



Water Row, Govan

Part C: Stakeholder Consultation

Masterplan Aims and Objectives

- Deliver a **City-wide flagship project** that puts Govan ‘back on the map’
- Ensure that **Govan and its community** are at the heart of the masterplan and its development
- Undertake a collaborative, design led approach with **co-creation and stakeholder working** at the centre of the design process.
- Create an exceptional place that is rooted in its **historic and riverside context**
- Develop a **vibrant new neighbourhood** combining residential and commercial use in a holistic and sustainable way
- Ensure those living within and around the site are treated with **fairness and respect**
- Deliver an **exemplar energy strategy** that optimises natural resources and site context
- Create a **positive relationship with the River Clyde**, new development and shared open space to enhance the quality of life for local residents and visitors to Govan.

Part C: Stakeholder Consultation

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Between December 2017 and June 2018 an extensive number of consultation and design events took place to inform proposals. These engaged hundreds of stakeholders to ensure local ambitions were encapsulated within the masterplan report. A summary of activity is noted below:

- A series of surgeries between Officers of the Council, other agencies and client partners. This included integrated design workshops for the Govan-Partick Bridge and Govan Old Campus;
- A series of 7 specific issue workshops with key local stakeholders including Govan Heritage Trust, Govan Community Council, the CGAP Steering Group and Govan HA Management Committee;
- 5 advertised public events including a two day mobile road show. One event was the formal Pre-Application Notice consultation which 136 participants attended;
- A series of consultations with representatives of both Showpeople Yards;
- Presentation to the Glasgow Urban Design Panel;
- Newsletter issued to 2700 households ahead of the PAN public event.

Consultation responses have been predominately positive about proposals. They have recognised the transformative potential of Water Row for Govan and gave advice on optimising the development.

The level of consultation undertaken for this masterplan project was far greater than any consultations undertaken in past projects carried out by the design team and should be considered as exemplary, setting a benchmark for future masterplan projects of this scale.

Introduction

This report documents the stakeholder and consultation process undertaken during the development of the Water Row masterplan.

It seeks to record the range and breadth of discussion that took place between December 2017 and June 2018.

The consultation was undertaken using a range of methods and techniques and

Public events

A series of open, public consultation events took place between December 2017 and June 2018 to ensure the Water Row Masterplan was co- designed and developed in association with stakeholders and the local community. All events are listed on the Consultation Event Plan with key public events as follows:

1. 'Govan Loves Christmas', Public event, December 2017

Pre-arranged community event at Water Row. Project team presented ideas relating to public realm and small model within Govan Central Action Plan's stall.

2. 'Tell us about Water Row', Community event, January 2018

Public event at the Riverside Hall where the project team presented background information and model relating to the masterplan to garner local ideas and opportunities surrounding the existing site.

3. Mobile 'Roadshow', On-street consultation, March 2018

Two-day mobile 'Roadshow' using model and bicycle trailer to encompass a variety of locations and groups in and around Water Row. Model used as tool to gather opinion and thoughts in relation to existing site and developing design ideas.

4. 'Options and Ideas', Community event, May 2018 (Formal PAN Event)

Public presentation at the Pearce Institute where a number of options were presented and discussed using models and drawings.

5. 'Family Fun Day', Public Event, June 2018

Presentation of proposed vision and masterplan (using model and images) at pre-arranged public event at Govan Riverside Campus.

6. 'Presenting the Masterplan', future community event

Public exhibition scheduled for late Autumn 2018 to present the masterplan with associated newsletter.



Govan Loves Christmas



Date: 6th December 2017

Venue: Water Row, Govan

Format:

On the 6th December Collective Architecture presented ideas relating to public realm within Govan Central Action Plan's stall.

A series of images were presented highlighting exemplar pictures along with a site model and site map upon which people placed stickers highlighting where they lived in Govan and nearby.

Opportunities:

Local community had the opportunity to 'meet the architects' and ask any questions about the masterplan process.

Architects introduced the project to a wide audience and highlighted some key issues relating to the site. Most notably, the public realm and its value/importance to the project.

Stakeholders:

- Local Residents
- Local Businesses
- Central Govan Action Plan
- Govan Old Church
- Govan Housing Association



Images from the event at the Stall by Govan Cross

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Govan Loves Christmas

A total of 66 questionnaires were completed by a varied age group ranging from 20 to 60+. The results and comments arising from that are attached overleaf.

Most of those who completed the questionnaire lived in Govan or the surrounding area - the yellow dots opposite highlighted where people lived and had travelled from that day.

The event provided the opportunity for a wide range of people to informally meet the team and discuss the forthcoming masterplan.

Some emerging themes that arose during the event were:

- The need for more cafes/general meeting spaces
- More housing
- More spaces for young people to meet and play



Map of Govan with numbers/stickers indicating location of residents that engaged during the event.

Table 1

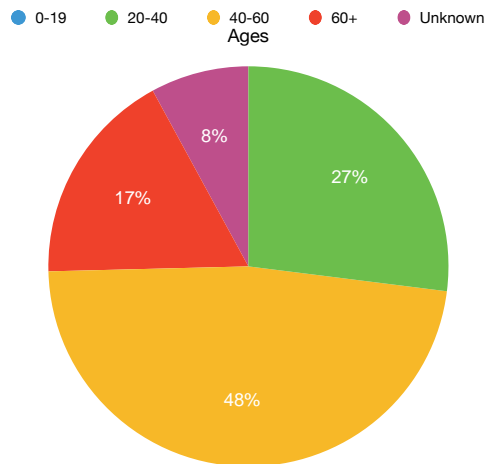
	Name	Email	Tel	Street Address	Postcode	Age				unmarked	1	2	3	4
						0-19	20-40	40-60	60+		Places to Meet	Places to Gather	Places to Live	Places to Work
1	Note: Individual names and contact details omitted					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Market was good long ago but scope has fallen away. Visiting friends		2 + 3 appartments	
2				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spaces for adults - activities for able bodied e.g. snooker, gaming, pool etc.	More markets + events	More sheltered housing / support housing	Workspace + training opportunities				
3				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	same answers as No. 2							
4				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Places for kids.		Ground floor / sheltered.				
5				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I often use café 13, think Govan could use another couples of cafés	Utilise the square and create more green / park type space	New housing by the river would be nice	Needs more places to work			
6				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Positive that there are plans to do something on site - but will it happen?						
7				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No place really that is good that I can find	Probably Govan Cross shopping mall	Less rubbish, or rather no rubbish strewn everywhere. It gives a very slummy view of the area.				
8				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	From the area originally. Lives in Pollok	Community centres and parks				
9				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes - reflecting history of the spot as just that. Gaelic heritage!	Reflecting the Doonster Hill	Innovative please!	PI is great. Convert old buildings		
10				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More places to meet	More community centres for kids. Not enough shops. Paisley much better.				
11				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Park for kids	Pub	Back and front door	Shops, café, pub		
12				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More opportunities for young people	Community hall, community gardens, sewing classes	Important to have gardens	Sewing classes		
13				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plantation productions. Visit Govan often. [?] + ceramic - arts. Shopping centre.	Places to sit and have coffee or ice cream. Connect to [?]. Crossing in middle would help.	More family homes. Bring families back.	Plantation and others using [?]. Crafting / artisan workshops		
14				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bring more cafés etc. local, friendly. All along waterrow.	Open space seating. Play area. Local architecture				
15				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Market on Saturday	Shopping centre — always meet someone there!	Being safe + having good neighbours			
16				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[?] More play required		funny hands			
17				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A lot of good memories, especially the ferry	Need everyone to be good to one another		More work opportunities generally		
18				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I would really love to see more nature in Govan	There are already lots of places to gather	Just as long as its comfy and homely	I work in local pub and shop		
19				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
20				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shopping centre.	All good at the moment		More workspace for young people		
21				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pearce institute. More places to meet required.					
22				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nice meeting. I'm happy					
23				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subway. Gaynor's café	Library	Vist Street. [?] Street	Any [?]		
24				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PI + café 13 - nice places to chat and reasonable prices. Luv Café	Community centres, cafés, nice parks / seating areas	Student accommodation would encourage young people to live in Govan. More family homes.			
25				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PI	Riverside Hall	All [?]	Hope for more [said] businesse		
26				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contact regarding 'Govan craft café'. Outreach for older people in the local community, enhancing lives though the arts. Govan CC is ran by Charlotte Craig. Possibility for consultation.	82 Elderpark road (community centre) Govan				
27				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shoe shop (more in Govan). Indoor market	Shopping centre. Better lighting.	House over flat.	Apprentice and start up.		
28				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Need more community cafés / restaurants for evening get-togethers. Open spaces with outdoor seating. New walkway for pedestrians into city.	River Clyde walk way - bright summer nights. Green leafy areas ~ wee mini botanical garden	More new housing around Govan ~ like Elder street (CCG Regeneration) to attract more fresh blood into Govan	BBC — Govan Cross. Perfect area for new businesses.		
29				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No public toilets now (were closed). Need more police on the streets.	Lyceum - old picture hall, unsure what's happening with this.	Housing not bad. Inside toilets needed.			
30				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	McMillan Cafe, Cafe 13	Elder Park Community Centre, PI	Waterside but maybe not got community.	Govan help. Plantation Production. Elderpark House. PI		
31				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community gatherings					

Note:
Individual names and contact details omitted

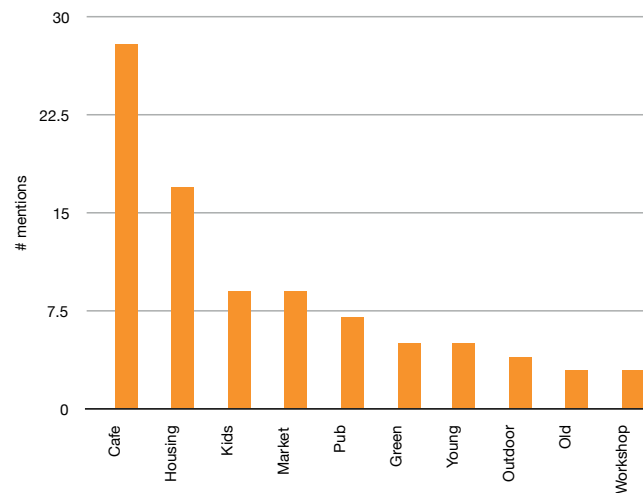
	Name	Email	Tel	Street Address	Postcode	Age				unmarked	1	2	3	4
						0-19	20-40	40-60	60+		Places to Meet	Places to Gather	Places to Live	Places to Work
32	Note: Individual names and contact details omitted					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would like to meet at: wider range of cafés / restaurants, space on the riverside, green space / park	As above	Large windows, good outdoor space	For all of the above - being able to read the history of the site + learn about the history of the site whether living / visiting / walking there is important
33						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PI	Riverside Hall	Orkney Street - no [reason]	Old [pond] station - [?] units
34						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Square + shopping centre. More shops - independent type. Low cost / affordable places to meet	Outside seating areas - community orientated. Green areas - more trees. Open in evenings	Balconies. Affordable, social housing	Training opportunities. Community ups killing
35						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Joint answer with no.34			
36						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A few more cafés, maybe with longer licences, the lyceum definitely needs tidied up! I live by it, I would love to have a space there to meet up.	Lyceum should be top of the list!!	I live centrally in a flat that is too small, more housing; but actual houses, not more flats to make it family friendly.	I work in Braehead, so not far, but better cycle lanes would be a massive help, and not ones people can ignore and park on (see Drumoynerd), proper Cycle Lanes. :)
37						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Club, pubs, restaurants	Pub lunch	Nice flats with garden	More bar work. Waitress.
38						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New to area		More housing	
39						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nice places to meet are parks + garden	Outside	Parking place	Customer assistant
40						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Café 13.	PI. Needs youth club. For younger.	[?]	Greggs. more shopping [?]. Market
41						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More cafés, sports facilities for kids. More schools at capacity.	More sit down places	Definitely more housing needed	
42						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not many. Café 13 is good. (Gilded Lily women' project. Run workshop with women.)	PI. Needs more spaces. Space back of shopping centre needs used (grass area - fenced off). Community Garden	Wifi terrible throughout Govan. Problem with BT whole area.	Lots of good community projects. Sense of Community. With major issue. Mobile signal poor.
43						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shopping centre. Play park	Youth club for kids	Back + front door	
44						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Luv café. Café 13	Library	New housing. New community centre there.	[?] - etc and at community [?] gardens
45						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shopping centre. Café 13	Market. Community centres for young people	Community spirit	Skills + opportunities. Youth work
46						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Govan shopping centre. Coffee shop 13. Pearce institute.	Market place. Govan cross.	Community	More workshops for youths
47						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More cafés. More outdoor spaces. PI or [subway]			
48						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PI. Could be more cafés	More meeting places	Housing a big issue. Overcrowding / more family homes	
49						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
50						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Space for events (such as G.L. [Christmas])		More housing. 1-2 bed units - need for this in area	
51						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pierce Institute	Govan Cross, shopping centre	Burleigh Street	Govan initiative
52						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Better advertised community facility (Don't just want people in café). Place to pop in for a cup of tea.	Bridge Govan to Partick would help. Used to be a car ferry		
53						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		No community centre	Gardens for families to play	More shops (shoe shops) - things to bring people to Govan
54						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Places to meet where kids can have fun as well as parents	I like the idea of more markets	Safe, clean places	
55						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I think we could be doing with more restaurants and places for the whole family to enjoy			
56						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coffee shops / restaurants. Public spaces	Coffee shops, bars, art spaces	Flats, apartments, houses	Offices, shops, community services
57						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cafés / restaurants. Garden / grass areas on our few sunny days. (Making use of the river)	Markets / festivals. (Soft/safe) play areas for parents to meet / gather.	More kids play areas to ride bikes / outdoor adventure	Opportunities for artists / small businesses to showcase work, cheap / affordable units.
58						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Arts + crafts — need. More facilities — open for all. 110 Brockburn Road events going on.	Need more things to do		
60						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shops for old, bit more greenery		More housing all over Glasgow Govan	I think we n need more units for work experience
61						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Swing park for kids. Places for the weans + older yans / people.	Tearoom and access to support for depression schemes. Community facility / centre		
65						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No [Gaynors] café	Riverside Hall	Summerton Road	All [eons]
?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PI	Riverside Hall	None	None
Total						0	17	20	11	5				

A detailed map of Glasgow, Scotland, showing the River Clyde, major roads like the M8 and A730, and various landmarks including Glasgow Cathedral, the University of Glasgow, and several parks. Numerous blue location pins are scattered across the city, with a high concentration in the central area around the Clyde Tunnel and the city center. The map also shows surrounding areas like Renfrew, Govanhill, and Shawlands.

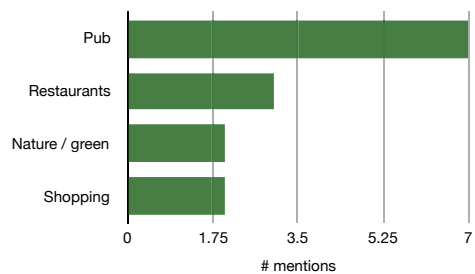
Consultation responses - age range



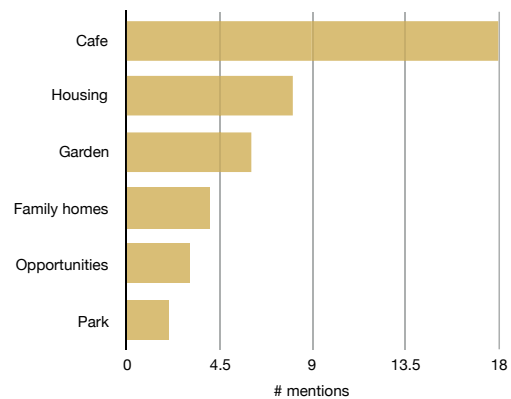
Key Words Mentioned



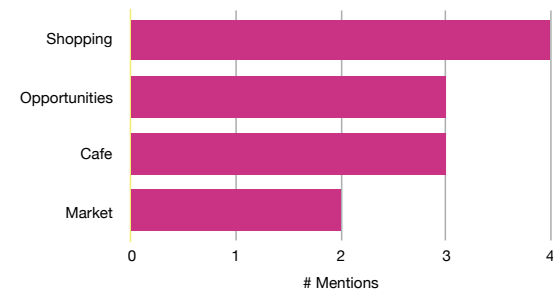
Ages 20-40 Word Frequency

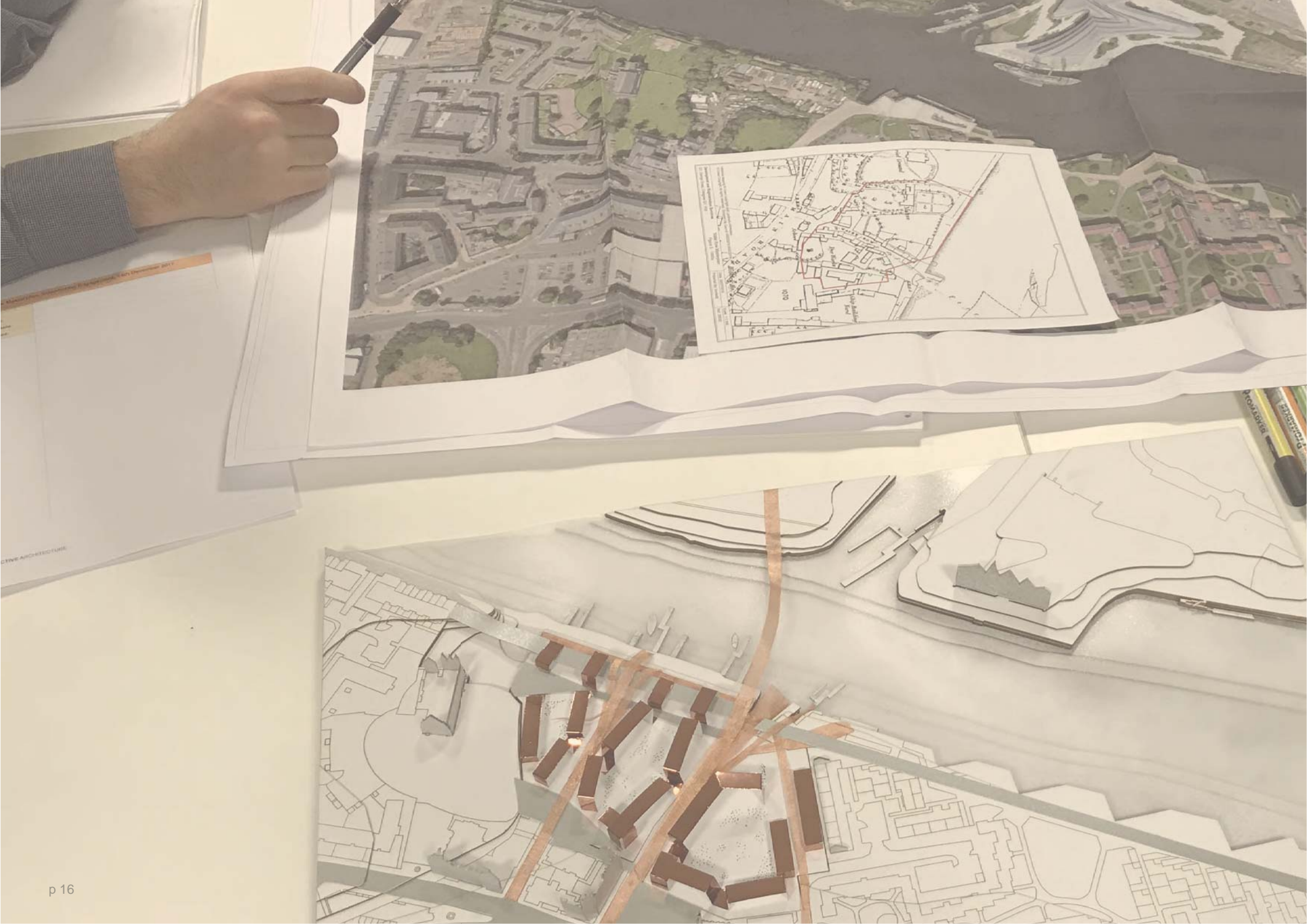


Ages 40-60 Word Frequency



Ages 60+ Word Frequency





Stakeholder Surgeries

The project team hosted a series of stakeholder workshops - or 'surgeries' - at both Glasgow City Council and Govan Housing Association across a two day period.

Discussions focused around a series of themes to identify key constraints and opportunities for the site and brief.

The following pages outline the content and nature of the discussions that took place.



Date:

14th December 2017

Venue:

Glasgow City Council, Development and Regeneration Services

Format:

Collective Architecture hosted a half day workshop with a variety of first level Council and ALEO stakeholders . The workshop was focused around a number of 'themes' outlined in the Place Standard to consider constraints and opportunities.

Opportunities:

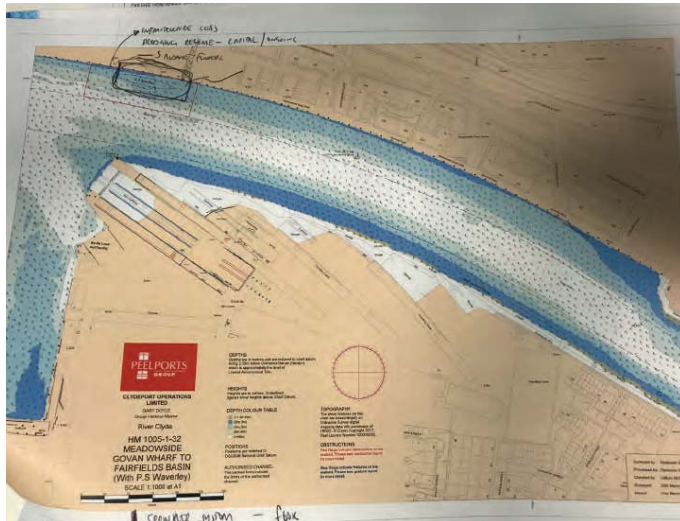
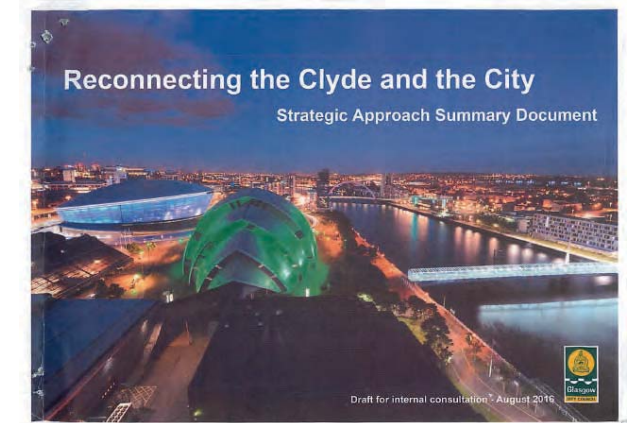
Stakeholders and Council Officers had the opportunity to share their opinions, knowledge and experience in relation to the site and consider the constraints and opportunities these might bring.

Architects were able to introduce the project and highlight some key issues relating to the site and programme. Most notably, the impact of new development, the public realm and its value/importance to the project.

Stakeholders:

Consultee

Department
City Deal Implementation (Clyde Waterfront and West End Inn. Quarter), DRS, GCC
DRS Housing and Regeneration
Principle Officer for Civil and Structural Engineering, DRS, GCC
DRS Planning Neighbourhoods
DRS Planning City Design
DRS Housing and Regeneration
DRS Housing and Regeneration
Planning Neighbourhoods
Head of Housing and Regeneration
DRS, Planning City Centre
DRS Housing and Regeneration



Images of documents and discussions during the 'surgeries'

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	(Clyde Waterfront and West End Inn. Quarter), DRS, Glasgow City Council
Contact details:	
Issues raised:	
A: Location of new bridge	Still to be determined at both sides of the Clyde Growing body of support for bridge to be located at Transport Museum
B: Planing application opposite site	PPP permission in place Planning application has been submitted
C: Landing of bridge	Important to link Water Row masterplan and landing point. Base and soffit of bridge needs to be 1.75m high from existing quay wall — needs 30 length from quay edge. Proposal to fill in inlet at Water Row. City Deal team talked to : Glasgow University regarding landing at quay and infilling this.
D: Bridge design	CH2M design. Double drawbridge option to accommodate 50m navigation channel.
E: Restrictions at water edge	Tidal range is a constraint to access to water — 5m difference between high and low tide. George Parsonage — Glasgow Humane Society
F: Pontoons at Transport Museum	Floating pontoons that rise and fall. Glasgow Life interested in relocating pontoons to the other side of the river — could investigate this (CAL)
G: River and access / dredging	when tide is high no space for ships at Clyde Arc (have to wait to low tide) When tide is low, risk of ships running aground.
H: Waverley	Currently at Science Centre.
I: Sloped quay walls	Constraint due to sloped nature of quay and depth of water
J: Connectivity from bridge to Govan	City Deal project for Conservation area on Govan High Street to Govan Old.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	Civil and Structural Engineering, DRS, Glasgow City Council
Contact details:	
Issues raised:	
A: Water management and vision	Identify plan for incorporation of vision for how water is managed. Push to keep above ground from GCC — now planning policy and in supplementary guidance. Design Team to review if this has been updated.
B: Material palettes for public areas	Getting balance correct and strategy for maintenance, adoption and materials will be important. Good examples: East end meat market pre-planning Ensure consistency and hierarchy.
C: LIDAR survey and flood risk	Site at level 6 — quite good. SBA to review flood management strategy document on Glasgow City Council website.
D: Discharging into river	Treat through SUDS on site, then discharge in controlled manner.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	DRS, Planning Neighbourhoods
Contact details:	
Issues raised:	
A: Govan demographic	Access: still lots of elderly people and young children and carers More of an issue than in many other places Therefore, consider parking and vehicular access for dependents and services
B: Documents and reports	Background maps that CAL could review. Also historic environment info CAL to visit and review. GCC DRS has plans and information on TRA
C: Water Row	Careful not create too narrow a route along Water Row.
D: Sustainable development + E -> W route	Environmental designation to be considered and legally protected species — important point for green network (softer edge) — SINC and corridor and wild life important. Review how site can enhance biodiversity as far as possible. Biodiversity team at LES - consider how heat pumps affect habitat.
E: GCC running routes	Consider how Water Row could be connected into this
F: Govan [Church]	Shape of this is important and should be considered — stones.
G: Cultural aspects of site	Strathclyde urban design course looked at site e.g. theatre on edge of water or heath uses
H: Security and safety	Consider this and lighting / lanes. Community planning — 'Thriving Places' — Govan group still quite young. Will have locality plan — core document, aspirations about place.
I: Partnership [working] and equalities	Glasgow Disability Alliance — ensure engagement is inclusive and measure for this.
J: Glasgow Centre for Population Health	Data already in place for Govan r.e. stats and socio-economic impact. Jackie

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	DRS Planning City Design
Contact details:	
Issues raised:	
A: Custom building opportunities	Ensure design codes for these to control views and urban design approach. [preference] to site by existing house by riverside.
B: Govan Old Church	
C: Morphology of site	Pull between formal and rigorous pattern + bring back 'charm' of village and lanes. Address human scale

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	DRS Housing and Regeneration
Contact details:	
Issues raised:	
A: Social housing benchmarks	City wide and national benchmarks: GCC to send benchmarks. DRS Bearing in mind confluence of site within wide strategic priorities
B: Other funding	Other funding may be available for spaces in between, derelict land etc.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	DRS Housing and Regeneration
Contact details:	
Issues raised:	
A: Context — Govan Old Church and Redevelopment	Building application for Scottish Government Capital Regeneration Fund. Applied on Friday to redevelop Govan Old as (a) cultural business hub (in basement) with (b) new build Govan workspace, contact for project locally
B: Govan Old Church access	Consider access to Govan Old Church as cultural centre — particularly vehicular access and servicing.
C: Community business space	Already a number of community workspaces in area e.g. Pearce Institute, Govan Workspace, plans for Lyceum as arts venue + others.
D: Revenues and Benefits office site	Plans to close Revenues and Benefits office — could this be converted in Gateway building?
E: Govan old graveyard	Some landscaping plans for this. Application for vacant and derelict land fund for this Very green and open, slightly elevated Retaining this and making attractive would be beneficial
F: Density	Low or no car ownership
G: Materials	Sandstone, brick
H: Housing Mix	Townhouses and flats. Opportunities for custom build

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	Planning Neighbourhoods
Contact details:	
Issues raised:	
A: Water contact and Clyde activity	Maritime Trust on opposite side of river Protecting the opportunities for river front and access / activities
B: Spatial strategy for city	Planning Management team now called 'spacial strategy' (for neighbourhood), responsible for spatial strategy. In terms of spatial plan for city, Govan Water Row is one of key, most important sites in the city along river.
C: Suds + landscape	Case studies: from lighthouse conference on Sustainable Urban Drainage. [Lyon] and [Stockholm]. GCC DRS - send agenda and contacts. Can find more on progress e.g. scoping documents for river corridor.
D: Character appraisal river	GCC DRS has written this — River 'Room'
E: Aspirations for site	Charette is good reference — key aspirations, identifies potential for new development and connections E + W / N + S.
F: Car park	Study car park provision generally in area (CAL)

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	Head of Housing and Regeneration
Contact details:	
Issues raised:	
A: Programme	Key target dates and programme pressures
B: Gold standard	Pilot programme for Gold Standard

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	DRS, Planning City Centre
Contact details:	
Issues raised:	
A: Development opposite site on Clyde	Interested to hear how Water Row might develop
B: Massing	Discussed human scale massing at river edge with higher density behind. Series of lanes and vennels.
C: Base to buildings	Ensure active ground and sufficient floor to ceiling height for commercial and ground floor residential.
D: Live work	Recent precedents of live-work in Glasgow e.g. Partick / Mansfield place. CAL to review.
E: Urban model	Use this as a tool for design
F: Views	Consider new development on other side of river and views to this. can share info at future date (not at present)

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 14th December 2017

Consultee:	
Department:	Housing & Regeneration
Contact details:	
Issues raised:	
A: Govan's relationship with river	Important to see this
B: Adjacent housing development	Turns its back to the river — creates sterile environment, no passive surveillance. Connection points are narrow.
C: Aspirations	Create as much connectivity as possible with riverside. Encourage riverside activity. 10m strip from quay to waterline to any building bare minimum.
D: Lanes	Ensure these are active and well overlooked
E: Touching the water	Create some dynamic relationship with river and tides. (Graven Docks — Cardiff Bay. Proposal to maintain sense of tide) Glasgow Kayak Club — use Clyde at Glasgow Harbour. Trying to get boathouse or place to moor at pontoon (need access for vehicle).

COLLECTIVE ARCHITECTURE

Date:

18th December 2017

Venue:

Govan Housing Association

Format:

Collective Architecture hosted a half day workshop with a variety of first level Council and ALEO stakeholders . The workshop was focused around a number of 'themes' outlined in the Place Standard to consider constraints and opportunities.

Opportunities:

Stakeholders had the opportunity to share their opinions, knowledge and experience in relation to the site and consider the constraints and opportunities these might bring.

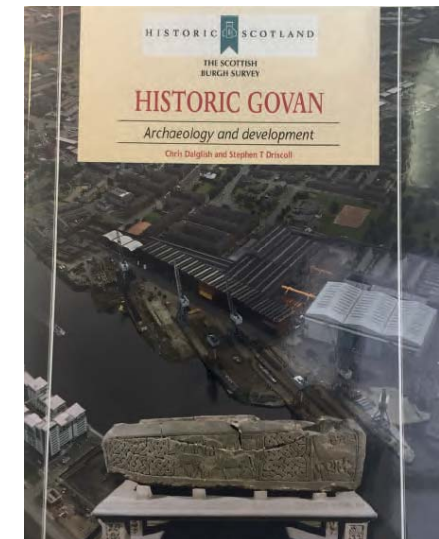
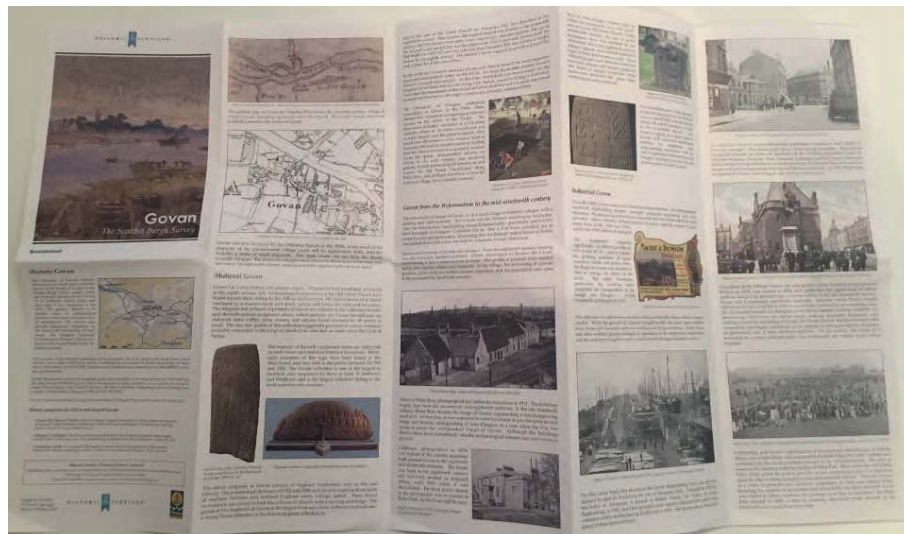
Architects were able to introduce the project to a wide audience and highlight some key issues relating to the site and programme. Most notably, the public realm and its value/importance to the project.

Stakeholders:

Consultee

Department

Govan HA. - (IT Department)
 DRS Planning Neighbourhoods
 Govan Community Council (Secretary)
 JM Architects
 Elected Member: Glasgow City Council
 Museum Manager at Glasgow Life
 Govan Heritage Trust
 Govan HA. Digital Inclusion worker
 Atelier Ten
 Govan Heritage Trust
 Riverside Museum
 Historical Archaeology Department, University of Glasgow



Images of documents and images taken during the 'surgeries'

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	Govan Housing Association Representative
Contact details:	
Issues raised:	
A: Community Leisure Space	<p>Council gym?</p> <p>Pirie Park Primary School nearest gym.</p> <p>Bellahouston - best gym nearby.</p> <p>Govan boxing club — hub for healthy living.</p> <p>"Fitness hub".</p>

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	Planning (DRS)
Contact details:	
Issues raised:	
A: Water contact and Clyde activity	<p>River corridor, lacking intimacy. Windswept, somewhere you would like to spend time.</p> <p>Develop real relationship to water.</p> <p>How do you predict how many people will come across to Govan with new bridge.</p> <p>Historically Water Row was important as you could cross the river.</p>
B: Aspirations for site	<p>Proposed mix of uses for the site should be considered.</p> <p>Should we be considering another 'attraction' in Water Row.</p> <p>Good to see different options as we move forward.</p>
C: Graving Docks	Graving Docks — proposal for bridge to link across. Walking opportunities and loops .
D: Public Realm	<p>Lighting can help to strengthen visual links.</p> <p>Pedestrian route - that allows buses without losing sense of pedestrian scale.</p>
E: Former Fairfield shipyard	The Bowler and the Bunnet - Scottish TV programme directed and presented by Sean Connery. Filmed in the Fairfield shipyard in Govan.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	Govan Community Council Representative
Contact details:	
Issues raised:	
A: Water contact and Clyde activity	<p>Renew acquaintance with river.</p> <p>New employment opportunities with bridge.</p> <p>Wildlife coming back - seals spotted coming up the river.</p>
B: Aspirations for site	<p>Mix of people with different ideas and expectations is important.</p> <p>Govan as tourist destination would be great. Could be on tourist bus routes</p> <p>Creating sense of place with range of uses.</p> <p>Improve market and have dedicated space for it.</p>
C: Graving Docks	Graving Docks - 2 applications in place - PAN date set
D: Govan and wider city context	<p>Is Water Row a stepping stone linking to wider sites.</p> <p>Design charrette proposed tourist route connecting to Byres Road.</p> <p>Relationship to new hospital, future proofing, link to hospitals etc.</p> <p>Local TRA currently being carried out by Anderson Bell Christie Architects.</p>
E: Govan Cross Shopping Centre	Little fresh food available in shopping centre. No butchers or fishmonger there.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	JM Architects
Contact details:	
Issues raised:	
A: Water contact and Clyde activity	<p>Water of Leith might be a good example to look at. (Leith / The Shore)</p> <p>Taking a boat trip down the river would be interesting way to record skylines etc.</p>
B: Connections to Govan Old	<p>Develop diagram for all key players, connection to Govan Old etc.</p> <p>Park at Water Row and create a processional route up</p>
C: Aspirations for site	Development of medieval plan should be encouraged.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	Elected Member: Glasgow City Council
Contact details:	
Issues raised:	
A: Aspirations for site	Communal areas within proposals are vital. Square could be adaptable, hosting live concerts etc. Area needs facilities that will increase footfall.
B: Govan Cross Shopping Centre	Weak shopping centre. It could be better linked within the new development.
D: Govan and wider city context	Govan underground will become nearest underground to Transport Museum. Links with TRA housing site should be considered. Shop front improvements are on going.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	Museum Glasgow Life
Contact details:	
Issues raised:	
A: Water contact and Clyde activity	View from Riverside Museum to Church is important. River Kelvin - bridge connecting to harbour.
B: Govan Old	Govan old - consider coach drop off points. Need to consider car parking
C: Aspirations for site and wider city context	Aspiration for connections with development at Burrell could be explored. Other attractions in area will enhance footfall Distillery attraction.

COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	Govan Heritage Trust Representative
Contact details:	
Issues raised:	
A: Govan Old	<p>Visual connection important with Riverside Museum and Govan Old.</p> <p>Route from Water Row to Govan Old important.</p> <p>Current access to church is poor</p> <p>Consideration should be given to accommodating buses / coach parties and car parking on peak days.</p> <p>5000sqft - low rise new build</p> <p>Consider processional way/route. Important to highlight route to Govan Old / like approach to Cathedral.</p> <p>Potential for Govan Old to become something else entirely; National Centre for Medieval Structure</p> <ul style="list-style-type: none"> - may have associated academic space - arts / culture. Not static. <p>Low rise commercial units would be welcomed.</p>
B: Water contact and Clyde activity	<p>Have the slip way back in use would be great. People would be attracted to water.</p> <p>Riverside hub.</p>

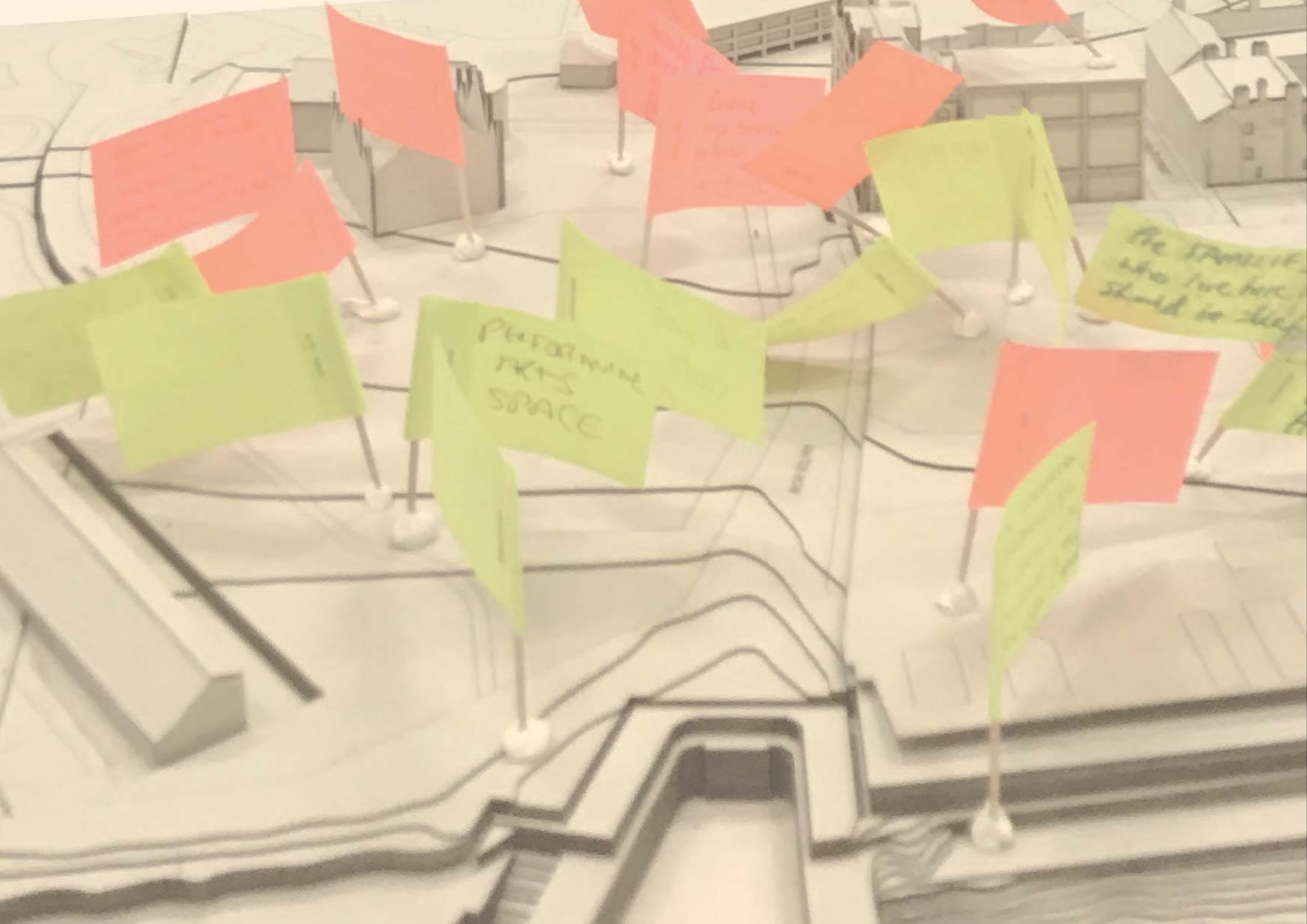
COLLECTIVE ARCHITECTURE

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

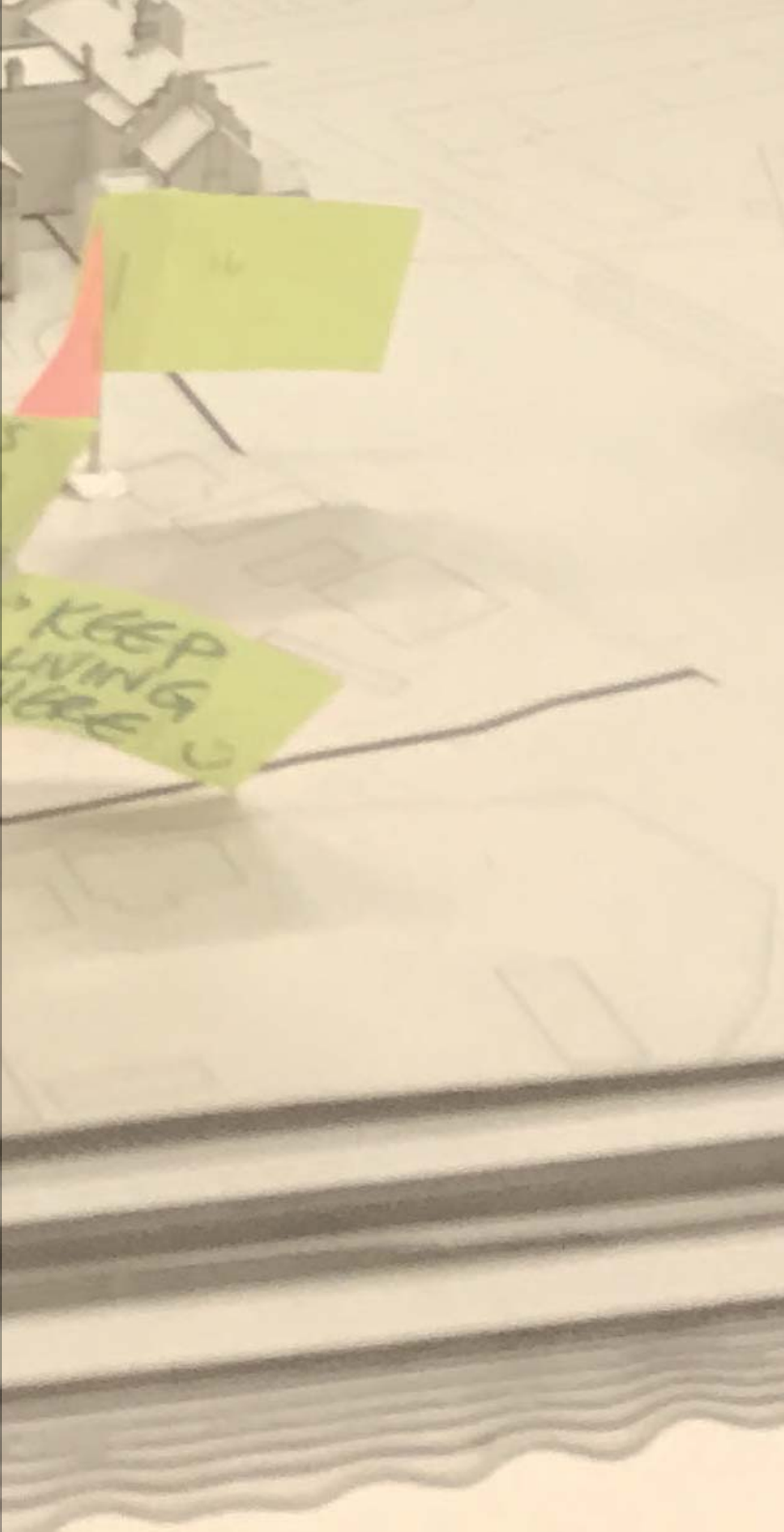
Consultee:	
Department:	Govan HA. Representative
Contact details:	
Issues raised:	
A: Future proofing properties for superfast broadband	Have to future-proof properties. Tenants currently struggle to get TV signals etc.

Water Row Masterplan, Stakeholder Engagement, 18th December 2017

Consultee:	
Department:	Atelier Ten
Contact details:	
Issues raised:	
A: District Heating	<p>District heating loop could be considered around entire site.</p> <p>Older buildings could benefit and could be considered as part of overall scheme.</p>



'Tell us about Water Row'



Date:

18th January 2018

Venue:

Pearce Institute, Govan Road

Format:

Collective Architecture and the Client Steering Group held a public consultation in the afternoon and evening of the 18th January at the centrally located Pearce Institute. The team presented a series of boards outlining initial background research, context, constraints and opportunities for the site.

An existing site model (1:500) was also used as a tool for discussion and an opportunity to add comments and ideas using 'flags'.

Opportunities:

Local community had the opportunity to 'meet the architects' and ask any questions about the developing masterplan before any 'pens were put to paper' regarding options and proposals.

Stakeholders:

Local Residents
Local Businesses
Local organisations

WATER ROW / GOVAN

A Masterplan is to be drawn up for Govan's prime riverside site at Water Row. Led by Central Govan Action Plan, Govan Housing Association and the Council, the Masterplan will look at the potential for a whole new development at Water Row, including new housing, community, commercial and leisure use.

Tell us about Water Row - please come along to share your thoughts and ideas.....



Public Consultation Event

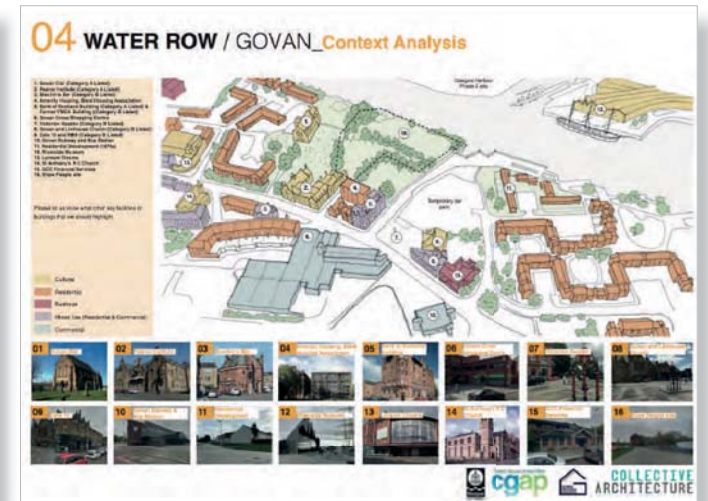
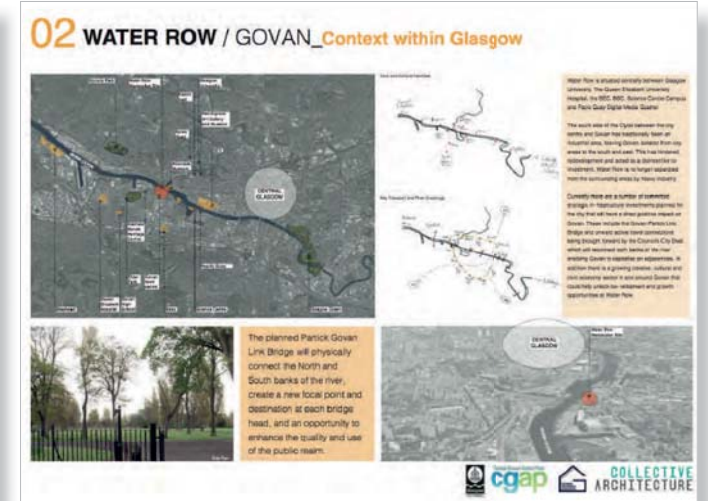
18th January, 3pm - 7pm
The Pearce Institute, 840-860 Govan Road, Glasgow, G51 3UU

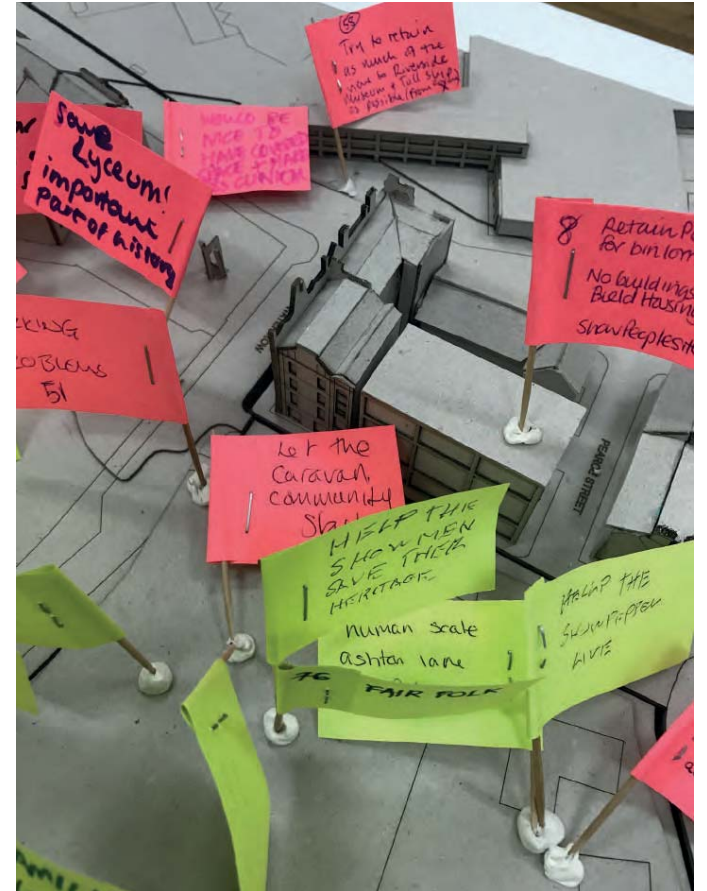
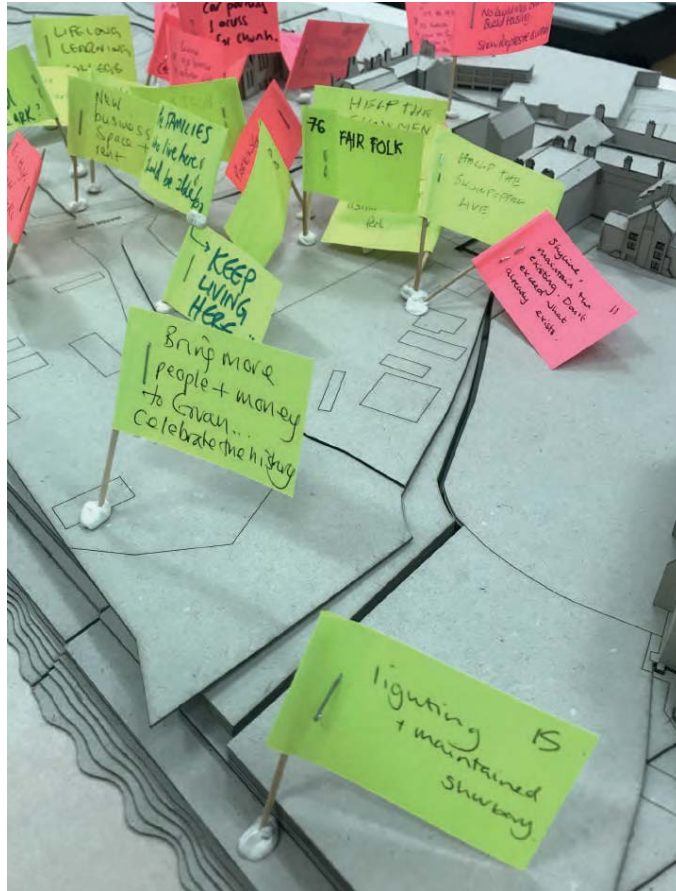
For further information please refer to www.getintogovan.com



A series of presentation boards were displayed within the Pearce Institute under the following key headings:

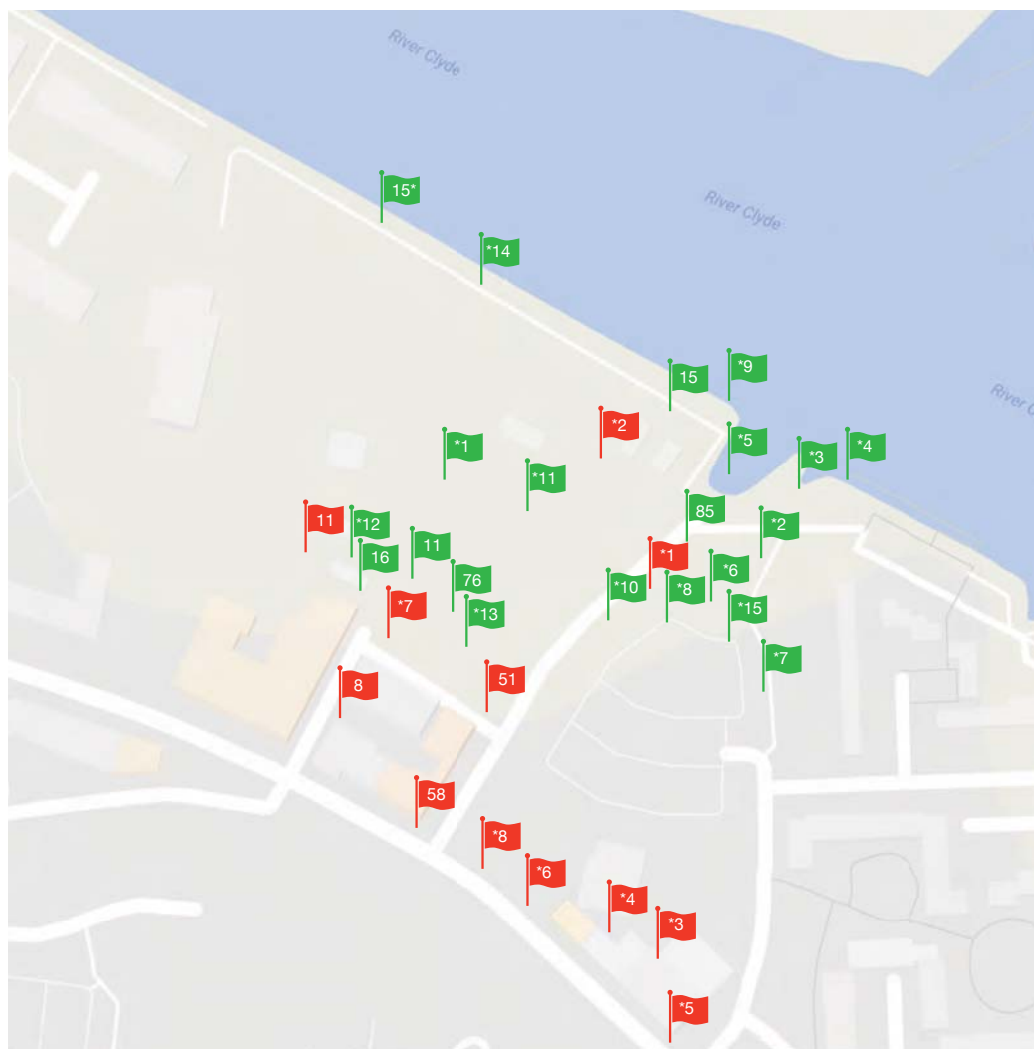
- 01 Introduction to the project
- 02 Context within Glasgow
- 03 Heritage and Culture
- 04 Existing context analysis
- 05 Site Constraints
- 06 Site Opportunities
- 07 Initial thoughts
- 08 Feedback from Govan Loves Christmas
- 09 Precedents





This map and associated comments documents the 'flags' placed on the model during the event and lists their contents.

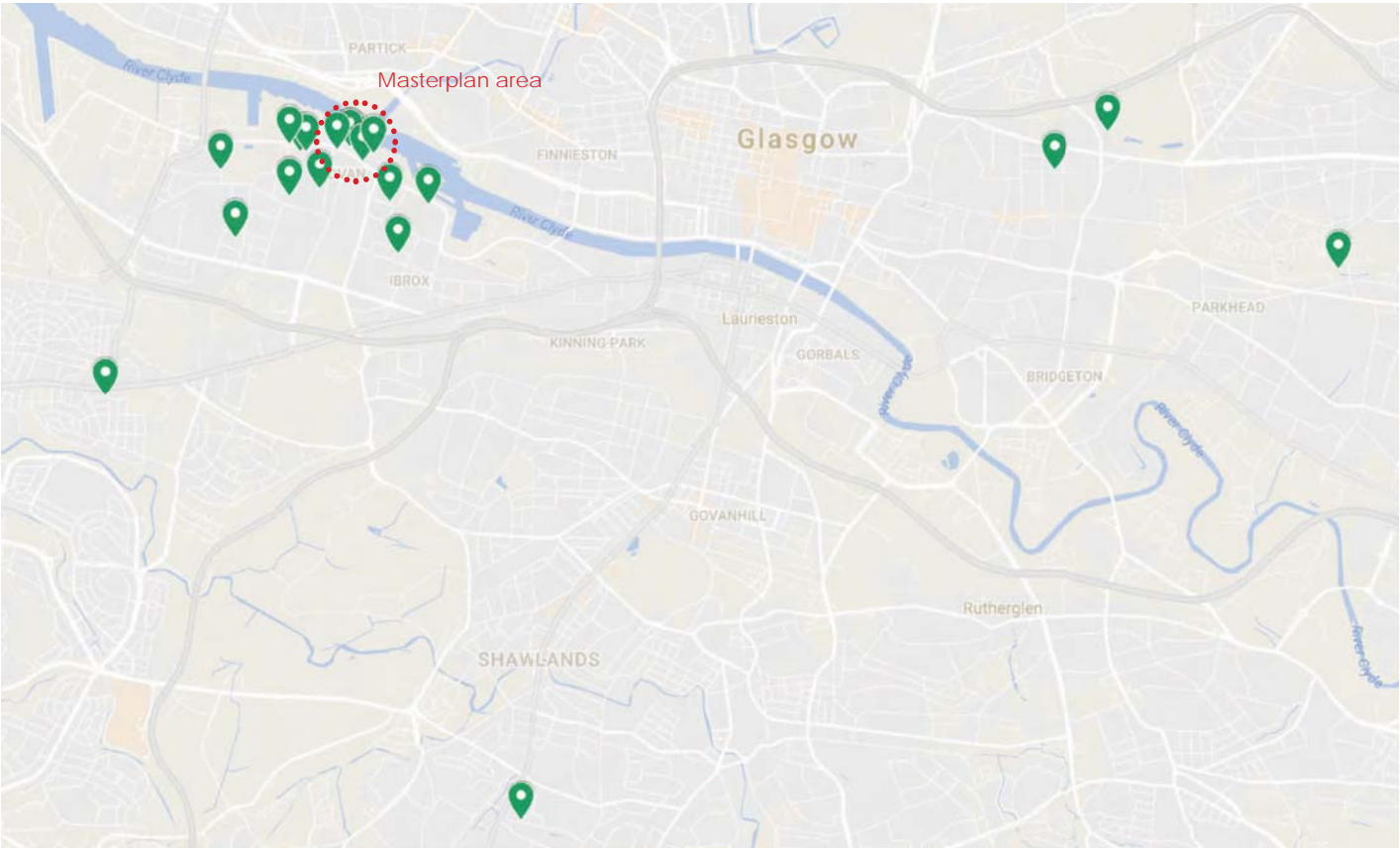
The numbers correspond to the individuals making the comment and their more detailed feedback provided on the table overleaf.



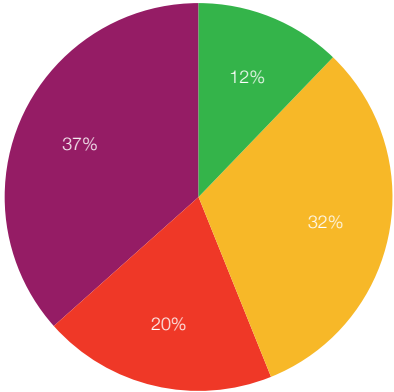
- 11. Back and front doors encourage sunlight
- 15. A connection, pedestrian/cycle to connect with surrounding sites/the Clyde in general
- 15*. Lighting and maintained shrubbery
- 16. Human scale, Ashton Lane feel
- 76. Fair folk
- 85. Locate my vegan business here
- *1. The people who live here should be able to keep living here
- *2. Performing arts space
- *3. Aquaponics - fish waste as plant food
- *4. Coastal rowing club opportunity?
- *5. Improve access to the river
- *6. A wee restful park?
- *7. Lifelong learning college
- *8. More housing to buy for local people
- *9. Clyde river foundation - access to river
- *10. New business spaces to rent
- *11. Boat builders work here
- *12. Help the shoe people save their heritage
- *13. Help the show people live
- *14. Bring more people and money to Govan... celebrate the history
- *15. Keep space for the market
- 8. Retain Pearce Lane for bin lorry access. No buildings overlooking Bield Housing. Show people site is untidy
- 11. Skyline, maintain the existing. Don't exceed what already exists
- 51. Parking problems
- 58. Try to retain as much of the view to Riverside Museum and tall ship as possible
- *1. Reduce the age barrier between old and young
- *2. No high tower blocks
- *3. Heart of a Kingdom (as divined)
- *4. Car parking/access for church
- *5. Access into the square from church, important passage for church
- *6. Would be nice to have covered space and make less clinical
- *7. Let the caravan community stay
- *8. Save the Lyceum Important part of history

These diagrams provide a breakdown of the responses given relative to age and issues raised. The adjacent map indicates where respondents live relative to the masterplan area.

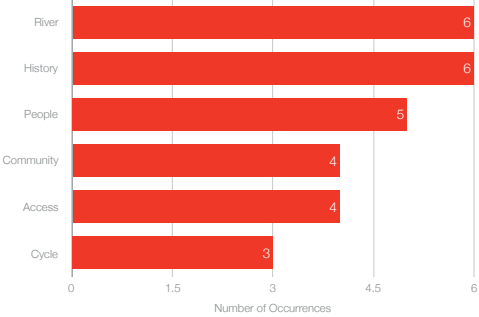
More detailed written responses provided are presented in the following pages.



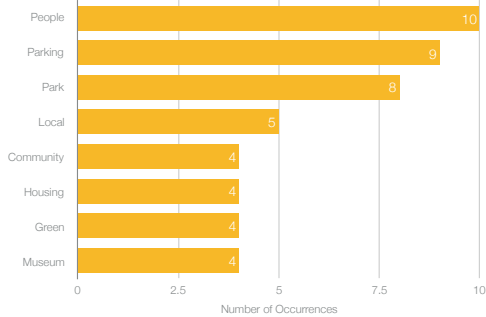
● 0-19 ● 20-40 ● 40-60 ● 60+ ● Unmarked
Response Ages



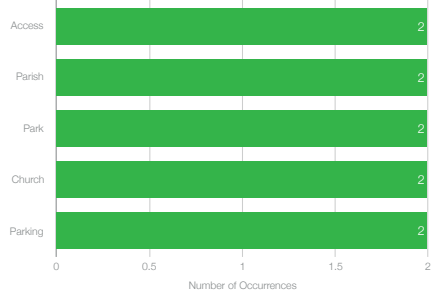
Ages 60+ Word Frequency



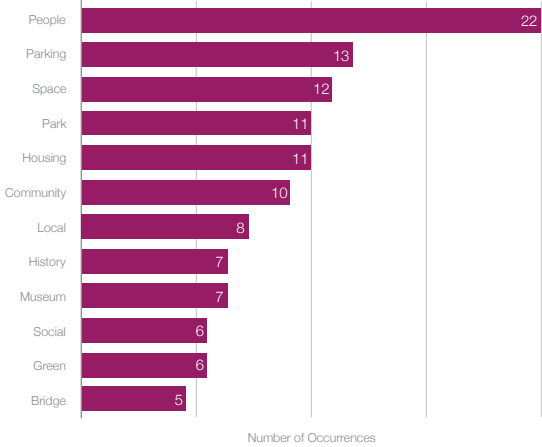
Ages 40-60 Word Frequency



Ages 20-40 Word Frequency



Word Frequency Total Text



	Name	Email	Postcode	Age					1	2	3			
				0-19	20-40	40-60	60+	unmarked	Opportunities, ideas and possibilities	Constraints, problems and challenges	Any other comments?			
4	Note: Individual names and contact details omitted							X	Potentially great access to the North side of the city and riverside museum, (Bridge). Good quality Housing needed (Social) and access for river cruises	Better pedestrian, cycle & vehicle access and parking. Mirror cycle paths on north bank	1. Lyceum needs refurbished to provide focal point 2. New shopping centre or retail facilities 3. Industrial strategy for local jobs			
5									X	Performing arts space, life long education				
6									X	Bridge is a good idea to bring tourism and for locals to easily access the west end	Cycle paths/ pedestrian needed, more car parks, more quality housing	Old Lyceum could do with a refurb to bring social activities i.e. concert, restaurant/bar and events. New shopping centre, more retail facilities/local jobs		
8									X	Support more housing in Govan but the existing housing must be brought up to a good standard	Proposals must be delivered, cynical about proposals being delivered, must be a mix of housing, social and MMR, avoid buy to let			
9									X	"Govan Marbella" The waterfront is a great location, engage young people - the next generation, the PI used to be full of things to do	Fireworks GCC land on show people and new homes, integrating existing and new communities, young people 13-17, need facilities and services			
10									X	Keir Hardie - Ghost of Water Row/cottage site on Water Row, wrote papers on labour party				
11									X	1. Retain or use existing 'old' ferry hoist into new bridge 2. Water Row to be main link to river - historical 3. Housing - detached/semi with back/front doors - gardens 4. 2-3 storey - maintain existing skyline 5. market square - multipurpose use 6. Builds to be in keeping with existing structures	1. Limited space 2. Uses - zones of use 3. Better use of river side - jetty's open to public/river traffic 4. Maintain some 'green'/tree spaces/parkland			
12									X			Pages 1-8, would like to see presentation		
13									X			The worry of being part of the site and where are we to go, also how all of this will get funded	Look at other areas and leave Water Row Pearce St the way it is	
15										X		Main problem is parking. Creating all these new facilities to encourage more people into the area, creates the problem of parking. These plans will take away the only car park for the bus and subway stations. Parking is a huge problem already, this car park is full every day. Can't do a quick visit to the bank - no parking.	The show people have been on that site as far back as I can remember. They don't want to be moved.	
16									X			Access to front of Govan and Linthouse Parish Church - need vehicular access for larger productions. Parking.		
17										X		Nothing for teenagers to do. Concerns about Partick and Govan if antisocial behaviour not addressed beforehand		
18											X	Multi concert/performance venue for theatre, dance, concerts, properly equipped and staffed by Govanites	Lyceum is in a residential area. If public traffic distrupts the area, this could make a concert venue in Water Row more feasible.	Also Govan has an unusually big alcohol and drug problem. How do we manage this and draw new crowds?
19											X	A life long learning college for apprenticeships, qualifications, business training. other training	Environment. Will global climate change comes more dramatic and damaging weather, greater sustainable energy constraints and potentially higher water line	What is the lifespan of the new buildings? Will they survive the 21st Century?

Note:
Individual names and contact details omitted

22		X	I have lived here all my life and would like the showmans yard developed so that it fits in with all the current developments that are being carried out in Govan	Would council to provide necessary funding for the development	I would appreciate more consultation on this matter I would install intelligent street lighting that dims whe nobody is about but becomes brighter when walking by. I'm not sure that this is the right space for more housing. I like the idea of more cafes and restaurants in the area, as it would be nice to sit at the waterfront on a nice day. Just like the Europeans. Perhaps limited amount of housing but not too high as this would block the sun. If the homes were built in a green environmental sustainable way. No more cheap cladding. The new walk way is a quiet, peaceful space just now. I am worried that building here would ruin that. I would like to see only low rise bildings, maybe 1 or 2 stories. Homes upstairs, shops and cafes underneath. I like the idea of open space with seating and green spaces. I like the idea of having space that young people could go skateboarding, roller skating and biking. I have heard people asking for a skate park in Elder Park but I do not The Clyde has been lost to Govan when the yards were built. Now is a chance to get it back. Remember the history of the site - the Kings and Princes of Strathclyde held court here a thousand years ago. Riverside Hall (opposite to station, will send research about Govan
24		X	Terraced area above the walk way. Make use of new green technology. Mixing old historic with new. Solar panel on any new building. Under ground parking in new residential building to save space on our streets. Make use of tidal water and wind power.	Moving the show people - where will they go, that would be a big issue. The loss of car parking facilities for commuters. Having the Quay wall refurbished to stop erosion, this would prevent any under ground development due to flooding.	Looking forwad to seeing plans for the future development of Govan
25		X	We want a thriving sustainable community on Water Row, in touch with the river and the wider Govan community	Important to make it accessible, not the equivalent of the dreaded 'gated community'. Green spaces/café/bars overlooking the river.	
26		X	Opportunities for a boxing club?		
27		X	The church on the square is a landmark	Car parking and access to the chruch is essential Please don't add any more pubs, already too much anti social behaviour from them	
33		X	Fantastic bridge idea, can't wait		
37		X			Govan is an exciting and ancient community and the stories and history is fascinating. As a dramatist, I have worked here for 20 plus years and have told the history over and over. There are great opportunities for the future but we shouldn't forget the present assets or the history
39		X	The history and heritage are vibrant and should be celebrated We the show people have resided in Govan for 150 years and wish to remain	I'd like to see preserved and enhanced the presence of the show people and worry that they will be moved Would like our young families and children to feel less discrimination There are not enough people in Govan to use community facilities, never mind now. They must attract visitors to transport museum and uni students and other South sidars	Why not work with show people instead of isolating them yet again
40		X	Bridge from Water Row to transport museum		
41		X	Community sports centre with swimming pool, gym and sports hall		It's about jobs for Govanites. The assumption that we can only attain semi-skilled non managerial status is wrong
43		X		What does it mean to be a Govanite? Unemployment? This project must offer hope to locals, not borrow, buy, build and bugger off	
44		X			add to mailing list

51		X				Parking on and around Pearce Street and Water Row	Ideal development for affordable social housing
52				X		History of the area, locals who have lived there for many years	Would not like to see changes to the area Family members under stress about relocation option and don't want to be in a continual cycle of moving every 10 years without control. School age kids - not disrupting schooling is important. Perceived as discrimination against show people.
55				X		Want to develop the site. 4 bungalows and shed to screen equipment, sewage/ electric. Don't want to move but aren't against development/research	
56				X		Burliegh Street - there was a consultation last year, ideas to make it more bike friendly. Dunyheen Square being done up next to Govan old.	
57		X					Happy to help if you are looking for volunteers - we provide support and info in Elder Park Library and can help promote things there if you like I would like to see some of these vistas retained and any buildings to maintain this feel of openness and access the river
58				X		I think the view from Govan Cross and Govn Road over to the riverside museum and tall ship makes it feel part of Govan	
76				X		Potential for a city to embrace diversity	
78				X		Would like to see community gardens, and preference for more social housing provision. Amenity for youth. Historic site. Link between riverside museum and Govan (especially Govan old) important to retain public space and sightlines between riverside museum and Govan old.	Keen to make sure regeneration benefits Govan community
80				X			Crucial to maintain pulic space - would be a waste to cover it with commercial development. No demand in Govan for artisan type shops
81				X		1 bedroom houses for the elderly. Elderly people in Govan living in properties that are too big	Would like to see Govan Road vibrant again. Something for everyone - gym, swimming pool, cooking classes.
82				X		Focal point is cross with Church - as part of the community at large	
84		X				The focal point of Govan is Govan Cross with Govan and Linthouse Parish Church as a backdrop	Car parking essential
85				X		More homes to buy - so I can stay. Bring new business to the area. Create/increase socio-economic mix. Utalise the water front. Create opportunities for local people	Worried about losing the car park as this is currently very well used
86				X		It's potential, to be a draw for visitors from across the river and a conduit to further explore Govan, spend a bit of money in local businesses. The rich (and often hidden) history of the place could be an important and valuable basis for new concepts and activity	The wee caravan community, let them stay. The area will get too gentrified (price out local people). Disruption - knocking down old buildings
89				X		Make housing accomodating and people who live in area so it's accessible and affordable for local people. Facilities for children of small play park and young people	As a local person I would love to buy locally and locate my vegan café here but there are no houses to buy or properties to rent for my business

Note:

Individual names and contact details omitted



Focused group presentations, workshops
and meetings



Dates:

Between February and March 2018

Venues:

Various venues in and around Govan

Format:

Collective Architecture presented an existing model and various presentation boards/powerpoints to a series of groups at a variety of -pre-planned events and venues around Govan.

Comments and issues raised were recorded and discussed to allow these to be fed into the masterplan proposals and developing ideas for the site.

Opportunities:

Local interest groups and individuals had the opportunity to share their thoughts and ideas about the masterplan project and any constraints and opportunities they had for the site and programme.

Stakeholders:

Local Residents
Local Businesses
Local Projects / Interest Groups

This section of the report documents the following meetings, presentations and workshops:

- A. Govan Trust
- B. Roads and Planning meeting
- C. Govan Reminiscence Group
- D. The Hub Coffee Meet up
- E. City Deal Bridge Team
- F. GCC Flood Team
- G. Showpeople
- H. Riverside Hall

The meetings, presentations and workshops listed above are explained in more detail overleaf.



Date:

31st January 2018

Venue:

Govan Workspace, 100 Elderpark Street

Format:

Collective Architecture presented an existing model and presentation to the Govan Heritage Trust Board. JM Architects were also present as they are developing feasibility proposals for a new building on the Clyde for Govan Old.

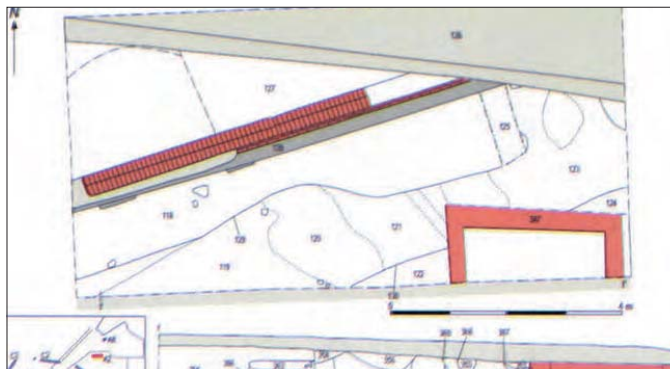
Comments and issues raised were recorded and discussed to allow these to be fed into the masterplan proposals and developing ideas for the site.

Key issues raised:

- Importance of the site's Archaeology - particularly Govan Old, the original landing point and slipway.
- The need to connect the bridge to Water Row in a coherent way
- The Trust's early plans for a new building for Govan Old on the adjacent land overlooking the Clyde

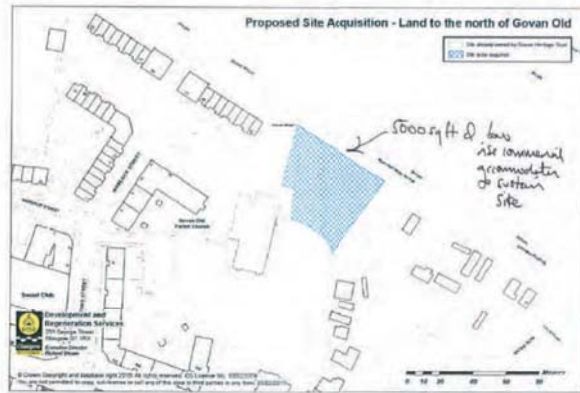
The Trust had prepared a document outlining their thoughts and aspirations for the Masterplan and these notes are attached overleaf.

They also shared some important archaeological information, publications and photographs.



WATER ROW MASTERPLAN

IN SUMMARY: ALLOCATE LAND FOR GOVAN OLD TO FLOURISH



WATER ROW MASTERPLAN

GOVAN OLD — Govan's Greatest Asset

Allow the building ample breathing space to reflect its A-listed / Scheduled Ancient Monument status — needs to be seen as such

Take first opportunity in 100 years to enhance Govan Old's setting: create a well-designed / high spec "Cathedral Precinct" — how it should be treated

Maximise visual & physical connections between Govan Old and Riverside Museum — has to remain

Unlock access barriers with new approach road from Water Row and ease of connection to bridge — make physical connection down old

Provide facility nearby for bus parking / turning

WATER ROW MASTERPLAN

WIDER CONSIDERATIONS

Avoid the classic Glasgow folly: **house-building misconstrued as regeneration**

Allow sensitive mix of public space / residential / commercial — bring all 3 aspects together

Recognise introduction of commercial life as essential ingredient of regeneration

Acknowledge commercial potential: stunning riverside setting + new connection to west end = premium rents — trust to be champion of this

Enhance the character / diversity of the place by including cheaper workspace for small industries attracted to the river setting and / or Cathedral environment

main related activity
transverses
current opportunities

WATER ROW MASTERPLAN

WIDER CONSIDERATIONS

- Recognise that the bridge will be a key public transport route to Riverside Museum. Create circumstances for Govan to benefit economically — linked to Subway
- Grab opportunity to recreate Govan's historic connection to the river (lost for a century)
- Excavate the Govan slipway (or 'future-proof' its excavation) — do not destroy the opportunity! — was discussed
- Allow space / time for development of water-related activities (both leisure & commercial) — do something really imaginative

Document prepared by Govan Heritage Trust for meeting of 31st January 2018 outlining their comments and aspirations for Govan Old and the Water Row Masterplan

COLLECTIVEARCHITECTURE

Water Row Masterplan project GOVAN HERITAGE TRUST (Internal Meeting Memo) -

Job title : Water Row Masterplan
Place of meeting : Elderpark Workspace, 100 Elderpark Street, G51 3TR
Date of meeting : 31st January 2018

Purpose of meeting

Collective Architecture (CAL) were invited to attend a general meeting organised by Govan Heritage Trust (GHT) to discuss the Water Row Masterplan project. A summary of the key items discussed is noted below:

Historic Slipway

- In terms of archeology, the slipway is complicated. The historic slipway used to grade down to the riverside. Existing retaining walls are still there.
- Slipway to be added to site constraints list.

CAL

Bridge

- Preference for bridge to land at the site opposite the Transport Museum (west bank of the River Kelvin).
- GHT queried how the bridge decision making was being made, noting that there was a desire to see the water-way opened up - rather than it being filled in.
- Stephen Driscoll tabled historic maps and images of the slipway (please see scanned images appended to these notes).
- Important to recognise that historically there were two ferry terminals (side by side).
- The historic slipway represents a connection back to the history of Water Row and Govan.
- The footprint of the bridge should not block future opportunities. It was accepted that the inlet may be lost, however there were still future opportunities to reinstate the slipway.
- Preference for bridge to land away from the eastern bank.
- A meeting with the Council to discuss the bridge proposals should be arranged. It was noted that the masterplan project at Water Row should be in a strong position to influence the proposals. It was agreed that it would be beneficial for the Landscape Architects for the Water Row and Govan Old projects to attend this meeting. (Rankin Fraser and City Design Cooperative).
- Important to remember that the bridge would also be a benefit to Govan.

CAL

Show People

- Important to understand timescales as this could be a major constraint.
- 20 year issue, there have been legal issues in the past.
- Important to discuss options and opportunities with the Show People. CAL noted that families from both sites had attended the recent consultation event.

1 of 2

Glasgow City Council Strategic Plan

- A new language of community empowerment is now written into the GCC Strategic Plan. Important to refer to this in any discussions with the council /key stakeholders etc.

Client Group / Government Influence

- Who represents the council's asset/land value?
- Could the Estates Contract Committee overturn the project?
- Noted that the project aims and objectives were shared by the client group. GHT suggested that it might be worth engaging with the Chief Executive of Historic Environment Scotland [REDACTED] to have early discussions about what they would expect for the site.

Summary / Next Steps

[REDACTED] (Chair of GHT) noted that he would send CAL a copy of the report on the context of the river.

GHT

GHT noted that they were supportive of the approach being taken and welcomed a continued dialogue.

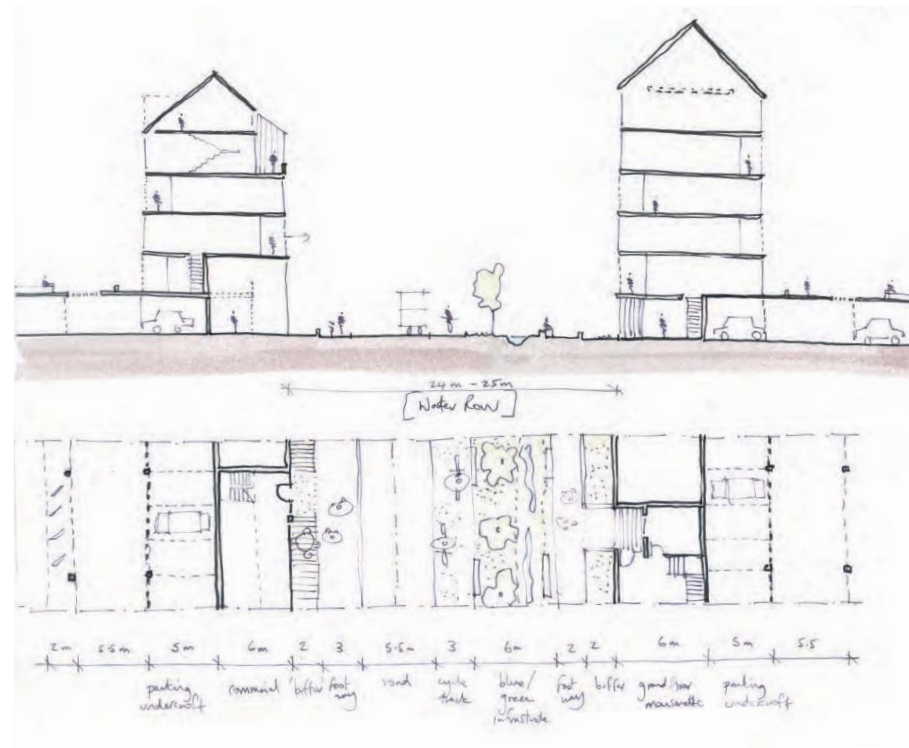
GHT provided a summary of their initial thoughts on the opportunities and constraints for the Water Row site (please see separate summary sheet appended to these notes).

2 of 2

Note prepared by Collective Architecture further to meeting with Govan Heritage Trust of 31st January 2018.

B: GCC Roads and Planning

Early sketches presented by Collective Architecture at meeting with Roads and Planning to consider streets and open spaces/design coding.



Date: 5th March 2018

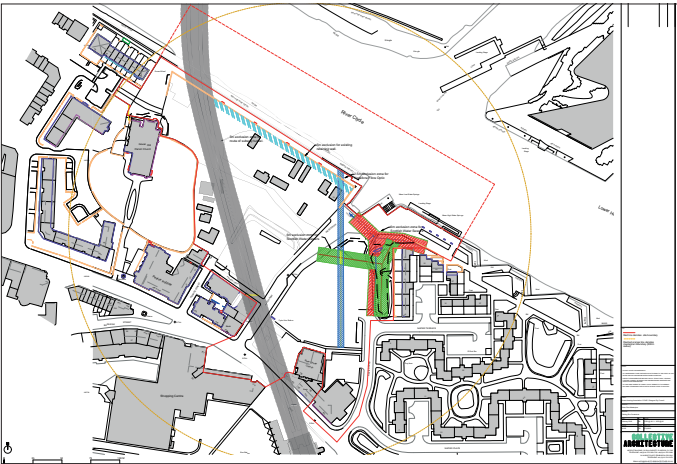
Venue:
Glasgow City Council, DRS Offices, George Street

Format:
Meeting between Roads, Planning and Collective Architecture to discuss access and parking strategies at early stage in the project development to establish key principles going forward.

Key issues raised:
Refer to notes overleaf for more detailed discussion/actions. Key issues discussed were as follows:

- Parking levels
- Access and servicing
- Public and private issues
- Drainage and SEPA
- New Bridge and landing point
- Glasgow Urban Model

Roads and Planning also agreed to meet with the project team over the coming months to review the developing options.



Site Constraints drawing (in progress) produced by Collective Architecture and engineer Scott Bennett Associates

COLLECTIVEARCHITECTURE

Water Row Masterplan project

ROADS/PLANNING MEETING MEMO

Job title : Water Row Masterplan

Place of meeting : Glasgow City Council, DRS Offices, George Street, Glasgow

Date of meeting : 5th March 2018

DRS: Transport

DRS: Planning

DRS: City Design Manager

Collective Architecture: Project Director

Collective Architecture: Project Architect

DRS

DRS

DRS

CAL

CAL

A. Purpose of meeting

To review masterplan progress and discuss streets and parking issues prior to the development of any firm proposals.

B. Transport issues:

1. Parking levels: (MR) DRS recommended that CAL and Client Group agree what is realistic for the site. In Partick (Ferry Road) consent was granted for reduced parking. Since the project was built there have been parking issues and the council is having to consider introducing new parking sites to meet the demand.

CAL

2. Parking options: CAL noted that at their recent Client Steering group meeting a reduced parking scheme with partial undercroft parking and a raised amenity deck above was the favoured approach. CAL to check what numbers could be achieved.

CAL

3. Refuse/Servicing: (SC)DRS noted that consideration should be given to access for refuse and services. CAL to develop a Service Strategy (this could be included within the overall Access Statement).

CAL

4. Road layout/Parking: (MR)DRS Transport explained that the assessment criteria for new applications would be based on an analysis of the existing and proposed public roads. It would also consider the consequences on the wider area if there was less than 1 space per dwelling. It was noted that there was no policy in place that restricted car ownership, consideration would need to be given to how this could be put in place legally. A control mechanism for private/public spaces would also need to be considered.

5. Multifunctional streets: It was agreed by all that we should not be designing for single use streets. Streets should be multifunctional.

6. Public/Private areas: (MR)DRS recommended testing out sketch ideas of what should be public and what shouldn't. (MR)DRS noted that they would be happy to provide comment and advise on any initial sketch layouts. (RE)DRS and (SC)DRS agreed that CAL should liaise directly with (MR)DRS on this matter.

CAL

C. General Comments (DRS City Design and Planning)

1. Drainage/SUDs: Minimise drainage requirement as far as possible and consider roof spaces/amenity areas be included within the SUDS strategy.

CAL

2. SEPA: It was noted that input from SEPA at this stage would be beneficial. (SC)DRS to check if a meeting with SEPA has been actioned by [REDACTED] DRS.

(SC)DRS

3. Urban Model: (RE)DRS noted that licensing requirements for access to the Urban model should now have been approved. CAL to contact [REDACTED] DRS for an update.

CAL

4. Bridge and 'Landing point': Bridge design should respond to the masterplan place making strategy. (RE)DRS was hopeful that a meeting would be set up with the bridge designers and the Water Row design team consultants asap.

(RE)DRS

D. Distribution:

All present

Client Steering Group

Meeting memo
documenting key issues
raised on 5th March 2018.

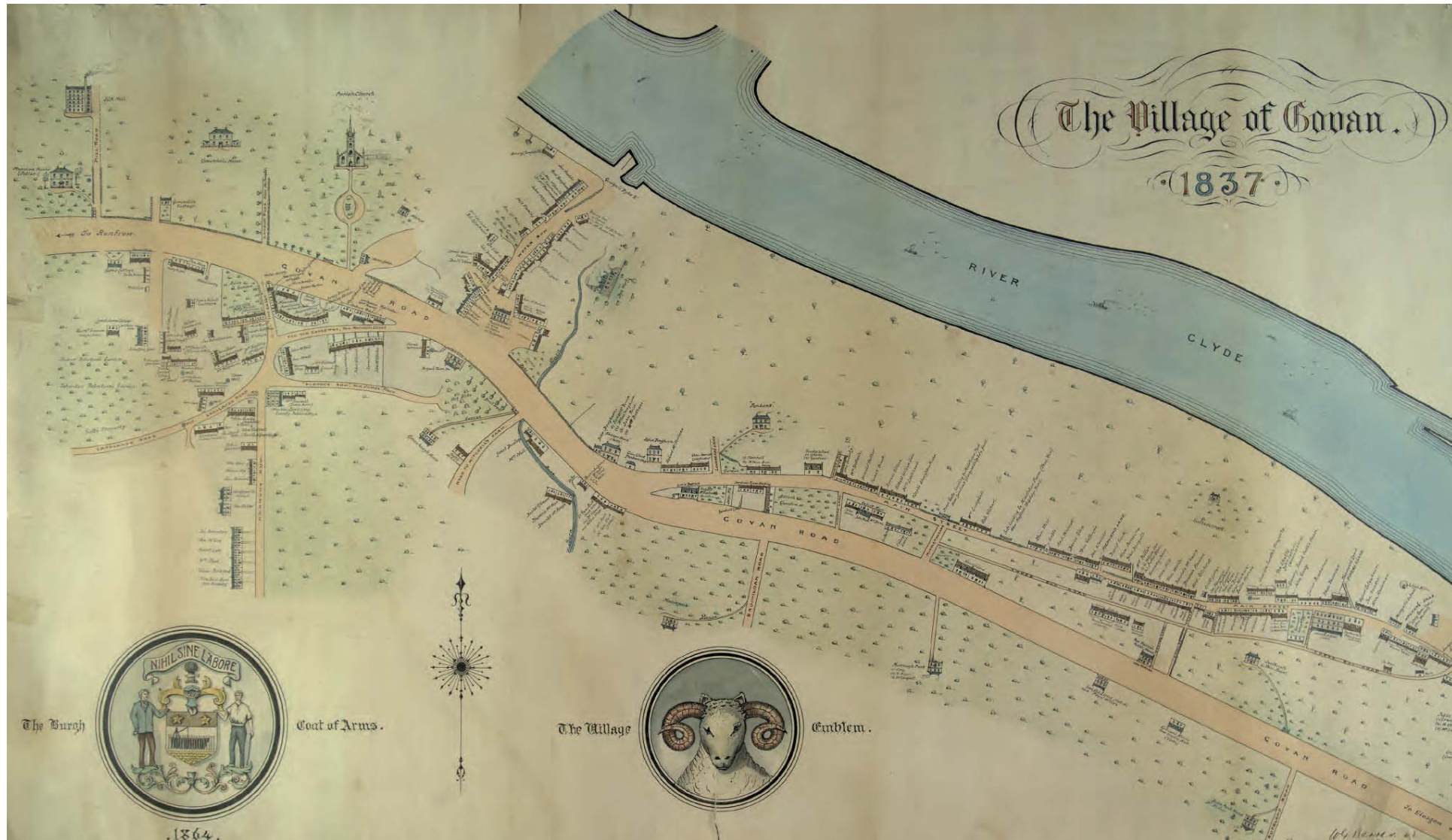
p 51

C: Govan Reminiscence Group

Map shared by Govan Reminiscence Group from 1837.
It is known as Dr. Barras' map. Despite it being a stylised map it has
been a useful history resource when linked to 1841 and 1851 census

the Group has been able to determine who lived
in quite a few the cottages within the 1st edition O.S., noting that it
could be thought of as the Rosetta Stone of the Govan weavers' and

their cottages.



Date:

6th March 2018

Venue:

Govan Workspace, 100 Elderspark Street

Format:

Collective Architecture presented an existing model and drawings/ images to the Govan Reminiscence Group.

Comments and issues raised were recorded and discussed to allow these to be fed into the masterplan proposals and developing ideas for the site.

Key issues raised:

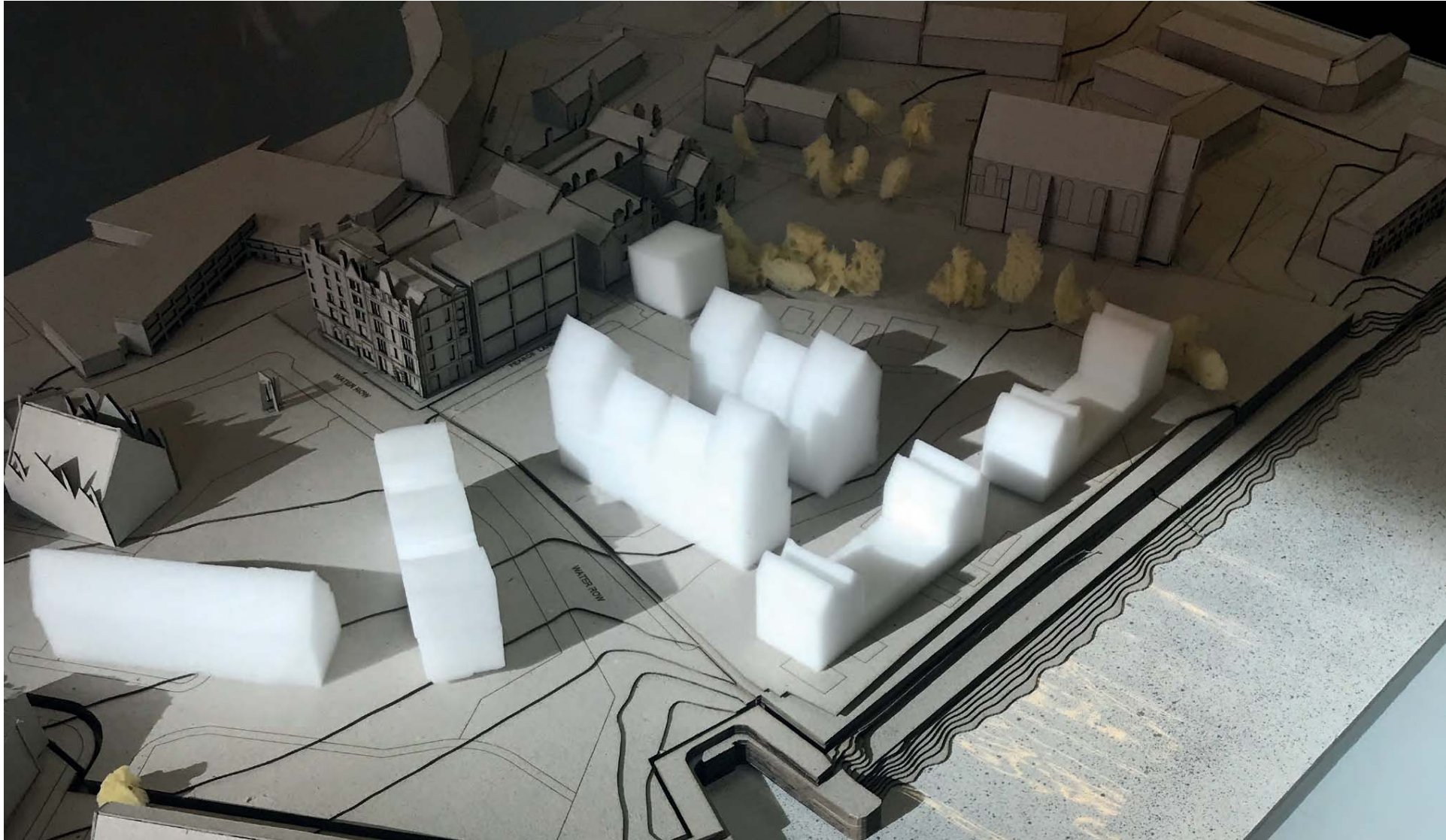
- Housing: Ensure provision for elderly/lifts plus quality amenity greenspace
- Bridges across Clyde: Map these and clarify opening/locations
- Literature: Refer to 'Postcards from the Past', 'A Govan Childhood' and 'All our Yesterdays'
- Street names: Develop plan for how streets and places might be named.
- Mary Barbour: Pictures of Mary Barbour's daughters and statue launch on Thursday 8th March 2018.
- Fairfield Museum: Opportunity to visit this during Museum week on 19th/20th May 2018. Open from 2-4pm on Wednesday and Thursdays.
- Showpeople: Discussion about recent Herald article and letter from Jimmy Stringfellow.
- Former Pier, Wardlaw Street: Children used to sit with feet over water looking at boats.
- Doomster Hill: Clarify position of this with archaeologist Stephen Driskal.
- 'Gauger Wall': Locate former dyke on former cottages side of Water Row named after Duty, or 'gauge'. Refer to 1830's map overleaf.

The Group also openly shared some important social heritage in the form of photographs, publications and maps.



D: The Hub Coffee Morning

Early model and indicative building forms/heights presented at The Hub Coffee morning to stimulate discussion and test ideas.



Date:

9th March 2018

Venue:

The Hub, 901 Govan Road, Glasgow

Format:

Collective Architecture and Central Govan Action Plan presented the masterplan project using an existing model and drawings/images to a variety of local stakeholders at an informal coffee morning at The Hub.

Comments and issues raised below were discussed as a group to allow these to be fed into the masterplan proposals and developing ideas for the site.

Key issues raised:

- **River Corridor:** Clarify leisure and tourism strategy for this and how Water Row might fit within this.
- **Community Safety:** Liaise with Community Safety Officers and Secured by Design team to develop proposals.
- **Lighting:** Better lighting across Water Row site and improvements around Govan town centre important.
- **Housing/Other uses:** Ensure holistic and balanced approach to housing and other forms of development eg. social enterprise focus / community benefits and affordability.
- **Gentrification:** Ensure that the masterplan does not create gentrification and communicate the steering group's focus towards the Civic Economy and Community benefit.
- **Employability:** Consider unemployment levels and ensure there are opportunities for young people which build on the wealth of talent that exists locally.
- **Timescales:** Discussed timescales associated with the project delivery - particularly with such a complex site. Phase 1 to be delivered by 2021.
- **Bridges:** Ensure any new bridge does not limit river activity and access for boats on the Clyde. Some concern regarding heights and landing design for new bridge at Water Row.
- **Cycling/Access:** New bridge and paths/cycle lanes could really help with cycling locally as existing roads are problematic and unsafe.
- **Health and Well-being:** Ensure opportunities for health and physical activity such as boxing club, cycle centre or 'Health' Hub.
- **More info:** Group interested to find out more and track the process. Agreed this would be via the Get into Govan website with possible links to Govan HA newsletters





Mobile Roadshow



Mobile Roadshow

Date:

21st, 23rd and 24th March 2018

Venue:

Riverside Hall, and various locations around Govan.

Format:

Over the above dates, the Water Row Masterplan engagement team ran a mobile roadshow, utilising a portable model and early-stage design information to travel around the Govan vicinity. The model and design information was hosted within a cargo bike, reminiscent of practical and sustainable transport choices in Northern European cities.

Information about the Water Row masterplan process and the design challenge involved was custom prepared to be displayed within the cargo bike, and reflected the stage of the design process at the time.

The purpose of the roadshow event was to increase visibility of the project throughout the Govan area, whilst allowing the engagement team to share initial thoughts and ask for feedback and general comments from the public.

The mobile roadshow in the format of the cargo bike as an engagement method had a number of benefits:

- Highly visible, colourful and intriguing.
- Was able to move around to anticipate busier areas at different times of the day and be visible to as many people as possible.
- Was approachable due to its scale and appearance and its intention was easy to read. There was no threshold or barrier as might be the case with traditional engagement events hosted in meeting rooms / public halls etc.
- Engagement could be as brief or as detailed as participants wished as information was displayed mainly in pictorial rather than text form.

The roadshow encompassing the cargo bike and an engagement team of three travelled around various sites including:

- Govan Cross
- Govan Shopping Centre
- Langlands Path
- Elder Park Library
- Riverside Museum

The Riverside Museum was included within the roadshow route to engage with the idea of the Water Row site as civically important to

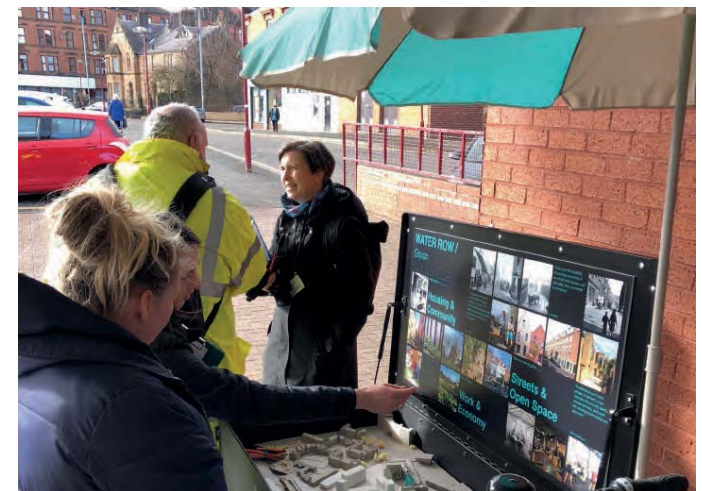
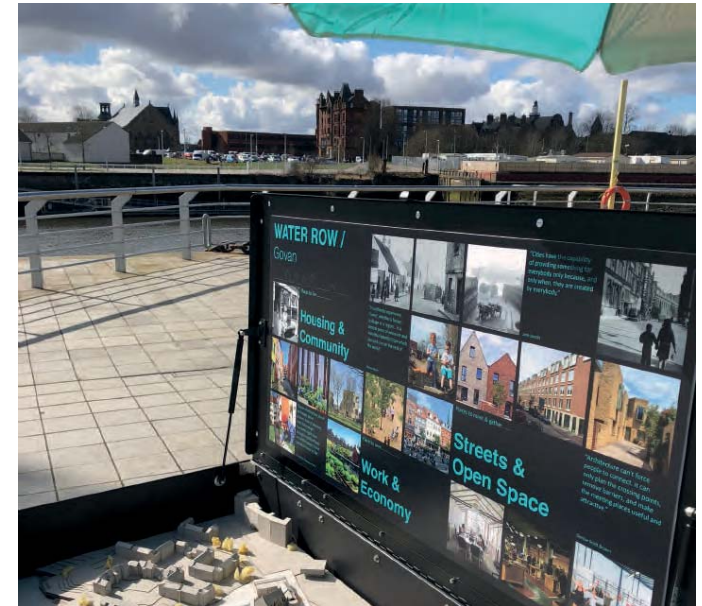
the wider river corridor, including the Partick - Govan historic connection, particularly important due to the proposed new bridge connection.

The engagement team carefully selected material to present at this stage - reflecting the early stages of the design process, being mindful of the information gathering nature of this stage of the process, and being careful to avoid presenting information which might be deemed too pre-determined or developed. This was not a false indeterminacy, and reflected the genuine stage of development of the masterplan at this stage.

The main draw of the information presented was the site model which displayed information about key principles which were informing the masterplan - including the main constraints and opportunities of the site. These allowed the engagement team to openly present the challenges and compromises which must be worked with, allowing the public to understand the often concessionary nature of the design process, and potentially suggest alternatives through their local knowledge. Professional and detailed experiential knowledge of the site was also communicated to the engagement team in abundance, with many highly considered opinions from those who lived or worked in the area.

Simplified and abstract blocks were used on the model to suggest potential site arrangements. These were deliberately simple in nature to avoid overly determined discussions of detailed design intention at this stage, which might easily become irrelevant or superseded as designs develop. The key task was to discuss strategic moves on the site, and gather views to guide the key over-arching principles of the masterplan including aspects such as density, views, axes and water access, building heights, appropriate functions and forms, and historic sensitivity.

However, more specific intentions and aspirations for the site were also gathered, prompted by information boards and verbal discussions which included examples of housing design typologies, successful strategies integrating play and open space, and ideas for work, leisure and community spaces. These



were presented as something of a 'mood board' of potential ideas for the site, enabling the public to tap into the engagement team's aspirational intentions for the site and reflect on how these might work in their Govan. These worked well, and generated both positive feedback and considered opposition, all of which was welcomed as part of the process of grappling with a true understanding of the site and context; including physical, historical, social, economic and less tangible conditions encompassing the spirit or sense of place embodied in the site.

Reflectively, the creative and sustainable principle of the cargo bike as an engagement tool mirrored or encouraged much of the outward and international looking aspirations and ideas of the people who engaged. Many expressed enthusiasm towards Northern European housing styles and urban arrangements including relationships with water and transport choices, often introducing these aspirations as part of the dialogue without prompt.

WATER ROW / GOVAN SHARE YOUR VIEWS!

**Wednesday 21st March
at Riverside Hall 10am - 1pm**

Join us to discuss the proposals and share your thoughts

Plans are being advanced to create a lively, attractive, waterfront development at Water Row. Ranged around the proposed Govan-Partick Bridge, the development will be a focus for community renewal, being distinct and appealing in appearance whilst offering a diverse range of use and activity that will encourage more people to choose Govan as a place to live, work, visit and enjoy.

Proposals for the site are being developed in consultation with local people and local groups, and are being shaped by community feedback. As part of an ongoing series of consultation events during spring 2018, we would like to hear your views and ideas about what type of development at Water Row you feel would offer most benefits for Govan.

Find out more at: www.getintogovan.com

www.getintogovan.com

COLLECTIVE
ARCHITECTURE

cgap

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WATER ROW / GOVAN SHARE YOUR VIEWS!

Look out for us on our mobile roadshow and at the Pearce Institute

Central Govan Action Plan and Govan Housing Association are working with Glasgow City Council to develop proposals for Water Row. The development will contain new homes plus community, commercial and leisure use.

The proposals for the site are being developed in consultation with local people and local groups, and are being shaped by community feedback. As part of an ongoing series of consultation events and workshops during spring 2018, we would like to hear your views and ideas to feed into the development of the proposals.

Join us to discuss the proposals and share your thoughts.

www.getintogovan.com

Friday 23rd March 7
1pm - 5pm
Mobile Roadshow around Govan.
Catch us as we tour Govan Cross, Langlands Path and outside Elder Park Library.

Saturday 24th March 7
11am - 5pm
11am - 1pm outside Riverside Museum
2pm - 5pm inside Pearce Institute

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ARCHITECTURE

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ACTIVE WATERFRONT ACTIVE WATERFRONT ACTIVE WATERFRONT ACTIVE WATERFRONT ACTIVE WATERFRONT ACTIVE WATERFRONT ACTIVE WATERFRONT ACTIVE WATERFRONT

GOVAN HERITAGE TRUST DEVELOPMENT

IMPROVE LINK TO GOVAN OLD

GOVAN OLD

REINSTATE URBAN GRID

PEARCE INSTITUTE

'Options and Ideas' Event



Option 2

Defining urban edges and tight urban blocks



Option 3
Govan Cross, the Clyde and Park as one connected place



Option 4
Riverfront as civic realm, Water Row as High Street



'Options and Ideas' Event

Date:

3rd May 2018

Venue:

Pearce Institute

Format:

This event formed the main component of the advertised pre-application consultation process as part of the Pre-Application Notification (PAN) statutory process.

This event took the form of a more traditional static engagement event. The main hall at the Pearce Institute was set up with a series of information stations positioned around the hall, comprising specific sets of information around the following categories:

- Initial Ideas and Potential Uses
- Identity and Character
- River and Bridge

This was combined with information panels suggesting initial design ideas and design variations presented as 'options'.

The use of 'options' allowed design ideas to be grappled with as intentions but with flexibility in adaptation or combination as designs move into the next phase of development.

It was clear that attendees were by this stage very interested in what conversations were ongoing around uncertainties such as the Show People's site (shown in one of the options as incorporated in the masterplan) and the bridge proposal. The information presented by the team sought to be as transparent as possible with the complexity of information that was surrounding all of these parallel discussions, and reflected the fact that, at this stage, a number of key decisions were still to be made following reflection by the client and design team on this particular engagement event.

Key aspirational outcomes included:

- Better linkage to the river, and along the river, both in terms of access and visibility.
- Govan's heritage to be a key driver including current and past residence and industrial uses on site.

- Parking and public safety were amongst the most prominent of the design considerations and attendees were well informed as to how design decisions might influence these.
- A vocal desire for equity of access to any new uses and activities being suitable for all of the community rather than a typical move towards more gentrified regeneration.





'Family Fun Day' Event



'Family Fun Day' Event

C8

Date:

30th June 2018

Venue:

Govan Campus School

Format:

On the 30th June Collective Architecture presented proposed plans for the Water Row Masterplan site within a stall at Govan Housing Association's annual Family Fun Day.

Collective Architecture and the Water Row Masterplan Steering Group were available to explain how the preferred design option has been reached taking account of the many differing views and priorities that have been raised along the way.

Stakeholders:

Local Residents
Local Businesses
Central Govan Action Plan
Govan Old Church
Govan Housing Association

