We have two primary lockups, in line with our primary colour palette. We should always use one of these on core publications, such as:

- Annual Review
- University’s Strategic Plan
- Graduation day brochure.

Our lockup (where and how our marque appears)

Lockup background. Can be solid or used at 70% transparency

Our lockup should be used primarily on front covers, posters and adverts but not within the inside of any document. For consistency across our material, and to ensure our branding is clear and instantly recognisable, we have created our lockup. This is made up of:

- Background
- Our marque/Sub-identity

Help and advice for compiling our approved lockups are available from Corporate Communications at communications@glasgow.ac.uk.

Background

Use the University colour palette, and follow the colour palette guidelines, to choose the appropriate lockup for your purpose. For example, if the document is for a specific college, that college’s colour lockup is probably the best one to use. If the document is more general, you may want to use a lockup from the primary palette.

Use a solid background colour – or a 70% transparent background against full bleed images (see examples on page 84).

Our marque

Our marque always sits to the left of the lockup on its own or as part of a sub-identity.
# CONTENTS

## SECTION 1 : INTRODUCTION

Introduction
- Introductory words from the Principal
- Context & Purpose of a Campus Development Framework
- Scope & Purpose of the CDF
- The Status of the CDF
- Process for Evolution of CDF
- Contributors
- Key Reference Material : University
- Key Reference Material : Statutory

Context
- Campus Location & Significance
- Economic Significance

### Campus Appraisal
- Overview of Appraisal Work Undertaken
- Summary of Key Findings : Townscape & Urban Design Appraisal
- Summary of Key Findings : Urban Design
- Summary of Key Findings : Landscape
- Summary of Key Findings : Transport & Movement
- Summary of Key Findings : Sustainability & Infrastructure

### Consultation & Engagement
- Consultation Methodology
- Findings & Key Themes

## SECTION 2 : THE VISION

### Informing the Vision
- Response to analysis & consultation

### Vision Principles
- View of the University
- Two Settings
- An Architectural Vision
- A Global Entrance
- East / West Circulation

### Core Components
- The Global Entrance : South Entrance
- The Global Entrance : North Entrance
- New Quad
- East Gateway
- West Gateway
- Central Avenue
- Southern Esplanade
- Circulation Ribs
- University Outliers (Northern Edge, Eastern Edge, Southern Edge)
- Other Outliers (Neighbourhood Spaces)

### Summary of Core Vision Principles & Components
- Core Urban Design Components

## SECTION 3 : URBAN DESIGN PRINCIPLES

### Introduction

**Topic 1 : Setting & Urban Form**
- Introduction
- Relevant Consultation Themes : Topic 1

**Setting & Urban Form : Sub Topics**
- Approach & views
- Gateways
- Edges & Key Frontages
- Opportunities & Areas of Change
- Massing & Scale
- Materials
- Setting & Urban Form Key Principles : Summary
SECTION 1

INTRODUCTION

Introduction

Introductory Words from the Principal

'I am convinced that this is as significant a development in the ongoing story of the University as the relocation to Gilmorehill from the city centre was in 1870. It presents us with a unique opportunity to provide modern, fit for purpose facilities that are in keeping with Glasgow’s status as a world leading research-intensive university. As ever, the student experience will be at the heart of all that we do, and the campus redevelopment will allow us to focus on what our students want and need, as well as providing an environment that enables our staff to flourish and is open and accessible to the wider community.

Our campus estate strategy, which includes this campus development framework, has involved extensive consultation with staff, students, local residents, businesses and other interest groups. There have also been widespread discussions with Glasgow City Council, NHS Greater Glasgow and Clyde, and other key stakeholders on the most appropriate way to develop the site.

I cannot emphasise enough how important the views of all those who contributed to this process have been in shaping this vision. The campus development is something that will take many years to complete and will create a lasting legacy for future generations of students, academics and local people in the west end of the city, taking the University of Glasgow into its next, defining period of evolution.’

Professor Anton Muscatelli
Principal and Vice Chancellor
University of Glasgow
The Gilmorehill Campus of The University of Glasgow is of considerable significance to the economic and social fabric of the City, as well as to the west end of Glasgow. This significance includes its impact on the built environment and sense of community in the west end.

The University of Glasgow has passed through many important stages in its history, and this evolution is continuing. Its original establishment in the heart of the medieval city, and its 19th Century move to Gilmorehill may be regarded as the two most significant staging points in that history.

The evolving global environment for university education, and the major opportunities provided by the University’s acquisition of the site currently occupied by the Western Infirmary, suggest that the next decade will represent a third major staging point in the history of the University.

The first step in the consideration of this next stage of the University’s evolution, is for the University to develop a comprehensive Estates Strategy for the campus which supports the Vision of the University ensuring that it fits with a delivery strategy that meets timing and economic requirements.

The broad vision for the Estates Strategy defined by the University is that new and refurbished buildings on campus along with open spaces and supporting infrastructure will ensure:

1. There is a lasting legacy, and that future generations of students, academics and the residents of the West End and City of Glasgow will benefit from the investment.
2. The investment in the campus will be focused on supporting the University’s published Strategic Plan ‘Glasgow 2020 - A Global Vision’, with the focus on internationalisation, excellence in research and the student experience, with an infrastructure as well as buildings that can support this strategic goal.
3. A modern campus is created which reflects the character and the vision of the university; forward looking, cutting edge in research, respecting and enhancing the character reflected in the historic campus and buildings whilst also embracing brave new design.
4. The investment provides a campus which is sustainable; financially, environmentally and as part of the community of the West End, Glasgow City and Scotland.

A fundamental component of the Estates Strategy is the establishment of an agreed Campus Development Framework (approved by Glasgow City Council) which will inform and guide development proposals as they come forward around a holistic and unified set of urban design principles placed in the broader context of the immediate neighbourhood and wider city setting.
Introduction

Scope & Purpose of the CDF

Why Have a Campus Development Framework?

A campus development framework (CDF) provides a credible structure within which the next stage of campus evolution can be approached.

The area covered by the CDF is broadly as illustrated in the above diagram, however, the wider neighbourhood and city context is a constituent part of the study.

In addition to the areas within the University’s ownership (outlined above), the CDF considers the relationship of the campus to Kelvingrove Park (1), and also considers a possible approach to Council owned areas of land on Byres Road (2) & (3) which have immediate influence on the campus edge and interface with the local community.

What is the purpose of a Campus Development Framework?

• It makes tangible the University’s strategic development aims and objectives.
• It provides an opportunity for conversation within the University community and, when published it will provide confidence to the University’s communities that the City Council supports the ambitions of the University.
• It provides confidence to the West End community regarding the future shape of the University.
• It provides reassurance to the City Council that the council’s approved planning policies are capable of being delivered.
• In association with the University’s Strategic Estates Plan it provides a flexible framework within which specific projects will be delivered in a coherent way.
• It provides a document and set of tangible agreed principles that should be used and responded to by designers and design teams involved in future development proposals across the campus.
• It gives the University greater certainty in advance of significant investment.

What does a Campus Development Plan not do?

• It is not a document which will provide detailed layouts or design.
• It is not a “masterplan”. It is intended that masterplans for individual sites or groups of sites within the area covered by the Campus Development Framework will be brought forward at various points in the future to establish detailed principles of layout ahead of building design.
The Status of the CDF

Background

In relation to the approval process for the CDF, the key objectives for the University are:

- **Certainty** i.e. what is approved by Glasgow City Council will be recognised as the key document for facilitating and expediting the approval (by GCC) of individual area masterplans, planning applications, and building projects; and

- **Flexibility** i.e. what is approved by GCC is responsive to changing circumstances and can, if required, be amended without being tied to any process associated with the statutory development plan.

Requirement

Glasgow's Development Plan, (City Plan 2), requires areas of 'Civic, Hospital and Tertiary Education' within the city to prepare Campus Plans for their future expansion or contraction, for submission to the Council. This Campus Development Framework responds to this requirement, both for the University's expansion onto, and redevelopment of, the Western Infirmary site, and the reconfiguration of existing areas within the existing campus.

The Campus Development Framework will be reported to the City Council's Executive Committee. Once approved by the Council, the CDF will be a 'material consideration' in the consideration of all future development proposals.

Outcome

The key outcome is that, during 2014, the University of Glasgow will have an approved Campus Development Framework, allowing the University to begin substantive work on delivering the aspirations set out within this document.

Delivery

Delivery of the CDF vision will be undertaken in phases, the detail of which is yet to be determined. This will be informed by many influencing factors including development priorities / opportunities, operational requirements, budgets / spend profile etc.

The Estate Strategy will identify the phasing plan, and detailed masterplans will then be developed as appropriate to respond to development requirements.

CDF Review

It is anticipated that the approved CDF will guide the delivery of the Vision for the Gilmorehill campus through to its conclusion. However, it is acknowledged that changing circumstances and opportunities require such development frameworks to be periodically reviewed to ensure that they are meeting the current needs of an evolving university. It would be appropriate therefore to carry out a review of the approved CDF every 5 years to ensure that it remains fit for purpose. Any identified changes will then be submitted to Glasgow City Council as an update to the approved document.
Introduction

Process for Evolution of the CDF

As part of the evolution of the Campus Development Framework, an open, inclusive and extensive consultation programme has been undertaken, both internally within the University central organisation, with the wider student staff and neighbouring community, and with statutory bodies including Glasgow City Council and Historic Scotland. The purpose and aim of the consultations was to provide an open, inclusive and responsive dialogue between those evolving the strategy and framework, to those who would be involved and effected in its future implementation. The University at the highest level was and remains committed to achieving a plan that has the widest possible support and buy in.

The public consultation process was organised in three distinct stages.

1. In the first stage we began by seeking to find out how the campus is perceived, used and enjoyed, and then went on to ask people to identify and prioritise campus issues. This enabled a measured analysis of initial key issues and themes.

2. In the second stage we sought people’s views on some emerging ideas which were felt could help transform the campus. We again asked for peoples priority issues and response to the initial ideas. This concluded in a series of 7 key defining place-making themes which were then used to inform and test the CDF proposals.

3. Third stage of engagement was reporting back and informing people of the final CDF. A final check was made to confirm support for the key vision and principles before the CDF was finalised.

The results of this process are outlined in the latter pages of this section.

In addition to the public consultation, the University’s appointed consultancy team has engaged in detailed discussions with Community Groups, Glasgow City Council and other statutory bodies.

Specific discussions with senior planning officials at GCC led to a series of workshop style consultations under the themes of:

- Urban Design & Space
- Heritage
- Infrastructure
- Transport & Movement

These discussions, along with the findings of the public consultation, informed the evolution of the CDF leading to a strategy of a flexible framework which can react to emerging and evolving development proposals, and campus changes, over the next 5 – 20 years.
We have two primary lockups, in line with our primary colour palette. We should always use one of these on core publications, such as:

- Annual Review
- University’s Strategic Plan
- Graduation day brochure.

Our lockup (where and how our marque appears)

Our primary lockups

Lockup background. Can be solid or used at 70% transparency

Our lockup should be used primarily on front covers, posters and adverts but not within the inside of any document. For consistency across our material, and to ensure our branding is clear and instantly recognisable, we have created our lockup. This is made up of:

- Background
- Our marque/Sub-identity

Help and advice for compiling our approved lockups are available from Corporate Communications at communications@glasgow.ac.uk.

Background

Use the University colour palette, and follow the colour palette guidelines, to choose the appropriate lockup for your purpose. For example, if the document is for a specific college, that college’s colour lockup is probably the best one to use. If the document is more general, you may want to use a lockup from the primary palette. Use a solid background colour – or a 70% transparent background against full bleed images (see examples on page 84).

Our marque

Our marque always sits to the left of the lockup on its own or as part of a sub-identity.
Introduction

Key Reference Material: University

A number of University documents and approved policies have informed the thinking behind this Framework as well as its detail. Reference should be made to these documents by those involved in the future delivery of the Estate Strategy guided by this Development Framework.

These documents include:

Strategic Thinking:
- University of Glasgow: Transforming Scotland (2013)

Estate Conservation:

Sustainability:
- Sustainable Development Policy (www.gla.ac.uk/media/media_142656_en.doc)
- Environment Policy
- Strategic Travel Plan 2010-2015 and Travel Policy (2010)
- Waste Minimisation and Recycling Policy
- Fairtrade Policy
- Ethical Investment Policy (2009)
- Biodiversity Policy (2006)

copies of these can be sourced at: http://www.gla.ac.uk/about/values/environment/saveit/

Estate Management:
- Space Management Policy (2010) (www.gla.ac.uk/media/media_151528_en.doc)
- Strategic Travel Plan 2010-2015 and Travel Policy (2010) (http://www.gla.ac.uk/media/media_184570_en.pdf)
Scottish Planning Policies & Advice Notes

Over the years, there has been a wealth of nationally relevant policies and guidance published. More recently the Scottish Government has consolidated the old National Planning Policy Guidance (NPPG) into a concise Scottish Planning Policy (SPP) together with Planning Advice Notes (PANs). Such policies and advice are as relevant to the university campus as it is to new-build developments. However, particular focus and emphasis is now seen in promoting people centred place-making and the quality and sustainability of the built and natural environment.

The following documents have informed the evolution of the Campus Development Framework, and the Framework seeks to respond to and reflect the policy and guidance that they promote. Design consultants should familiarise themselves with these policies (and any others that are relevant) as detailed plans and designs are developed:

Scottish Planning Policy (2010) - Scottish Government available online at www.scotland.gov.uk/Publications/2010/02/03132605/0

Creating Places (2013) - Scottish Government available online at http://www.scotland.gov.uk/Publications/2013/06/9811


Designing Streets (2010) - Scottish Government available online at www.scotland.gov.uk/Publications/2010/03/22120652/0

PAN65 - Planning and Open Space (2008) - available online at www.scotland.gov.uk/Publications/2008/05/30100623/0

PAN83 - Masterplanning (2008) - available online at www.scotland.gov.uk/Publications/2008/11/10114526/0


Current Planning Policy Context

The Glasgow & Clyde Valley Strategic Development Plan (Approved May 2012) sets the strategic planning policy context.

Existing, Adopted Local Plan (City Plan 2)

The whole of the Gilmorehill Campus is covered by Policy DEV9 (civic, hospital and tertiary education).

Emerging Local Development Plan (Glasgow LDP/City Plan 3)

The emerging local development plan is at the time of writing this document, at the Main Issues Report stage.

The principal reference in the MIR is in the section on Spatial Planning Activity (Page 86, Paragraphs 3.7 – 3.9), and in the related framework map.

The MIR indicates that a Campus Plan will be required for the Gilmorehill area. This includes all of the existing campus (in Hillhead) and the Western Infirmary site.
Context

Campus Location & Significance

The University of Glasgow is the fourth-oldest university in the English-speaking world and one of Scotland’s four ancient universities. The University was founded in 1451 and is often ranked in the world’s top 100 universities in tables compiled by various bodies. In 2013, the University of Glasgow moved to its highest ever position, placing 51st in the world in the QS World University Rankings (9th in the UK in 2012).

In common with universities of the time, the University of Glasgow educated students primarily from wealthy backgrounds, but was also, with the University of Edinburgh, a leading centre of the Scottish Enlightenment during the 18th century. The University became a pioneer in British higher education in the 19th century by also providing for the needs of students from the growing urban and commercial middle classes. The University of Glasgow served all of these students by preparing them for professions: the law, medicine, civil service, teaching, and the church. It also trained smaller but growing numbers for careers in science and engineering. The University is a member of the Russell Group which represents the highest-ranked public research-based universities in the UK. It is also a member of Universitas 21 the international network of research universities.

(Wikipedia, 2013)

Originally located in the city’s High Street, since 1870 the main University campus has been located at Gilmorehill in the West End of the city. The purchase of the Western Infirmary site directly adjacent the existing main campus, presents an opportunity to consider a third phase of evolution of the University, equivalent in significance to the move out to the West End from its original city centre High Street location.

The significance in townscape terms of the Gilmorehill campus cannot be overemphasised. The estate, including the Western Infirmary site, stretches to some 74 acres (30 hectares), equivalent to 30 city centre ‘blocks’ in the centre of Glasgow, which would cover an area equivalent to that stretching from George Square right up to Blythswood Square, west of the centre.

The University has some 23,000 students, and 6,000 staff, and therefore the University community has significant impact on the surrounding neighbourhoods of Hillhead, Dowanhill, Partick, Kelvinhall, and Yorkhill in which it sits and is tightly embedded. This urban interface is a crucial aspect of the success, challenge and opportunity to consider in the evolution of a Campus Development Framework to guide future University development.
The University’s Gilmorehill campus relative estate coverage equivalent to the City’s.
Context

Economic Significance

In addition to the significance of the University in townscape terms and its impact on neighbouring communities, the economic significance of the institution is indisputable. The University published a brochure ‘Transforming Scotland’ (2013) which clearly outlines the significance of the institution to the economy of both Glasgow and Scotland as a whole.

‘The University of Glasgow is transforming Scotland through research, teaching, outreach and cultural activities. Our mission is “to undertake world-leading research and to provide an intellectually stimulating learning environment that benefits culture, society and the economy”.

We are proud that our recent achievements and future strategy support the Scottish Government’s targets to create an economically socially and culturally richer country in a clear and meaningful way, building a smarter, fairer, stronger and wealthier Scotland.

Our overall impact on Scotland’s GDP equates to around £509 million, which includes 13,300 direct and indirect jobs.

This figure represents:

- **0.5%** of the GDP of Scotland
- **1.6%** of the GDP of the West of Scotland
- **3.2%** of the GDP of Glasgow

Innovation & Creation:

In the last year, we have worked on collaborative research projects with more than 500 industrial, commercial and public organisations, over 120 of them Scottish. We have attracted new research awards and contracts with a value of £175 million.

The University of Glasgow is committed to delivering economic benefits in Scotland via the creation of spin-out companies. Over the past five years our portfolio of companies have collectively raised in excess of £25 million in funding and with a growing number of high value jobs being created.

Building Reputation:

The University of Glasgow has 13% of all Scotland’s international students by FTE, more than all of Glasgow’s other universities combined. It is estimated that our international students added around £70 million to the Scottish economy last year.

In recent years we have opened new teaching hubs in China and Singapore which together will soon be exporting Glasgow’s teaching excellence to 2000 overseas students.

The next stage of the University’s evolution as it expands across the Western Infirmary site (shaped by the Estates Strategy and guided by the Campus Development Framework), will only serve to increase its significance and impact, both locally, nationally and internationally.
University of Glasgow Gilmorehill Campus within the City of Glasgow context
Campus Appraisal

Overview of Appraisal Work Undertaken

The Campus Development Framework has been prepared following extensive internal and external consultation, informed by detailed background research and analysis carried out by the appointed design team led by Page \ Park Architects. This analysis resulted in a number of reports, including:

- **Townscape Appraisal**
- **Estate Appraisal**, and
- **Western Infirmary Site Investigation**

In addition to the above, the 2012 *Estate Conservation Strategy* by Simpson and Brown also formed a key baseline document informing this study. Through this research the design team gained a thorough understanding of the campus context and setting, townscape character, city infrastructure, university operations and supporting campus infrastructure.

Summaries of the key findings of these subjects of analysis are outlined in the following pages of this section, but further more detailed description can be found in Appendix 1 to this document - ‘Background & Analysis’ which provides a detailed summary of the full analysis reports. This Appendix forms a constituent part of the CDF document.
Our marque/Sub-identity

Background

This is made up of:

recognisable, we have created our lockup.

For consistency across our material, and to ensure our branding is clear and instantly

Our lockup should be used primarily on
document is more general, you may want

Our lockup (where and how our marque appears) Our primary lockups

Use the University colour palette, and follow

palette. We should always use one of these on core publications,

Our lockup on its own or as part of a sub-

Our marque always sits to the left of the

images (see examples on page 84).

· Graduation day brochure.
· University’s Strategic Plan
· Annual Review

such as:

We have two primary lockups, in line with our primary colour

• Estate Appraisal

Investigation Report of the

Framework

Development

Campus
Summary of Key Findings: Townscape & Urban Design Appraisal

Through the in-depth analysis of townscape and campus character, a number of key issues were established under various subject headings, and these are summarised adjacent.

Further detail in relation to each of the summarised points can be found in Appendix 1: ‘Background & Analysis’.

Neighbourhood Context:
• The University is embedded within the surrounding predominantly residential communities
• The adjacent uses are varied and contain contrasting urban environments
• The campus should celebrate the adjacent commercial, cultural and landscape uses and consider them as important assets to the life of the University
• The development of the Western Infirmary site offers the potential to positively connect the University to Byres Road, Dumbarton Road, Kelvingrove Park and cultural hubs such as the Kelvin Hall,

Area Connectivity:
• Desire routes and footpaths should be open, well lit and have natural surveillance where possible.
• Connection outwith the campus should be enhanced to create an accessible, safe and pleasant pedestrian environment
• The University sits at the heart of the surrounding communities and as such should feel integrated and welcoming especially at ground level
• Pedestrian movement from key public transport interchanges onto campus should be enhanced to create a safer and more welcoming experience
• The Church Street edge and grouping of buildings on the Western Infirmary site currently acts as a physical barrier to pedestrian permeability into the extended campus
• Pedestrian links between Kelvingrove Park and the southern edge of the campus need to be improved

Area Topography:
• The topography on which the campus is set gives the University significant presence in the West End
• The perceived ‘main entrance’ of the campus sits at the brow of University Avenue
• Character north and south of University Avenue is defined by the different topographical make-up
• The upper and lower plateaus south of University Avenue provide defined topographic character areas on the campus

Campus Appraisal
Approach & Views:
- The campus is approached via different modes of travel, each offering different experiences.
- Open views from outwith the campus towards key landmarks are vital in signifying a destination for the campus.
- There are opportunities to create a presence and frontage for the University along more closed edges, exploiting views to landmarks.
- The sense of arrival at the campus needs to be improved, and ‘urban gateways’ more clearly defined.

Building Heights & Massing:
- Existing key buildings with high massing form landmarks on campus.
- The high topography of Gilmorehill accentuates the built skyline when viewed from Kelvingrove and Park Circus.
- Opportunities exist to use existing or new landmarks as part of a ‘gateway’ strategy for the campus.

Built Character & Urban Form:
- Contrasting building scales, ages and styles are a defining feature of the campus townscape.
- Buildings, both new and old are consistently of high architectural quality.
- Heritage assets across the campus contribute to the richness of the townscape character.

Urban Edges:
- The composition of key elevations within the campus define contrasting built form edges to open spaces.
- The majority of these elevations front on to inaccessible or compromised open spaces.
- There are opportunities for creating pleasant and accessible open spaces associated with key buildings and frontages.
- A defining strategy of active urban edges needs to be developed for the Western site linking with the rest of the campus, exploiting distinctive characteristics of listed buildings.

Social Hubs & Activity Focal Points:
- There is a need to create useable and recognisable open spaces associated with key buildings (e.g. Boyd Orr, GUU, QMU).
- Key buildings should offer contrasting social environments at ground level activating surrounding external spaces.
- Consideration should be given where grouping of key buildings could be associated with key civic / social spaces with different characters.

Focal Open Spaces:
- Possibilities should be explored to improve the setting at key focal locations.
- Quality spaces should be provided where pedestrians are prioritised, and where people will want to congregate and linger in good weather conditions.
- A clear hierarchy and relationship should be established between these open social spaces and the key buildings associated with them.

Campus Connectivity:
- Connection within the northern portion of the campus should be made more accessible, safe and pleasant.
- The Western Infirmary site should be better connected with the rest of the campus & Byres Road.
- Conflict between key pedestrian routes and vehicular access should be resolved to offer better pedestrian environments in these places.
- The pedestrian experience along University Avenue and University Place needs to be improved.
- Permeability into the campus south of University Avenue needs to be improved.
- Connections with Kelvingrove Park should be improved.
- Servicing of University buildings should consider pedestrian movement patterns and safety.
Summary of Key Findings: Urban Design

A number of the key points from the analysis work undertaken, were identified as being key to take forward into the evolution of the Urban Design Framework. These were:

1. Contrasting building scales, ages and styles are a defining feature of the campus townscape. The CDF should acknowledge and build on that legacy.

2. Views and vistas to landmark buildings (with a priority on the Gilbert Scott Tower) should be maintained and responded to where possible.

3. Buildings and spaces at the western and eastern ends of University Avenue / Place should clearly mark entry and arrival into the realm of the university campus in an open and welcoming way.

4. Buildings, both new and old are consistently of high architectural quality. The CDF should embrace both the conservation and enhancement of the campus by continuing the pursuit of excellence in quality design across the campus.

5. Defined focal useable civic space is lacking on the campus, and should be addressed in the CDF through the enhancement of existing spaces and the creation of new spaces.

6. Civic spaces should respond to and define key nodes of activity, both existing and new.

7. Pedestrian connectivity and permeability across the campus should be enhanced wherever possible.

8. Greenspace within the campus should be increased, enhanced and activated.

9. Pedestrian movement and experience across and along University Avenue should be improved as a key linking ‘spine’.

10. The impact and dominance of vehicular traffic and surface parking on the setting and sense of place should be reduced.

11. The development of the Western site should connect clearly and strongly to surrounding uses; the existing campus to the north and east, Kelvingrove Park to the south, and Byres Road and surrounding neighbourhoods to the west.

12. The plan for the Western site should embrace the opportunity to create further defined greenspace and quality public realm, possibilities for consolidated parking, and a revised vehicular access strategy off Dumbarton Road.
Contrasting building scales, ages and style form part of the University's defining features.
Campus Appraisal

Summary of Key Findings:

Landscape

The landscape of the area is defined by the expansive Kelvingrove Park, with its extensive and diverse range of mature trees extending from the lower level of the park itself up the escarpment edge to meet the southern extremity of the Gilmorehill campus. Physical connectivity between the Park and University campus is however surprisingly poor, and this results in a lack of activity at this interface in both campus and park settings.

Historic photographs of the park show that the trees and vegetation within the park and on this escarpment edge have grown significantly over the years, and consideration should be given to developing a strategy of managing and thinning the growth on this edge to maintain the views both to and from the University, and to promote activation of this south facing landscape bank.

Mature trees extend into the heart of the Gilmorehill campus and are a defining feature of the campus character both to the south and north of University Avenue. The park may be considered to be extending into the campus.

Within the campus there is no clear hierarchy in defining the greenspaces. Generally, these spaces are seen as either fragmented, residual or decorative, and they have little or no relationship with civic public realm.

The types of greenspaces found on campus can be classified as having a combination the following attributes:

- enclosed amenity spaces
- passing through spaces
- meeting spaces

All greenspaces on campus, whilst being very important in defining the character of the area, suffer to differing extents from being:

- dominated by car parking
- usability challenged by level change or exclusion by railings/walls
- space not connected to or activated by adjacent public use

Examples of key greenspaces which should be retained and enhanced within the campus and their typologies include:

1. Gilbert Scott Quads
   (enclosed/passing through)
2. Southern edge ‘esplanade’ to Gilbert Scott Building
   (passing through)
3. Professors Square
   (passing through)
4. Space between Professors terrace and the Kelvin Building
   (passing through)
5. University Avenue southern edge
   (enclosed)
6. Fraser Building & Reading Room garden
   (enclosed/passing through/meeting)
7. University Gardens
   (enclosed)
8. Lilybank Gardens
   (passing through)
9. Garden to rear of Lilybank Gardens
   (enclosed/passing through)

In summary...

- Opportunities should be explored to improve links between Kelvingrove Park and the campus
- There is a need for rationalising and simplifying the landscape spaces on campus
- A clear hierarchy of spaces should be established
- The greenspaces should offer flexibility for use for different activities (e.g. Fraser Building & Reading Room garden)
Existing greening and landscape within the Gilmorehill Campus

1. Gilbert Scott Quad
2. Lilybank Gardens
3. Passing Through
4. Meeting
5. Enclosed
6. Argyle Street
7. Dumbarton Road
8. Kelvin Way
9. Kelvin Grove Park
10. Uppensall Road
11. Byres Road
12. North
13. Kelvin Way
14. Dumbarton Road
15. Existing greening and landscape within the Gilmorehill Campus
Campus Appraisal

Summary of Key Findings: Transport & Movement

The University of Glasgow attracts staff, students and visitors from all over Glasgow and beyond and therefore it is important to understand both strategic and local transport provision relevant to its operation.

Relevant transport policies & guidance

The Transport Policy which is relevant to this CDF includes:

- Scottish Planning Policy;
- Planning Advice Note 75;
- ‘Designing Streets’ - SG Policy
- The Glasgow City Plan 2;
- Local Transport Strategy “Keep Glasgow Moving”.

Whilst not statutory, the University has two relevant publications; University Strategic Plan 2010 – 2020 and University Strategic Travel Plan 2010 – 2015 (STP).

The STP is an approved University Policy which is in place until 2015. The University will undertake a review of the Policy in 2015 taking on board the principles within the CDF.

Key objectives within these documents include improving accessibility and choice, making infrastructure fit for purpose and reducing the impact of vehicles.

The University undertakes a high level of travel planning activity to meet with these objectives and this is reflected in the highly sustainable travel patterns exhibited at the Gilmorehill campus. The highest proportion of trips made to the University is on foot (40%) and overall 84% of staff and students (combined) are travelling to the University by modes other than sole occupancy vehicle trips (figures from Staff and Student Travel Survey : 2013).

Combining this with the staff travel to work mode share at the existing Western Infirmary site give a combined staff and student walking mode share of 38% associated with the wider campus. Only 22% are car borne trips.

Movement context

The Gilmorehill campus is ideally located to connect with the strategic transport network in the west of the city, including:

- The Partick public transport interchange;
- The M8;
- Great Western Road and Dumbarton Road;
- The Clydeside Expressway;
- The College Cycle network; and
- The subway network

The campus is also well connected to local areas within the west of Glasgow by a range of transport options including:

- A pedestrian and cycle network which could be enhanced as part of future proposals;
- Three subway stations namely Hillhead, Kelvinbridge and Kelvinhall;
- Main bus corridors running along Byres Road, Great Western Road and Dumbarton Road.

The Gilmorehill Campus, whilst compact, benefits from an extensive network of streets and routes taking access from University Avenue, which creates a permeable environment for pedestrians and cyclists.

The campus attracts high volumes of people trips by all transport modes and given the compact nature of the campus this needs to be carefully managed and accommodated to ensure it remains welcoming, attractive and safe for all users.

This includes pedestrian and vehicle activity associated with Hillhead High School, which sits to the immediate north of the campus on Oakfield Avenue. Desire lines associated with the school are such that movement during the morning peak, lunchtimes and end of school day, see large numbers of students utilising Byres Road and University Avenue. Both routes currently suffer from the dominance of vehicles, which leads to safety concerns for all pedestrians.

University Avenue, which bisects the campus, currently has a specific role in supporting the movement of all travel modes associated with the University operation including:
A high footfall with desire lines created along the footways and also on a north to south axis at frequent points along the route. A number of these desire lines coincide with formal crossing points;

- Cycle movement through the provision of designated on-road cycle lanes on the College route;
- It is a bus route, accommodating bus services which bring staff, students and visitors into the heart of the campus from the city centre and residential areas throughout the city;
- It is a strategic vehicle route for the University and wider West End giving access to a number of parking and servicing areas of the campus.
- It provides a level of on-street parking at locations which conflict with key pedestrian desire lines.

University Avenue will play a key role in the future movement hierarchy throughout the Gilmorehill campus. The hierarchy will prioritise pedestrians and cyclists and will be implemented throughout the whole campus using both physical improvements and behavioural change methods via the Strategic Travel Plan.

To ensure this hierarchy is achieved, specific elements need to be addressed:

- The role of University Avenue / University Place / Kelvin Way as key corridors through the campus;
- Existing pedestrian access points around the campus, which provide connectivity to surrounding public transport providers and residential areas;
- The north of the campus is very permeable, connecting with Hillhead. Movement east/west within the northern portion of the campus is permeable although not particularly accessible, safe and pleasant in places;
- Movement within the southern half of the campus is dominated by the contrasting nature of its built form;
- In the south, the campus is very poorly connected to Kelvingrove Park.

- Whilst there have been no accidents reported over the last 5 years as a result of pedestrian, cyclist and vehicular conflicts, a number of areas of potential and real conflicts have been identified and described as follows:
  - Junction of University Place / University Avenue
    Uncontrolled parking activity along University Place;
    Pedestrian / cyclist pinch point at the gate between Science Way and University Place;
  - Science Way at junction with Dumbarton Road
    On-street parking, prevalence of service vehicles and high pedestrian flows on carriageway create significant conflict;
  - North Front
    High levels of pedestrian, cyclist and vehicular activity within this constrained environment creates a significant conflict;
  - South Front
    High levels of pedestrian movement on carriageway, on-street parking and circulating vehicles create significant conflict, especially in the vicinity of the James Watt Building;
  - University Avenue
    High levels of pedestrian, cyclist and vehicular movement along the entire extents of University Avenue, between Byres Road and Kelvin Way, with hot spots are various locations e.g. at Boyd Orr, Library and Main Building. There is a significant conflict between modes;
  - Pedestrian links to the north of Boyd Orr Building
    Extremely popular yet constrained. Frequent bottleneck situation;
  - Pedestrian links in the vicinity of the Library
    Heavily congested and frequent bottlenecks at numerous locations;
  - Within the Western Infirmary site
    Pedestrian / vehicular conflict within the car parks. Limited footway provision creates consistent conflict with circulating vehicles and vehicles egressing from parking spaces.
  - Botany Gate
    Due to a single pedestrian gate and locked vehicular gates preventing pedestrian flows
Campus Appraisal

Summary of Key Findings: Sustainability & Infrastructure

Energy and Power
Gilmorehill Campus
Power is principally supplied to all buildings via the Universities HV mains network, with power provided to these rings by Scottish Power.

A review of the current heating network and future heating options for the University has been concluded. It has now been confirmed by the University that a new CHP network will be installed and will serve the network currently on the steam main network, plus the buildings noted below, plus an allowance for a future link to the Western Infirmary Site. The buildings that will be served are as follows: 11 properties currently served by steam district heating system plus James Watt Nano-Fab (100), James Watt North and South Buildings (102), Wolfson Medical School (170), Biomedical Research Centre – Sir Graeme Davies (172). Procurement of this work is underway.

Western Infirmary Site
The supply of power to the Western Infirmary site comes from the Scottish Power HV ring main on Dumbarton Road and feeds into the substation within the Phase 1 Building.

The site is served by 6 no. main gas metered connections (with additional separate local connections for the University buildings on the south west corner).

The main boiler house provides steam which is distributed around the steam mains across the full site, providing heating and hot water to the majority of buildings. The condition and age of the steam mains on the site is such that replacement will be required for any future development.

More detail on this section can be found in Appendix 1 - Background & Analysis.

Carbon Management
The University has been actively working to monitor, manage and reduce its carbon emissions for a number of years. Through their Carbon Management Plan (CMP), the University has decided to set a target to reduce its total annual carbon footprint by 9,868 tCO2e by the end of financial year 2015/16; this continues the aspiration of a 20% in carbon emissions, based upon the 2010/11 footprint. The plan covers the existing campus but does not take into account the Western Infirmary site to date.

One of the key areas in achieving the target is the identification and implementation of carbon saving projects covering energy, water, waste and fleet initiatives. The University has committed a significant sum of capital funding to such carbon reduction projects. To date these funds have been invested in a range of initiatives such as the new CHP network, boiler upgrades, roll out of variable speed drives across the estate, voltage reduction and power factor correction and refrigeration motor control and insulation.

More detail on this section can be found in Appendix 1 - Background & Analysis.

Sustainability
The University of Glasgow aims to be an exemplar of good practice and so engage others in making a positive contribution to sustainable development.

It is important that the CDF identifies the current work being undertaken by the University and its ongoing involvement within wider sustainability strategy groups. The knowledge, information and ideas being development within these groups need to feed into the development process from an early stage.

• Glasgow Sustainable Development Network brings together all staff involved in sustainability-related research across the University, and links with campus sustainability initiatives in transport, energy, waste and biodiversity.
Sustainable Glasgow is engaged with the University through TSB Future Cities Demonstrator and via the Glasgow City Council District Heating Steering Group. It will continue to engage with the University through these means and by working together on the development of the masterplan.

As part of the work carried out on the CDF a high level sustainability assessment has been completed for the site and buildings within the Gilmorehill Campus and Western Infirmary Site. This has highlighted some clear deficiencies in building fabric, insulation, energy use, internal services and heating infrastructure. All of which should be looked at in more detail as part of any decisions on redevelopment, removal or replacement.

More detail on this section can be found in Appendix 1 - Background & Analysis.

Drainage

Gilmorehill Campus

The existing campus is largely drained through a combined foul and surface water drainage system. This means that all foul water from buildings, together with surface water from building roofs and surface water from hard standings is collected in the same system of pipes, buried under the main roads running through the campus. This drainage network is the responsibility of Scottish Water and as such any alterations to the pipe network or changes to the volume of water entering the system would need to go through their approval process. It is known that the Partick pumping station is no longer fit for purpose and will be either redeveloped or replaced in the near future (decision on this is expected in March 2014). The future development surrounding the Partick Pumping Station needs to be discussed further with Scottish Water.

Western Infirmary Site

The existing Western Infirmary site is largely drained through a private combined foul and surface water drainage network, buried under the hard standing areas of the site and within the service tunnel network. This private network outfalls to the Scottish Water drainage network on the eastern and southern boundaries of the site. The majority of the site ultimately drains to the Partick Pumping Station.

More detail on this section can be found in Appendix 1 - Background & Analysis.

Climate Change and SUDS

There is currently limited or no current SUDS in place across the campus, and this is likely to impact the ability to cope with more intense rainfall patterns due to changing climate. This situation coupled with the lack of green spaces, porous surfaces or forms of natural attenuation across the campus poses a real problem for the future. The location of the campus, with its proximity to the Kelvin offers real potential to alleviate this risk.

More detail on this section can be found in Appendix 1 - Background & Analysis.

Climate Change and SUDS

Western Infirmary Site

The existing Western Infirmary site is largely drained through a private combined foul and surface water drainage network, buried under the hard standing areas of the site and within the service tunnel network. This private network outfalls to the Scottish Water drainage network on the eastern and southern boundaries of the site. The majority of the site ultimately drains to the Partick Pumping Station.

More detail on this section can be found in Appendix 1 - Background & Analysis.

Climate Change and SUDS

The majority of the campus and Western Infirmary is currently developed (buildings, roads or hard standing) limiting opportunities for encouraging biodiversity. A focus on creating more green space across the campus should be encouraged, along with opportunities for encouraging biodiversity, however, this needs to carefully consider the potential sources of contamination, which could impact on the wellbeing and amenity of the site. The development of biodiversity on the campus should tie into the University’s biodiversity policy as discussed in section 3.
Consultation Methodology

As part of the evolution of the Estates Strategy & Campus Development Framework, an extensive and wide consultation programme was undertaken, running between September 2012 and April 2014 both internally within the University central organisation, and also with the wider student, staff and neighbouring community. The purpose and aim of the consultations was to provide an open, inclusive and responsive dialogue between those evolving the strategy and framework, with those who would be effected by its future implementation. The university at the highest level was committed to achieving a plan that had the widest possible support and buy in.

The university at the highest level was committed to achieving a plan that had the widest possible support and buy in.

The consultation was split into three stages, the stages broadly being as follows;

**Stage 1.** Informing the vision

**Stage 2.** Seeking views on the vision and campus analysis

**Stage 3.** Feeding back on the draft Campus Development Framework and emerging Estates Strategy

Each stage involved dialogue internally within the University central organisation, and also with the wider student, staff and neighbouring community, the latter taking the form of public exhibitions.

These events were advertised widely through adverts in local and regional press, by direct invites to key stakeholders, invites to all staff, student and alumni and through an awareness campaign in conjunction with local civic and community groups. During each event exhibition panels were on display and members of the project team were on hand to talk to interested parties. A consultation leaflet incorporating a questionnaire was handed out to encourage participants to provide written feedback at each of the three stages.

Following the events, results from the feedback were collated and analysed, resulting in the identification of a number of key themes that evolved through the stages, and were used to inform and guide the evolution of the Campus Development Framework.

Summary documents of each of the consultation stages, outlining the process, feedback analysis and key findings were produced and made available on-line through the University website (http://www.gla.ac.uk/about/campusdevelopment/consultation/).

Appendix 2 to this document provides a full report on the Consultation process and results.

Consultations Undertaken

- Internal University Consultation Groups
- Senior Management Group
- Support Management
- College of Arts
- College of Medical, Veterinary & Life Science
- College of Science & Engineering
- College of Social Sciences
- Project Team
- Disability Infrastructure Working Group
- External University Consultation
- Byres Road Improvement Group chaired by Friends of Glasgow West
- Public Open Events & Exhibition
- Friends of Glasgow West
- Community Councils
- Academy of Urbanism
- Glasgow Civic Trust
**Findings & Key Themes**

The findings of the Stage 1 & 2 consultations were combined into an overall definitive list of ‘key themes’ that were then used to inform the final Campus Development Framework. This list reflects all of the themes identified, as well as placing them in an overall order of significance and importance.

1. **Enhance** the setting and safety of the campus, with clear social focus points
2. **Define** entrances and gateways into the campus
3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park
4. **Embed** activities and uses that promote a sense of openness and safety
5. **Secure** current and future building character and heritage
6. **Create** flexible spaces that respond to identified and changing needs
7. **Ensure** a sustainable future embracing a clear green agenda
SECTION 2
THE VISION

Vision for the Gilmorehill campus
SECTION 2

THE VISION

Informing the Vision

Response to Analysis & Consultation

In evolving ideas for a Campus Development Framework of the significance of that at Glasgow University, it was essential to gather as much ‘hard’ data as possible in the form of technical analysis and appraisal, combined with ‘soft’ data from consultation forums involving the university management, student and staff communities, as well as other forums and groups representing local neighbourhoods and the wider community. Summaries of this information along with some outcomes have been outlined in the preceding sections (with further more detailed reports available in Appendix 1 & 2).

This information was then taken by the design team and distilled to inform and shape ideas that, following testing and adjustment with university, local and statutory communities, resulted in the Campus Development Framework expressed in this document.

Key to the success of projects of this nature and complexity, is to ensure that there is a clearly defined Vision underpinning the plan (usually expressed in narrative form), with simple understandable principles, delivered through the realisation of a number of core components. The Vision essentially is a narrative of place, coming from an understanding of the historic evolution of the campus, informed by conversation and analysis, leading to a description of how the campus could evolve in response to the identified opportunities and needs, led by the professional observation and experience of the urban designer.

The Vision for The University of Glasgow at Gilmorehill is expressed in the following section.
Vision Principles

View of the University

The classic image that represents the University across the world is the view taken from the southern side of the campus from Kelvingrove Park as shown above. The stately centrepiece tower of Gilbert Scott’s main building pierces the sky, set in the verdant foreground of the park, edging Gilmorehill. What is perhaps surprising, is that whilst this view anchors the University in its city context, it is unusual and quite difficult to physically approach the University from this angle. A single steep stepped path up the hill at the eastern edge of the campus does take you up from Kelvin Way to this southern edge of the campus, and if you find it (and find the gate unlocked), you are rewarded with arguably the best panoramic view of Glasgow. Sadly however, this experience with its dramatic backdrop of the Gilbert Scott building, is spoilt by car parking, which dominates and overwhelms the space.

There is another classic view into the University from Byres Road, looking along University Avenue (the key internal West End and University organising street) up Gilmorehill. The Gilbert Scott tower again anchors the view, this time rising above a plinth of lower scale University buildings, which are a simple extension in scale of the West End tenements and terraces. The tower again marks the approach, but as you enter the campus, the tower plays no further role other than being a symbolic marker in your movement through the campus. The various entrances into the campus streets off University Avenue are in fact entrances to what was originally the back of the original buildings. The current understanding and experience of the campus is in reality fundamentally different from how the original historic heart was conceived. This experience is further challenged by the fact that this central artery of movement is overwhelmed by vehicular traffic and parked cars, which clumsily interweave with the intensive pedestrian flows, not only in the approaches but extending into the University private grounds.

In broad terms these two views sum up the fantastic assets of the University, namely significant buildings sitting on a hill, bordering an arcadian park setting, embedded in an attractive urban neighbourhood with significant social and economic functionality. The challenge however is that these assets are compromised by what appears to be a congested pedestrian, vehicular, circulation and movement system with parking squeezed between every building and on every street. This clash does not contribute to a clear mental map of the campus, the significance and role of each building, and how best you should move around it. The Campus Development Framework needs to address this imbalance and restore a clarity and quality of experience within and through the University.
Examinaing and understanding the current imbalance may give clues as to how to address the issues.

The architectural heritage that anchors the University is incredibly fine, and to a certain extent this quality dominates the more ad-hoc and chaotic later development seen on the campus, compensating for its lack of clarity. If as in many other locations, the University had less fine buildings at its heart, there arguably would have been a greater urgency and desire to improve the University-scape before now.

The order and clarity of experience we find in and around the original buildings at the historic heart of the campus, can be applied to a new thinking for the remaining areas. The main building quad is a case in point; it may be considered an oasis of calm in stormy seas. Here the University is at peace with itself with its arrangement of articulated facades, walking routes, and quality open spaces, with its iconic tower rising above. No one would ever dream of filling these spaces with car parking, as they are admired so much, so perhaps this lesson needs to be applied more widely across the campus to improve the broader campus setting and pedestrian experience. The result would be that the whole experience of the University would be much more comfortable and clear.

This message has also emerged very clearly through the public consultation process. Key themes have been that the setting needs to be improved to deal with a lack of clarity across the campus, honour the heritage, focus on the pedestrian and safety, and do so in a sustainable manner. The lowest priority by those who responded, was the provision for the vehicle. There are of course functional requirements for vehicular access and parking that need to be accommodated, but the clear message was that these should be reconsidered, or relocated, but importantly to be subservient to the enhancement of the campus setting and quality of environment.

The vision therefore for the Campus Development Framework is to transform the setting of the campus, anticipate a new quality in its western extension and make the visual perception and experience of the University logical, comprehensible and clear – the tower will not just be a totem but will become a physical expression of a clarified understanding and experience of the University setting and all that goes on in it.
Vision Principles

Two Settings

There are two differing characters of University setting seen within the Gilmorehill campus. These are in part determined by the topography of the site, but are defined in character terms by how the city has evolved around them.

Upper Plateau

The first can be called the ‘upper plateau’, the highest point of Gilmorehill, on which the original University building was built. This area (for the purposes of this study) includes Professors Square (1), and also extends across University Avenue (2) to the setting of the Round Reading Room (3), and across to University Gardens (4). This distinctive set of spaces have the potential to form a sequence of garden spaces wrapping around the historic main building complex, all of which could be made clearer by the removal of car parking. The character of this setting could be said to be ‘buildings set within a landscape’ – a landscape which includes the broader setting of Kelvingrove Park (5). Connections between the campus and Park, with its significant buildings of Kelvingrove Art Gallery (6), Kelvinhall (7) and the powerful drive of Kelvin Way (8), has been identified in all consultation as a critical component of any plans for the southern edge of the campus. Reading the park and the upper plateau as a linked landscape begins to improve the potential permeability of movement between them.

Lower Plateau

Moving west from the historic core and upper plateau, there is a distinct fall in the site, roughly on the line of the back of Professors Square and the edge of University Gardens (9). This line defines the eastern edge of what can be called the ‘lower plateau’. This area, stretching through the extended University campus and Western Infirmary site (10), extends to meet Byres Road (11)– the main commercial artery in the West End. This lower plateau takes on a different character to the upper plateau, adopting the urban character of the West End, with open streets, lanes and interconnected urban squares, although the incremental and amorphous development of the Western Infirmary has challenged and blocked this urban connectivity.

In simple terms the upper plateau exploits its gardensque qualities, the lower its connectivity to the city grain and urbanity of the West End.

Vision Principle : VP1

Recognise, respect and respond to the parkland gardensque quality on the historic upper plateau and extended city urban quality on the lower plateau
The Gilmorehill campus as seen within two distinct plateaus.
Vision Principles

An Architectural Vision

The analysis and historical research has concluded that there are four broad eras of development that have occurred across the campus, and these relate to the two topographic settings identified:

1. the original campus from broadly 1866 to 1890,
2. the first modern expansion from 1890 to 1960,
3. the second modern expansion to the north from 1960 to 1980,
4. and the present.

The relocation of the University to Gilmorehill presented an opportunity to create a new distinctive setting. The result (buildings largely erected between 1866 and 1890) was a formal arrangement of buildings sitting on the upper slopes and plateau of the hill. This was realised over a number of years and comprised the main building enclosing a double quad with a surrounding ‘donut’ of spaces and buildings which engaged with the broader urban and landscape setting. In recognition of this special setting and historic role within the University, these surrounding spaces should be returned to amenity use through the relocation of parking, enhancing connectivity across University Avenue and increasing permeability into the surrounding neighbourhood and Kelvingrove Park.

Post 1890 to 1960 the University embarked on a series of expansions, with extensions on the east of the Gilmorehill building and also to the west on the available lower ground level. These developments were characterised by individual building designs densely packed with little regard for their inter-spatial relationships. Whilst these developments conform to the scale and language of the tenemental neighbourhood, their density and arrangement sit in the way of establishing a central direct relationship with the Western Infirmary site. Links will have to skirt around the edges of this dense setting.

Post 1960 to 1980 attention moved to land acquired to the north of University Avenue, with the creation of more distinctive urban settings, largely following the existing street patterns. Buildings adopted overtly contemporary forms, with the scale and construction techniques sometimes at odds with the original historical formal grain. They were, however, distinctive.

Present thinking largely adopts a more sympathetic or rooted attitude to development, responding to the historic context and urban grain.
In summary:

- the original campus from broadly 1866 to 1890 is regarded as the foundation image of the University with powerful building forms defining significant urban/garden spaces
- the first modern expansion from 1890 to 1960 is an urban disappointment, high quality buildings are arranged in an ad hoc layout with little in the way of quality public realm
- the second modern expansion to the north from 1960 to 1980 broadly supports the urban grain of the West End but because of its formal juxtaposition creates a sense of discordancy - possibly unnecessarily
- and the present, showing good manners, possibly prompted by antagonism to the previous intolerant architectural response.

This understanding enables an approach to the University’s expansion into the Western Infirmary site to be broadly defined to have the following qualities:

- establish a powerful formal unified urban quality in the spirit of the original Gilbert Scott Building (learning from original Gilmorehill buildings)
- adopt a sympathetic urban but distinctive and brave architectural language in the spirit of the first modern expansion rather than the discordant second expansion phase
- create an assembly of spaces around a distinctive architectural approach of formal strength and architectural sensibility that engages with its historic and visionary context (learning from the present experience)

The development of the western edge of the site should therefore be seen as a component of a unified, coherent and rich assembly of spaces, defined by distinctive buildings embedded at its edges into the existing urban fabric.

**Vision Principle : VP2**

Develop a unified coherent and rich assembly of spaces within the campus defined by distinctive buildings connected at the edges into the existing urban fabric of the city.
Vision Principles

A Global Entrance

The ‘front door’ of the University at Gilmorehill is currently understood to be the entrance off University Avenue (1). In relation to the Gilbert Scott building (2) this is in fact the rear of this building, which explains the seemingly unsatisfactory circulation into the quad (3) from this side, which originally was the location of the toilets.

The front entrance, as originally conceived to the southern side of the Gilbert Scott building below its main tower, was approached from the foot of Kelvin Way via the reconstructed gatehouse (4), or from Dumbarton Road and the small gatehouse sweeping up to the south front of the building (5). The accumulation of building extensions to the east of the Gilbert Scott, and the construction of other buildings on the processional route leading up from Dumbarton Road have smothered the clarity of the original intention.

A two-part strategy has emerged to respond to this situation:

• firstly, to explore in the CDF whether the ‘main entrance’ experience accessed off University Avenue can be enhanced, by clarifying its setting and routes, and establishing a more distinctive connection into the quad from this northern edge. This would serve to create an improved access, however the power and clarity of the main entrance on the southern edge remains to the south frontage, and approach to this needs to be enhanced.

• The enhancement of the approach to the southern frontage is the second element of the two-part strategy. The University is encircled by key and significant urban streets, Argyle Street/Dumbarton Road, Kelvin Way, Church Street and Byres Road as well as the more distant Great Western Road. University Avenue is a ‘cross street’, significant, but not a primary city artery. The setting to Dumbarton Road offers the dual advantage of a south facing aspect fronting a major city street, whilst also having the original University gatehouse building which reasserts the importance of the approach to the original south front. By clever design the original south front and a new southern gateway setting at the west end of the site on Dumbarton Road (6) can work together to represent the original approach, but it also provides the opportunity to introduce a new access into the heart of the University at the western end (7). This potentially then links to other University connections from University Place.

This two-part strategy results in two north-south entrance axis (A, B) which together serve to organise the setting; one on the line of the original building, the other on the line of the western site.

Vision Principle : VP3
Establish clear and memorable civic entrances to the campus (off University Avenue and Dumbarton Road) with clear axial connections through the campus
Original approach view of the Gilbert Scott Building from Kelvin Way

Strategy to anchor northern and southern main entrances to the campus as north/south core routes
Vision Principles

East / West Circulation

Understanding and improving east-west circulation into and within the campus is a critical part of the CDF vision. There is an archive image of the original Gilbert Scott building before the chapel was constructed, showing the original building with an open side to its western edge. It is perhaps interesting to speculate ‘what if the chapel wasn’t built where we see it today’, what might have evolved in terms of an extended University plan? Perhaps an east to west spine down towards Church Street (1) could have evolved, with buildings to the north and to the south. It would have potentially been a grand car free ‘parade’. This alignment is of course now blocked by a series of highly prized buildings; Professors Square (2), the Kelvin (3) and Joseph Black buildings (4) as well as the Burnet Chapel (5) itself.

This speculation does however explain why University Avenue (6) and University Place (7) are such important circulation routes; there are no other easy or clear east-west routes through the centre of the plan south of University Avenue.

Likewise, north of University Avenue, University movement gravitates towards and onto University Avenue. The clear message resulting from this observation, reinforced through the public consultation process, is that University Avenue needs to be transformed to take account of the significance of the pedestrian pressure and movement that this route has to deal with.

The improvements should be considered in four ways:

- Firstly, to reduce the impact and dominance of vehicular traffic and parking along this internal city street
- Secondly, along the length of the street, improve the pedestrian footpaths and public realm
- Thirdly, improve pedestrian links across the street to better link the north and south of the campus
- Fourthly, create strong positive links to the new developments on the Western site (A).

Another potential improvement in the east-west circulation strategy (which links with clarifying the entrance experience) is the east-west route along the south front of the campus (B) overlooking Kelvingrove Park (8). If this route is made attractive, developments on the south of the Western site will start to draw movement to this edge, reducing in part the movements on University Avenue. This will create a southern circulation spine, echoing that on University Avenue.

Critically this southern route also links historically with the original approach to the Gilbert Scott building (9) as well as the potential ‘global entrance’ to Dumbarton Road (C). In addition, a reworked edge along this southern boundary provides the opportunity to open up connections with the Park. A number of opportunities as a result come together into a unified strategy.

Vision Principle : VP4
Focus east/west pedestrian circulation along University Avenue/Place and a new southern core route linking the new southern entrance and Gilbert Scott south frontage
Historical view of the Gilbert Scott Building (looking east) prior to building of the chapel.

Strategy to anchor the east/west core routes along University Avenue/Place and a new southern link.
Core Components

The Global Entrance: South Entrance

Bringing the historic and new entrance into one linked ensemble can be seen to bring together a number of key facets of the University spatial perception:

- the historic approach
- the new Western gateway
- the east-west circulation routes

The visual entrance to the University will always remain the Gilbert Scott tower (1) set above Kelvingrove Park. The new ‘global entrance’ (2) will enable an approach to that marker by means of a gently sloping route (A), rather than a steep climb through the park. If we anchor the approach space from Dumbarton Road with the Anderson College building (3) and the Gatehouse (4) and set back a new or refurbished gateway building (to the position of the existing Western Phase 1 building (5)) then the Gilbert Scott tower is dramatically revealed. This alignment also retains sufficient forecourt to establish a dignified civic entrance to this new setting – a scale echoing the length of Glasgow’s Cathedral Square (6).

A second aspect of this entrance, is the ability to connect Dumbarton Road north through to University Place which is some 8 metres higher, via a gently sloping public space (7). Historically significant buildings have traditionally been marked by stepped frontages, reflecting their grandeur, as in the original Hunterian Building on the High Street.

To contemporary eyes however, such stepped approaches now present an obstacle to accessibility. The opportunity exists in the new global entrance approach to create an accessible public realm, not as a ramp but as a sloped civic square, containing required infrastructure whilst creating individual settings for each of the listed buildings. There is a wonderful archive image of the laying of the main building foundation stone (below) where a giant ramped terrace has been created in the original quad. This image serves as a visual inspiration for this new global entrance setting.

Core Component : CC1
Create a new University civic ‘global entrance’ off Dumbarton Road linking up to the Gilbert Scott front entrance and to Kelvingrove Art Gallery.

Historical image of the laying of the main building foundation
Impression of a new ‘global entrance’ off Dumbarton Road

Developing a strategy of connecting a new southern entrance northwards as well as with the Gilbert Scott Building southern front
Core Components

The Global Entrance: North Entrance

Currently there is great pressure on the existing ‘main entrance’ to the campus (1) at University Avenue to deliver a recognisable and fitting university entrance and arrival point. Historically, this was a back approach to the Gilbert Scott building, and the setting is now further compromised by conflicts between roads infrastructure, pedestrian movement and cyclists. The existing main entrance could be improved to signify a clear ‘northern entrance’ to complement its southern counterpart.

Approaching from the east past Gibson Street/Kelvin Way (5) or from the west along University Avenue and Byres Road/University Place (6), widened pavements and public realm should be established to give priority to pedestrian and cyclists whilst retaining vehicular access along University Avenue. Approach to the crest of the hill and the main arrival point could be improved through selective removal of railings bounding the Gilbert Scott Building, especially around the War Memorial. Opening up the area around the memorial and improving and extending the public realm across to the Round Reading Room and southwards back to the Gilbert Scott Building will define a more recognisable ‘front door’ (7). The near perfect alignment of the Round Reading Room, War Memorial and Gilbert Scott Building (8) lends itself to act as a ‘connector’ across the current barrier of the traffic dominated University Avenue, creating a ‘main northern entrance’ to the University.

The components required to create an improved entrance experience are already there; the historic settings around the Round Reading Room (2), War Memorial (3) & Gilbert Scott Building (4). These settings along with the significant people flow across University Avenue at the crest of the hill (1) could be choreographed to create a focal civic arrival experience, in a unified entrance sequence and setting.

This opening up of the route across University Avenue will relieve the current bottle-neck of pedestrian and traffic movement through the existing main gate (1).

The reworked northern entrance now has the potential to connect through the Gilbert Scott building southwards, past the two quads, opening up to the vista on the southern terrace (9). This entrance sequence will be a more dignified procession for staff and students alike, as well as for visitors, many of whom come to the University to experience the breathtaking view of the city from the southern terrace. Improving this north-south axial connection will result in Kelvingrove Park becoming part of the University ‘mental landscape’ (10). The southern terrace then connects down to the southern entrance along Dumbarton Road, connecting all the primary elements of the framework into a unified and considered setting (11).

Core Component: CC2

Create an improved and enhanced approach to the Gilbert Scott building on the upper plateau unifying the setting across University Avenue
Impression of an improved public realm and arrival setting along University Avenue (looking south along Hillhead Street)

Developing a strategy of improving the existing arrival to the campus on University Avenue and connections southwards into the campus
Core Components

New Quad

The new global gateway arrangement can work with either a remodelled Phase 1 building or a new building located on the same site, forming a backdrop to the new approach (1). In either case, beyond, a new contemporary quad space is to be formed, which for comparison purposes will broadly have the dimensions of Professors Square (2). Its geometry will be distinctive by adopting a tapered plan form (3), the eastern edge aligning with the snow bridge on the River Kelvin (4) (which in turn aligns with the Kelvin Hall (5)), and the western edge, (its mirror) engaging with the Anderson College building on Dumbarton Road (6).

At its northern end, the taper straightens into a gateway space, linking with University Place (7) and the lane between the Bio-Medical research buildings (8) which links through to University Avenue (9).

The tapered edges of the buildings fronting the new quad are conceived with a covered arcade along their length to give shelter for pedestrian movement north-south.

The built flanks of this space can provide for a number of flexible University uses and space provision, edging and activating the new quad.

To the east, the new buildings mask the back of the Joseph Black buildings (10), although they can facilitate entrances and links to it.

To the west they frame the linkages into the Church Street building ensemble (11). Within this ensemble the opportunity exists between the listed buildings to create open streets connecting Church Street and Byres Road with the new quad (12). In the middle of the current ensemble, a number of later ‘infill’ hospital buildings block links with the Church Street setting, and engulf the Chapel. The proposal is to remove these buildings, revealing the Chapel, to create a new entrance and open link from Church Street (13)- potentially associated with a new public community space on Byres Road in front of the old public school (14). In forming this new entrance the University would create a new ‘doorway’ onto Byres Road, and a positive and direct link for the community into the campus. This approach, because of the alignment of the tower and the Chapel, also introduces another visual marker and view of the historic University tower, an echo of the view from Byres Road along University Avenue.

Core Component: CC3
Form a new ‘urban quad’ within the Western site connecting a new ‘global entrance’ off Dumbarton Road with University Place via a sloping civic space
Developing a strategy of a new quad and public realm within the western site linking a new entrance off Dumbarton Road with University Place
Core Components

East Gateway

The enhanced setting of the University ‘global entrance’ off Dumbarton Road brings the iconic tower of the University back into a meaningful relationship of approach and arrival at the southern edge of the campus, restoring the original approach to the main building.

A similar strategy can be exploited for the approach from the east and from Kelvin Way. University Avenue and Kevin Way currently meet in a curvilinear roads interchange which is frustrating to cross as a pedestrian and out of scale with its traffic role in the city. If University Avenue is improved for the benefit of the pedestrian, with traffic reduced along its length, then a more satisfactory T-shaped and traffic light controlled junction should be explored for this interchange. Such a layout will increase the pavement space outside the various buildings, creating the opportunity to form an ‘arrival square’ or gateway space at the bottom of University Avenue leading up to the main building, through which the traffic would move in a more controlled manner. Such a junction would not only meet Kelvin Way in a more dignified manner, but also frame the historic symbolic gatehouse to the alternative approach on the southern frontage.

Core Component : CC4
Form a new eastern campus urban gateway at the junction of Kelvin Way and University Avenue
Developing a strategy of forming an eastern campus urban gateway

Impression of an improved public realm and urban gateway setting at the Kelvin Way / University Avenue junction
## Core Components

### West Gateway

Balancing this east edge strategy, the relationship of Byres Road and University Avenue and Place provides opportunity to mark the approach and gateway experience at this western edge of the campus. With the expansion of the University into the western site, internal University movements will tend to be from the upper plateau down University Avenue, turning into University Place to connect to the new quad and on to the Church Street junction (1).

The junction of University Avenue and University Place (2) is a critical node of pedestrian movement east-west and north-south, and provides an opportunity through its transformation (and the development of the Mathematics building car park site) to create a setting that provides a clear western gateway space for the campus, marking for many the route in and out of the University.

---

**Core Component : CC5**

Form a new western campus urban gateway at the junction of University Avenue and University Place
Impression of an improved public realm at the key pedestrian node of the University Avenue / University Place junction

Developing a strategy of forming a western campus urban gateway
Core Components

Central Avenue

The west (1) and east (2) gateways to the campus bookend the rise and fall of University Avenue over the brow of the Gilmorehill (3). Its summit links the two sides of the campus, to the south the north front of the original main building (4), setting of the main gates and approach, to the north the 20th century expansion (5) starting with the Round Reading Room, Library and Fraser building.

The aspiration is to give a higher priority to pedestrians by reducing the notional four lanes of roadway to two; enhancing the pavement widths and overall quality of the pedestrian experience. The wider pavement offers the opportunity to introduce tree planting to the south side of the street (6) reinforcing the park-like quality of the car parking-free setting of the University as well as enhanced lighting, information and banner structures. It is anticipated that public transport and taxis will continue to use the street with a reduced flow of private vehicles. On-street parking will be removed other than for drop-off.

A raised pavement at the brow of the hill (3) would emphasise the pedestrian connection across the narrowed street facilitating movement between the two sides of the campus.
Developing a strategy of improving University Avenue as a 'central avenue' through the campus
Core Components

Southern Esplanade

The southern frontage to Kelvingrove Park (1) will be re-instatement and re-invigorated to its original role as a major approach to the University. The opportunity exists to shape the edge to Kelvingrove Park creating a pedestrian friendly promenade from Dumbarton Road/Argyle Street (2) to the front door of the original building (3). It will also require to double-up as a service access route but it is hoped that a substantial amount of car parking will be removed to enhance the pedestrian setting.

These routes will be marked at the low point ‘Global Gateway’ off Dumbarton Road, bifurcate to exploit the built frontage to the Park and re-merge at the brow of Gilmorehill (4). The upper level terraces will be re-planted to create the symbolic setting expected of an historic entrance to a University and potentially with a café become a significant tourist destination for the University. Lighting and Artwork would add to the presence and importance of this special viewpoint in the City.

Core Component : CC7
Form a new south edge circulation spine, linking the southern entrance and Gilbert Scott south front esplanade along the Gilmorehill/Kelvingrove Park
Impression of a possible strategy to create a southern approach from a new 'global entrance' off Dumbarton Road up to a southern esplanade fronting the Gilbert Scott Building.

Developing a strategy to create a southern approach from a new 'global entrance' off Dumbarton Road up to a southern esplanade fronting the Gilbert Scott Building.
Core Components

Circulation ‘Ribs’

Associated with these setting clarifications is the opportunity to create a new network of connections and spaces woven into the existing campus to the north and south of University Avenue. These may be considered as ‘ribs’ to the spine of University Avenue and should form the focus for public realm improvements on these key north south links:

1. on the line of the New Quad extending from Dumbarton Road through Bio-Medical to University Avenue
2. on the line of the Wolfson Square linking the top of University Gardens, through an opened up setting to the rear of the TA building, and down Science Lane towards the southern edge.
3. on the line of the back of Professors Square Garden across University Avenue to University Gardens
4. the creation of an axial link and unified space linking the Library and Reading Room settings through to the main building
5. on the line of the approach to the south front linking to Kelvin Way in front of the GUU and the forking up to Oakfield Avenue.

Core Component : CC8
Enhance north/south circulation routes through the campus by improving permeability, encouraging openness and linking with core east/west spines
Impression of an improved setting and north/south connection into the western site and new quad.

Developing a strategy to improve and better define existing north/south circulation routes across the campus.
The University is taking this opportunity to clarify the most northerly edge of the campus. The northern expansion of the University across University Avenue in the 1960s as well as the acquisition of a number of tenemental and terraced properties was the result at that time of a lack of development space on the main campus. The Western opportunity allows the University to reconsider its need for keeping hold of property that was not designed for University use, and provides ongoing accessibility and maintenance challenges. As a result, the University will:

1. consider the setting of the various Hillhead terraces extending to the north and their future role in the campus strategy
2. consider the setting to the west of the Library
3. consider the setting of Lilybank Gardens and the Lilybank car park site

The Western opportunity also allows the University to consider strategies to consolidate outlying uses onto the main campus which would provide efficiencies in use and space sharing. The St. Andrew’s building (4) to the eastern edge of the campus is one such outlying location that may benefit from being brought back into the heart of the Gilmorehill campus setting.

The use of the sites and property at Thurso Street (5) also becomes strategically more important to the University once the southern ‘global entrance’ (6) is formed. These transform from being remote service locations to a sites that are adjacent a new main entrance.

Core Component : CC9
Consider outlying University sites in the context of a consolidation strategy of the Gilmorehill setting extended across the Western site
Developing a wider strategy to clarify the University’s interface with neighbouring edges

View across the campus looking north-east
Core Components

Other Outliers

Neighbourhood Spaces

A number of City Council controlled sites form a critical part of the opportunity to improve the interface between community and University in a holistic plan. The Byres Road / Church Street triangle site (1) (including the existing old public school) provides the opportunity to create a community square linking the commercial artery of Byres Road to the central campus and new quad through an opened Church Street edge.

In addition, the Ashton Road triangle (2) lying between Byres Road, University Avenue and the Ashton Road terraces, could be improved to provide a positive link and quality environment between Byres Road and the University. The space could be transformed to reduce the dominance of the car parking and substation, with the introduction of a pavilion structure set within a simple garden landscaped space.

Core Component : CC10

Create community spaces at the eastern periphery of the campus, the Bryes Road/Ashton Road car park and the Byres Road/Church Street triangle
North

Developing a wider interface strategy between the University and the City to improve community spaces
Summary of Core Vision Principles & Components

Core Urban Design Components

In broad terms the strategy of clarifying the urban comprehensibility of the campus may be summarised as having the following primary elements:

1. two distinct setting characters across the campus; an extended parkland gardensque quality on the historic upper plateau, and an extended city urbanity and quality on the lower plateau.

2. a new ‘global entrance’ off Dumbarton Road which also provides a clear ascent to the Gilmorehill south front and the view across the city. This entrance also provides the advantage of connecting to Kelvingrove Art Gallery and Kelvinhall, forming an elongated ‘city garden square’ terminated by an accentuated gateway building to the University on the site of the existing Phase 1 building.

3. a new urban quad to the north of where the Phase 1 building currently sits, with an axial link connecting the ‘global entrance’ via a sloping civic space up to University Place.

4. an improved axial approach on the upper plateau and unified setting across University Avenue from the Library and Reading Room settings, across to the main building and then through internally to connect to the south front.

5. a new entrance sequence from Church Street off a new community square on the Byres Road / Church Street junction, creating an open and accessible entrance through into the new urban quad – the heart of the western extension.

6. two balancing civic spaces at either end of University Avenue, a community triangle to the west and a new T-junction at the east.

7. all connected internally with an improved east-west pedestrian environment along the length of University Avenue to University Place.
Vision Principle : VP1
Recognise, respect and respond to the parkland gardenesque quality on the historic upper plateau and extended city urban quality on the lower plateau

Vision Principle : VP2
Develop a unified coherent and rich assembly of spaces within the campus defined by distinctive buildings connected at the edges into the existing urban fabric of the city

Vision Principle : VP3
Establish clear and memorable civic entrances to the campus (off University Avenue and Dumbarton Road) with clear axial connections through the campus

Vision Principle : VP4
Focus east/west pedestrian circulation along University Avenue/Place and a new southern core route linking the new southern entrance and Gilbert Scott south frontage

Core Component : CC1
Create a new University civic ‘global entrance’ off Dumbarton Road linking up to the Gilbert Scott front entrance and to Kelvingrove Art Gallery.

Core Component : CC2
Create an improved and enhanced approach to the Gilbert Scott building on the upper plateau unifying the setting across University Avenue

Core Component : CC3
Form a new ‘urban quad’ within the Western site connecting a new ‘global entrance’ off Dumbarton Road with University Place via a sloping civic space

Core Component : CC4
Form a new eastern campus urban gateway at the junction of Kelvin Way and University Avenue

Core Component : CC5
Form a new western campus urban gateway at the junction of University Avenue and University Place

Core Component : CC6
Encourage the use of University Avenue and University Place as a core pedestrian circulation spine

Core Component : CC7
Form a new south edge circulation spine, linking the southern entrance and Gilbert Scott south front esplanade along the Gilmorehill/Kelvingrove Park

Core Component : CC8
Enhance north/south circulation routes through the campus by improving permeability, encouraging openness and linking with core east/west spines

Core Component : CC9
Consider outlying University sites in the context of a consolidation strategy of the Gilmorehill setting extended across the Western site

Core Component : CC10
Create community spaces at the eastern periphery of the campus, the Bryes Road/Ashton Road car park and the Byres Road/Church Street triangle
SECTION 3

URBAN DESIGN PRINCIPLES

Introduction

The Vision and Core Components identified in Section 2 of this document provide the overarching placemaking ‘narrative’ and defining components of the proposed Campus Development Framework. This Vision statement holistically responds to the 7 consultation themes identified through the public consultation process, but to further guide and direct the future implementation of the CDF Vision, a set of defining Urban Design Principles have been evolved, documented in this Section 3, to guide and direct design teams in the future expression of built and public realm design, responding to the Vision Principles and Core Components set out in the preceding section.

These Urban Design Principles have been considered under 8 subject or topic headings, each chosen to respond in different ways to the key themes identified through the consultation process. The Topics are:

- **Topic 1** - Setting & Urban Form
- **Topic 2** - Landscape & Open Space
- **Topic 3** - Movement & Transport
- **Topic 4** - Approach to Historic Assets
- **Topic 5** - Design Excellence
- **Topic 6** - Uses & Adaptability
- **Topic 7** - Infrastructure & Sustainability
- **Topic 8** - Community Integration

Each Topic begins by identifying the key consultation themes addressed within its content, and goes on to identify Key Principles under a number of sub-topic headings (as illustrated on the adjacent matrix).

The intention is that the defined Key Principles provide a reference point for future design teams, identifying fundamental issues and principles that are considered important to the effective and coherent delivery of the CDF. The Principles in many cases are quite deliberately broad, and will require interpretation and development by designers. This allows a certain degree of flexibility, whilst anchoring the key fundamental aims.
Relevant Consultation Themes : Topic 1

1. **Enhance** the setting and safety of the campus, with clear social focus points
2. **Define** entrances and gateways into the campus
3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park
4. **Embed** activities and uses that promote a sense of openness and safety
5. **Secure** current and future building character and heritage
6. **Create** flexible spaces that respond to identified and changing needs
7. **Ensure** a sustainable future embracing a clear green agenda

Setting & Urban Form Key Principles : Summary

**Key Principle : SUF1**
Views to key University landmarks to be maintained (and opened up) on approach routes to and within the campus setting

**Key Principle : SUF2**
Create clear and defined urban gateways into the campus

**Key Principle : SUF3**
Create defined, pleasant, safe and accessible urban edges to development within and around the campus, incorporating ground floor activity at key locations

**Key Principle : SUF4**
Opportunities for change identified in the CDF to be tested against spatial and operational needs and economic parameters once defined

**Key Principle : SUF5**
Massing and scale of buildings should respect the existing scale of the surrounding neighbourhood, but also appropriately define key spaces, corners and gateway points.

**Key Principle : SUF6**
Area masterplans to establish a coordinated strategy of robust materials for use in building development, that embraces both historic and contemporary design and which meet sustainability requirements
**Topic 1**

*Setting & Urban Form*

**Introduction**

Enhancing the setting of the campus was an overwhelming priority identified in all consultations undertaken in the evolution of the CDF.

The campus is a unique place, with a rich variety of historic and modern buildings, however the setting is currently compromised by the dominance of vehicles, and a lack of clarity and quality of open spaces and, in certain areas, urban form and associated connectivity. The approach and arrival experience also offers opportunity for improvement.

Sub-topics and associated Key Principles considered under the heading of *Setting & Urban Form* are:

- Approach & Views
- Gateways
- Edges & Key Frontages
- Opportunities & Areas of Change
- Massing & Scale
- Materials
Relevant Consultation Themes: Topic 1

1. **Enhance** the setting and safety of the campus, with clear social focus points

2. **Define** entrances and gateways into the campus

3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park

4. **Embed** activities and uses that promote a sense of openness and safety

5. **Secure current and future building character and heritage**

6. **Create** flexible spaces that respond to identified and changing needs

7. **Ensure** a sustainable future embracing a clear green agenda
**Setting & Urban Form**

**Sub Topics**

**Approach & Views**

The iconic Gilbert Scott tower (1) is a defining landmark for the University, and sitting on the edge of Gilmorehill provides a key point of orientation marking the location of the University for those approaching the campus from all directions. Maintaining views to this iconic tower is a fundamental principle of the CDF, and area masterplans and new development proposals must identify the existing viewpoints, as well as opportunities to open up new vistas – for example through a reworked Church Street edge (2) on the Western site.

In addition to the original historic tower, a number of more modern buildings across the site due to their scale also provide visual landmarks and important orientation devices on key approach views:

(3) The Library - to the north of the campus as viewed from Hillhead

(4) The main Western Infirmary Phase 1 Building – dominant on the approach from the south along Dumbarton Road

(5) Boyd Orr Building – from the west approach and Byres Road.

Although not of the same historic iconic nature of the Gilbert Scott tower, the scale of these buildings and their visual prominence make them important orientation devices in establishing a legible campus, and views to these buildings should be carefully considered by future designers.

---

**Key Principle : SUF1**

Views to key University landmarks to be maintained (and opened up) on approach routes to and within the campus setting
The need to define urban entrances and gateways into the campus was another clear message and high priority from the consultation process.

The current main approach into the University campus, is from the east (6) and west (7) along University Avenue. Pedestrian conflict with parking and roads infrastructure undermines the approach sequence to the current main entrance at the brow of the hill along University Avenue. For those unfamiliar with the University setting, it is quite difficult to get a sense that one has now stepped onto the campus. There is no clear delineation between where the surrounding neighbourhoods stop and where the campus starts, and this results in a somewhat confusing sense of arrival. Clarity is needed in defining urban gateways into the campus.

Opportunities exist within the existing urban settings as well as the potential to create new ones.

The existing approach at the Kelvin Way / University Avenue junction forms a natural eastern gateway. Adjustment to the existing junction at this location (reconciliation of roads infrastructure with a signalised T-junction) would allow for the extension of the public realm at this location, to create a clear eastern gateway ‘square’ (6).

Approaching from the west along University Avenue, the view of the Gilbert Scott tower is framed by the Boyd Orr (5) and Wolfson Medical School (8) buildings. This provides a natural gateway point at this intersection of University Avenue and University Place, and with public realm improvements combined with the construction of a new building on the Maths car park site (9) has the potential to provide a defining gateway space.

From the north approaching from Hillhead down Hillhead Street, a key civic space and central ‘gateway’ and arrival point should be established around the setting of the Reading Room and University Avenue (10). As a main pedestrian route into the campus public realm improvements would help better defined a northern gateway to the campus, linked to the ‘North Global Entrance’.

As described in Section 2, a new ‘South Global Entrance’ off Dumbarton Road (11) would introduce a new southern gateway to the University, providing a link up to University Place as well as the southern esplanade at the Gilbert Scott Building.

**Key Principle : SUF2**
Create clear and defined urban gateways into the campus
Setting & Urban Form

Sub Topics

Edges & Key Frontages

Generally the campus is defined by a series of key building elevations fronting onto open spaces. Some are located in more dense areas of development but attain a degree of significance in their façade treatment.

A variety of built form / open space edge relationships are found along University Avenue. In a lot of cases, the open spaces fronting onto key elevations are either inaccessible (1,2,3) (challenges with changes in levels, railings, walls etc) or are unusable (4,5) (dead space, car park, roads infrastructure) as amenity space. Opportunities should be taken to address these issues to enable key frontages and open spaces to become an active part of the urban structure and pedestrian experience.

When considering new development including that across the Western site (6), buildings should be designed and located to positively address and define the public realm space. Ground floors should provide overlooking and activation to public spaces at key locations, and within the new quad space provide defining colonnade style walkways along the edges.

The Church Street edge (7) is a key frontage between the extended University campus and the Byres Road community. Currently this edge is a relatively impermeable urban ‘wall’, and should be reworked to provide open accessible east / west streets linking Byres Road to the new University Quad space (6).

The southern façade of the West Medical and Davidson Building (8) is a key frontage to consider in the implementation of the CDF. This prominent façade sitting on the Gilmorehill southern edge is currently the ‘back’ and service area of this building. The Vision strategy to create an enhanced southern edge linking the south Global Entrance (9) up to the Gilbert Scott southern esplanade (10) requires that this key frontage be carefully considered.

Key Principle : SUF3

Create defined, pleasant, safe and accessible urban edges to development within and around the campus, incorporating ground floor activity at key locations.
Opportunities and areas of change exist across the entire Gilmorehill campus, however the key opportunity offered by the CDF clearly exists on the Western Infirmary site (6). The current maze of interconnected and impenetrable buildings and infrastructure has the opportunity to be transformed into an urban setting that offers not only substantial gains for the University, but provides the possibility for commercial regeneration of the lower areas of Byres Road. The Church Street edge (7) has the potential for radical but sensitive remodelling to facilitate such mutual benefits.

Other opportunities for change in urban terms have been identified through the evolution of the CDF and illustrated throughout this document. These include the creation of significant areas of focal public realm, reducing the dominance of vehicles and parking across the campus, re-connection with Kelvingrove Park along the southern edge, to name a few. All of these opportunities need to be tested against University needs once an Estates Strategy (which will include defined academic and spatial requirements as well as economic constraint) has been established, however the Key Principles established in this CDF will guide and direct how in urban terms the Estates Strategy can be interpreted.

Potential development opportunities (which includes some redevelopment of existing buildings as well as selective removal for public realm) are identified on the indicative aerial montage view in blue (see following page).

Key Principle: SUF4
Opportunities for change identified in the CDF to be tested against spatial and operational needs and economic parameters once defined.
**Setting & Urban Form**

*Sub Topics*

**Massing & Scale**

As outlined in other sections of this CDF document, the campus is very much a campus of contrasts, including scale of buildings, and this is a defining characteristic of the campus. What may be considered disproportionately tall or massive buildings today in the context of their West End setting (i.e., Library, Boyd Orr and Western Phase 1 Building), despite being loved or hated, provide defining features of the urban setting of the campus.

When considering massing and scale for possible new development across the campus, due cognisance needs to be taken of the scale of adjacent development, but equally, proposals for ‘feature’ defining buildings also needs to be considered for key corners and urban gateways. Proportion of spaces between buildings relative to height also forms a key criteria for assessment of scale.

The adjacent diagram provides a guide to what is considered an appropriate scale of development for the various opportunity sites across the campus. The range of storey heights provided is considered to deliver the key urban design objectives of the plan.

**Key Principle : SUF5**

Massing and scale of buildings should respect the existing scale of the surrounding neighbourhood, but also appropriately define key spaces, corners and gateway points.
1. Sir Charles Wilson Building
2. Glasgow University Union
3. Stevenson Building
4. Gilbert Scott Building
5. Professors Square
6. John McIntyre Building
7. Round Reading Room
8. Fraser Building
9. Library
10. University Gardens
11. Queen Margaret Union Building
12. Lilybank Gardens
13. Lilybank House
14. Gregory Building
15. Boyd Orr Building
16. Wolfson Building
17. Biomedical Research Building
18. Joseph Black Building
19. Graham Kerr Building
20. Kelvin Building
21. Bower Building
22. West Medical Building
23. Davidson Building
24. West campus
25. Gilmorehill Halls

**Key**

7-8 Storey heights
Materials

Identifying a familiar and consistent palette of materials for new development can be considered a vital tool to define character areas. Currently, there are varying architectural styles and ages seen across the campus, and in some senses the variety is a defining characteristic. When it comes to landscape and public realm a defined palette of public realm materials would assist in creating a unifying sense of place. In places this has been carried out (e.g. signage), however a strategy to look at the campus as a series of localised character areas, with an overall campus wide strategy could improve the clarity and setting of the campus through the establishment of a defined material palette.

In relation to building materials, a defined palette of materials should be evolved for buildings edging focal spaces that may be delivered over a period of time – eg the New Quad. Such a selection would need to take cognisance of the overriding heritage character of the campus, be safe, accessible and sustainable as well as comply with current regulations.

It should be a requirement at area masterplan stage that such a palette of materials is defined and agreed.

Key Principle: SUF6

Area masterplans to establish a coordinated strategy of robust materials for use in building development, that embraces both historic and contemporary design and which meet sustainability requirements.
## Setting & Urban Form Key Principles : Summary

<table>
<thead>
<tr>
<th>Key Principle : SUF1</th>
<th>Views to key University landmarks to be maintained (and opened up) on approach routes to and within the campus setting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key Principle : SUF2</td>
<td>Create clear and defined urban gateways into the campus</td>
</tr>
<tr>
<td>Key Principle : SUF3</td>
<td>Create defined, pleasant, safe and accessible urban edges to development within and around the campus, incorporating ground floor activity at key locations</td>
</tr>
<tr>
<td>Key Principle : SUF4</td>
<td>Opportunities for change identified in the CDF to be tested against spatial and operational needs and economic parameters once defined</td>
</tr>
<tr>
<td>Key Principle : SUF5</td>
<td>Massing and scale of buildings should respect the existing scale of the surrounding neighbourhood, but also appropriately define key spaces, corners and gateway points.</td>
</tr>
<tr>
<td>Key Principle : SUF6</td>
<td>Area masterplans to establish a coordinated strategy of robust materials for use in building development, that embraces both historic and contemporary design and which meet sustainability requirements</td>
</tr>
</tbody>
</table>
Topic 2
Landscape & Open Space

Introduction

The University is embellished by the iconic image and authority of the building on the hill. Beyond that main building, it is sometimes confusing to navigate around.

The reason for this may simply be that it is based on BUILDINGS which have been developed solely in accordance with need and opportunity. Perhaps an approach based on SPACES (not buildings) should be considered. This would create a framework for movement and infrastructure, signature spaces which will grow in value and recognition as buildings are added.

The campus must express intellectual, social and cultural values and represent its energy and aspirations and it should exert a more public presence so that the public understand what goes on within buildings and how it affects the quality of their lives.

The spatial structure could take the form of a series of SQUARES which are concentrations of energy or activity e.g. mixed use, 24/7, social spaces, event spaces, town/gown spaces.

There could be a hierarchy of squares, for example a PUBLIC SQUARE (main point of arrival) where the University tells the world what it does (and how well it does) broadcast, events, shop window. Invite people into the present not just the past. Let people feel the energy and ambition of the institution at local, national and international levels. Let people understand the contribution the University can make to civic pride.

There could also be BREAKOUT SQUARES which form a transition between intense academic activity, social and cultural activities. These would be linked to main movement routes/streets.

There should be REFLECTIVE SQUARES which encourage and allow experience in contrast to busy activities and could also include commemorative squares.

This framework would be flexible (it’s not an exoskeleton) yet it provides order and clarity which becomes increasingly obvious as buildings are added. The campus boundaries, although important, are going to change over time. The University campus should be a ‘sense’. A special feeling, a force, a place which offers an unique experience to all.

Buildings are only part of the delivery process. They should form part of a wider overarching vision for the University.

Sub-topics and associated Key Principles considered under the heading of Landscape & Open Space are:

- Focal Open Space & Activity Nodes
- Opportunities & Areas of Change
- Space Hierarchy
- Purpose & Use of Space
- Massing & Scale
- Materials

(Ian White of Ian White Associates Landscape Architects)
Relevant Consultation Themes: Topic 2

1. **Enhance** the setting and safety of the campus, with clear social focus points

2. **Define** entrances and gateways into the campus

3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park

4. **Embed** activities and uses that promote a sense of openness and safety

5. **Secure** current and future building character and heritage

6. **Create** flexible spaces that respond to identified and changing needs

7. **Ensure** a sustainable future embracing a clear green agenda
Landscape & Open Space

Sub Topics

Focal Open Space & Activity Nodes

There are a number of existing nodes of activity across the campus – of both social and teaching & learning typology. Currently these include:

Social
1. Wolfson Cafeteria / atrium space
2. Fraser Building student services 'one-stop-shop' and café/restaurant
3. GUU and the Hive
4. Queen Margaret Union

Central Teaching & Learning
A. Library and rear extension and Adam Smith building
B. Boyd Orr lecture theatres

With the exception of the Fraser Building, the public realm associated with these nodes of activity is very poor, and does not facilitate meeting, gathering or enjoyment of external space normally associated with such focal points of activity.

The CDF open space strategy illustrated on the plan, establishes the opportunity to create quality areas of public realm associated with these key nodal points, improving their functionality as gathering and meeting places.

When considering the extension of the campus across the Western Infirmary site, it is imperative when considering uses for the development on this site that core activity is placed at the new urban nodes suggested on the adjacent plan (C/D/E/F), in order to activate these spaces as vibrant urban places.

From an activation point of view, it would be desirable for some central teaching & learning spaces as well as social and leisure spaces to be located within the development on the Western Infirmary site, as these uses would bring a ‘centre of gravity’ of activity for staff and students down into this area of the campus and activate the new open spaces being created on this area of the campus.

Similarly, social functions (potentially including social learning) could be considered for the ground floors of the buildings flanking the Western Gateway space (D), as this would activate and ‘feed’ the vibrancy of this focal gateway space.

At the possible public space / street linking Church Street with the new Quad (incorporating Elder Memorial Chapel), social and leisure functions should be considered at ground floors, activating this space (E).

In addition to the above, a core component of the CDF Vision is to establish a southern esplanade linking to a reworked setting at the southern frontage of the Gilbert Scott Building. Public/social functions could be considered for occupation of the ground floor of this frontage in order to generate activity as a destination overlooking the city (G).

Key Principle: LOS1
Establish quality open spaces at existing focal activity points across the campus, and place high use activities within new development to activate key new open spaces.
Key Principle : LOS2
Create a legible network of landscape and open spaces across the campus, each with differing characteristics and scale.

Landscape & Open Space

Sub Topics

Opportunities & Areas of Change

A clear goal of the CDF is to create a legible network of landscape and open spaces across the campus, each with differing characteristics and scales.

In Section 1, we have described that currently there is no clear hierarchy in the open and green spaces on campus. Generally, these spaces are seen as either fragmented, residual or decorative.

We have previously classified spaces as:

- enclosed amenity spaces
- passing through spaces
- meeting spaces

in addition to these categories we have introduced a further character to guide the evolution and hierarchy of the plan

- civic spaces

Key greenspaces and open spaces within the campus may be categorised as follows to guide the evolution of specific proposals:

1. Gilbert Scott Quads
2. Southern edge ‘esplanade’ to Gilbert Scott Building - remodelled to remove cars and improve finishes
3. Professors Square - remodelled to remove cars and re-establish landscape setting
4. Space between Professors terrace and the Kelvin Building - through links improved
5. University Avenue southern edge - enclosing fences opened up to improve permeability
6. Fraser Building & Reading Room garden
7. University Gardens - fences and walls removed where possible
8. Lilybank Gardens
9. Garden to rear of Lilybank Gardens
10. Lilybank House Square - new square
11. Queen Margaret Square - formalised square with access to QMB and Boyd Orr
12. Wolfson Place - improved public realm creating an extended public setting
13. Science Precinct - new open space
14. University Place - remodelled public realm
15. Western Gateway - new gateway space
16. New Quad - new public focal urban square
17. University Square - new signature civic arrival square
18. Elder Chapel Place - new street with Chapel as focal element
19. Byres Road Triangle - new public space
20. Ashton Road - remodelled public space marking western gateway
21. Eastern Gateway - remodelled space to create eastern gateway
**Space Hierarchy**

The hierarchy of spaces proposed within the CDF responds directly to the core components of the Vision described in Section 2 of this document.

The primary components of this strategy, and therefore the primary spaces in terms of a spatial hierarchy are:

1. the north and south ‘Global Entrance’ civic arrival spaces
2. the historic and new quads behind these new entrance spaces
3. the east-west connectors of University Avenue/Place and the Southern Esplanade

Informing these core components are the urban ‘gateways’ which may be considered to form the second level of a spatial hierarchy, at:

A. Kelvinway/University Avenue junction

B. University Avenue / University Place junction at the Wolfson / Boyd Orr

C. Interface of the north end of the New Quad with University Place

A third level in a spatial hierarchy may be considered to be the open spaces opened up on the various north-south ‘circulation ribs’ crossing University Avenue. These include:

i. the route between Bio-Medical linking University Avenue with the New Quad

ii. a new Science Precinct by removing Estates and Buildings

iii. enhanced linkages between University Gardens and the garden between Professors Square and Kelvin Building

iv. the Round reading Room setting

v. a remodelled Hunterian Lane leading round to a new open space fronting Lilybank House

---

**Key Principle : LOS3**

Open spaces across the campus to respond to the hierarchy and relationship of components established in the CDF Vision
Landscape & Open Space

Sub Topics

Purpose & Use of Space

A clear goal of the CDF is to create a legible network of landscape and open spaces across the campus, each with differing characteristics and scales.

In Section 1, we have described that currently there is no clear hierarchy in the open and green spaces on campus. Generally, these spaces are seen as either fragmented, residual or decorative.

We have previously classified spaces as:

- **enclosed** spaces
- **passing through** spaces
- **meeting** spaces

in addition to these categories we have introduced a further character to guide the evolution and hierarchy of the plan

- **civic spaces**

Key greenspaces and open spaces within the campus may be categorised as follows to guide the evolution of specific proposals:

1. Gilbert Scott Quads *(enclosed/passing through)*
2. Southern edge 'esplanade' to Gilbert Scott Building - remodelled to remove cars and improve finishes *(civic/passing through/meeting)*
3. Professors Square - remodelled to remove cars and re-establish landscape setting *(passing through)*
4. Space between Professors terrace and the Kelvin Building - through links improved *(passing through)*
5. University Avenue southern edge - enclosing fences opened up to improve permeability *(passing through)*
6. Fraser Building & Reading Room garden *(civic/passing through/meeting)*
7. University Gardens - fences and walls removed where possible *(passing through)*
8. Lilybank Gardens *(passing through)*
9. Garden to rear of Lilybank Gardens *(enclosed/passing through)*
10. Lilybank House Square - new square *(civic/passing through/meeting)*
11. Queen Margaret Square - formalised square with access to QMB and Boyd Orr *(civic/passing through/meeting)*
12. Wolfson Place - improved public realm creating an extended public setting *(civic/passing through/meeting)*
13. Science Precinct - new open space *(enclosed/passing through/meeting)*
14. University Place - remodelled public realm *(civic/passing through)*
15. Western Gateway - new gateway space *(passing through/meeting)*
16. New Quad - new public focal urban square *(civic/passing through/meeting)*
17. University Square - new signature civic arrival square *(civic/passing through/meeting)*
18. Elder Chapel Place - new street with Chapel as focal element *(passing through/meeting)*
19. Byres Road Triangle - new public space *(civic/passing through/meeting)*
20. Ashton Road - remodelled public space marking western gateway *(enclosed/passing through)*
21. Eastern Gateway - remodelled space to create eastern gateway *(civic/passing through/meeting)*

Key Principle: LOS4

Landscape and open spaces across the campus should be people focused, and each be designed to respond to and provide for differing uses.
Materials & Sustainable Urban Drainage Systems

As stated in the topic of Setting & Urban Form, defining a palette of public realm materials that must be utilised across the campus in all public spaces would assist in creating a unifying sense of place. A strategy to look at the campus as a series of localised character areas, with an overall campus wide strategy could improve the clarity and setting of the campus through the establishment of a defined material palette.

Such a selection would need to take cognisance of the overriding heritage character of the campus, be safe, accessible and sustainable as well as comply with current regulations.

In addition to a material palette, the incorporation of Sustainable Urban Drainage System (SUDS) features into the public realm should also be considered holistically in order to establish a strategy complimentary to the material palette.

It should therefore be a requirement at area masterplan stage that such a strategy and palette of materials is defined and agreed for the entire campus.

Key Principle : LOS5

A campus strategy for public realm materials incorporating Sustainable Urban Drainage Systems to be developed ahead of area masterplan development, embracing both historic and contemporary design to enhance the overall setting of the campus.
**Key Principle : LOS1**
Establish quality open spaces at existing focal activity points across the campus, and place high use activities within new development to activate key new open spaces.

**Key Principle : LOS2**
Create a legible network of landscape and open spaces across the campus, each with differing characteristics and scale.

**Key Principle : LOS3**
Open spaces across the campus to respond to the hierarchy and relationship of components established in the CDF Vision.

**Key Principle : LOS4**
Landscape and open spaces across the campus should be people focused, and each be designed to respond to and provide for differing uses.

**Key Principle : LOS5**
A campus strategy for public realm materials incorporating Sustainable Urban Drainage Systems to be developed ahead of area masterplan development, embracing both historic and contemporary design to enhance the overall setting of the campus.
**Introduction**

The Gilmorehill Campus is situated in a very accessible location in the west of Glasgow with a number of key walking, cycling, public transport and vehicle routes running through the campus. The routes within the campus have both a strategic and local role in accommodating high travel demands by all transport users who have a destination in the University and further afield. The University undertakes a high level of travel planning activity aimed towards raising awareness of alternatives to single occupancy vehicle trips and offering a wide range of travel alternatives to staff, students and visitors. Existing and planned travel planning initiatives are detailed in the University’s Strategic Travel Plan (2010 to 2015). (http://www.gla.ac.uk/media/media_184570_en.pdf). Travel planning will play an important role in the future development of the Gilmorehill campus.

It is also important to highlight the key role the streets running throughout the campus play in creating and becoming open spaces with focal activity points. This is described throughout Topic 2 Landscape and Open Space, which highlights a space hierarchy and also “passing through” spaces.

The principles identified in this section of the CDF have been evolved to guide the future evolution of transport and movement strategies within and connecting to the campus. The principles respond to a number of the Key Themes identified through the public consultation, and these are noted on the adjacent page.

6 key principles have been identified. It is the intention that these key principles are used as a guide and reference in the evolution and testing of detailed masterplans and option appraisals for specific projects.
Relevant Consultation Themes: Topic 3

1. **Enhance** the setting and safety of the campus, with clear social focus points

2. **Define** entrances and gateways into the campus

3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park

4. **Embed** activities and uses that promote a sense of openness and safety

5. **Secure** current and future building character and heritage

6. **Create** flexible spaces that respond to identified and changing needs

7. **Ensure** a sustainable future embracing a clear green agenda
**Transport & Movement**

**Sub Topics**

**Travel Choice / Mode Share**

The Gilmorehill campus and the Western Infirmary site currently exhibit a high sustainable travel pattern (31% of University staff and 57% of students chose to travel by active modes and 28% of University staff and 35% of students choose to travel by public transport, correspondingly 14% of NHS staff choose to travel by active modes and 32% by public transport to the Western Infirmary site). This mode share reflects the high level of accessibility and wide choice of travel modes to the campus. In addition, through the management of parking, offset by the available sustainable transport links, car use is relatively low amongst staff and students.

The location of car parking is sporadic throughout the campus and the parking provision reflects the campus location in relation to public transport accessibility, active travel links and surrounding high density residential areas. However, the often negative impact of parking on the setting of the University buildings and enjoyment of its civic spaces is recognised.

The University will continue to provide travel choice to University staff, students and visitors through:

- Undertaking a phased programme of improvements to cycle parking including an increase in locations to tie in with high demands and the introduction of sheltered and secure cycle parking areas;
- Introduce new cycle links where appropriate to connect with the existing City cycle network;
- Prioritise pedestrian and cycle movement along University Avenue through design. This may include the reallocation of road space to pedestrians/cyclists and surface treatments;
- Continue to promote non-car travel through visible and innovative travel information points at key locations throughout the campus;
- Support the continued serving of the campus by frequent bus provision; and
- Manage the future allocation of available parking for those with the greatest need.

**Movement Hierarchy**

It is the University's aspiration to create a walkable and cycle friendly campus, using the opportunities that exist through its location in the heart of the west of Glasgow and its connectivity with the City Centre. The University is committed to working with the key stakeholders including GCC to promote and create a campus that over time, is an exemplar for walking and cycling infrastructure.

The movement hierarchy, prioritising pedestrians and cyclists will be implemented throughout the whole campus using both physical improvements and behavioural change methods via the University’s travel planning activities and Strategic Travel Plan.

---

**Key Principle : TM1**

Through physical measures and University policy, actively promote modal shift to increase travel by foot, bicycle and public transport.
The University will work in partnership with Glasgow City Council and other key stakeholders when developing future travel planning activities supporting a hierarchy of movement by all transport users.

University Avenue currently accommodates the highest travel demands throughout the campus for all modes of travel, associated with and independent of University operations.

Through innovative design and features, pedestrian and cycle movement should be prioritised along this key corridor. In dialogue with key stakeholders, GCC and other agencies, solutions will be developed that ensure:

- Pedestrian and cycle space along this route is maximised through a reallocation of road space;
- Bus movement continues to be accommodated as this remains a key alternative to private car travel for staff and students;
- It remains a route for general traffic, but which needs to be managed through design to ensure appropriate speeds and driver habits are introduced to ensure road safety remains a priority for all transport users;
- Improvements to the pedestrian and cycle space on University Place, at the west end of University Avenue, are investigated. This may include changing the characteristics of the carriageway space through surfacing and the removal of parking, allowing for better integration with the Western Infirmary site.
- Incentives are put in place, in line with the university's STP, to encourage an increase in pedestrian and cycle travel.

It is important to grasp the opportunities which will be available through the integration of the Western Infirmary site into the campus; this includes the opportunity to create a new “green” corridor running north to south through the western end of the campus. This can provide a pedestrian and cyclist priority route from University Place to Kelvingrove Park and Dumbarton Road to the south.

**Key Principle : TM2**

In implementing a sustainable movement hierarchy, work in partnership with GCC to transform and enhance the setting and street design on key routes - notably University Avenue and University Place - to the benefit of pedestrian and cyclists.
**Transport & Movement**

*Sub Topics*

**Permeability & Openness**

Through the existing street pattern, particularly running throughout the northern part of the campus, Gilmorehill exhibits a high level of permeability, this is key in respect of the high pedestrian mode share displayed by staff and students. It is important that any improvements build upon this and deliver an enhanced solution, which allocates the permeable space appropriately.

The University will:

- Regularly review pedestrian movement patterns throughout the campus, as it grows and evolves. This will be important in the context of future Masterplans and option appraisals;
- Ensure existing routes of high demand are clear of obstruction and street clutter;
- Key routes are clearly identified through the use of physical improvements such as lighting, landscaping, surfacing and removal of high fencing;
- Introduce “natural” gateways to the campus, through the creation of pedestrian open spaces and signage at key junctions including University Avenue/Kelvin Way junction and University Avenue/University Place;
- Introduce multiple pedestrian and cyclists points to Kelvingrove Park, Kelvin Way, Dumbarton Road, Byres Road and Church Street;

- Introduce new open corridors and routes in a grid pattern, offering multiple opportunities for pedestrians and cyclists to travel along key desire lines; and
- Implement a signage strategy throughout the wider campus offering key wayfinding information at various locations of high and visitor demand i.e. Gateways to the campus, the Main Gate and Science Way.

**Key Principle : TM3**

Create a permeable, legible, attractive and welcoming campus that encourages and supports free pedestrian movement.
Connectivity

Active travel (walking and cycling) is the most popular mode of travel amongst staff and students who are based at Gilmorehill Campus. The active travel network in the area of the campus includes an on-road cycle route running along University Avenue, and cycle routes on Dumbarton Road and Great Western Road.

Second to active travel, the Gilmorehill campus exhibits a high public transport mode share. University Avenue and its surrounding streets including Kelvin Way, Gibson Street and Dumbarton Road offer main public transport alighting points for staff and student bus users. External to the campus, the main public transport nodes used by staff and students include Hillhead subway station and the Partick Interchange. This suggests a high pedestrian demand from public transport providers to the west of the campus via Byres Road and from the south of the campus.

The University will support connectivity to this infrastructure through:
- Phased improvements to the bus infrastructure through the campus, where appropriate, and in consultation with the relevant stakeholders;
- Ensuring that, second to pedestrian and cycle space, priority is given to public transport space along University Avenue;
- Improving pedestrian open space within the campus so that bus service provision becomes more accessible;
- Improved pedestrian and cycle links to the south of the campus and towards Kelvingrove Park through multiple access points to the external active travel network;
- Travel information throughout the campus and at locations of high demand, increasing the visibility of public transport service provision and available pedestrian and cycle routes;

Key Principle : TM4
Enhance connectivity between surrounding sustainable transport infrastructure & the campus
Consultation with key stakeholders and the 2013 travel survey have highlighted safety when moving through the campus as a key concern of staff and students. This is both road and personal safety, with particular reference to movement throughout the campus in the evenings and at times of darkness. Currently Gilmorehill campus becomes relatively deserted in the evenings after classes have finished, therefore making it an unattractive location for pedestrians and cyclists.

The University will review their approach to the perceived accessibility of routes at all times with a focus on times of darkness and unsociable hours, this will include:
- A thorough review of the lighting of routes throughout the campus;
- Introducing open space which integrates with active building frontages wherever practical to create a more pleasant pedestrian environment; and
- Review the need for controlling movement as a result of locked gates and high fencing.

In terms of road safety, the University acknowledges the need to prioritise pedestrians and cyclists. This will be achieved through a more balanced approach to the space occupied by pedestrians, cyclists and vehicles to minimise conflicts between these transport users.

Key Principle: TM5
Develop a safe environment for ease of movement by all transport users
Minimising Conflicts

Currently there is no balance or a single management strategy for the movement of all transport users throughout the campus, this lends itself to an increased potential for conflicts. Examples of this include the conflicts between pedestrians and vehicles parking in and around the Gilbert Scott Building and the current fragmented approach to the servicing of the campus.

The University will seek to minimise the potential for conflicts by:

• Encouraging lower vehicle speeds through University Avenue through the reallocation of road space to pedestrians and cyclists;
• Introducing a single servicing strategy with the main aims to:
  o Minimise servicing activity along University Avenue and University Place;
  o Minimise servicing activity during peak times such as the start and end of classes and the peak commuter hours;
  o Identify appropriate routes depending on servicing type, location and size of vehicle, this may include introducing a single point of access on the southern part of the campus for servicing vehicles;
  o Where possible, creating one location for deliveries and collections and allow the University to distribute deliveries through the use of the electric van or similar;
  o Identify and use routes where reversing manoeuvres are not required;
• The removal of parking from the southern part of the campus including:
  o Parking in the vicinity of the Gilbert Scott building; and
  o Parking on University Place.
• Investigation into the most appropriate format and location for the relocated parking will be undertaken as part of more detailed studies, but will focus on the opportunities associated with the Western Infirmary site and also on streets surrounding the campus, such as Church Street. New parking can be delivered through the provision of a combination of multi-storey and surface parking, which could also include opportunities for delivering surface parking on streets surrounding the campus, such as Church Street. The final location and solutions for parking will be determined not only by the level of provision required, but will need to be sensitive to pedestrian and cycle desire lines and budgetary issues. Consideration also needs to be given to some shared parking which serves the operational needs of the University but can offer some flexible parking for local retail facilities on Byres Road.

• Introducing a new main vehicle access to the southern part of the campus from Dumbarton Road/Dumbarton Way, supporting any changes to the parking and the servicing strategy. This may include the reduction in the number of existing vehicle accesses into the Gilmorhill campus and the Western Infirmary site. The final form of any new junction will be subject to a detailed capacity analysis and will need to take into account the needs of pedestrians/cyclists and also service vehicle manoeuvres.
• Introduce a parking strategy which:
  o Accounts for a mixture of on-street and off-street parking;
  o Is based on a fair and transparent parking management scheme;
  o Segregates main parking locations from key pedestrian and cycle space; and
  o Identifies appropriate enforcement methods to minimise infringements in pedestrian and cycle space, this will be a mixture of barrier control and patrols.

Key Principle : TM6

Ensure the safe coexistence of all transport users through the prioritisation and careful management of space to minimise pedestrian, cycle and vehicular conflict.
**Topic 3**

*Transport & Movement*

Transport & Movement Key Principles: Summary

**Key Principle: TM1**
Through physical measures and University policy, actively promote modal shift to increase travel by foot, bicycle and public transport.

**Key Principle: TM2**
In implementing a sustainable movement hierarchy, work in partnership with GCC to transform and enhance the setting and street design on key routes - notably University Avenue and University Place - to the benefit of pedestrian and cyclists.

**Key Principle: TM3**
Create a permeable, legible, attractive and welcoming campus that encourages and supports free pedestrian movement.

**Key Principle: TM4**
Enhance connectivity between surrounding sustainable transport infrastructure & the campus.

**Key Principle: TM5**
Develop a safe environment for ease of movement by all transport users.

**Key Principle: TM6**
Ensure the safe coexistence of all transport users through the prioritisation and careful management of space to minimise pedestrian, cycle and vehicular conflict.
**Introduction**

In the opening statement of their 2012 Estates Conservation Strategy, Simpson & Brown describe the University’s Gilmorehill Campus as follows:

*The campus currently consists of 172 buildings, of which 113 are listed by Historic Scotland as being of historical and/or architectural significance. These figures include the recently acquired buildings of the Western Infirmary. This not only makes the University of Glasgow one of the largest single landowners in Glasgow, but one of the principal managers of listed buildings in Scotland.*

Six buildings on the campus are considered to be, or contain elements of outstanding significance. In addition, ten buildings, or groups of buildings, are of considerable significance. In recognition of its historical, social and architectural importance, the overall campus is therefore considered to be of outstanding significance.

The significance of the estate goes beyond the significance of individual buildings, and can be assessed in terms of its topographical and historical context. The siting of the Gilbert Scott building on the crest of the hill was a deliberate statement of the University’s significance in the city when it moved from the High Street in 1870.

The University takes its responsibility to the historic built environment extremely seriously, and understands the significance of the estate under its care. This is evidenced by the production of the Estates Conservation Strategy in 2012 by Simpson & Brown, which now provides the historic baseline information and starting point when considering development on the campus.

This Campus Development Framework builds off this baseline University approved policy document.

The re-use of existing buildings has clear sustainability benefits in addition to the inherently recognised qualities of those traditional buildings that are listed as of special architectural and historic interest. In implementing the Campus vision the values of these properties will continue to be assessed on an individual and collective basis with Glasgow City Council and Historic Scotland as appropriate and with reference to the Estates Conservation Strategy and Conservation Statements.

In addition to the statutory facts relating to conservation requirements across the campus, the public consultation process clearly identified the importance to the local community, users and visitors alike, of the historic buildings and campus settings seen within the campus. The requirement to secure these qualities and assets along with a recognition of the need to look to the future and construct buildings of comparable quality and character was a key theme taken through into the evolution of the CDF.
### Relevant Consultation Themes: Topic 4

1. **Enhance** the setting and safety of the campus, with clear social focus points.

2. **Define** entrances and gateways into the campus.

3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park.

4. **Embed** activities and uses that promote a sense of openness and safety.

5. **Secure** current and future building character and heritage.

6. **Create** flexible spaces that respond to identified and changing needs.

7. **Ensure** a sustainable future embracing a clear green agenda.
As mentioned in the introduction, the University of Glasgow is one of the principal managers of listed buildings in Scotland and takes its responsibility to the historic built environment extremely seriously. The University approved Estates Conservation Strategy (ECS) produced in 2012 by Simpson & Brown, has established a campus-wide conservation strategy for the estate, and provides the historic baseline information and starting point when considering development on the campus. It should be noted that the ECS is the management tool to be used to influence and guide on conservation matters, having been developed through a joint working partnership with Glasgow City Council and Historic Scotland.

The Campus Development Framework has been developed with close reference to the ECS, and provides a coherent set of organising principles and an urban structure for all future development to be delivered across the campus, complementing the content of the ECS.

In order to achieve the strategic goals of the University, future development will require the alteration, extension, adaptation and possibly demolition of some historically sensitive buildings on the campus.

The Estate Conservation Strategy report sets out a process for the consideration of scenarios such as these set against the context of an established and adopted Estates Conservation Strategy. Reference should be made to the ECS for the detail and policies in relation to that process.

Consideration of substantive alteration and/or demolition of any listed buildings will require a robust case to be developed to meet the statutory requirements of Historic Scotland’s Scottish Historic Environment Policy (SHEP)(www.historic-scotland.gov.uk/shep-dec2011.pdf).

These requirements include demonstrating that:

- the building is not of special interest, or
- the building is incapable of repair, or
- demolition is essential to delivering significant economic/community benefits, or
- repair not economically viable and has been marketed at price appropriate to its condition and location for a reasonable period.

A further important point of note, is that contemporary design and innovation in relation to historic buildings and settings, if carried out well, can complement and enhance existing settings and structures. Historic Scotland’s publication ‘New Design in Historic Settings’ provides guidance in relation to this matter and should be consulted for guidance.

Key Principle : HA1
Recognise and respect the University’s built heritage when considering future development, and seek to enhance the existing qualities
Key Principle: HA2
The Estates Conservation Strategy (2012) to be used to inform future projects and to guide a conservation approach to development across the estate.
**Approach to Historic Assets**

**Sub Topics**

*Western Infirmary Site*

The Western Infirmary site, being a recent acquisition of the University, presents the greatest challenge as well as opportunity in relation to approach to historic buildings on the campus.

Incremental growth of the hospital estate over time, including insensitive adaptation of and additions to historic buildings have created (particularly on the Church Street edge) an agglomeration of interlocking and interconnected buildings and infill development, all generally receiving the bare minimum in terms of external fabric maintenance and upkeep. The University in taking ownership of these buildings now have to ‘unpick’ the current condition, and consider how to approach these buildings in relation to the strategic goals of the Estate Strategy with the Campus Development Framework guiding the urban design approach.

There are 4 listed buildings across the Western Infirmary site (including the south-western corner) – 3 of Category B status (Outpatients Building & Memorial Chapel, Western Clinical Research - the former Tennents Institute, Anderson College) and 1 Category C (Pathology, Bacteriology, Immunology Building).

In addition to these statutory designations, 10 other buildings have been assigned designations of some significance in the University’s approved Estates Conservation Strategy by Simpson & Brown. Their assessments of relative significance define 5 buildings to be of “considerable significance” and 5 of “moderate significance”.

As already described, consideration of demolition and/or significant alteration of any of the listed buildings will require a robust case to be developed to meet the statutory requirements of Historic Scotland’s Scottish Historic Environment Policy (SHEP).

In addition to this, buildings with a positive significance designation (as defined in the ECS) may require to be assessed through the development of a Conservation Statement or Conservation Plan. This will be at a more detailed level from the ECS and seek to clarify levels of significance of elements, both externally and internally, of each building. In undertaking this more detailed assessment, relative significance would then be re-assessed in what is now a more detailed context of consideration of future development, i.e. the clear urban and strategic aims as defined by the Campus Development Framework.
While the SHEP criteria are not strictly applicable to non-listed buildings, they may provide a useful framework for assessment and demonstration that demolition may be beneficial, particularly in relation to the 3rd and 4th points of the criteria, namely:

- demolition essential to delivering significant economic/community benefits, or
- repair not economically viable and has been marketed at price appropriate to its condition and location for a reasonable period.

In addition, there is a statutory issue of Curtilage Listing whereby buildings deemed to be an essential part of the setting of a listed building (if they were built prior to 1948) have protection, and justification is required if demolition or significant alteration is to be considered. In this particular context it may be possible to develop a case demonstrating that selective demolition will enhance the setting and appreciation of the listed buildings. In each instance, a case should be developed through the preparation of a Conservation Statement and re-appraisal of relative significance in discussion with Glasgow City Council and Historic Scotland.

Such dialogue, with particular reference to the Church Street grouping of buildings on the Western Infirmary site, has been developed during the evolution of the CDF with Glasgow City Council and Historic Scotland. A Conservation Statement for the listed buildings across this site has been developed and agreed in principle with both GCC and HS and this is appended to this document (Appendix 4). In addition, and again reflecting the strategic importance and complexities of the Church Street group of buildings on the Western site, a Joint Working Statement has been developed by the University of Glasgow, Glasgow City Council and Historic Scotland, for an agreed approach to the statutory processes to be followed for this unique situation and set of circumstance; all with a clear unified goal of enhancing the existing setting, urban structure and quality of place.

This Joint Working Statement is outlined overleaf:

**Key Principle : HA3**

Recognise the importance of the University’s heritage assets through continued investment, exploring appropriate adaptation, integration and reuse of historic fabric in redevelopment plans.
Approach to Historic Assets

Sub Topics

Heritage Joint Working Statement

Throughout the process of the preparation of this Campus Development Framework a Heritage Sub-Group of the main joint Council/University Steering Group (comprising Glasgow City Council, Historic Scotland, the University and the University’s consultants) has met to clarify and reach agreement on the best context for dealing with the listed buildings on the Western Infirmary site. These discussions have also included consideration of the relationship of buildings and structures which are not listed but which relate to the listed buildings.

The ‘Estates Conservation Strategy’, prepared by Simpson & Brown in 2012 in consultation with the City Council and Historic Scotland, has been an important resource for the sub-group in its capacity as the University’s approved strategy document on conservation matters across the Gilmorehill campus – including the Western Infirmary site.

A key purpose of the Campus Development Framework (CDF) is to provide a clear and agreed framework for the future consideration of any development proposals which affect listed buildings. The framework set out within this CDF reflects an understanding on a process of joint working which has emerged from the Heritage Sub-Group. It takes account of the ‘Assessing Significance & Conservation Statements’ document (Appendix 4 to this CDF) that was developed in consultation with Historic Scotland and GCC.
That document provides statements in relation to each listed building and also statements regarding curtilage listing as related to each of the listed buildings on the Western Infirmary site. These statements have been accepted through discussion within the Heritage Sub-Group as a basis for moving forward and will be used as a guide in the consideration of future development on the Western Infirmary site.

Specifically, it was noted by the sub-group that Historic Scotland had reviewed the statutory lists relative to the University of Glasgow Hillhead Campus (including the Western Infirmary) in 2012 and that the downgrading of one particular listing (Pathology, Bacteriology & Immunology building) and the non-listing of other historic buildings on the site reflects Historic Scotland’s up-to-date view.

In addition, it was agreed that in the context of working towards realising the overarching vision for the campus and western site, it would be prudent to make Listed Building Applications for demolitions for buildings and parts of buildings which have a connection to listed buildings, even though not regarded as curtilage listed. It was also agreed that it would be appropriate to adopt a staged process to such demolitions with LBC being granted to allow demolitions to proceed thereby allowing a fuller assessment of the listed buildings and the potential for their appropriate repair, conservation and adaptation before submitting detailed Planning and LBC applications for the remaining buildings. Such a staged process, it has been agreed, would facilitate the assessment and exploration of potential opportunities to enhance and optimise the contribution of the listed assets as an integral part of the redevelopment proposals.

**Key Principle : HA4**

Work in partnership with statutory bodies to realise the potential of historic elements on the Western site as constituent parts of a new urban vision for the area
**Topic 4**

*Approach to Historic Assets*

**Approach to Historic Assets Key Principles: Summary**

**Key Principle: HA1**
Recognise and respect the University’s built heritage when considering future development, and seek to enhance the existing qualities.

**Key Principle: HA2**
The Estates Conservation Strategy (2012) to be used to inform future projects and to guide a conservation approach to development across the estate.

**Key Principle: HA3**
Recognise the importance of the University’s heritage assets through continued investment, exploring appropriate adaptation, integration and reuse of historic fabric in redevelopment plans.

**Key Principle: HA4**
Work in partnership with statutory bodies to realise the potential of historic elements on the Western site as constituent parts of a new urban vision for the area.
**Topic 5**

**Design Excellence**

**Introduction**

The rich legacy of architectural style and quality seen across the university’s estate is a defining characteristic of the campus. The number of listed buildings and/or buildings classified as having architectural significance in the Simpson and Brown Estate Conservation Strategy is evidence of this fact.

A key theme identified through the public consultation process was to ‘secure current and future building character and heritage’ and the delivery of the CDF vision needs to achieve design excellence in all aspects of this delivery for both buildings and public space in order to continue and enhance the urban and architectural legacy embodied in the estate.

All consultation themes are relevant to this Topic as design excellence is to be achieved in all aspects of the CDF.

Sub-topics and associated Key Principles considered under the heading of **Design Excellence** are:

- Design Quality & Legacy
- Innovation & Character
- Accessibility
- Sustainability
- Public Art
Relevant Consultation Themes: Topic 5

1. **Enhance** the setting and safety of the campus, with clear social focus points.

2. **Define** entrances and gateways into the campus.

3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park.

4. **Embed** activities and uses that promote a sense of openness and safety.

5. **Secure** current and future building character and heritage.

6. **Create** flexible spaces that respond to identified and changing needs.

7. **Ensure** a sustainable future embracing a clear green agenda.
**Design Excellence**

**Sub Topics**

**Design Quality & Legacy**

The iconic Gilbert Scott building and the most recent Wolfson Medical School building are excellent examples of how design quality and legacy can be achieved in differing styles and typology of built form, utilising different materials. Such excellence, expressed in both traditional and contemporary ways, is to be achieved in all aspects of the CDF, both in built form and public realm and open space. The clear aim is to achieve a quality of place across the campus that seeks to be a conservation area of the future – a lasting legacy – permeable, memorable and sociable.

A cornerstone of delivering this aspiration is the establishment of a coherent campus development framework (this document) that sets out clear vision principles, components and qualities that are required to be respected and adhered to in a phased delivery of the next stage of the campus’ evolution. This will ensure that the development is organised around key placemaking principles, avoiding the ‘mistake’ of ad hoc development seen in the second phase of the University’s evolution at Gilmorehill on the lower plateau.

Monitoring of development proposals against the CDF principles is key to ensuring that quality is maintained and that a legacy is achieved. One methodology for doing this is to establish a CDF Design Review Panel, with broad membership from University, Community and Statutory Bodies to regularly assess the Estate Strategy implementation against the established CDF aims.

**Key Principle : DE1**

Achieve the highest levels of design quality in built form and open space design, respecting the historic and embracing the contemporary
Innovation & Character

Innovation is one of the values of the University, and underpins the global vision of achieving excellence in research and teaching. It is therefore reasonable that the built form and public open space of development to be brought forward under the CDF should express this innovation, extending the character of the historic campus into a new stage of the University’s development that looks to the future, embracing innovative and brave design.

Innovation in the built environment can take many forms, including materiality, use and function, adaptability etc. It is imperative however that expressions of innovation in the built environment does not adopt an ‘object’ or egotistical approach to building form and façade treatment. Buildings must be designed to be characterful and honest, offer interest and layers of experience to users both inside the building and outside, and contribute positively to the wider campus and neighbourhood settings.

Key Principle: DE2

Innovation in design is to be embraced in a context of an evolving rich historic character of campus and neighbourhood settings.
**Design Excellence**

**Sub Topics**

**Accessibility**

All aspects of design in the delivery of the CDF vision are to achieve the highest possible levels of accessibility and inclusivity – not as ‘bolt-on’ extras but as integral elements of their design. This is for both buildings and public realm spaces. Where possible historic issues and challenges of accessibility in existing buildings are to be addressed in adaptations to adjoining public realm or in clever extensions to the existing buildings.

The transformation of the pedestrian experience along University Avenue/Place, along with the establishment of a sweeping southern esplanade along the southern Gilmorehill edge, will improve the internal accessibility and connectivity east/west.

Approaching from the north, Hillhead Street presents a challenging gradient down to University Avenue (or leading up to the library), and the opening up of this space to provide a central civic space must incorporate and address the accessibility issues presented by this gradient.

To the western edge of the campus, the vision for the New Quad on the Western Infirmary site, is to create a gently sloping inclined plain of public realm leading from Dumbarton Road all the way through to meet University Place, providing an accessible route linking north-south with protected colonnaded walkways in the flanking buildings.

---

**Key Principle : DE3**

All buildings and public spaces are to embrace the highest standards of accessibility and inclusivity as an integrated part of their design.
Sustainability

Sustainability in design is a very broad and far reaching subject, and includes matters relating to resource management, social impact and economics. At a holistic level, the CDF embodies sustainable principles of design, seeking to establish highly accessible walkable neighbourhoods of mixed uses, where people can live, work and socialise, whilst also utilising efficient and sustainable methods of power generation and distribution, reducing carbon emissions.

In relation to building design, high levels of sustainability should be achieved throughout the delivery of the CDF, in line with the University’s established policies. BREEAM ratings of ‘excellent’ should be maintained as a minimum for new-build development.

Broader issues of sustainability, carbon management and SUDs provision are addressed in the separate infrastructure topics in this section.

Key Principle : DE4
The CDF, including all buildings and public spaces, is to embrace the highest principles of sustainable design contributing to the wider agenda of a sustainable campus set within a vibrant neighbourhood.
Public Art

The inclusion of public art throughout the campus will add to the quality and sense of place to be achieved in the delivery of the CDF. A campus wide strategy for public art, coordinated with the strategies for the Hunterian Art Gallery, should be established at area masterplan stage, to establish principles, scale and locations for art installations.

The locations for art should respond to the spatial hierarchy identified earlier, and mark key open spaces and gathering points. Insertions at these locations provide a further layer of character and identity to these spaces.

The strategy should be evolved in discussion with Glasgow City Council and local community groups to explore the possibility of extending public art into Byres Road and Kelvingrove Park as a further device to integrate and connect the community and Park with the campus settings.

Key Principle: DE5

Public art to be located in key public open spaces and landscape, coordinated through an area wide strategy for integrated public art
**Topic 5**  
*Design Excellence*

Design Excellence Key Principles: Summary

**Key Principle: DE1**  
Achieve the highest levels of design quality in built form and open space design, respecting the historic and embracing the contemporary

**Key Principle: DE2**  
Innovation in design is to be embraced in a context of an evolving rich historic character of campus and neighbourhood settings

**Key Principle: DE3**  
All buildings and public spaces are to embrace the highest standards of accessibility and inclusivity as an integrated part of their design

**Key Principle: DE4**  
The CDF, including all buildings and public spaces, is to embrace the highest principles of sustainable design contributing to the wider agenda of a sustainable campus set within a vibrant neighbourhood

**Key Principle: DE5**  
Public art to be located in key public open spaces and landscape, coordinated through an area wide strategy for integrated public art
**Topic 6**

**Uses & Adaptability**

**Introduction**

The Campus Development Framework is one component of the broader Estates Strategy being developed by the university. The CDF sets out the urban vision and principles for the campus, whilst other components of the Estate Strategy examine and set out (amongst other things like infrastructure etc.) how the academic, teaching, research and support functions need to evolve and fit into the urban structure.

In combination these elements will shape the future of estate and how the CDF is realised and activated.

When considering uses within this document, the observations and guidelines can only therefore purely be about recommendations for preferred locations and/or types and concentrations of use to inform:

- Access and connectivity
- Concentration of activity and activation of public space
- Movement through and within the campus
- Interface with adjacent community uses and commercial activity

Sub-topics and associated Key Principles considered under the heading of **Uses & Adaptability** are:

- Use mapping
- Flexibility for adaptation
- Re-use
- Future proofing
Relevant Consultation Themes: Topic 6

1. Enhance the setting and safety of the campus, with clear social focus points.

2. Define entrances and gateways into the campus.

3. Provide clear, open connectivity within and to the University, and with Kelvingrove Park.

4. Embed activities and uses that promote a sense of openness and safety.

5. Secure current and future building character and heritage.

6. Create flexible spaces that respond to identified and changing needs.

7. Ensure a sustainable future embracing a clear green agenda.
Uses & Adaptability

Use Mapping

The Character Area Appraisal carried out for the CDF identified the broad zones of uses in the surrounding neighbourhood; namely commercial activity focused on Byres Road, Arts and Cultural activity on Argyle Street in the form of Kelvingrove Art Gallery and Kelvin Hall, amenity and leisure in Kelvingrove Park, all set within the surrounding residential neighbourhoods of Hillhead, Dowanhill, Partick and Yorkhill.

The extension of the University across the Western site and the CDF vision principles offer the following possibilities in terms of response to area use mapping:

- **To the north**: potential release of individual ‘isolated’ University properties facilitates a return back to residential use in the Hillhead area.
- **To the east**: a reworking and rejuvenation of the Church Street edge including opening up of new streets and connections into the extended University campus, will bring new vigour and activity to the lower section of Byres Road and Church Street, stimulating commercial activity and growth in this area. In addition to this, commercial activity in select ground floor areas in this remodelled area (ie focussed around the potential Elder Memorial Chapel Square, and at the corner of Church Street / Dumbarton Road) would bring night time activity and important activation to this edge.
- **To the south**: the formation of the southern global entrance square links positively to the Arts and Cultural assets of Kelvinhall and Kelvingrove, and the southern esplanade provides the opportunity with GCC to reconsider and remodel the interface between University campus and Kelvingrove Park, stimulating the amenity use of the park.

Within the campus, key nodes of activity have been identified in earlier sections of this document, and university uses with high concentrations of people movement, along with social and amenity uses should be focussed at these spaces to generate activity and vibrancy.

Key Principle : UA1
Consider locations of new uses to compliment and integrate with the existing neighbourhood, and to activate public spaces.
Uses & Adaptability

Sub Topics

Flexibility for Adaptation

“Creating flexible spaces that respond to identified and changing needs” was one of the 7 key themes identified through the consultation process.

The CDF, in the absence of specific University use requirements, has evolved a development framework and series of development ‘plots’ that can respond flexibly to development needs as they arise. These opportunities are however set around a clear and defined structure of open spaces and urban design principles, that will allow the evolution of development proposals around a coherent framework, maintaining the integrity and quality of place to be delivered over time. The framework essentially provides a defined ‘coathanger’ on which garments can be draped.

The plots identified (primarily on the Western site) are sized to be flexible to respond to varying typologies of building; office, lab, teaching, social, etc.

Key qualities of edge condition and scale (as defined in other sections) are however to be adhered to in the interpretation of these plots.

Key Principle : UA2

Future development proposals are required to adhere to key urban design principles set out in the CDF whilst being flexible to adapt to changing needs
A further component of the work informing the university Estate Strategy is a comprehensive appraisal of the existing building stock across the estate, assessing their fabric condition, fitness for purpose and backlog maintenance requirements. This appraisal will inform the finalisation of an Asset Strategy that will advise on, amongst other things, the potential re-use of existing buildings on the campus for alternative uses.

The re-use of existing buildings has obvious benefits from a sustainability point of view in terms of embodied energy, however, from the CDF perspective, re-use of existing buildings needs to be assessed in terms of the contribution or obstacle to the delivery of the CDF vision, in addition to the historic and conservation value (controlled and guided by the ECS). The proposed CDF illustrates a number of possible redevelopment sites that will each need to be tested through the Asset Strategy process.

Providing flexibility for future evolution is not only a component of the CDF strategy, but also needs to be considered in each building design.

How a department, college or research facility may expand in the future should form a constituent part of the development strategy for each plot identified in the CDF, considering the possibility of extension (which could be either vertical and lateral, or both) whilst maintaining adherence to the fundamental principles contained in the CDF.

**Key Principle : UA3**
The retention and reuse of existing buildings on the campus is to be tested against delivery of the CDF core vision and principles

**Key Principle : UA4**
Development must demonstrate a strategy for expansion whilst maintaining compliance with the central CDF principles
Uses & Adaptability

Use & Adaptability Key Principles : Summary

Key Principle : UA1
Consider locations of new uses to compliment and integrate with the existing neighbourhood, and to activate public spaces

Key Principle : UA2
Future development proposals are required to adhere to key urban design principles set out in the CDF whilst being flexible to adapt to changing needs

Key Principle : UA3
The retention and reuse of existing buildings on the campus is to be tested against delivery of the CDF core vision and principles

Key Principle : UA4
Development must demonstrate a strategy for expansion whilst maintaining compliance with the central CDF principles
Topic 7
Infrastructure & Sustainability

Introduction

The current infrastructure of the Gilmorehill Campus has been extended and upgraded with the growth of the University and its changing needs, within the constraints of immediate need, an ageing infrastructure and available affordable technologies. There are many areas that are in need of improvement and certain areas that are no longer fit for purpose and will prevent the University from fulfilling its sustainability agenda and meeting its carbon management targets. Recognising this, the University has committed to major investment in a new CHP system that will replace the outdated and failing district heating steam main.

The development of a combined campus which incorporates the Western Infirmary site offers a great opportunity to review the existing campus infrastructure and the Western Infirmary infrastructure, and create a single strategy which will allow improvements in efficiency, carbon management and sustainability, and future proof the campus for growth and change.

This section of the CDF aims to identify the key principles that should be used to develop the infrastructure and sustainability strategy for the combined campus.
Relevant Consultation Themes: Topic 7

1. **Enhance** the setting and safety of the campus, with clear social focus points

2. **Define** entrances and gateways into the campus

3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park

4. **Embed** activities and uses that promote a sense of openness and safety

5. **Secure** current and future building character and heritage

6. **Create** flexible spaces that respond to identified and changing needs

7. **Ensure** a sustainable future embracing a clear green agenda
The provision of heat and power to all buildings across the combined campus needs to be well planned, meet the immediate and long term needs of the University and provide flexibility for future developments in energy demand and production.

The production and use of heat and power on the campus needs to align with the University's commitment to reduce carbon production, by using renewable technologies and improving infrastructure to maximise efficiencies, energy capture and energy re-use.

Due to an urgent requirement to replace the existing steam main on the Gilmorehill campus, the University are already committed to the provision of Combined Heat & Power (CHP) to serve the existing network with future expansion capacity into the Western Infirmary site. There are also ongoing discussions with Sustainable Glasgow to facilitate future collaborations with wider district heating schemes.

The development of a detailed energy and power strategy for the overall campus should be guided by the following:

- provide the resilience required by the University to provide adequate quantities of heating, power and Domestic Hot Water (DHW) to all buildings at the required times
- provide a system that is fully flexible to allow for a varying future demand
- provide a system that incorporates and enhances the current proposed CHP network
- provision of a second energy centre on Western Infirmary site to support and add resilience to the current planned centre (dependent on demand)
- consider sources of renewable energy and renewable energy technologies, on both a local scale for individual development plots, and strategic scale to support and/or add resilience to the CHP network.
- undertake detailed discussions with Scottish Power and Scotia gas on securing capacity provision to the Western Infirmary site
- consider other planned developments out with the campus but within the zone of influence for energy provision, in order to assess potential limits on network capacities
- collaborate with Sustainable Glasgow on a city wide strategy and in particular the development of district heating strategies in the West End
- maximise the efficiency and resilience of power provision across the campus by improving and extending the HV distribution networks across the campus and Western Infirmary site.

Examples such as geo-thermal are already being looked at by the University, with possible adoption of the proposed CHP or a new CHP on Western Infirmary site (dependent on demand).

Key Principle : IS1
Develop an energy strategy that maximises efficiency, capture and re-use and minimises carbon production.
**Carbon Management & Sustainability**

The future development of the campus must embrace the Universities Carbon Management Plan (CMP) and apply the best practice principles of sustainable design. As such it is proposed that any future planning and development aligns with the following principles from the CMP:

- **Upgrade to Efficiency** – continuing upgrading inefficient buildings and replacing inefficient appliances.
- **Build Better** – all new buildings should be high performance and energy efficient.
- **Move to clean power** – purchase or generation of electricity from renewable sources.
- **Expand Transportation Alternatives** – making it easy to get around with less fuel.
- **Implement Green Purchasing** – procurement of products that use less energy, last longer and are good for the environment.
- **Reinforcing sustainability in the curriculum.**
- **Institutional Conservation** – create a culture of conservation awareness on campus.

As any development is planned and carried out it will be vital to keep track of its impact on the CMP. This can be done through the Business as Usual tool at selected stages and will allow the University to ensure that the development and future campus will allow it to meet the targets set.

To aid this process an assessment of sustainability against the following criteria should be carried out to assess and monitor the proposed development, and to feed the results back into the Carbon Management Plan:-

- **Carbon emissions** - covers the emissions arising from daily operation of the premises including: efficient use of energy, fuel and water; space heating; water heating; occupant behaviour and level of control of their environment. This could be further expanded for new build to include the embedded carbon in construction materials and sustainable design features to minimise building energy intensity/maximise utility and user comfort.
- **Climate change adaptation and future proofing** - considers the impact on and resilience of the building stock to the predicted changes in climate. This will include: flexibility and adaptability for long term changes in use; ability to mitigate increased risk of overheating to occupants and increased demand for cooling; potential threats to infrastructure due to flooding with implementation of SUDS on the campus.
- **Workforce** - includes staff and students and assesses occupant wellbeing both in relation to the built environment and green spaces, level of actual and perceived security, thermal comfort, and accessibility for all in alignment with the Disability Discrimination Act.
- **Community engagement** – reviews how the University interacts with the local and wider community including access to local transport links, provision of public thoroughfares and general amenity through provision of publicly accessible greenspace and proximity to heritage.
- **Biodiversity** – evaluates how the University manages its property in relation to the duty on all public bodies to further the conservation of biodiversity in exercising their functions under the Nature Conservation (Scotland) Act 2004 and the promotion of green networks.

---

**Key Principle : IS2**
Create a campus that can be measured by its sustainability and carbon management.
As part of ensuring the development of a sustainable campus, future proofed against the effects of climate change, it is important that the campus wide infrastructure strategy includes the use of sustainable urban drainage systems, within a surface water management plan; in order to inform and co-ordinate future development in a holistic manner.

Such a strategy needs to be developed and discussed with Scottish water, SEPA and GCC, and the early stages of these discussions have already taken place as part of the CDF process. The key outcomes from these early discussions have been as follows:

- The key to the SUDS strategy is to look at the campus as a whole rather than a series of individual development plots
- Use of any future development on the campus as an opportunity to attenuate, treat and discharge surface water back through natural drainage pathways.
- It should be noted that at present the full campus and surrounding areas are all served by the combined sewer network and that all surface and foul water tie into this. Therefore, any separation or attenuation will take pressure away from the current combined sewer infrastructure
- A phased SUDS approach has been discussed with GCC, Scottish Water and SEPA, and it is important that any upgrading or replacement of the Partick Pumping Station take this into account. The current level of flow in the combined system may not be greatly reduced in the short to medium term.
- Developing the theme of a phased SUDS strategy there are three main areas to be looked at:
  - Connections from the overall campus to the Kelvin to allow the controlled and attenuated drainage of surface water via forms of treatment provided with Kelvingrove Park.
  - The creation of attenuating surface water features and possible below ground filtration systems within the western infirmary site, other areas of the campus and possibly also within Kelvingrove Park itself.
  - Alleviation of flood risk at source, through careful selection and detailing of surface materials and local attenuation and infiltration systems throughout the campus.

It is important that all such options be considered within the context of an overall campus strategy with identified constraints, risks and targets. If not, there will be the risk of shifting problems around the campus with no net benefit. There is also a risk that the implementation of such systems simply becomes an added maintenance issue, and so the choice of system and detailing need to be looked at carefully in conjunction with the University's Estates Department.

**Key Principle : IS3**
Create a sustainable campus that addresses issues of climate change
Potential SUDS drainage strategy diagram

- Indicative Energy Centre
- Central Heat & Power distribution link
- Primary SUDS route
- Secondary SUDS route
### Infrastructure & Sustainability Key Principles: Summary

<table>
<thead>
<tr>
<th>Key Principle: IS1</th>
<th>Develop an energy strategy that maximises efficiency, capture and re-use and minimises carbon production</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key Principle: IS2</td>
<td>Create a campus that can be measured by its sustainability and carbon management</td>
</tr>
<tr>
<td>Key Principle: IS3</td>
<td>Create a sustainable campus that addresses issues of climate change</td>
</tr>
</tbody>
</table>
Topic 8
Community Integration

Introduction

The acquisition of the Western Infirmary site by the University has provided a new opportunity for the University to consider its physical and operational linkages, connections and integration with the local community, as focussed primarily on Byres Road. The University Place / Byres Road corner along with the Church Street edge, for the first time gives the University a physical presence on Byres Road, and this provides a significant opportunity for mutual shared benefits. Indeed, to promote a sustainable future for both University and community (one of the consultation key themes), connectivity and openness is key on this ‘boundary’.

A key attribute of the University is widening participation. To this end, the University are committed to community participation and integration into the process of evolving the campus, demonstrated through the open and inclusive consultation held not only via public exhibition, but also through meetings and dialogue with local community groups.

The CDF process has listened and responded to views of the local community in the evolution of the plans, and the University is committed to continue this dialogue through the next stages of the process.

Sub-topics and associated Key Principles considered under the heading of **Community Integration** are:

- Connectivity & openness
- Opportunities for shared benefits
- Participation
- Partnerships
Relevant Consultation Themes: Topic 8

1. **Enhance** the setting and safety of the campus, with clear social focus points

2. **Define** entrances and gateways into the campus

3. **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park

4. **Embed** activities and uses that promote a sense of openness and safety

5. **Secure** current and future building character and heritage

6. **Create** flexible spaces that respond to identified and changing needs

7. **Ensure** a sustainable future embracing a clear green agenda
Connectivity & Openness

An openness within the campus setting along with strong connections to and from the surrounding neighbourhoods, is key in establishing strong connectivity between the university and local community. To the north, a high level of permeability in the existing street patterns extending into the campus promotes a strong connection between community and university. Indeed, it is hard to define where neighbourhood and university settings begin and end. This permeability extends down to University Avenue, but when you reach the Avenue, the continuous fence along the southern side of this core street provides a very defensive and exclusive psychology. This does not promote openness or community integration and should be considered in the detailed thinking for the avenue’s remodelling.

At the western edge, the Church Street frontage currently is very impermeable, and as described in early sections, the CDF promotes a reworking of this edge to introduce open streets and lanes connecting east-west the New Quad through to Church Street and the potential of a new community square on the Byres Road / Church Street triangle in front of the old School building. This square (to be delivered by GCC or in partnership with other bodies) has the potential to provide a significant focal space for the Byres Road community, and would link directly with the proposed new street leading east past the revealed Elder Memorial Chapel into the New Quad.

Further north at the junction of Byres Road and University Avenue, the open space (currently dominated by car parking and a substation) at Ashton Road also has the potential for a community focal space, acting as a defining link and quality environment between Byres Road and the new University west gateway.

Key Principle: CI1
Ensure that boundaries between the University and local neighbourhoods are open and welcoming and that physical connections are improved wherever possible.
Opportunities for Shared Benefits

As described in Topic 6 ‘Uses and Adaptability’, the migration of the University campus west across the Western Infirmary site, combined with the commitment to ensure this edge is permeable and open, provides the potential for increased footfall at the southern end of Byres Road. This will undoubtedly improve the commercial attractiveness of this end of Byres Road/Church Street. In addition to this, the potential social, leisure and amenity facilities that could be located on this edge offer real opportunity for shared benefits between local community and University.

The New Quad itself, as a significant open space so proximate to Byres Road and with 24hr open access, also has huge potential for shared benefits with the community, providing a space that could be used for community events etc.

Parking within the campus is also to be reviewed as a result of the CDF principle to remove parking from sensitive historic settings. This will likely result in the construction of structured car parking, and depending on location and delivery model, this could have shared benefits for both University and local population/businesses.

Key Principle : CI2
Consider opportunities and possibilities for shared community benefits in all development proposals
Community Integration

Sub Topics

Participation

As described in the introduction to this topic, the University are committed to community participation and integration into the process of evolving the campus, demonstrated through the open and inclusive consultation held not only via public exhibition, but also through meetings and dialogue with local community groups.

The CDF process has listened and responded to views of the local community in the evolution of the plans, and the university is committed to continue this dialogue through the next stages of the process.

The earlier suggestion of a ‘design review panel’ to monitor and assess the evolution of development plans, if taken forward, may benefit from the inclusion of a community representative on the panel. This would promote openness and inclusivity in all stages of implementation and provide a conduit for communication.

Key Principle : CI3
Continue open inclusive dialogue with community groups and representatives through the implementation stages of the CDF and Estates Strategy
Partnerships

The University is open in principle to work in partnership with other bodies to evolve and assist in the implementation of projects that would have mutual benefit for both local community and University alike. Such projects (alluded to within the CDF) may include:

- Establishing and opening up links to Kelvingrove Park
- Landscape improvements to the Kelvingrove Park north edge
- New pedestrian footbridge across the River Kelvin
- Establishing links to cultural hubs such as Kelvingrove and Kelvin Hall
- Support to the public realm aspirations for Byres Road led by the Byres Road Improvement Group

In addition, the University may also wish to pursue assistance and partnering agreements with statutory bodies in the delivery of certain infrastructure or public realm projects that would have wider benefits beyond the campus. The public realm improvements suggested at the Ashton Road site as well as the Byres Road/Church Street triangle (both controlled by Glasgow City Council) would be examples of projects of this nature having mutual benefits for both the campus and wider community.

Key Principle : CI4
Work in partnership with other public organisations and bodies to help in the holistic delivery of projects offering wider community, neighbourhood and area benefits
**Community Integration**

### Community Integration Key Principles: Summary

<table>
<thead>
<tr>
<th>Key Principle</th>
<th>CI1</th>
<th>Ensure that boundaries between the University and local neighbourhoods are open and welcoming and that physical connections are improved wherever possible.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key Principle</td>
<td>CI2</td>
<td>Consider opportunities and possibilities for shared community benefits in all development proposals.</td>
</tr>
<tr>
<td>Key Principle</td>
<td>CI3</td>
<td>Continue open inclusive dialogue with community groups and representatives through the implementation stages of the CDF and Estates Strategy.</td>
</tr>
<tr>
<td>Key Principle</td>
<td>CI4</td>
<td>Work in partnership with other public organisations and bodies to help in the holistic delivery of projects offering wider community, neighbourhood and area benefits.</td>
</tr>
</tbody>
</table>
Summary of Urban Design Principles

Setting & Urban Form Key Principles: Summary

**Key Principle: SUF1**
Views to key University landmarks to be maintained (and opened up) on approach routes to and within the campus setting

**Key Principle: SUF2**
Create clear and defined urban gateways into the campus

**Key Principle: SUF3**
Create defined, pleasant, safe and accessible urban edges to development within and around the campus, incorporating ground floor activity at key locations

**Key Principle: SUF4**
Opportunities for change identified in the CDF to be tested against spatial and operational needs and economic parameters once defined

**Key Principle: SUF5**
Massing and scale of buildings should respect the existing scale of the surrounding neighbourhood, but also appropriately define key spaces, corners and gateway points

**Key Principle: SUF6**
Area masterplans to establish a coordinated strategy of robust materials for use in building development, that embraces both historic and contemporary design and which meet sustainability requirements

Landscape & Open Space Key Principles: Summary

**Key Principle: LOS1**
Establish quality open spaces at existing focal activity points across the campus, and place high use activities within new development to activate key new open spaces

**Key Principle: LOS2**
Create a legible network of landscape and open spaces across the campus, each with differing characteristics and scale

**Key Principle: LOS3**
Open spaces across the campus to respond to the hierarchy and relationship of components established in the CDF Vision

**Key Principle: LOS4**
Landscape and open spaces across the campus should be people focused, and each be designed to respond to and provide for differing uses

**Key Principle: LOS5**
A campus strategy for public realm materials incorporating Sustainable Urban Drainage Systems to be developed ahead of area masterplan development, embracing both historic and contemporary design to enhance the overall setting of the campus

Transport & Movement Key Principles: Summary

**Key Principle: TM1**
Through physical measures and University policy, actively promote modal shift to increase travel by foot, bicycle and public transport

**Key Principle: TM2**
In implementing a sustainable movement hierarchy, work in partnership with GCC to transform and enhance the setting and street design on key routes - notably University Avenue and University Place - to the benefit of pedestrian and cyclists

**Key Principle: TM3**
Create a permeable, legible, attractive and welcoming campus that encourages and supports free pedestrian movement

**Key Principle: TM4**
Enhance connectivity between surrounding sustainable transport infrastructure & the campus

**Key Principle: TM5**
Develop a safe environment for ease of movement by all transport users

**Key Principle: TM6**
Ensure the safe coexistence of all transport users through the prioritisation and careful management of space to minimise pedestrian, cycle and vehicular conflict
**Approach to Historic Assets Key Principles : Summary**

- **Key Principle : HA1**
  Recognise and respect the University’s built heritage when considering future development, and seek to enhance the existing qualities

- **Key Principle : HA2**
  The Estates Conservation Strategy (2012) to be used to inform future projects and to guide a conservation approach to development across the estate

- **Key Principle : HA3**
  Recognise the importance of the University’s heritage assets through continued investment, exploring appropriate adaptation, integration and reuse of historic fabric in redevelopment plans

- **Key Principle : HA4**
  Work in partnership with statutory bodies to realise the potential of historic elements on the Western site as constituent parts of a new urban vision for the area

**Design Excellence Key Principles : Summary**

- **Key Principle : DE1**
  Achieve the highest levels of design quality in built form and open space design, respecting the historic and embracing the contemporary

- **Key Principle : DE2**
  Innovation in design is to be embraced in a context of an evolving rich historic character of campus and neighbourhood settings

- **Key Principle : DE3**
  All buildings and public spaces are to embrace the highest standards of accessibility and inclusivity as an integrated part of their design

- **Key Principle : DE4**
  The CDF, including all buildings and public spaces, is to embrace the highest principles of sustainable design contributing to the wider agenda of a sustainable campus set within a vibrant neighbourhood

- **Key Principle : DE5**
  Public art to be located in key public open spaces and landscape, coordinated through an area wide strategy for integrated public art

**Uses & Adaptability Key Principles : Summary**

- **Key Principle : UA1**
  Consider locations of new uses to compliment and integrate with the existing neighbourhood, and to activate public spaces

- **Key Principle : UA2**
  Future development proposals are required to adhere to key urban design principles set out in the CDF whilst being flexible to adapt to changing needs

- **Key Principle : UA3**
  The retention and reuse of existing buildings on the campus is to be tested against delivery of the CDF core vision and principles

- **Key Principle : UA4**
  Development must demonstrate a strategy for expansion whilst maintaining compliance with the central CDF principles

**Infrastructure & Sustainability Key Principles : Summary**

- **Key Principle : IS1**
  Develop an energy strategy that maximises efficiency, capture and re-use and minimises carbon production

- **Key Principle : IS2**
  Create a campus that can be measured by its sustainability and carbon management

- **Key Principle : IS3**
  Create a sustainable campus that addresses issues of climate change

**Community Integration Key Principles : Summary**

- **Key Principle : CI1**
  Ensure that boundaries between the University and local neighbourhoods are open and welcoming and that physical connections are improved wherever possible

- **Key Principle : CI2**
  Consider opportunities and possibilities for shared community benefits in all development proposals

- **Key Principle : CI3**
  Continue open inclusive dialogue with community groups and representatives through the implementation stages of the CDF and Estates Strategy

- **Key Principle : CI4**
  Work in partnership with other public organisations and bodies to help in the holistic delivery of projects offering wider community, neighbourhood and area benefits
SECTION 4

NEXT STEPS

Delivering the Vision
Application of Campus Development Framework

Introduction

A Flexible Framework
The Campus Development Framework contained within this document is designed to be a simple, robust and coherent set of principles around which development can evolve. Effective frameworks need to be able to respond to development and funding opportunities as they arise, controlled and ordered however by a simple set of core principles. These core principles are embodied in this framework, but it should be noted that the plan also has a built in flexibility to respond to opportunities as they arise, and to adjust accordingly.

Area Masterplans & Detailed Strategies
The next stage, moving towards the implementation and realisation of the proposed Estate Strategy, will be to develop more detailed area masterplans for stages of development as the areas, phasing and content become defined.

As these detailed Masterplans come forward, other studies on infrastructure and transport will be required to test the principles and approach to development. Such studies will likely include:

- Consultation with the relevant stakeholders including Glasgow City Council;
- Traffic and parking surveys;
- Travel Plan review;
- Parking Strategies;
- Transport Statements/Assessments;
- Infrastructure capacity studies
- Environmental Investigations (such as detailed site investigations, contamination, ecology & biodiversity surveys etc.)
- Flood risk analysis
- Drainage capacity studies etc

Building Development
Only when area masterplans have been developed and approved in the context of the CDF, should the detail of building projects be brought forward for consideration.

Parallel with this planning stage, will be the requirement for the site management, preparation and phased approach to possible demolitions on the Western site.

This staged approach will ensure that the campus evolves in a coherent and legible fashion, achieving the strategic goals of the University 2020 Vision, and creating a quality campus and setting integrated within its neighbourhood and city.

These masterplans will need to be assessed against the overarching ‘big picture’ context as set out in this Campus Development Framework, and should set out the principles of delivery of public realm, landscape and infrastructure in tandem with building development.