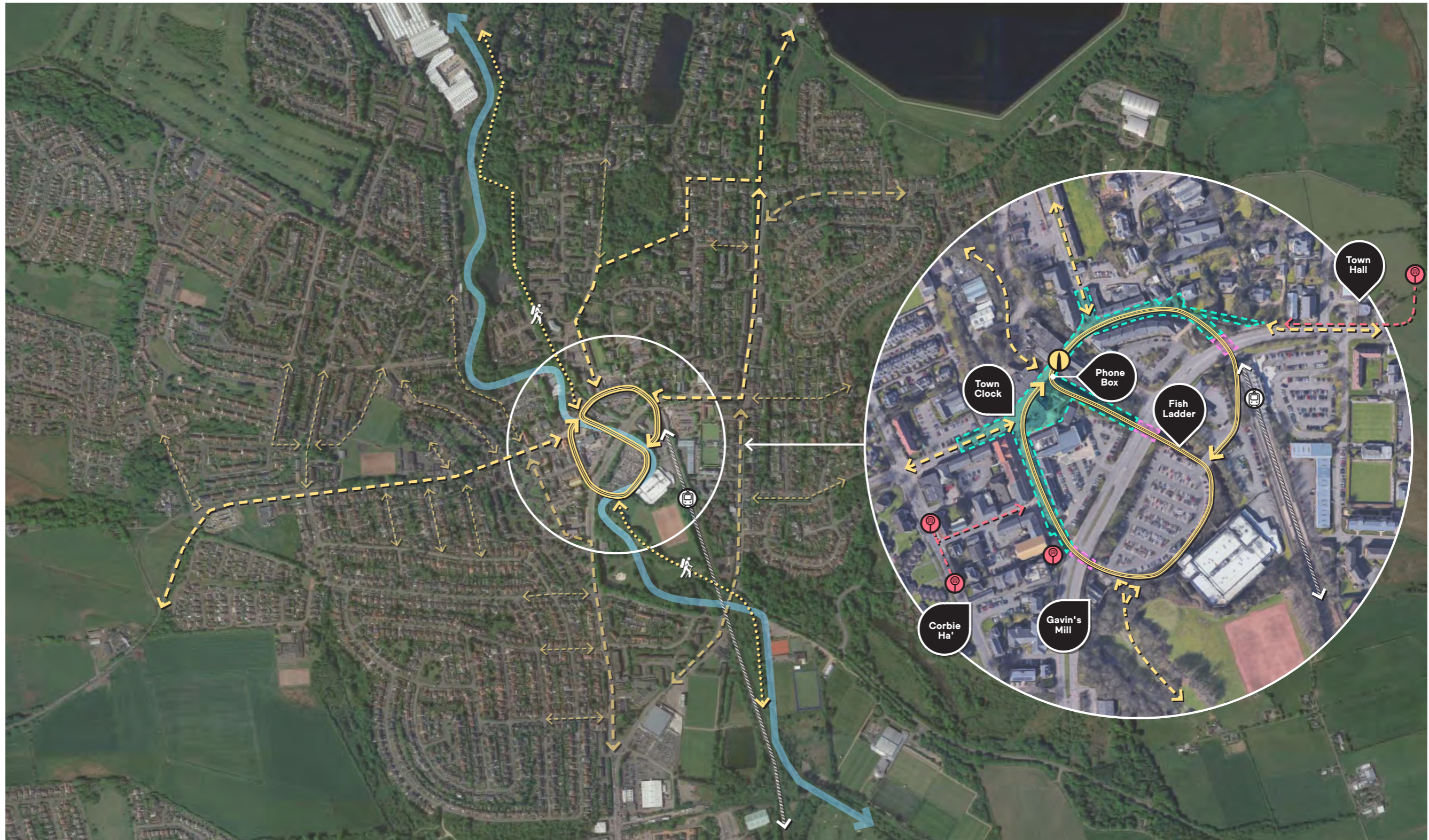
As evidenced in the historical analysis, Milngavie's town plan has not had a uniform radial growth. As it has expanded, it has been shaped by the boundaries of the old estates, the reservoir, and the growth and subsequent decline of industry in the town centre. However, those historic constraints have gradually eroded, and based on proposed housing developments, there is a risk that the town plan in twenty years time will have little of the historic form left. However, the public realm strategy presents an opportunity to preserve as much of Milngavie's identity as possible, through interpretation, artwork and the strategic identification of development sites.



Figure of Eight Loop

The key circulation nodes in the town centre are connected by a figure-of-eight loop. Some parts of this loop function effectively, and some are neglected as pedestrian connections (i.e. the riverside underpass). Circulation in this loop is fed at key nodes: from the train station, and from the north, south, east and west. In general, journeys east-west across the river are likely to pass through this figure-of-eight.

The loop is a device that gathers visitors and locals in the town centre, but it also holds them there. **How can this loop better distribute pedestrians to other assets in the town?** (including newly identified ones) And **how does the circulation in and out of this loop help define new sites and opportunities for development?** The loop should be a slingshot – as it currently is for walkers arriving at the station for the WHW.



Next Steps

As we conclude our analysis and look to identify more specific opportunities, we have considered how these might be categorised, and how they might fit into a long term programme of investment. We believe there are three overarching principles for the public realm strategy:

Circulation in the heart of the town is fundamental

Almost all circulation in Milngavie flows in some way through the figure of eight in the town centre. It links almost all the cultural, leisure and historical assets, and is well served in the wider public transport network. However, it currently functions below its potential. With strategic incremental investment in targeted areas, the loop has the potential to attract and then effectively distribute locals and visitors to all major points of interest in Milngavie, opening up the wider town to investment.

Protect and enhance the green spine along the river

West and east Milngavie are separated north and south of the centre by a green corridor of parkland. This green corridor is a busy arterial route for walking, connecting the town to Mugdock Park and the WHW to the north, and to Glasgow in the south. The riverside setting is beautiful in places, but is under-utilised as an asset in the town. Improved connections into the green spaces from the centre and from the surrounding residential areas would stimulate use. There is little positive engagement between town and river as it passes through the centre. As the town's most important and fundamental asset, improving this should be a priority.

Make the green leisure assets accessible to everyone

An overwhelming majority of residents told us both that they have been using their local green spaces more during lockdown, and that they expect these habits to continue in the long term. With that directive in mind, we should safeguard green spaces and endeavour to increase visibility and accessibility for all user groups, with better connections, clearer wayfinding, and improved core paths.

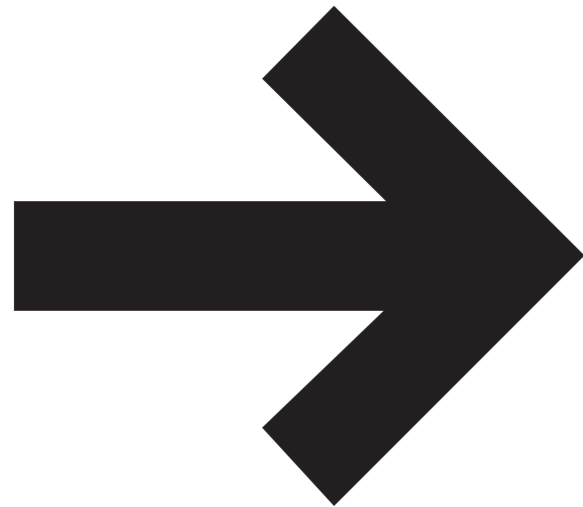
The wider town's ribs of circulation are equally important

Milngavie has a hierarchy of circulation. Its primary routes converge in the centre, but equally important are the secondary roads and paths that connect the large swathes of residential development into the main arteries of the town. We have to look after these individual segments. The junctions where these routes meet are key in ensuring that the wider network of streets maintain a healthy two-way relationship with the primary circulation.

At the next stage, we will identify specific sites and opportunities for investment. Some will be long term aspirations with more complex delivery, but we believe that many should be deliverable incrementally at a scale comparable to recent small projects in the town centre. We recognise the energy that the community has in improving the town, and believe a public realm strategy that they can take ownership of would be the most effective end result from this project.



Appendix
Consultation Responses



The following pages contain the text responses received during the public consultation exercise in their unedited form.



Positive Impressions of the Town

The following comments were received and categorised as representing overall positive impressions of the town centre. The comments are presented unedited.

- Safe, vibrant cafes. Busy around the park. Empty shops are sad
- safe, pleasant atmosphere, often busy around lunch time
- Generally safe and been very glad of wide pedestrian area during lockdown. Will be continuing to use local shops post lockdown
- Really nice and safe especially with young children.
- Much improved in the past couple of years
- Safe, love it being pedestrianised and outdoor dining and play area
- Friendly and unique
- Attractive friendly bustling again
- Friendly, clean, safe, welcoming, bright
- Lovely. A good place for a variety of ages. Love the playpark and cafes in particular.
- Busy, friendly, good place to meet with mums of other young children
- Atmospheric, busy, safe
- Fairly busy. Welcoming as it's pedestrianised. Coffee shops and restaurants good. Friendly atmosphere.
- A vibrant safe pedestrianised place
- Safe
- Milngavie is quite nice. It has been good since no vehicle can go on to the pedestrianised area. There are still some cyclists who come through the pedestrian area too fast and too close
- Perfect
- Vibrant and welcoming
- Quiet and safe
- I've always loved it. It's very family friendly
- Safe, good atmosphere
- I love it, the plants and flowers from Milngavie in bloom are beautiful and they do a great job, I go often especially during covid to meet my elderly parents and family and outdoor places to sit are lacking, I don't mean benches I mean seats and tables to enjoy the buzz of the village
- Beautiful. Friendly
- Nicely busy and safe.
- Pretty, compact, varied, pleasant, safe, attractive
- Safe and leisurely walk through the precinct
- Safe, lively, friendly
- Clean and busy
- Vibrant, clean, well resourced
- Safe, varied shops and restaurants, improved
- Nice atmosphere, colourful, bustling on sunny days
- Improving, safe, needs more greenery
- The mix of small stores, cafes, the access to larger supermarket, space for children to play and nature
- Busy: safe
- Quaint and safe
- A lovely, safe place to shop in small independent shops. A great place to meet friends for a drink
- Safe, great for young children, good mix of businesses
- Busy & enjoyable. The playpark and Costa is the heart of the village
- Busy, popular, lots of age groups, litter
- So much potential. Nice in parts. A meeting point (for locals and visitors) as well as a shopping area
- Safe, friendly, local feeling,
- love it, there is a happy buzz about it, safe from cars
- The precinct works really well being pedestrianised - just maybe a few more places to sit and enjoy the weather when we have it - maybe another park or public space for kids - and also it would be great to have events on - more public events as the community love this when it happens ! the market once a month happened more often during lockdown - but maybe live music outdoors etc

- I love going down the village or as we often call it "the cross" it's great to meet up with others and have a blether and sometimes just sit and watch the world go by. The precinct is a lovely place to be as the Milngavie in Bloom do such a wonderful job and it's usually kept nice and clean BUT... I'm embarrassed to say that because we don't have proper public toilets we are letting down the local population and the visitors alike, I can't think of any other town that doesn't have these basic facilities (being told to use the ones at the redcross Hall is not good enough and it's never open)!! !!! Also having to tell people to use the one down in Tesco or having to ask to use the one in Costa is degrading. Please sort this out as we need to have proper toilets in the village more than we need fancy artwork.
- Well kept and busy
- Good atmosphere
- Flowers make a difference, hopefully empty shops reopen soon, possible for the market to take place at the weekend more access for people working
- Safe and enjoyable
- Pleasant
- Lovely, a bit dated, safe, open, community feel
- Getting smarter and good place to shop
- Relaxed
- Good wee town centre but important to try and support our independent shops
- Safe and enjoyable
- During lockdown many shops are closed but village still has a vibrant feel to it
- Interesting, good variety of retailers, perhaps too many charity shops,
- Safe, pleasant to walk through, nice variety of shops. Though a few closures due to financial difficulties.
- Busy, safe
- Busy, safe independent shops
- Busy and safe - well-used and appreciated
- friendly, safe, hoping to recover from the lock down effects
- Friendly sociable local
- It is kept generally very tidy, good range of shops and a pleasant space to visit
- Safe, vibrant
- Safe for my children.
- Pre lockdown it was a great community feeling with an abundance of great shops allowing you to shop local.
- Safe, pretty with floral displays
- Friendly safe neighbourly
- I love the buzz of people
- Safe
- Friendly
- Busy, active, improving.
- Busy safe energetic
- There are some lovely, unique shops which makes it an interesting place, not just big chains etc. Sometimes it's really buzzy, others quiet. I definitely feel it's improved in recent years.
- Wide spaces, good for kids, nice park, independent shops
- Busy and safe
- Busy just now, feels safe during the day
- Safe, energetic
- Busy, safe, family friendly (by inclusion of playpark)
- brilliant. Local food/coffee businesses should be able to put more seats out to really make the most of the space
- Pedestrian friendly, welcoming, open
- Welcoming centre with a calm and relaxed feel.
- Busy, safe, energetic most of the time, enjoyable
- Safe pleasant interesting shops some modern buildings not so attractive but lots of character
- Safe friendly
- Lively, well maintained,
- Safe, welcoming, well kept
- Safe, Friendly, beautiful floral displays,
- it's a vibrant area and the exclusion of traffic is a particular positive in creating a pleasant environment
- Friendly colourful safe good shops and cafes/restaurants
- Welcoming
- A lovely environment
- Village atmosphere
- Lovely, inviting, energetic
- Commuting feel, lively, like the independent places

- safe for children and pleasant for a stroll as pedestrianised
- Lovely place to live and feel safe
- Pretty. Safe
- Busy, cheerful, community based
- Quiet and safe
- Nice, safe, good variety of shops
- Nice you shouldn't change it its a waste of money
- Lovely area. Safe. Nice playpark for younger kids. Good selection of shops.
- safe and lively
- Busy, safe, pleasant, good shops, lovely planting
- Safe, clean, friendly
- Safe, underused areas around memorial, good shops, nice feel
- Safe family community
- Well presented, busy, safe
- I love the fact that it is a safe village and the children can walk everywhere without having to cross roads. There is a great sense of community and I find it a safe and friendly place to bring up two young children. I would like to see more artisan or small independent retailers as these add value to the village. The park and area by Costa is a central attraction for families and I spend time here almost daily with my children and other families.
- Well used at weekends and safe,
- Busy, lively, safe
- Nice on a nice day
- Safe, lovely, quite vibrant on a sunny day
- Safe, inviting
- Safe, bustling, pretty, convenient
- Thriving, not unpleasantly busy, colourful, welcoming, litter.

Negative Impressions of the Town

The following comments were received and categorised as representing overall negative impressions of the town centre. The comments are presented unedited.

- Quieter than it could be.
- Too much signage/concrete needs more grass to look softer prettier like a true village
- Needing modernised and night time options
- Busy but a bit tired. Off limits at night.
- Becoming unsafe and too much graffiti
- Street furniture is not maintained. Tired looking center. Flowers amazing.
- Very rundown and unsafe
- Tired,needing upgrade
- Bit tired. Difficult to reach by bike
- Needs upgrading.
- In need of refurbishment.
- Not enough for young people
- Traffic has increased since the first lockdown.,
- It's a bit tired looking. The kids park could do with a freshen up.
- Tired and dated
- Quiet, parking fees should be scrapped
- Tired
- A bit tired. Needs a revamp, particularly at the start of the WHW
- Sadly lacking full of opticians chemists card gift shops ok for a visit but not so good for locals
- Could do with an uplift, wider range of shops
- Dyer to much charity shops and optitions
- Needs better shops
- Too quiet at night
- Dated
- Doesn't feel quite as safe as it used to. Shops that are either unoccupied or closed for now due to Covid restrictions. Groups wandering around in masks can be worrying with some people up to no good and not easily recognisable. Also a lot of rubbish lying around as bins overflowing - EDC not empirti
- Tired
- It's miserable, depressing and has nothing to make me want to shop or spend any time there. As a pedestrianised precinct it could offer the local community so much but we have charity shops or opticians or chains. I would love to see unique small

individual traders given the opportunity to trade and also cafe and restaurants allowed table service outside in precinct as this would encourage many more to use. On occasions it's like a ghost town which is such a shame.

- Quiet. A little run down.
- Tired
- Needs revamping and modernised and filled empty shops
- Tired, borderline rundown
- Needs improved , work done in various ways
- Busy and dangerous with cyclists going through too fast
- Tired looking
- needing new life
- Quiet, could do better
- Under utilised
- Boring, old, tired and not enough for young shops. Long!
- Quiet and tired
- Grey concrete landscape
- Tired, unimaginative
- Too many people on bikes and scooters, speeding
- Several very tired shop buildings . Much improvement required , also several apartment buildings near the town centre are in need of painting and detract from the area.
- Getting a little bit tired. Could do with a refresh & general aesthetic improvements and cafe outdoor seating
- Quite busy, less safe at night and tired with a lack of varied shops and things to do for 16-30 age groups
- Desolate, bland, drab, cheap looking, overly pedestrianised, unthoughtout, 80s disaster of planning in what could have been a vibrant little affluent town.
- Tired, dull,not enough variety in shops, clothes/ fashion etc
- Unsafe at night as few businesses are open. The parking is annoying. The place doesn't have a small business feel to it.
- Tired, old fashioned, out of touch
- The shops could definitely be better.
- Soulless Tired
- Ugly
- It's a bit tired looking
- run down, scruffy, ugly, horrible paving, ugly buildings
- Nowhere near enough trees; way too much monobloc, seating is awful and shopfronts need completely refurbished, awful architecture apart on that block that Holland Barret sits on. Not a place you want spend time. The WHW entrance doesnt do the majesty and excitement of that national treasure any sort of justice. Why is there a dual carriageway through the town?
- the council should be encouraged to carry out their basic current contracts - clean the area regularly, clean under the seats, deweed the hard standing areas, clean the graffiti properly, sweep the paths eg along the salmon ladder, sweep all of the paths in the park, clean the car parks, deal with the potholes - its not asking for extra cost its asking for the things they are currently paid to do
- Not much variation in shops. Could do with a high quality traditional pub. I'd like to see a delicatessen.
- Tired
- Dull
- No family pubs for food
- Too many dogs many off the lead), kids play park is too small and usually overcrowded and not safe.
- Too focused on servicing the elderly, which makes it feel a bit 'old' and dull
- Tired, no public conveniences
- Dirty, tired, run down, worn
- tired
- Too many charity shops , it has lost that village feel over the years
- The street furniture is not very attractive. The benches could be more comfortable for sitting down for any time. The trees are not very well selected or cared for. The paving is not in good condition, not helped by regular digging to access pipes. Milngavie in Bloom has done an excellent job to make the place more attractive throughout the year. Recent trips to Helensburgh show what cna be done to a selected part of the town centre in terms of hard landscaping, and I would strongly suggest a visit be made if the commissioning team has not been in the last two years.
- Scruffy
- Busy, too many cyclists ride through the town centre which is supposed to be pedestrianised
- boring/wasted space

- Tired
- Tired, concrete, poor shops
- Too car centric, more focus on active travel required.
- A bit tired and old fashioned
- Tired. Shops white canopies need some remodeling and receive new, fresh look. Paving, especially at the main square, could also be replaced with more modern finish/pattern and more small architecture elements could be added. The black planters could also be replaced with more bespoke/designed planters in timber or stone finish
- Needs unified with shop fronts having same or similar signage or canopies. More seating area and older area for the age 8 plus kids to hang out instead of the toddler park. Car parking should be free for first hour or two.
- Fairly dull in terms of architecture; could use a big upgrade
- the basics are being neglected - sweep the streets properly and you'll get less weeds. the area outside the station and welcome to milngavie sign is a mess and needs maintenance, the gunge under the public seating needs jet washed, the area around the memorial needs attention - get rid of the tar patches and repairs and fix the stonework properly, the slab path at the side of the fraser centre and the play area is a trip hazard
- Some parts tired looking
- A bit tired
- Empty shops need to be occupied, loads more information regarding local walks, better toilets, upgrading of seating.
- Pretty dull generally. The 60s buildings ruin the feel.
- Tired, not enough toilets
- Messy, unkept, wasted amenities
- Quiet at times during the day (busier post Covid) tired and dated
- Boring, lack of variety of shops and no entertainment places
- Unsafe due to the amount of mounted cyclists, and dogs off lead. Dirty due to litter from Costa
- Very outdated. Needs better seating areas, more bins, ground is dangerous for everyone
- Lacklustre - pedestrianisation has been the death of the town and businesses
- Not the most attractive town centre
- dated
- neglected
- Safe, dull, uninspiring, twee, not fulfilling its potential

Balanced Impressions of the Town

The following comments were received and categorised as representing overall neutral or balanced impressions of the town centre. The comments are presented unedited.

- Usually quite busy
- Pleasant, poorly-connected
- Family friendly and safe but poor links to green space and travel infrastructure
- A bit tired and some of the shops and buildings need re invigorating. Pedestrianised part is great and family friendly
- It can have a nice vibe to it but needs a freshen up get the empty shops filled
- Nice, although has been very busy since lockdown at times
- Busy
- Busy at weekends and on sunny days. No public toilet open
- Busy but safe
- Busy on weekends, fair mix of shops, good energy but a few neglected units. Too many charity shops! The units holding costa and Rs McColl are quite ugly and in poor condition
- Pedestrian area
- Busy and vibrant on nice days, ghost down when it rains
- Getting busier
- Nice but needs more investment and restaurants etc occupying empty units
- Empty. Tired. Open. Welcoming. Safe for
- Can be busy not many seating areas apart from at the park
- Busy, needs an update
- Bust in daytime dead in evening
- Nice compared to most other parts of Glasgow but as a born and bread lady of the village it was completely spoiled when went pedestrianised! Much better the way it

- was before then..also Milngavie has lost a lot of its character..sad really.
- Much quieter than it used to be.
- Looks good most of time but need CCTV to prevent vandalism
- Busy/ too many dogs/pleasant
- Quiet
- Tired, usually safe and quite bust
- Quiet, tired, needs freshening up
- Busy. A bit tired
- Pleasant busy but terrible live music spoils it
- It's quite good, with a fair mix of shops but it does feel a bit down at heel too.
- Yesterday it was busy, lots of skateboarders and Electric scooters, large shops have closed, play park was busy. Overall dated and a bit run down
- Lovely and vibrant on a sunny day, dead at night
- Safe (except with winter ice), but a little dull with too many chain shops/cafes. Not green enough.
- It's lovely but needs toilets
- ok
- I went much more often when parking was free for up to 2 hours. Bad if you only want to pick up a prescription.
- Reasonably well frequented, reasonably maintained, some litter, parking issues
- Needs public toilets, otherwise fine
- For grandparents, young children, and tourists
- Busy but unsafe due to cyclists, quite energetic
- Clean, quiet. Some buildings still TO LET. Worried British Land development will create a greater Milngavie - effectively excluding small business and by passing coffee shops etc acting as a ring road to the next Centre Parcs.
- Quiet
- Safe, pleasant, a bit tired, works hard, community feel
- Busy and bustling during the day awful at night with groups of drunk people
- Needs a face lift. Great community feel
- Underutilised. Has a good buzz when market is on but otherwise quiet. A bandstand or similar area would be perfect for local musicians to showcase their talent especially when there is a music school in the area. More seating needed and more outdoor dining would give a more vibrant feel.
- Like that it's pedestrianised but there's a lot of litter and it lacks a bit of soul.
- Cyclists are making it unsafe. lovely plantings. Friendly atmosphere. Need more toilets
- Busy at weekends, shopping opportunities limited, can be a bit tired looking in winter, better in spring summer.
- Busy but safe but in parts a bit tired, but the WHW has now got a bit more of a "start"
- Safe-ish, small, shops for old people
- Safe, expensive, busy.
- Old, friendly, struggling
- Pleasant but underutilised
- Busy, clean, varied.
- Too many empty shops sadly...floral displays are excellent...kiddys playpark much improved recently.
- Busy. Too many charity shops and cafes.
- I like that it is pedestrianised, however, I think that it is dangerous for pedestrians when cyclists speed along, especially for older people and young children. I like the variety of shops and cafes. Milngavie in Bloom keep the precinct looking colourful with all the lovely floral displays. It's a pity we don't have a shop selling flowers. Previously there have been several but they do seem to survive. I think we should have toilets and some kind of facility for the many walkers who arrive at Milngavie to walk the West Highland Way.
- Well kept and colourful flower beds and displays. In evening hand out for neds who damage and vandalise.
- The town centre is a great asset but street furniture and signage needs maintaining and upgrading
- Safe/ busy but very quiet in winter/ in need of a facelift
- Has improved over the years. Quiet, youths gather both daytime and evening. Needs more of a buzz, outdoor/indoor restaurants, pubs etc.. Better range of local shops - its full of hairdressers and clothes/gift
- usually busy, spacious, bit tired looking, litter
- Cute shops, Tired
- Quiet at present. Needing some TLC in places. Signs to Dougalston and other local walks and golf courses would be good
- At present the town centre is fairly quiet given the pandemic.

- Pleasant environment. Could be improved
- It is a great gathering space where you have impromptu meetings with h people you know It is getting tired and the quality of finishes and lighting are poor it is important to avoid rough or bumpy textured surfaces as there are a lot of elderly use the centre. More could be made of the performance space area A bandstand perhaps
- Busy, lacking of amenities
- Nice in parts, but tired in others.
- Clean; good it's pedestrianised; ridiculous there is only one public toilet - inside a shop!
- Nice but much more potential there. Looks a little tired with some of the infrastructure. Energies there but with some aesthetic touch ups and modern shops and cafes (such as those that could link to adventure sports /cycling /running...I'm potentially interested in setting something up!) with more outdoor seating (sheltered and open air) alongside safe areas for kids to play..the place would be absolutely buzzing
- Clean. Lacking shops and amenities
- Pleasant but a bit dated
- Safe too many charity shops
- Communal and friendly. Could do with public toilets (also for kids in playpark)
- Safe and bustling ; needs more forward linking hubs/business ie. bike hire
- Bit tired but safe & cosy feeling
- Can vary depending on day and weather. Generally fairly busy though not overly so
- Ok
- Fantastic to have a car free centre. Lacks sufficient external seating. Lacks sheltered space outside. Not sufficient secure cycle storage (I have an expensive e-bike) lockers would be ideal. Better lighting in winter. More trees and greenery would be nice. Public art good but more could be created to link with surrounding paths/spaces. Public toilets are vital! More quality street vendors through better months
- A wee bit tired but can be vibrant at times
- The Village, as I refer to the Town Centre as do other locals, is busy. Is awful just now with queues outside banks and chemists and other shops. Cyclists whizz through and they are asked to dismount, we need to stop them cycling in precinct. Apart from the raised bricks which are trip hazards it is fine, although getting to the precinct in winter by foot is not easy as streets leading to the village are not gritted.
- Sleepy
- m,ilngavie in bloom are doing council work; they should be complimenting council work not doing it for them - mib stuff looks good, council responsibilities are neglected
- Safe but looking tired. Too many of the same type of shops... Needs more variety
- I love the town centre but I think it is a bit tired bit tired
- Good atmosphere, needs more variation of shops
- Busy during day,Milngavie in Bloom make it look nice with all the flowered.would be nice if there was a bit more night life,always seems deserted after a certain time
- Nice well kept but overflowing bins attract mice at the play park in the summer.
- Usually busy but feels safe. Attractive environment with trees, planters and seating. Some business/corporate and shop signage is a bit garish and unattractive.
- safe and lively during the day; businesses look precarious
- Busy. Tired in places
- Functional, uninspiring,
- Safe, tired looking, huge potential
- Tired and dated, mainly due to the nature of many of the buildings. Having said that, it is a REAL centre though - often bustling, safe, with essential shops.
- Always busy, often buzzing, but it needs a facelift
- Friendly atmosphere but bit tired
- Safe, how busy it is depends on the day, at night I do feel slightly unsafe walking through certain areas where there aren't lampposts or cameras
- The town centre can be busy especially when the school children leave school and walk home through the centre, when the farmers market is in town and on weekends when people are around. At night the centre can be very quiet with few shops open and few pedestrians around. There is a good selection of independent shops
- Trying its best, but slightly shabby and 'down at heal'
- The parking charges are a joke. M&d car park is full as it's free why push people there. It a little run down and the kids park is better but would be good it would as for all ages and more for children to do
- Safe. Friendly. Bit 70s architectural
- Busy but we need to stop cycling in the precinct as I've close to being hit by cyclists as it's supposed to be a pedestrian precinct
- Pleasant and quite pretty but looking a little rundown in some places
- Safe, mostly quiet, a bit tired, too many shop spaces closed

- I love it because it's home. A bit of a cuddle - the flat-roofed shops/offices are not lovely - but it has its own character
- Loving the flowers (thanks Milngavie I'm Bloom), love the open shops - despite the fact there are some duplicates. Would like more up market shops and maybe something for children ie toy shop. Really miss book shop
- Concrete Varied Friendly Patchwork
- Safe, child friendly, bustling, lacks seating
- Overall good . Could do with replacing some of the 70's style concrete buildings
- Quiet, soless, uninviting yet beautiful
- Bustling during the day, quiet and daunting at night
- Generally fairly ok. Nice a safe with young children but some shop fronts are tired looking and the empty units give a vad impression at present
- Friendly lacking cover from weather
- Busy
- Tired but safe and full of potential
- Tired, could do with a covered area for outdoors activities and restaurants
- Relatively busy. There could be more small shops and fewer charity shops
- Good. Probably more outside seating now for cafes. But couple empty units not great. Need more business that will make you come in for evening.
- Generally safe and, in normal times bustling. Big improvement in appearance recently. A few empty shops spoil it a bit.
- Over the last few years, it is great to see improvement in sections of the town centre. Mugdock Road and the area at the top of Douglas Street, e.g Garvies, Fantoosh, Wutong, and independent retailers have helped to smarten up this part of town and on a sunny day, it's lively with the outdoor seating. Beyond this, in general, the town is very run down, lacks atmosphere and is in desperate need of refurbishment. Lockdown has encouraged locals to support local retailers, and hopefully this will continue.

What is the Town Centre Missing?

The following comments were received and are presented unedited.

- More for travelling visitors. The route from the station could improve to welcome and direct people to WHW. The start of the route is now fantastic but more could be done to link that to the station and improve our welcome and have more services
- Too coffee shops and charity shops. Needs more useable retail
- Not really
- Bicycle hire/repair shop, local grocery (Locavore!), safe cycle network connected to rest of area
- park with picnic tables
- It dies after 5pm at night, needs more like Byres Road with buzz and atmosphere
- Walking shop.
- Quality Men's fashion outlet
- More seating, picnic area
- Outside dining areas
- More outdoor seating* would be great. Free car parking
- High end restaurants and bars open at night
- Free parking
- Seating safe walking without speeding bikes
- Larger play area for kids, cycle routes that kids can use (not the pavement), picnic areas and more trees
- More seating. A place for teenagers.
- Family friendly Restaurants and bars
- Bookshop
- Toilets, sports shop,
- All ok.
- A variety of shops it's all the same type charity hairdresser beauty opticians need different retail and restaurants
- Yes. Free 2 hour parking and public toilets. There also should be a proper information centre for the WHW
- Play areas, picnic tables, community police, more community spirit
- A good pub! Maybe picnic benches
- No
- It is missing a purpose for local residents. Great for transients starting WHW. But why would a local want to spend time there? Perhaps a small arena, or a bbc news plasma

- screen, and a good regular scrub of furniture and paving.
- Perhaps more seating in all the pedestrian areas
- The ponder home building, businesses never last in this area.
- Info / souvenirs on WHW. A public toilet that is open and accessible. Could have 50p charge
- Bandstand/entertainment area, more nice shops not betting or charity
- Balanced shops menswear proper sport type shop for the West Highland way
- More benches and bins
- More Greenery, more outdoor seating, bike parking
- Lennox park is disappointing. The football area is overgrown it could really be made into something. The town centre is welcoming but allow a cafe culture to develop. Support the local businesses and don't push businesses out. A walking shop or something that celebrates the west highland way would be good.
- More outdoor markets. Entertainment.
- Walking shop, place to buy a book, a decent pub
- Deli shop, book shop, under cover area
- Opportunities for events/pop up shops/markets, comfier seating, bins need emptying more frequently,
- Covered outdoor furniture
- The play area is unsuitable for younger children. I've been unable to use it until recently as my 5 year old was previously far too small to play on the new design. It is not safe. Milngavie has a lot of similar shops such as opticians and charity shops. The rents are too high for small business owners. There is not enough comfortable seating and no where to eat outside.
- The play area needs a section suitable for preschool children. The new equipment is far too big got small kids. The busker HAS to go. He is terrible and cannot play his instrument at all. Picnic tables would be nice. Public toilets with a baby change need to be opened/reinstated.
- More social opportunity
- A walking shop for start of west highland way, picnic tables
- More shops, restaurants etc. Need incentives to encourage business and investment in area. Few new places opening in bearsden but Milngavie seems overlooked.
- Free parking. More outside seating.
- More in children's play area, more benches in better places, more cafes
- More play areas or make existing play park bigger, it's always busy
- Sheltered (from the weather) seating. A cinema.
- More picnic tables, loads of benches but they are not great if you meet more than one person and more social areas would be good
- More benches for people to sit on.
- Picnic benches
- Bars
- Toilets
- Covered but unobtrusive seating for inclement weather
- More places to sit, picnic tables
- Free parking
- More seating areas
- Character now!
- More seating
- Generally just needs to be revamped
- Toilets variety of shops to encourage younger shoppers rates too high businesses open up using grants then close when these stop
- More seating areas, free parking areas, more outside cafe style eating/ drinking areas, the CCTV to work to make it safer at night etc. Possibly a pub for younger people which it did years ago, pubs are very quiet now at night.
- Walking/outdoor shop would be appropriate for WHW.
- More nighttime options and restaurant seating
- More local food shops. More resources for hikers on the WHW.
- More independent shops
- More seats required
- Independent food shop like a delicatessen, picnic tables where adults can gather
- Perhaps more outdoor seating for cafes. Outdoor activity shop
- Walking / cycling shop, more greenery,
- An outdoor store would be great for locals and those undertaking WHW,
- More restaurants
- Free parking
- Good pubs nice places to eat
- Accessible toilets
- Good music and more outside seating areas
- Could do more for start of West Highland way- shop, picnic tables, local history

- information
- Yes, shops
- Better children's play areas, outdoor shop also good idea as are picnic tables. Public toilets and baby changing
- Decent Shops
- More benches
- I think more could be made of the space around the clock. Apart from the play park, its quite nothingy. Ao people (teens, smokers chatting eyc) gravitate to the benches around the playpark.
- A direct and safe segregated cycle way from Glasgow
- Larger play area and the square facade is in dire need of a facelift.
- More quality retail, local artisan coffee/ lunch offers (not another Costa!) just more variety to make it a decent destination for people.
- Sheltered outdoor play area.
- Evening activity. Walking the dog in the evening it is ghost town like
- More independent businesses, like Bearsden Cross, rather than chain shops. Also missing greenery
- Farmers markets
- More bins and wider choice of local shops - perhaps incentives for local traders
- Toilets and the rest of the shops filled
- picnic tables may be a good addition?
- Younger clothes shops, green spaces,
- Cycle paths
- More seating
- More focus on litter avoidance / dog wardens
- Picnic tables to sit
- more benches,we have been buying coffee to drink outdoors but nothing to sit on
- public toilets
- Beer garden
- Picnic tables different shops no market
- see previous answer
- Toilets
- Picnic areas
- More shops i.e. a deli,a shoe shop,less charity shops
- Softer public realm, a lot of hard surfaces
- Bike shop
- Vitality
- Grass, more trees, picnic tables, water feature
- More links to Dougalston walks and other surrounding walks / nots just the WHWay!
- More picnic tables , more facilities
- More seating under a shelter as folks may like a rest outside even if raining also a loo
- Good quality bakery, outdoor shop would be great too
- More children's play areas. Secure bike parking. Would be nice to see restaurants and cafes using outdoor space more.
- Bike shop/repair, more children's play areas, more picnic tables on walkways or parks.
- Picnic tables, benches, recycling bins
- More benches and outside areas for cafes and bars
- Clothes shop
- More seating. More outdoor dining. A sports/walking shop. A bandstand for local musicians and more formal open air events.
- Yes. It could be more like a European square. More social. Benches, trees, music, culture, sculptures.
- More seating. A band stand. Walking and cycling shop. Better use of large retail shops to accommodate a shared space for small start ups
- Sports Clothing and Equipment Shops
- More litter bins
- Outdoor shop, cycle shop / hire
- Bookshop, Outdoor Shop (WHW), art space, nice seating area, green space (all concrete)
- Furniture
- No
- An outdoors shop, some more areas for picnic tables.
- Public toilets.
- Recycling bins, cycle route through
- Permanent Small performance space
- Being start of west highland way I think a shop with walking gear would be of use
- Outdoor dining for restaurants/cafes
- Outdoor clothing shop, retail gallery
- More outdoor eating space.

- Bring back the garden around the memorial area.
- Teen facilities
- A decent deli, a bandstand
- Book shop, outdoor / hiking shop, better seating, decent pub.
- More cafe/restaurant/bar outdoor seating
- hardware/outdoor shop (after the demise of Gilbert's much loved emporium!)
- a continuation of the recent upgrading re the West Highland Way start, the children's play area is very popular and could be extended together with seating. Public toilets are an issue
- Gradual destruction of green Ely and no increase in green areas despite significant increase in housing
- Poo bags and dog hitches would be good
- More used shops
- Proper shops
- Information (tourist & local)
- Toilets, picnic tables and a reasonably priced walking shop
- More seats/benches. More bins.
- Public toilets would be good
- A walking shop/ more greenery/ more community activities
- A. A bicycle shop
- Better shops to serve west highland way, outdoors shop? Better places to sit, control where cyclists, scooters, can ride through
- more seating around the playground and adjacent square. More bins in the same area. A wine bar
- Book shop
- Sensory elements and information about what the area is doing to promote local sustainable development.
- Public toilets, walking shop
- Picnic tables benches walking shop
- Some dog hitches would be welcomed
- Grass and green space. Nice coffee shop. Good clothes shop. Cool restaurant
- More restaurants and specialist shops
- Yes quality floorscape finishes and lighting Also lack of properly scaled trees
- Public toilets, picnic tables, alternative food shopping (from supermarkets)
- Picnic tables near start of WHW
- Seating and toilets.
- Public toilets!
- More seats
- Seating
- Toddler friendly play area.
- A nice roll shop
- I very much miss the Ironmongery/hardware shop , and also Homebase . It's a trek to Bishopbriggs (B&Q) or similar just for basic ironmongery .
- Larger play park, adventure sports shop, outdoor (possibly sheltered) seating for cafes etc.
- More trendy varied shops and restaurants with vegan options for all budgets, superdrug, high Street clothing/shoe retailer, hardware shops, cinema, things to do for 16-30.
- Larger play area surrounded by outside seating coffee shops where adults can relax, enjoy whilst kids play in a safe and observable area. More themed shops/ cafes that link to the cycling/running theme where cyclists / runners/walkers can meet in a more catered fashion, socialise and set off on their adventure but also come back to recover
- Bike shop, some covered areas with heating outside restaurants/pubs might be nice (so you can sit outside in colder weather)
- People, differentiator of old road v pavement. Amenities to draw families into the area,
- shops
- Walking shop
- Maybe a walking shop though most folk may have stuff? WHW info centre. I'd love to see library site developed - maybe picnic tables there? Also previously heard suggestion if council closed library site that could be developed into a hostel/WHW info centre/local museum - absolutely love that idea!!
- More independent shops
- Book shop, too many charity shops and hairdressers
- There should be toilets that are easy to find and accessible, more facilities for those starting west highland way.
- Free parking
- More play areas. More pleasant areas to sit. Public toilets

- It needs to be more cosmopolitan with a good vibe more high street retailers for all ages and healthy /vegetarian food outlet
- Varied shops, too many of the same thing, no car park charges
- Picnic tables. A walking shop like the green welly is a good idea.
- More play areas for kids, picnic tables, bins
- More branded shops, like The White Company or something.
- Proper public toilets
- Outdoor (walking) shop, cycle shop, more children's play equipment
- Edible food growing spaces; better cycle access to town centre; hub for young people to meet; repair cafe; zero waste shops; better recycling facilities; cafes to encourage use of reusable cups
- Local branch of my bank-TSB
- Local bank branch (TSB, outside cafe areas)
- Decent shops!
- More variety of shops
- More trees, better seating and sheltered seating. Secure (rentable?) Cycle lockers (I often shop using my bike so use panniers but current toast racks not secure). Less emphasis on car parking to maintain people walking/cycling. Path network leading from west Highland way poorly maintained and needs proper investment to use all year round. Better drainage, lighting, leave/drain clearing.
- Trees boulevard. Better paving and street furniture. Focal point. Performance space. Street cafes. Think merchant city meets Las ramblas
- places to sit outside
- Better skate park
- Short term free parking
- Play park for older kids, safe routes of access for bikes and pedestrians
- More local information. Would like to see empty shop units utilise fully.
- segregated cycling path, outdoor gym, get rid of all the plastic - eg signage - it looks horrible
- Trees, fantastic urban realm, appealing shop frontages, places to enjoy the Allander Water; a stunning entrance area celebrating the WHW; parklets; clear areas where cars are not allowed unlike the random parking outside Garvies and the shops there; removal of the awful plastic planters and more natural materials; removal of the monobloc throughout.
- Having worked in the village for years, I have always said that outdoor shops should be encouraged like Trespass, Cotswolds and golf shops. The area could be recognised as a destination for buying such equipment since we are surrounded by golf courses and walking routes. However, we would require removal of the Bears Way as it is little used and people would come by car and long stay and short stay parking is required.
- Picnic tables, information/tourist shop,
- Free parking while shopping - as do the supermarkets.
- you don't need to spend any extra cash - just get the council to do their jobs - regular maintenance instead of firefighting problems when they arise
- Delicatessen. Traditional quality pub
- Not really a bit concerned that larger shop units may be difficult to fill
- Seating areas
- maintenance of what we have not spending more cash on new stuff
- Outdoor shop needs more information on WHW
- West Highland Way signage is a mess
- An outdoor shop would be great but more small business rather than hairdressers/ barbers
- More seating,
- Proper cycle infrastructure
- Clear signage of what shops are where
- Family pubs for eating
- Bigger play area for children, picnic tables/benches, electronics shop
- Picnic tables, a nice pub where you can just go for a drink and some live entertainment
- More seating
- More places to sit,
- should be more outdoor space for bars and restaurants and more active travel connections
- More independent businesses that cater to outdoor activities while supporting outdoor social spaces. Indie bookshops etc. It's all too corporate right now.
- Public toilets
- Public toilets - still an ongoing sham that there aren't any at the start of a world renowned walking experience. This has also been a far greater problem during lockdown when you don't have any cafes / bars etc where you can use their facilities

- Sensory zone for children with sensory processing disorders
- Seems fine as it is.
- A venue for live music/cinema / a walking shop
- Yes quiet areas to sit - too many noisy children's areas especially outside the Fraser Center for an area with a demographic of retired age group
- Public toilets discretely located as they had been until closed and then (?) sold off, picnic tables, comfortable benches
- A shop with walking, camping and dog walking supplies; more covered areas for shelter; picnic tables or more seats by the play area
- Picnic tables. Walkers' shop
- wider range of food shops (but hard to compete with Tesco)
- Quality shops
- Walking shop.
- A shop selling outdoor clothes would be useful
- More greenery, more benches, make more of WHW - advice, supplies, etc, picnic benches
- Seating, preferably under gazebos
- More pubs and restaurants with outdoor dining
- A walking shop/proper WHW centre/functional toilets
- Picnic area, walking shop, bike racks, more cafe/deli/bakery
- Cycling provision, trees, permanent outdoor market space
- Picnic benches, could make much more of the river flowing through it as a feature,
- More could be done for visitors to west highland way..e.g.toilets and and seats
- five guys, cinema, bring back the TSB,
- A food shop like Iceland
- Picnic tables would be good
- Picnic tables, places for young people to sit in
- Play areas, tables
- Flowers (except for Milngavie in bloom), nicer boutique shops
- I feel the children's play area is adequate. I'm not sure a walking shop would prove profitable. I also feel picnic tables might increase litter and be a focus for anti-social behaviour.
- More variety of shops
- Segregated cycle routes feeding the town centre. Increase car parking costs to encourage active travel.
- Picnic tables (not at the expense of children's areas)
- Covered outdoor cafes and bars, more greenery and trees
- Picnic table will be useful, also visitors/backpackers designated car park should be provided. Currently backpackers use free car park at the station, and block commuters spaces for days/weeks
- Yes seating and picnic areas
- sitting areas; flower beds (too much cement); new paint on buildings; better restaurants
- Better shops
- More play areas, picnic table, shop for those doing west highland way, feels lots of charity shops or shops for older people. Need to fill with shops for younger people
- A walking/cycling job wo
- Lacks cohesive architecture
- A few more benches towards Station Rd there's enough benches elsewhere
- you need to maintain what you have - you also need a public toilet + the car parks need tidied up- swept and planted up
- Outdoor pursuits shop (walking, cycling, gym etc)
- Picnic tables, more community focused shops, more green (trees, grass)
- A better variety of shops
- I think it has a good balance of shops and services. I understand why there could perhaps be more focus on walking. We could do with a delicatessen style shop again.
- More clothes shops
- Public toilets. Lack of benches.
- West Highland Way information centre somewhere, maybe part of an outdoor shop, public toilets!
- More information for walkers of West Highland Way. Area around library needs modernised and cleaned up, Lennox Park is better now but still seems undervalued as compared to say Rouken Glen, it has fabulous areas for children.
- More children's play areas, wider range of shops, toilets
- Walking shop / outdoor shop would be great - kids section too on bird spotting etc. Picnic tables would be great too. More seating.
- Outdoor shop, small cinema or activity place. Bars and cafes able to sit outside
- Pedestrian crossing from precinct to Tesco across Woodburn Way. A walking shop.

- A permanent heritage centre. A cafe serving WHW walkers from early am. Investment in the Fraser Centre eg. windows.
- Seating, covered areas, play area for under 5's
 - Covered outdoor beer garden
 - Its missing the opportunity to allow the bars and coffee shops more outdoor space, variety of shops - mostly charity or hairdressers and card shops. This stops a variety of people accessing the village. Its also misses community events
 - Picnic tables but undercover as it's the west coast, the area around the memorial to be used more
 - More seating areas/eating
 - More toilets
 - Higher end high Street shops, joules type
 - All eggs would be welcome. Missing an outdoor shop and or bookshop or childrens shop
 - No
 - Public toilets, more independent retailers.
 - Children's play park is well used, colpi, M&S and Tesco only reason to be there. Please free or cashless parking. local shops. Free parking!
 - More play areas for young children. Picnic tables. Awning areas for when its raining.
 - Picnic table and cover from weather
 - A bit of life
 - Outdoor shop, bicycle shop, ebike charging points, ebikes to hire. Dedicated cycle route through the village?
 - Outdoor eating, more bicycle parking, ebike charging point, WHW welcome and facilities (including toilets and maybe shower facilities, campsite (possibly Lennox Park?).
 - Walking shop would be good for WHW and think locals would use - play area could be bigger as it's well used - more benches and abilities for coffee shops and restaurants to use out door seating without the loopholes and paperwork
 - Yes entertainment facilities ie bowling, walm climbing, trampoline centre etc
 - Public toilets
 - Picnic tables, more bins, more benches, repairs around village to monoblocks
 - More communal meeting areas, benches in groups
 - More seating
 - A large covered area in the precinct that can be multifunctional for markets and outdoors restaurants
 - Safe cycling route
 - Cars... Allow cars back (one-way) and free short term parking and the people will return.
 - Walking shop, less charity shops, more open air seating
 - There could be more of a cafe culture and the continued use of the space by the cafes and pubs could be encouraged.
 - Bike repair shop. Gym. Retro Arcade. Mini cinema.
 - Clear wayfinding for cycling and walking on shared surfaces, a proper bakery, a good quality coffee shop, and poor surfaces
 - Picnic tables would be nice if they had bins nearby
 - A walking shop or something outdoorsy would be great
 - TOILET. DEDICATED STREET SWEEPER YO CLEAN THE WHOLE SHOPPING AREA THOROUGHLY
 - cleansing dept
 - Quality artisanal independent shops
 - An upmarket restaurant, ironmonger and walking shop
 - Too many charity shoos
 - picnic tables, more seating, police to move beggars on
 - There is no heart to the town centre. The middle section feels vast, sad and empty. It should be a welcoming place not just for locals but for the thousands of visitors starting their west highland way journey.

Other Comments

Finally, respondents were given the opportunity to comment on any aspects of the town not already covered. The comments are presented unedited.

- The BID has been fantastic. The support to shops has ensured our town has thrived during covid and made it a safe and desirable place to visit. More independent shops would be lovely and recognising our WHW visitors and providing them service would be good. Support and praise for Milngavie in Bloom is utterly essential to ensure our town continues to look so beautiful, welcoming and loved. Thank you to everyone for bringing our town back to life.
- Get cyclist to dismount when in the precinct. Elderly and kids use this a lot.
- Abolish parking charges
- For Milngavie to truly become a cycle/walking hub, ED Council must invest in active travel networks connecting surrounding areas and Glasgow city. Bearsway cycle route must be extended. This would boost local businesses, and make it a more attractive place for families like mine to visit.
- Improvement to the core paths e.g. chestnut lane to mains estate and parts of the wedge need upgraded to be suitable in all weathers and for bikes/prams/older people allowing more opportunity for walking
- "Milngavie in bloom do a great job.
- Main issue is youngsters gathering and drinking, have noticed some taking train to milngavie for this purpose (antisocial behaviour where they aren't known), also large groups at skate park throughout lockdown"
- It seems like someone is making an effort in Milngavie with everything going on. Thank you
- Flats/houses near town centre are an eyesore. Badly in need of outside upgrading
- The town centre is great there is a real lack of connection to the wider town. Improve the access to the local area but putting in a cycle lane to link the Bearsway as currently Lennox Park and the village are dangerous to ride or walk to. A cycle lane would help as provides a buffer to fast moving traffic as it does towards town and in the city centre. Also please please please get rid of the car park at the start of the west Highland Way. For the sake of 5 cars or so, it gives a really bad impression of the WHW and makes it hard to walk with a pram on what should be a world leading route.
- Milngavie is a vibrant small village. We need to look after that. The crazy road, lack of public toilets and free short term parking can mean that people choose to go to larger out of town shopping centres. Where there is plenty free parking, lots of shops and toilet facilities. We want to capitalise on our lovely village and make it more encouraging for everyone to visit.
- Milngavie is no longer a small community village. Far too many cars and hardly any infrastructure. Instead of building houses we need a health centre, dentists, better railway station and trains. Crime has went up and graffiti has got worse especially in Milngavie town. Bring back the local Milngavie with a community.
- Please recognise that after any investment that furniture, infrastructure, play areas need ongoing investment to maintain in good order. Build that into the costings please.
- I normally go to milngavie Town centre on the way to somewhere. I would be more likely to stop if parking was not chargeable. The pond at the library is a lovely asset but it is in a state of disrepair.
- I believe Costa is closing. Can the BID/EDC use it as a WHW info centre and gift shop AND a public toilet to service all these people you are trying to encourage to visit Milngavie. Thanks. Your fence going from the phone box to the Fraser Centre is too high, it would be better smaller or not at all.
- If rent was more realistic we would probably have better shops
- Make ban on cyclist through village. Have been nearly knocked down on more than one occasion. Also free parking would encourage more people into the village and to shop local
- How to get safely to Mugdock by bike?
- Create signage and highlight walking and cycling routes for families.
- We need more plant life and better tended bushes/trees. Or a focal point that isn't the war memorial (which is generally ignored for 364 days of the year).
- Crieff has great village outdoor socialising space, I would like to see something like that.
- Police presence is required to deter shoplifters.
- It's sad to see empty shop units in town, hopefully these fill up because it's a lovely town centre

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- Behind the scenes the town centre needs a facelift, litter pick up and improved signage. The view from the free M&S car park is not at all welcoming, with tired facades, broken signs and accumulated rubbish. And there are great voids in the middle of the town, by the nail bar/play area/M&S.
- Independent delicatessen, return of bookshop, affordable pub grub for locals and visitors, activities and facilities to stimulate night time economy particularly in summer, better access to EDC facilities rather than travelling to Kirkintilloch, eg hub, more frequent no 15 bus
- Please help to ensure that the "cyclists dismount" regulation continues rather than change to "share with care" which would reduce safe and leisurely walking
- More police walk throughs. Lots of drinking and drug taking in Lennox by the skatepark during the day and evening
- Be sorry to see the community centre close with the loss of the pond and walkways
- Parking charges should be set to allow half an hour free parking, so people are encouraged to pop to local shops for one thing/pick up prescriptions/go to bank etc. Then by all means charge if parking for longer periods. Milngavie in Bloom do a fantastic job at making the village look cared for and welcoming- their work should be encouraged/expanded.
- More seating for pubs
- Lockdown had me thinking about support networks for shopkeepers (chaplains, or whatever term might be useful) - I have a lot of experience in that and I'd be up for a conversation about something along those lines for the future. cairneve@aol.com
- Dogs on extendable leads are a hazard for partially sighted
- Working in the third sector, it would be nice to have a community hub
- The green space is very important to us, and there is a worrying trend to attempt to remove green belt and change to brown belt / development land. Given that the infrastructure and the capacity of amenities is at its limit, it would be best to restrict further developments such as new build housing etc. It would be lovely to increase the accessibility of green space within the precinct and wider environs.
- Love this place
- More free parking would bring me to the precinct more often
- Milngavie is a lovely wee town my grandparents and great grandparents were born here but there is nothing in village
- Remove the nonsensical "no cycling" advisory signs from the precinct entrances. Welcoming people on bikes will be a boost to businesses.
- The Playpark is the heart of the village and must be retained at all costs, and expanded if possible. Needs swings.
- I feel like there is great potential in the precinct, it needs a bit of modernising and green, and more independent businesses rather than chain, high street shops. I find myself comparing milngavie to bearsden and despite having a destination and pedestrian centre, they have nicer shops/cafes/restaurant variety.
- It's very well kept
- please could you limit the Eastern European busker playing his violin - my office is near him and I have had to listen to his repetitive tunes every day, for years! drives me insane !!
- Looking forward to any sort of change/development in the town centre!
- Cycle paths for commuting
- Free parking!!!
- Cycle route connection to Milngavie is still dreadful
- Having young children, it is imperative that local public toilets, with easy access, is essential, both in the precinct and in Lennox Park.
- Work needing done to the paths in the underpasses
- Milngavie town centre already has a lot going for it - but could do with more dwell areas - picnic benches, outdoor seating - maybe another play park - and somewhere for events
- Parking needs sorted for lennox Park!
- I am happy living here but some extra shops would be nice, also the cyclists are overpowering you have to remember there are little people in the village also visually impaired persons
- Creating an attractive, accessible public realm will always make an attractive town centre for users and investment but thinking more widely about getting people to the centre too, in sustainable ways. Footfall rules! Keeps the shops going and creates the good atmosphere
- There are far too many charity shops. Their rates subsidy needs to end.
- I would like Milngavie BID to partner with LoveDougalston and work more closely with other local associations who care deeply about protecting and preserving the area.
- Yeah fed up with the amount of houses being built without road improvements .no need for traffic lights at Allander sports centre. Having to pay for parking, the potholes in the road all over East Dunbartonshire are ridiculous. Something needs to

be done re Mavis bank dump queued for an hour to be one of the last 8 cars to be let in at least 20 cars waiting behind me. Save Dougalston from being built on a great place for flora and fauna needs to be kept as is. The flowers in and around the village are lovely, great place to live

- Vital we protect green spaces, e.g. Dougalston.
- Keeping the green spaces like dougalston woods safe, clean and accessible. Promotion and information of walks, cycles and mountain biking routes could be better.
- Some parks and play areas are a bit tired. Painting railings and benches, planting extra trees/plants and repairing path ways. Cycle lanes markings are tired and faded. Keeping the parks and woods clean and tidy, accessible for the public and natural/green. Saving green spaces for nature and leisure
- Think milngavie could be bolder environmentally such as banning all plastic bags or disposable coffee cups also think toy or bike exchange would also bring people to milngavie and has is EF
- Village a great place to be during the day but needs more cctv etc at night to stop crime and graffiti
- Dougalston needs to remain as is. Milngavie is FULL no more houses. The schools/ roads/ etc couldn't cope with 100s more houses. The walks & space in the Dougalston area are invaluable
- Fabulous place to live but cycling infrastructure needs improved and to extend bears way as cycling past Asda to get to other cycle routes such as Kelvin Walkway is not pleasant and makes Bears Way seem a pointless exercise. There are now so many people on bikes that something needs done.
- I feel very lucky to live in Milngavie but I do think the town centre could be more vibrant and welcoming.
- Cycle network needs to be better and maintained.
- Dougalston has been a joy. Wonderful wild life. Elsewhere has been too busy
- Beyond the precinct, litter can be a problem along the start of the WHW... Bins often full / overflowing. Allander walkway is in need of repair (flood damage).
- The buildings need a bit of a spruce up as they have old 1980's feel. Public Loo's
- Groups of bored teenagers need something to do
- We must protect Milngavie's green places. Nothing has proved more than lockdown how important they are for mental and physical well being and to protect our environment and wildlife.
- I am concerned re the amount of housing development and the consequent increase in traffic and air pollution.
- Strengthen the link between the precinct and Gavin's Mill even further and improve and expand landscape and facilities on the river adjoining the Mill.
- Milngavie charm is its short distance from Glasgow but sitting on the edge of the countryside. Dougalston is a beautiful historic woodland filled with wildlife and fantastic place to wander and find peace and quiet.
- West Highland Way sign is ugly; lots of visitors lost and confused about where Main Street is, especially when looking for Highland Gateway hotel; charging for parking undermines local retailers and makes free car parks (Marks, Tesco and station) unnecessarily busy and dangerous); roads badly congested esp when there are roadworks and contra-flows
- Important to protect the local shops in precinct. Vital to have play areas for children to use. Local green belt has to be protected & preserved. So important for physical & mental health & well being. Lockdown has shown us our local area is a wonderful place and we are so lucky to have it on our doorstep. It has helped to get us through difficult times.
- It is vital that EDC work with community groups to find a sustainable solution for the community centre. This is a short walk from the Town Centre and should be considered as integral to it.
- The need to protect green belt areas, provide better public transport to our local hospital QEUH and to have better traffic flow. Also any new housing needs much better sized gardens and children's play area
- We have lots of walks around us but I would love to see access to paths improved to allow everyone to access them.
- Well done to Milngavie in bloom for excellent floral displays..thank you all.
- Looking forward to a new Health Centre.
- I think Milngavie in Bloom do an amazing job. Car parking should be free for the first hour as it used to be or even 30 mins. Often need to pop down to one shop to collect something such as prescription and only need to park 5/10 mins. Pay £330 a month council tax to pay for parking as well!
- I think we need more recycling bins/ more litter bins/ more seating by the Allander/ better parking arrangements for those using the new play area in Lennox Park/ some football pitches in Lennox Park/ more bins for dog waste

- What our family (children aged 6,4,2) love about Milngavie, is the outdoor space. The green area of Dougalston is a fantastic area for our children to play freely and safely. The recent development at the Allander has increased the traffic at one end of Milngavie and I feel that any more development will have a detrimental impact on the local area. I really feel the area is at bursting point at present with all the added road traffic.
- I am put off cycling due to the lack of segregated cycle path beyond the bear's way path.
- Our family have been impressed with how the town centre has adapted during lockdown and we are keen to support local business going forward.
- We hope this attracts more local business and encourages people to stay local more."
- I think EDC haven't spent as much on Milngavie as other areas. We need a modern hub with a library like Bearsden.
- More should be done to protect our green spaces. They've been vital to my parents and our family, friends and now our local schools are using the space. More must be done to oppose unnecessary development.
- During lockdown the surrounding areas have provided so much solace during stressful times in particular found enjoyment in exploring the paths and trails around Dougalston. Dougalston Woodland is a gem in Milngavie's crown.
- Cycle paths would be great I cycle to work Negotiating the various junctions in Milngavie is no fun Would also be good to have cycle paths on school routes
- I think the promotion of Dougalston has been amazing and more people being signposted to use this and other Greenspace would be welcomed.
- We need to protect our green space! It's been so valuable throughout lockdown and one of Milngavie's key assets.
- Milngavie precinct needs to become a place to visit for leisure and shopping
- Would prefer that live animals were not used for entertainment purposes in Milngavie e.g. reindeer at Christmas fair/lights switch on.
- More picnic benches would be good at the Allander burn and at the library.
- More happy re visitor numbers to the area where people park their cars in residential roads ,such as Lynn drive and Balfleurs street and then go for walks (or indeed cycle and ski (yes, ski!) on Dougalston golf course (during the days of heavy snow in the case of the skiers) .. Several times during lockdown and since , I have witnessed people treating grass areas such as Dougalston golf course as a country park with their picnic / badminton / playing sandcastles in the bunkers , as well as similar situation with people visiting reservoirs on a daily basis parking outside my friends' living-room windows , and several times ACROSS their driveway entrances.. Many of the visitors have been less than respectful of the residents here (and I am no snob , my parents were both brought up in council schemes) ..and incidentally , in relation to the disrespect shown to the golf course , I am not a golfer in way , nor do I even like the sport , but I RESPECT the fact that a golf course is being paid for by its members to use , the footpaths around which , being coincidental.
- Milngavie is a wonderful spot but needs a bit more life injected in it to encourage more people to get active & explore our beautiful walks and cycle tracks.
- Again, I think there's huge potential to truly making Milngavie a walkers, cyclist and runners paradise. At the moment groups of riders lean bikes against random walls and congregate in front of cost...imagine a space where keen enthusiasts and prep before they head off but also come back to to wind down. Sit outside, have a recovery meal and drink, socialise whilst having facilities to park their bags/bikes etc and enjoy the bussling town Center
- Would be good for Milngavie to have a community trust to buy out the farm land and prevent developers ruining the Mains farm areas. In my time living here BID have made a positive difference. Thanks you. Scott Ratcliffe
- Please do something to attract nice businesses to the area and to put a bit of quaint back in a town that was destroyed by mono lock and forklift able planters.
- You must provide adequate parking to sustain the shops and precinct. Parking isn't currently adequate
- Just that I really appreciate all that has been done so far and efforts of all local businesses to develop the precinct. Also big shout out for Milngavie in Bloom folk. One last thought is we really miss the book shop, sad it couldn't last. It would be good to try and encourage independent business and shops - whilst the charity shops are generally good, it would be sad to lose shops and end up with more.
- Please keep the children's play park!
- Maps or leaflet of circular walks for different abilities in the area would be great!
- I feel there are too many bookmakers and charity shops in the village which doesn't create a good impression for the people/ youth from the area or for visitors to the village
- Fix the roads, you need a 4 wheel drive on many of the main trunk roads in milngavie

- I think events are more appealing than superficial changes. That said, the food and drink festival was not very impressive a few years ago.
- Parking charges need removed, makes it difficult for the village to survive if you can't access easily
- The preliminary artists impression within the Milngavie herald indicates removal of the current children's play park. If this is done it will be a great shame. The play park is conveniently located so that parents in the queue for Costa, farmers market can still safely observe their children whilst contributing to the local economy.
- Get rid of the cycle tracks. More free parking
- We don't need any more hairdressers, chemists or opticians! And more places/things for teenagers
- Walking network needs to be evaluated for all ages and mobilities. Too many poor surfaces, lacking winter maintenance etc catering for cyclists more rather than just cars. Interpretive/art work signs in the village and path network explaining the areas history and facts would be good. Outdoor seating for cafes/restaurants could be increased within reason to make more of the civic space.
- Could be a lifestyle destination in it's own right with a bit of money and lots of imagination. The recent changes to start of the show and underpass are great. More public artwork and creative spaces. Milngavie in bloom is brilliant
- I would love for lights at lennox park to feel safer at and a possible extension
- The local trunk routes have become excessively busy due to over development in the area. The infrastructure cannot cope. Free short term parking and a larger park and ride car park with dual tracking the rail link and an increase in the frequency of trains would help. As a cyclist, the Bears Way cycle route is a joke and dangerous. eg. Having to cross the main road for 100 yards at McDonalds, give way lines which drivers ignore at the entrance to the Allander sports centre and narrowing the road at the Hillfoot pedestrian crossing.
- Aircraft noise is excessive when flights are running normally. A nighttime ban on operations, like Heathrow's, should be considered for Glasgow Airport."
- Protected cycle lanes and walking paths with pedestrian crossings would support access to shops and leisure as often shop online don't want to use the car or deal with congestion. Also use by family is limited as most active travel routes are only safe for adults due to high volume of cars + speeding, so not safe for kids.
- underpasses don't feel safe, esp at night and esp the one to the station, wonky ugly monoblock isn't disabled-friendly, please cater for cyclists on the roads and in the precinct
- Milngavie needs a complete makeover and a whole systems approach. The traffic and the fact there is a fast dual carriageway competely takes away from the urban realm. the entrance to the town is really poor. if the town is to encourage more walking and cycling and less car dominance then why not combine a complete rethink of the travel plan and combine it with place making in the precinct. The sea of monobloc is completely out of sorts with the Council's climate adaptation plan, it is out of keeping with their biodiversity action plan as it does not provide any sort of tree canopy that might act as a wildlife corridor. The bizarre dual carriageway completely cuts off one side of the town from Lennox Park and Dougalston. It cuts off wildlife; it is noisy and not helping active travel. Why does the council and BID team not think of more active travel solutions and safe walking surfaces with pedestrians first rather than car. it is a fact that cities and towns that have put people before the car are thriving. Littering needs be enforced as it is a scourge of Lennox park. Great examples of urban realm in Groningen; Ljubljana, Copenhagen.
- I have seen your designs for the precinct and do not support partitions. I do not promoting Milngavie as a cycling destination and those cyclists who already are in the area are dangerous, jump traffic lights, speed and disregard covid guidelines especially by not leaving enough space when passing you. Yet they expect motorists to give them a wide space when passing but they do not feel pedestrians deserve the same. I am moving about daily and the Bears Way is empty and the roads are congested because of the Bears Way and unnecessary traffic lights. Cyclists who come to the area as visitors come in cars with their bikes on the back. Therefore provision should be made for the car and respect for residents should be a top priority as it is they who keep the shops going on a regular basis and by funding this the BID and yourselves should remember this. The beginning of your questionnaire asks why you go to the village and I would highlight that banking and doctors surgeries, dentists and chemists are a large reason. I would also highlight that surrounding towns and villages like Hardgate, Duntocher, Torrance, Strathblane, Blanefield, Killearn, Drymen, Bearsden and many more have shut their banks and therefore people and business representatives from these communities use Milngavie on a daily basis to bank, shop, get supplies etc. Therefore any plan has to accommodate this fact. The parking charges are popular for this reason as you can get parked rather spaces being taken up for a whole day by people who work

- in the village and commuters. If you want people to come they have to be able to get parked and the spaces need to turnover. Employees working in the village could be allocated a long stay car park, say in Mugdock Road, however charges should be made to allow for turnover and wear and tear but maybe not as hefty. Employees are the main people to be encouraged to walk, cycle or take public transport not the residents and people who support the local businesses should not be dictated to as they are the ones who can go elsewhere. There is a tendency just now to try to dictate how people should live their life. It should be borne in mind that there is a high elderly population who require to plan any journey to include toilet facilities and parking as near to where they require to go. This should be taken into account. Closing of public toilets mean these people will choose to go elsewhere and it should be remembered that these are the section of the population with the spending power, who tend to be loyal and support local business, along with their families and friends. They also tend to volunteer and do things for their community. Public toilets are important too for those with young children. Those younger in the community tend to do home delivery and online shopping and will have less knowledge of the precinct. Please remember local people know what is best for their community and your purpose is to serve them not persuade or enforce what you would like to see. Many of the BID representatives will not live locally and will therefore be restricted in their wider knowledge of the area. Thank you for reading my comments, it is appreciated.
- Need more safe cycle routes on roads (like the Bears Way or similiar) and in pedestrianised places, so more people will cycle more often and further.
 - The public toilet really does need to be reinstated. The precinct needs free parking to at least provide a level playing field with the supermarkets. Do more to allow & encourage local businesses to put out chairs and tables.
 - the station area needs attention - the slabs need jet washed as they are not swept properly or regularly. the underpass entrance behind the metal contraption needs repainted. the areas where there are welcome to milngavie signs need looked at. the black metal railings at 45 station rd have needed repair for years. the hard standing area at the town hall needs deweeded and the steps need to be made safe. the car park at the beginning of the west highland way has huge potholes, the graffiti was painted over with white paint and is worse than the graffiti. the path at the side of the play area/fraser centre/going to the car park or down to the salmon ladder needs relaid and made safe. the signage at the salmon ladder has fallen down. the pavement and road going up to the reservoir need swept and the drains need cleared. if you are publicising paths for all you should walk along them and make sure they are maintained. the pavement and road going up to mugdock needs swept and the drains need cleared. the railway bridge on glasgow rd needs painted. something should be done about the number of commercial dogwalkers and dogpoo bags. the old football pitches in the park could be used as allotments. the pavements from dobbies along auchenyowie rd are disappearing under the growth on both sides - if you decide not to cut the grass and leave it wild, you still have to clear the tarmac as it is disappearing- the grass is overgrown on one side the verge is overgrown on the other side, the space in the middle isn't suitable for a pram or wheelchair and you have to walk in single file. these areas need attention because they are not being kept up in normal routine maintenance - it not additional work; its doing what should have been done by the council and should not incur extra cost.
 - the cycle path should be removed, the council should sweep the roads and pavements, the potholes need fixed, we do not need any more houses, the green belt should be protected
 - More small business maybe more inclined to open if shop rates, were less and parking was free for first hour
 - Is is the intention to only engage with people who live in Milngavie and not visitors to the area? I visit frequently, arriving by taxi, being dropped off in the car or by train but none of these were options. The start of the WHW could be improved, made more of a feature and to look better (it's a pretty run down car park!). The pedestrian area works well but could be made to look better. There should be secure, covered parking for bicycles
 - If you're serious about attracting cyclists, finish the cycle lane properly
 - The only reason I am responding to this survey is because the graphic shown in the community magazine seems to show the playpark being removed for seating.
 - The playpark is an extremely busy and essential element of the precinct and should remain in situ. Any removal of this will have a detrimental impact on the attractiveness of the area for families.
 - It should also be noted that as per Secure By Design standards, seating on or near to footpaths etc can become a source of anti-social behaviour. It would be worth noting the considerable amount of youth disorder that occurs in the precinct late at night - any creation of a sizeable seating area will again exacerbate this issue and should be given due consideration.

- The lighting also needs to be greatly improved to provide a suitable level of lux to create a well light night-time environment, remembering that people may be late commuting from the station through the precinct. Again at night, my wife has not felt safe passing through the precinct due to low light levels, etc."
- I'd like to see more colour fresh and bright for kids, bins emptied more and less dog mess on public paths! No dogs around the park in the village
- I think the new plans for the precinct look very attractive.
- Lennox park skate park is a disgrace - full of teenagers drinking and taking drugs , setting fires where the fire brigade is called regularly - same at Abbies Loch Mugdock .There needs to be more community wardens with a focus on safety not parking charges.
- More bike storage/rails and paths across the area would be good
- Protect all our green spaces. People come from far and wide to use these spaces and spend money in the shops/cafes
- Lack of public toilets
- We have lovely green belt which is well used and loved. We must stop any development of these important places. I would favour more encouragement for cycles and try to reduce motor traffic. The town centre is very much hard landscaped and should be softened with borders and planters. There should be places to sit among these.
- EDC allow cafes and restaurants to use precinct with European style communal seating and tables
- It's a nice little town, it's just a shame about the nature of some of the buildings - a long concretey strip really.
- More marked walking routes
- Currently cycling is prohibited on the precinct, this needs to be lifted and infrastructure provided to manage it properly.
- I think there could be even more emphasis on the outdoors in the village as it is a gateway to lots of adventures- WHW information/small climbing wall/cycle route info/ make more of the duck pond at the library
- I think the village has been a life saver for various people this last year as a meetingpoint for friends and I would like to thank milngavie in bloom for their hard work
- Public Toilets
- The underpass alongside the Allander Water is uninviting.
- Car parking charges has reduced footfall in some shops.
- Lennox Park could be much improved to encourage more visits.
- Street lighting could be enhanced at certain locations."
- Square could be better utilised with a cafe and outdoor seating.
- Link to Allander walkway from square is uninviting and should be more open.
- WHW runs through a service car park!"
- Low level litter, vandalism and graffiti c
- the walkways in and out of Milngavie are in dire shape and need an upgrade; pavement/pebbles in horrible shape; shrubs haven't been cut in ages
- Better quality pedestrian surface. Covered area for resting.
- I feel I use the outdoor areas less since lockdown. Due to lack of facilities and people have not been great at social distance when our and about
- Milngavie has a lot going for it and it needs sympathetic community spirited enhancement
- did you put those tacky signs around the Douglaston woodland walk? if so take them away they are really unneeded and run the view
- We need to have regulations that dogs should be kept on leads in the precinct and discourage people from bringing dogs into the precinct .
- this is a compact area and should be inspected regularly with a view to regular maintenance not neglecting areas to such an extent that they need a lot of money spent on them to bring them back up to scratch. start with the basics - cleansing issues, landscaping, hard standing areas, roads and pavement maintenance, etc. the town hall area is a mess - it looks like a 1960s dinner school - at least make the approach clean and welcoming. the white flats on station rd(ex scottish special i think) are an eyesore - the surrounding area is sadly neglected. the area at the library and community centre is an example of abject neglect - what a waste of a good facility - is this deliberate.? welcome to milngavie and west highland way - think again. people notice the details like litter, graffiti, weeds, unswept edgesand are not swayed by the high spend art
- Please stop the overdevelopment of Milngavie and all the estates development
- I see from the artist's impression shown in the Community Magazine that plans might include removing the children's playpark at the Fraser Centre. This would be catastrophic. Every family in Milngavie has had their children play there and as people age, it's so precious to see young children enjoying the space. It's a precious

- resource where parents can chat and older people can sit and enjoy the buzz of community life.
- Parking should be free to encourage people in to the town
- I think Milngavie is a lovely place to live, but it can always be improved. I do despair of the littering, more noticeable over lockdown because of the takeaway rubbish. There are plenty of litter bins but the ones nearest the shops could maybe be emptied more often. If it wasn't for the volunteer litter pickers, it would look very much worse. I would also like the car parks to have the 'free' period reinstated. Public toilets should be provided. There are a good variety of shops but there are also a few empty shops, which detract a bit from the generally positive atmosphere. However, compared to many other town centres, I think we are very fortunate.
- Would like to see parking free again, would attract many more people to the village, better maps of area with distances and time taken for people to appreciate. Better signage for walking route up to Mugdock Park from village would be good as well, thanks.
- Free 2 hour parking would be the best investment. Paying for parking really deters shopping in the village
- Would like free parking for a duration to return, ie 2 hours. Milngavie in Bloom are fabulous.
- Public transport to Milngavie from Bishopbriggs, Kirkintilloch/Torrance after 6pm to encourage people to use bars and restaurants without need for taxi. More effort could be made in upgrading the tired buildings (Peacocks etc) that ruin the town centre.
- More bike stands in the precinct and outside the Scout Hall. Community growing space. More signage to the Fish ladder. Plant trees and native wildflowers to green the town centre.
- Would be lovely to create a Mediterranean feel with more cafes spilling out onto the precinct (with covered areas and heaters)
- Can you please stop the busker who plays the same song over and over again. During the summer months it's really annoying and limits the amount of time you can bare to spend in the village. He sits right outside Greggs and its all you can hear when having coffee and using the park. Its really off-putting and frustrating. There is also far too many charity shops and barbers opening up in prime spots. During lockdown the local shops should have been given an opportunity to have stalls outside, its quite disgraceful they were closed and yet the market was allowed selling very similar items.
- Please don't cover the bit between the river and play park, kids use it all the time and it could be used for something (son uses it as a bike track for eg.) Also any seating a good bit away from the park as it's just used by smokers so good to move it away from the wee kids - would also help if the cigarette disposal bin wasn't right at the play park too. Parking charges need back to what they were to encourage people to just nip in for the odd item without having to pay for parking - car parks are empty since they charged.
- Milngavie BID and Milngavie in Bloom are doing a fantastic job of making the village look inviting and fresh. Thank you for all that you do, it is appreciated!
- Anything to encourage and retain the smart independent businesses which have recently set up would be grand - honeybee, wutong, the gantry etc all really enhance the atmosphere. Finsbay, the colpue and others who have had a facelift also help
- Encouraging new shops into the empty units should be a priority
- Free or cashless parking!
- Lennox Park and some parts of Allander walkway need lights. The park in particular is pitch black at night
- Cafe and bars need to be allowed to keep out door seating and allowed to use gazebos etc to give more use of the village
- A lot of money spent on WHW "artwork" that really doesn't add much to the route.
- It would be fantastic to join up the cycle routes locally, especially into Glasgow. They are very 'bitty'. Perhaps the existing paths could be upgraded or extended as a way to do this without too much of a major expenditure. The path that runs parallel to the Auchenhowie Road (on Fairways side) could maybe be used to join up with the canal path for example.
- Public Toilets are necessary.
- We need more facilities for families and young people
- Sadly anti social behaviour is becoming the normal in the precinct and surrounding areas such as Lennox Park
- Sustainability projects, outdoor educational opportunities and arts & cultural events are really lacking despite the huge potential.
- Safer cycling routes and pedestrian priority at junctions approaching town centre
- Traffic has been terrible since extra new housing. The town can't cope with the extra capacity.

- I love the signage at down ramp to the WHW, I also skateboard and run and would love to see more distance markers to form better routes and smoother surfaces to skate to places
- There's a growing problem with takeaway litter and bins being overloaded then spilling onto the streets and into the river. Anti social behaviour such as raves in the library area has been such a shame, particularly during lockdown. The aftermath of broken glass and rubbish left behind is dangerous for nature and people.
- INSTEAD OF SPENDING MONEY ON NEW STUFF WHY DONT YOU MAINTAIN THE STUFF YOU HAVE. EG. ENSURE PATHS ARE SAFE , REPAIR THINGS PROPERLY RATHER THAN QUICK PATCH UP JOBS EG THE WAR MEMORIAL, FOCUS ON THE AREAS WHERE YOU HAVE WELCOME TO MILNGAVIE SIGNS EG THE STATION. GET THE ELECTRICITY BOARD TO PAINT THEIR TATTY BUILDING NEXT TO FINSBAY. GET THE RAILWAY TO PAINT THE BRIDGE ON GLASGOW RD. GET WAITROSE TO SPRUCE UP THEIR FLOWER BEDS. GET THE COBBLED AREAS IN STATION RD/MAINST/ WOODBURN WAY CLEANED. PAINT THE BLUE PLAQUE TO BENNIES RAILPLANE. GET THE POLICE STATION TO PAINT THEIR RAILINGS AND SMARTEN UP THEIR FRONTAGE. SWEEP THE PAVEMENTS FROM MILNGAVIE UP TO THE WATERWORKS AND MUGDOCK. - THESE SUGGESTIONS SHOULDNT COST ANYTHING - EMPLOY AN ESTATE MANAGER WHO CAN OVERSEE EVERY ASPECT OF THE APPEARANCE OF THE TOWN, WHO CAN LIAISE AND PERSUADE, GET THINGS DONE AND SAVE MONEY IN THE LONG RUN. GO FOR A WALK AROUND THE PLACE AND SEE FOR YOURSELF.
- the start of the west highland way needs attention - the path going down to the car park, ensure the paths are clean, safe and repaired, the car park area is a mess - potholes and graffiti, the road and pavements at riverside need swept, the area at the who map needs cleaned, the path going up to the community centre/library needs delittered and swept and edged and the drains need cleared.
- "The planters in the town centre are awful! They look like dustbins filled with flowers. The flowers are nice. The containers could be so much more inspiring.
- The new corten steel signs for the WHW are really nice."
- "During 2020 the use of foot paths round Milngavie has increased significantly. Many, perhaps all, of these will be Core Paths. Continued pleasurable use of these, and reduction of negative impact on their immediate surroundings requires maintenance of these paths. In the past the Council has spent money on developing routes and installing signage for many of these, however there seems to be very little focus on maintenance.
- With a growing awareness of the great local walks, and a wish to bring tourists to the area this is a serious oversight. There is so much scope for people to enjoy visiting the area, other than just to walk the West Highland Way. Making it pleasurable also will encourage locals, with great benefits to health for young and old alike.
- Notice boards with route maps, at key locations outwith the town centre would also be a bonus for those making their first explorations."
- Nice place to live
- potholes on roads everywhere
- The market brings some activity and atmosphere to the town, but at the same time competes with local retailers. It's a large space to fill. Why not allow/encourage some permanent west end-style street food vendors/market stalls which are not in direct competition. Even a lick of paint to the surrounding 70's style buildings would help.

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Thank you

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