

WATER ROW / GOVAN_Introduction

Welcome to this public consultation for Water Row Masterplan. Our team has been working to develop ideas and proposals for Water Row since January 2018. We aim to present conclusions at another public event towards the end of June 2018.

This event is the fourth in a series of local public consultations to present and discuss design opportunities for the site. Previous events include Govan Loves Christmas, Tell us about Water Row, a Mobile Roadshow and a presentation at Riverside Hall. These public events have been running in parallel with a number of more focused discussions and workshops with local people and organisations that include the Govan Reminiscence Group, Govan Community Council, Govan Heritage Trust, Pearce Street and Water Row Showpeople, The Hub Networking Breakfast and the Transport Museum.

We have also carried out a series of intensive workshops and discussions with local authorities and technical teams that include The City Deal Bridge Team, GCC Planning and Roads, GCC Flood team, Glasgow Urban Design Panel and GCC self build.

The information you see here today is a 'snap shot' of the design development so far and initial site layout options/models for discussion. Please do continue to share your views and ideas for the future of Water Row.



Govan Loves Christmas, December 2017



Workshop with Govan Heritage Trust, February 2018



Hub Networking Breakfast, March 2018



Mobile Roadshow, April 2018



Riverside Hall public event, March 2018



GCC Bridge Integration workshop, May 2018



Tell us about Water Row, January 2018



Govan Reminiscence Group, March 2018

WATER ROW / GOVAN_Options Appraisal

Throughout the design process designers constantly measure and test ideas against the aims and objectives of the brief (see below). This often ranges from ‘do nothing’ to various options and sometimes bolder proposals. Over time, and after consulting with lots of people, we aim to come to a solution that marries many ideas, desires and technical requirements. The drawings illustrated below and opposite show some initial options for you to comment on for the Water Row Masterplan Project. These layouts are still very much in development and we would welcome your thoughts and views.

Water Row Masterplan Brief - aims and objectives

1. Deliver a City-wide flagship project that puts Govan ‘back on the map’ capitalising on the new bridge and making Water Row, including Govan Old, as a neighbourhood and destination of choice.
2. Ensure that Govan and its community are at the heart of the masterplan and its development.
3. Undertake a collaborative, design led approach with co-creation and stakeholder working at the centre of the design process.
4. Create an exceptional place that is rooted in its historic and riverside context and promotes health and wellbeing.
5. Develop a vibrant new neighbourhood combining residential and commercial use in a holistic and sustainable way to increase local population, incomes and employment.
6. Ensure those living within and around the site are treated with fairness and respect.
7. Deliver an exemplar energy strategy that optimises natural resources and site context.
8. Create a positive relationship with the River Clyde, new development and shared open space to enhance the quality of life for local residents and visitors to Govan with developed related economies and enterprise.

Option 1a

Do nothing - maintain the site as existing with no change



Pros

1. Showpeople remain.
2. Car Park remains

Cons

1. Missed opportunity for key waterfront site
2. Govan waterfront will continue to lack physical coherence - lack of ‘active frontages’ and public pedestrian routes to and from River eg. Pearce Street.
3. Arrival and departure from new bridge and existing ferry will be less welcoming - particularly in the evening.
4. Delivers few of the project objectives and therefore no opportunity for additional social, economic & environmental benefits.
5. Opportunity for major investment and new affordable homes in Govan will be lost.
6. Site development will be off the priority agenda for the Council in future.
7. Continuing security issues for existing residents.

Total Homes on site:
Showpeople chalets/caravans – 16-20 approx

Commercial activity:
Existing show people, existing market and temporary car park

Does it meet Masterplan aims and objectives

1. NO 2. NO 3. YES 4. NO 5. NO 6. YES 7. NO 8. NO

Option 1b

Partial development of site– showpeople to remain in some form



Pros

1. Show people remain.
2. Partial increase in homes and population.
3. Partial increase in commercial space and local jobs.
4. Partial re-instatement of Water Row as important street and civic space
5. New buildings define, add character & bring renew activity to Govan Cross
6. Retains some important views, but does not fully take advantage of them.

Cons

1. Missed opportunity for key waterfront site.
2. Govan waterfront will continue to lack physical coherence - lack of ‘active frontages’ and public pedestrian routes to and from River eg. Pearce Street.
3. Arrival and departure from new bridge and existing ferry will be less welcoming - particularly in the evening.
4. Doesn't create access route befitting Govan Old's status as a national visitor destination.
5. Govan Old & its proposed commercial space remains landlocked.
6. Doesn't fully capitalise riverside setting to create a positive relationship with river.
7. Limits views from Govan Road to Museum.
8. Areas of site inaccessible to public.
9. Opportunity lost to recreate streets, lanes and to move easily through the site.
10. Continuing security issues for existing residents.

Total Homes on Site:
Showpeople chalet/caravans – 16-20 approx
New homes –approx. 80 (depending on number of commercial units)

Commercial activity:
Existing showpeople
approx 12 new commercial units
Existing Marked to remain

Does it meet Masterplan aims and objectives

1. NO 2. NO 3. YES 4. NO 5. NO 6. YES 7. NO 8. NO

Option 2

Defining urban edges and tight urban blocks



Pros	Cons
<div><div>1. Creates a large number of new homes and provides greatest population increase.</div><div>2. Maximises commercial space and potential to bring new money and jobs into the local economy.</div><div>3. Takes advantage of the riverside setting to re-establish a positive relationship with the river</div><div>4. Captures and frames some, but not all important views.</div><div>5. New buildings define, add character & bring renewed activity to Govan Cross</div><div>6. Re-instates Water Row as important street and civic space</div><div>7. Reintroduces lanes and streets and is easy to move around</div><div>8. Site is fully accessible to public and creates new green space/ parkland</div><div>9. Opportunity to create access route befitting Govan Old's status as a national visitor destination.</div><div>10.Potential for limited, low rise, selfbuild.</div><div>11.Bring physical coherence to the urban layout</div></div>	<div><div>1. Limits views from Govan Road to Museum and from Museum to Govan Old.</div><div>2. Massing too high next to Govan Old?</div><div>3. Existing residents on site to be rehoused/relocated.</div></div>
<div><div>Total Units</div><div>Domestic units - approx 200-230 (depending on number of commercial units)</div><div>Commercial units - 33 (double height) (equates to 66 standard domestic units)</div><div>Existing market to remain</div></div>	

Option 3

Govan Cross, the Clyde and Park as one connected place



Pros	Cons
<div><div>1. Significantly increases new affordable homes and provides large population increase.</div><div>2. Significantly increases commercial space and potential to bring new money and jobs into the local economy.</div><div>3. Makes the most of the riverside setting & re-establishes a positive relationship with the river</div><div>4. Captures and frames the majority of important views.</div><div>5. New buildings define, add character & bring renewed activity to Govan Cross</div><div>6. Re-instates Water Row as important street and civic space</div><div>7. Reintroduces lanes and streets and is easy to move around</div><div>8. Site is fully accessible to public</div><div>9. Opportunity to create access route befitting Govan Old's status as a national visitor destination.</div><div>10.Potential for low rise, selfbuild.</div><div>11.Bring physical coherence to the urban layout</div></div>	<div><div>1. Limits views from Govan Road to Museum.</div><div>2. Building heights too high next to Riverside Estate?</div><div>3. No building to north edge of Govan Cross means it may feel exposed and lack activity.</div><div>4. Water Row too wide? Could it become a difficult space to manage and potentially be a wind tunnel?</div><div>5. Existing residents on site to be rehoused/relocated.</div></div>
<div><div>Total Units</div><div>Domestic units - approx 170 - 200 (depending on number of commercial units)</div><div>Commercial units - 28 double height (equates to 56 standard domestic units)</div><div>Existing market to remain</div></div>	

Option 4

Riverfront becomes the main public space and Water Row a High Street



Pros	Cons
<div><div>1. Significantly increases homes and provides large population increase.</div><div>2. Significantly increases commercial space and potential to bring new money and jobs into the local economy.</div><div>3. Capitalises on the riverside setting & re-establishes a positive relationship with the river</div><div>4. Captures and frames the majority of important views.</div><div>5. New buildings define street and open space to bring renewed activity to Govan Cross</div><div>6. Re-instates Water Row as important street and civic space</div><div>7. Partially reinstates lanes and streets</div><div>8. Site is fully accessible to public and offers amenity space.</div><div>9. Opportunity to create access route befitting Govan Old's status as a national visitor destination.</div><div>10.Potential for low rise, self build.</div><div>11.Bring physical coherence to develop a vibrant neighbourhood.</div></div>	<div><div>1. Limits views from Govan Road to Museum.</div><div>2. Potentially less easy and interesting to move around because buildings are in blocks</div><div>3. Less definition and separation between buildings potentially means character is less developed?</div><div>4. Is the river's edge the best location for public space or could it become unmanaged?</div><div>5. Existing residents on site to be rehoused/relocated.</div></div>
<div><div>Total Units</div><div>Domestic units - approx 170 - 200 (depending on number of commercial units)</div><div>Commercial units - 24 double height (equates to 48 standard domestic units)</div><div>Existing market to remain</div></div>	

A WATER ROW_Initial Ideas & Potential Uses

Introduction

Govan has the potential to become much more richly layered in the range of uses, activity and people that are attracted to it - it can become more desirable and vibrant. Changes at Water Row can have regenerative benefits to the wider Govan community and the city. The panels on show today demonstrate some of the potential new uses that have been suggested for the site throughout the Masterplan consultation process to date.

Uses can be presented within four overlapping categories:

- Live – housing, transport (inc. parking and cycling).
- Work – office and work space, developing local economies such as retail, training space.
- Play / Leisure – socialising, exercise, sports, leisure, play, food & drink, retail.
- Visit – attractions, opportunities to linger & learn.

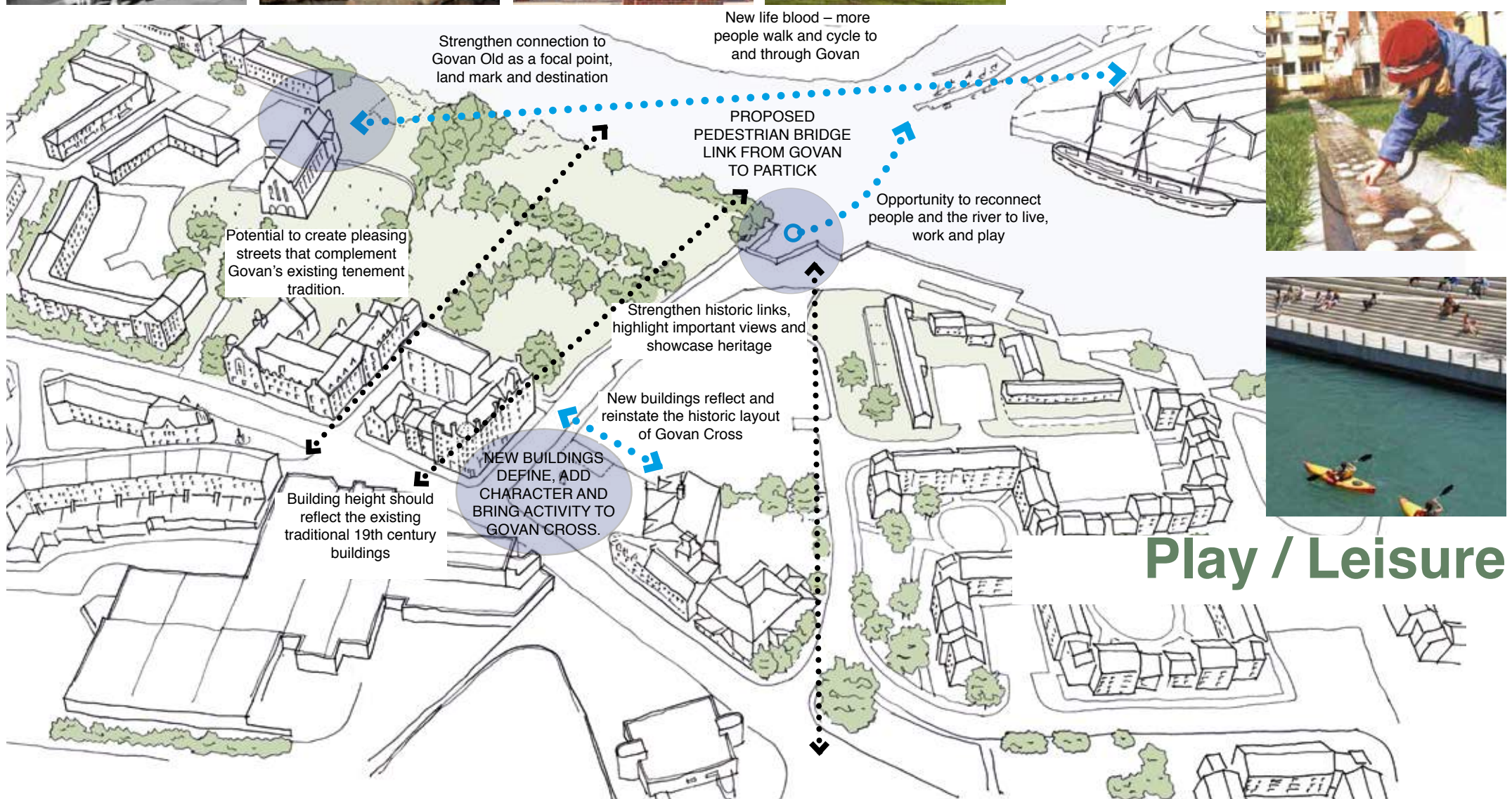
There are many types of activities and uses that could be fostered at Water Row and many ways these could be delivered. Overarching principles to be considered when appraising options include:

- Uses and amenities should cater for the needs of the existing Govan community, as well as encourage others to choose Govan as a place to live, work and visit.
- Well-considered use of indoor and outdoor space (both public and private), will allow a wide range of beneficial uses and activities to be developed.
- Uses and activity can be provided through charitable and social enterprise, as well as private commercial models, including independents and larger enterprises. Each have merits and, with careful management, can be beneficial in empowering the community over time.



Housing & Community

Places to live.....



Play / Leisure

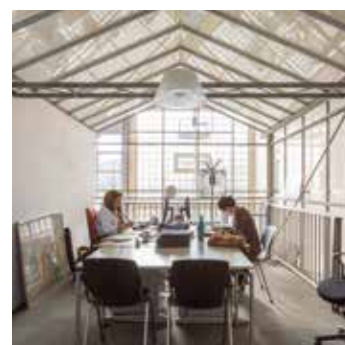
Visit

Places to meet & gather.....



Work

Places to work.....



Initial Ideas & Potential Uses

Work and Industry

There are opportunities for office and/or workspace to be proposed at ground level within and around Water Row or within a self-contained building (community suggested Social Enterprise Hub). This could offer managed work space and shared public meeting/cafe space that targets businesses with similar interests seeking to co-locate. Additionally, 500sqm of lettable floorspace has been identified as a minimum to financially sustain Govan Old, ideally designed in such a way to create an enterprise campus around the church.

Increasing Work and Industry Ideas 2.1-2.5. below provide potential opportunities for Govan and requirements which development at Water Row could seek to provide for.



2.1. Creative Industry

This is a highly dynamic and growing industry sector in UK, Scotland and Glasgow, and is targeted for growth by Glasgow Economic Leadership (GEL) given its potential to regenerate economies and create jobs . It is a highly diverse sector that can be summarised as businesses that have creativity at their heart, including: software & computer games, music, performing arts, literature, design, film & video, crafts, fashion, visual arts, TV and radio, and advertising. Creative Industries bring an important “placemaking” aspect as well as an economic uplift through job creation and the multiplier effect, as they bring their own creativity & culture to the location and tend to be outward facing providing opportunities to learn & inspire. Creative Industries are attracted to places like Govan which can be accessible; affordable and provide flexible & high quality accommodation, a distinct character & community. Providing accommodation on a social enterprise basis would enable rents and accommodation quality to be locally controlled avoiding unwanted gentrification whilst empowering the community.

The following are examples of existing and potential industries for Govan.

a) Digital Technology – a Digital Technology niche has already developed at Fairfield with Rookie Oven and others providing (largely) positive testimonials about their move to Govan. Digital is one of the fastest growing industries in UK and internationally, and Glasgow has the biggest digital/innovation economy in Scotland (£480M GVA in 2014 with 26K jobs). Digital Tech industries prefer to co-locate and cluster but digital connectivity is vital – superfast broadband. This is the engineering of today with ability to inspire new generations. Could Water Row provide the environment to attract more digital technology firms to Govan?

b) Film & TV – Water Row is next door to Pacific Quay, home of digital media in Glasgow including the BBC and STV HQs. Film City, a private company, based in the former Govan Town Hall and home to internationally renowned production companies such as Sigma Films, need to expand and are currently seeking bigger studio and associated office space. Could Water Row provide office space for such companies to enable Govan to become an integral part of the Clyde-side broadcasting corridor ?

c) Makers and fabricators such as sculptors, furniture makers, cake-makers, jewellers.

Some independent makers and fabricators may require Live/Work units, either self-contained or a workshop separate to a living space located nearby. Making and fabrication processes are often interesting for passers by, so work units could be positioned at street level allowing engagement and vibrancy to the street. The surrounding residential environment would prevent large or heavy industrial uses but lighter repair and making could be facilitated. Could Water Row (with a public access slipway) provide a boat building or repair presence? Could light repairs facilities and businesses be encouraged from communities such as the show people? Could facilities be developed for a Community bakery (eg. “Jack’s Rolls” bakery used to be located at corner of Water Row/ Pearce Lane), or a catering kitchen for new catering business? Could Water Row provide artist studio space – potentially linked to Clydebrae St Studios & Buzzcut Festival? Could Water Row provide the impetus for a major design practice to make Govan its home?

2.2. Social Enterprise Hub

The idea for a social enterprise hub was suggested in the Imagine Govan Manifesto 2017. The social



enterprise hub could be either office space enabling the co-location of social enterprises and community services (perhaps fostering community enterprise start-ups), or office space provided on a social enterprise model for any business type seeking to locate in Govan, particularly creative industries. Enterprise hubs are commonly arranged with publicly accessible active ground floors including café space potentially becoming a bar/event space in the evening. Examples include The Melting Pot in Edinburgh, Robertson Trust Charity Hub, Toffee Factory Newcastle, Round Foundry Leeds. Surveys suggest there is a shortage of community meeting space and office space locally. Could Water Row provide this?

2.3. Office Headquarters for the Mid Market Rent Housing and Renewables Subsidiaries

Could provide visible presence and active supervision of the Water Row neighbourhood, can activate the area during the day, and the possibility to reinvest surpluses to provide enhanced community services.

2.4. Innovation District

Govan is at the heart of the proposed West End & Waterfront Innovation District. There will be two anchors: a clinical innovation zone at QEUH attracting bio-med companies from all over the world and an interdisciplinary innovation zone around the Glasgow University Campus. This will create spin-offs and start-up enterprises, fostering an entrepreneurial culture with business acceleration programme in four key sectors:

- Smart Campus
- Precision Medicine & Chronic Diseases
- Nano & Quantum Technology
- Creative Industry (digital technology)

Innovation will be the industry driver that shipbuilding and engineering was in the 18 and 19th centuries, and Glasgow is currently one of the foremost locations in the world to pursue advances in precision medicine. Can Govan capitalise on its pivotal location by providing workspace for businesses seeking to locate or start up in the Innovation District?

a) Life Science / Bio Medicine – Scottish Enterprise 2016 identified the need for additional multi-occupancy accommodation and incubator units in the city nearby the QEUH.

b) Nanotechnology businesses often have very specific locational requirements due to the nature of the product. Glasgow Uni is currently seeking a new home for the James Watt Nanotechnology Centre and locations in Govan are being considered. This is a world renowned centre with only one other counterpart in the UK in Southampton. Water Row is not a suitable site for the JWNC but could possibly suit spin-off companies.

2.5. Retail

Any retail provision must be carefully considered to avoid displacing or competing with existing town centre offer.

- Continued presence and expansion of Govan Saturday Market, potentially with complementary specialist markets using indoor space at PI or other nearby venues.
- If the slipway is re-opened as a public access point to river, related commerce could expect to develop e.g. boat chandlers, small boat repairs
- Coffee & Snack Kiosk. Possibility to bring back the original Govan Police Box (TARDIS). Other existing locally owned kiosks and informal food provision businesses could be encouraged to provide a presence.
- Restaurant/Café – see Play/ Leisure section.
- Speciality or destination shopping.

Potential new uses and activity

Visit

Govan has a rich and vibrant heritage with opportunities to build on the existing activity taking place in and around the area, including at the Riverside Museum which currently attracts 1.2million visitors per year. By layering things to see and do at Water Row we create the “power of ten” - a multiplier effect that increases the dwell time of visitors and boosts economic and social benefits for the community. Water Row offers the potential to become part of the wider cultural resource cluster including the Science Centre, Kelvingrove Museum, Fairfield and the Hydro/ SECC etc



3. Play / Leisure

3.1. Slipway / Access to the River – Opportunities to introduce water sports and river activity. Activity attracts people to linger and watch the goings on and the following have so far been suggested:

- a) Glasgow Kayak Club currently access the river on the Kelvin slip but require changing and storage space that cannot be accommodated on the north bank. Can Water Row provide river access, changing & storage?
- b) Triathlon Events
- c) Jet Ski Hire – (possible community enterprise)
- d) Public access to river for small boats by reversing trailer down the slip. (This would require a small pontoon).

3.2. Places to sit and gather - including provision of green space in sunny and sheltered spots with key views of the river, Riverside Museum, Govan Old and/or event/performance space.

3.3. Walking/Running/Skating/Cycling – with clear routes along the waterfront, to key destinations including the City Centre and West End, and developing a measured loop utilising Govan/Partick, Arc, Bells and/or Millennium Bridges to run, walk, cycle set distances as a training regime.

3.4. Play area - public space designed to include opportunities for formal and informal play for all ages throughout the neighbourhood.

3.5. Cycling Hub – a meeting point for cyclists at the new bridge head. Cycle Hire could be included (potentially a community enterprise) and links to the NEXT Bike Cycle Hire Station at Govan Cross.

3.6. Community Gym – Based on the Leith Model, and potentially promoted and developed by Govan HA in partnership with Glasgow Life as a community enterprise. Opportunity to offer indoor gym, training, dance space and to use and design the public outdoor space for training e.g. running loop or track along river, training on the steps to the bridge.

3.7. Restaurant – unique waterfront location. This could be another possible community enterprise linked to community growing & training initiatives. This could help anchor a civic space in the development but requires an entrepreneurial restauranteur to champion.

3.8. Fairground Rides – This would have the potential to act as a draw from Riverside Museum and could utilise heritage themes in its design. This maintains a link with the Showpeople heritage and culture.

3.9. Saturday Market – refer 2.5

3.10.Event/Performance Space – The public space incorporated into a developed Water Row could twin with the Riverside Museum public realm to host larger events (noise/nuisance factor to be considered). Space must also be provided to accommodate Govan Loves Christmas and other community events.



4. Visit

4.1. Govan Old & the Govan Stones – A major cultural attraction showcasing early Viking and Christian burial stones. There is the possibility to team with the PI in promoting wedding and event potential.

4.2. National Centre Medieval Sculpture – is an idea promoted by Govan Heritage Trust as a spin-off from Govan Old and the Govan Stones Visitor Centre. This requires additional floorspace in vicinity of church.

4.3. Showpeople Museum – is an idea suggested by the Showpeople based on a previous HLF funded project; Fair Glasgow. This has the potential to be developed further in conjunction with the Showmen's Guild.

4.4. Saturday Market – refer 2.6

4.5. The spectacle provided by bridge opening/closing and general increase in river activity can provide additional reasons to enjoy spending time at the river side.

4.6. Restaurant / Café - can provide further reasons to visit Water Row and increase the time spent in the area.

4.7. Govan – Maritime Quarter – is an idea which uses the bridge to physically reconnect both banks of the river enables a new urban quarter to develop that celebrates Glasgow's exceptional shipbuilding & maritime heritage and brings the river to life in new ways. The concept of the Maritime Quarter could incorporate the Riverside Museum, Tall Ship, Graving Docks, Water Row, Waverly, Steamer SS Queen Mary, Kelvin Harbour, Govan Old and Fairfield etc.

Other uses.....?

Please tell us your thoughts about other possible types of activities and uses that should be considered at Water Row.



Potential new uses and activity

Housing

The examples shown below showcase recent housing developments that have been provided to stand the test of time.

Each example varies in scale, form and approach depending on site, client and architect, however the following is common to all:

- Maintenance and durability
- Involvement of local community/client group
- ‘Massive Passive’ approach to building energy – passive solar gain, good insulation and air tightness
- ‘Designing out’ the need for high cost items – particularly below ground ‘unseen’ costs - such as utility diversions, retention.
- Use of as high quality – and ‘honest’ - materials as possible within the budget constraints
- Flexible, well proportioned rooms.
- Well overlooked and safe gardens, streets and shared areas.

Policy and Guidance



Examples in Glasgow



National and European examples



B WATER ROW_Identity & Character

Govan is one of the most historically significant areas in Glasgow; a place of great antiquity which grew to become one of Scotland’s industrial powerhouses during the 19th century. Govan’s early origin and importance has been established archaeologically and is visible today in the surviving built form.

Understanding this heritage is important not just to ensure a sense of place, but also in order that informed decisions are made about how the area might be regenerated and reinvigorated through the introduction of a high quality, modern urban form which respects the past. Please tell us more about this as we try to better understand Govan’s rich heritage and character.

1850



Govan village - pre-industrial



The early network of routes or 'paths' had a great influence on the subsequent townscape. In terms of settlement, there were a cluster of buildings focussed on Govan Road and Water Row with infilling development densifying the area around the cross and to the east.

1893



The structure of industrial Govan was now emerging; large areas of riverside were now occupied by shipbuilding; the grid street layout is established for the development of tenement housing; and the railway has arrived.



1914



Water Row street 1900

All physical vestiges of the original rural settlement were removed with notable exception of the Water Row cottages.

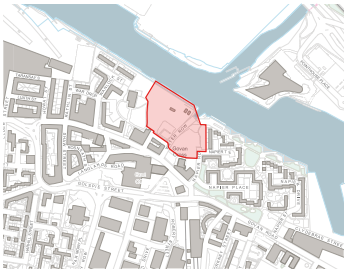
1960



By the inter-war period Govan had become completely developed, dense housing, industry, shopping and transport was well established.



Harland and Wolff Shipyard



2018



Water Row streetscene 2017

Govan at present

1. Govan Old (Category A Listed)

2. Pearce Institute (Category A Listed)

3. Brechin's Bar (Category B Listed)

4. Amenity Housing, Bield Housing Association

5. Bank of Scotland Building (Category A Listed) & Former YMCA Building ((Category B Listed)

6. Govan Cross Shopping Centre

7. Victorian Gazebo (Category B Listed)

8. Govan and Linthouse Church (Category B Listed)

9. Cafe 13 and RBS (Category B Listed)

10. Govan Subway and Bus Station

11. Residential Development (1970s)

12. Riverside Museum

13. Lyceum Cinema

14. St Anthony's R C Church

15. GCC Financial Services

16. Show People site

Please let us know what other key facilities or buildings that we should highlight.

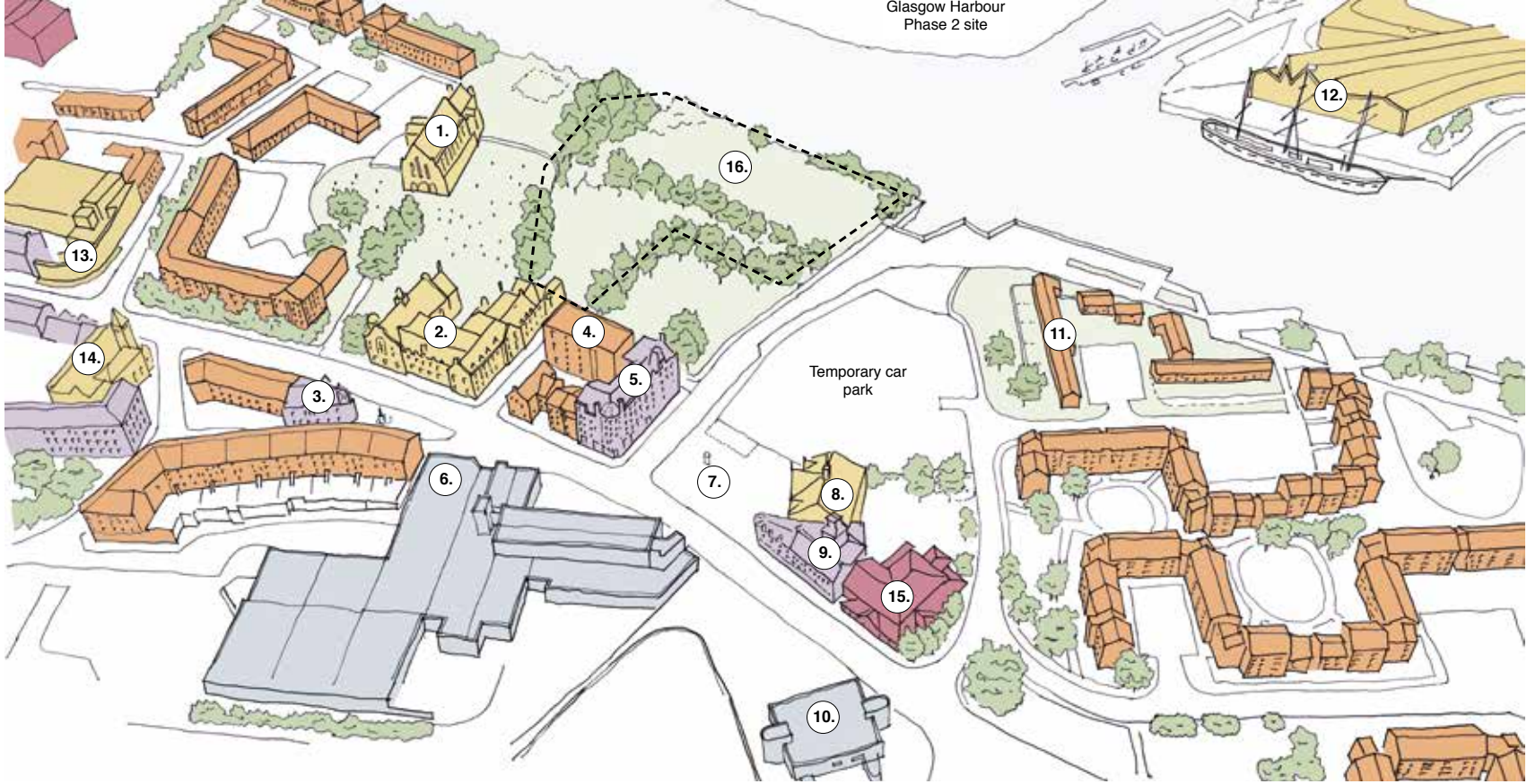
Cultural

Residential

Business

Mixed Use (Residential & Commercial)

Commercial



01 Govan Old

02 Pearce Institute

03 Brechin's Bar

04 Amenity Housing, Bield Housing Association

05 Bank of Scotland Building

06 Govan Cross Shopping Centre

07 Victorian Gazebo

08 Govan and Linthouse Church

09 Cafe 13

10 Govan Subway & Bus Station

11 Residential Development

12 Riverside Museum

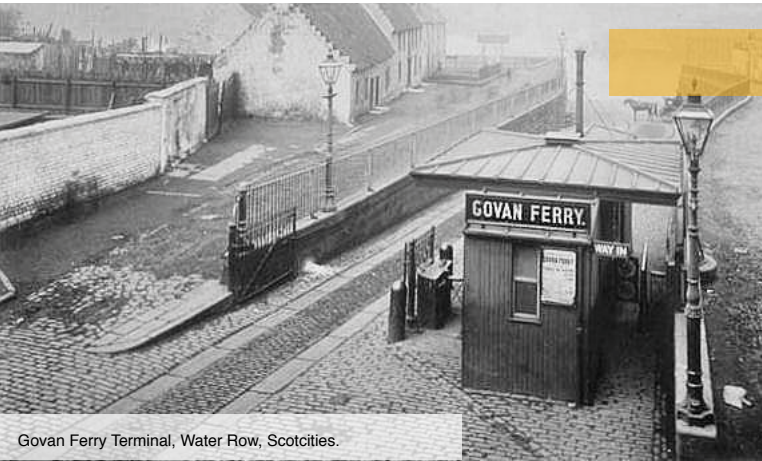
13 Lyceum Cinema

14 St Anthony's R C Church

15 GCC Financial Services

16 Showpeople site

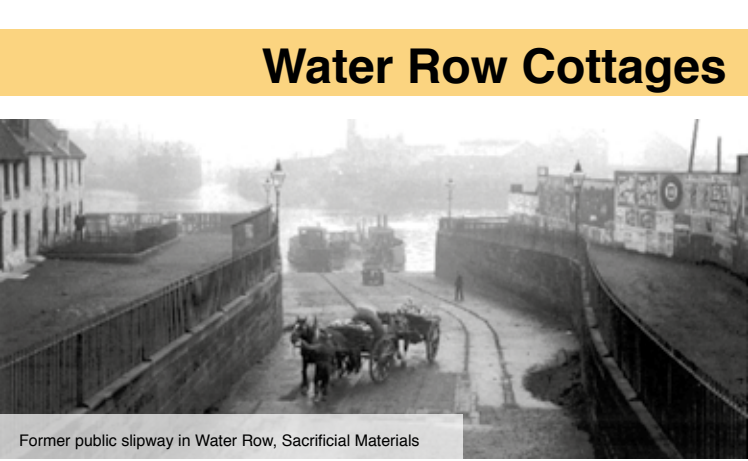
Identity & Character



Govan Ferry Terminal, Water Row, Scotcities.



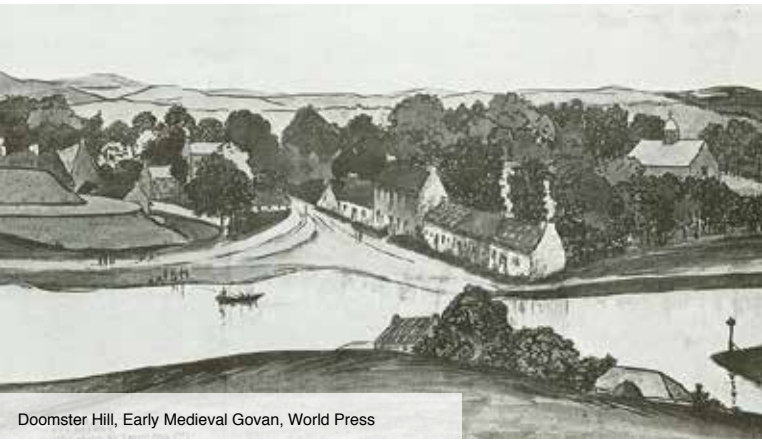
Street scene at Water Row, Scotcities.



Former public slipway in Water Row, Sacrificial Materials

Water Row Cottages

Govan Old, Vikings and Doomster hill



Doomster Hill, Early Medieval Govan, World Press



The Govan Sarcophagus. © Stephen Driscoll



Govan Old



Govan, Urban Photography, Tom Manley



Harland and Wolff

Shipbuilding, Harland and Wolff



Harland and Wolff, The Glasgow Story

Showpeople and the Govan Fair



Govan, Urban Photography, Tom Manley



Edo Architecture's Ghost of Water Row pavilion



Nottingham Goose Fair

WATER ROW_Design ideas and process

Understanding Govan’s character and identity allows us to consider the form and layouts that might be appropriate for any new buildings and places. The drawings and images below are some early ideas generated from existing building elevation studies and historic roofscapes - and how these might be interpreted into new build forms and rhythms.

Local character is defined not only by physical buildings, but the spaces in-between and the activities that take place (and have taken place) in and around them. We are beginning to explore this through small space studies that combine housing, community, street patterns, movement, open space, work and play.

Forms and silhouettes - existing elevation studies



Massing and roof-lines - model and sketch studies



Streets and shared spaces - exploring the spaces in-between

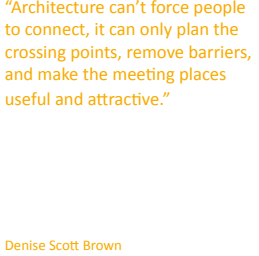


Places to live.....

Housing & Community

“In authentic experience, ‘home’, whether a house, a village or a region... is a central point of existence and individual identity from which you look out on the rest of the world.”

Edward Relph



Places to meet & gather.....

Streets & Open Space

“Architecture can’t force people to connect, it can only plan the crossing points, remove barriers, and make the meeting places useful and attractive.”

Denise Scott Brown



“Green infrastructure should be thought about at every scale of planning, from the strategic framework right down through neighbourhoods and within streets to the individual house or flat.”

The Scottish Government 2012



Places to work.....

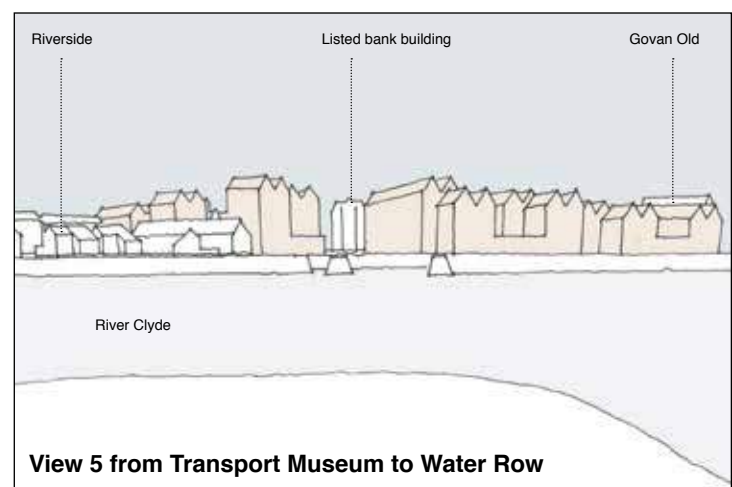
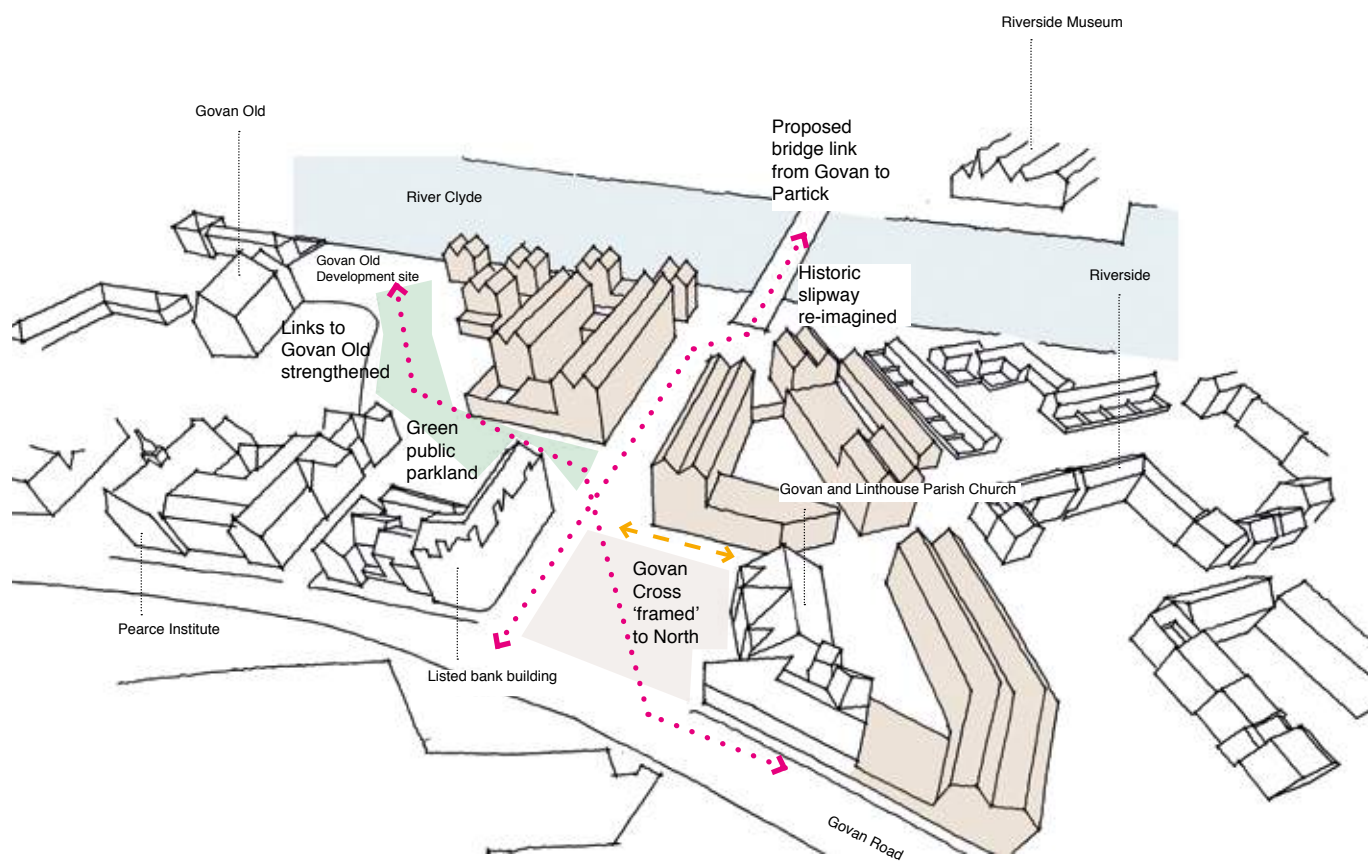
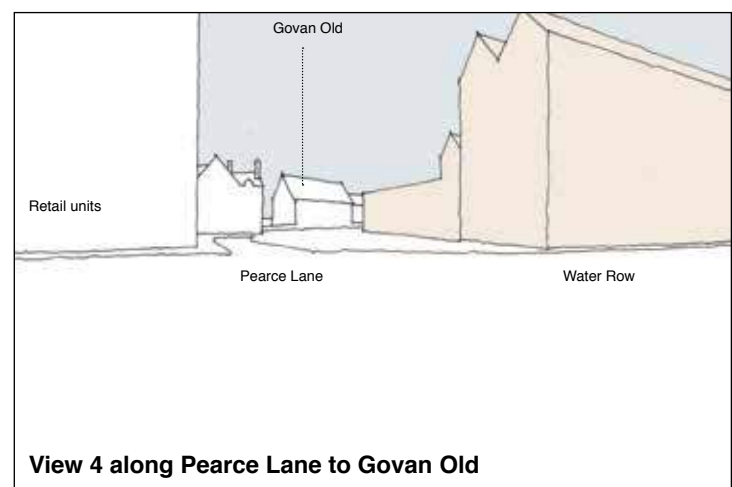
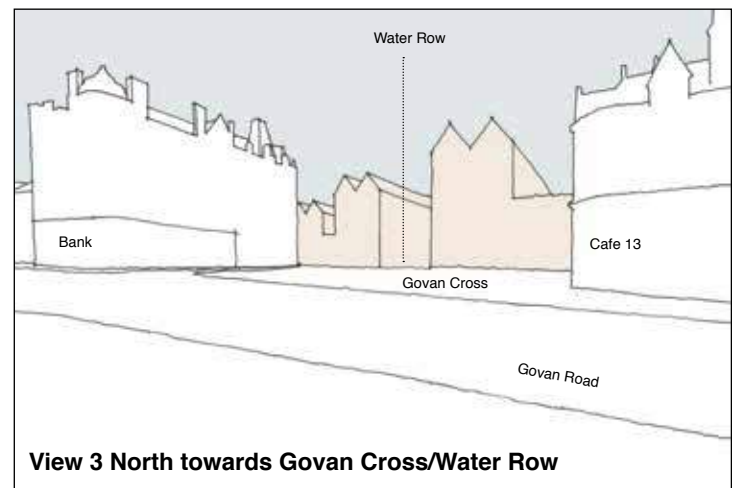
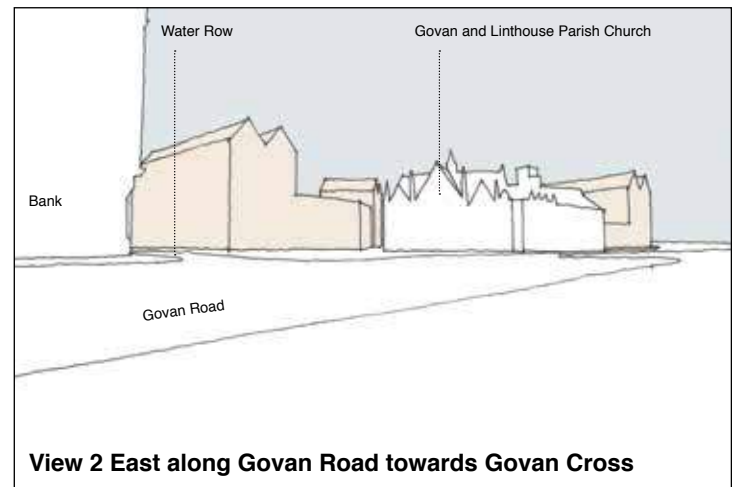
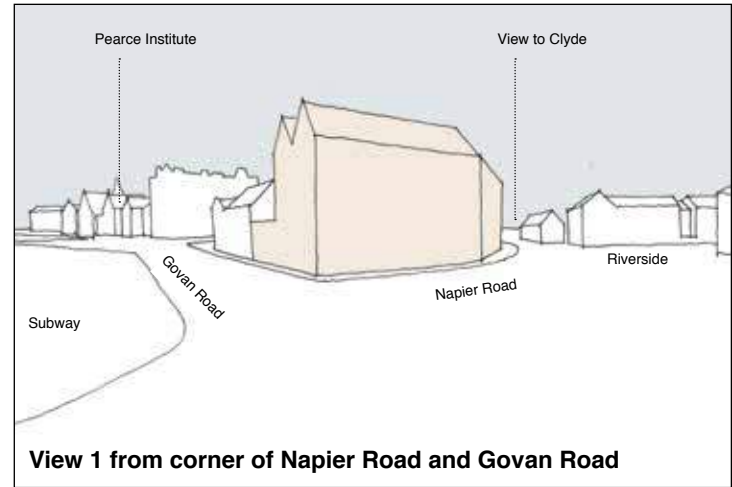
Work & Economy



C WATER ROW_Initial Options

Option 2

Defining urban edges and tight urban blocks



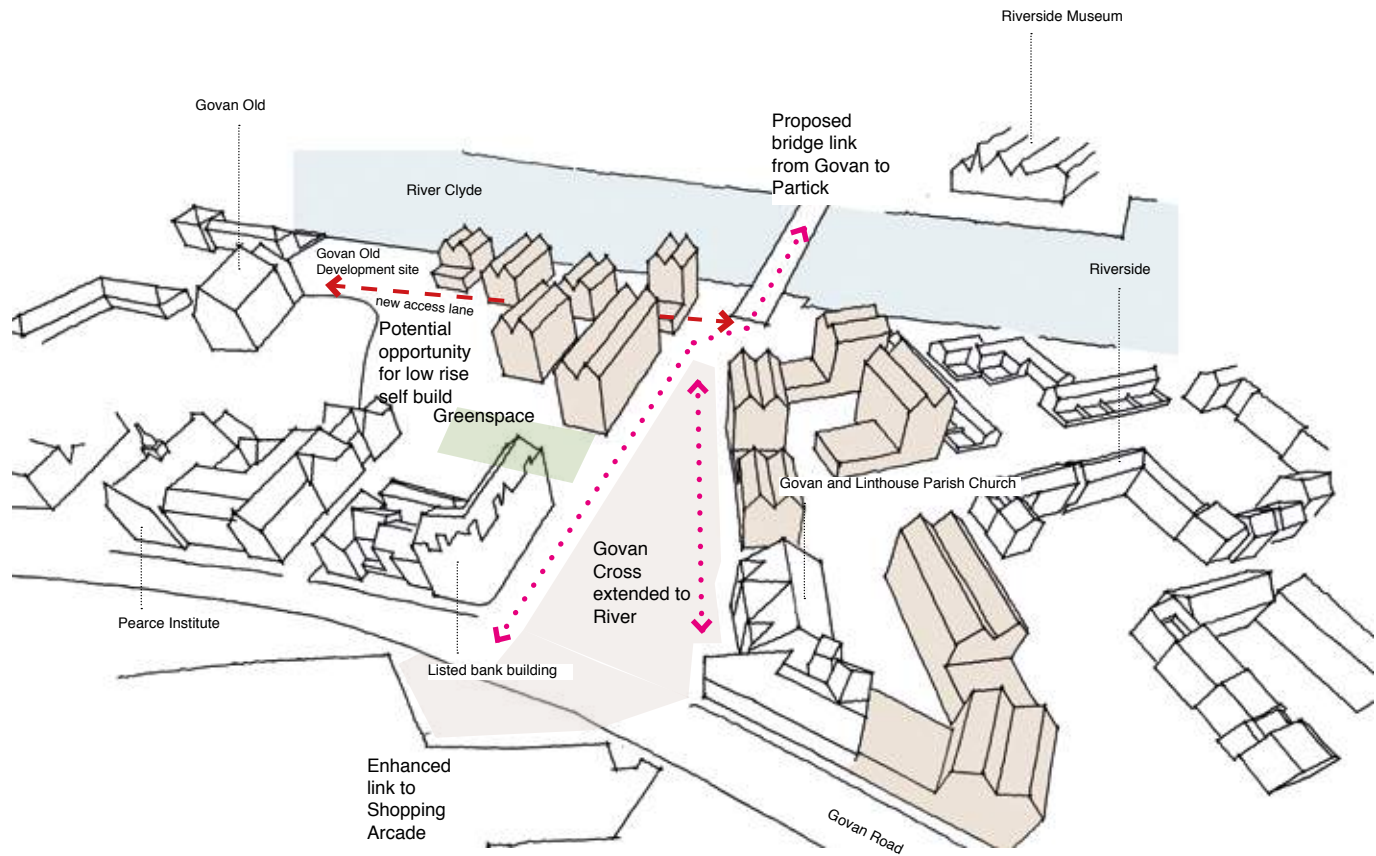
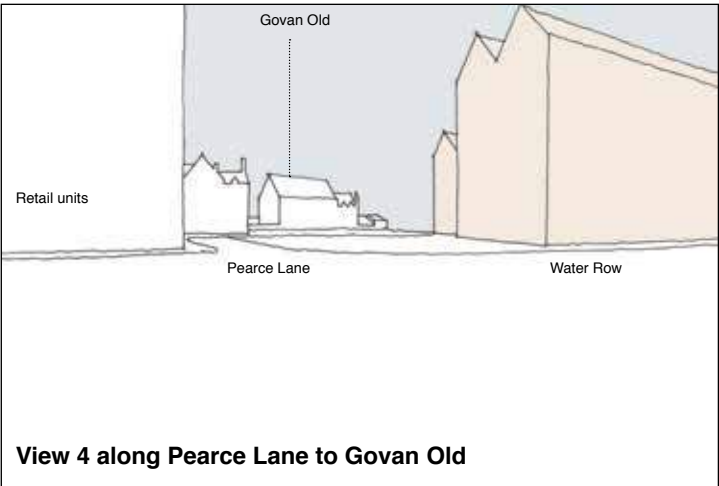
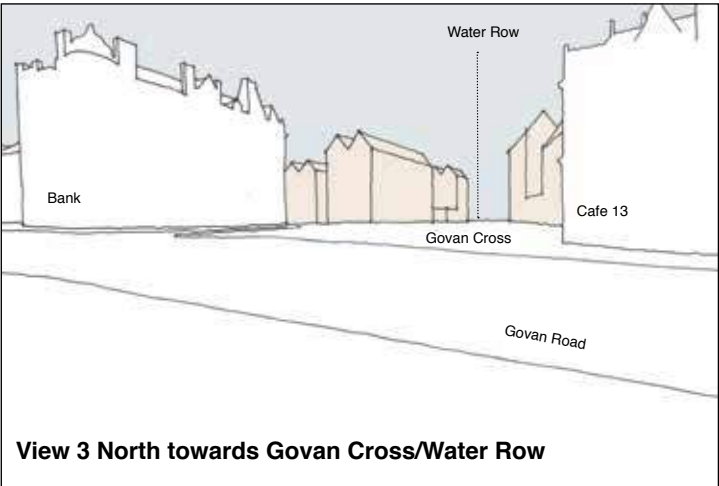
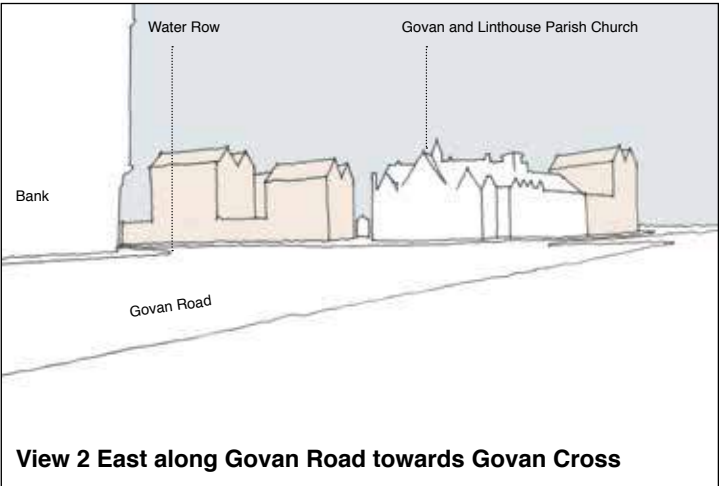
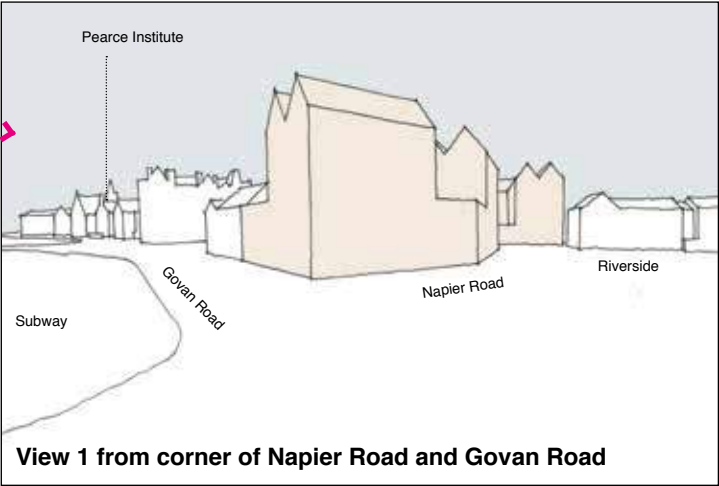
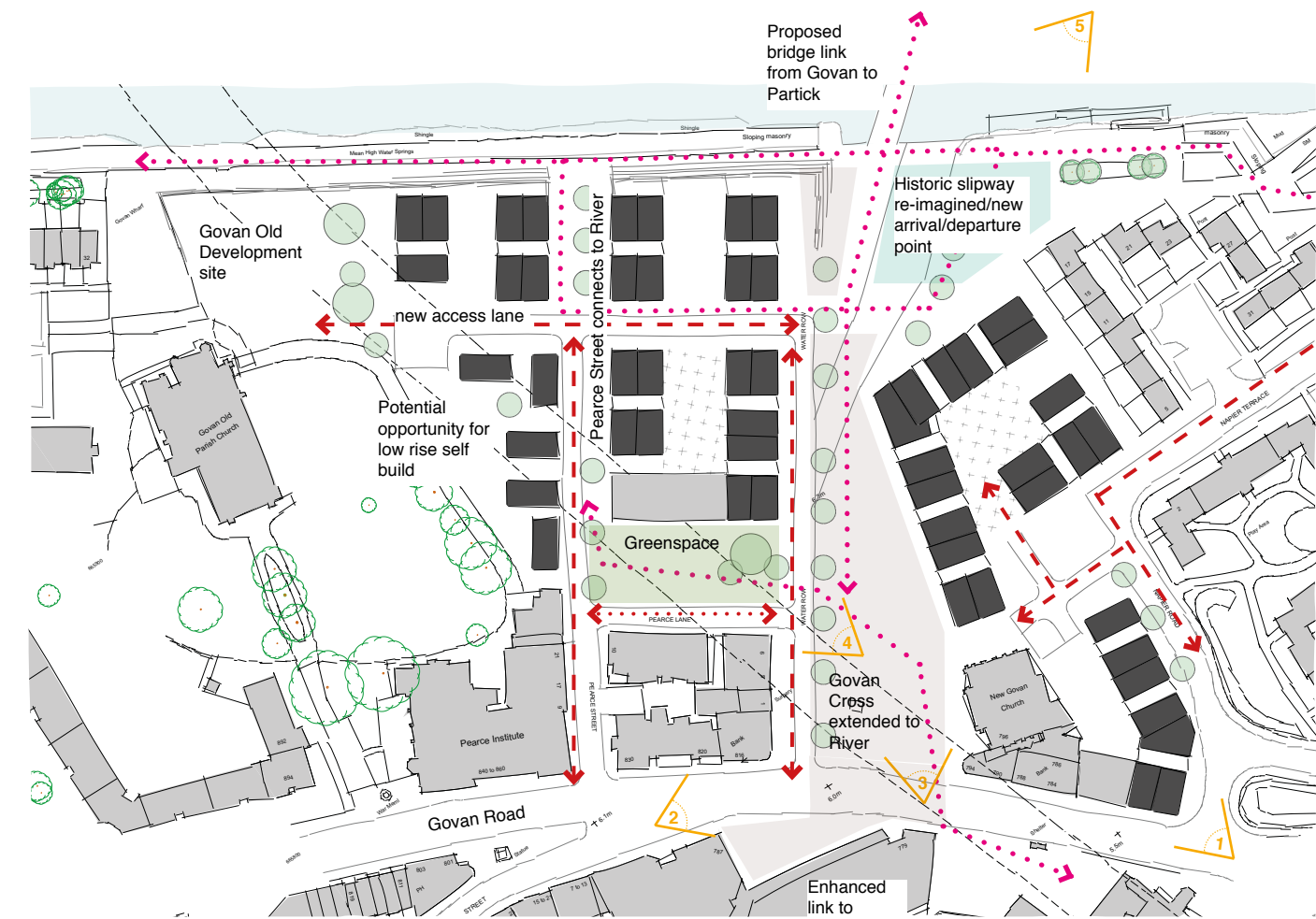
Precedents shown on each board show a range of characters, building types, and open spaces that could be considered at Water Row.



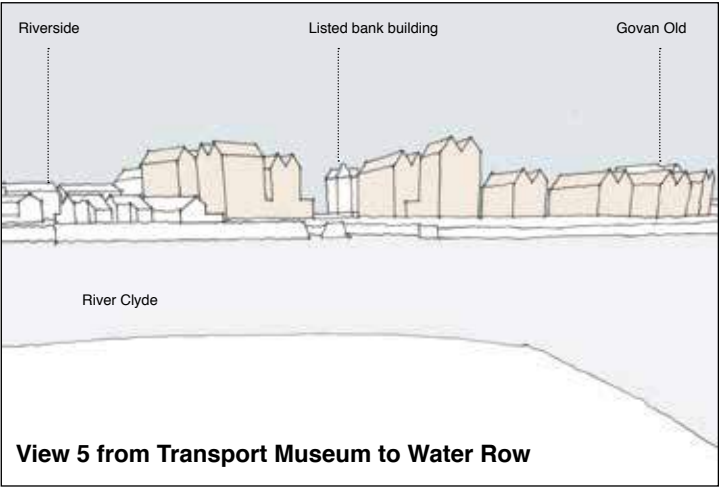
Initial Options

Option 3

Govan Cross, the Clyde and Park as one connected place



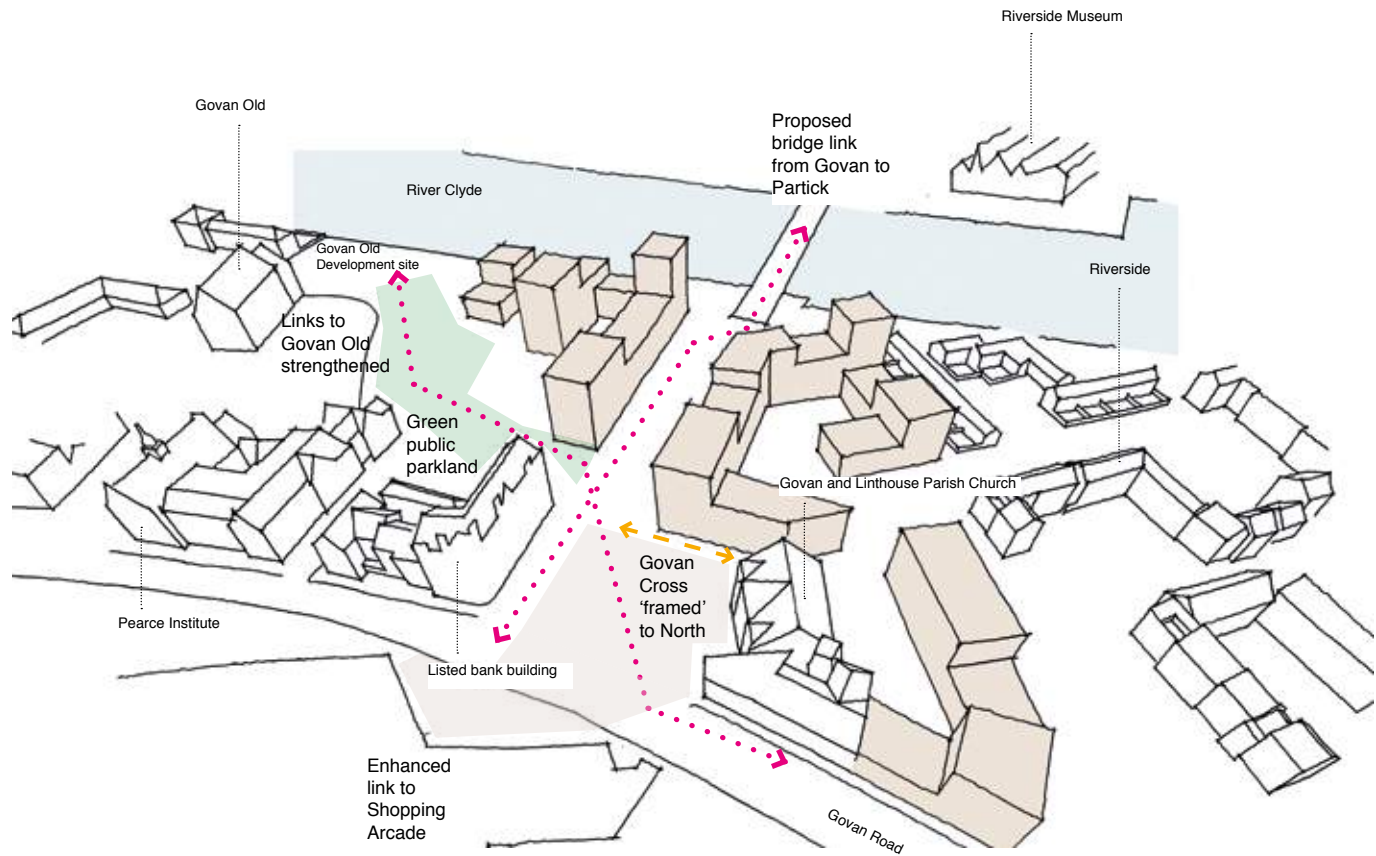
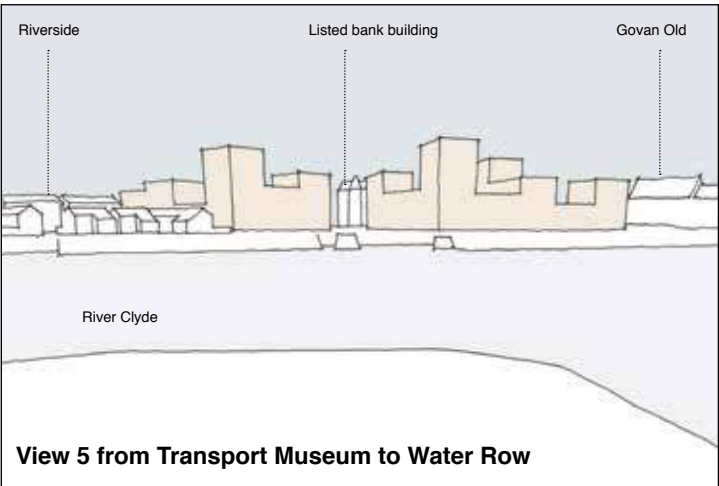
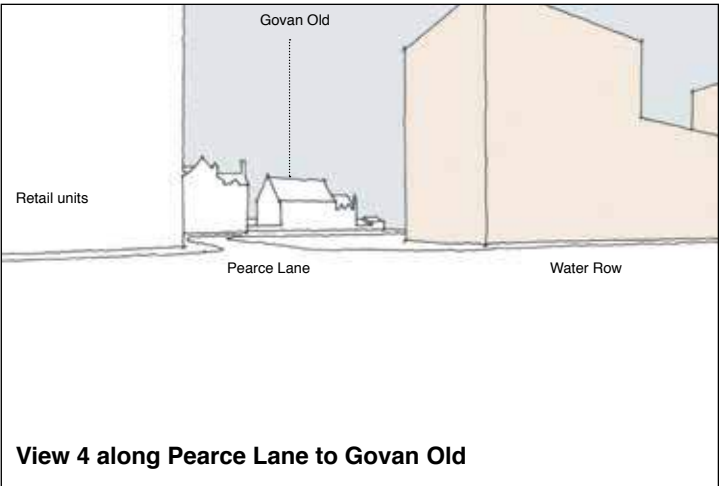
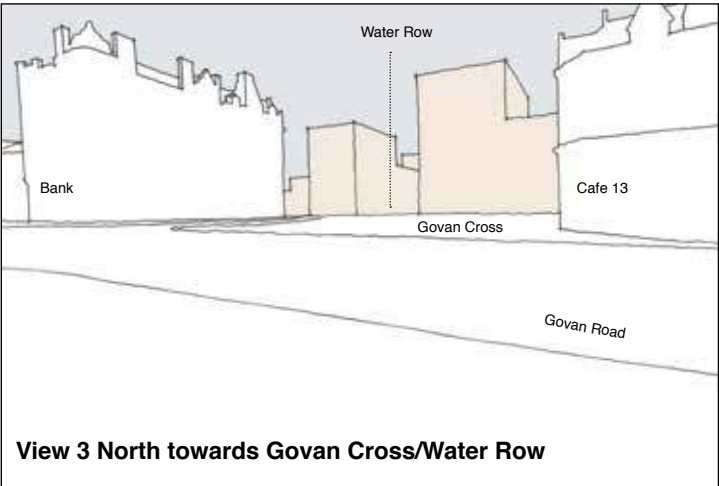
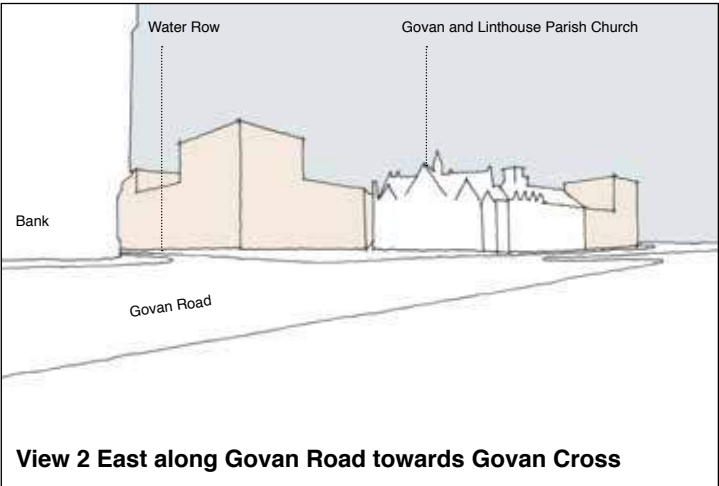
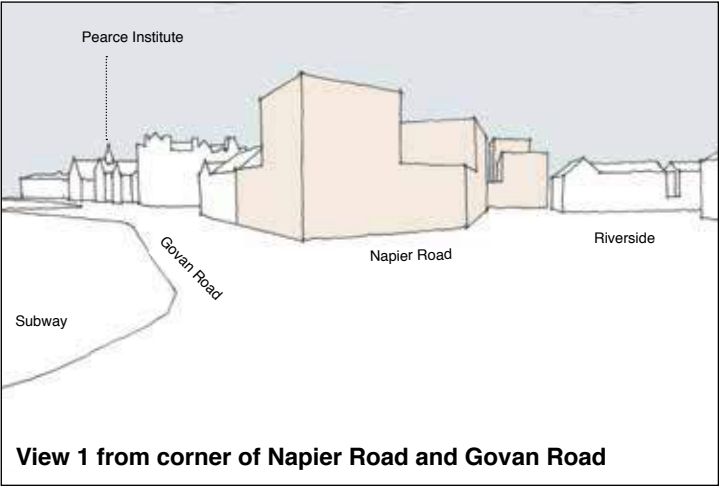
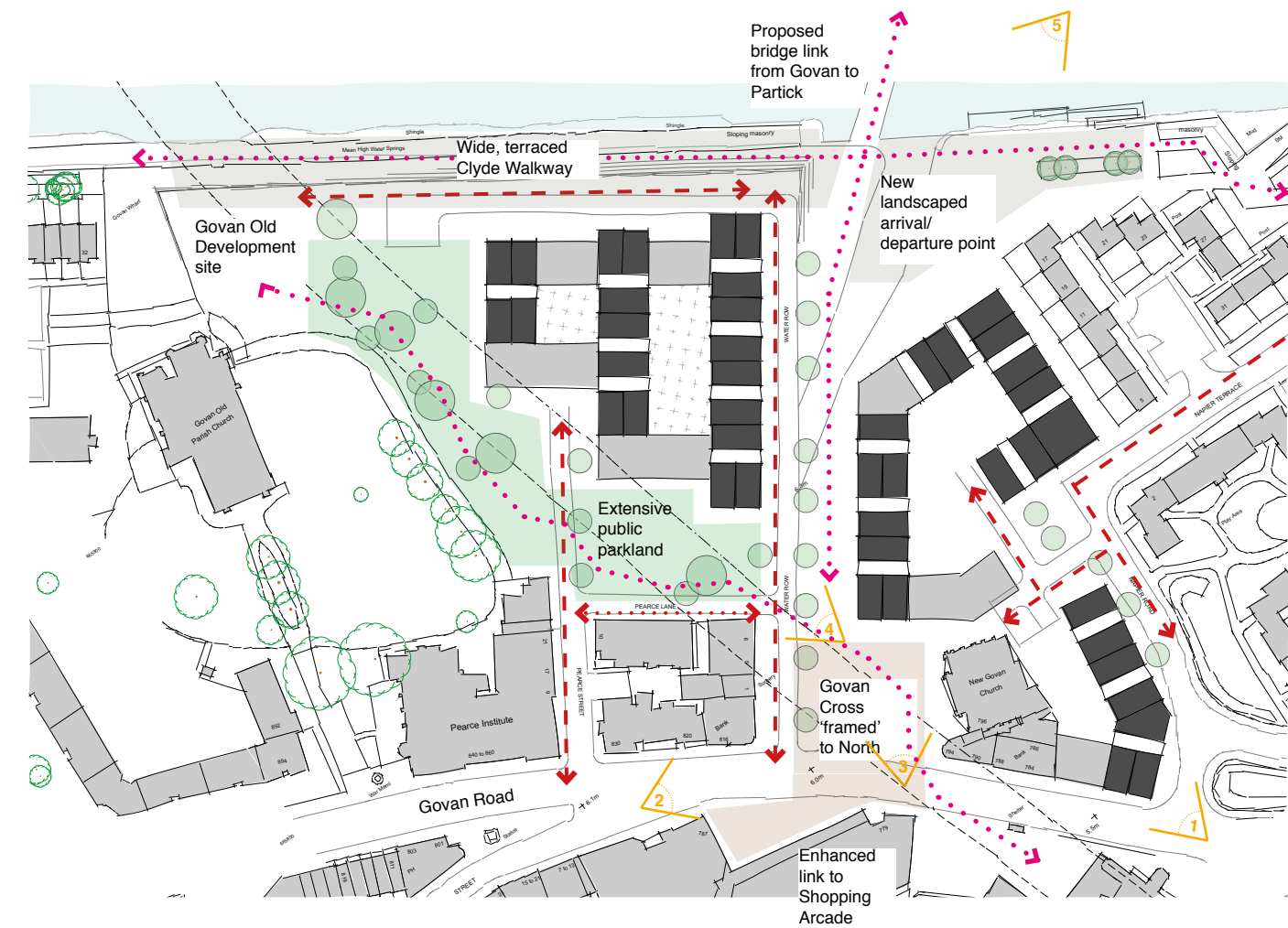
Precedents shown on each board show a range of characters, building types, and open spaces that could be considered at Water Row.



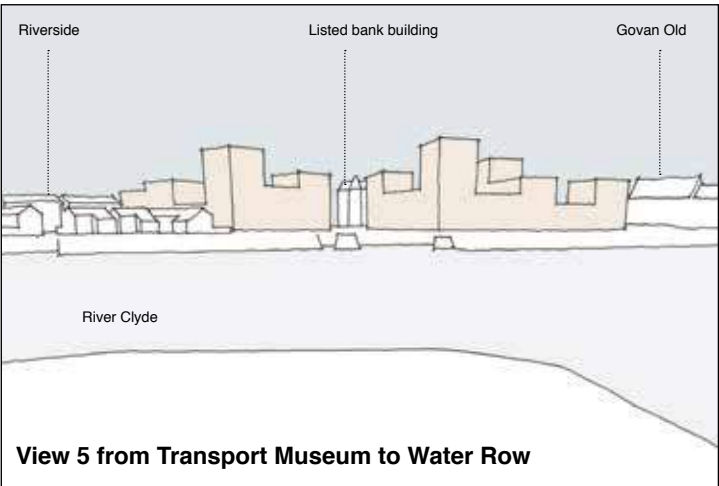
Initial Options

Option 4

Riverfront as civic realm, Water Row as High Street



Precedents shown on each board show a range of characters, building types, and open spaces that could be considered at Water Row.



D WATER ROW_River and Bridge

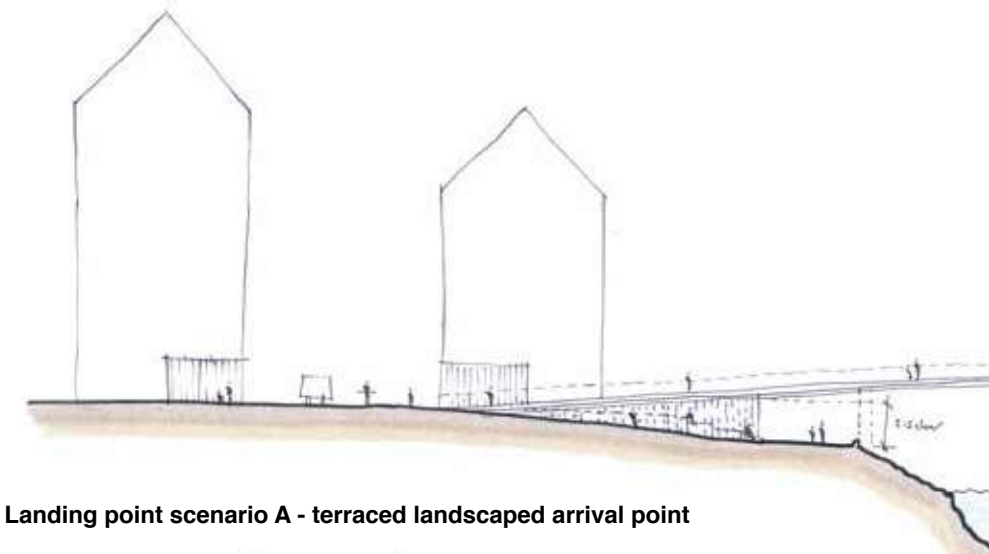
One of the key outcomes of the Govan-Partick Charettee in May 2015 was the introduction of a bridge link to connect the communities of Govan and Partick.

Proposals for a new pedestrian bridge linking Water Row to the north bank and onwards to Partick are now being developed through Glasgow's City Deal.

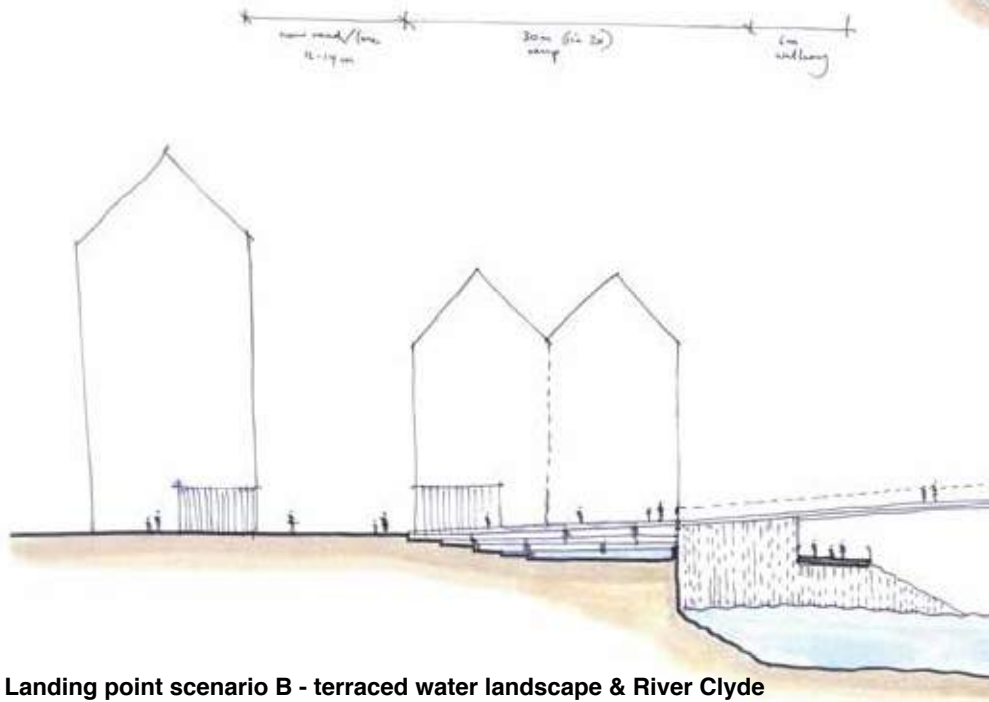
The planned Partick Govan Link Bridge will physically connect the North and South banks of the river, creating a new focal point and destination at each bridge landing point with the opportunity to enhance the quality and use of the public realm. The bridge will also breathe new life into Water Row, helping to reinforce Govan's historic importance and allowing a wider pattern of use.

City Strategy from Botanics to Bellahouston

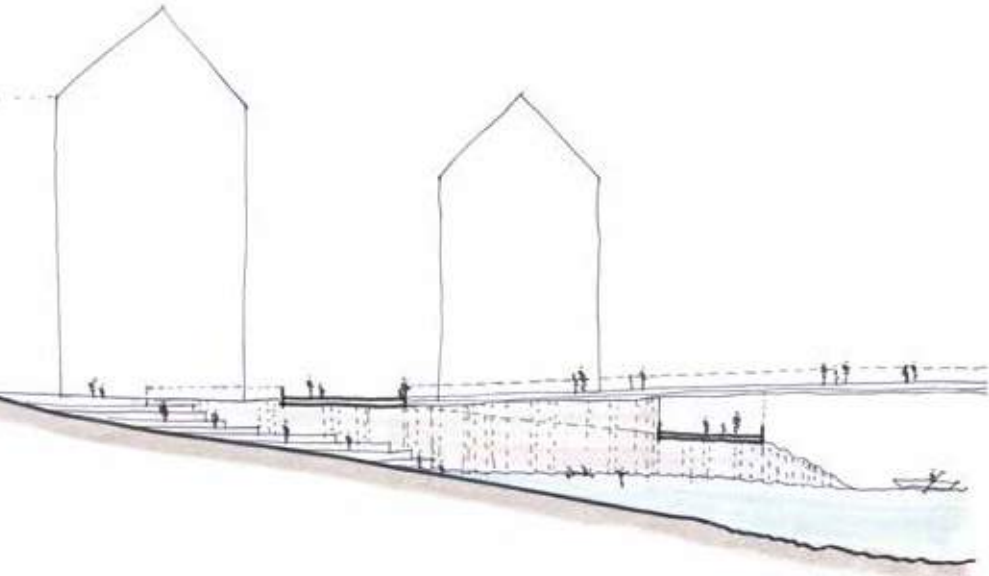
Extract from Govan-Partick Charrette, May 2015, Barton Willmore for Glasgow City Council



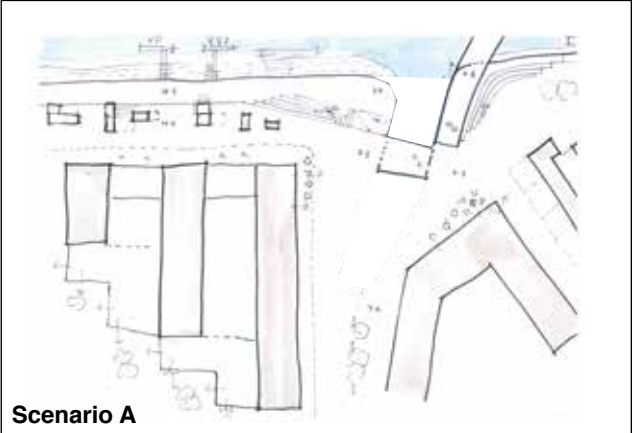
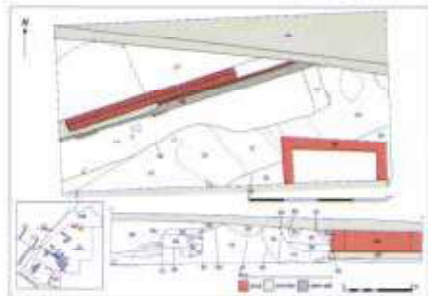
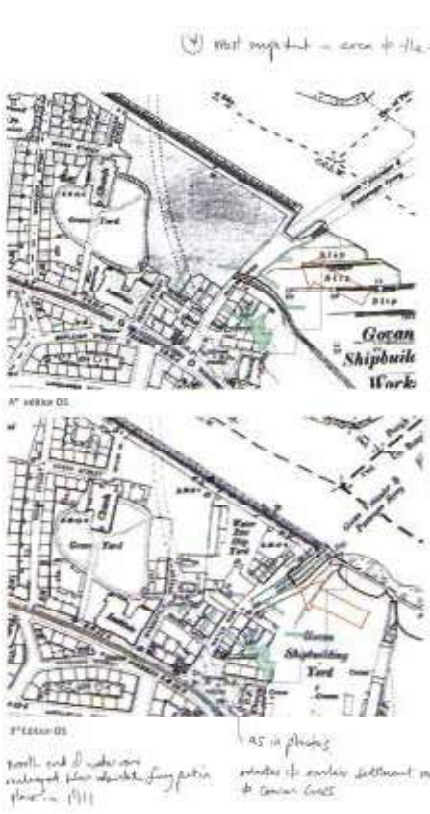
Landing point scenario A - terraced landscaped arrival point



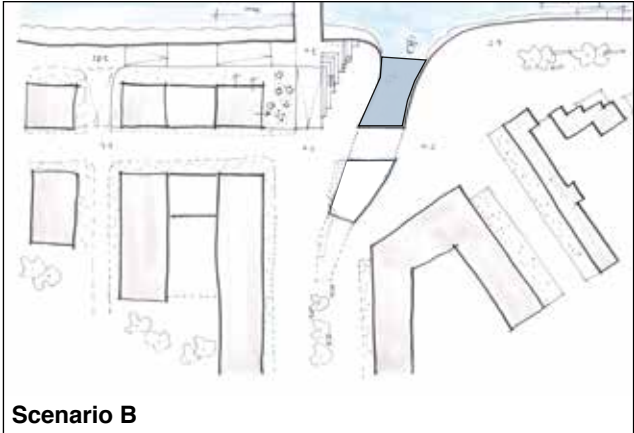
Landing point scenario B - terraced water landscape & River Clyde



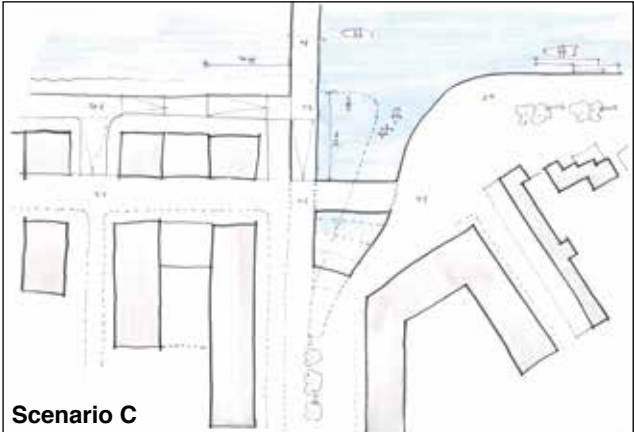
Landing point scenario C - reinstate historic slipway and riverside activities



Scenario A



Scenario B



Scenario C

Precedents

