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CONSULTATION STATEMENT

CONCLUSION
Glasgow University's estate is recognised as being of high quality across the main Gilmorehill Campus, Garscube Estate, and the various distributed campus locations owned by the University.

The Gilmorehill campus is an important historic part of Glasgow’s West End, and contains in addition to the high quality learning environments a substantial number of buildings of national and local importance.

The Garscube campus; four miles north of the Gilmorehill Campus, containing amongst others the School of Veterinary Medicine, Weipers centre for Equine Welfare, Small Animal Hospital and substantial sports facilities and is set within the historic Garscube Estate and associated parkland.

The University of Glasgow is committed to investing significantly at the Garscube Campus over the next 5-10 years to maintain and enhance it’s international reputation of undertaking world-leading teaching and research programme. The University aims to provide an intellectually stimulating learning environment for postgraduate, undergraduate students and research staff.

Within the context of major investment, and with reference to the changing face of education and research, it is understood that an overarching vision is required to shape the improvements and developments, that will follow in the short medium and long term timeframe.

The Garscube Campus Development Framework sets out this vision for the Campus, to its present and future users, to give guidance and direction on strategic campus wide issues which will influence future investment decisions.

This document does not set out a detailed masterplan, or identify proposals for specific development, but provides the University, the many stakeholders related to the site, and those tasked with implementing positive development and improvement works, with clear guiding principles, strategic themes and objectives which combine to form the Vision for the campus.
Existing Attributes

The Campus Development Framework Document:

- Sets out the key principles relative to the campus.
- Outlines the challenges, constraints and opportunities presented by the Garscube campus in its current form.
- Identifies key stakeholders and statutory guidance for consultation at each stage of future investment.
- Illustrates in broad terms how this vision could be achieved, without being prescriptive.

The University recognises that there are major attributes within the Garscube estate which are to be protected, enhanced and respected. The vision aims to incorporate these assets.

1. **People**
   The people who engage in education, research and work within the campus, and contribute towards the campus through their collective efforts.

2. **The natural environment**
   The high quality natural environment and habitats across the site, which form the backdrop to the work which is undertaken daily at the campus.

3. **Reputation**
   Glasgow University’s Garscube campus is a world leading centre for excellence in teaching and research, which is able to attract the highest calibre of students and researchers from across the globe.

4. **Contribution to the Economy**
   Contribution to the local and national economy resultant of the presence of Garscube Campus, and the wider financial benefits that current and new investment brings to surrounding communities. The campus provides over 600 high calibre jobs.

The Mission statement

Recognising these attributes, the University’s Corporate Strategic Objectives wish to achieve:

- an attractive and welcoming Campus that delivers a high quality, progressive 21st century environment for attracting, stimulating, supporting and retaining the best research and learning communities.
- a sustainable and affordable development strategy that is underpinned by good design principles, adopts a logical phased approach and takes cognisance of requirements for the complex set of campus-wide activities.
- an ability to identify and protect future development plots, to facilitate future expansion and development potential.
- a people-centred approach in all aspects of the design (internal and external spaces).
- good visual and physical connectivity between buildings and spaces.
- a safe, healthy, secure, accessible and inclusive development approach.
- a place that takes advantage of the unique site conditions and special features: topography/amenity space/whole estate/river/vistas to and from the site.
- The campus also provides important recreational greenspace for the University and surrounding community.
//04 Structure

The document is set out as follows:

Section 2 – The Site Analysis
This section summarises the historical context, opportunities, challenges and constraints of the campus which require to be addressed at each point of investment within the campus.

Section 3 – Campus Vision
Provides the overall vision for the campus which can be achieved through implementation of the strategic development themes.

Section 4 – Strategic Development Themes
Outlines the strategic themes for development which have been identified as key to delivering the vision.

Section 5 – Consultation
Setting out a framework for consultation.

Section 6 – The Way Forward
Summary and statement of intent.
INTRODUCTION

//05 Purpose and application of the Framework
The diagram opposite indicates key stakeholders and site specific themes.

The university will use the document as follows:

• To engage successfully with the wider community
• To inform estates management procedures and future estates development strategy
• To inform and provide context to future discussions with key stakeholders in relation to detailed proposals
• To provide a strategic, forward looking set of guiding principles for future design teams, university end users, and partners for investment.

Figure 9.1 Diagram Illustrating Key Stakeholders and Site Specific Themes:
SITE ANALYSIS
Planning Purpose

The Campus is split along the boundary of Glasgow City Council, and East Dunbartonshire Council, which requires a coherent and planned approach to consultation with the statutory process.

This document presents a comprehensive University Vision for the campus, and provides confirmation that development, whether on the North or South of the boundary is considered within the context of a campus wide strategy.

Where development impacts on both sides of the local authority boundary, a holistic view is deemed to be essential. Communication across authorities will be built on co-operation and openness to ensure the University’s strategy is productively realised in partnership.

The nature of the site, bounded by varied natural features, land and water habitats, complex road and travel conditions influence the complex array of planning policies relevant to the site.

The main policies which apply to any development works at the campus are outlined on the diagrams opposite.
SITE ANALYSIS

02

//01 Planning Context

Local Authority Environmental Policy Principles

- Bearsden tree preservation order (NE6)
- Local nature conversation site important wildlife corridor (NE 1D)
- Protection of greenspaces/ promotion of green network (NE 2 / NE 3)
- Ancient, long established or semi-natural woodland

G.C.C Local Plan 2 (Adopted 2009)

- Local nature reserve (ENV 7)
- City-wide site of importance for nature conservation (ENV 7)
- Site of special landscape importance (ENV 7)
- Ancient, long established or semi-natural woodland (ENV 7)
- Green corridor (ENV 7)

Local Authority Developmental Policy Designations

- Residential and supporting uses
- Protection of existing business land and property (ECON 1)
- Green space (DEV 11)
- Residential and supporting uses (DEV 2)
- Transport infrastructure (DEV 1)
- Civic, hospital and tertiary education (DEV 9)
- Industry and business (DEV 3)

Other applicable policies + guidance

Transport
- SPT Regional Transport Strategy
- ‘Keeping Glasgow Moving’ Glasgow’s Local Transport Strategy (LTS)

Scottish Planning Policy
- PAN 75 – Planning for Transport
- Scottish Integrated Transport White Paper
- Scotland’s National Transport Strategy
- PAN3/2010: Community Engagement
- PAN 61: Planning and Sustainable Urban Drainage Systems
- PAN 79: Water and Drainage
- PAN 60: Planning for Natural Heritage
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design

Environment
- Glasgow Open Space Strategy, G.C.C
- Scottish Natural Heritage, wildlife and habitat directives and protection legislation
- Core Paths Strategy
- Local Biodiversity Strategies
- SEPA Flood Risk Maps and Water Quality Guidance
Historic Context

Earliest records date back to 1250 when the estate was granted to Earl of Lennox as part of the Lordship of Colquhoun. Property later belonged to the Campbell Family who had close connections with the University of Glasgow.

In 1947 Sir George Ilai Campbell offered to gift the Manor House, South and East Lodge and the Outbuildings to the University and to sell part of the surrounding land. The University took possession of the Garscube Estate in 1948. Despite original intentions to keep the Manor House, on discovery of extensive dry rot the decision was made to demolish the property. The University lands at Garscube became home to the Vet School in 1950’s.

The Glasgow Veterinary College, funded by Highland and Agricultural College and the Corporation of Glasgow, was set up in 1862 by James McCall, a graduate of Edinburgh Dick School, with a Royal Warrant to prepare students for the examinations of the Royal College of Veterinary Surgeons granted in 1863.

Under the guidance and leadership of the first Director, William Weipers, The University of Glasgow merged with the college in 1949 as part of the Medical Faculty, with the first students graduating in 1954.

The Faculty of Veterinary Medicine was finally established in 1969 with Sir William Weipers as Dean since Garscube became home to the Vet School in the 1950’s.

While the house was demolished, there are numerous remnants of the historical fabric of the estate remaining, such as the Home Farm campus area, with walled garden and outbuildings, boundary walls to the Estate and remnants of the designed landscape which existed at Garscube house.

Within the site, the only listed feature is the Lady Campbell bridge which is B listed. The historical fabric will be protected and maintained appropriately, as this sets the context for the estate and landscape within.
SITE ANALYSIS

//02 Historic Context

Garscube Bridge  Figure 15.1
Garscube House  Figure 15.2
Home Farm Outbuildings  Figure 15.3
Remnants of Designed Landscape  Figure 15.5
Gatehouse  Figure 15.6

The numbers refer to the key on the previous page.
The current University Garscube campus, historically formed part of a wider estate landscape, that encompassed a broad area including what is now Dawsholm park.

The topography of the site is split North – South, with the southern campus being located on a steep North facing hill leading towards the river Kelvin, and the North – the area around the former location of Garscube house being gently sloping.

The ecological value of river Kelvin, and the surrounding woodland is substantial, which is to be protected and enhanced. The importance of the estate’s contribution to the Glasgow Open Space Strategy is also recognised.

A number of planning policies are in place which relate to and protect the high quality of the natural environment around the Kelvin Green corridor, including under Glasgow City Council boundaries various aspects of ENV 7 – National, Regional and Local Environmental Designations, and under East Dunbartonshire Council, various aspects of the Natural Environment policies (NE). These are outlined on the diagrams on page 13.

The Historic Landscape structure implemented during the early days of the Estate development is still evident, and remains an important asset which is recognised, and is to be enhanced within the context of development within the campus.

Key remaining features of the landscape structure are the original access to the site at Ilay Avenue, and estate driveway leading to Garscube house, running North-South, and the strong axial connection to Dawsholm Park, now blocked at the extent of the site boundary. The woodland structure that defines the site, connecting with Dawsholm park is a major asset of the estate, and historical remnant. These features can be used to give structure to any proposals moving forward.

Striking a balance between development, and enhancing the high quality landscape is a key goal of the framework.
02 SITE ANALYSIS

03 Landscape Context

Main Estate Entrance

Figure 17.1

River Kelvin Green Corridor

Figure 17.3

Axial connection to Dawsholm Park

Figure 17.2

Historic Drive Remnant Tree Structure

Figure 17.4

Existing Parkland Path

Figure 17.5

View to Remnant Designed Landscape

Figure 17.6

The numbers refer to the key on the previous page.
Site Analysis

//04 Built Form Context

The built form context of the campus is varied, owing to the gradual development of the site over a number of years, and the varied functions of the buildings.

The site functions, range from Cancer Research facilities, Small Animal Hospital with public functions, Equine/large animal facilities, teaching spaces and student facilities all of which provide a variety of building typologies, forms, materials and relationships to the landscape setting.

Recent additions to the campus have been largely of high quality which is a University benchmark for all new development across it’s estate.

Particular challenges at the vet school campus include:

• Poor legibility of backs and fronts of buildings across the campus, particularly within the Veterinary campus
• Poor legibility of connecting spaces between buildings, and crucially between buildings and the landscape.
• Closed or service frontages addressing key historic North-South access road at connection with ancient woodland.
• Very few active building edges addressing usable, shared external spaces, reducing the quality and perception of safety of routes through the site.

Addressing some of these refurbishment issues where relating to built form in any future development, and working to enhance the spaces between buildings is an ongoing goal of the University.
University of Glasgow Garscube Estate Campus is located 7 miles north-west of the City Centre and 4 miles from Gilmorehill Campus in the West End. The western edge of the campus is flanked by Switchback Road and the north-east by the River Kelvin. The campus sits within a woodland setting with Dawsholm Park to the south. Neighbouring facilities across the river in Kelvin Campus and Todd campus, various sports field, Wolfson halls of residence and commercial businesses associated with WOSSP.

The Estate is owned and managed by the University, which permits access to the public during daylight hours, outwith which the gates are locked, and access controlled at the main entrance.

The diagram opposite outlines the transport connections and access points to the site.

Access/transport connections:

- A transport survey undertaken in October 2011, which confirms that 44% of campus staff use cars to reach the site.
- 17% of staff used public transport to access the site - figure which the University is keen to increase.
- Dedicated cycle routes - access to local networks of routes towards the City Centre, Bearsden and the Forth and Clyde Canal. Those who travel to the Estate on foot or cycle make up 29% of staff responding to the travel survey.
- Connections to the rail network at Anniesland (25 mins.) and Westerton Stations (15 mins.) both over 1 mile away.
- Access to a major bus corridor, on Maryhill Road via the Kelvin Campus, with limited bus service on Switchback road.

The survey confirmed that the figure of 44% using cars would decrease if public transport was more accessible/frequent, and if public transport and pedestrian routes were safer.
SITE ANALYSIS

//05 Accessibility Plan

Main site entrance

Figure 21.1

Lady Campbell Bridge

Figure 21.2

Historical main estate entrance

Figure 21.3

Gatehouse at Maryhill Road entrance

Figure 21.4

Circulation at Home Farm

Figure 21.5

Poor quality public transport links at Switchback Road

Figure 21.6

The letters refer to the key on the previous page.
Movement within the Estate is anchored around the main Historic routes used to access and service Garscube house, albeit with additional access for vehicles re-prioritising the original hierarchy. This primary network of linkages is generally on street, shared between cars and pedestrians, lit, and during the day well used. A secondary network of linkages exists, also anchored on Historic networks of pathways through the woodland, which are currently ‘slow’, or leisure routes. This combination of route types is an asset and opportunity.

Along the routes which form the current desire routes – aligned with the vehicular routes, the pedestrian linkages are in places ill defined, or broken, particularly at key activity nodes. This lack of clarity in the primary routes can create conflict between vehicles and pedestrians.

Pathways and routes within the woodland areas are not to a standard that can be used easily for regular day to day communication, but are leisure focussed, and can be used to access the riverfront. River access, while possible from the southern end of the campus, is via overgrown pathways, and steep gradients. The ancient woodland acts to some degree as a barrier to access to the river along its length. woodland pathways could be used as a slow means of travelling the site, improving access to the river, with places formed along these routes to enjoy the environment.

The river acts as a major barrier to movement, and cuts off potential desire lines, which could ease connections with shared facilities, and major transport routes such as Maryhill road bus corridor and the cycle routes through Kelvin Campus.

In response to the above, some measures could be put in place to improve connectivity and ease of movement:

- Improve public realm and pedestrian priority to reduce conflict between pedestrian and vehicles
- Improve way finding - public realm/broken link improvements and well designed signage
- Improved lighting/safety considerations to encourage cross campus movement
- Increase choice of routes for pedestrians by improving woodland routes/lights.
- Consider adding missing link over the river to radically improve connectivity
- Managing vehicular traffic by reducing speed and give priority to pedestrians
- Implement shared surface zones which restrict vehicular movement.

Figure 22.1: Potential for a new bridge link

River Kelvin prevents access to wider campus and public transport
Broken public realm links/ poor legibility impedes pedestrian movement
Strong desire route on historic drive, shared pedestrian/ vehicular route

2. Pedestrian and cycle gateway
3. Vehicular circulation
4. Main Entrance Point
5. Estate Access
SITE ANALYSIS

//06  Campus Movement

Incomplete pedestrian routes at main access drive  Figure 23.1

High quality pedestrian access from Maryhill Road  Figure 23.2

Poor legibility at Home Farm campus  Figure 23.4

Historic drive- pedestrian access  Figure 23.5

Kelvin Corridor- barrier to cross campus movement  Figure 23.6

Existing cycle parking  Figure 23.7
Across the range of building typologies, ages and functions, the University has identified those which are considered to be an asset due to the standard of construction and design quality, those which have the potential for refurbishment to enhance existing uses or deliver new, and those which are beyond their useful life, and are considered candidates for redevelopment.

The University Policy for assessing and proposing any works to existing buildings is based on several key influencing factors as follows:

- Impact of existing building stock on carbon management policy, and ability to make alterations to lessen impact on carbon outputs.
- Rationalisation of accommodation to current space standards and policies – such as moving away from cellular spaces to substantially improve space efficiency
- Quality of campus environment. As this document sets out, the image of the University Campus has a major part to play within the delivery of this vision – creating places for learning and research of a standard which Glasgow University is renowned for, demanding a high quality environment.
SITE ANALYSIS

//07 Building Assessment

Campbell Building

Wellcome Surgical Building

Small Animal Hospital

Reproduction Unit

Library Accommodation

Beatson Building

Examples of buildings identified for demolition

Examples of buildings identified for refurbishment

Examples of buildings identified as assets

The numbers refer to the key on the previous page.
Site Challenges

The complex nature of the campus, its setting within the sensitive natural environment, the relationship with transport and access limitations present significant challenges to be considered within each phase of development.

The University believes that innovation, high quality design and joined up thinking at the outset is the key to meeting these challenges, enabling sensitive, incremental improvement and development.

The main site challenges can be summarised as:

• Preservation, protection, and enhancement of the natural environment while meeting the vision of improving integration, better facilities and campus infrastructure.

• Enabling future development and investment within a limited number of brownfield sites, and proximity of defined areas of protected landscape.

• Balancing the requirement for additional parking capacity with maintaining the parkland setting.

• Reduction of carbon emissions whilst permitting development which have high energy demands.

• Increasing levels of safety and security whilst maintaining an open, inclusive parkland environment to which the public have limited access during the day.

• Creating a pedestrian priority campus while accommodating additional levels of parking required under any future development.

• Encouraging use of public transport with only one link across the River Kelvin which limits accessibility to the public transport corridor on Maryhill Road.

• Infrastructure and utility capacity issues

• Satellite campus has specific challenges for staff and students travelling to the site.
Increasing Connectivity

- Reduce Cars

Development adjacent to residential communities.

- One river crossing limits access to Maryhill Road, a primary bus route.

Maximising collaboration, facility sharing and cross-campus movement with existing barriers and movement.

02 SITE ANALYSIS

Figure 27.1
Figure 27.2
Figure 27.3
Figure 27.4

KEY
1. Areas of protected woodland
2. Residential Areas

Figure 27.1
Figure 27.2
Figure 27.3
Figure 27.4
The proximity of the campus, its users, buildings, infrastructure, adjacent communities, high quality landscape environment and historical remnants as outlined in the previous pages present major opportunities to create a unique and inspiring campus. The opportunities presented by implementing transformational change are:

- Capacity for growth within existing estate.
- The ability to create a unique, beautifully set campus which is capable of attracting investment, students and researchers in an increasingly competitive global market.
- Proximity of campus users to the high quality landscape, outdoor amenity space and varied natural habitats: fostering wellness and access to sporting and leisure facilities.
- Close proximity of other developments such as West of Scotland Science Park with different but potentially related specialisms offering opportunity for cross discipline partnership working, innovation and knowledge sharing if the connections between separate campus environments can be fostered.
- Engagement with the surrounding communities, promotion of the estate as a destination for access to the parkland landscape: ensure the campus is integrated with the local community and environment.
- Health: presence of varied sports facilities within the wider campus landscape can offer substantial amenity to campus users.
- The University acknowledges and supports the goals of Play Scotland, in the understanding that the Estate landscape is a major resource which can be utilised by the local community, playing a part in assisting Play Scotland.
02 SITE ANALYSIS

Cross campus collaboration

Proximity and connections to landscape and sporting facilities

Brownfield/land outwith the areas of special landscape value suitable for re-organisation/limited development

Weekend Life: Local community engagement and interaction with the landscape

Figure 29.1

Figure 29.2

Figure 29.3

Figure 29.4

KEY

1. Tennis Courts
2. Playing Fields
3. Cycle Routes
The Green Campus

- Increase connection between developed areas of the campus with the special natural environment and green space.

- Implement placemaking by creating usable open space in the natural environment to allow external meetings, study, collaboration and relaxation.

- Focus new development, and associated infrastructure/parking on brownfield sites where possible, and restriction of development within areas of high landscape and habitat value.

- New developments to minimise carbon usage and aim to achieve BREEAM excellent rating.

- The University travel plan is to be actively promoted, including the promotion of cycle to work and Journey Share Scheme.

- Reduce reliance on cars by promoting a variety of means of reaching the campus - implement improvements to cycle storage capacity, and investigate the provision of cross campus shuttle bus service.

- Consider electric vehicle charging points within new development.

- Campus wide recycling strategy.

- Consider implementation of an energy centre to increase energy efficiency, and future-proof the campus energy supply with less reliance on fossil fuels.

- Improve and maximise the use of sports facilities across the surrounding campus.

- Improvement and extension to the footpath routes through the woodland.

Figure 32.1

Footpath through woodland
1. Original estate drive, former access to Garscube House
2. Urban side of park where sensitive development to be focussed.
3. Area where development to be restricted.
4. Possible link to Dalsholm Park
5. Existing sport facilities
6. Children’s play area
7. Ancient woodland
8. River Kelvin green corridor
03 CAMPUS VISION

//02 Safe Campus: People Centred Campus Vision

- Putting people, their safety and comfort at the centre of each section of investment into the estate.

- Creating safe, well lit, fully accessible pedestrian routes through the site which are where possible separate from roadways. Consider woodland routes with new lighting and upgraded access.

- Implementing pedestrian priority shared surface streetscape design to calm traffic where cars and people cohabit spaces.

- Enhance and reinforce historic north-south drive by improving standard and public realm, legibility and safety.

- Placemaking - Creating pockets of activity which foster natural surveillance from buildings over open space and create pockets of high quality built form to enhance the campus experience.

- Restriction and rationalisation of parking to site perimeters where possible to minimise penetration of cars into campus hubs.

- Separation and management of service routes to reduce impacts on pedestrian priority zones and campus hubs.

- Consider a managed pedestrian access to Dawsholm Park on historic axis.

- Investigate a possible new footbridge link over the Kelvin to connect the south of the campus to the east.

- Encourage the use of recreational assets of the campus throughout the year.
CAMPUS VISION
Innovative Campus

- Future development to be of the highest design quality, which responds imaginatively to the exceptional estate setting.
- Ensure future sustainability by creating buildings which are flexible and adaptable, reducing need to major alteration as needs and technology develops.
- Integrate cutting edge, proven technologies within buildings and public realm solutions to maximise energy savings and impact on the environment.
- Innovative use of existing spaces through planned improvements and refurbishment.
- Consider implementation of energy centre to increase energy efficiency, and future-proof the campus energy supply.
- Shared facilities - provide facilities which can be shared by users to encourage collaboration and reduce the duplication of facilities.

Figure 35.1
03 CAMPUS VISION

//04 Inclusive + Integrated Campus

- Encourage use of the campus as a local natural asset used by the community.

- The campus should be accessible to all. Movement between buildings and across campus should at all times be in full accord with the principles outlined within the Equality act 2010.

- Foster links with the West of Scotland Science Park to increase collaboration, innovation and cross fertilisation of ideas – creating suitable accommodation to attract SME’s including incubator space.

- Use the spaces between buildings to create places for people, and encourage interaction between teaching and research units within the campus.

- Consider the addition of a second bridge link between the Vet Campus and Kelvin Campus to increase and encourage the sharing of facilities to maximise usage, and foster cross discipline interaction.
04 STRATEGIC DEVELOPMENT THEMES

All future development will aim to meet the following strategic development themes:

1. **21st Century Campus**
   - Foster collaboration encourage through a stimulating environment.
   - Make use on the unique setting of the campus to create a creative pleasant working environment and technologically advanced campus.
   - Placemaking. Improve the campus to be people centred, making places which are cohesive, integrated and well functioning.
   - Future-proof for advancing and improved technologies and requirements.
   - Improve cross fertilisation between campus centres.

2. **Sustainable + Innovative Development**
   - Campus development and improvement to be socially and an environmentally responsive.
   - New developments should seek to adhere to the University Carbon Management Policy through monitoring, controlling and minimise carbon emissions from existing and new developments.
   - Use innovative design to ensure new development is fit for purpose and flexible to allow future adaption.
   - All development to aim to achieve a BREEAM ‘Excellent’ rating.
   - Encourage seeking efficient use of existing and new space by building users.

3. **Integration + Enhancement of the Natural Environment**
   - Maximise and enhance access to the park land setting to encourage wellbeing and recreational use.
   - Integrate people with the natural environment and improve campus desire routes to enable closer connections to the river frontage and open space.
   - Protect existing flora and fauna habitats and promote new habitats where possible, particularly along the river green corridor.
   - Create accessible, functional multi use spaces within the campus.
   - Protect and encourage Biodiversity value through improved landscape design and management.
   - Opportunities to integrate the natural landscape into the heart of the built-up campus by managing vehicular access.
   - Improve air quality and control surface water integrating Sustainable Urban Drainage.
04 STRATEGIC DEVELOPMENT THEMES

//04 Pedestrian Priority Campus

- Re-focus the campus to the pedestrian by defining campus desire routes, and providing accessible, well lit, safe routes through the parkland environment.
- Reduce reliance on and dominance of cars by promoting the Universities Strategic Travel Plan.
- Investigate and promote cross campus shuttle bus services.
- Encourage the use of the cycle network and future connections to the safe cycle route.
- Encourage the use of public transport by defining accessible direct routes through the campus.
- Create pedestrian only spaces which are attractive, accessible and dynamic.

//05 Improved Connectivity

- Enhance and improve cross campus communication by implementing the Universities Strategic Travel Plan and cross campus shuttle bus service.
- Consider connecting spaces between buildings. Design the spaces and routes to be legible, accessible and safe.
- Aim to develop and exploit potential synergies with West of Scotland Science Park by investigating an addition footbridge link.
- Make moving through the campus a joyful, enriching experience.
- Foster public engagement and maintain public use of the park, through events, and use of public art.

//05 Phased Infrastructure Improvements

- Invest in incremental infrastructure improvements in a manner which takes full account of the developing requirements to ensure future capacity demands are planned.
- Ensure new installations are future proofed to avoid repeated upgrade, disruption and carbon emissions.
- Aim to provide infrastructure solutions which are flexible, and adaptable should the future need arise, minimising disruption and easy to maintain.
- Consider infrastructure in a strategic manner with opportunities to provide campus wide solutions.
- Continue to maintain infrastructure in a responsible manner.
Engagement Strategy

Good engagement is the bedrock of successful improvement and development.

The University of Glasgow understands that good, well timed engagement is the key to ensuring successful development which is suitably prepared and informed to allow efficient and successful process through the statutory process.

The goals of the community consultation process are:

• To raise awareness of proposals
• To ensure stakeholder and community inclusion and structured dialogue
• To gain informative feedback which shapes the design development moving forwards
• To create a sustainable relationship with the local community and stakeholders and foster good neighbourly relationships.
• To comply with statutory requirements

In addition to the extensive internal dialogue processes undertaken for every project, the University of Glasgow has a policy of engaging with all required parties to inform and enrich the development of each project. The key stakeholders and parties to be consulted relating to the Garscube Estate are:

Local Authorities
• Glasgow City Council
• East Dunbartonshire Council
• Planning / Roads / City Plan

Elected Members
• Local Elected Members [Councillors / MSPs / MPs]

Community
• Local Residents
• Community Council Groups
• Academic and support community at the University of Glasgow

Utilities
• Scottish Power
• Scottish Water
• SEPA / ISIS / SNH

Police and Fire
• Strathclyde Police [Secure by Design/ ALO]
• Anti-Terrorism and Security

Local Partnership Organisations
• Scottish Enterprise at West of Scotland Science Park
• Strathclyde University at West of Scotland Science Park

The University will prepare for each investment a programme of engagement, outlining those involved, and the stages at which dialogue and communication is best undertaken.
CONCLUSIONS

The Way Forward

The University of Glasgow’s strategic plan (Glasgow 2020: A Global Vision) sets out the institutional vision of the University to enhance its position as one of the world’s great, broad based, research intensive universities. The University is committed to delivering the global vision to achieve its mission “to undertake world leading research and to provide an intellectually stimulating learning environment thus delivering benefits to culture, society and the economy.”

The Campus Development Framework (CDF) is a strategic estate management tool which should be read in conjunction with other strategic University policies and statutory planning policies relevant to the site. The Campus Development Framework aims to inform future investment decisions by establishing clearly defined expectations for quality and increased efficiency of its estate. It outlines the principles to be used by those who are responsible for creating, issuing, understanding or implementing briefs for development.

The Campus Development Framework will be a supporting document for future planning applications. Future development and specific projects will align with the core principles and goals contained within the vision.

It is anticipated that implementation of the vision will be incremental over a period of 5–20 years to reflect the changing requirements of the estate, teaching & research demands and the crucially to strengthen the Garscube Estate as a cohesive and well functioning campus.

The CDF will be reviewed, as required, to ensure it is relevant and adapts to emerging changes to the planning and building regulation systems.

Conclusion

There is potential for further enhancement of the Garscube Campus which, combined with significant investment made over the last ten years, provides a considerable asset to the University’s estate as a whole. The principles and general aspirations contained within this document outline the University of Glasgow’s vision for transformational change at the Garscube Estate.

Investment in people, their endeavours within the Estate, and the high quality natural landscape which forms the context is at the heart of the University’s vision. The University is, and will continue to be a responsible custodian of the Garscube estate, and will strive to achieve the highest standards when considering any investment.

Enhancement of the environment to create a modern, lively, creative and inclusive campus, which is the physical realisation of these principles is underpinned by the changing face of higher education and research, and is considered to be achievable within the context of the scope of this document.

The University intends to use this document and future investment opportunities both to create a world class, high output, node of creativity, and to continue to provide added value to the surrounding people and communities which benefit directly from use and enjoyment of the park land environment at Garscube estate.
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