



Glasgow City Council

Economy, Housing, Transport and
Regeneration City Policy Committee

Report by George Gillespie, Executive Director of
Neighbourhoods, Regeneration and Sustainability

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Item 5

7th March 2023

**GLASGOW CITY REGION CITY DEAL: GLASGOW AVENUES
George Square and Block-C Avenues (Phase 1) Concept Design**

Purpose of Report:

To provide an update on progress achieved during RIBA Stage 2 design of the George Square and Phase 1 Block-C Avenues, and to update Members on the design principles which will underpin the final design.

Recommendations:

It is recommended that Members:

- (i). Consider the outcomes of public engagement and resulting design statements for the RIBA Stage 2 design of George Square and Phase 1 Block C Avenues;
- (ii). Consider the design statements established for George Square and the Block-C Avenues, and note that the next phase will be RIBA Stage 3 Developed Design;
- (iii). Note that all activity outlined in this report is subject to ongoing cost, budget and wider Avenues programme monitoring and analysis.

Ward No(s): 10

Citywide:

Local member(s) advised: Yes No consulted: Yes No

PLEASE NOTE THE FOLLOWING:

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1 PURPOSE OF REPORT

- 1.1 Members will recall the previous report on George Square which was submitted to the Neighbourhoods, Housing and Public Realm City Policy Committee on 28 January 2020. This report can be found [here](#). It outlined the outcome of the public conversation and confirmed updates would be submitted to this committee in due course.
- 1.2 This new report provides an update on progress of the design of RIBA Stage 2 George Square and Phase 1 Block C Avenues (see **Appendix A Phasing Map**). The report also provides detail on the design statements which will underpin the next stage of design process.
- 1.3 Members should note that the RIBA Stage 3 of the design process for George Square and the adjacent Avenues that form phase 1 of Block C design works will be subject to:
 - i. Findings from the Trial Pits investigations contract
 - ii. Further detailed consultations and design co-ordination exercise with key stakeholders, local business, and other major future developments aligned to George Square and Block C Avenues
 - iii. Further engagement with GCC NRS internal services which include but are not limited to Sustainability, Roads, Maintenance, Lighting, Parks and Greenspace, Events, Technical Services, Planning and Heritage, and Active travel teams
 - iv. Findings of a detailed costing and budget exercise for the current phase of design
 - v. Budget and cost evaluation of the overarching Avenues programme based on the current costings derived from recent construction tender returns
 - vi. Coordination and alignment with emerging Transport and Active travel policies and plans (locally and nationally)
- 1.4 It should also be noted that the emerging design includes some features that will be investigated in detail during the subsequent design stages. These features include:
 - i. Water feature
 - ii. Informal 'play' areas
 - iii. Repositioning of statues
 - iv. High quality stone throughout the Square
 - v. Bespoke sheltered seating
 - vi. Raised lawns platform
 - vii. Feature lighting

2 BACKGROUND

- 2.1 The Glasgow City Region City Deal is investing approximately £115 million within Glasgow city centre to deliver the Enabling Infrastructure - Integrated Public Realm (EIIPR) programme. The EIIPR programme is a quality place-making scheme that will transform 17 key streets in Glasgow's city centre. It has become more commonly known as the Avenues project due to its underlying ethos of introducing trees and green infrastructure back into Glasgow city centre. This investment will introduce a network of pedestrian and cycle priority routes across Glasgow city centre that will incorporate green/blue infrastructure, increased pedestrian and cycle space, and improved connectivity.
- 2.2 The Council has also successfully secured an additional c£23m from Sustrans that will enable the delivery of an additional four Avenue locations known as the Avenues Plus Project (AVP). The AVP responds to one of the key recommendations made as part of the recent Connectivity Commission: *The acceleration and expansion of the Avenues into other areas of the city.*
- 2.3 John McAslan and Partners were awarded the Block C design commission, and this includes producing RIBA Stages 0-4 designs for George Square, John Street, St Vincent Street and Place, West George Street and George Street, Hanover and Miller Street, North Hanover Street, Dundas Street and Dundas Lane, Cochrane Street.
- 2.4 The Block C project is jointly funded by the Glasgow City Region City Deal and GCC capital budget. St Vincent Street, Cochrane Street, North Hanover Street, George Street and John Street will be funded by City Deal. George Square, Hanover and Miller Streets, and Dundas Street and Lane will be funded by GCC. The design has been split in two phases – see **Appendix A**.

3 PHASE 1 DESIGN PROPOSALS

3.1 Design Stage Overview

- 3.1.1 During RIBA stage 2 the appointed team of consultants led by JMP developed the design statements for George Square which will underpin the finalisation of the concept design during the forthcoming RIBA stage 3. The design statements were defined by the outcomes and analysis of the data gathered from the stage 2 engagement exercise.
- 3.1.2 A RIBA stage 2 concept design proposal for the Avenues was prepared in line with the overarching programme ethos of reducing road capacity for private vehicles whilst providing enhanced walking and cycling facilities and green infrastructure and can be explored in **Appendixes E to P**.

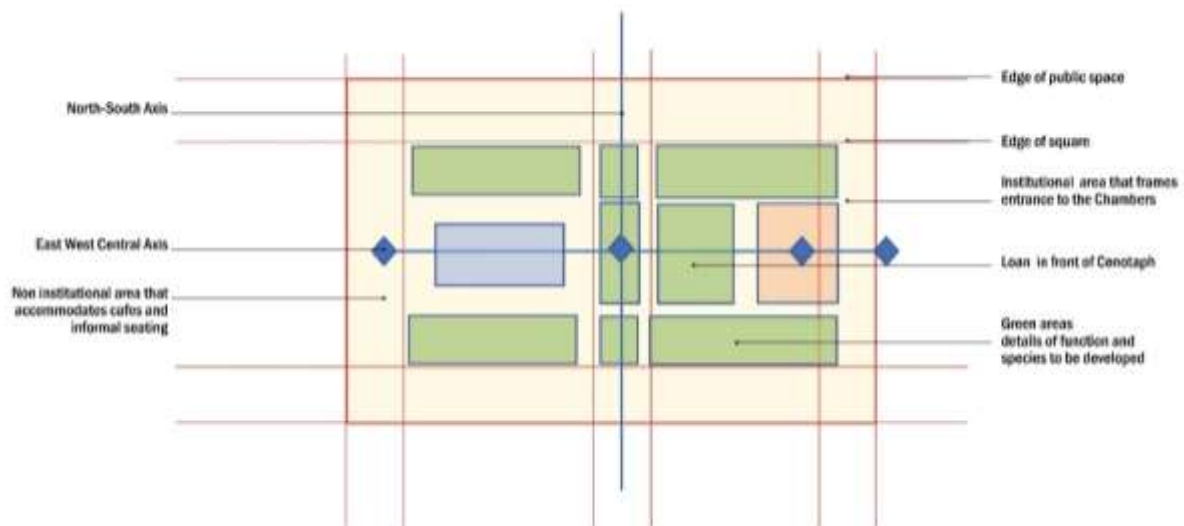
3.2 George Square Design Statements Overview

3.2.1 The RIBA Stage-2 public and stakeholder engagement exercise for the Phase 1 Design area took place between July and October 2022. The design sketches presented to stakeholders during these engagement events have been developed and enhanced in response to the feedback received.

3.2.2 The key design statements for George Square (see Figure 1), which will be developed into design principles at the start of STAGE 3, propose that the final design will:

- i. Respect vistas, whilst enhancing the views towards key architectural features
- ii. Enhance North-South axis
- iii. Protect and extend greenery
- iv. Recognise that the edge of the public space is defined by the line of the buildings surrounding the Square
- v. Recognise that the edge of the Square is defined by the east-west corridors (West George Street and St Vincent Street)
- vi. Respond to the institutional character of the eastern area of the Square in front of the City Chambers
- vii. Respond to the non-institutional character of the western area of the Square
- viii. Respect the central east west axis in the Square (City Chambers, Cenotaph, Sir Walter Scott)

Figure 1: Design Statements developed during RIBA Stage 2 and approved at Avenues Board on 10/11/22



3.3 George Square Initial Design Proposal Overview

- 3.3.1 The initial design proposal (see **Figure 2**) responds to the design statements through a formal approach, with lines of greenery enhancing the east/west axis as well as the north/south axis around the Sir Walter Scott monument in the centre of the Square. Some of the greenery will be designed as rain gardens to enhance the capability of the Square to deal with rain waters in situ.
- 3.3.2 The design for the eastern part of the Square responds to the formality of the City Chambers and of the Cenotaph; a further raised green area has been proposed in front of the Cenotaph.
- 3.3.3 The design for the western part of the Square introduces an area for cafes to spill out, as well as a generous paved area for events (which may include a water feature).
- 3.3.4 A number of elements such as water features, informal play areas, repositioning of statues, quality of finishes, bespoke seating areas, raised lawn platform and feature lighting, will be examined in further detail in the next stages.
- 3.3.5 However, the emerging design proposes sheltered and unsheltered seating areas across the Square, and
- Integrates areas for children to play in sensory gardens in the eastern area;
 - The redevelopment of the square will necessitate the temporary removal of all statues except for the Sir Walter Scott statue and the cenotaph. Within the image below the statues are indicated in the formal eastern area of the Square and at each corner. The final placement of the statues will be considered in the next design stage and the strategy for the positioning of the statues will be further informed by the statues condition report (from existing records, most of the monuments are in a poor state of conservation).

Figure 2: Initial Design Proposal



4 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There are no financial implications as a result of this report.
<i>Legal:</i>	The report raises no new legal issues.
<i>Personnel:</i>	No direct personnel issues.
<i>Procurement:</i>	Works will be procured according to Council Standing Orders.

Council Strategic Plan:

<i>Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed.</i>	<p>The project supports the following items:</p> <p>GRAND CHALLENGE ONE – Reduce poverty and inequality in our communities MISSION 3: Improve the health and wellbeing of our local communities <i>Commitments: 2</i></p> <p>GRAND CHALLENGE TWO – Increase opportunity and prosperity for all our citizens MISSION 1: Support Glasgow residents into sustainable and fair work <i>Commitments: 1,5</i></p> <p>GRAND CHALLENGE THREE – Fight the climate emergency in a just transition to a net zero Glasgow MISSION 1: Deliver sustainable transport and travel aligned with the city region</p>
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Commitments: 3,4,10,11,16,26

MISSION 2: Become a net zero carbon city by 2030

Commitments: 9,14,15

GRAND CHALLENGE FOUR – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities

MISSION 1: Create safe, clean and thriving neighbourhoods

Commitments: 18,19

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. Yes. The delivery of Avenues Block C will contribute to achieving Outcome 1 by leading to the provision of more employment opportunities for a diverse workforce and Outcome 6 by helping to create a more vibrant and attractive city centre with more opportunities for social interaction.

What are the potential equality impacts as a result of this report? Positive - The Avenues programme will encourage, employment opportunities and opportunities for all city centre residents and beyond by improving connectivity and accessibility.

Please highlight if the policy/proposal will help address socio-economic disadvantage. The proposal will enhance accessibility and promote a socially inclusive environment and encourage skills development and business development more generally by improving access to jobs and areas of prosperity.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: Yes. When delivered, the public realm developed as part of the Avenues Block C will enhance the opportunities for active travel, biodiversity and climate mitigation, as well as traffic reduction and support citizen's behavioral change/modal shift. Supports Climate Plan Actions: 1, 2, 36,37,38, 51,56

What are the potential climate impacts as a result of this proposal? Positive. The potential impacts are on carbon reduction, increases in active travel, connected green and open spaces, support for circularity, public realm that promotes well-being and empowers local communities and community wealth building.

Will the proposal contribute to Glasgow's net zero carbon target? Yes. Delivering new attractive public realm and active travel infrastructure will mean less reliance on carbon emitting modes of transport. The project will also enhance biodiversity in the city centre as well as introduce climate mitigations measures (trees, rain gardens).

Privacy and Data Protection impacts: There are no immediate data protection impacts. These will be assessed as the action plan is developed, and DPIA's will

be completed as required.

Are there any potential data protection impacts as a result of this report Y/N

5 Recommendations

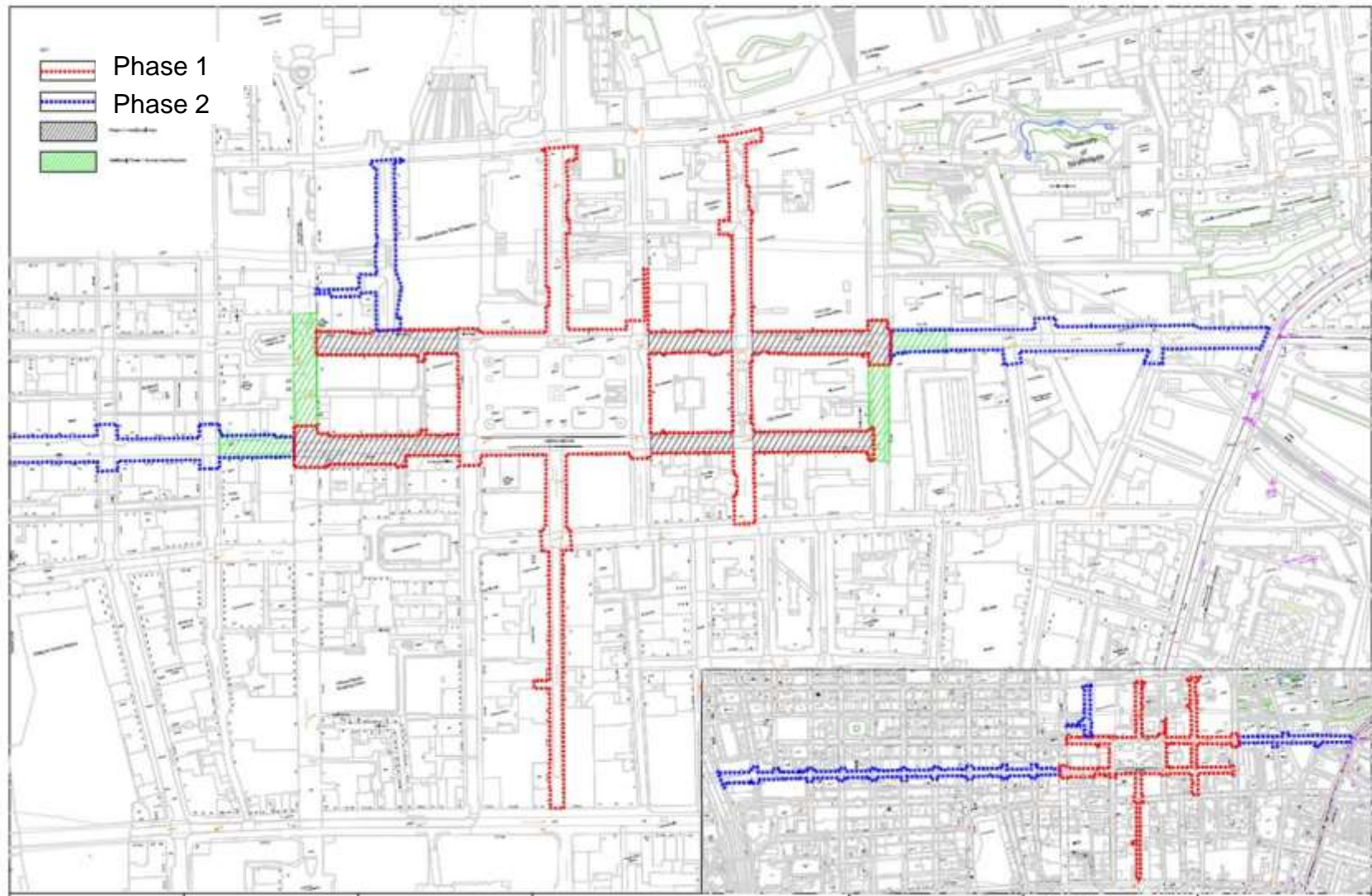
5.1 It is recommended that Members:

- (i). Consider the outcomes of public engagement and resulting design statements for the RIBA Stage 2 design of George Square and Phase 1 Block-C Avenues;
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6 Enclosures:

- Appendix A: George Square and Block-C Design Phasing Plan
- Appendix B: George Square Proposed Concept Plan
- Appendix C: George Square Initial Design Proposal – 3d view
- Appendix D: John Street Proposed Concept Plan
- Appendix E: John Street Proposed 3D View
- Appendix F: Cochrane Street Proposed Concept Plan
- Appendix G: Cochrane Street Proposed 3D View
- Appendix H: Hanover Street Proposed Concept Plan and 3D View
- Appendix I: Miller Street Proposed Concept Plan and 3D View
- Appendix J: George Street Proposed Concept Plan
- Appendix K: George Street Proposed 3D Axonometric
- Appendix L: West George Street Proposed Concept Plan
- Appendix M: West George Street Proposed 3D Axonometric
- Appendix N: North Hanover Street Proposed Concept Plan and 3D View

Appendix A: George Square and Block-C Design Phasing Plan



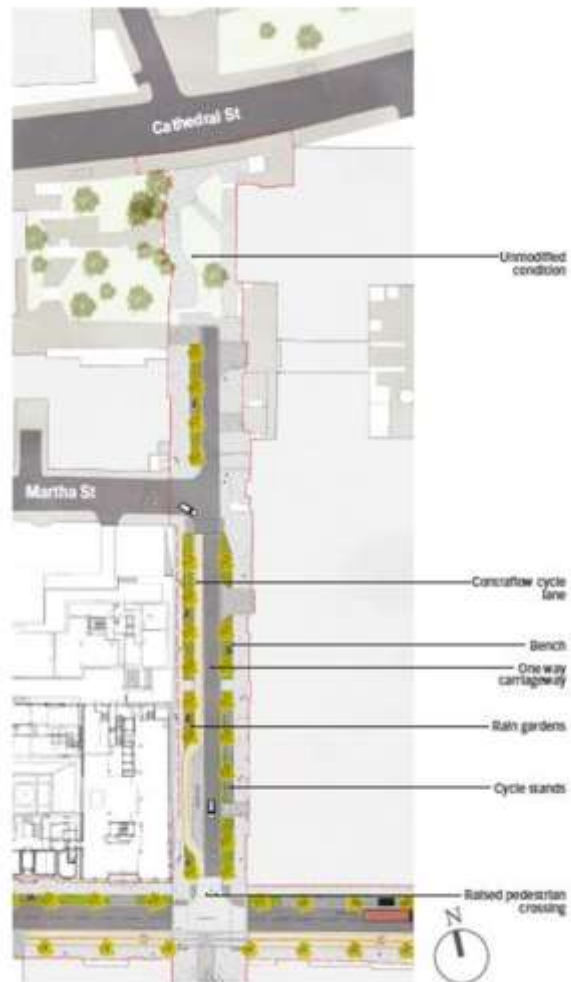
Appendix B: George Square Proposed Concept Plan



Appendix C: George Square Initial Design Proposal – 3d view



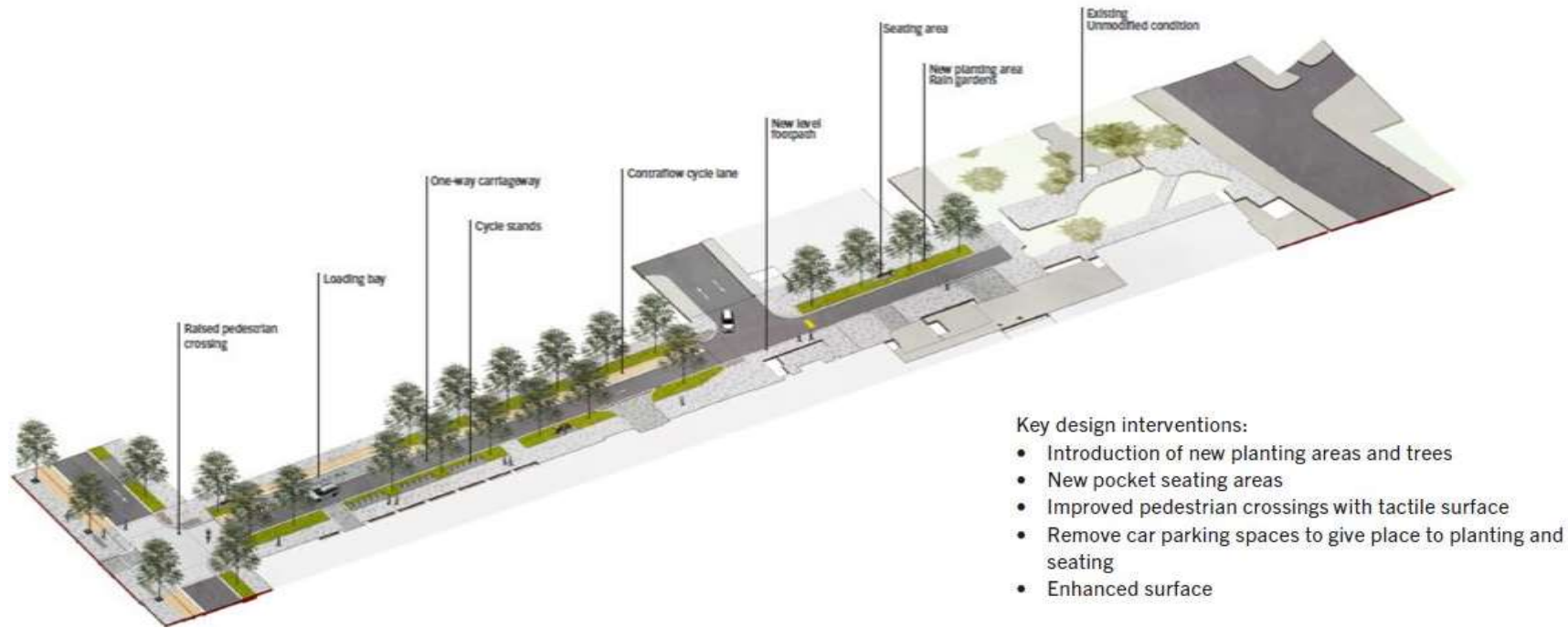
Appendix D: John Street Proposed Concept Plan



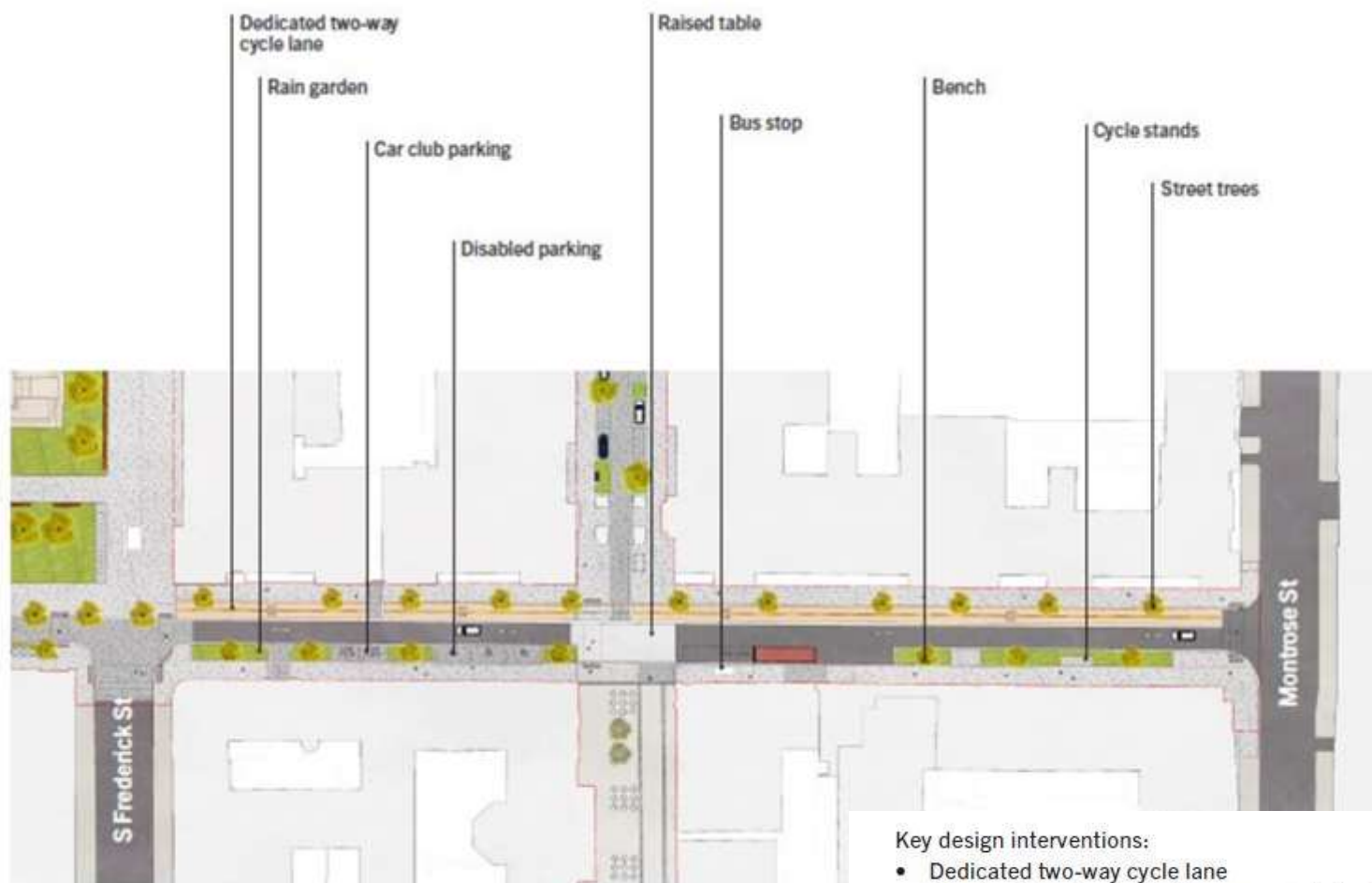
- Key design interventions:
- Dedicated one-way cycle lane
 - One way traffic with on street cycling
 - Introduction of new planting areas and trees
 - New pocket seating areas
 - Improved pedestrian crossings with tactile surfar
 - Cycle parking and scooter parking



Appendix E: John Street Proposed 3D View



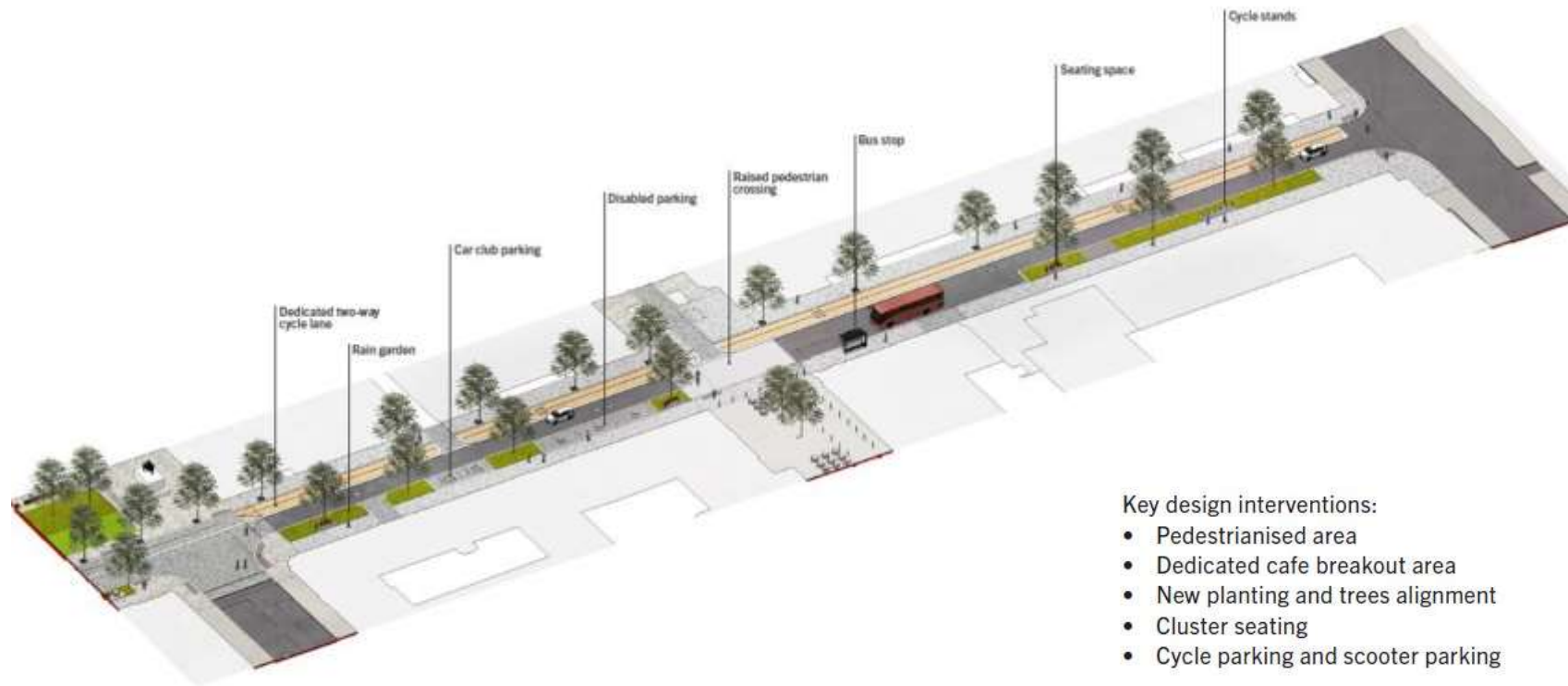
Appendix F: Cochrane Street Proposed Concept Plan



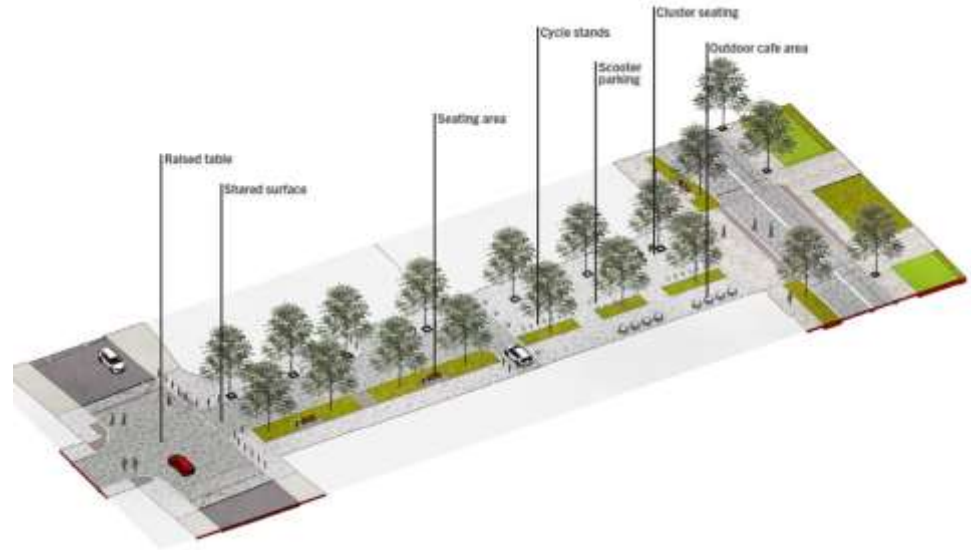
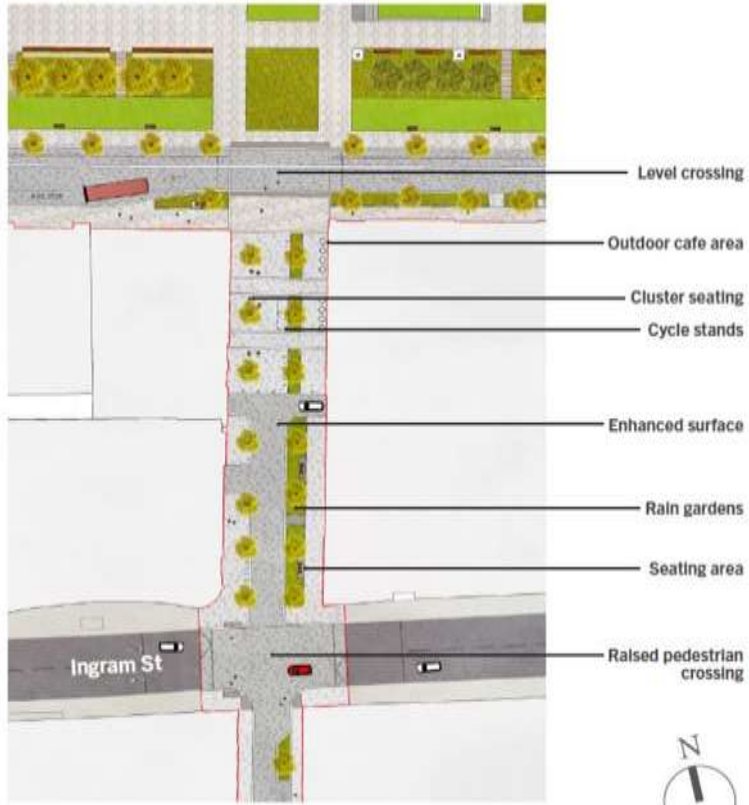
Key design interventions:

- Dedicated two-way cycle lane
- Introduction of new planting areas and street trees
- New pocket seating areas
- Reduced carriageway
- Retained disabled parking and reserved car club parking area
- Improved pedestrian crossings with tactile surface

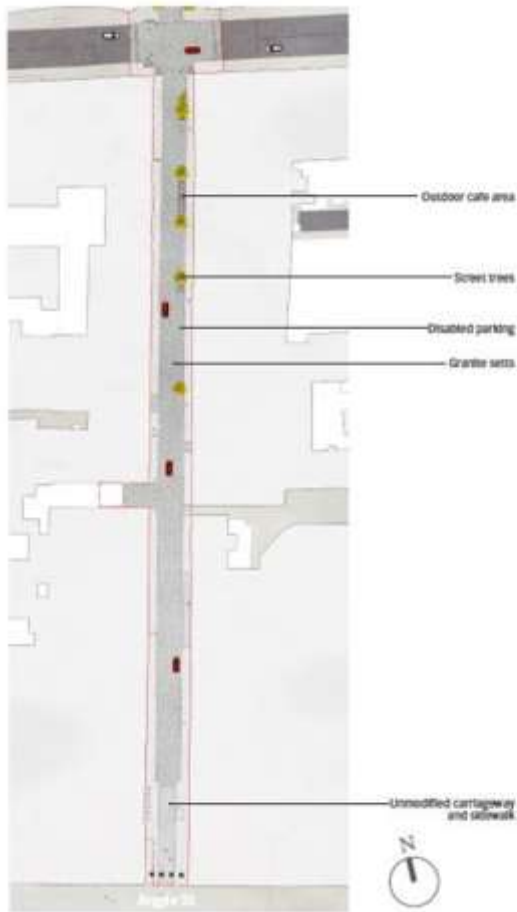
Appendix G: Cochrane Street Proposed 3D View



Appendix H: Hanover Street Proposed Concept Plan and 3D View

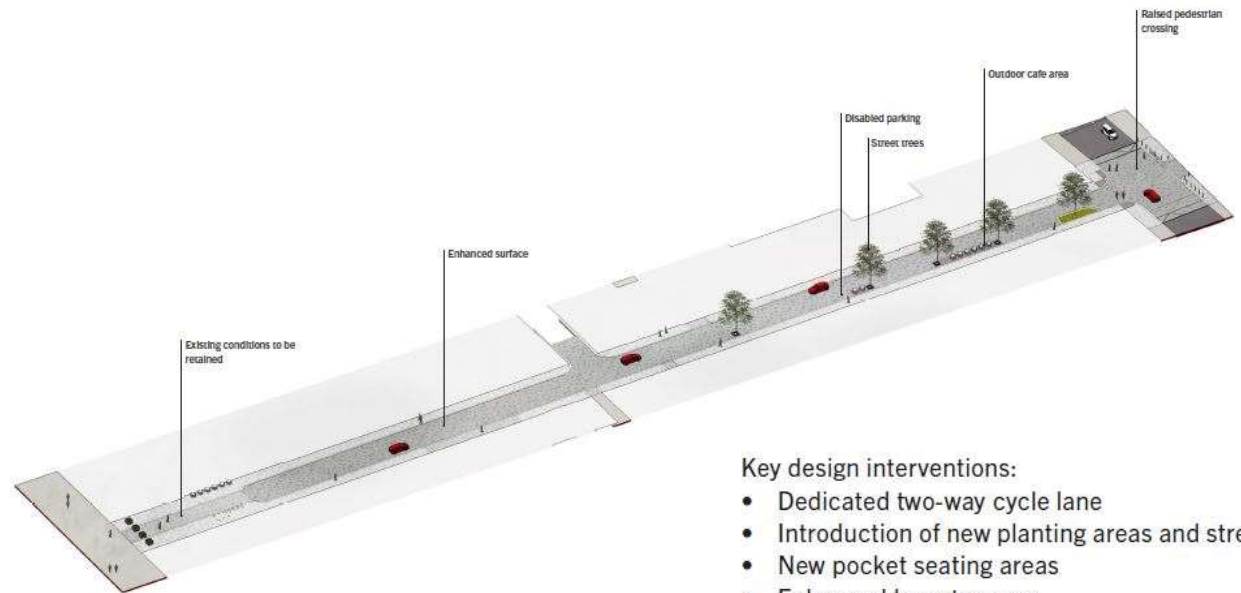


Appendix I: Miller Street Proposed Concept Plan and 3D View



Key design interventions:

- Retain existing footpaths
- Relocated disabled parking spaces from Hanover Street
- Introduction of street trees and pocket planting
- New dedicated cafe breakout area
- Enhanced carriageway surface



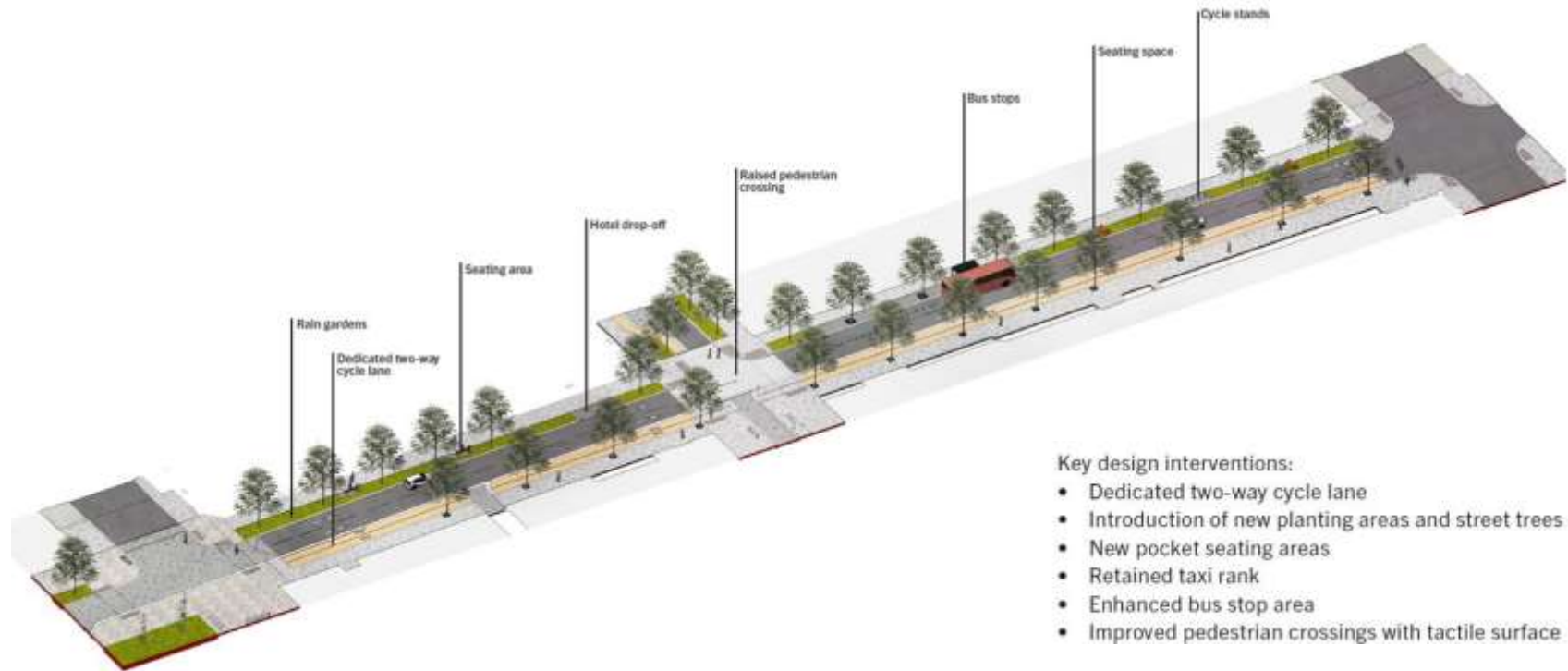
Key design interventions:

- Dedicated two-way cycle lane
- Introduction of new planting areas and street trees
- New pocket seating areas
- Enhanced bus stop area
- Improved pedestrian crossings with tactile surface

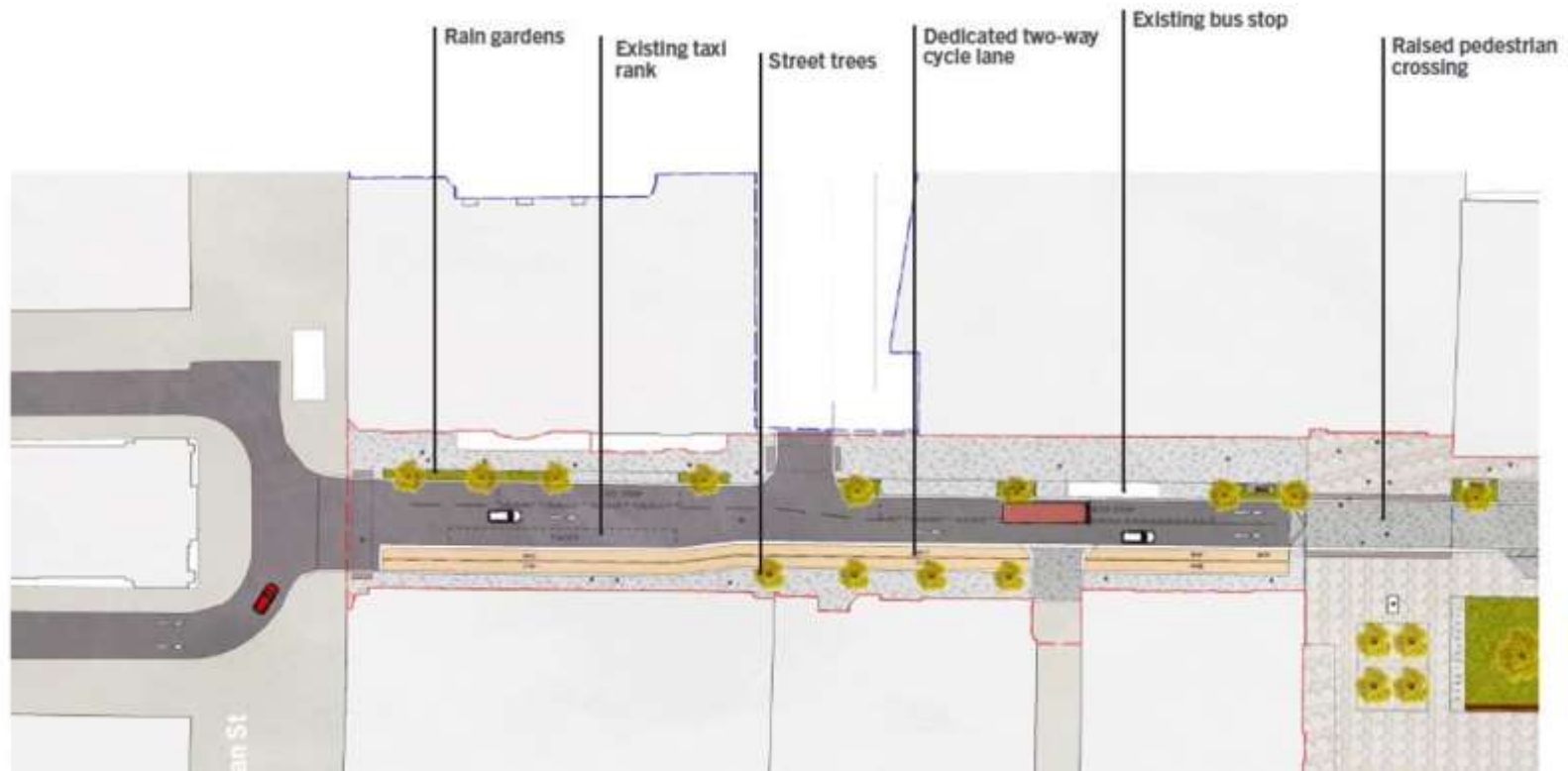
Appendix J: George Street Proposed Concept Plan



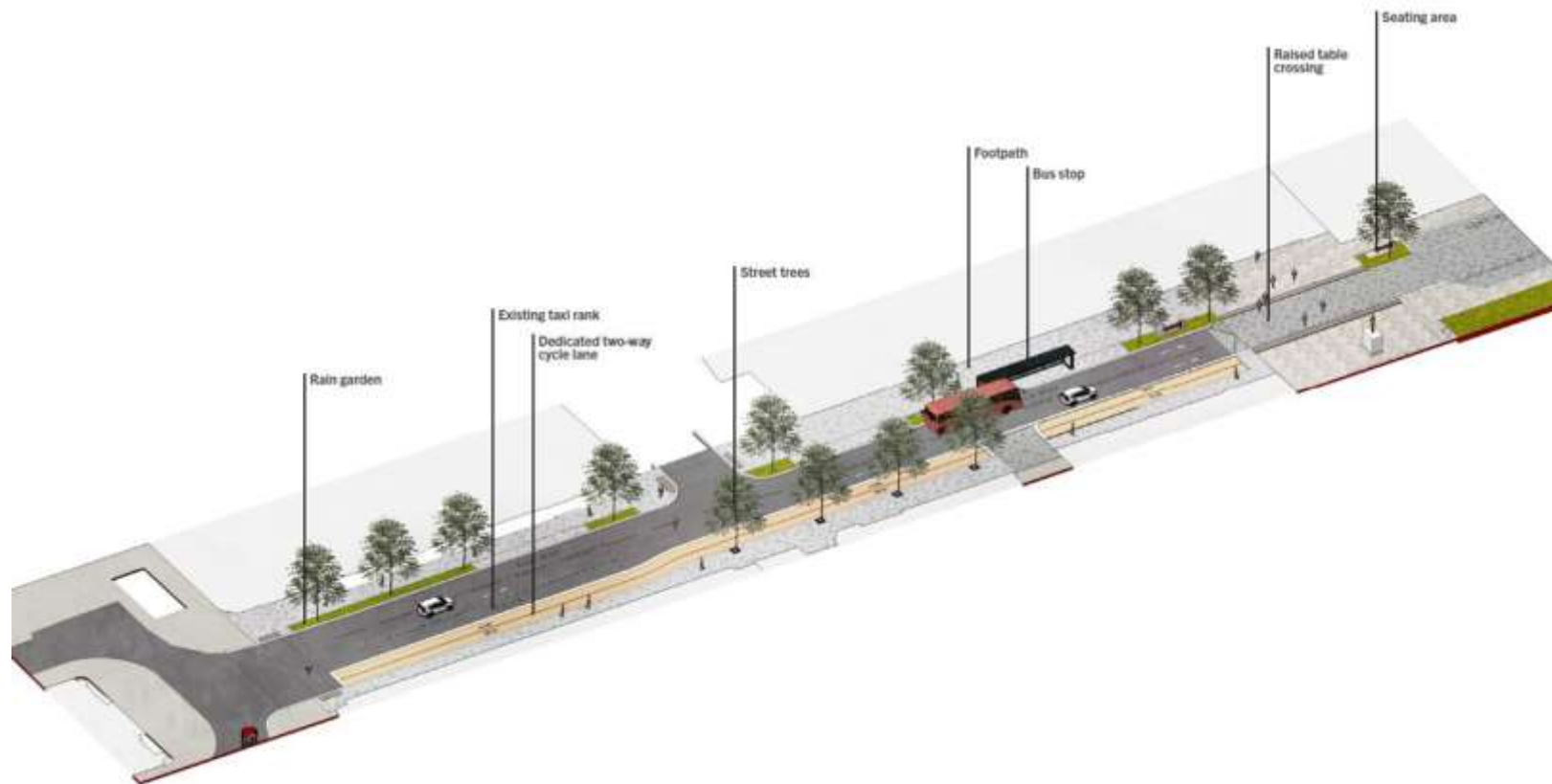
Appendix K: George Street Proposed 3D Axonometric



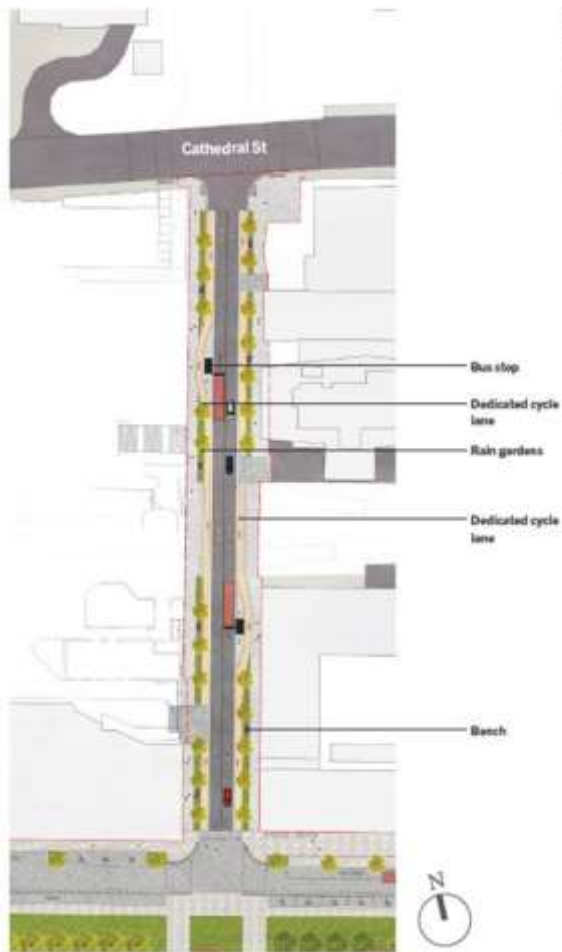
Appendix L: West George Street Proposed Concept Plan



Appendix M: West George Street Proposed 3D Axonometric



Appendix N: North Hanover Street Proposed Concept Plan and 3D View



- Key design interventions:
- Dedicated cycle lanes
 - Introduction of new planting areas and trees
 - New pocket seating areas
 - Improved pedestrian crossings with tactile surface
 - Cycle parking
 - Taxi rank has been removed to give space for cycle lanes and planting

