

GOVAN - PARTICK  
STRATEGIC DEVELOPMENT FRAMEWORK  
FEBRUARY 2020

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# FOREWORD

*This Strategic Development Framework marks a turning point for the communities living on either side of the River Clyde, and for the whole city-region of Glasgow. Investment in the area worth more than £1.5 billion is planned over the ten-year perspective of this strategy. Scale is matched by diversity, with investment planned across a range of activities and sectors, including social housing, investment in the historic built form, major University expansion and large scale private-sector commercial schemes.*

*The last few decades have seen significant regeneration and economic development success for the area. In Govan, the Central Govan Action Plan, a major programme of social housing development, and the building of the Queen Elizabeth University Hospital, have made significant impacts. Along the Clyde corridor the SEC, Pacific Quay, the Riverside Museum and Glasgow Harbour have all become landmark symbols of the River's regeneration. Further north Partick, the West End and Finnieston have become recognised as amongst the most vibrant urban communities in the UK. The University of Glasgow continues to grow in its role as a world-leading teaching and research institution, bringing vision and resources to boost the City's economic development.*

*In spite of these successes, however, the challenges and opportunities for the area remain significant. Around the River corridor and in Govan large areas of vacant and derelict land remain. There is a challenge to ensure that economic development translates into inclusive economic growth which can benefit those currently marginalised both spatially and economically. The urban structure left over from the era of de-industrialisation too often divides communities instead of connecting them. The result is that some of*

*the City's best social and economic assets are isolated from each other, failing to generate the added value associated with dense urban economies.*

*In this context, this strategy seeks to reconnect two historic City districts which have become distinct in spatial and social terms in recent decades. It establishes a planning approach combining spatial policy with an inclusive investment and regeneration strategy. This approach will unlock the area's potential by responding to the current urban conditions, which too often limit rather than celebrate the opportunities for local communities, visitors and investors.*

*The SDF sets out a strategic approach to urban design interventions and placemaking that establishes a shared vision for the future development of the area by the City Council, its key agency partners, and other stakeholders. By working collaboratively to share knowledge and resources, a fundamental shift in the performance of this city district can be achieved over the next decade. The SDF aims to provide a spatial framework for this regeneration, and to broaden and deepen a shared approach. It seeks to integrate the spatial aspects of the wider approach to regeneration in this part of the City, adding value to this process wherever possible.*

*This SDF is a stimulus for new approaches to place-based urban management, founded on collaborative and interdisciplinary working. This stimulus has the potential to raise the sense of aspiration for place quality, and to improve the effectiveness of project and service delivery. By promoting a vision of inclusive growth and vibrant, liveable places, the SDF will act as catalyst for new public and private investment in the area.*

# STRUCTURE

VISION

By 2030 Govan-Partick will be recognised as an urban district of well-connected but distinct neighbourhoods, providing a very high quality of life, creating a context for nationally significant economic development and a narrowing of social inequalities. The area will be recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and the building of a liveable place. Over the next decade, the City Council, partner agencies and the wider network of stakeholders will share knowledge and resources to affect a fundamental shift in the image and performance of this city-district. This process of change will benefit all of the community, and will contribute to the overall social and economic success of the city-region.

PRIORITIES

To create the spatial conditions for a new era of economic development, building from the strengths and unique innovation assets of the place while defining a strategy for post-industrial evolution.

To nurture the social structure of the place, building on the strengths of existing communities and world-class visitor attractions

To layout a framework for the transition of the area to become an exemplar of a connected low carbon place, where the urban structure promotes wellbeing

To provide the spatial framework to support the partnership structures required to deliver these priorities over a 10 year period

OUTCOMES

**A Vibrant Place With a Growing Economy**

**A Thriving and Sustainable Place to Live and Work**

**A Connected Low Carbon Place**

**A Green Place with an Urban Structure which Promotes Wellbeing**

APPROACH

- Building an Innovative Cluster of Learning, Research and Industry
- Building a World Class Cultural Cluster

- Building a New Structure of Liveable Places
- The Rivers as the Urban Heart

- Building a High Quality and Highly Integrated Movement Network
- Placemaking Strategy

- Townscape, Landscape and Green Network

DELIVERY

**Delivering and Resourcing Change: Applying the Place Principle**

**ACTION PROGRAMME**

# 1



## INTRODUCTION

## GLASGOW CITY DEVELOPMENT PLAN

The Glasgow City Development Plan (CDP) identifies six key areas where a strategic approach is needed to co-ordinate development activity, direct investment and address emerging opportunities. These areas present unique spatial opportunities and challenges but share a number of common issues, such as poor connectivity and significant vacant and derelict land. The areas identified are:

- River Clyde Development Corridor**
- Govan-Partick**
- City Centre**
- Glasgow North**
- Inner East**
- Greater Easterhouse**

The rationale for selecting these areas reflects the accumulation of socio-economic indicators and the strategic scale of opportunity in terms of growth and inward investment. This is set out in more detail the relevant background paper to the City Development Plan.

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This is set out in more detail in the relevant background paper to the City Development Plan.

The six SDFs for Glasgow provide a long term vision for the regeneration of the relevant areas. Each SDF aims to ensure a sustained commitment to these areas beyond the term of the current City Development Plan. The River Corridor has a direct relationship with the adjacent City Centre, Govan-Partick and Inner East SDF areas, and will support a mutually reinforcing framework of strategic spatial guidance.

The SDFs have the status of Supplementary Guidance, and thereby form part of the statutory City Development Plan.

**The Glasgow City Development Plan (CDP) is underpinned by two overarching policies:**

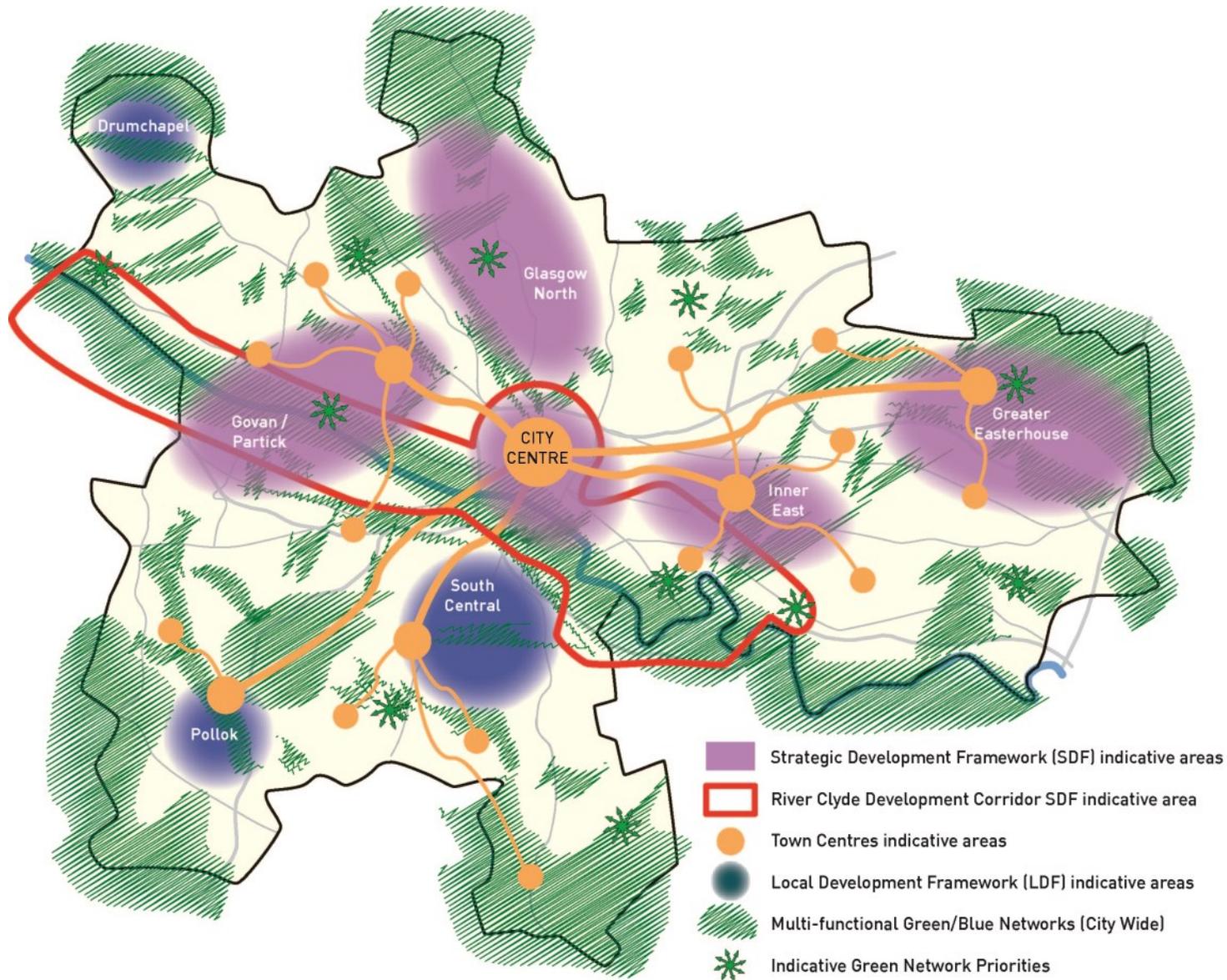
### **CDP1 - The Placemaking Principle**

This seeks to create and maintain a high quality, healthy place, and to develop a compact city form that supports sustainable development.

### **CDP2 – The Sustainable Spatial Strategy**

Strategic Development Frameworks will be prepared to support the delivery of desirable spatial outcomes for Glasgow, and to address strategic matters such as new and changing housing areas, evolving business areas, green network opportunities, infrastructure improvement, major masterplanning strategy areas, and demographic change.

# INTRODUCTION | GLASGOW CITY DEVELOPMENT PLAN



# INTRODUCTION | STRATEGIC DEVELOPMENT FRAMEWORKS

## WHAT IS A STRATEGIC DEVELOPMENT FRAMEWORK?

In broad terms, a Strategic Development Framework (SDF) provides a structure for the future development and regeneration of an identified geographical area. It acts as an overarching framework identifying key priorities, design principles, connections and strategic relationships. It can support more detailed planning work on specific sites and projects within the overall plan. It concentrates on strategic priorities, and focuses on key themes and principles rather than detailed policy issues or outputs.

The SDFs for Glasgow provide a co-ordinated approach to the priority areas identified in the City Development Plan. They are positioned at a scale that allows regeneration to be area-specific and responsive to local issues and opportunities, while delivering the spatial outcomes and policies of the City Development Plan and other topic-based Supplementary Guidance. Each SDF sets out area-specific principles that will help in the determination of major planning applications, and each includes an action programme to support the delivery of key proposals.

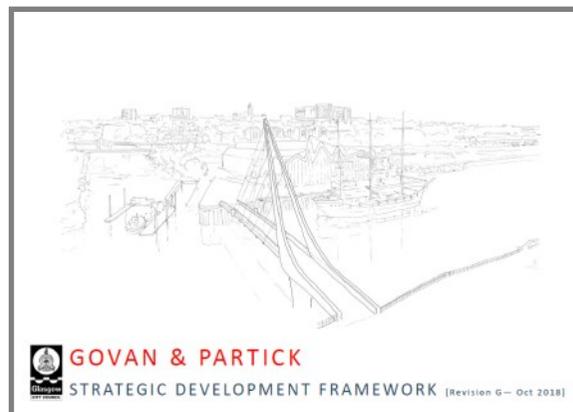
## ENGAGEMENT

In preparation for the development of the Govan-Partick SDF, a series of engagement activities were undertaken including the [Govan-Partick Charrette](#) in

2015. The SDF preparation was also informed by engagement through wider area regeneration programmes, such as CGAP and City Deal.

## CONSULTATION

The [consultative draft Govan-Partick Strategic Development Framework](#) set out a high-level vision, emerging priorities and themes.



Consultation took place between December 2018 and February 2019, and over 190 individual comments were received from a range of stakeholders including local residents, organisations, elected members and other interested groups. The contributions were generally supportive of the strategic direction of the SDF, and the comments and recommendations helped shape this iteration of the document. The full [Table of Responses](#) is available to view.

The key themes emerging from the comments are summarised below:

- Economy and Innovation District
- Govan-Partick Bridge
- Climate change
- River Clyde and flood risk management
- Site specific issues
- Place quality and streetscape
- Sustainable Transport and Active Travel
- Heritage
- Greenspace and ecosystems
- Action plan and stakeholder engagement
- Culture and the Cultural Cluster
- Social inequality
- National status of project and National Planning Framework 4 (NPF4)

Following the consultation, four overarching priorities have been identified (see p.17). Four key outcomes have also been identified reflecting the structure of the City Development Plan (see p.20). The Action Plan has been significantly modified and renamed.

# INTRODUCTION | KEY DRIVERS, POLICIES AND STRATEGIES





# 2

## CONTEXT AND AREA PROFILE

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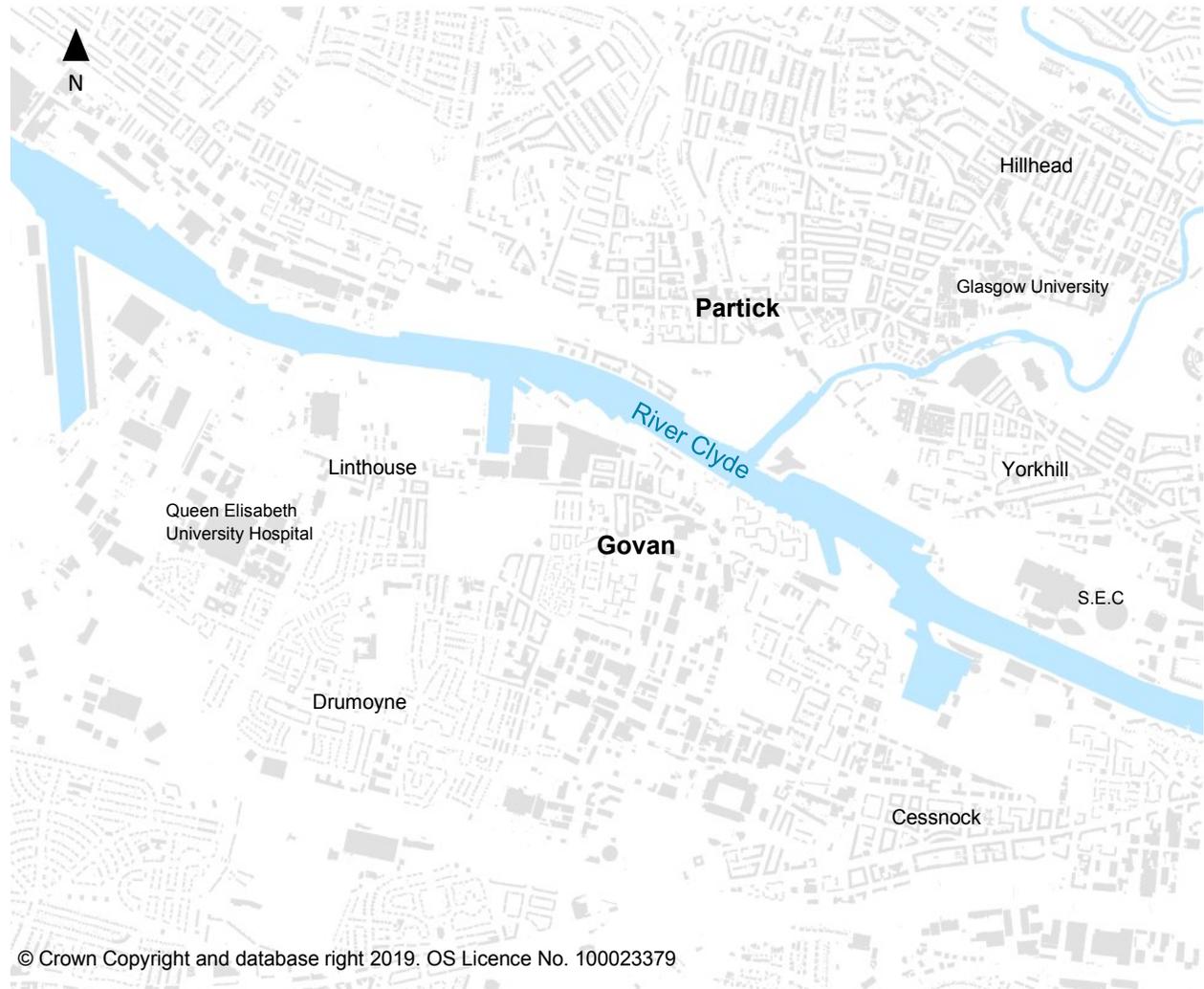
## Why Govan-Partick is a Spatial Focus

The area encompasses a significantly diverse urban geography. The social, economic and spatial changes in the area have created a fragmented pattern of urban development, particularly around the former harbour area between the Clydeside Expressway and the River, and in parts of Govan and the Clyde waterfront.

The area contains a significant cluster of institutions, employment areas, town centres, public transport infrastructure, strategic road connections, opportunity sites and buildings for investment, as well as established, dense urban communities. These conditions provide a strong foundation to deliver on the City's ambitions for inclusive economic growth.

However, the city-district is also characterised by negative factors which mitigate against the unlocking of the area's potential.

Over the coming decade, this SDF will seek to steer a path through these challenges to assist in the process of unlocking strategic opportunity.



# CONTEXT & AREA PROFILE | KEY STAGES OF URBAN DEVELOPMENT

**Stage 1:** The area develops slowly over hundreds of years, An important location in relation to the River fording point.



**Stage 2:** Period of imperial expansion of trade, industrial development and intensive urbanisation. River widened and deepened.



**Stage 3:** Industrial heyday. The area becomes one of the most important shipbuilding centres globally.



**Stage 4:** Deindustrialisation and extensive demolition of residential and industrial structures. Port function all but gone. Significant urban expressway interventions. Massive population decline in Govan. River becomes a barrier.



**Stage 5:** Period of post-industrial regeneration. Some locations see very intensive re-use, whilst large swathes of land and the River itself remain largely unused. River remains a barrier.



**Stage 6:** The Future — The SDF envisages a new phase of development, where the River Clyde will be re-established as the linking heart of the urban area and where the place will be recognised as a leading location for economic activity at a national level.

## GLASGOW'S URBAN DEVELOPMENT

While each SDF area presents unique spatial opportunities and challenges which must be addressed in a manner appropriate to the specific local context, there are common issues across all SDF areas, especially those which define the inner urban core of the city. An understanding of Glasgow's urban past is particularly relevant for these areas, as they have been disproportionately affected by the major trends impacting the city since the 1940s.

The coverage of the five inner urban SDFs reflects the geography of the main industrial communities in the city up to the Second World War. As a result, Glasgow's post-industrial decline is a useful frame of reference for understanding the challenges presented across the SDF areas, where the process of deindustrialisation, the long-term loss of industry-based employment, and protracted economic contraction have had a particularly significant impact .

## IMPACT ON THE GOVAN—PARTICK AREA

Govan and Partick have become quite distinct in spatial and social terms in recent decades. Historically Govan and Partick worked together as urban places, initially through a fording point on the Clyde, then forming perhaps the most important focal point on the industrial River. Understanding the process of growth into an economic centre of world importance - and the equally dramatic decline and separation - is crucial to the development of effective spatial planning and regeneration interventions.

Broadly, the socio-spatial forming of the area can be understood as having five key stages to date. These are shown on the attached diagram (page 12).

## TOWARDS A KNOWLEDGE CITY

More recently there has been a shift towards a knowledge-based economy. New education, health and employment hubs have emerged, growing the city's innovation, life sciences, financial and medical sectors, and promoting the

creative industries and related services.

The area contains a significant clustering of institutions, employment areas, town centres, public transport infrastructure and strategic road connections. There are a number of opportunity sites and buildings for investment, as well as areas of dense urban population. These conditions provide an excellent foundation for a process of spatial and economic development. This potential is being expressed through the development of the Glasgow Riverside Innovation District (GRID).

## OPPORTUNITIES

This SDF responds to the huge opportunity created by the rejoining of the City across the Clyde between Govan and Partick.

### GOVAN—PARTICK BRIDGE

A new bridge link will be the clearest symbol of this reconnection, and the economic and social opportunities it can offer are significant. The bridge will create more than a mere physical connection; it will improve access to wider economic, social and cultural opportunities, north and south of the River Clyde in this part of the City. It is considered central to the ambitions of the SDF.

### CITY DEAL AND GLASGOW RIVERSIDE INNOVATION DISTRICT

The SDF will highlight the key opportunities and actions required to maximise the potential of the bridge and other proposed infrastructure investment, such as that planned through the West End and Waterfront City Deal programme.

This SDF recognises that city districts characterised by a strong urban form, and where a coherent approach to placemaking creates the opportunity for positive social relations and interactions, will perform well economically. This SDF aims to establish the Govan

Partick area as a vibrant, fully functioning part of the principal urban place in Scotland: the central area of Glasgow. The success of this urban district will support the ambition set out in the Council's Strategic Plan to have a world-class city with a thriving, inclusive economy, where everyone can flourish and benefit from the city's success. The SDF will seek to provide the context and strategic direction to help achieve this ambition.

In aiming to expand and enhance the core urban economic area, this SDF builds upon and extends the work of the City Deal Clyde Waterfront and West End Innovation Quarter project. It also supports the delivery of the wider River Clyde Development Corridor 2050 SDF.

### A NATIONAL PRIORITY

Maximising the potential of Glasgow's urban core should be recognised as a national priority within the overall Scottish spatial development and infrastructure investment plan for the next 20 years. In particular, the opportunity to establish a world-class innovation district in the area, through the GRID project, in the area presents a development of national economic importance. As such, it is proposed that the SDF sets out an action plan which works towards the establishment of a strong urban form, but also seeks to provide a framework for new or

strengthened social and economic relationships. These will be required to take advantage of the opportunities which this SDF seeks to promote. In this regard, the SDF will also seek to reflect and influence other related City Council and partner strategies and investment plans as appropriate.

By recognising the urban system as a dynamic social space as opposed to a fixed physical environment, this SDF anticipates the generation of significant added value as new relationships are developed between communities, institutions and industry.

### APPLYING THE PLACE PRINCIPLE

The framework and action plan set out in this document can have an influence wider than the statutory planning process alone. It is intended to stimulate new approaches to place-based urban management founded on collaborative and interdisciplinary working, to raise aspirations for place quality, and to maximise the potential benefits of project delivery and site developments. The SDF can act as stimulus for new public and private investment which will support a new approach to the delivery of economically and culturally vibrant and liveable places. The SDF action programme will be adaptable to reflect changing circumstances and emerging opportunities.

## **Building Equity and Prosperity Through Economic Development and Increased Access to Opportunities**

Currently the area is characterised by a very uneven geography in terms of economic prosperity and physical development. The Govan area contains some of the most deprived neighbourhoods in Scotland, while the nearby West End contains some of Scotland's more affluent communities. There are high concentrations of jobs, often highly skilled and well paid, across the SDF area. These concentrations of employment exist in close proximity to very high levels of unemployment. Some of Scotland's most important educational institutions will, on completion of the Govan-Partick bridge, be within walking distance of areas with some of the lowest levels of educational attainment in the country.

These challenges and opportunities exist within a spatial context that will radically change in the next ten years. The physical isolation of Govan for pedestrians and cyclists from the north of the City will be addressed by the new bridge. As a result, those communities currently most spatially isolated from the educational, employment and cultural opportunities to the north of the River will be able to access these more freely, and without the costs associated with public transport or private car travel.

As Govan becomes better connected by all modes of movement and more integrated into the fabric of the wider City, the understanding of the place will change, helping to address any negative perceptions which may exist. As the areas on both sides of the River become better integrated and benefit more from each other's presence, so the conditions will improve for narrowing the gap in social and economic outcomes across the spaceplace.

The economic development opportunities presented by the QEUH hospital and Glasgow University's investments are being promoted through City Deal, and by the Glasgow Riverside Innovation District (GRID) project. The attractiveness of the area for economic development and investment will be hugely increased, defining an opportunity of national importance. As a consequence, the Govan area will become a key hub in this knowledge economy network.

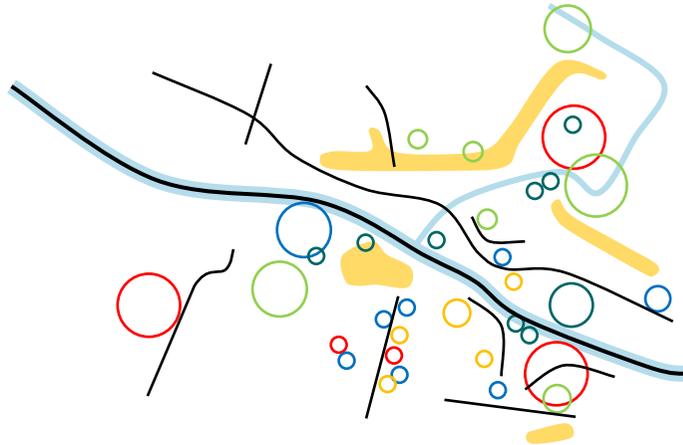
Spatial planning will set a direction and act as catalyst to the wider interventions required. Already, action is being focused in this direction through the Govan Thriving Places programme, Central Govan Action Plan, the City Deal programme, the GRID project, and the River Clyde Development Corridor 2050 SDF. The Govan-Partick SDF is, in that context,

a spatial planning tool linked to a much wider set of public policy interventions and programmes.

## **The Way Forward**

- Establish a steering group that can provide direction to the SDF project and maintain focus on place-based outcomes through Council and stakeholder activity over time.
- Align capital programmes and the investment strategies of key partners to ensure optimal social, economic and environmental outcomes are achieved through the process of spatial restructuring.
- Put in place the spatial planning policy framework to support optimisation of economic benefits from both City Deal infrastructure investments and private development of key sites.
- Ensure that strategic sites are developed and connected so they add value to a wider overarching strategy.
- Ensure that a wide range of economic stakeholders and community organisations are involved in shaping the vision to promote social equity in parallel with economic growth.

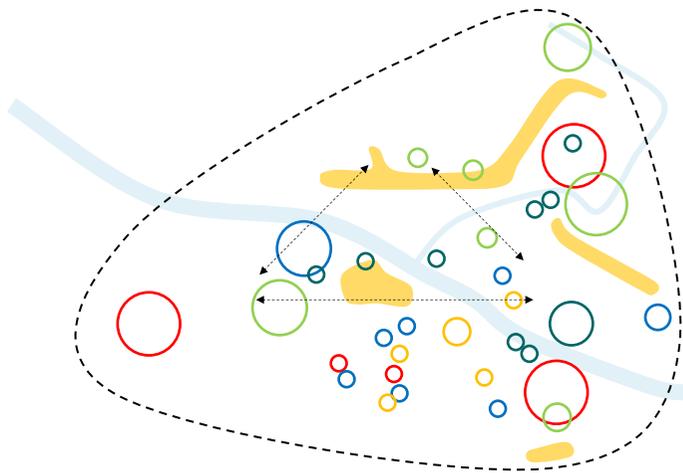
# CONTEXT & AREA PROFILE | OVERARCHING SPATIAL APPROACH



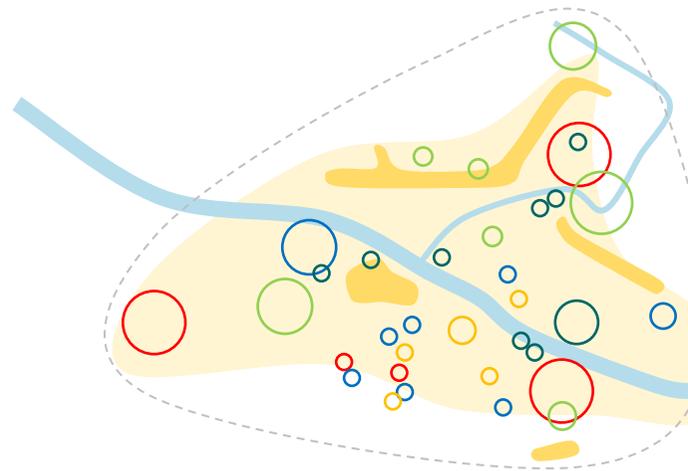
Stage 1: Existing fragmented spatial economic condition



Stage 2: Remove barriers to spatial economic agglomeration



Stage 3: Define and enhance spatial economic clustering



Stage 4: As agglomeration is established the wider area becomes a growth pole

## CONTEXT & AREA PROFILE | PRIORITIES

The Govan-Partick SDF is part of an overarching approach which aims to address the legacy of post-industrial related issues. The SDF aims to build a new economic, social and environmental structure founded on the core strengths of the place as a City community with a distinct and historic urban structure, which can thrive in the knowledge economy due to the breadth and quality of its innovation assets.

The following overarching priorities have been identified through the consultation process and will guide the next phase of transformational regeneration of Govan-Partick.

### **Priority 1:**

To create the spatial conditions for a new era of economic development, building from the strengths and unique innovation assets of the place while defining a strategy for post-industrial evolution.

### **Priority 2:**

To nurture the social structure of the place, building on the strengths of existing communities and world-class visitor attractions.

### **Priority 3:**

To layout a framework for the transition of the area to become an exemplar of a connected low-carbon place, where the urban structure promotes wellbeing.

### **Priority 4:**

To provide the spatial framework to support the partnership structures required to deliver these priorities over a 10 year period



# 3



## VISION AND OUTCOMES

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*By 2030 Govan-Partick will be recognised as an urban district of well-connected but distinct neighbourhoods, providing a very high quality of life, creating a context for nationally significant economic development and a narrowing of social inequalities. The area will be recognised as a leading Innovation District, where technical excellence contributes to inclusive growth and the building of a liveable place. Over the next decade the City Council, partner agencies and the wider network of stakeholders will share knowledge and resources to affect a fundamental shift in the image and performance of this city-district. This process of change will benefit all of the community, and will contribute to the overall social and economic success of the city-region.*

## **A Vibrant Place With a Growing Economy**

By 2030 Govan-Partick will be recognised nationally and internationally as a vibrant place with a growing economy. It will be a key element of the City's economic development strategy, and a genuine addition to the existing spatial-economic framework of the City.

## **A Thriving and Sustainable Place to Live and Work**

By 2030 Govan-Partick will be recognised as one of the most sustainable places to live and work in Scotland. Culture, vibrancy and quality of place will combine to provide the inner-urban lifestyle which will attract key industry sectors in the knowledge economy.

## **A Connected Low Carbon Place**

By 2030 Govan-Partick will be one of the best-connected low-carbon places in which to move around and do business in Scotland. The area will offer a very high level of quality and connectedness for walking, cycling and public transport. This will contribute to the target of building a Carbon Neutral Glasgow by 2030.

## **A Green Place with an Urban Structure which Promotes Wellbeing**

By 2030 the Govan-Partick area, as part of the wider Clyde corridor, will define best practice in the transition of landscape from an industrial-port area to a well-functioning ecology, supportive of human wellbeing and biodiversity.

# 4



## SPATIAL DESIGN STRATEGY

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# SPATIAL DESIGN STRATEGY | OUR APPROACH

The SDF proposes the following strategic approaches to address the priorities and issues facing Govan-Partick;

**A Vibrant Place with a Growing Economy**

To make Govan-Partick nationally and internationally recognised as a vibrant place with a growing economy the following spatial approaches have been identified

- Building an Innovative Cluster of Learning, Research and Industry
- Building a World Class Cultural Cluster

**A Thriving and Sustainable Place to Live and Work**

To make Govan-Partick one of the most sustainable places to live and work in Scotland, our spatial approaches will focus on

- Building a New Structure of Liveable Places
- The Rivers as the Urban Heart

**A Connected Low Carbon Place**

We intend to make Govan-Partick one of the best-connected, lowest-carbon places to move around and do business, in the whole of Scotland. The following approaches have been identified

- Building a High Quality and Highly Integrated Movement Network
- Placemaking Strategy

**A Green Place with an Urban Structure that Promotes Wellbeing**

To establish Govan-Partick as a place defining best practice in the transition of landscape from an industrial-port area to a well function ecology, our approach will focus on

- Townscape, Landscape and Green Network

**RESOURCING AND DELIVERING CHANGE: APPLYING THE PLACE PRINCIPLE**

The strategies in this document are set out within an understanding that statutory planning alone or public sector investments will not be enough to achieve the ambitious vision for change. The strategies in this document are set out within an understanding that achieving the ambitious vision for change will require a coordination of resources across a broad range of stakeholders. The SDF proposes an implementation approach built upon the Place Principle.



# 4<sub>a</sub>

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**A VIBRANT PLACE WITH A GROWING  
ECONOMY**

**SPATIAL DESIGN STRATEGY**

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# A VIBRANT PLACE WITH A GROWING ECONOMY

## OUTCOME | A Vibrant Place With a Growing Economy

By 2030 Govan-Partick will be recognised nationally and internationally as a vibrant place with a growing economy. It will be a key element of the City's economic development strategy, and a genuine addition to the existing spatial-economic framework of the City.

# BUILDING AN INNOVATIVE CLUSTER OF LEARNING, RESEARCH & INDUSTRY

The Govan-Partick SDF area benefits from an outstanding existing collection of learning, research and industrial institutions clustered in space. These provide the critical mass of factors required to stimulate an innovation district. In particular, the University of Glasgow and the Queen Elizabeth University Hospital, together with the associated research clusters of these two institutions, offer an opportunity unique to the City Region.

The innovation district concept is driven by a rediscovery of the competitive advantage which dense city spaces can provide. Rather than promoting decentralisation and loss of place, the technological evolutions driving the knowledge economy have seen a refocusing on inner-urban places as the best locations for cutting-edge economic development.

Critical to this innovation and knowledge-led model of economic development is a focus on quality of place and, crucially, the potential for diverse and rich social encounters which urban space provides. The Govan-Partick area is therefore ideally placed for the development of a nationally important innovation cluster. It combines top-level institutions for research,

education and production with high-quality historic urban environments, a large collection of existing industrial activity, and the scope for highly innovative approaches to placemaking.

There is great potential to build and grow the cluster, as exemplified by the proposed expansion of the University onto the former Western Infirmary site, and the Clyde Waterfront Innovation Campus (CWIC) in Govan. By redefining the place as a dynamic, innovative location, in a high-quality urban environment served by a highly integrated quality active travel network and providing a vibrant urban lifestyle, the area can become a magnet for new economic investment and job creation. This in turn will stimulate further new activity in the residential and service sectors.

Achieving this will require a partnership approach between institutions and across sectors. This process will be social and economic as well as spatial. Urban planning can provide the guidance required to shape and direct infrastructure investment and urban space management, focusing on outcomes which best support the area's economic development potential.

The SDF supports the development of the

proposed innovation district, while recognising that its development must take cognisance of the disparity in socio-economic circumstances, and in particular educational attainment, across the SDF area.

The SDF sets out a list of core spatial interventions needed to support the development of the innovation district.

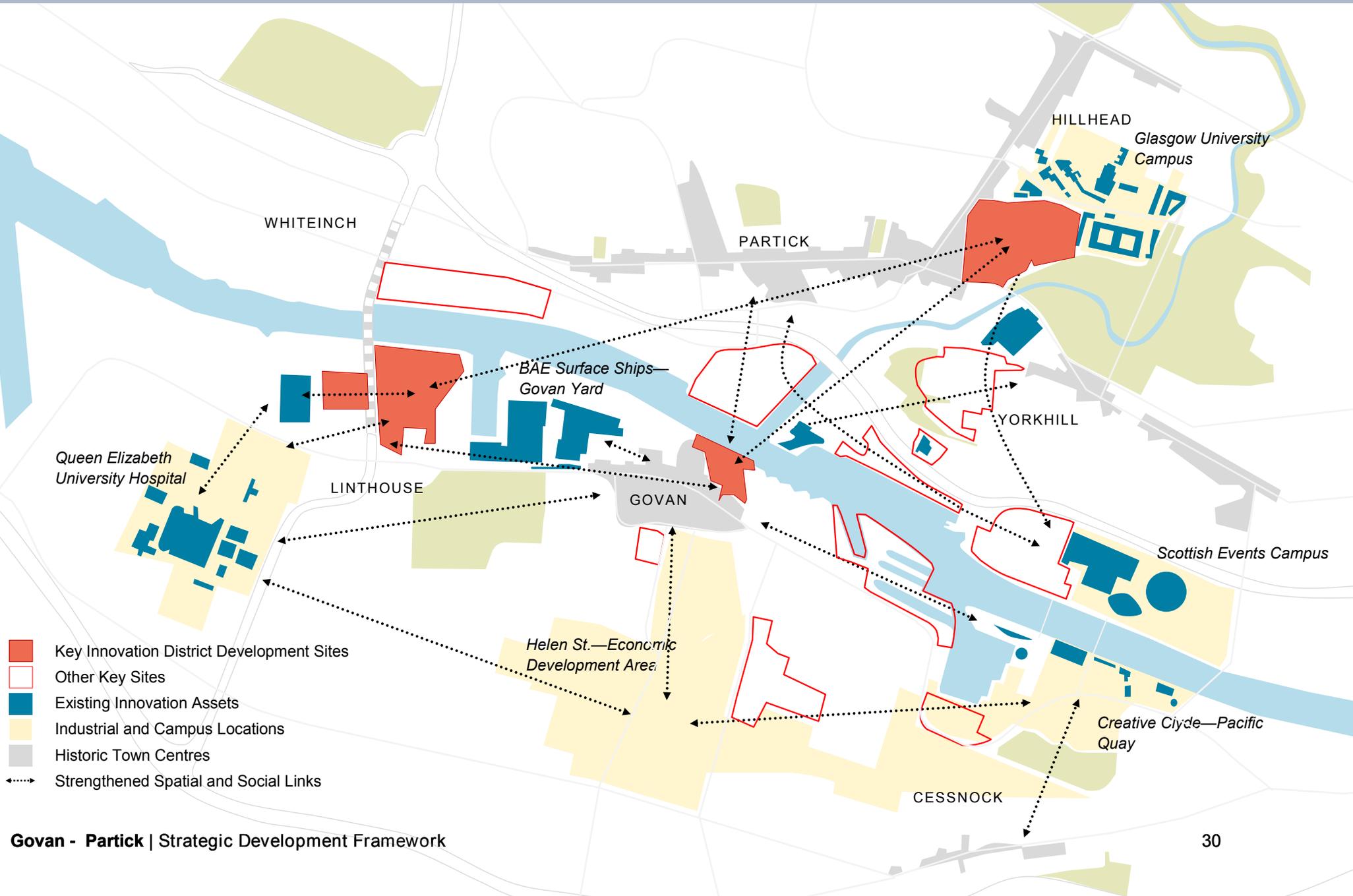
## The Way Forward

- Identify and protect sites which are crucial to the delivery of the innovation district.
- Identify locations where flexibility in land use / use class would be facilitated, particularly where it can be demonstrated that proposed activities will directly support development of the innovation district and the placemaking strategy.
- Continue to work in partnership with key actors to implement the SDF on an ongoing basis
- Consider how existing 'economic space' can be restructured to support the innovation district. Economic developments should not be isolated; they should integrate with existing urban networks.
- Promote the development of Innovation District activities in locations where these can develop the most cumulative benefits. Economic development should aim to support town centre regeneration or the reuse of vacant land and buildings which can stimulate further investments in

adjacent sites. Central Govan and the Water Row masterplan site has the potential to contribute to the Inclusive Growth agenda, and to act as the vibrant core of the Innovation District. The Clyde Waterfront Innovation Campus (CWIC) will be a key element in developing the clustering of high tech industrial and research activities around the QEUH. The Council will encourage Innovation District investment in these locations.

- Work in partnership with key stakeholders, in particular the University of Glasgow, to continue developing the GRID (Glasgow Riverside Innovation District) identity for the area.

# BUILDING AN INNOVATIVE CLUSTER OF LEARNING, RESEARCH & INDUSTRY



# BUILDING A WORLD CLASS CULTURAL CLUSTER

The area has a very strong historic identity, including a rich maritime heritage, substantial built heritage, and a great diversity of everyday cultures of place associated with distinct neighbourhoods. However, substantial challenges exist within the area in relation to poverty and social exclusion. The area currently contains a significant collection of visitor attractions, cultural organisations and creative industry hubs. These include museums, parks, entertainment venues, third-sector organisations, sites of cultural production, and traditional town centres. This rich mixture of conditions creates a basis for imagining a newly defined place, linked across the River Clyde, where a hugely exciting cultural cluster can lead social and economic change.

However, the current level of connectivity, legibility and quality of townscape between these locations is hindering the development of a truly world-class cultural cluster. As investment projects and site developments are implemented, it is anticipated that new patterns of interaction between the major visitor attractions, creative industry hubs and other locations will develop. An aim of the SDF is to generate significant additional

trips into the area, and to facilitate the new institutional and social relations which are crucial to the growth of creative clusters. For example the Govan-Partick Bridge will form a new 'destination space' strongly linking the Riverside Museum, Govan Old Church and Stones, and Central Govan, for the first time. Equally, the existing cluster of creative organisations in the area will benefit from the new connections to institutions and audiences provided by enhanced connectivity between attractions. This will create an iconic location with an entirely new dynamic and the potential for a significant uplift in visitor numbers to the cluster, as it is increasingly established as a an attractive multi-site visitor destination. It will also become a very attractive location for creative industry development.

Creating strongly defined cultural clusters enhances community identity and external perceptions of place. Such clusters can generate significant external benefits for the surrounding communities and environment. They will bring new vitality to streets and public spaces by increasing the number of people. This increased footfall will support local businesses, encourage

the use of vacant sites and buildings, and lead to the creation of new jobs.

To maximise the potential benefits of increased visitor numbers to the area, it is crucial to consider the factors which will encourage first and return visits, as well as the informal promotion created by visitors sharing their experiences through, for example, social media and word of mouth.

An important factor will be the quality of place and movement experience for those on foot. Walking is an important mode for tourism and the propensity to walk between locations is sensitive to factors such as distance and route quality. This focus on the quality of place has clear implications for the development of adjacent sites and buildings, the investment in strategic capital projects, and the day-to-day management of public spaces and streets. This will require a shift in the understanding of the role of streets and spaces as the foundations for social and economic development. This should be supported by a wayfinding strategy to promote links between visitor attractions.

# BUILDING A WORLD CLASS CULTURAL CLUSTER

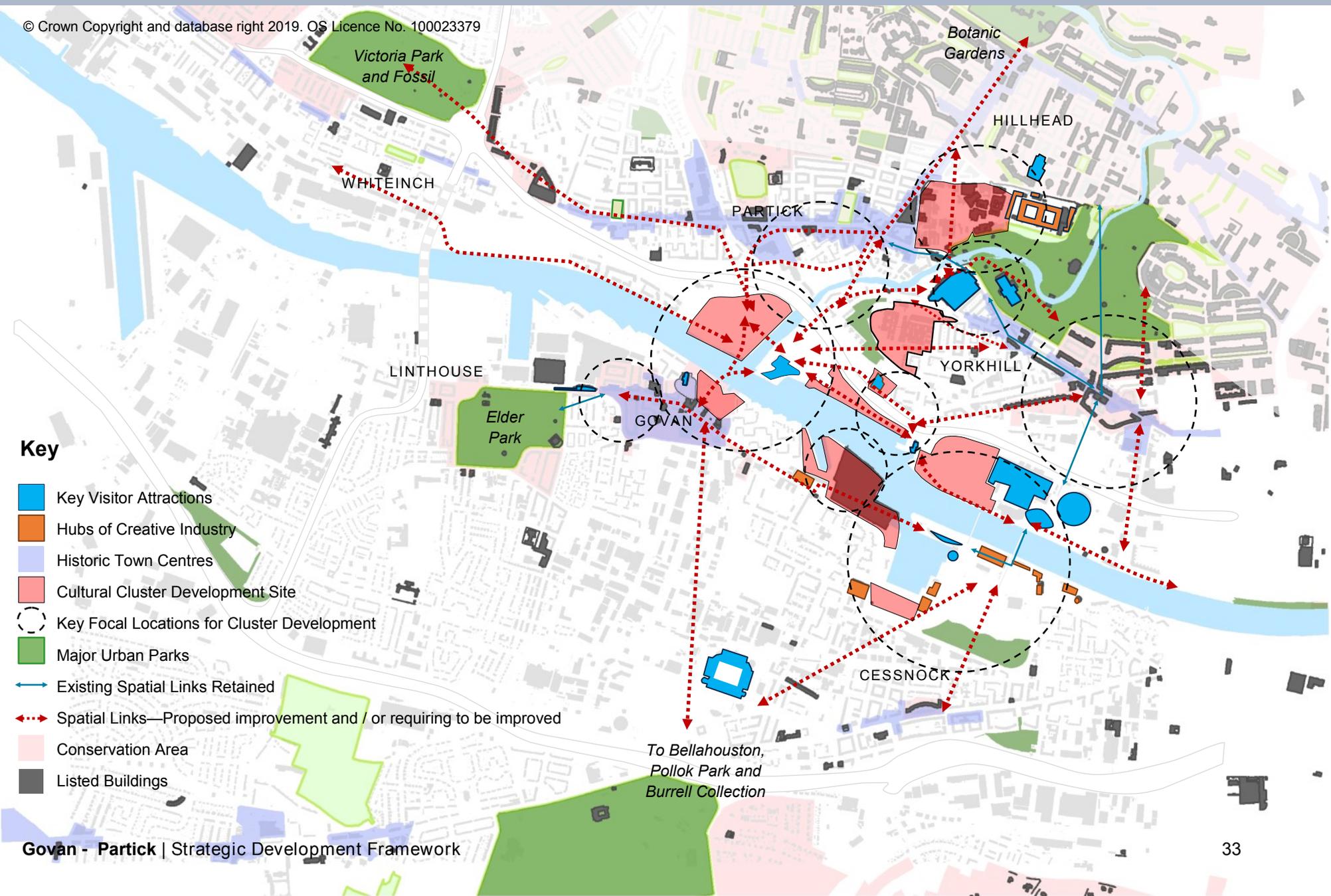
When considering the development of key sites, thought should be given to potential opportunities for a mix of uses which can support these cultural assets, providing people the opportunity to linger in the spaces and places between attractions. New development should also seek to maintain and enhance access to and between key nodes.

## The Way Forward

- Work with attractions and stakeholders to ensure alignment of the spatial strategy and placemaking approach with community interests and the needs of institutions. This will maximise the potential wider benefits of the cultural cluster, including development of a shared wayfinding strategy, and opportunities to build on the unique maritime heritage of the area.
- Continue to research projects and approaches which have generated significant increase in visitor numbers. Define clusters of visitor attractions in urban space and ensure that capital projects and ongoing urban management are informed by this.
- Apply placemaking principles to all developments defining routes. Apply these principles to the design of routes, with a particular focus on the urban design characteristics which provide the most conducive conditions for walking between key attractions.
- Promote a mix of uses on key sites to support development of the cultural cluster.
- Review the impact of the Clydeside Expressway and other potential barriers, including the railway, vacant sites, topography and dead frontages, on cultural cluster formation. Identify potential mitigation strategies.

# BUILDING A WORLD CLASS CULTURAL CLUSTER

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## Key

- Key Visitor Attractions
- Hubs of Creative Industry
- Historic Town Centres
- Cultural Cluster Development Site
- Key Focal Locations for Cluster Development
- Major Urban Parks
- Existing Spatial Links Retained
- - - - - → Spatial Links—Proposed improvement and / or requiring to be improved
- Conservation Area
- Listed Buildings





**A THRIVING AND SUSTAINABLE PLACE TO  
LIVE AND WORK**

**SPATIAL DESIGN STRATEGY**

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# A THRIVING AND SUSTAINABLE PLACE TO LIVE AND WORK

## **OUTCOME | A Thriving and Sustainable Place to Live and Work**

By 2030 Govan-Partick will be recognised as one of the most sustainable places to live and work in Scotland.

Culture, vibrancy and quality of place will combine to provide the inner-urban lifestyle which will attract key industry sectors in the knowledge economy.

# BUILDING A NEW STRUCTURE OF LIVEABLE PLACES

## Context

The SDF area has gone through a massive reconstitution of its physical structure, economic organisation and patterns of community life over the last few decades. This process of deindustrialisation, demolition and reinvention has left a fragmented pattern in terms of land use, environmental quality and density of occupation. In particular, the former industrial zones (including the River Clyde) and adjacent residential areas are lacking in high-quality public spaces and green space. Large areas also lack the full range of urban amenities required to support a balanced population structure and activity across the whole day.

The SDF will guide new investment in public space and site development projects towards the creation of a new structure of liveable places. The SDF will do this through the interpretation of the key policies in the City Development Plan to meet the specific requirements of this locality. There will be a focus on the key placemaking policies in the CDP, and how they are used to inform

investment and development management decisions in the area.

This strategic approach builds on the Place Standard concept, and seeks to ensure that the urban framework provides the physical and social infrastructure required for attractive, healthy and highly liveable places

As the new bridge opens up physical access between the north and south banks of the River, the spatial planning and investment programme will seek to ensure that the economic and social potential of the new linkages is maximised, creating a coherent network of well-designed and connected communities. Increased connections can present challenges, and the Council will continue to seek positive opportunities to ensure all areas benefit from the new context.

The development of the function of the River Clyde corridor as the city's primary green and blue corridor, as promoted in the River Clyde SDF, will provide a key linking element. It will form the basis of a new network of linear green routes and quality open spaces, connecting the existing high-quality public parks and spaces in the area. In

addition to new development, the existing street network has many locations where environmental quality and public space can be significantly enhanced to support this ambition. The historic built form of the area is a key element of cultural capital which reinforces strong community identities and creates a unique sense of place.

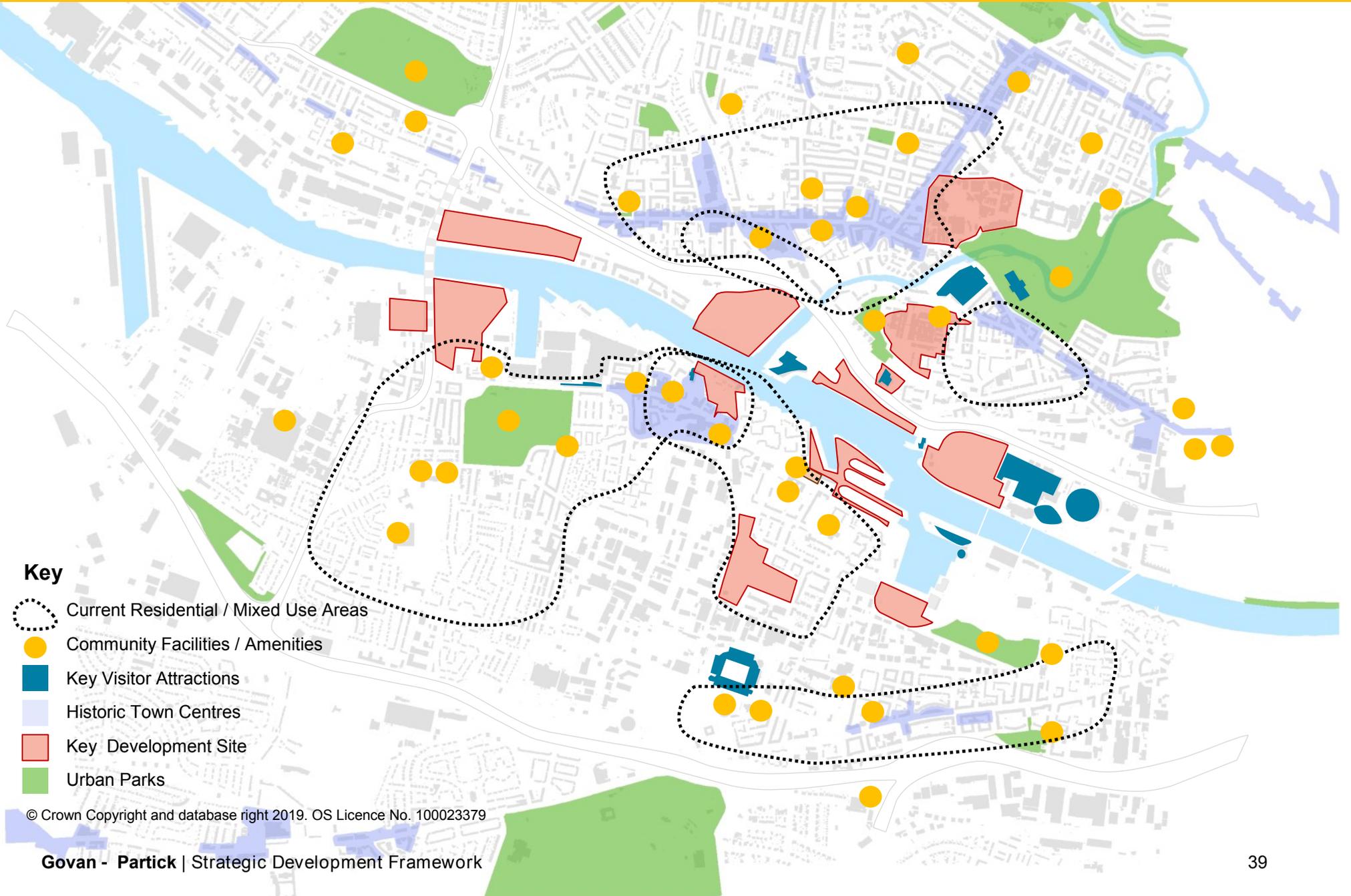
Achieving the vision of a continuous framework of liveable places will require close co-operation across the Council family, as well as collaboration with the full range of external stakeholders, developers and communities. The SDF provides the spatial vision and guidance to align policies to maximise the positive benefits of new capital investments, and everyday service delivery, in creating truly liveable places.

# BUILDING A NEW STRUCTURE OF LIVEABLE PLACES

## The Way Forward

- Define a conceptual approach which can guide spatial interventions, capital projects and ongoing urban management (see map), focused on the quality of the 'whole place'. Individual projects and investments will be assessed against this broader context.
- Ensure capacity to deliver on housing strategy, including the delivery of social housing targets and consideration of appropriate densities to meet housing needs and aspirations.
- Define an approach to place which provides more urban family homes, across tenures and in a variety of urban forms. Support the activation of ground floors, and invite mixed-use development, new community facilities and infrastructure which supports the delivery of vibrant, liveable places.
- Establish a process to guide public-sector investment plans which impact on place quality, particularly those which can be made outwith the statutory planning process, to ensure they support the aims of the SDF. An 'investment plan' showing all planned public interventions in the area for the life of the SDF period should be developed.
- Create a network of linking green spaces and routes which will integrate the River Clyde landscape corridor to its hinterland and define and support the social and economic renewal of the area.

# BUILDING A NEW STRUCTURE OF LIVEABLE PLACES



# THE RIVERS AS URBAN HEART

*“As the Clyde was not a barrier the two places could be considered one”* DalGLISH, C and Driscoll, S.T *“Historic Govan: Archaeology and Development”*, Historic Scotland, 2010

The Govan-Partick SDF area is defined by the confluence of the Clyde and Kelvin Rivers. The area was a strategically important fording point for millennia, and this defined the location’s prominence long before the Clyde was widened and deepened in the 19th Century. In the 19th and 20th Centuries the Clyde was the centre of an industrial region of world importance. In later decades, as the industrial and port functions have declined and largely vanished, the area has gone through another period of significant spatial and economic transition. Large areas of vacant land remain, while there have been significant interventions such as at the SEC and Pacific Quay. However, The River Clyde remains a significant opportunity location for the City.

## River Clyde Development Corridor 2050

The River Clyde Development Corridor 2050 SDF (River Clyde SDF) has been prepared in parallel to the Govan-Partick SDF. The River Clyde SDF sets out a vision for the River Clyde Corridor for the next 30 years, where the successful regeneration of the River Corridor supports a critical mass of people and activity helping it to function as a well-connected, vibrant place. It

supports a variety of economic, environmental and social outcomes along the River Corridor, recognising the river as the City’s largest area of continuous open space and as the most significant contributor to the urban green and blue network in the City Region.

In terms of implementing the vision, the River Clyde SDF sets out a range of strategic approaches aligned with key outcomes, as shown below.

### A VIBRANT RIVER:

- Realising potential and unlocking development.
- Promoting a new approach to growing the place.
- Activating the water

### A SUSTAINABLE RIVER:

- Supporting a higher density and a mix of uses
- Promoting climate responsive, river design
- Creating a distinctive townscape, protecting and enhancing historic character

### A CONNECTED RIVER:

- Creating seamless walking and cycling routes
- Clustering activities and linking people to employment opportunities, town centres, services, and public transport;
- Bringing people to the River

### A GREEN AND RESILIENT RIVER:

- Advocating climate readiness
- Creating an integrated network of open spaces
- Promoting nature based solutions

## RIVER ROOM PLACEMAKING GUIDANCE

The River Corridor presents a number of areas of differing character which we have identified as ‘River Rooms’. These contain clusters of skilled employment locations, leisure and cultural attractions, commercial centres and residential areas. The guidance for each of the River Rooms aligns with the key principles outlined in SG1 Placemaking of the City Development Plan. They encompass a number of approaches that focus on placemaking, the relationship between urban form, landscape and open space, connectivity, diversification of uses and activation.

### Climate Responsive Design

One of the key considerations for any development on the River Corridor will be climate resilience and adaptation, in particular responding to the increased risk of flooding, erosion, rising sea levels and surface water. This has implications for the design of development, and will require integrated landscape solutions that provide adaptation measures, enhance biodiversity and help create attractive, resilient places. Early adaptation is considered more cost effective than

# THE RIVERS AS URBAN HEART

responding to the impacts of climate change, and we want to promote creative design solutions to manage flood risk at an early stage in the development process. The Council will continue to collaborate with partners at local, regional and national level, including SEPA, MGSDP, Clyde Regional Marine Plan and Climate Ready Clyde to address key issues facing the river.

## The Social River as Urban Heart

The Govan-Partick area was founded and grew due to the opportunities for social and economic interaction around the confluence of the two rivers. Over the next decade this social and economic flow will be reestablished. The Govan-Partick SDF compliments the strategic approaches set out in the River Clyde SDF, setting out how the regeneration of the River Corridor will revitalise the communities and economic areas around it.

## Govan-Partick River Theme Zones

### • SEC and Pacific Quay (1)

The SEC and Pacific Quay combine to form the most important cluster of events and media accommodation in Scotland. The location has potential for significant improvements to public space quality and connections. The SEC has a significant capital programme planned to ensure it retains a world-class conference offer.

### • Graving Docks and Yorkhill Quay (2)

Derelict for around 30 years, the Graving Docks is an outstanding remnant of Glasgow's industrial architecture. The site has major constraints, but has the potential to become a key site for the whole River Clyde, particularly in its potential for celebrating maritime heritage. Yorkhill Quay retains a functional harbour capacity and the area has potential to become an important mixed-use location.

### • Confluence of Clyde and Kelvin (3)

This location is central to the vision of the Govan-Partick SDF. The new Govan-Partick bridge will be the crucial link connecting the north and south of the River. A new footbridge will link the Riverside Museum to the commercial development on the west of the Kelvin. Combined with the Water Row Masterplan and CGAP, the area will become the spatial centre of the GRID project, and a location of national significance.

### • Shipyard and Glasgow Harbour (4)

The Bae shipyard continues to be a key economic and spatial presence on the River Clyde, particularly for Govan. The SDF supports the long term continuity of this key industrial activity. The Glasgow Harbour site on the north bank opposite the shipyard has been developed for residential use.

### • Clyde Waterfront Innovation Campus and Glasgow Harbour (5)

The University of Glasgow is leading on the proposed

CWIC campus. This would initially deliver buildings for precision medicine and nanotechnology. The campus will be a massive step forward in achieving the GRID vision of an innovation district connecting QEUH to the Gilmorehill campus, via Govan. The Glasgow Harbour site on the north bank has been a significant area of development, and there is an opportunity to improve connectivity along the Clyde Walkway.

### • Partick and Yorkhill (6)

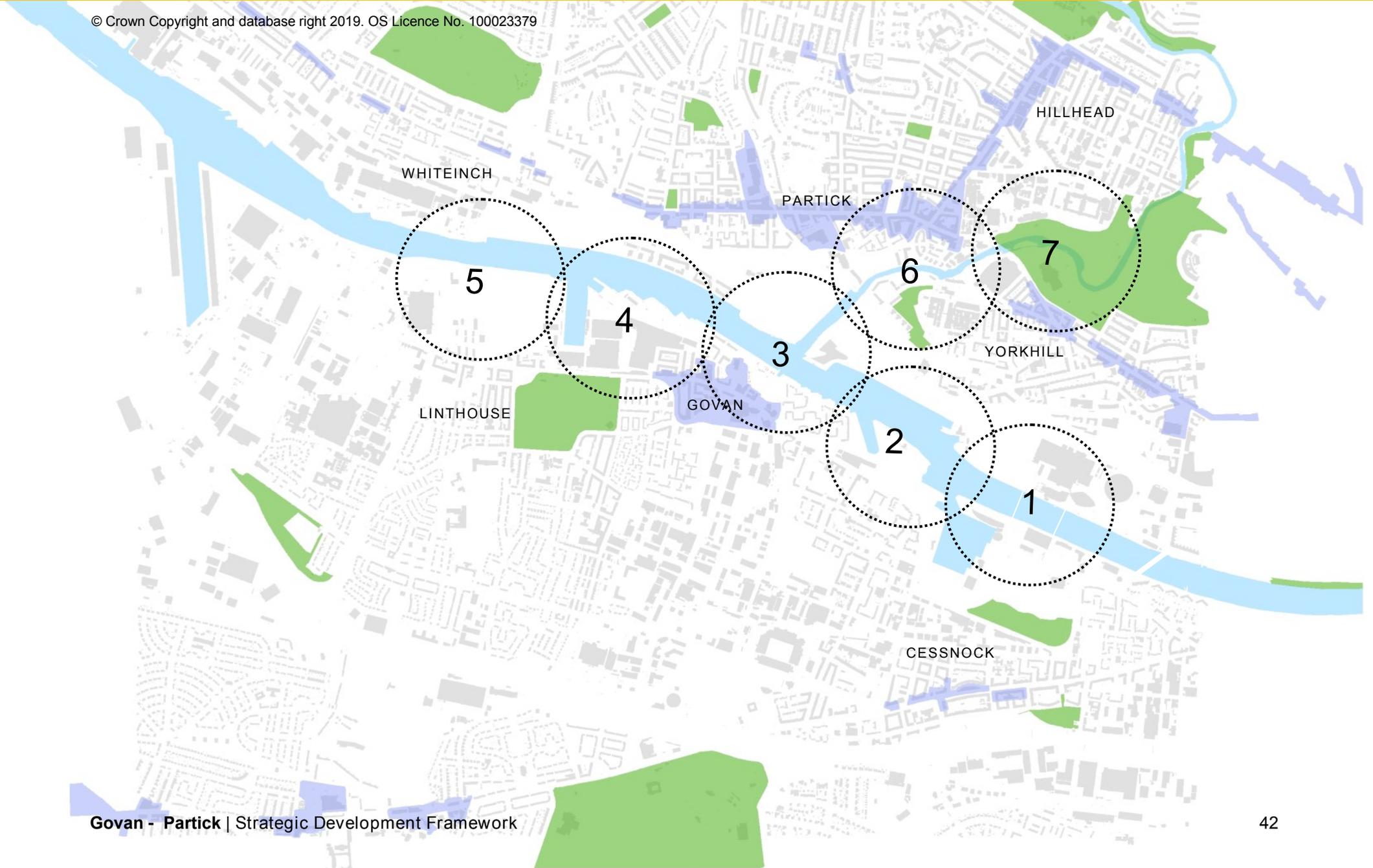
The River Kelvin north of the Clydeside Expressway is defined by the landscape conditions created in the industrial period, when the natural form of the River was replaced by infrastructure. There is an opportunity to reintegrate the banks of the River Kelvin into the movement network of the area, though there are significant logistical challenges.

### • University, Museums and Park (7)

North of Dumbarton Road the River Kelvin takes on a much more natural character. The green area between the University and the Kelvingrove Museum is a key metropolitan landscape and forms the beginning of the riverside Kelvin Way.

# THE RIVERS AS URBAN HEART

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## A CONNECTED LOW CARBON PLACE

### SPATIAL DESIGN STRATEGY

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## A CONNECTED LOW CARBON PLACE

### **OUTCOME | A Connected Low Carbon Place**

By 2030 Govan-Partick will be one of the best-connected low-carbon places in which to move around and do business in Scotland.

The area will offer a very high level of quality and connectedness for walking, cycling and public transport. This will contribute to the target of building a Carbon Neutral Glasgow by 2030.

# BUILDING A HIGH QUALITY AND HIGHLY INTEGRATED MOVEMENT NETWORK

## Context

The regeneration approach set out in this SDF relies on the nurturing of existing social-economic networks, and the stimulation of a whole set of new or refocused relationships between key actors in the area's urban environment. The SDF area is one of the very few locations at the regional and national level containing the necessary critical mass of factors to stimulate the development of an innovation district and an internationally important cluster of visitor attractions. It benefits from a number of positive assets, including key public transport nodes and established active travel routes. However, there are still significant gaps in, and barriers across, the movement network, and the SDF will seek to address these. This will require a sensitive approach to the development of the urban movement networks, with a strong emphasis on place quality.

At the level of urban design and space management, unlocking this potential can take advantage of a shifting policy environment which seeks to better integrate spatial and transport planning to promote a place-based approach. The planned investment in active travel routes, and the bridge being delivered through the

City Deal investments, will enhance this network.

There is evidence that in the 21st century, cities which exploit the unique spatial-economic potential of the urban core and its networks of local connectivity will thrive. In practical terms this means focusing more on the level of 'integratedness' of space. Strategic transport connections are still crucial, but these must be achieved in a manner which complements local connectivity. To achieve the density of connections and place quality to deliver an innovation district and a high-quality place for all, a much greater emphasis is needed on a multi-modal movement network where walking, cycling and well-integrated public transport play a key role. The urban design approach of the SDF also recognises that walking and cycling both have positive and different contributions to make to the revitalisation of the area. In line with the City Development Plan approach, the SDF promotes active travel and public transport, recognising that increased use of these modes can contribute to reduced car use in the City. Active travel modes in particular have a much higher degree of sensitivity to environmental quality and real

distances, as opposed to simple measures of journey time. This implies the need for a much more holistic approach to place management, where movement needs and place quality are developed in a fully integrated manner. The SDF will promote stronger integration of institutional and professional structures to underpin this approach. Glasgow can learn from a vast amount of good practice pioneered by other major cities in this area.

The following map shows the major priorities for the development of the new, dense movement network in the area.

## The Way Forward

- Produce a specific 'movement and integration' plan for the SDF area. Work in partnership with a wide range of stakeholders to promote walking and cycling enhancements. Recognise the role of all travel modes and access requirements, including public transport.
- Review proposed transport proposals relevant to the area to consider impact in relation to the economic aims of the SDF. Propose amend-

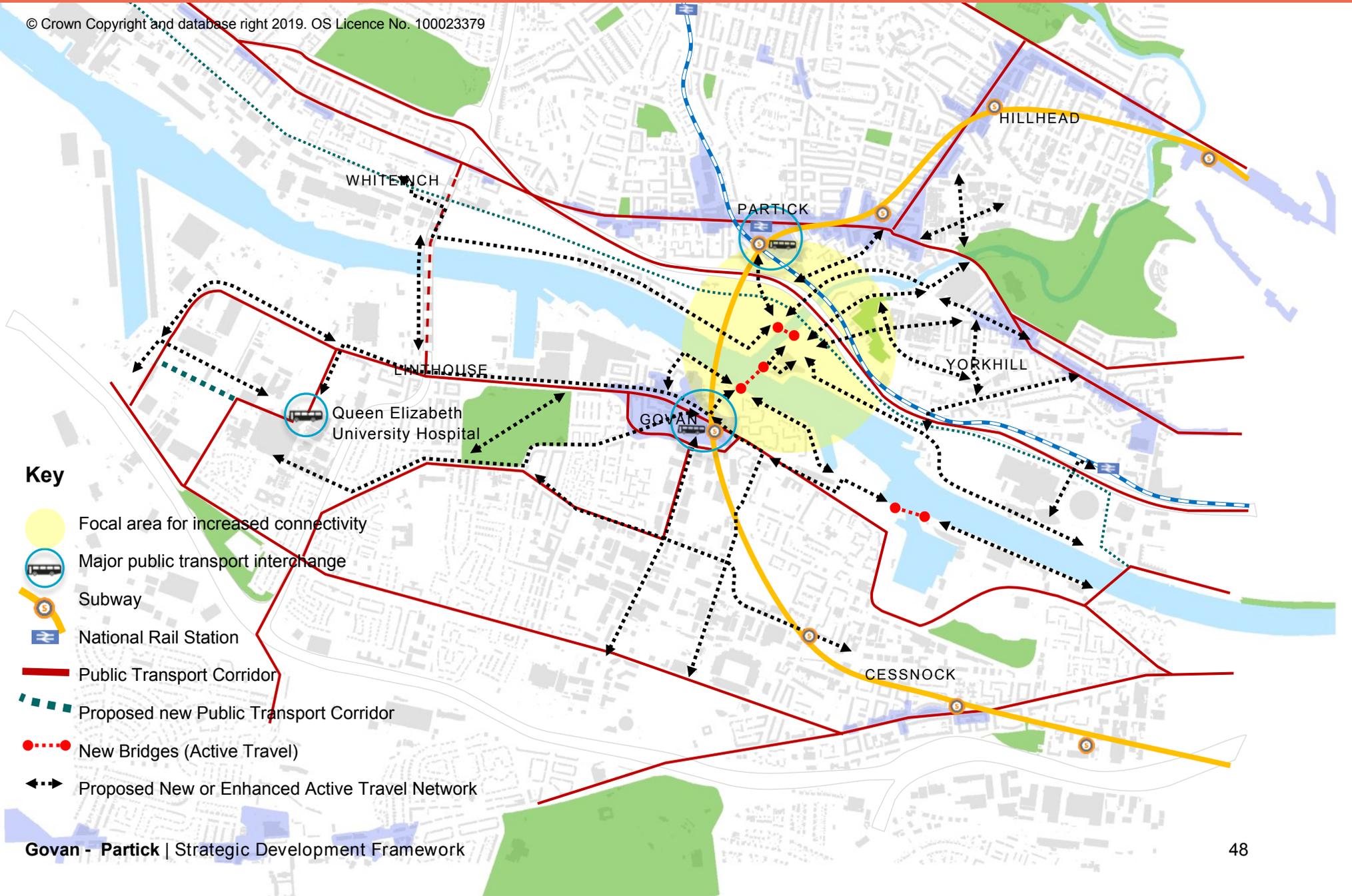
# BUILDING A HIGH QUALITY AND HIGHLY INTEGRATED MOVEMENT NETWORK

ments to the transport approach as required to support locally-centred, nationally significant economic development projects.

- Identify precedents from comparable cities, looking at how we can develop a more 'urban design-led' approach, where movement and place are better reconciled in the urban space.
- Promote the concept of public space, recognising that the social and economic vibrancy of the city is defined by the vitality and attractiveness of the urban domain and the extent to which people feel comfortable, happy and stimulated.
- Focus on potential for economic and social development around the existing transport interchanges in the area, particularly where these are adjacent to existing town centres.

# BUILDING A HIGH QUALITY AND HIGHLY INTEGRATED MOVEMENT NETWORK

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# PLACEMAKING STRATEGY

## Context

Over time the Govan-Partick area has transitioned through a series of phases of spatial-economic development, leaving a varied pattern of place character. There are zones where the historic fabric has been well preserved, and this is reflected in a strong pattern of streets, spaces and built form. There are also iconic new buildings and public spaces along the River Clyde. In other areas, processes of deindustrialisation, demolition and development-led regeneration have created empty or dysfunctional spaces that often lack strongly defined social or economic function.

These spaces detract significantly from the overall urban form and the image of the place as an investment location or place to visit. They also negatively impact on the day-to-day lives of residents. The SDF will seek to protect the remnants of the historic place structure, but will also support a bold and innovative approach to the detailed design of sites. The SDF will support an approach to urban repair at a strategic level, in parallel with a sensitivity for existing place, and for the benefit of communities and sustainability. This reflects the approach taken, for example, in the

delivery of the Central Govan Action Plan, and the planned expansion of the University of Glasgow's Gilmorehill Campus.

Re-establishing a meaningful, successful and enjoyable place framework across the area will happen incrementally across time. It will rely on a consistency of approach and vision rather than a single spatial masterplan. The scale of the task, the diversity of environmental conditions and the economic situation all dictate that the spatial planning approach be flexible and innovative, capable of responding to opportunities and new challenges while maintaining focus on the long term strategic goals. The City Development Plan sets out a range of approaches to addressing the challenge of making a meaningful, holistic place from the existing, often fragmented urban structure.

This SDF builds on the CDP placemaking approach and attempts to give strategic direction while taking account of local conditions and opportunities. It also complements, and is complemented by, the River SDF placemaking approach. The SDF also recognises that the planning application process, while crucial, is only

one element in shaping placemaking in the area. Due to the nature of the issues and scale of the task, it will also require significant public capital investments, new approaches to urban space management, and partnership working with communities and across sectors. The placemaking strategy seeks to guide investment, space management and policy decisions at the strategic and detailed scale. Where required, however, detailed spatial guidance to help interpret and define the requirements of the SDF at a site specific level will be provided.

## The Way Forward

The key aims of the Placemaking Strategy are to;

- Define continuity of place across the River Clyde, the Clydeside Expressway and other major place barriers.
- Define a renewed framework of walkable streets and public spaces, recognising the range of factors which experientially determine quality, including consideration of climate and the full range of human capabilities.
- Combine respect for the historic urban

# PLACEMAKING STRATEGY

fabric with dynamic contemporary interventions, as required to support spatial structure and placemaking.

- Define a strong spatial planning and placemaking context for the implementation of site specific projects
- Set a clear aspirational place vision and guiding urbanistic principles which can guide change in a sensitive, creative and responsive manner over time.
- Create a network of linking green spaces and routes, which will link the River Clyde with its hinterland. A green infrastructure approach is seen as crucial to achieving the required transition in place quality and liveability for the SDF area.

Given the context, the Placemaking Strategy proposed is to

- Build on the existing framework of historic town centres and other areas of high quality built form.
- Strengthen key streets in terms of place and movement characteristics.

- Recognise the rich variety of street types in the area, and the distinct opportunities these offer for social, cultural and economic development.
- Enhance and extend the network of active travel routes in the area.
- Define a new 'street' connecting Govan Cross with Byres Road and Partick Interchange.
- Address the identified zones of major place deficiency and opportunity, where more detailed guidance and / or coordination of place management and investment is required.
- Explore strategic approaches to the remaining major disruptions to connectivity of the urban fabric.
- Define a 'place-movement' hierarchy for the network of streets and spaces, recognising that there are a range of movement activities that must be accommodated in successful places. For example, facilitating servicing and deliveries and providing for efficient public transport

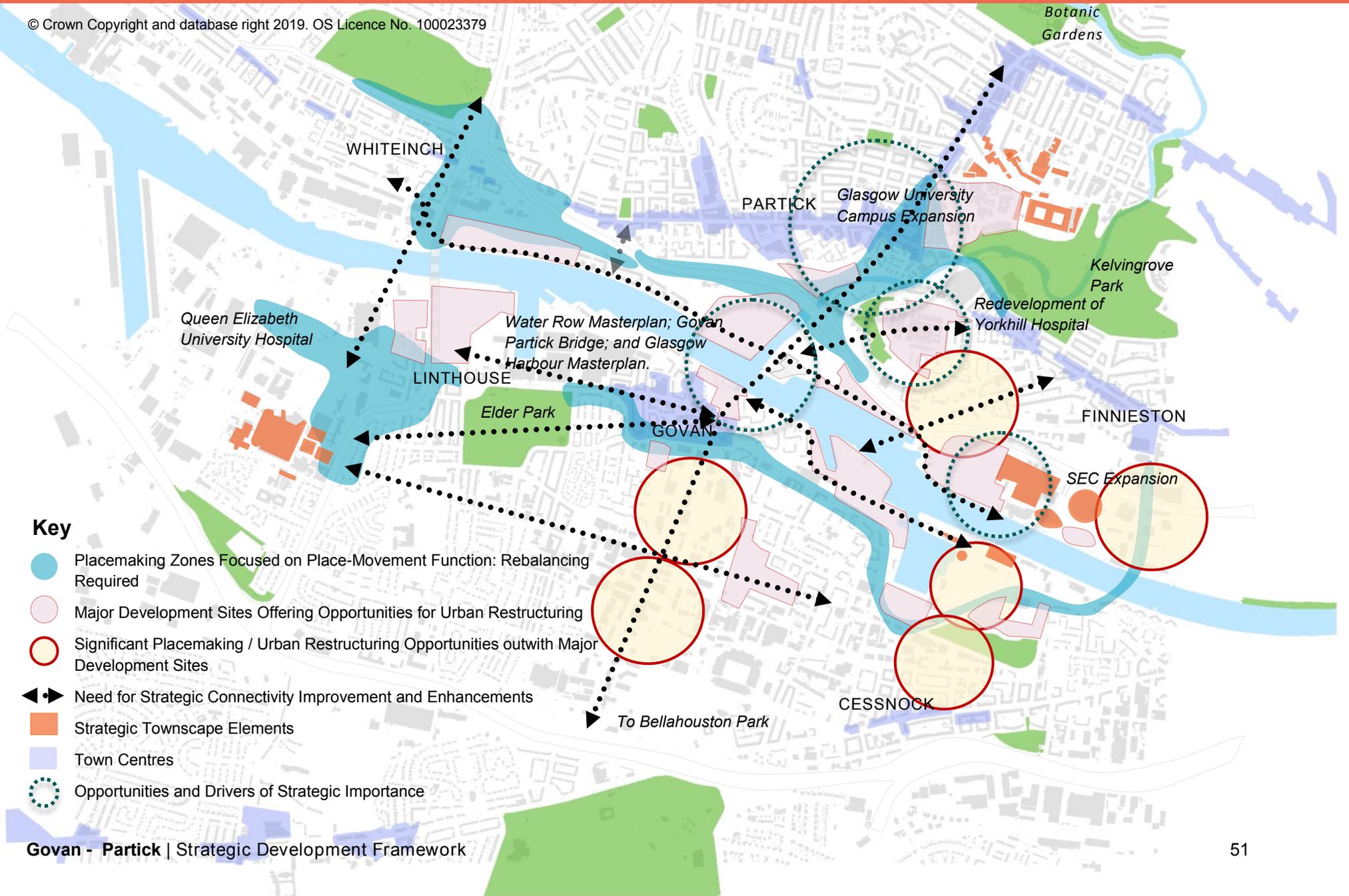
services, where relevant.

The placemaking strategy identifies three key definitions for the identified focus zones. These are

- Placemaking zones focused on place-movement function, where rebalancing is required. Please check this point as I'm not sure it makes sense.
- Major development sites offering opportunities for urban restructuring.
- Significant placemaking /and urban restructuring opportunities outwith major development sites.

# PLACEMAKING STRATEGY

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# 4d

## A GREEN PLACE WITH AN URBAN STRUCTURE WHICH PROMOTES WELLBEING SPATIAL DESIGN STRATEGY

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# A GREEN PLACE WITH AN URBAN STRUCTURE WHICH PROMOTES WELLBEING

## OUTCOME | A Green Place with an Urban Structure which Promotes Wellbeing

By 2030 the Govan-Partick area, as part of the wider Clyde corridor, will define best practice in the transition of landscape from an industrial-port area to a well-functioning ecology, supportive of human wellbeing and biodiversity.

# TOWNSCAPE, LANDSCAPE AND GREEN NETWORK

## Context

Defining the continuity of place across the Govan Partick SDF area will be supported by a holistic approach to placemaking, considering the whole area as well as its constituent parts. Site development projects will have to demonstrate how they contribute to the construction of a cohesive townscape and landscape plan for the wider area.

Visual legibility of place is particularly important in developing the strong network of walking and cycling routes required to stimulate the cultural and innovation clusters. Developments cannot be allowed to block visual connection between the communities to the north and the waterfront, or to visually sever Govan from the townscape to the north of the River Clyde.

The green environment of the area has been heavily impacted by intensive development for industrial and residential use. Large areas continue to lack high-quality green space, and biodiversity is low. Improving performance on these measures will contribute substantially to achieving the key social and economic aims of the SDF.

To conform with Scottish Government planning guidance, the Council is preparing an Open Space Strategy (OSS) for the City. The OSS will coordinate the policies and actions of different Council services with responsibility for open space, and provide multiple benefits for the City's people and its environment. The OSS will facilitate greater community involvement in the management of green space.

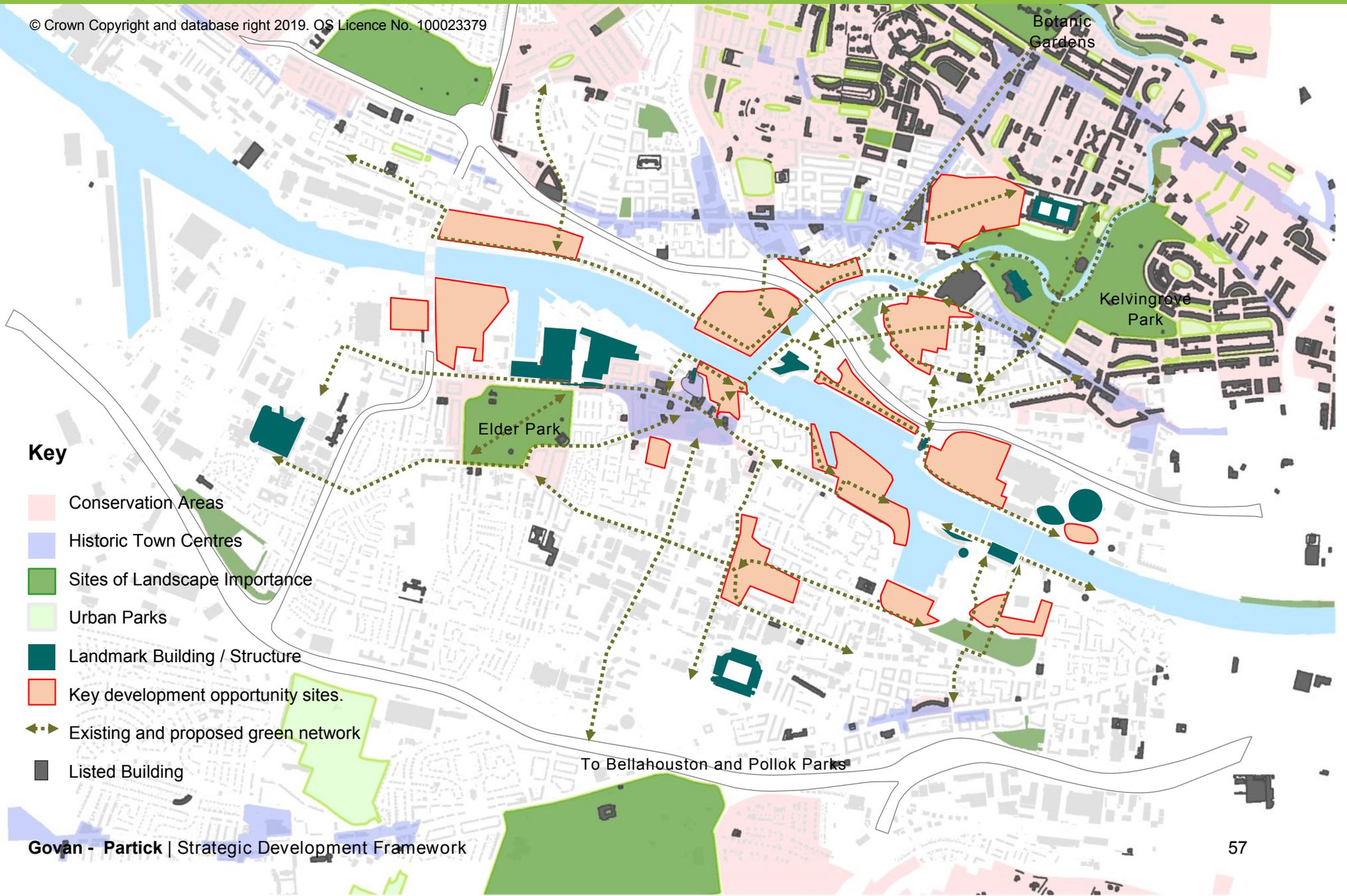
# TOWNSCAPE, LANDSCAPE AND GREEN NETWORK

## The Way Forward

- The Govan-Partick area should be included in a townscape analysis study for the River Corridor as promoted in the River Clyde SDF. The Govan Partick SDF will consider how this analysis specifically impacts on this locality, and how this integrates with the wider River Corridor.
  - Key strategic views should be protected to support the placemaking strategy, as they are integral to the economic and social development plans for the area.
  - Tall buildings should demonstrate a clear positive contribution to the townscape, in terms of enhancing visual and physical connectivity and legibility between the north and south of the River Clyde.
  - Large site developments will be expected to enhance legibility and connectivity of townscape at the scale of the city-district, as well as internally. They will also be expected to contribute positively to street-level vibrancy and production of positive public spaces.
  - Smaller developments will also be expected
- to contribute to the incremental re-establishment of a comfortable and attractive townscape. Small site and infill developments can make a huge contribution to the restoration of townscape, and to the production of a streetscape conducive to walking, cycling and playing.
- A network of green corridors should be established to connect existing green spaces and features. This will build a critical mass of quality public space and biodiversity, linking to and building the value of the proposed new River Clyde Park.
  - The Council will encourage ambitious approaches to improving townscape and landscape quality in the identified areas of major deficiency.
  - The area has the potential to contribute to the enhancement of the City's image and investment attractiveness at an international level. In this context it is imperative that site developments respect the landscape and townscape context as a whole.
  - Development applications will be expected
- to contribute to the incremental improvement of the townscape. Improvement to ground-floor activity, streetscape, public-space quality and definition of strategic walking and cycling routes will be considered essential to all major applications.
- Identify opportunities to enhance the wildlife corridors in and around the rivers Clyde and Kelvin.
  - Identify opportunities for integrated green infrastructure approaches, meeting multiple needs for improved social space, enhancing biodiversity and attenuating environmental pressures such as rainwater, flooding and air quality. This should include the creation of new public green spaces within large development sites.
  - Future proposals should pay attention to protecting the lines of any remaining trees and shrubs within development sites and existing green corridor, especially around the edges of sites and along streets. Where there is an opportunity, new or restored linear corridors should be created.

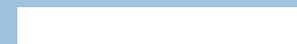
# TOWNSCAPE, LANDSCAPE AND GREEN NETWORK

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# 5



**MOVING FORWARD**

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## IMPLEMENTATION

This Strategic Development Framework sets out the overarching vision and key outcomes for the next phase of transformational regeneration of the Govan-Partick area. The strategies in this document are set out within an understanding that achieving the ambitious vision for change will require coordination across a broad range of stakeholders. The SDF proposes an implementation approach built upon the Place Principle. The Scottish Government and COSLA have agreed to adopt the Place Principle to help overcome organisational and sectoral boundaries, to encourage better collaboration and community involvement, and to improve the impact of combined energy, resources and investment.

### What does the Place Principle say?

The Place Principle recognises that:

- *Place is where people, location and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of communities. Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them*

- *A more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for everyone and increased opportunities for people and communities to shape their own lives.*

### Applying the Place Principle

The Council will continue to work with its partners to deliver this vision and outcomes, to address the complexity of issues and to take full advantage of emerging opportunities. This will require co-ordination and a range of interventions, mechanisms and approaches including:

- A high level coordination of partnership activities with a place focus
- Infrastructure Improvements
- Key Development Sites
- Further Studies and Investigations
- National projects and activities

### ACTION PROGRAMME

The Action Programme sets out the key actions, actors and phasing required to deliver the SDF's vision and

outcomes. It should be read in conjunction with the [City Development Plan Action Programme](#)

It is intended that the SDF Action Programme will adapt to reflect changing circumstances and emerging opportunities.

# DELIVERING AND RESOURCING CHANGE | APPLYING THE PLACE PRINCIPLE

## Coordinating Change at the Place Level

The Govan-Partick SDF will function as the spatial expression of the collective vision for the area. This vision will complement and reinforce the current broad range of projects, processes and investments planned for the area. In this sense the SDF adoption can be seen as the beginning of a new phase in the spatial-economic transition of the area. In this new phase the application of the Place Principle will allow strategic partners to create better outcomes, and to work more efficiently and effectively together.

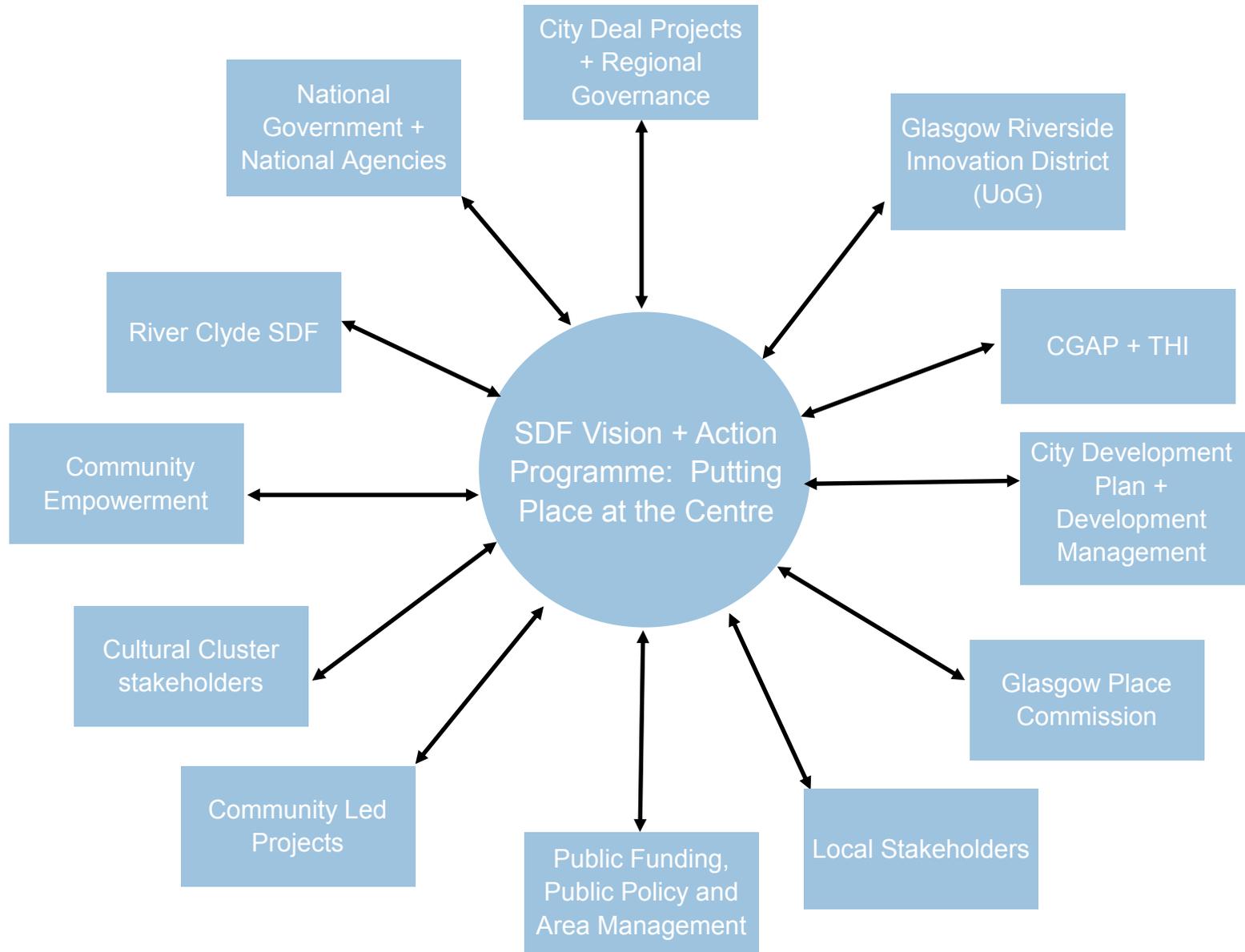
Implementing the projects and processes identified in the action programme will provide the reason for coordinated partnership working. The SDF as a strategy will provide the direction, defining a common purpose and goals.

The Place Principle requests that all those responsible for providing services and looking after assets in a place need to work and plan together, and with

local communities, to improve the lives of people, support inclusive and sustainable economic growth, and create more successful places.

We commit to taking a collaborative, place-based approach to support a clear way forward for all services, assets and investments, and to maximise the impact of their combined resources.





**Stakeholder Matrix for Govan-Partick SDF**

The diagram below sets out the broad matrix of local, regional and national partners, whose work can be better coordinated through the direction of the SDF.

# SUMMARY OF STRATEGIC DEVELOPMENT PROSPECTS

## STRATEGIC OPPORTUNITIES

1. A,B & C) Glasgow Harbour Masterplan
2. Potential redevelopment of Yorkhill Hospital site.
3. Glasgow University Campus Expansion

4. Future SEC expansion and redevelopment
5. Pacific Drive East: *Residential*
6. Pacific Quay West: *Mixed use*
7. Site at Linthouse Road and Holmfauld Road: *Potential Innovation Campus*

8. *Water Row Masterplan*
9. *East Govan and Ibrox TRA*
10. *Govan Partick Pedestrian Bridge*
11. *Byers Road Public Realm*
12. *Central Govan Action Plan*

## STRATEGIC OPPORTUNITIES

- Key Opportunities of Strategic Importance
- Other Opportunity Sites
- Public Sector Investments:**
- Public Realm Improvements
- ↔ Active Travel
- .-.-● New Bridge Connection

WHITEINCH

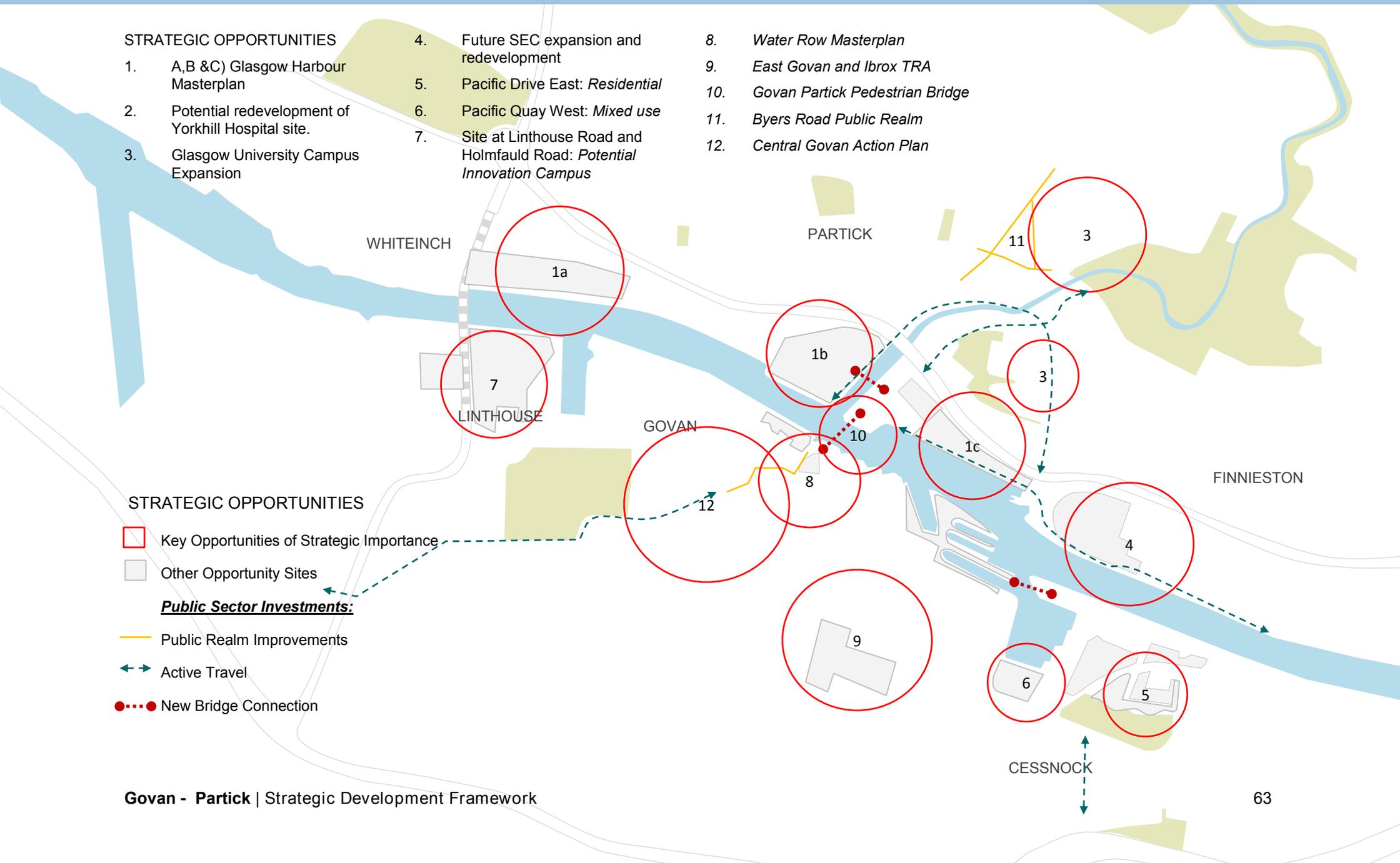
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## **APPENDIX A: ACTION PROGRAMME**

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# APPENDIX A | ACTION PROGRAMME

## **ACTION PROGRAMME**

The Action Programme contains:

- the actions that have been identified to drive and deliver the outcomes in the River Corridor SDF
- lead partners
- an indicative timescale.

The Action Programme is intended to help align the delivery of the SDF with the City Development Plan. It will also be used by the Council as a delivery mechanism to lever the best possible outcome for the River Corridor and to coordinate development Proposals and future investment.

The Action Programme will be reviewed on a regular basis to ensure it remains relevant and up-to-date.

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Action	TIMESCALE			Lead/Partners	Outcome
	To 2025	To 2030	Ongoing		
<b>GENERAL</b>					
SDF to be adopted as statutory supplementary guidance (SG) to the City Development Plan (CDP).				GCC	SDF to become part of CDP for development planning applications. Provide site specific spatial guidance to assist with interpretation of SDF as required. Development proposals assessed with an understanding of their impact on the wider SDF area and key sites developed in an integrated manner, addressing key Placemaking principles of the SDF.
Use the Place Principle as a guiding approach to coordinate resources and partnership working to implement the SDF approaches and Action Programme.				GCC	Improved strategic outcomes.
Development of a communications strategy for the Govan-Partick SDF, in parallel with the River Corridor SDF approach.				GCC	Improved communication of the impact of the regeneration approach. Increased community and stakeholder engagement.
Implement relevant actions from the City Development Plan Action programme. Ensure new actions identified through GP SDF are fed into ongoing review of CDP Action Programme.				GCC	Achieve City Development Plan key outcomes.
National Place Standard Tool				GCC	Collaborative, transparent processes that empower local communities and stakeholders

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Action	TIMESCALE			Lead/Partners	Outcome
	To 2025	To 2030	Ongoing		
<b>A VIBRANT PLACE WITH A GROWING ECONOMY</b>					
Work with partners to identify capacity and any deficit of infrastructure across the GP SDF area.				GCC, national agencies	Area is resilient and attractive location for investment.
Develop a partnership approach with the operators of key visitor attractions to maximise the potential benefits of visitor numbers, promoting the development of a cultural cluster and improved links and wayfinding between key sites.				GCC, Glasgow Life, local stakeholders	Growth in visitor numbers, with increase in multi-site visits and increased visitor spend in the local area
Continue to deliver and implement the City Deal Clyde Waterfront & West End Waterfront Innovation Quarter capital programme, including the delivery of the Govan-Partick Bridge.				GCC, City Deal, University of Glasgow (GRID)	Delivery of new infrastructure linked to a spatial plan, which will create the context for economic development.
Establish a governance group / steering group that can provide support, linked to delivery of the proposed Innovation District				GCC / City Deal / University of Glasgow (GRID)	The SDF will act as a strategic spatial plan which directs, informs and inspires regeneration and economic development over the next 10 years.

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Action	TIMESCALE			Lead/Partners	Outcome
	To 2025	To 2030	Ongoing		
<b>A VIBRANT PLACE WITH A GROWING ECONOMY</b>					
Develop a masterplan to support delivery of the proposed innovation district, and undertake a review of existing economic development locations to see how they could be developed to support the innovation district approach				GCC / City Deal / University of Glasgow	Protection of key sites and adaptation of existing assets to ensure effective delivery of the innovation district.
Central Govan Action Plan				GCC / CGAP / Town Centre stakeholders	Continue to support delivery of CGAP. This includes measures to address market failure, improve connectivity, celebrate local heritage and address place quality.
University of Glasgow Innovation District Projects— Glasgow Riverside Innovation District (GRID) and / CWIC Campus				GCC / City Deal / University of Glasgow	Support the expansion of Glasgow university through a series of complementary investment measures in the area, including place quality and connectivity improvements in the vicinity of Glasgow university Campus, connecting across the River Clyde and linking to the CWIC campus.
Developing the Economic Role of Queen Elizabeth University Hospital and Adjacencies				GCC / City Deal / University of Glasgow / NHS / Private Sector	Promote the development of the Innovation District that supports high value added industries located between Glasgow University Campus, Central Govan and the QEUH. This includes measures to address market failure, improve connectivity and address place quality.

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	To 2025	To 2030	Ongoing		
<b>A VIBRANT PLACE WITH A GROWING ECONOMY</b>					
Developing the economic role of SEC / Pacific Quay				GCC, SEC Ltd, Scottish Enterprise	Support further development of these locations through investment in active travel routes and public realm.
Support the review of Economic Development Areas, Housing Land Supply and Vacant and Derelict Land to identify opportunities and ensure development is guided to appropriate locations.				GCC	Maintain an effective land supply and support a managed approach to diversification where appropriate.

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Action	TIMESCALE			Lead/Partners	Outcome
	To 2025	To 2030	Ongoing		
<b>A THRIVING AND SUSTAINABLE PLACE TO LIVE AND WORK</b>					
Govan Cross Townscape Heritage Initiatives and Conservation Area Regeneration Scheme				GCC, CGAP, Historic Environment Scotland, Heritage Lottery	Continue to support delivery of THI and CARS. This includes grant to repair, restore and repurpose Govan’s historic built environment and provide associated training and learning activity.
Water Row Masterplan				GCC, CGAP, City Deal, Govan Housing Association	Water Row will become the key linking node between the north and south of the River Clyde at Govan, acting as a key anchor location for the Innovation District.
Strategic Housing Investment Plan (SHIP)				GCC / Housing Associations	Work to optimise the placemaking potential emerging from the SHIP, working in partnership with housing associations and other stakeholders. There are currently 567 homes programmed to be grant funded through the SHIP within the SDF area to 2024. These include strategic placemaking locations such as the Water Row masterplan and East Govan & Ibrox TRA.

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Action	TIMESCALE			Lead/Partners	Outcome
	To 2025	To 2030	Ongoing		
<b>A THRIVING AND SUSTAINABLE PLACE TO LIVE AND WORK</b>					
East Govan & Ibrox Transformational Regeneration Area (TRA)				GCC, Wheatley Group, Scottish Government	Support delivery of TRA. Prepare masterplan for remaining large housing site in TRA, to guide development in the context of the wider area regeneration and placemaking objectives.
River Clyde Flood Management Strategy (RCFMS)				GCC, MGSDP, City Deal, SEPA	The updated RCFMS will determine both coastal and fluvial flood levels and inform development along the River Corridor.
Remediate and Reuse Vacant and Derelict Land				DRS, NS, City Property, GCVGNP, Landowners	Continue to allocate vacant and derelict land funding to improve land to a standard that enables development to commence or temporary/permanent greening measures. Work in partnership with other Council agencies to target positive reuse of GCC sites.
Development of land for private sector housing delivery				GCC	Maintain an effective land supply to address the private sector housing land requirements set out in the Strategic Development Plan. Monitor house building, and population/household/tenure change. Agree housing supply target figures, to be set out in Glasgow's Housing Strategy.

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Action	TIMESCALE			Lead/Partners	Outcome
	To 2025	To 2030	Ongoing		
<b>A CONNECTED LOW CARBON PLACE</b>					
Work with stakeholders to promote the opportunities for the SDF area through the Sustrans funded project focused on Liveable Neighbourhoods and development of a City-wide Transport Strategy				GCC / SPT / Sustrans	The area will become an exemplar in terms of developing improved connectivity in a manner which enhances liveability of neighbourhoods
Produce a specific Connectivity plan for the SDF area				GCC / City Deal / University of Glasgow / SPT	Review existing infrastructure and proposed transport proposals relevant to the area to consider impact in relation to the social and economic aims of the SDF. Propose amendments to transport approach as required to support locally-centred, nationally significant economic development projects and to further objective of increased social inclusion. Also, review cycle and walking network. The challenges of balancing parking management with local needs will be acknowledged.
Work with River Corridor SDF to undertake a network analysis and a street assessment within the area with a specific focus on walking and cycling to determine specific interventions that could enhance movement and connection.				GCC	Work with partners to undertake an analysis of the wider movement network considering travel demand, walking and cycling routes and parking management. This should include an appraisal of at grade crossings and signalised junctions on the Clyde Expressway to improve connectivity to the river and enhance permeability.

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Action	TIMESCALE			Lead/Partners	Outcome
	To 2025	To 2030	Ongoing		
<b>A CONNECTED LOW CARBON PLACE</b>					
Review transport proposals to consider opportunities for a wider placemaking approach that integrates infrastructure, movement and place and considers opportunities to introduce additional river crossings, particularly for pedestrians and				GCC / SPT / Sustrans	Align with the emerging proposals such as the River Park and the community led plan for a Yorkhill /Finnieston Cycle Village.
Partick/Byres Road AQMA				GCC	Continue to work on interventions to improve air quality in the Partick/Byres Road AQMA.

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	To 2025	To 2030	Ongoing		
<b>A GREEN PLACE WITH AN URBAN STRUCTURE WHICH PROMOTES WELLBEING</b>					
Include Govan Partick SDF area in the proposed townscape analysis study for the River Corridor (proposed in River Clyde SDF)				GCC	An understanding of the key townscape considerations for the river (e.g. views, vistas, skyline) to help support the detailed design and delivery of the key River Clyde SDF principles.
Glasgow Open Space Strategy				GCC	The Open Space Strategy will co-ordinate the policies and actions of different Council services with responsibility for open space and ensure they provide multiple open space benefits for people and nature.
Glasgow & Clyde Valley Green Network Partnership Strategic Green Network Opportunities				GCC / Glasgow & Clyde Valley Green Network Partnership	Build on the implementation of the Green Network Strategy for Glasgow City Region to optimise benefits within SDF area.
Include Govan-Partick as part of the Biodiversity Study of the River Corridor including baseline information. Monitoring should be undertaken at regular intervals to understand the impact of development on the river environment, and the need for further measures to respond to changes on the ground.				GCC	An understanding of the quality, location and connections of the existing landscape and biodiversity of the River Corridor / Govan-Partick and identification of detailed enhancement areas