

from Central Govan Action Plan, Govan Housing Association and Glasgow City Council, will make a final decision taking into account all the community views shared throughout the Masterplan consultation process and known development constraints. The final proposals selected will be those that offer the widest benefits for the Govan community as a whole.

### What will happen to the Showpeople currently living on the site?

There are two Showpeople sites at Water Row. The Council, who own the land, has asked both sites to relocate and is currently working directly with the Showpeople to identify alternative locations in Govan and the city.

### And the existing car park, what happens to that?

Although the car park has been there for many years it has a “temporary” designation because Water Row has always been earmarked for development. The Masterplan process is considering not only the parking requirements for any new development but how to minimise the impact of displacing the commuter cars from the temporary car park.

### What about the rest of the town centre? Will Water Row be the sole focus of investment?

The rejuvenation of Govan’s waterfront at Water Row is only one, very exciting,

part of a much bigger story. Over the last decade, local organisations and residents have successfully delivered £90 million of investment through the Central Govan Action Plan Partnership (CGAP) to provide new homes, improve business and community space, and to restore and re-use historic buildings, public space and shopfronts in the town centre. That investment is widely acknowledged to be changing Govan for the better. This regeneration is set to continue through CGAP and Govan Cross Townscape Heritage Initiative, with major investment secured to redevelop Govan Old as a visitor and enterprise hub, and to repair Govan’s signature historic buildings, shopfronts and public space at Govan Cross. Govan Housing Association is also investing heavily to improve the traditional tenement properties with new kitchens, bathrooms and windows and upgraded back courts. It also has its sights set on bringing the Govan Lyceum back into use as a community owned and controlled concert



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and events venue. Meanwhile City Deal investment will continue to improve walking and cycle routes and connections, including providing the new bridge reconnecting Govan and Partick.

### What’s the timescale for development at Water Row?

The Masterplan will complete by June 2018. It’s anticipated that the site will then be developed in phases, with Phase 1 complete by May 2021. Construction of the Govan-Partick Bridge is expected to start alongside the Phase 1 Development in late 2019 and complete by 2020.

### How can I get involved?

Come along to the next big public event: 3-7pm, Thursday 3rd May 2018 at the Pearce Institute, 840 Govan Road, G51 3UU. All project details, including the latest consultation events, can be found at [www.getintogovan.com](http://www.getintogovan.com). Alternatively send your comments direct at any time by emailing: [susan.hanlin@glasgow.gov.uk](mailto:susan.hanlin@glasgow.gov.uk)

# WATER ROW MASTERPLAN / Govan

April 2018

Water Row – heart of Govan riverside town. An inspiring neighbourhood and destination ranged around the Govan-Partick Bridge.



© Collective Architecture

Plans are being advanced to create a lively and attractive waterfront development at Water Row. Focused around the proposed Govan-Partick Bridge, the development will be a springboard for wider community renewal, enabling the environment of Govan to step up to match its enviable location and riverside position.

### What’s going on?

A Masterplan is being drawn up for Govan’s riverside site at Water Row. Led by Central Govan Action Plan, Govan Housing Association and the Council, the Masterplan will explore how the Water Row site could provide a host of new homes, commercial uses, and community and leisure activities. Proposals for the site are currently being developed in consultation with local people and local groups.

### What’s special about Water Row?

Everything! Water Row is a historic place and thoroughfare which deserves to have far more prominence and be full of life, both for the people of Govan and for the city. It offers huge regeneration potential for the existing community and presents an exciting opportunity for Govan to touch the waterfront and reap the benefits of its connection to the river.

The unique waterfront location, outstanding heritage, and the distinct and appealing character of the surrounding historic buildings such as Govan Old, make Water Row a very, very special proposition, both in terms of the quality of place that could emerge and the positive transformative effect it could have on the livelihoods and wellbeing of the wider Govan

community. Its location at the bridgehead of the planned Govan-Partick river crossing opens up the opportunity for thousands more people to travel to and through Govan via Water Row on a daily basis, as they connect between the West End, Glasgow University, Queen Elizabeth University Hospital, Pacific Quay and nearby cultural attractions including the Riverside Museum, Govan Old and SEC Hydro. This improved connectivity will increase demand for new homes and workspace in Govan, grow the number of local jobs and improve what the town centre has to offer. Development at Water Row genuinely offers a once in a lifetime opportunity to establish Govan’s third great period of prosperity, by creating a place that is an international exemplar and that is distinctly Govan for Govan.

“Cities have the capability of providing something for everybody only because, and only when, they are created by everybody.”

Jane Jacobs

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### What will be built?

That's still up for discussion. New homes for mid-market and social rent will undoubtedly be a main feature in order to address unmet housing need, and to increase local population and incomes to levels that will sustain a thriving town centre with attractive shops, services and jobs. But Water Row needs to be more than a housing development if it is to realise its amazing potential to benefit the wider Govan community. That's why attractive and inspiring spaces to work, do business, socialise, exercise and relax are also being considered in the design of the buildings and public space. This will bring lots of activity to Govan's waterfront and create a place full of life that is tailored to serve the needs of the Govan community whilst encouraging lots more people to choose Govan to live, work and visit.

### What type of uses are being considered and how will they benefit the Govan community?

Lots of different types of uses are currently being explored and your views on what would best suit the site are very welcome. One thing is clear, all uses must bring real benefits to and be closely interwoven with the needs and diversity of the people of Govan. That's why it's proposed that all residential and non-residential space will be developed, owned and managed by community organisations, in particular Govan Housing Association, to ensure the local community controls and benefits from any value created. Workspace that caters for businesses in industry growth sectors or that brings activity to the ground floor properties and streets of Water Row to draw people and jobs to the area will

be targeted wherever possible, as will space for new community services. Perhaps a community gym, safe and exciting kids play area or a restaurant is what you'd like to see? There is huge potential to provide a host of new sport, leisure and play uses that promote healthy lifestyles and attract visitors. New opportunities could be created to walk, cycle and linger along the waterfront, enjoying new public spaces and meeting spots no matter what the weather. Imagine the benefits Govan could reap by encouraging, for example, the 1.2 million visitors to the Riverside Museum each year to enjoy the fantastic public space and exciting visitor destinations at Water Row. The possibilities are endless.

### You mentioned the Govan-Partick Bridge, what is this?

This is the new pedestrian/cycle bridge that is planned, crossing from Govan to Partick. It will be able to open to ensure that vessels such as the Waverley will still be able to berth up-stream.

### Are any designs available?

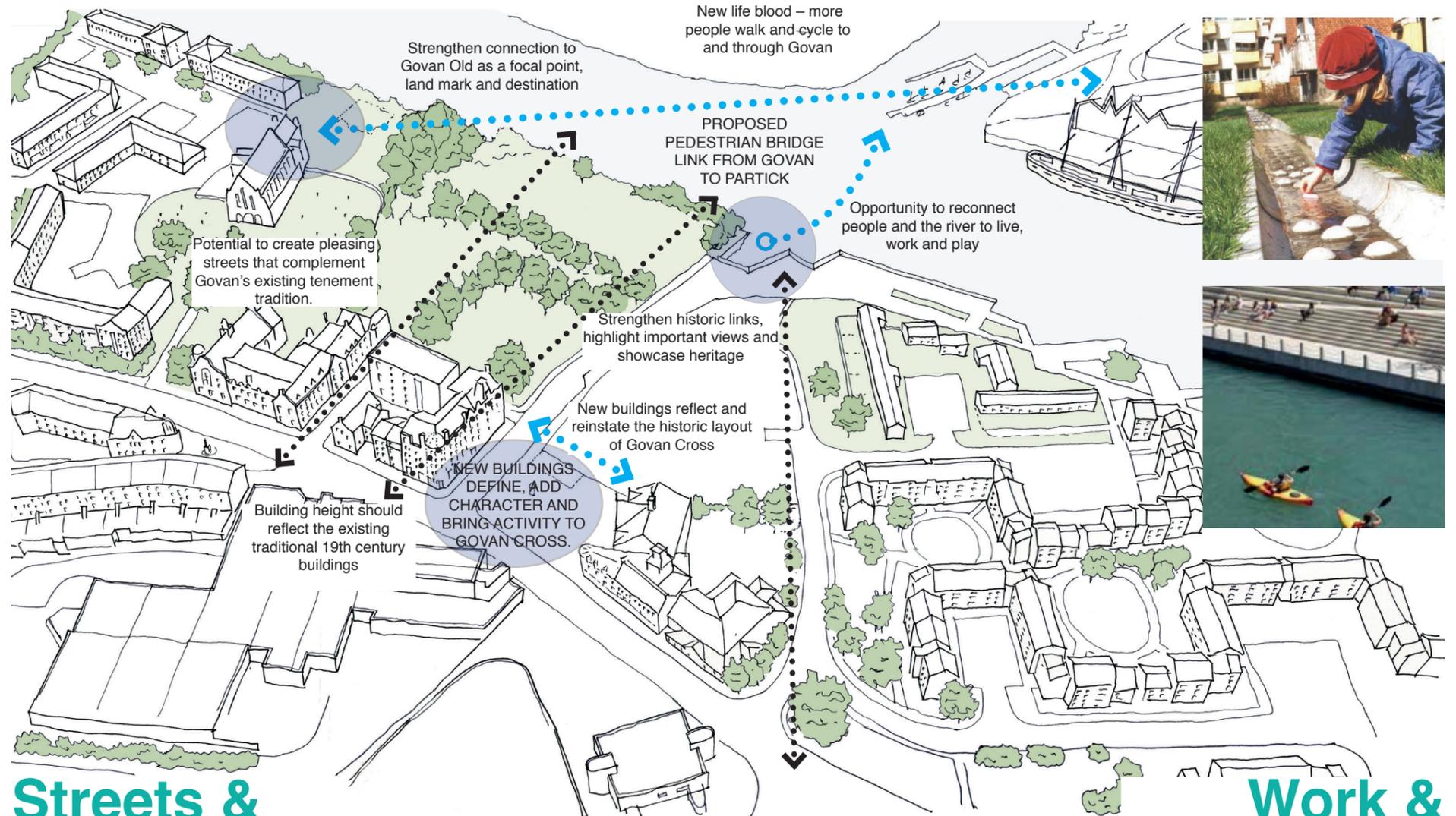
Not yet as the focus to date has been consultation. Preliminary designs for the Water Row site will be made available for the first time at the public event on 3 May 2018 between 3pm and 7pm at the Pearce Institute. The site designers, Collective Architecture, are using hand-built and digital models to test different design options and you'll be able to see these and ask any questions you may have on the day.

### How will a decision about what's to be built at Water Row be reached?

The Steering Group, made up of officers and local residents

The diagram below highlights initial opportunities being explored at Water Row.

## Housing & Community



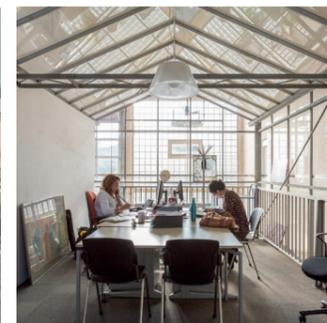
## Streets & Open Space



Places to meet & gather.....



Places to work.....



## Work & Economy

