



Gilmorehill Campus Development Framework

APPENDIX 2 Consultation Report

June 2014

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Dowanhill

Byres Road

Hyndland/Partickhill

University of Glasgow

Dumbarton Road

Argyle Street

Yorkhill

North





Great Western Road

Hillhead

Glasgow

Park / Woodlands

Kelvingrove Park

Kelvin Way

The University of Glasgow : Gilmorehill campus estate boundary

INTRODUCTION

Background

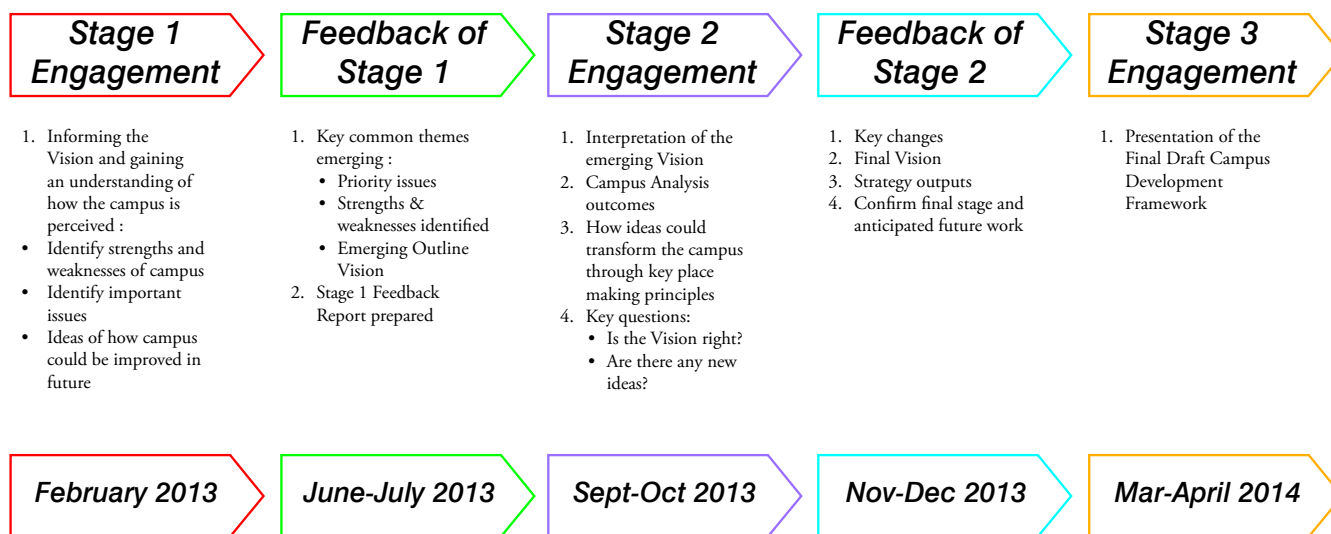
The University of Glasgow has a unique opportunity to re-shape its main campus as a result of acquiring the Western Infirmary site adjacent to the Gilmorehill campus. The future shape of the campus will be influenced by evolving needs of the University as it delivers its strategic plan to increase its global standing as a world leading research-intensive university. The Campus Development Framework is a forward looking initiative which forms part of a broader strategic Estates Strategy.

The Estates Strategy is shaped by the University's organisational structure and by our vision for the future. It is owned by the University and agreed by Court. It is one of the University's key, strategic documents and it explains how the University will finance the investment. The Estates Strategy is a long-term blueprint for how the University of Glasgow will organise its current and future buildings. The strategy also outlines the technical infrastructure and services that will be provided for our buildings.

The Development Framework is a strategic planning instruction manual that explains how the Estates Strategy is to be delivered. It translates the Estates Strategy vision into a publicly recognised plan. Approved by the City Council, it is also the checking mechanism that will ensure that every component of the Estates Strategy complies with an approved statutory planning document, and is in line with the wider aspirations of the city of Glasgow. The Development Framework will provide us with the confidence that once strategic decisions have been taken they can be delivered over time as part of an agreed bigger picture.

Together, the Estates Strategy and Campus Development Framework inform and guide future development and place it in the broader context of the neighbourhood and the city.

Process & Timescales



Engagement Process

As part of the evolution of the Estates Strategy & Development Framework, a first stage of a wide consultation programme was initiated between September 2012 and March 2013 both internally within the University central organisation, and also with the wider student, staff and neighbouring community. This is the first part of a three part consultation process, 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 Estates Strategy

The second stage consultation process was held between September and October 2013 and aims:

- to provide opportunity for further engagement and interaction with stakeholders, and
- to seek the views and reach agreement on key place making ideas which will be incorporated in the final Campus Development Framework

The third and final stage engagement was carried out between April and May 2014 with the aim to:

- provide information about the consultations already undertaken and the feedback received to date,
- provide information on how this feedback was incorporated into the evolution of the Campus Development Framework, and
- seek views on the developed principles

STAGE 1 CONSULTATION

Introduction

The following section records the contribution of a large number of the public respondents as part of the Stage 1 Consultation Process.

The internal dialogue with University key stakeholder groups was initiated by means of individual workshops where key comments were recorded. The results of this dialogue are recorded and analysed in a separate document. The wider student, staff and neighbouring community consultation was undertaken through public open events in the form of a staffed exhibition and an opportunity to fill in a feedback questionnaire, together with a workshop with the Byres Road Improvement Group.

This section focuses on the open public consultation process.

The first event was held in the University Welcome Point (Wed 20 Feb) and the second event was held off campus in the Hillhead Library (Mon 25 Feb). 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.

The overall turn out to both open events was good with up to 20 people turning up at any one time during peak hours. Several hundred attended in total. Attendance was variable out with peak hours however the exhibition was on display for 3 weeks. The busiest periods of attendance were from 11:30 – 14:30, 16:00 – 17:30 and 19:00 – 20:00. A total of 137 written responses were received at and following the events.

For each question asked in the questionnaire, the various comments were grouped to get a sense of common themes. These broad themes have in turn informed the shaping of the core vision which will be used to develop the Campus Development Framework.

This section records the process and outcome of the Stage 1 consultation and engagement process.

University of Glasgow Campus Development Framework Stage 1 Consultations Undertaken

Internal University Consultation

Senior Management Group (19th November 2012, Main Building)

Support Management (5th December 2012, Grosvenor Hilton)

College Management (14th December 2012, 16/18/25th January 2013)

College of Science & Engineering (14th December 2012, Level 5 Sir Alwyn Williams)

College of Arts (16th January 2013, Room 204, 6 University Gardens)

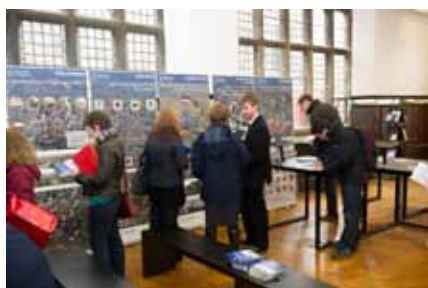
Project Team (7th December 2012, Offices of Page \ Park Architects)

Disability Infrastructure Working Group (25th February 2013)

External University Consultation

Byres Road Improvement Group chaired by Friends of Glasgow West (25th January 2013, Western Baths Club)

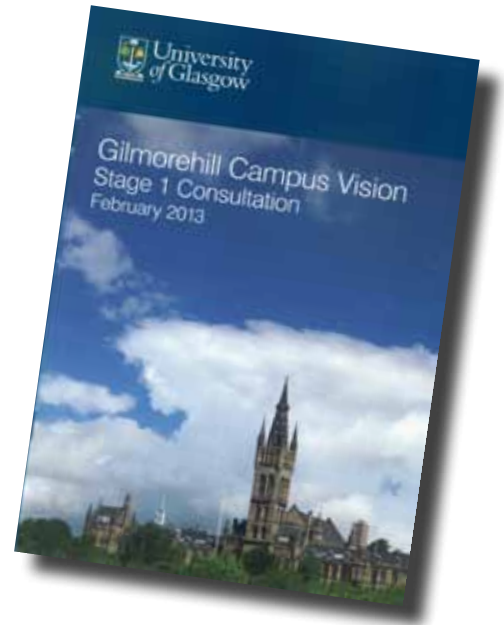
Public Open Events & Exhibition (20th & 25th February 2013, University of Glasgow)



Stage 1 Consultation

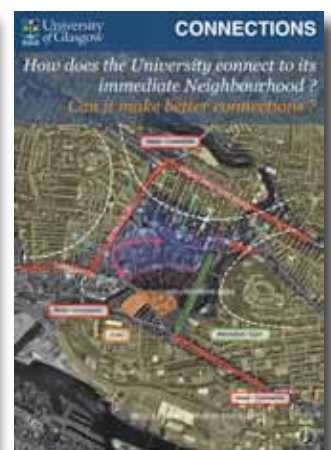
Public Open Event & Exhibition

20th February 2013, Welcome Point
25th February 2013, Hillhead Library



The exhibition panels outlined the key issues being addressed by the Campus Development Framework. A number of key aspects were explored namely:

- why and who is shaping the framework
- addressing the local and wider community
- how the University should connect to its neighbourhood
- the future fabric built and landscape of the university
- the sociable setting for University and community life



Stage 1 Consultation

Public Open Event & Exhibition

At each open public event in the University and in Hillhead Public Library, participants were invited to fill out a questionnaire aimed at gauging their opinions of the current and future campus. Whilst not all attendees chose to provide written comments the overall response of attendees was positive. Campus Vision consultation leaflets were available from the Welcome Point, Estates & Buildings reception, Hillhead Library and at various reception points across the Garscube estate in Bearsden. This leaflet was also made available online where further background information, including a statement from the Principal is available.

Two sets of questions were asked:

- the first looked for qualitative responses to broad campus issues
- the second for a value scoring of priorities relating to the use and perception of the campus





Stage 1 Consultation Response

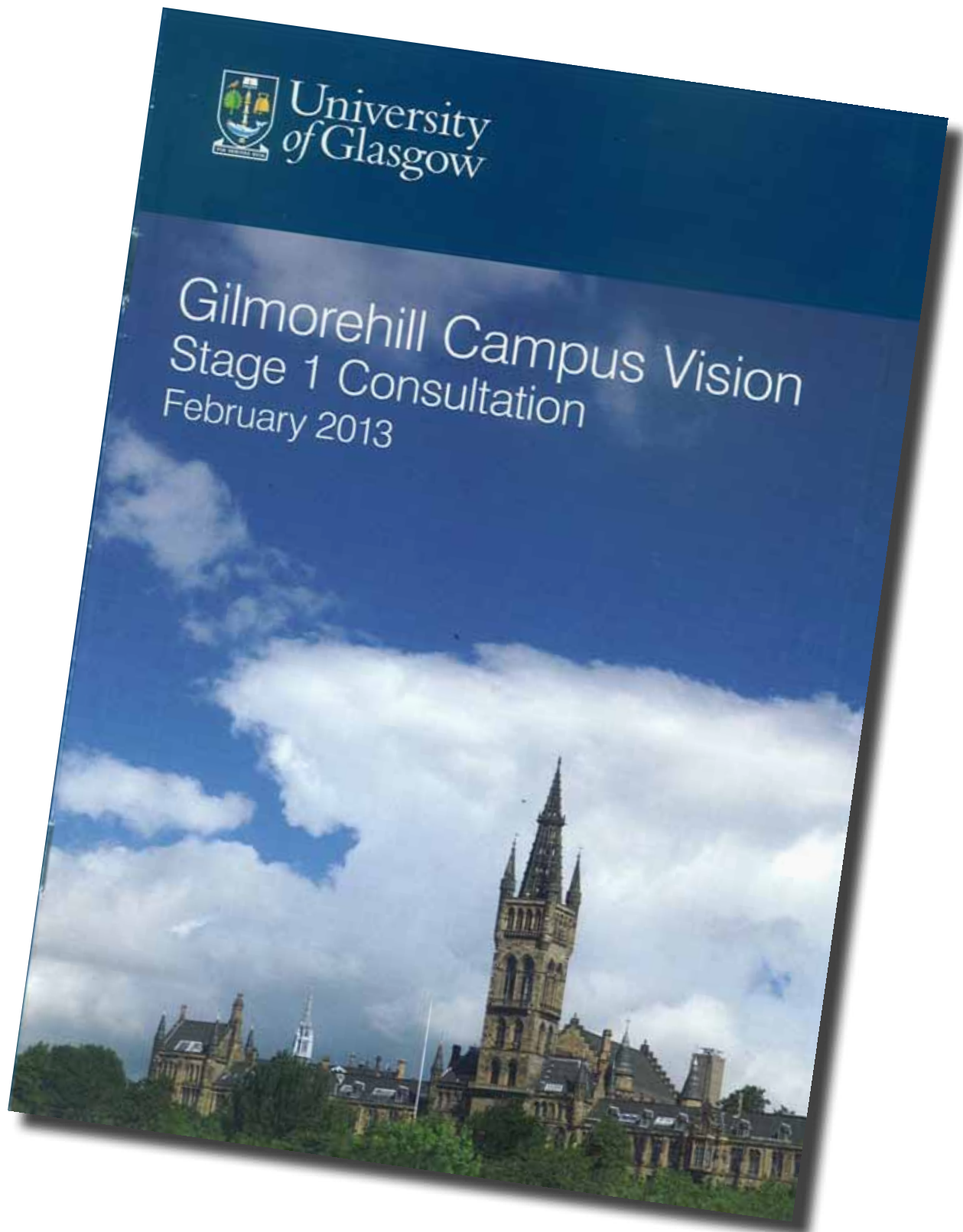
Public Consultation Response

The University Corporate Communications team led the media awareness campaign and reported that strong, positive media coverage was achieved in response to the press release on the acquisition of the Western Infirmary site in February. The press launch preceded the open events in order to advertise the events to encourage wide participation.

In terms of feedback the total responses received stands at 137 individual written responses. This equates to 107 paper questionnaire responses + 30 email responses.

The approximate breakdown of responses in terms of who participated:

Student	= 57
Teaching/Research staff	= 21
Support Staff	= 28
Alumni	= 5+
Local community (inc. two local Councillors)	= 16
Local Businesses	= 3
Not specified	= 7



Question 1: What do you think are the essential campus facilities that it should provide to achieve these goals?

The response of over 125 comments can be broken down into three broad areas.

- a desire for improved research, teaching, study and socialising space
- high quality building design
- adoption of sustainable and in particular greening of the campus strategies

Question 2: What do you think the University should do to be more welcoming and provide a feeling of openness?

This response focussed on broader university issues but highlighted in particular;

- the importance of external space in the perception of the campus
- the need to prioritise social space

Question 3: Is the open space in and around the campus important to your experience? What are the qualities and character that enhance your experience of the campus?

There was an overwhelming response in favour of the importance of the external space of the campus highlighting its priority in the eyes of university users of the campus. The significance of buildings (new and old) and maintenance was noted.

Question 4: How should the University be connected with other parts of Glasgow and other University campus?

The response identified the importance of public transport and various modes to and from the campus and in particular the lack of connectivity between campuses.

Concern for pedestrian and cycle provision was highlighted as well as parking issues.

Question 5: What in your view is the one thing we should do to make sure that we leave as great a legacy as the previous strategic move in 1870?

A number of responses emerged;

- the need to conceptualise the future campus in relation to the University Vision
- work with the heritage in creating new buildings
- create and support external space
- focus on sustainable approaches
- think of the campus as an experience
- link to the community

Question 6: What campus or estate issues are important to you?

A broad range of issues were highlighted;

- the quality of the campus experience
- student issues
- old and new buildings and adaptability
- space between buildings and greening
- traffic management

and the largest response regarding;

- sustainability

Total

1 = Not Important; 5 = Very Important	1	2	3	4	5	
Openness of the University	2	5	22	31	55	115 75%
University feels part of the community	1	7	25	39	41	113 71%
Open space	1	5	16	23	67	112 80%
Trees and access to green space	2	1	10	22	79	114 89%
Access and linkages to cultural hubs	4	7	33	36	32	112 61%
Safe environment	2	5	6	25	74	112 88%
Buildings of character	2	6	15	30	59	112 79%
Sufficient social space	3	5	13	42	49	112 81%
Sufficient group working space	1	11	20	40	38	110 71%
Car parking	43	23	24	12	11	113 20%
Secure Cycle Parking	13	15	30	27	29	114 49%
Environmental Sustainability	3	4	7	31	69	114 88%
Catering facilities	3	13	29	37	30	112 60%
Directional signage & way finding	2	12	28	34	36	112 63%

Question 7 & 8

Over 110 consultees responded to a number of generic 'scored' campus questions. We have assessed anything above a 4 as being a measure of importance (4 = important, 5 very important).

The scoring gives a broad sense of priorities. The highest scoring questions above 85% were for:

- trees and access to green space
- safe environment
- environmental sustainability

These were closely followed with scores of around 80% support for:

- open space
- buildings of character
- sufficient social space

Scoring highly with around 70% were issues of:

- openness of the University
- University feels part of the community
- sufficient group working space

At the other end of the scale, the lowest priority with only 20% support was:

- car parking

Given the large support for trees and access to open space and environmental sustainability, this should not be seen as surprising.

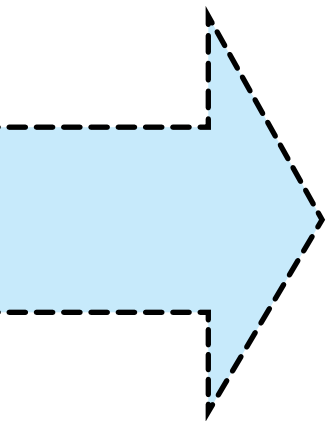
Drawing conclusions from the Public Consultation (in order of emphasis of respondents) suggests the following influences on the proposed Framework Vision.

1. The setting of the campus, quality open space and green space are deemed very important or essential in the consultation responses - the emphasis on this issue is seen in both qualitative and scored responses. This is supported by a desire for pedestrianisation of key areas of campus with associated traffic management and reduction of parking.
2. Sustainability issues in the consultation responses are deemed very important - a parallel issue to the open space assessment.
3. Quality of existing historic buildings such as the main building are very much admired and new buildings should be high quality and sensitive to these heritage assets. Flexibility of accommodation and types of space are considered important. Spaces need to be adaptable to accommodate large groups as well as smaller break out areas.
4. Consultation responses have identified a need for a more accessible and open campus which encourages use by visitors and adjacent communities with out-of-hours activity.
5. Social interaction spaces of varying types are deemed very important - both internal and external. Complementary uses such as good campus conference facilities are desired. The need for a blend of modern flexible teaching spaces, seminar space and large lecture halls with good accessibility and in central locations.
6. Consistent and effective way-finding and signposting are considered important for students and visitors, linked to key modes of access by foot, cycle and public transport.



In summary, the following statements represent the key issues for the wider constituency of the University and will be used as a tool in shaping the future Vision.

- **Enhance** the setting of the campus
- **Ensure** a sustainable future
- **Secure** current and future built heritage
- **Embed** activities and uses that promote a sense of openness
- **Create** flexible spaces that respond to identified and changing needs
- **Provide** clear connectivity within and to the University



Stage 1 Consultation

Findings & Key Themes





The campus development framework must.....

Enhance

The setting of the campus

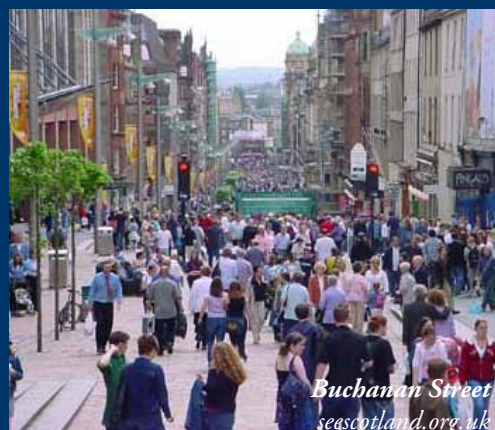
The setting of the campus, quality open space and green space are deemed very important or essential in the consultation responses - the emphasis on this issue is seen in both qualitative and scored responses. This is supported by a desire for pedestrianisation of key areas of campus with associated traffic management and reduction of parking.



So much focus is placed on buildings in the design of universities - it is important to realise that for students, staff and the wider community the setting is so crucial. Perhaps we should not be surprised by this, people do not work all the time and the setting is where we arrive, meet, relax - all part of the University experience. A by product of that concern is the need to re-allocate external space needs - as respondents noted - more pedestrianisation, less parking and more quality, useable green space.



Cathedral Square



*Buchanan Street
seascotland.org.uk*

Top left: Gilbert Scott building main gate perceived as main entrance to the University

Bottom left: Gilbert Scott building dominates the Gilmorehill skyline and is seen from various points around West End

Top: Formal setting of Gilbert Scott building quadrangles is one of the many settings seen around campus

The City led the way in pedestrianisation, creating significant new public settings to enhance the historic built environment.



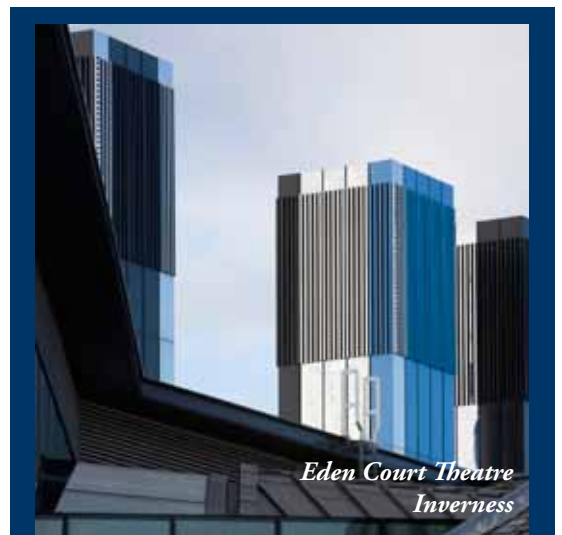
Ensure A sustainable future

Sustainability issues in the consultation responses are deemed very important - a parallel issue to the open space assessment.



We are all concerned about our impact on the world's resources. Clearly this is high on the agenda of nearly everyone. It has many facets which will inform the campus development;

- by the promotion of green space, inevitably putting pressure on the car
- by using 'green' strategies for ventilation and heating buildings rather than depending on carbon dependent resources
- by exploring site wide strategies that reduce the resources needed to serve the community
- by ensuring buildings are efficient and able to accommodate changing needs
- by encouraging walking and cycling



Top left : Sustainable modes of transport can be further encouraged on campus

Bottom left : University buildings currently operate at varying energy performance levels (L to R - Stevenson, Fraser & Joseph Black buildings)

Top : Open spaces with different qualities on campus (L to R - Library, Lilybank Gardens, Fraser and Stevenson buildings)



Secure

Current and future built heritage

Quality of existing historic buildings such as the main building are very much admired and new buildings should be high quality and sensitive to these heritage assets. Flexibility of accommodation and types of space are considered important. Spaces need to be adaptable to accommodate large groups as well as smaller break out areas.

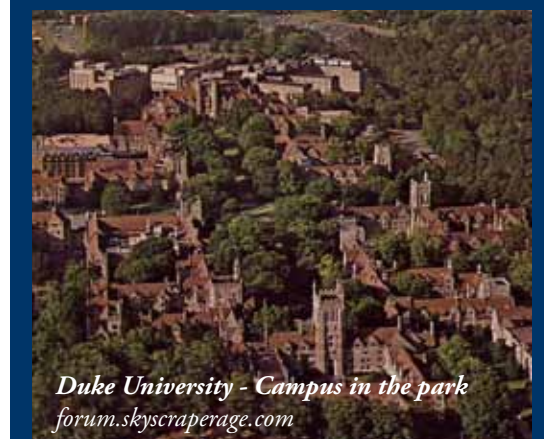


There is no question the University has one of the great iconic architectural symbols on the Gilmorehill in the Gilbert Scott building. Clustered around it is a range of interesting historic buildings. This historic core will drive the way forward;

- protect the important heritage
- carefully blend the new into that heritage
- let the new buildings and settings be of the highest quality to inform the heritage of tomorrow



Duke University - Main campus
globaleducationfairs.com



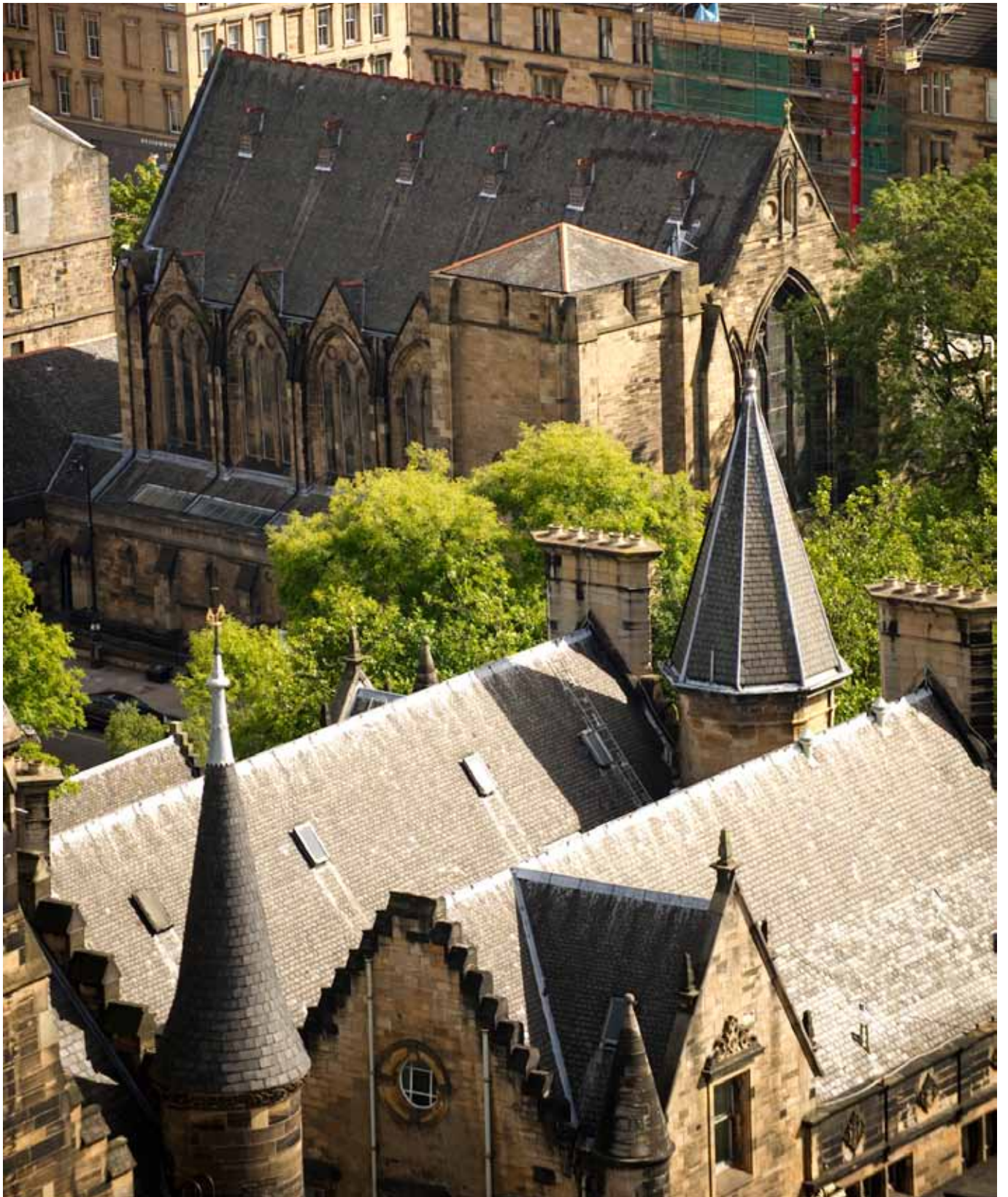
Duke University - Campus in the park
forum.skyscraperage.com

Top left : The University inherits many buildings of significant history and heritage (Gilmorehill Halls, Pearce Lodge)

Bottom left : Modern buildings interspersed within the historic setting (L to R - Library, Cardiovascular / Biomedical research buildings)

Top : Modern buildings amongst historical buildings (L to R - Gilbert Scott building, Boyd Orr, Cardiovascular / Biomedical research and Wolfson medical school buildings)

An 'Ivy League' model is Duke University North Carolina. Heritage and new sit side by side on the hill overlooking a wonderful park - so many similarities to University of Glasgow.



Embed

Activities and uses that promote a sense of openness

Consultation responses have identified a need for a more accessible and open campus which encourages use by visitors and adjacent communities with out-of-hours activity.



There is a sense that in separating out where we live and work, that our city settings seem to 'die' at night. With more people living again in our city centre, life is returning to these settings. More people at night means it feels safer. There is an opportunity to encourage greater use of the campus by;

- creating external spaces which encourage year round activity
- increasing community use of buildings
- encourage uses which compliment the 'west end' as a cultural, leisure and learning destination



Royal Exchange Square
janeslog.wordpress.com



Merchant Square
flickr.com (StephiGraffink)

Top left : The campus is relatively permeable and connects with adjacent communities (Hillhead Street)

Bottom left : Quality spaces should be created to complement popular locations on campus (L to R - Oakfield Avenue, Wolfson medical school, Hillhead Street)

Top : Safe, pleasant and quality environments on campus encourage participation and responsible use through sense of ownership (L to R - Fraser building, Library and Hillhead Street)

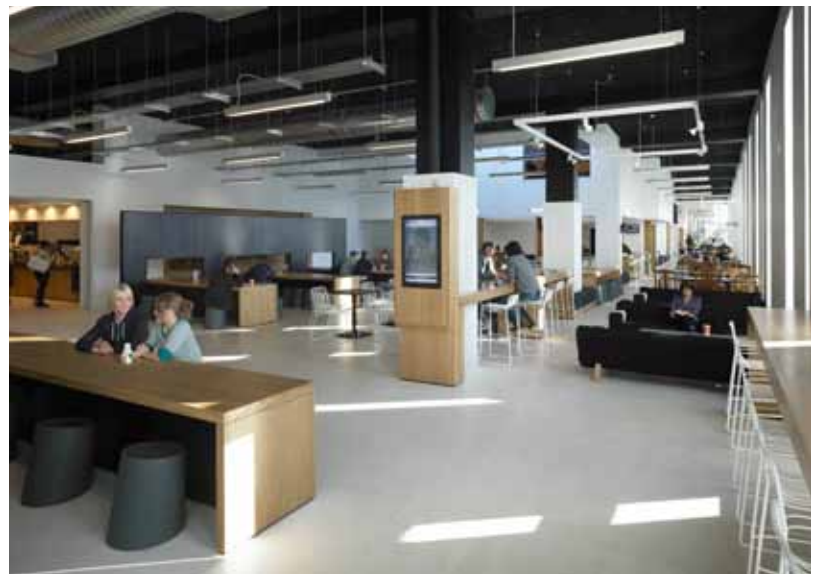
Cities are becoming open more hours.



Create

Flexible spaces that respond to identified and changing needs

Social interaction spaces of varying types are deemed very important - both internal and external. Complimentary uses such as good campus conference facilities are desired. The need for a blend of modern flexible teaching spaces, seminar spaces and large lecture halls with good accessibility and in central locations.



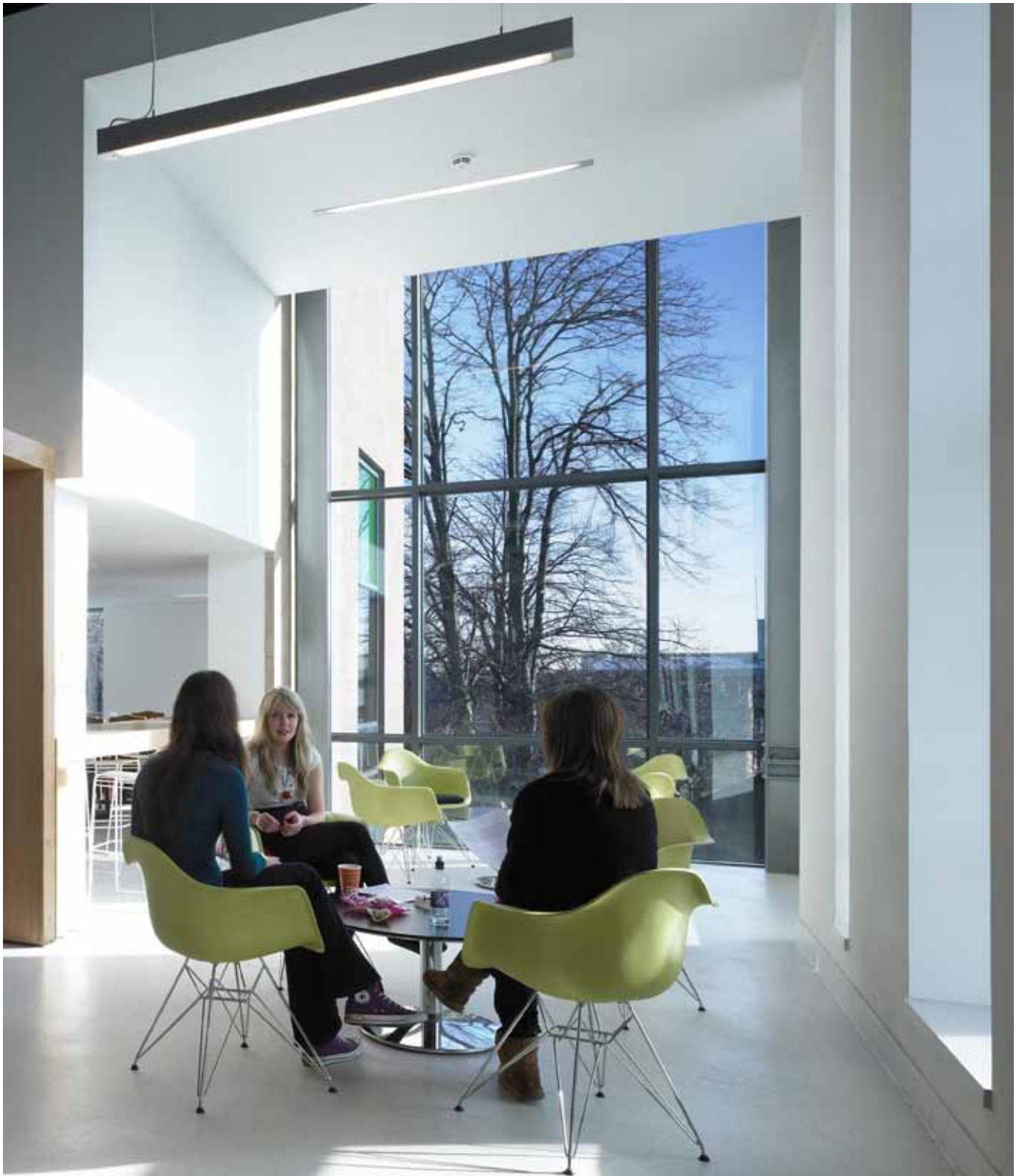
For a while buildings were seen only as meeting specific functions. The result was dull and unresponsive environments. The need for functional spaces remains but married with supporting space to meet the social side of University life - in fact what traditional architecture provided. We need to look no further than the Gilmorehill building - generous cloister, gardens, stairs, lobbies supporting the life beyond function.



Top left, Top : *The Fraser building is an excellent example of the University's forward thinking in creating flexible and adaptable spaces on campus*

Bottom left: *External spaces on campus offer flexibility for different activities to take place (L to R - Gilbert Scott setting, Fraser building, Gilbert Scott building quadrangles)*





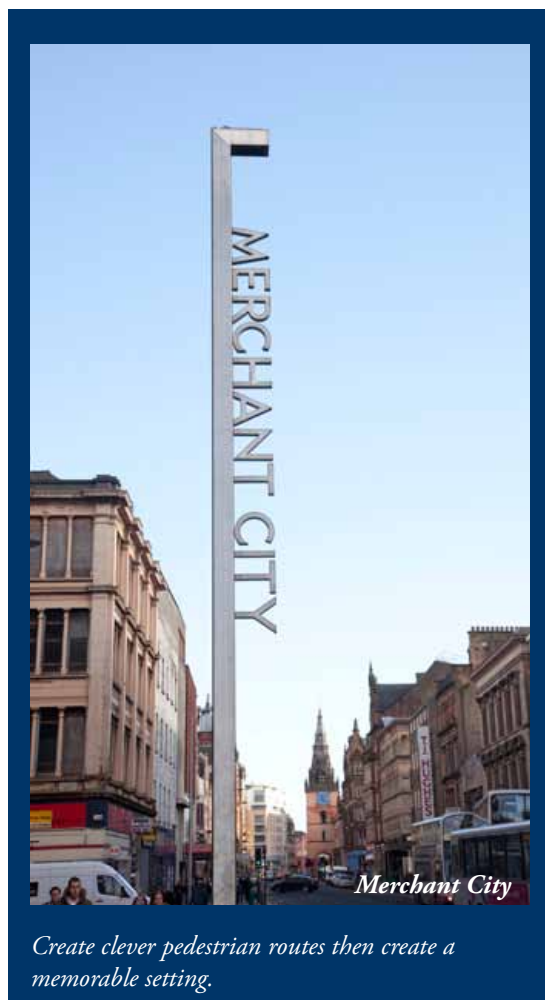
Provide

Clear connectivity within and to the University

Consistent and effective way-finding and signposting are considered important for students and visitors, linked to key modes of access by foot, cycle and public transport.



Finding your way about is so important. The challenge is the necessary information for the car and the pedestrian are so different - it leads to a plethora of information and overload. By relocating and/or managing vehicles, clearer pedestrian areas allows us to refocus the way finding - firstly avoiding bumping into cars, secondly revealing buildings and finally joining the campus together and linking these routes into the surrounding neighbourhood and beyond.



Top left : Conflict between roads infrastructure and open space diminishes quality of places on campus (GUU building)

Bottom left : Conflict between roads infrastructure and open space diminishes quality of places on campus (L to R - University Avenue/University Place, Oakfield Avenue, Mathematics car park)







Top : A mixture of different signage on campus on one hand creates interest but can be confusing (L to R - Kelvin building, street signage)

Create clever pedestrian routes then create a memorable setting.



Stage 1 Consultation

Findings & Key Themes Summary

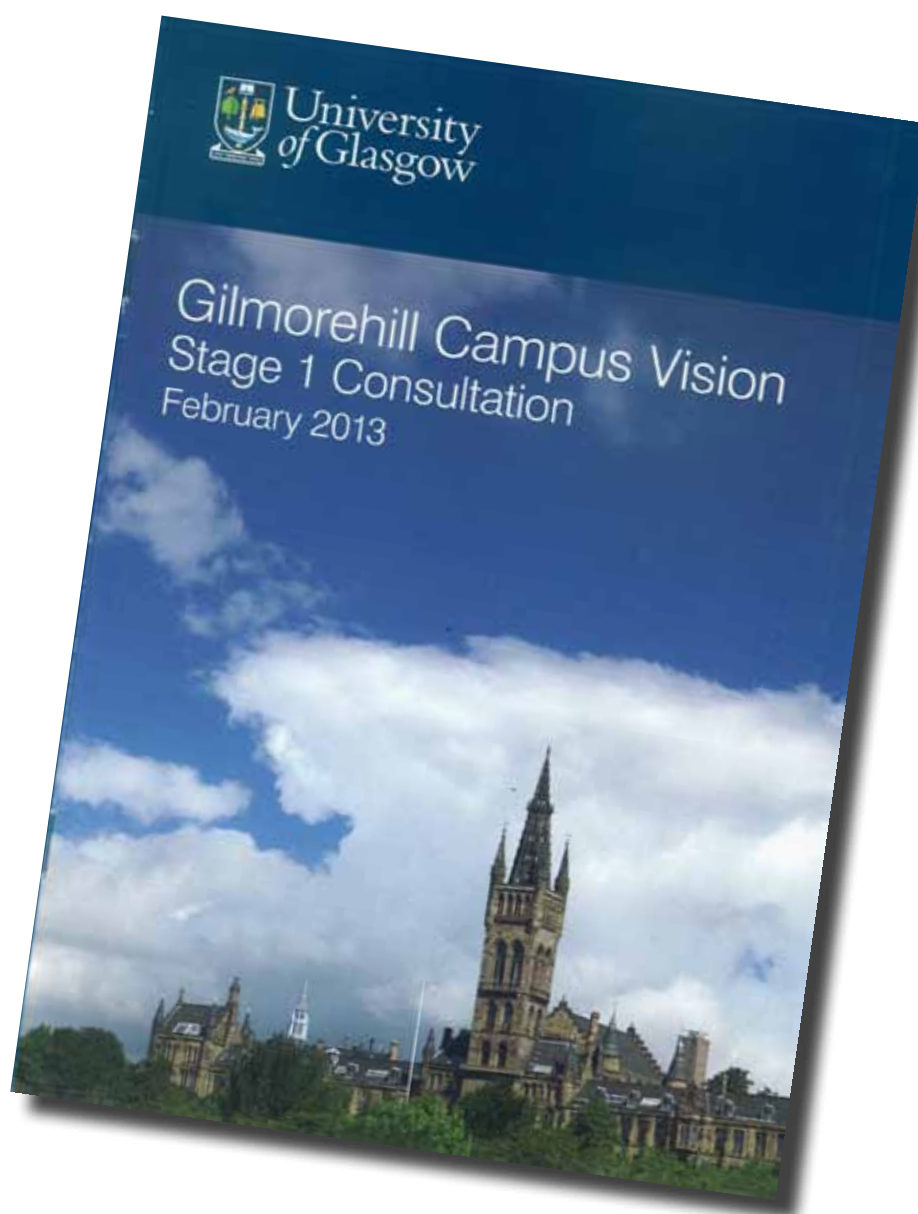
- 1**  **Enhance** the setting of the campus
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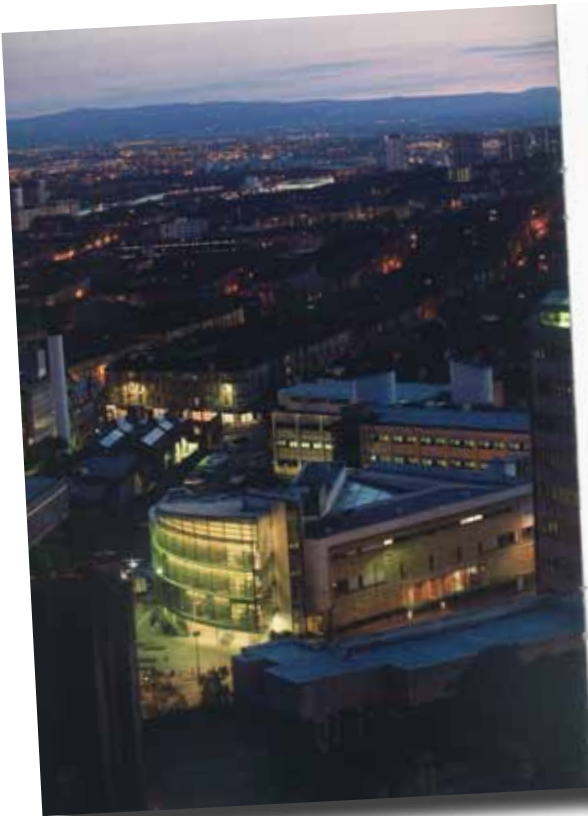


Stage 1 Consultation

Appendix

Booklet





The Principal's statement

The campus redevelopment will create a lasting legacy for future generations of students, academics and local people in the west end of Glasgow.

I am convinced that this is as significant a development in the on-going story of the University as the relocation to Gilmorehill from the city centre was in 1870. It will allow us 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 is open and accessible to the wider community.

Work will now begin on a campus strategy including the building of a development framework that will involve extensive consultation with staff, students, local residents, businesses and other interest groups. There will also be widespread discussions with Glasgow City Council, North Greater Glasgow and Clyde, the Scottish Government, Scottish Enterprise and other key stakeholders on the most appropriate way to develop the site.

I cannot emphasise enough how important your views and input will be. The campus redevelopment 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 Glasgow. We will shortly be unveiling details of the various stages in the consultation. In the meantime further information can be found on the website www.glasgow.ac.uk/campusdevelopment or email estates@glasgow.ac.uk

Professor Anton Muscatelli
Principal & Vice-Chancellor



Background

We have begun to talk widely about what the new University plan might look like.

The current university campus at Gilmorehill is approximately 25 acres and comprises 300 buildings. University Avenue, an adopted highway, divides the campus. There is a varied group of buildings on the campus in terms of age, quality of accommodation and fitness for purpose.

There had been for many years an ambition that the University might acquire additional land adjacent to the main campus. This ambition can be realised through redevelopment of the Western Infirmary hospital site.

The land is currently occupied by Greater Glasgow and Clyde Health Board; they will remain in occupation until at the earliest 2015.

The acquisition of this land is a catalyst for the University to review the long term requirements of Gilmorehill and to align the provisions on the campus with the University's strategic plan and future developments in the provision of Higher Education.

A team, led by Page\Park architects, has been appointed to build a Development Framework, it adopted by Glasgow City Council. This would then provide the context in which future planning applications and development would take place. The project will be led within the University by the Estates & Buildings Department.



Opportunities and strategic goals

To help us on our way we are seeking your views.

The first step is to build a comprehensive estates strategy for the campus which supports the vision of the University, as outlined in Glasgow 2020, and ensures that it fits the delivery of the strategy in a timely and economic way. The estates strategy will ensure:

1. There is a lasting legacy and 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 Glasgow 2020 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 whilst respecting and enhancing the character reflected in the historic campus and buildings.
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.



Questionnaire

Question 5

The Principal says 'This is as significant a development in the on-going story of the University as the relocation to Garsfield from the city centre in 1870.'

- What in your view is the one thing we should do to make sure that we leave as great a legacy as the previous strategic move in 1870?

Question 6

- What campus or estate issues are important to you?

Question 7

- How important are the following to you?

1 = Not important, 5 = Very important

- Openness of the University
- University being part of the community
- Open space
- Trees and access to green space
- Access and linkages to culture hubs
- Safe environment
- Buildings of character
- Sufficient social space
- Sufficient group working space
- Car parking
- Secure Cycle Parking
- Environmental sustainability
- Catering facilities
- Distinctive signage & way finding



Question 8

- Which of the following best describes you?

- Student
- Member of teaching or research staff
- Member of support services staff
- Alumni
- Member of the local community
- Representative of a local business



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Stage 1 Consultation

Appendix

Byres Road Improvement Group Consultation

(chaired by Friends of Glasgow West)

25th January 2013, Western Baths
Club

Participants

Ann Laird
Kevin Murray
Michael Dale
Fiona Campbell
Fraser Makeham
Eric Kay
David Alcock
Iain Wotherspoon
Jennifer Russell
David Page

The following transcript outlines the key discussion points which resulted from an intensive focus group with the Byres Road Improvement Group which is chaired by the Friends of Glasgow West.

Key ideas

WORKING WITH THE COMMUNITY

Take cognisance of the City Council Glasgow West Conservation Area Appraisal which has wide support within the community. Whilst the conservation area boundary is to the north of the university, consideration should be all around its edges. Attention was drawn to the redevelopment around Argyle Street with all the associated retail and commercial activity. An extension of this is conceiving the university in relationship to the number of stops an area is on the underground. In that respect Govan on the other side of the river is only two stops away.

As a manifestation of this, the West End group have supported the splendid publication of walking tours written by Gordon Urquhart, around the adjoining neighbourhoods. A proposal was suggested for the publication of a similar one for the University as a means to promoting accessibility of the community and visitors.

There will be support for positive inter-relations between the community and the University. But there could be improvements. For example the community have been thwarted in their actions to bring university accommodation into use for such as the West End Festival. Tacit support at the highest level has been watered down by high rents for spaces and a sense of an apparent lack of willing to support community initiatives. Can something be done about this? Is there a case for better utilisation of the open space on campus for community use as well as buildings e.g. use of temporary marquees etc for festivals or events.

Above all the University and the community should build on the idea of 'being good neighbours'. Might there be principles of a 'good neighbour agreement'. A manifesto for mutual compatibility.

KEY NOTIONS AND INSPIRATIONS

One of the qualities of the West End is its 'interesting character' and capacity to surprise – ie maintain the character of the west end and not create development which is too sterile losing that distinctive quality.

Quality of public realm important – wider pavements of quality surfacing, better signage strategy to encourage pedestrian activity, linking public realm spaces into the main town centre (Byres Road)

It is very important that future university development does not damage the fragile retail and commercial economy of Byres Road, Great Western Road and Gibson Street. Uses should be considered which 'augment' the existing infrastructure and not displace it by drawing student activity away. For example an 'hotel' would be a welcome contribution.

Support remains for improved links to Kelvingrove and through the campus towards other areas of interest – one suggested extension of this wider reach was the its extension as far as crossing the river to Govan.

Take into account and map the location of student housing, existing and proposed together with 'housing of multiple occupancy' which have proved to be a problem neighbour and for which moves are in place to prevent any further growth. Where might that take place.

Parking issues on campus and a concern that parking proposals do not displace parking problems onto neighbourhood streets. Resident Parking zones can tackle this in part but it is crucial to maintain public parking for the commercial centres. Promotion and increase in cycle facilities should be part of the approach.

Thought could be given to a dual catch all designation of the University and west end – as an area of local and national significance. There is a quality of the grid city where a part can be scaled to represent the whole. In microcosm the west end and its university can be said to loosely represent that idea. City marketing potential of international scale when you consider attractions of the University, Kelvingrove, Botanic Gardens, Transport Museum, Hydro Arena/SECC but which are all local amenities too.

Would the University be a good incubator for the Urban Lab Smart City funding?

STAGE 2 CONSULTATION

Stage 2 Consultation

Introduction

Background

The Second Stage Consultation process for the University's Campus Development Framework is the second of a three stage engagement process held internally within the University central organisation, and also with the wider student, staff and neighbouring community. The first stage (conducted in February 2013) sought views on a wide range of University related issues. Stage 2 engagement aims:

- To provide opportunity for further engagement and interaction with stakeholders.
- To seek the views and reach agreement on key place making ideas which will be incorporated in the final Campus Development Framework

The first stage resulted in the publication of a Vision Statement. This statement identified 6 key themes that were agreed should be used to inform and guide the evolution of the Estates Strategy & Development Framework. These are listed in order of significance:

1. Enhance the setting of the campus
2. Ensure a sustainable future
3. Secure current & future built heritage
4. Embed activities & uses that promote a sense of openness
5. Create flexible spaces that respond to changing needs
6. Provide clear connectivity within & to the campus

Informed by this Stage 1 engagement, as well as by detailed analysis carried out by the professional design team, this second stage of engagement now starts to outline some emerging ideas that could start to shape the Campus Development Framework and Estate Strategy.

Awareness Campaign

Various methods were used to make students, staff, local residents and the general public aware of the Stage 2 Consultation process and how they could contribute their comments. They include:

- Public Notice Advertisements in Herald 28th September and Sunday Herald 29th September
- Invites to all staff and students
- News articles in 'Campus News'
- Social media updates through SRC and official university feeds

University of Glasgow Campus Development Framework Stage 1 Consultations Undertaken

Internal University Consultation

Campus Conversations (27th September 2013, University of Glasgow)

External University Consultation

Community Workshop (23rd October 2013, University of Glasgow)

Public Open Event & Exhibition (2nd, 7th & 10th October 2013, University of Glasgow)

Engagement Process

- Exhibition of informative material in the John McIntyre Welcome Point October 1 – November 8 2013
- Consultation brochure with questionnaire – available from key social points, reception desks and in the John McIntyre Welcome Point
- Open events for staff, students and members of the local community to speak directly to team members
- Staff event – ‘Campus Conversation’ 27th September
- E-survey emailed to all staff and students
- Focus Group workshops for community groups

This section records the process and outcomes.





Stage 2 Consultation Public Open Event & Exhibition

*2nd, 7th & 10th October 2013,
Welcome Point*

The exhibition panels outlined the key issues being addressed by the Campus Development Framework. A number of key aspects were explored namely:

- update of where the University is in developing the CDF
- summary of Stage 1 engagement and outcomes
- the setting for the University within its surrounding context
- approach and arrival experience to the University
- connectivity and openness of the University within and outwith the campus
- sustainability

The exhibition material can be viewed online at the following address :
www.glasgow.ac.uk/campusdevelopment



University of Glasgow

What we are doing

University Estate Strategy & Campus Development Framework

The University of Glasgow has a unique opportunity to address its high concentration of built-up space in the historic city centre and to support its development as a leading international research university. This has been achieved through a series of strategic interventions, including the development of new buildings, the refurbishment of existing buildings and the creation of new public spaces. The University is committed to creating a vibrant, sustainable campus that reflects its status as a world-leading research institution.



Engagement Process

The University has a long history of engagement with its stakeholders, including staff, students, and the wider community. This engagement process has been central to the development of the University Estate Strategy and Campus Development Framework. The University is committed to ensuring that all decisions are made in a transparent and inclusive manner, and that the needs and views of all stakeholders are taken into account.

See an early version of this document and feedback in the public consultation process at: [http://www.glasgow.ac.uk/estatestrategy](#)

University of Glasgow Strategy
2013-2018
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University of Glasgow

We listened

Stage 1 Consultation : February 2013

The University of Glasgow has listened to the views of its stakeholders on the University Estate Strategy and Campus Development Framework. This consultation process has been a key part of the University's engagement with its stakeholders and has provided valuable feedback on the proposed strategy.

- 1,476 responses to the public consultation
- 1,476 responses to the public consultation
- 1,476 responses to the public consultation
- 1,476 responses to the public consultation
- 1,476 responses to the public consultation

Events : John McIntyre Building & Herriot Library



Consultation banners



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University of Glasgow

Consultation outcomes

What you have said

The University of Glasgow has listened to the views of its stakeholders on the University Estate Strategy and Campus Development Framework. This consultation process has been a key part of the University's engagement with its stakeholders and has provided valuable feedback on the proposed strategy.

Stage 1 Consultation : Key Statements

1. Enhance the **quality** of the campus
2. Ensure a **sustainable** future
3. Secure current & future **built** for the future
4. Embed activities & areas that promote a **sense of community**
5. Create **new** spaces that respond to changing needs
6. Provide clear **direction** within & to the campus

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University of Glasgow

Approach & Arrival

What marks the approach to the campus?

The University of Glasgow has a unique opportunity to address its high concentration of built-up space in the historic city centre and to support its development as a leading international research university. This has been achieved through a series of strategic interventions, including the development of new buildings, the refurbishment of existing buildings and the creation of new public spaces. The University is committed to creating a vibrant, sustainable campus that reflects its status as a world-leading research institution.

Routes & Characters of Approach



- 1. 'Gateway points' - Key focal points of approach & arrival
- 2. Approach vias to key landmark buildings

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University of Glasgow

Connectivity & Openness

Can we make the campus more permeable?

The University of Glasgow has a unique opportunity to address its high concentration of built-up space in the historic city centre and to support its development as a leading international research university. This has been achieved through a series of strategic interventions, including the development of new buildings, the refurbishment of existing buildings and the creation of new public spaces. The University is committed to creating a vibrant, sustainable campus that reflects its status as a world-leading research institution.

East / West Links & Edge Connectors



- 1. Northern spine - Urban street & landscaped boulevard
- 2. Southern spine - Urban square & park edge terrace

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University of Glasgow

Connectivity & Openness

Can we better define and connect open spaces on campus?

The University of Glasgow has a unique opportunity to address its high concentration of built-up space in the historic city centre and to support its development as a leading international research university. This has been achieved through a series of strategic interventions, including the development of new buildings, the refurbishment of existing buildings and the creation of new public spaces. The University is committed to creating a vibrant, sustainable campus that reflects its status as a world-leading research institution.

A network of linked open spaces



- 1. Higher 'plateau' - Key focal spaces
- 2. Lower 'plateau' - Key focal spaces

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University of Glasgow

Sustainability

A sustainable campus

The University of Glasgow has a unique opportunity to address its high concentration of built-up space in the historic city centre and to support its development as a leading international research university. This has been achieved through a series of strategic interventions, including the development of new buildings, the refurbishment of existing buildings and the creation of new public spaces. The University is committed to creating a vibrant, sustainable campus that reflects its status as a world-leading research institution.

- 1. Encouraging different modes of travel
- 2. Campus-wide building assessment
- 3. Ensuring sustainable new building provision
- 4. Implementing green energy provision across the campus
- 5. Promote effective carbon management
- 6. Working with the City to tie in with wider sustainability strategies

University of Glasgow Strategy
2013-2018
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Stage 2 Consultation

Public Open Event & Exhibition

At the open public event held at the Welcome Point (John McIntrye building), participants were invited to fill out a questionnaire aimed at gauging opinions on the emerging vision for the CDF. The overall response of attendees was positive. Campus Vision consultation leaflets were available from the Welcome Point, Estates & Buildings reception and at various other locations on campus. The questionnaire was also made available online with further background information including the full version of the Stage 1 Consultation Process and Summary report.

Two sets of questions were asked:

- the first looked for responses from a series of multiple choice questions relating to broad campus issues
- the second for a value scoring of priorities relating to the use and perception of the campus



Stage 2 Consultation Community Workshop

23rd October 2013, Wolfson Building

The Community Workshop was held with the aim of keeping key members of the West End community abreast of the work carried out so far and help the University understand community views on emerging ideas within the Campus Development Framework and its wider relationship. Attendees included local elected members, a representative of each local community council, Friends of Glasgow West, members of the Byres Road Improvement Group, Glasgow City Council, University staff and students.

The event was held in a structured but informal session of information and open-ended discussion, through a sequence of presentations following:

- a background of the CDF and Campus Vision initiative
- an update on the West End community context and recent community initiatives
- a recap of the main outcomes and conclusions from the Stage 1 consultations outlining the 6 key themes and their significance
- emerging ideas outlined in the Stage 2 consultation
- identifying the next steps for the CDF

There was general support and encouragement for the joined up thinking, continued engagement and iterative process of the CDF as well as for the emerging ideas. A healthy discussion took place with key strategic issues emerging namely:

- importance of an outward looking vision which enhances overall West End
- significance of University Avenues as a key strategic route
- importance of green transport strategies
- need to enhance setting of Gilbert Scott building especially along southern terrace as a strategic West End destination
- policies and supporting strategies to encourage active travel and reduce car dependency
- strategies to address parking displacement from campus
- security on campus especially at night
- importance of implementation of carbon management plan
- exploit topography of the area (especially Western Infirmary site) to create improved access for all
- character of University Place
- create strong linkages across east/west and north/south through campus

More detailed issues, which would be outwith the scope of the CDF were also noted:

- greater student involvement in sustainability and community links e.g. GUEST
- building design issues which whilst important will be developed in future when detail is known



Stage 2 Consultation Response

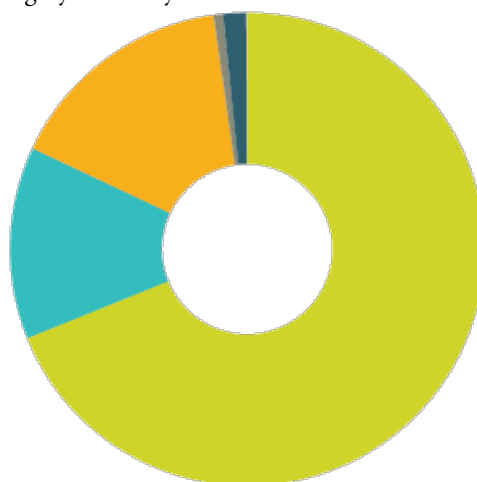
Public Consultation Response

The University Corporate Communications team led the media awareness campaign through press releases, invites to staff and students, news articles published in the “Campus News” and social media updates through the SRC and official University feeds.

In terms of feedback the total responses received by the deadline of 8th November stands at 1898 individual responses. This equates to 83 paper questionnaire responses + 1804 online responses + 11 written feedback. These are made up of staff, students, alumnus, local community and businesses.

1735 people chose to answer question 10 ‘Which best describes you?’ 152 people chose to skip this question. Please note those who fall into more than one category were only allowed to select one. The breakdown for this question is as follows :

Student	= 1195
Teaching or Research Staff	= 228
Support Services Staff	= 273
Alumnus	= 11
Local community	= 27
Local Businesses	= 1



(spreads of the consultation booklet are included in the Appendices section of this section)

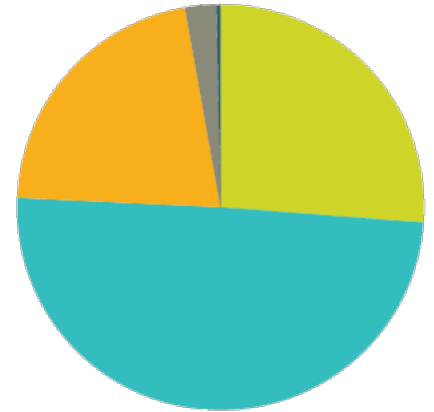
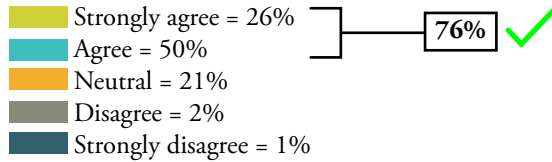


University
of Glasgow

Gilmorehill Campus Vision
Stage 2 Consultation
October 2013

Q1 : It is considered that the setting of the original historic University buildings would benefit from enhanced links with Kelvingrove Park. What is your view?

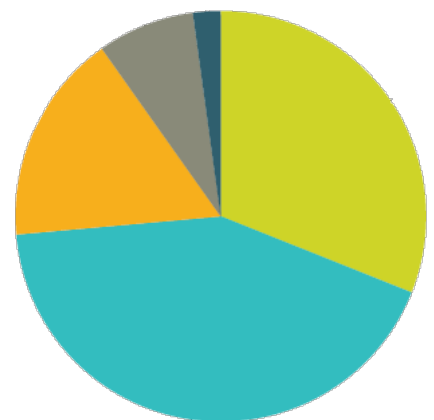
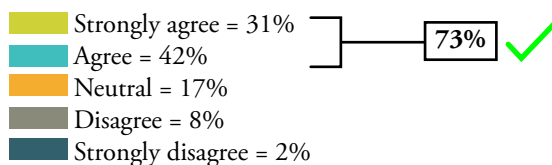
The majority of responses Agree with the statement. A total of 1,885 responses can be broken down into the following.



It can be seen that an overwhelming majority of repondees advocate that improving links between the campus and Kelvingrove Park would enhance the setting of the historic University buildings. The CDF will identify how this can be achieved through high level strategies to improve and enhance the historic setting of the campus.

Q2 : It is considered that the existing arrangement of University Avenue acts as a perceived barrier to the setting of the campus as an extension to the parkland. Improvements such as reducing the impact of traffic, widening pavements and creating new green spaces could integrate this key route into the campus. What is your view?

The majority of responses Agree with the statement. A total of 1,836 responses can be broken down into the following.

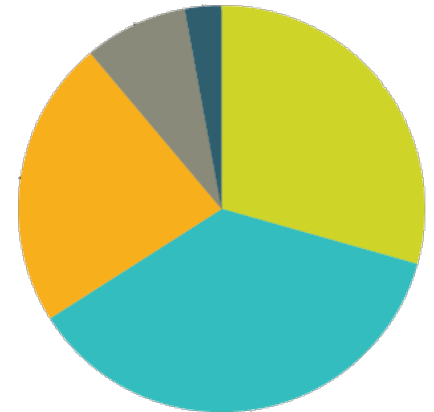
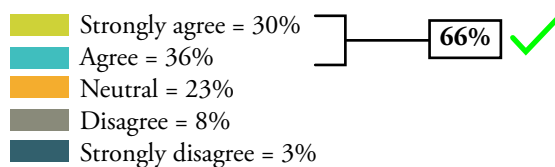


An overwhelming majority of respondees agree that improving the setting of University Avenue by reducing the negative impact of traffic and improving the quality of open space could help integrate Kelvingrove Park better with the rest of the campus. This will be reflected in the CDF through outlining improvement strategies to help deliver public realm improvements.

Questionnaire Review

Q3 : It is considered that relocating car parking away from Professors Square and from around the Main Building is fundamental to transform these spaces into functional social and civic space to enhance the historic heart of the campus. What is your view?

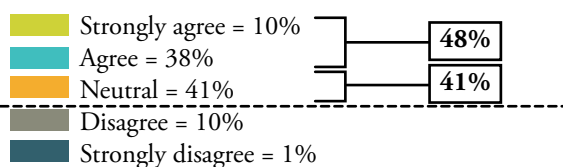
The majority of responses Agree with the statement. A total of 1,836 responses can be broken down into the following.



It can be seen that the majority of responded agree that freeing up the spaces around Professors Square and Main Building from car parking is key to improving the setting around the historic part of the campus. This will be reflected in the CDF through a campus wide parking strategy with a view to create improved public realm on campus. The CDF will seek to balance the desire to enhance and exploit the historic core whilst managing people movement by encouraging active travel and options for travel choice. The provision of necessary parking could be provided in more discreet and sympathetic solutions.

Q4 : It is considered that in order to successfully integrate the Western Infirmary site to the campus, and the surrounding communities, the strong street pattern of Partick, Dowanhill and Hillhead should be extended and continued where possible in any proposed new urban form. What is your view?

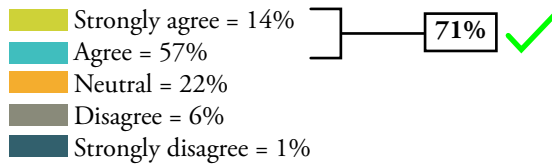
The majority of responses are Neutral to the statement although a significant number also Agree with the statement. A total of 1,805 responses can be broken down into the following.



A majority of respondees agreed that the strong urban pattern of Partick, Dowanhill and Hillhead should be extended into the Western Infirmary site of the campus to better integrate the surrounding communities with the campus. However, a significant number of respondees also did not have a view on the statement. What is clear from this is that the CDF needs to better communicate the benefits that the strategy of continuing the historic street pattern where possible will bring to the West End community and the University.

Q5 : It is considered that by improving permeability around the campus and increasing activity on the Western Infirmary site, important local town centres such as Byres Road will benefit from increased footfall, which may help boost local trade. What is your view?

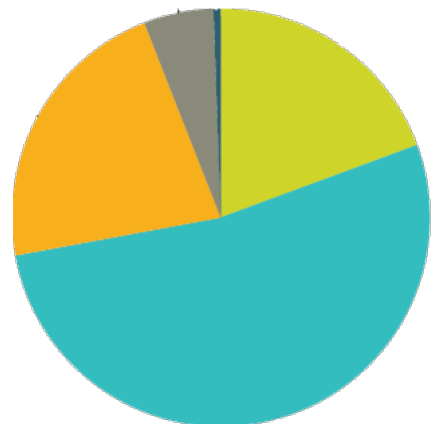
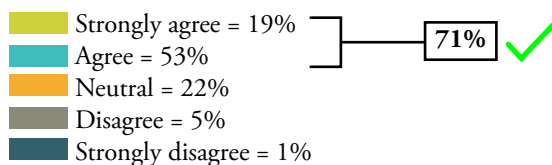
The majority of responses Agree with the statement. A total of 1,789 responses can be broken down into the following.



An overwhelming majority of respondees find it important that making the campus more permeable and activating the Western Infirmary site will have a positive impact on trade along Byres Road. This will be identified in the CDF through strategies of creating new or improving existing connections between key destinations within campus and the West End, supported by strategies to activate the ground floor level of buildings where appropriate.

Q6 : The creation of an enhanced formal civic arrival point from Dumbarton Road/Argyle Street is being considered in addition to the existing arrival points across the campus. This arrival point will potentially provide alternative service access into the Campus and may help reduce traffic on University Avenue. What is your view?

The majority of responses Agree with the statement. A total of 1,777 responses can be broken down into the following.

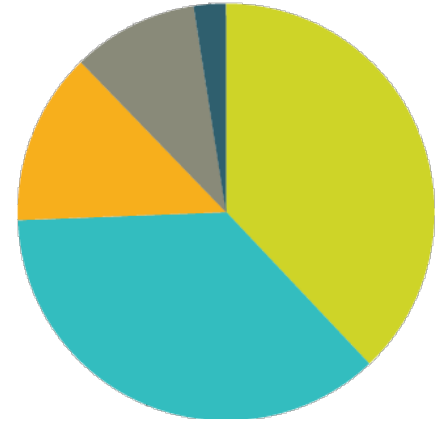
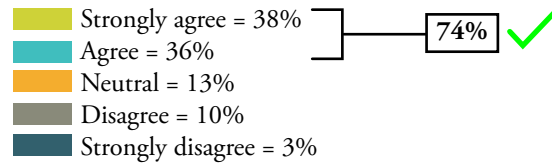


An overwhelming majority of respondees agree that creating an additional formal civic arrival point from Dumbarton Road/Argyle Street may help reduce traffic generated along University Avenue by providing alternative service access into the campus. The CDF will show strategies of how this could be achieved which in turn will allow for an improved civic and open space setting along University Avenue.

Questionnaire Review

Q7 : It is considered that the historic main entrance on University Avenue needs to be reviewed to give pedestrians priority over vehicles in order to enhance the sense of arrival. What is your view?

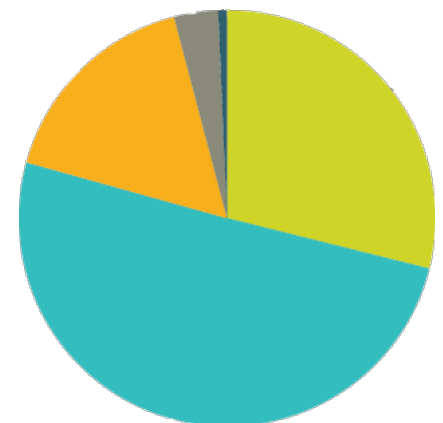
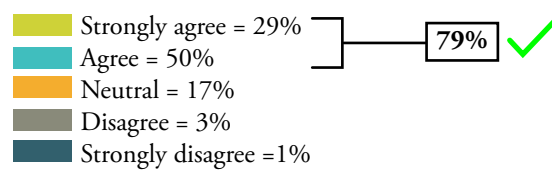
The majority of responses are roughly split between Strongly Agreeing and Agreeing with the statement. A total of 1,773 responses can be broken down into the following.



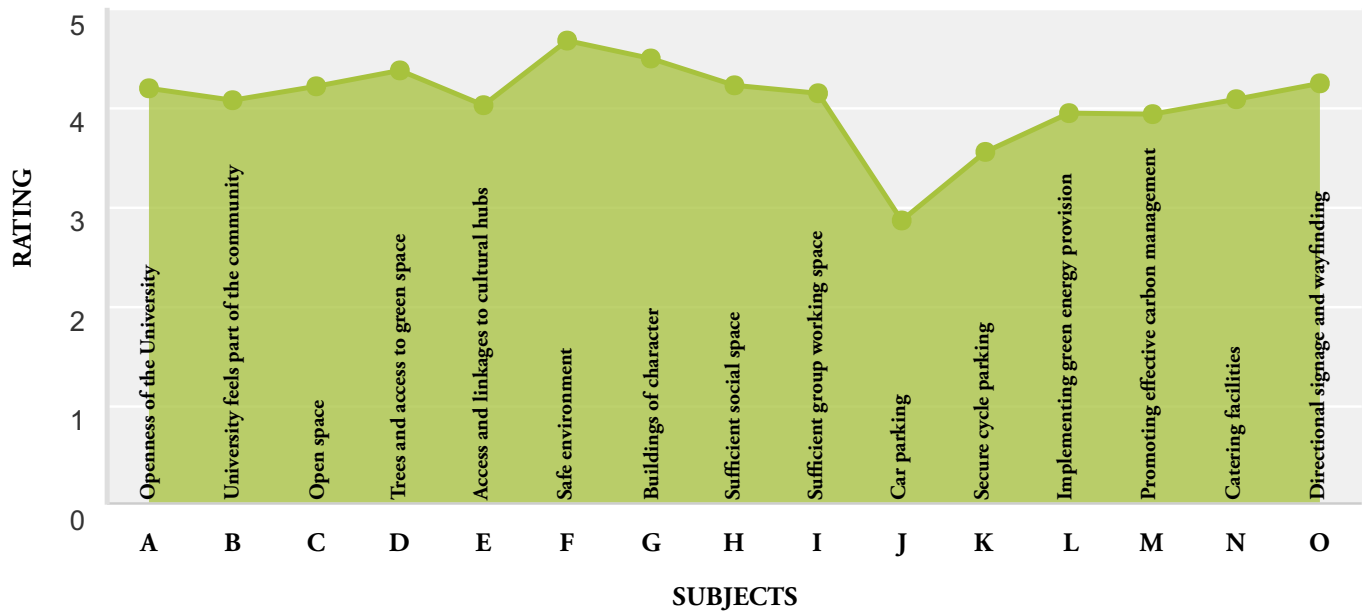
The majority of respondees find it important that the sense of arrival to the campus at the historic main arrival point on University Avenue is reviewed to give priority to pedestrians over vehicles. The CDF will identify how improving the arrival experience along University Avenue could be achieved through a combination of traffic management and open space strategies.

Q8 : It is considered that the prominence that we are giving to the sense of openness and permeability across the campus will give 'breathing space' in the form of quality civic and green spaces to support Glasgow's image as the 'dear green place'. What is your view?

The majority of responses Agree with the statement. A total of 1,761 responses can be broken down into the following.



An overwhelming majority of respondees agree that emphasising the sense of openness and permeability across the campus will give 'breathing space' allowing for better quality civic and green spaces across campus. This will be reflected in the CDF through a campus wide open and green space strategies.



		Very important	(no label)	(no label)	(no label)	Not important	Total	Average Rating
A	Openness of the University	39.15% 675	45.07% 777	12.41% 214	2.03% 35	1.33% 23	1,724	4.19
B	University feels part of the community	35.68% 618	43.82% 759	14.43% 250	3.93% 68	2.14% 37	1,732	4.07
C	Open space	38.67% 664	47.23% 811	11.30% 194	1.98% 34	0.82% 14	1,717	4.21
D	Trees and access to green space	52.98% 917	35.18% 609	8.72% 151	1.96% 34	1.16% 20	1,731	4.37
E	Access and linkages to cultural hubs	30.45% 524	47.24% 813	17.55% 302	3.37% 58	1.39% 24	1,721	4.02
F	Safe environment	73.58% 1,273	21.39% 370	3.87% 67	0.81% 14	0.35% 6	1,730	4.67
G	Buildings of character	59.55% 1,032	31.91% 553	6.92% 120	1.10% 19	0.52% 9	1,733	4.49
H	Sufficient social space	40.18% 696	44.63% 773	12.76% 221	1.73% 30	0.69% 12	1,732	4.22
I	Sufficient group working space	40.95% 704	38.28% 658	15.71% 270	4.07% 70	0.99% 17	1,719	4.14
J	Car parking	16.29% 282	17.56% 304	24.49% 424	19.41% 336	22.24% 385	1,731	2.86
K	Secure cycle parking	27.09% 467	30.22% 521	23.03% 397	9.63% 166	10.03% 173	1,724	3.55
L	Implementing green energy provision	36.48% 630	34.34% 593	19.46% 336	6.02% 104	3.71% 64	1,727	3.94
M	Promoting effective carbon management	36.63% 633	34.32% 593	19.27% 333	5.44% 94	4.34% 75	1,728	3.93
N	Catering facilities	35.69% 615	43.01% 741	15.90% 274	3.95% 68	1.45% 25	1,723	4.08
O	Directional signage & way finding	45.31% 783	37.91% 655	12.96% 224	2.66% 46	1.16% 20	1,728	4.24

Questionnaire Review

Q9 : How important are the following to you?

A total of 1,738 consultees responded to a number of generic 'scored' campus questions. We have assessed anything above a 4 as being a measure of importance (4 = important, 5 very important).

The scoring gives a broad sense of priorities. The highest scoring questions with an average rating of 4 or above were for (in order or priority):

- Safe environment (4.67)
- Buildings of character (4.49)
- Trees and access to green space (4.37)
- Directional signage & way finding (4.24)
- Sufficient social space (4.22)
- Open space (4.21)
- Openness of the University (4.19)
- Sufficient group working space (4.14)
- Catering facilities (4.08)
- University feels part of the community (4.07)
- Access and linkages to cultural hubs (4.02)

These were closely followed with scores with an average rating between 3 and 4 for (in order or priority):

- Secure cycle parking (3.55)
- Implementing green energy provision (3.94)
- Promoting effective carbon management (3.93)

At the other end of the scale, the lowest priority with an average rating of between 2 and 3 was:

- car parking (2.86)

An overwhelming majority of respondees find creating a safe environment as important. This is followed by creating buildings of character on campus.

Campus greening, signage / wayfinding, creating adequate social and open space are also considered important.

It was also clear that making the University feel open and part of the community with access to the immediate cultural hubs were deemed important.

Implementing green energy and effective carbon management across the campus followed in the order rating.

Car parking received the lowest rating. Although this is not surprising giving the large support for green and open space, it should be recognised that the significant majority of the feedback was from students who will have a lower dependency on private transport.

The CDF will address these issues through a combination of strategies looking at urban design, public realm and open space, transport and movement as well as sustainability and carbon management.

Written response

A total of 11 individual written response and verbal feedback during open events were provided to the Stage 2 Consultation were received from staff/student/alumni/local residents, in the form of letters, emails and notes taken by the Design Team during the open exhibition.

The points made can be grouped into 7 subheadings:

1. Sustainability
2. Travel
3. Parking
4. Access
5. Security
6. Building
7. Estate Strategy

A mixture of high level strategic issues as well as detailed suggestions were offered. It is worth noting that for the purposes of the CDF, detailed comments (although still important) are issues which can only be addressed at a later stage of the process. Comments relating to strategic issues are more relevant at this stage which will help reinforce the vision of the emerging CDF. The key points raised are listed below. (A list of all comments are included in the Appendices section).

Sustainability

The following comments are issues which will be covered in the CDF as principles / guidelines

- Increase green space areas on campus with good quality habitat which can also be used as a teaching resource and benefit mental well-being of staff/students/local residents
- Implement green energy options where possible (including choice of energy supplier or contractors)

The following comments are considered as valid points and will be taken on board at a more detailed stage of the design

- Engage with student group GUEST (Glasgow University Environmental Sustainability Team)
- Promote use of electric vehicles on campus
- Create Environmental Hub on campus as a centre for environmental societies and activities
- Provide multiple recycling facility locations in all buildings
- Provide good insulation in buildings with energy saving measures for heating and lighting

The following comments are noted and accepted

- Engage with health professors (Good places for better health)
- Greenspace contributes to good research
- The CDF could be used as a long term template for good sustainable practice, providing benefits to the local community, Glasgow and Scotland.

Travel

The following comments are issues which will be covered in the CDF as principles / guidelines

- Improve public transport link to and from the campus
- Resolve conflict between car/pedestrian/cycle around James Watt and Pearce Lodge buildings
- Work with GCC on common goals for encouraging and facilitating more pedestrian and cycle friendly streets.

The following comments are considered as valid points and will be taken on board at a more detailed stage of the design

- Engage with GCC car sharing scheme (Co-operative city)
- Identify walking and cycling champions
- Create dedicated cycle lanes along University Avenue
- Improve number of secure cycle parking
- Remove handrail, narrow Hunterian steps and create dedicated cycle lane along Hillhead Street
- Reconfigure Kelvinway / University Avenue junction to give better visibility between pedestrians/cyclists/cars

Parking

The following comments are issues which will be covered in the CDF as principles / guidelines

- Encourage shift away from car dependency through promoting cycling, reduction in parking spaces and implement parking payment system for staff and students
- Number of parking spaces on campus should be lower than currently offered
- Parking should be co-located and at the periphery

The following comment is considered as valid and will be taken on board at a more detailed stage of the design

- Consideration for provision of disabled parking across campus when addressing parking issues

Access

The following comments are issues which will be covered in the CDF as principles / guidelines

- University Avenue and new Dumbarton Road entrance could offer different types of entrances
- More emphasis on East and North of campus. Gibson Street area should have 'gateway' status. Bank Street well used but access and public realm should be improved.

The following comments are considered as valid points and will be taken on board at a more detailed stage of the design

- Make better use of ID cards to access buildings which will help break down physical barriers across campus
- Access for pedestrian and cyclist along Oakfield Avenue only
- 2 way access for cyclists along Oakfield Avenue and Gibson Street

The following comment is noted and accepted

- Encourage walking as a form of meditation which encourages thought

Security

The following comment is considered as valid and will be taken on board at a more detailed stage of the design

- Different methods of dealing with security

Building

The following comments are issues which will be covered in the CDF as principles / guidelines

- Take cognisance of skyline with new buildings
- Create a new iconic building should be a long term Glaswegian landmark for the Western site, classical and beautiful, fit for purpose, and incorporate Hunterian

The following comments are considered as valid points and will be taken on board at a more detailed stage of the design

- Create well planned working spaces
- Co-locating central services in one building with shared facilities
- Integrate swift/bat boxes / bee nests into buildings where possible
- Green roofs on buildings where possible
- Consideration for student accommodation with disabled access (mature students)

Estate Strategy

The following comments are considered as valid points and will be taken on board at a more detailed stage of the design

- consider returning university accommodation in tenements back for residential use when released
- 'Round shape & botanical atmosphere' - A more collaborative and interdisciplinary working atmosphere between different disciplines (possible co-location) with greening playing a significant role in the plans
- Improve relationship between central services and colleges

The following comments are noted and accepted

- Image and visual cues important for international students who feel disappointed to have chosen the University based on images of iconic buildings but accommodated in nondescript buildings at the periphery.
- A memorial for those who were treated at the Western Infirmary

Stage 2 Consultation

Consultation Review Key Findings

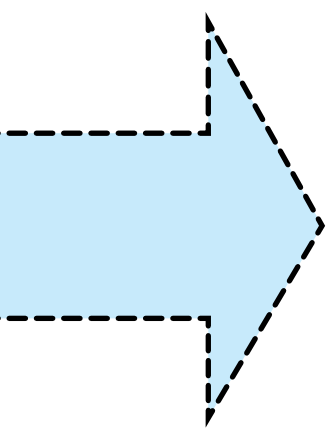
Drawing conclusions from the Public Consultation (in order of emphasis of respondents) suggests the following influences on the proposed Framework Vision.

1. There is a strong correlation between the aspiration for a sense of openness in the campus and the associated sense of safety. There maybe a perception that the closed nature of the campus boundary dissuades people moving through it providing passive security. A more open attitude to the urban plan might promote a greater sense of wellbeing.
2. Related to these points there is an overwhelming support for enhanced pedestrian entrances along University Avenue and from Byres Road. They should frame the approach to the buildings and their landscape settings.
3. Improvements might contribute to the enhancement of the environment in particular of University Avenue and connections into the surrounding neighbourhoods.
4. The green landscape agenda remains high in people's minds with a desire for landscape improvement, attractive open space and in particular good connections to Kelvingrove Park.
5. Buildings remain an important contributor to the University character and the relationship with the neighbourhood. Building and the setting of the building are key in creating and connecting the social and cultural environments supporting University and community life.
6. The sustainability agenda remains high in people's aspirations with a strong desire for pedestrian as opposed to vehicular focus, emphasis on cycle parking rather than vehicular and overall promotion of a green agenda.



In summary, the following statements represent the key issues for the wider constituency of the University and will be used as a tool in shaping the future Vision.

- **Open and safe environment**
- **Defined entrances and gateways into the campus**
- **Enhanced pedestrian movement arteries**
- **Promote connections to Kelvingrove Park**
- **Characterful buildings and settings as a social focus**
- **Sustainability agenda**



Stage 2 Consultation

Stage 1 & Stage 2 Consultation

Key Findings

It is worth noting how the Stage 2 Consultation findings compare with the key themes which emerged out of the Stage 1 Consultation.

STAGE 1 CONSULTATION KEY THEMES

1



Enhance the setting of the campus

2



Ensure a sustainable future

3



Secure current and future built heritage

4



Embed activities and uses that promote a sense of openness

5

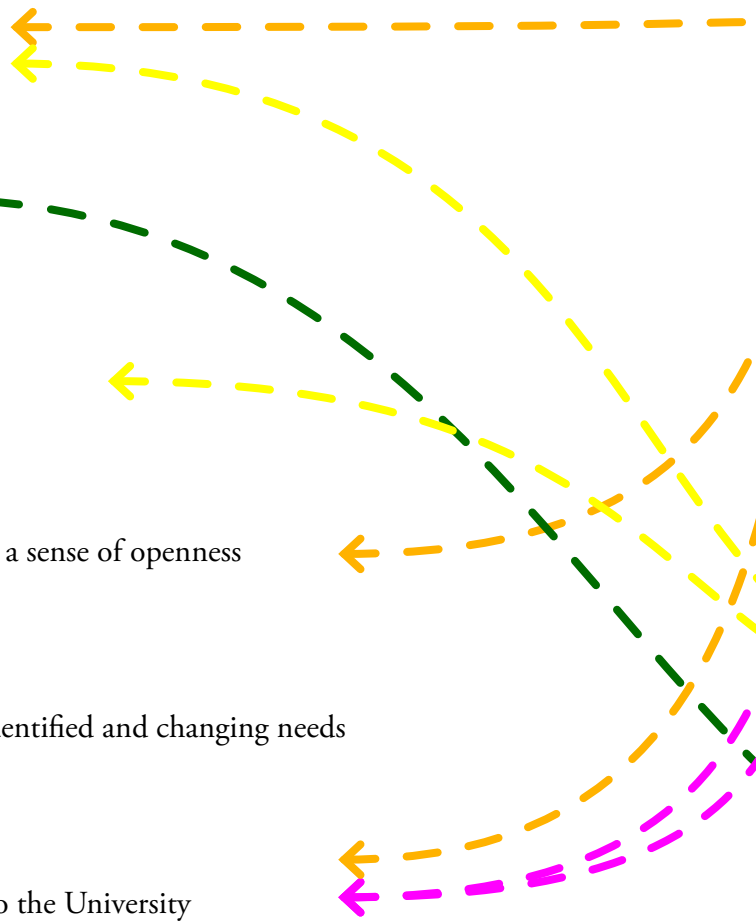


Create flexible spaces that respond to identified and changing needs

6



Provide clear connectivity within and to the University



STAGE 2 CONSULTATION KEY THEMES



There are a number of interrelated themes between the Stage 1 and 2 Consultations with one new theme emerging from the Stage 2 Consultation process. These are all highlighted above. Overall, the findings of the Stage 2 Consultation are focussed on issues relating to the creation of more open, social, safe and connected neighbourhood environment, reinforced by a strong character of buildings all embracing a sustainable agenda. It can be said that these reflect and reinforce the Stage 1 themes and will be used to inform the future policies and guidelines within the CDE.

Stage 2 Consultation

Campus Development Framework

Overall Consultation Themes

We have looked to combine the findings of the Stage 1 & 2 consultations into an overall definitive list of key themes to be taken forward into the final Campus Development Framework. This list seeks to reflect all of the themes identified, as well as placing them in an overall order of significance and importance.

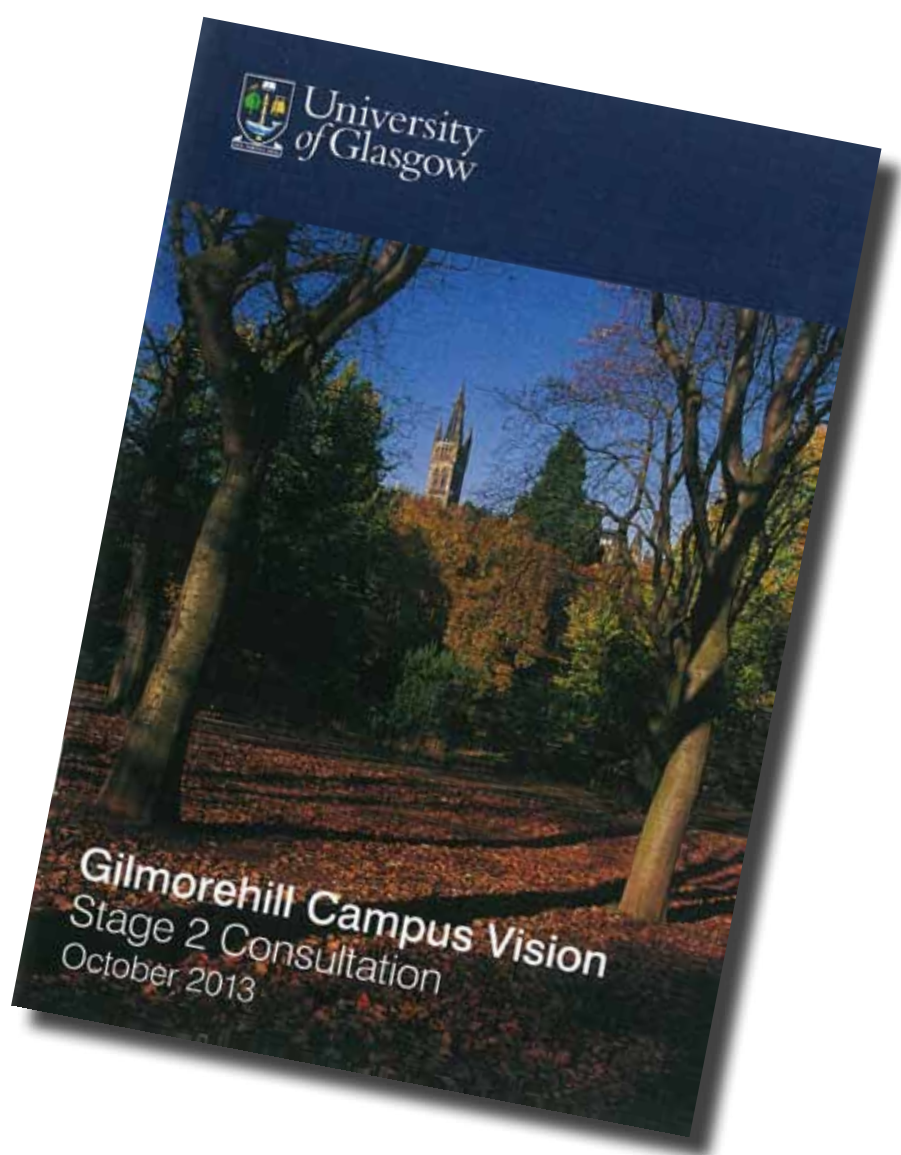
-  **1** **Enhance** the setting and safety of the campus, with clear social focus points
-  **2** **Define** entrances and gateways into the campus
-  **3** **Provide** clear, open connectivity within and to the University, and with Kelvingrove Park
-  **4** **Embed** activities and uses that promote 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

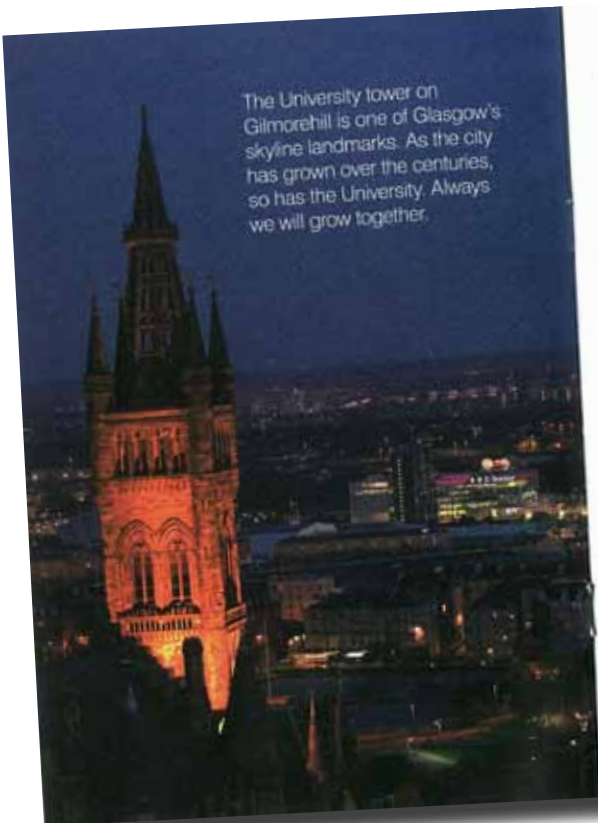


Stage 2 Consultation

Appendix

Consultation Booklet





The University tower on Gilmorehill is one of Glasgow's skyline landmarks. As the city has grown over the centuries, so has the University. Always we will grow together.

The Principal's statement

The University of Glasgow is on the threshold of an exciting new era of development and growth. It is vital for us that the people of Glasgow join us every step of the way forward.

The year of 2014 is going to be hugely significant for Scotland. The people of Scotland will vote in an independence referendum. The city of Glasgow will host the Commonwealth Games. Scotland will be the venue for the Ryder Cup and thousands of visitors are expected to arrive for the 2014 Homecoming.

It will be a formative year for the University of Glasgow too. We are embarking on a journey to reshape our own campus and as a result, a large part of the West End of our city.

Earlier in 2013 we completed the transfer of ownership of the last part of the Western infirmary site resulting in the entire fourteen acres now being owned by the University. Our task now, working with our community of staff

and students, and with our neighbours in the West End and the wider city of Glasgow, is to start planning what this new campus will look like and how it will meet the needs of all its stakeholders.

We are pressing ahead with an engagement strategy to inform how we redevelop the site. We have been hugely encouraged by the amount of interest from staff and people who live in this part of the city.

This booklet will tell you more about our intentions and how you can make a contribution and get your views heard. You can also see what sort of themes have emerged from the feedback we have received so far.

The University of the future will be very different to the one built by our forebears in the 1870s, when the current

magnificent Gilmorehill buildings were designed by Sir Gilbert Scott. Today we welcome students from all over the world in large numbers. In the future many more will engage with us through web-based learning and collaboration online. Our global research partners in the academic and business world will want to be part of this new campus too.

These are very exciting times for the University and for Glasgow and Scotland. Please accept my invitation to engage with us through our consultation programme and to share in what will be another historic chapter in the story of the University of Glasgow.

John Murdoch
Professor Anton Muscatelli
Principal & Vice-Chancellor

2

Taking the estate forward

This is a unique opportunity for the University to create a campus for the future. We asked for your early thoughts; we now want to continue our discussion with you.

In January the University of Glasgow started a consultation process which sought views on the future development of our Campus. The responses we received, from staff, students and the wider public, are being used to help us shape our Estates Strategy.

Now we are reporting back and also making sure that we have understood the responses we have received. We have used this feedback to help shape the Campus Vision.

Estates Strategy
We continue to work on a number of other areas of the

strategy. A particular focus is looking at space and what future research and teaching spaces should look like. We will share our thoughts in due course.

We are also doing detailed work on developing proposals for the Campus infrastructure, to make sure that new buildings have the services and facilities that will meet everyone's future needs.

What does it mean in practice? Many staff and students will have a keen interest in thinking about moving to new or perhaps more appropriate locations. We are not yet at

the stage of allocating space to specific uses but those conversations will be held once our teams have understood the bigger picture. We will be seeking opinions and advice during 2014.

Over the next few months we will continue to develop the Estates Strategy and Campus Development Framework proposals. The views you express today will influence this. Please engage with this next stage of consultation, it really does influence our thinking.

Ann Allen
Ann Allen
Director, Estates & Buildings

What we are doing

The future shape of the campus will be influenced by the evolving needs of the University, as a world leading research-intensive university. But what could this look like?

In February 2013 a first round of consultation was undertaken held internally within the University central organisation, and also with the wider student, staff and neighbouring community.

This first stage of a three stage engagement process sought views on a wide range of University related issues within the broader context of the immediate neighbourhood and wider city.

The feedback received from this first stage of engagement resulted in the publication of the Campus Development Framework Vision Statement.

This statement identified six key themes that we agreed should be used to inform and guide the evolution of the Estates Strategy and Campus Development Framework.

- These key themes, in order of importance, are:
1. Enhance the setting of the campus
 2. Ensure a sustainable future
 3. Secure current and future built heritage
 4. Embed activities and uses that promote a sense of openness
 5. Create flexible spaces that respond to identified and changing needs
 6. Provide clear connectivity in and around the campus

A full version of the Stage 1 Consultation process and Summary report can be downloaded from the University website at www.glasgow.ac.uk/campusdevelopment

informed by the Stage 1 engagement, and by analysis carried out by the professional design team, this second stage of engagement starts to outline emerging ideas that could shape the Campus Development Framework and Estates Strategy.

We are asking for your feedback to these ideas to enable us to move forward or adjust as required.

The first stage of our consultation sought views on a wide range of University related issues. Six key themes emerged that are now informing our ideas.



Setting The campus in a park setting

Reinforcing and celebrating the original University historic buildings and setting has been identified as a priority.

The University on the Hill, sitting on a high plateau, echoes Park Circus opposite, and anchors the University in the wonderful park setting of Kelvingrove. Links between the park and the University are, however, very weak.

Could the park link more easily with the University? Is there a clue as to how this historic plateau could evolve?

The campus in an extended park setting. The character of this high level historic plateau is already very green. We should perhaps consider this area fundamentally as an extension of the park, and develop the established landscape quality in this area - conceptually a variation on the setting of Kelvingrove Art Gallery to the southern

edge of the park where the landscape wraps around the building on all sides.

Key points

- Create a pedestrian focused public realm.
- Reduce the perceived barrier posed by University Avenue.
- Improve links to the park.



The campus in a city setting

The current city urban setting of the northern and western edges of the University could influence how the campus integrates with the city on the lower plateau on the western edge of the campus.

At the turn of the 20th century, the University grew to the west on a lower plateau. Lacking an overall masterplan vision, the development was an opportunistic needs-based evolution, resulting in a very dense urban plan with narrow streets and informal courtyards.

How should this area, now extending across the Western

infirmary site, evolve in the future?

The campus in an extended city setting. We have taken clues from the park setting to inform how the high plateau could evolve. Similarly the current urban city setting and street arrangements of the north and western edges could inform how the campus

integrates with the city on the lower plateau.

Key points

- Extend urban setting based on simple streets and squares.
- Create permeable edges to connect with Byres Road.
- Establish a new University 'modern quarter' linking with the City.



Approach and arrival Approaches

The plan for the future shape of the University needs to respond to an understanding of how people approach the campus and how that approach is then marked by a sense of arrival.

The campus and neighbourhood is sandwiched between the main east-west city connectors of Great Western Road (numbered 1 on the diagram below) and Dumbarton Road / Argyle Street (2), and the linking north-south routes of Byres Road (3) and Kelvin Way (4).

Byres Road and Kelvin Way have distinct and different characters of approach - one being urban and the other a parkland tree-lined boulevard - evoking the 'city and park' settings for the campus.

Together these form the core approach routes to the campus, linking with

University Avenue / University Place which bisect the campus, and act as the key 'spine' of the University.

Key points

- Mark key 'gateway points' of approach and arrival.
- Consider the visual impact of the approaches to key landmark buildings.



Arrival and main gateways

Formal civic settings are essential in defining a clear sense of arrival at any institution.

Formal arrival spaces define entrance, congregation and meeting, as well as information provision and control. These spaces are crucial to achieve focus for the University campus.

University Avenue, historically is the main conduit of arrival, with the main gate leading to the rear of the Gilbert Scott building by the John McIntyre

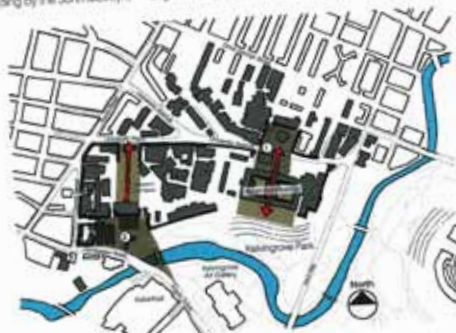
Building (numbered 1 on the diagram below). With the acquisition of the Western Infirmary site, arrival from Dumbarton Road (2) needs to be considered equally with University Avenue.

Civic arrival points. We imagine that these two arrival points will have very different characters - the original historic gateway in

its leafy 'park' setting, and the new lower plateau gateway becoming a modern urban square. However, both could be designed to make them attractive to pedestrians and to lessen the impact of vehicles.

Key points

- Improve the historic main gateway.
- Establish a new modern main gateway.



Connectivity and openness East-west links

With the extension of the campus across the Western Infirmary site, further east-west links are needed to connect the campus with Byres Road and Dumbarton Road.

University Avenue and University Place form the central east-west arterial spine through the campus.

Existing buildings on the campus (numbered 1 on the diagram below) make it difficult to establish a clear route through the middle of the plan. However opportunity exists to create a second clear route on the southern

edge of the site (2), linking the new southern gateway along and up the escarpment edge to connect with the main building south terrace.

Effectively this southern spine mirrors the University Avenue central spine (3), framing the two main edges of the body of the campus with clear avenues of movement and public realm.

These two spines will have differing characters, but both could be pedestrian focused.

- Key points**
- Northern spine: urban street, and landscaped boulevard
 - Southern spine: urban square and park edge terrace



Open spaces and uses

Creating a network of routes and spaces to give a feeling of openness and accessibility will be key to making the campus a place people will want to enjoy.

The northern and southern boundaries of the campus will be linked through a series of lanes, squares, gardens and quadrangles, creating a network of routes and spaces promoting openness and accessibility.

This internal permeability will extend beyond the boundaries of the campus to link into the surrounding

neighbourhoods to the north and west.

A network of linked open spaces

The location of these open spaces respond to focal points of existing and planned activity, ensuring that existing activity is given the appropriate 'breathing space', and that new uses can be planned to respond to

a coherent structure of open space and quality public realm.

Key points

- Enhance the existing open space network on the historic higher plateau.
- Establish a clear open space network and hierarchy on the lower plateau.



Sustainability

A cornerstone of the Campus Development Framework is ensuring that sustainability is at the forefront of the University's approach to managing its existing estate and future development at various levels.

One of the clear messages from the first round of consultation was the need to adopt sustainable strategies for both the buildings and the open spaces.

The following gives an indication of the University's main approaches in creating a sustainable campus...

Encouraging different modes of travel

Students, staff and visitors are already using various modes of transport to and from the University. Encouraging this through policy and provision would help in creating better open spaces on campus

Campus-wide building assessment
Retaining and reusing existing buildings can be an important part of the sustainability

strategy. An assessment of the current building stock gives the University an understanding of the impact the buildings have, including those which are critical to the University's brand and heritage, planning, fitness for purpose, carbon impact, importance to the University strategic plan, cost impact and market value.

Ensuring sustainable new building provision
The University will set the bar high in ensuring that future buildings achieve a high level BREEAM (Building Research Establishment Environmental Assessment Method) rating.

Implementing green energy across the campus
Managing energy more efficiently and using more sustainable design will help

the University reduce its carbon footprint. For instance we could use combined heat and power systems (CHPs).

Promoting effective carbon management
Carbon management is a cornerstone of sustainable campus development and the University has been actively working to monitor, manage and reduce its carbon emissions for a number of years.

Working with the City to be in with wider sustainability strategies
The University is having discussions with the City Council and other partners to make sure our campus development fits in with wider sustainability strategies.

What next?

The October 2013 exhibition is part of a three stage consultation process, designed to get detailed feedback from everyone who has a stake in the development of the campus and the surrounding area.

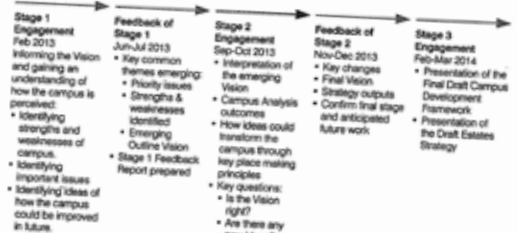
- **Stage 1**
Informing the vision. Carried out in February 2013.
- **Stage 2**
The current stage is seeking views on the emerging ideas.
- **Stage 3**
Will feed back on our draft Campus Development Framework and Estates Strategy.

The responses received during our current consultation will be collated and summarised and published in due course. This will pull together feedback from visitors to the exhibition events, completed questionnaires and internal University workshops.

The deadline for returning questionnaires is Friday 8 November. The consultation summary will be made available online at www.glasgow.ac.uk/about/campusdevelopment/consultation.

The feedback received from this process will then be incorporated into the emerging plan. A final stage of engagement is planned for March 2014, when the draft Campus Development Framework will be displayed for final comment. The University hopes that you will engage in the process again at that time. Thereafter, the Framework document will be submitted to Glasgow City Council for approval.

Process & Timescales



Estate Strategy Q&A

Over the months extensive consultation has taken place with students, staff and members of the wider community. Here are some of the most common questions asked together with responses.

Is the University planning to grow?
In 2013 the University was home to 23,000 undergraduate and postgraduate students and employed 6000 staff, which makes us one of the largest universities in the UK. Our main aim is to improve the quality of the student experience and to enhance our research facilities and keep them at world-leading standards.

How long will it take to finish the development?
This is not known yet. Investment made will be about continuous improvement rather than a single, clearly defined building project. The University will be careful to ensure that incremental change provides wide benefits for the University and its staff, students, West End Community and the city of Glasgow. The University is committed to minimising disruption and making sure people are well informed about what is happening.

We've heard that there is going to be a new University entrance off Dumbarton Road. Does this mean that the old entrance is going to be moved?
There is of course an existing entrance off Dumbarton Road and we are gathering views during this consultation process about how we might enhance that entrance and make it a formal, civic arrival point.

What is going to happen to parking on campus?
One aspect of the feedback from the first stage consultation was about the need to remove vehicles from sensitive parts of the campus. We have a lot of vehicle movements

and many of our staff depend on cars and need somewhere to park them. We know that patterns of travel and transport use are changing. We know the change will continue as we all start to tackle the challenges of climate change. The task will be to find ways to remove cars from the campus and the many green areas of the neighbourhood. More sustainable forms of transport will become more popular. But there is no intention to make life difficult for people who, for one reason or another, have to use their cars.

Are the University owned tenement / terrace buildings in Hillhead going to be sold?
Anyone walking in the pleasant, leafy streets of the West End will be struck by the fine Victorian and Edwardian (even Georgian) buildings. Over many generations the University of Glasgow has acquired many of these in Gilmohill to provide much needed teaching and office space. But they are expensive to maintain, not suited to their current, office use and ill-equipped for the digital technology on which we all depend. As part of the estate strategy we will be considering what is the most appropriate use for these properties and if the University should retain ownership.

Is the Boyd Orr Building going to be demolished?
The Boyd Orr building has many challenges and is expensive to maintain, especially in terms of heating during the winter. However it also can provide great space; this can be seen in the top floor laboratories which have recently been refurbished. Thankfully, new

technology offers us all sorts of innovative ways of improving existing buildings: a good example is the transformation we have performed on the University Library towers.

How is the University going to become more sustainable?
The University has a carbon management plan and through this we are continuously looking at ways to make our campus more sustainable, from turning down heating levels and improving insulation to combined heat and power systems and purchasing more sustainable equipment including electric vehicles which you will now see on campus. There are current proposals for better management of energy provision and using more sustainable design will help to reduce the University's carbon footprint. It is hoped that some of this work can start well in advance of the larger scale projects.

When is the Western Infirmary going to close?
In 2002, NHS Greater Glasgow announced the results of a three year consultation, the Greater Glasgow's Acute Services Review, wherein they outlined a £700 million modernisation plan for Glasgow's hospitals. As part of the plan, inpatient services will move off the Western site in 2015 and transfer to the New South Glasgow Acute Hospital. Discussions will shortly take place between NHSGGC and University of Glasgow to agree the phasing of the move of the remaining NHS services from the Western Infirmary site by no later than early 2017. Once all NHS services have moved off the site it will be redeveloped by the University of Glasgow.

What is going to happen to the Western Infirmary buildings when the hospital closes?
The University has been working very closely with NHS Greater Glasgow and Clyde to

develop an in-depth survey of the site so we understand what buildings and facilities currently exist, what their history is and - of course - if they have any special historical significance. This work also extends to the build infrastructure such as water and power pipelines and what the original geology of the site was like. It is far too early to predict what use will be made of the site, except to say that a sensible use of the space will be vital and a careful consideration of the built and natural environment in this part of the West End. This is a very green part of "the dear green place" that is Glasgow, and we will want to protect and enhance that green element.

Is the University going to build new student residences?
The University of Glasgow is focusing its student accommodation resources on improving standards and consolidating the existing supply of flats and bedsits rather than embarking on new developments. Under the recently approved Residential Estates Strategy, the University does not envisage developing or acquiring any additional residential accommodation in the medium term. The University also remains committed to working with stakeholders and others to make sure we get the balance right between student residential accommodation and the needs of local communities.

Further Q&As can be found at www.glasgow.ac.uk/campusdevelopment

Your views are important

Please participate by giving us your thoughts on the emerging ideas for the future of the campus.

Feedback previously gathered from Stage 1 in the process helped to shape the vision for the estates strategy.

Please participate in this Stage 2 of the process by giving us your thoughts on the emerging ideas for the future of the campus by answering the questions in the questionnaire opposite.

Answers to the questions can be filed in at the consultation events and posted in the designated comments box.

Alternatively responses can be emailed to: estates-strategy@glasgow.ac.uk or posted to: Estates & Buildings, Botany Gate, University Avenue, Glasgow G12 8QQ.

Consultation response deadline is Friday, 8 November 2013.



Questionnaire

Question 1
It is considered that the setting of the original historic University buildings would benefit from enhanced links with Kelvingrove Park. What is your view?
Response (please tick the appropriate box)
 I strongly agree I agree I'm neutral on this I disagree I strongly disagree

Question 2
It is considered that the existing arrangement of University Avenue acts as a perceived barrier to the setting of the campus as an extension to the parkland. Improvements such as reducing the impact of traffic, widening pavements and creating new green spaces could integrate this key route into the campus. What is your view?
Response (please tick the appropriate box)
 I strongly agree I agree I'm neutral on this I disagree I strongly disagree

Question 3
It is considered that relocating car parking away from Professor's Square and from around the Main Building is fundamental to transform these spaces into functional social and civic space to enhance the historic heart of the campus. What is your view?
Response (please tick the appropriate box)
 I strongly agree I agree I'm neutral on this I disagree I strongly disagree

Question 4
It is considered that in order to successfully integrate the western infirmary site to the campus and the surrounding communities the strong street pattern of Partick, Dowaerhill and Hillhead should be extended and continued where possible in any proposed new urban form. What is your view?
Response (please tick the appropriate box)
 I strongly agree I agree I'm neutral on this I disagree I strongly disagree

Question 6
It is considered that by improving permeability around the campus and increasing activity on the Western infirmary site, important local town centres such as Byres Road will benefit from increased footfall, which may help boost local trade. What is your view?
Response (please tick the appropriate box)
 I strongly agree I agree I'm neutral on this I disagree I strongly disagree

Question 7
The creation of an enhanced formal civic arrival point from Dumbarton Road/Angyle Street is being considered in addition to the existing arrival points across the campus. This arrival point will potentially provide alternative service access into the Campus and may help reduce traffic on University Avenue. What is your view?
Response (please tick the appropriate box)
 I strongly agree I agree I'm neutral on this I disagree I strongly disagree

Estates & Buildings Department
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Botany Gate
University Avenue
Glasgow G12 8QQ

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Email: estates-strings@glasgow.ac.uk
www.glasgow.ac.uk/campusdevelopment

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Charity number SC004421

Stage 2 Consultation

Appendix *Feedback*

Campus Development Framework

Stage 2: Community Workshop

Wednesday 23rd October, Wolfson Medical School, Seminar Room 2, 15:00 – 17:00

Participants:

Friends of Glasgow West + Dowanhill, Kelvinside & Hyndland Community Council	Ann Laird
Friends of Glasgow West	Iain Wotherspoon
Gibson Street, Otago Lane and Westbank Quadrant Group	Eric Kay
Academy of Urbanism (Kevin Murray Associates) & Visiting Professor at UoG	Prof Kevin Murray
Glasgow City Council, DRS	Fiona Campbell
Glasgow City Council, DRS	Peter Hall
Hillhead Community Council	Charlotte Noble
Glasgow City Council	Councillor Kenny McLean
Yorkhill and Kelvingrove Community Council	John Gerrard
Post Graduate Student, Urban Studies	Jonny Willett
Post Graduate Student, Urban Studies	Matt Gamboa
Post Graduate Student, Urban Studies	Erin Tierney
Post Graduate Student, Urban Studies	Monica Forde
Four Acres Trust / Cottiers	David Robertson
Glasgow City Council	Councillor Ken Andrew
Glasgow City Council	Councillor Martha Wardrop
Scottish Allotments and Garden Society	Judy Wilkinson
Friends of Glasgow West	David Alcock
Government	Ann McKechin MP representative

Campus Development Framework Team members:

Jennifer Russell – UoG
David Page – Page\Park
Kamil Shah – Page\Park
Brian Muir – Muir Smith Evans

Key feedback points: -

- University Avenue is a critical through route and as such movement across the city should be a key consideration – this key route cannot be seen in isolation of University
- West end particularly Byres Road corridor suffers from very poor air quality and a reduction in car usage would assist improving air quality. Green transport vital
- Agreement that south front terrace is an extraordinary view which should be enhanced and exploited for the benefit of the city, tourism, encouraging walking etc
- Interest in measures to encourage active travel and implementation of policies to encourage shifts in car dependency – west end well connected but improvements could be made to number and quality of cycling storage, walking routes, bus facilities etc
- Whilst there was a majority of support for removing parking from historic core of campus there is a concern on displacement parking – what are the practical measures which can reduce or prevent exacerbating parking on residential streets?
- Safety of campus at night is a key issue if campus becomes too open– good lighting, security of streets, buildings and routes are vital for university
- Views of Gilbert Scott building should be safeguarded
- General support for the outward looking approach of the studies and development framework initiative – looking at west end and city as a whole is supported
- Involve the students more including the Glasgow University Environmental Student Group – GUEST who are keen on bio-diversity, sustainability and working with the community
- Implementation of the Carbon management plan is vital
- Cycle routes must be secure with safe places to store bikes
- Topography of campus and idea of creating a series of terraces could be a real asset and defining feature of the area if done well
- Upper and Lower plateau seen as interesting ideas with huge potential
- Legibility of University Place will be key – practicalities of servicing, residents/customer parking and access need to be included in plans
- Support for creating strong linkages across east/west of campus to support north/south links
- Encouragement and support for joined up thinking – local initiatives such as Byres Road improvements can be mutually beneficial and University is vital in helping west end continue to thrive
- Strong support for continued engagement and iterative process whereby people can feed in ideas as thinking progresses – community appreciate involvement from the outset and ability to influence in stages rather than against a final decision.

STAGE 3 CONSULTATION

Stage 3 Consultation

Introduction

Background

The final stage of the consultation process for the University's Campus Development Framework is the culmination of a three stage engagement process held internally within the University central organisation, and also with the wider student, staff and neighbouring community. The first stage (conducted in February 2013) sought views on a wide range of University related issues, with the Stage 2 engagement (conducted in October 2013) seeking views and reaching agreement on key place-making issues.

The Stage 2 Consultation resulted in the publication of a Developing a Vision Statement. This statement compared the Stage 1 and 2 key findings and themes, resulting in a combined set of core themes used to inform and shape the Campus Development Framework and Estate Strategy :

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

Awareness Campaign

Different ways were used to inform and make students, staff, local residents and the general public aware of the Stage 3 Consultation process and how they could contribute their comments. They included:

- Adverts in the local Evening Times inviting interested parties to attend an exhibition or look at material online
- Email invites to Local Community Councils, local amenity groups, elected members and key community representatives
- 'All staff' newsletters
- 'All staff & student' emails
- University website updates
- Stage 3 information leaflet
- Stage 3 survey

University of Glasgow Campus Development Framework Stage 3 Consultations Undertaken

University and External Consultation

A public open exhibition was in place in the John McIntyre Welcome Point between 31 March - 2 May 2014. A Stage 3 Engagement leaflet was produced to accompany the exhibition, and this was made widely available across the campus at key social buildings as well as online. This leaflet contained a survey inviting feedback to the evolved principles. Staff and students were also asked to participate in the Stage 3 survey through email invites using an online 'Survey Monkey' portal.

Engagement Process

- Exhibition of informative material in the John McIntyre Welcome Point 31st March – 2nd May 2014
- Consultation leaflet with questionnaire – available from key social points, reception desks and in the John McIntyre Welcome Point

This section records the process and outcomes.



Stage 3 Consultation

Public Open Event & Exhibition

31st March - 2nd May 2014,
Welcome Point

The Stage 3 exhibition panels outlined the key issues being addressed by the Campus Development Framework. A number of key aspects were explored namely:

- update of where the University is in developing the CDF
- summary of Stage 1 & 2 combined Key Themes
- overarching Vision Principles of the CDF
- Core Urban Design Components within the CDF
- Urban design Supporting Principles under specific themes of Urban Form, Landscape & Open Space, Transport & Movement, Infrastructure & Sustainability, Heritage, Uses & Adaptability, Design Excellence and Community Integration

The exhibition material was available to view online at the following address :
www.glasgow.ac.uk/campusdevelopment

What we are doing

University Estate Strategy & Campus Development Framework

The University of Glasgow has a unique opportunity to re-shape its main campus as a result of acquiring the Western Infirmary site adjacent to the Glassford campus. The future shape of the campus will be influenced by evolving needs of the University as it delivers its strategic plan to increase its global standing as a world-leading research-intensive university. This campus evolution will be planned and directed by what is called a Campus Development Framework, which is a forward-looking holistic framework, part of a broader University Estate Strategy. Together, the Estate Strategy and Campus Development Framework inform and guide future development and place it in the broader context of the immediate neighbourhood and wider city.

Process & Timescales

This exhibition is a part of a third and final stage of a comprehensive engagement process that has informed the evolution of the Campus Development Framework. The engagement has been held internally within the University central organisation, and also with the wider student, staff and neighbouring communities. The first stage sought views on a wide range of University-related issues, whilst the second stage had back the emerging vision and campus analysis, which together informed the development of the Campus Development Framework proposals you see here today.

The findings of the Stage 1 & 2 consultation process resulted in the publication of the Campus Development Framework Vision Statements (Informing & Developing the Vision), which are available on-line at www.glasgow.ac.uk/campusdevelopment/consultation.

This third and final stage of engagement, outlines the proposed Campus Development Framework (Informed by the Stage 1 and 2 engagement), identifying Vision Key Principles and Core Components and urban design Supporting Principles under theme headings.

The full final draft of the Campus Development Framework document is available on-line at www.glasgow.ac.uk/campusdevelopment/consultation.

We are asking for your feedback to these proposals, to ensure that we have interpreted what you have said to us in the first two stages of consultation in an appropriate way. Thank you for your time and input to this process.

Campus Estate Strategy
The full document is available online at www.glasgow.ac.uk/campusdevelopment/consultation
The University of Glasgow, 2014. Version 0.000001

Landscape & Open Space

An approach to the Campus Development Framework based on spaces (rather than buildings) has been evolved. This creates a framework for movement and infrastructure, signature spaces that will grow in value and recognition as buildings are added.

Key topics relating to Landscape & Open Space considered in the Campus Development Framework are:

- Focal Open Space & Activity Nodes
- Opportunities & Areas of Change
- Purpose & Use of Spaces
- Materials & Sustainable Drainage Systems
- Space Hierarchy

The supporting principles relating to Landscape & Open Space:

1. Establish clearly defined areas of existing focal activity points across the campus, and place high-use activities within new development to activate key new open spaces.
2. Create a spatial network of landscape and open spaces across the campus, each with differing characteristics and scale.
3. Open spaces across the campus to respond to the hierarchy and relationship of components established in the CDF Vision.
4. Landscape and open spaces across the campus should be designed to respond to and provide for differing uses.
5. A campus strategy for public realm materials incorporating Sustainable Urban Drainage Systems to be developed ahead of site masterplan development, enhancing both historic and contemporary design to enhance the overall setting of the campus.

Campus Estate Strategy
The full document is available online at www.glasgow.ac.uk/campusdevelopment/consultation
The University of Glasgow, 2014. Version 0.000001

Transport & Movement

The issues 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.

Key topics relating to Transport & Movement considered in the Campus Development Framework are:

- Travel Choice / Mode Share
- Movement Hierarchy
- Permeability & Coherence
- Connectivity
- Campus Safety
- Minimising Conflicts

The supporting principles relating to Transport & Movement:

1. Provide travel choice to University staff, students and visitors.
2. Develop a movement hierarchy which prioritises pedestrians and cyclists.
3. Create a campus which remains permeable, attractive and welcoming.
4. Support connectivity between surrounding sustainable transport infrastructure and the campus.
5. Develop a safe environment for ease of movement by all transport users.
6. Minimise the potential for pedestrian, cycle and vehicular conflicts.

Campus Estate Strategy
The full document is available online at www.glasgow.ac.uk/campusdevelopment/consultation
The University of Glasgow, 2014. Version 0.000001

What we are doing

Consultation Outcomes

The findings of the Stage 1 & 2 consultation process resulted in the publication of the Campus Development Framework Vision Statements (Informing & Developing the Vision), which are available on-line at www.glasgow.ac.uk/campusdevelopment/consultation

Considering the Stage 1 & 2 findings resulted in a detailed list of 'Key Themes' that were then used to inform the Campus Development Framework that you see today. The following is the list placed in an ordered order of significance and response.

Stage 1 & 2 Consultations : Combined Key Statements

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

Campus Estate Strategy
The Vision Statement, which was developed through an international process of consultation and is available at www.glasgow.ac.uk/campusdevelopment/strategy
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Vision Principles

Key to the success of development frameworks for sites of this nature and complexity, is to ensure that there is a clearly defined **Vision** underpinning the plan with simple understandable **key 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 consultation, consultation and analysis, leading to a description of how the campus could evolve in response to identified opportunities and needs.



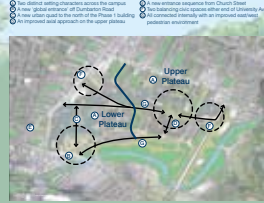
- The key principles of our vision**
1. Enhance the setting and safety of the campus, with clear social focus points.
 2. Improve entrances and gateways into the campus.
 3. Provide clear, open connectivity within and to the University, and with Kelvingrove Park.
 4. Embed activities and uses that promote a sense of openness and safety.
 5. Strengthen 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.



Campus Estate Strategy
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Core Urban Design Components

The delivery of the over-arching vision for the Glasgow Hill campus is realised through a number of core components. In broad terms, these take into account and respond to the following Urban Design Issues:



- The core components of our vision**
1. Enhance the setting and safety of the campus, with clear social focus points.
 2. Improve 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. Strengthen 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.



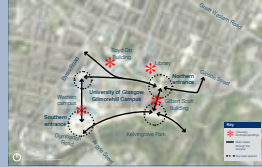
Campus Estate Strategy
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Urban Form

Enhancing the setting of the campus site is a clear priority identified in all consultations undertaken, and has been a focal element for the framework evolution.

Key topics relating to Urban Form considered in the Campus Development Framework are:

- Approach & Views
- Opportunities & Areas of Change
- Massing & Scale
- Materials
- Edges & Frontages



- The supporting principles relating to Urban Form**
1. Enhance the setting and safety of the campus, with clear social focus points.
 2. Improve 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. Strengthen current and future building character and heritage.
 6. Create flexible spaces that respond to identified and changing needs.
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Infrastructure & Sustainability

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

Key topics relating to Infrastructure & Sustainability considered in the Campus Development Framework are:

- Energy & Power
- Carbon Management & Sustainability
- Sustainable Urban Drainage Systems (SUDS) & Drainage



- The supporting principles relating to Infrastructure & Sustainability**
1. Develop an energy strategy that promotes efficiency, carbon and low use and minimises carbon production.
 2. Create a campus that can be measured by its sustainability and carbon management.
 3. Create a sustainable campus that addresses issues of climate change.



Campus Estate Strategy
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Heritage, Uses & Adaptability

The University takes its responsibility to the historic built environment extremely seriously, and understands the significance of the assets under its care whilst recognising the need for its adaptation to meet future needs.

Key topics relating to Heritage, Uses & Adaptability considered in the Campus Development Framework are:

- Campus-wide Conservation Strategy
- Western Infrimry Site
- Land Mapping
- Flexibility for Adaptation
- Re-use
- Future proofing



- The supporting principles relating to Heritage, Uses & Adaptability**
1. Recognise and respect the University's built heritage when considering future development, and seek to enhance the existing character.
 2. The Campus Conservation Strategy (CCS) to be used to inform future projects and to guide conservation interventions in development across the estate.
 3. Recognise the importance of the University's heritage assets through continued investment and the necessary appropriate adaptation, integration and reuse of historic fabric in development plans.
 4. Work in partnership with statutory bodies to review the potential of historic elements on the Western Infrimry site to be re-used for a new urban vision for the area.
 5. Consider potential new uses to complement and integrate with the existing infrastructure, and to address public realm issues.
 6. Future development proposals are required to adhere to key urban design principles set out in the CCS and to be able to adapt to changing needs.
 7. The retention and reuse of existing buildings on the campus is to be based upon the delivery of the CCS core vision and principles.
 8. Development must demonstrate a design and experience which ensuring compliance with the central CCS principles.



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Design Excellence

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

Key topics relating to Design Excellence considered in the Campus Development Framework are:

- Sustainability
- Design Quality & Legacy
- Innovation & Character
- Accessibility
- Public Art



- The supporting principles relating to Design Excellence**
1. Achieve the highest levels of design quality in built form and open space design, respecting the historic and embracing the contemporary.
 2. Innovation in design is to be embraced in a context of an existing built historic character of campus and neighbourhood settings.
 3. All buildings and public space are to embrace the highest standards of accessibility and usability as an integral part of their design.
 4. 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 as well as a vibrant neighbourhood.
 5. Public art is to be located in key public open spaces and landscape, coordinated through an area wide strategy for integrated public art.



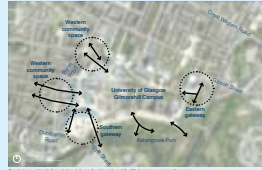
Campus Estate Strategy
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Community Integration

With the acquisition of the Western Infrimry the University for the first time has a physical presence on Byres Road. This provides a significant opportunity for mutual shared benefits, indeed, it promotes a sustainable future for both University and community, connectivity and openness is key on this boundary.

Key topics relating to Community Integration considered in the Campus Development Framework are:

- Connectivity & openness
- Opportunities for shared benefits
- Participation
- Partnership



- The supporting principles relating to Community Integration**
1. Create clear boundaries between the University and local neighbourhoods are open and welcoming and that physical connections are improved wherever possible.
 2. Create opportunities and possibilities for shared community benefits in all development proposals.
 3. Continue open inclusive dialogue with community groups and representatives through the implementation stages of the CDF and Estate Strategy.
 4. Work in partnership with other public organisations and bodies to help in the historic delivery of projects offering wider community, neighbourhood and area benefits.



Campus Estate Strategy
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Stage 3 Consultation

Public Open Event & Exhibition

31st March - 2nd May 2014,
Welcome Point

The Stage 3 exhibition panels identified a possible vision for the future of the Gimorehill campus; developed and evolved through the various consultations from the beginning of the Campus Development Framework process.

At the open public event, and through an online 'Survey Monkey' portal, participants were invited to fill out a questionnaire aimed at gauging opinions on the proposed Campus Development Framework. The overall response of attendees was positive. Campus Vision consultation leaflets were available from the Welcome Point, Estates & Buildings reception and at various other locations on campus and provided an extended commentary of the exhibition panels. The questionnaire was also made available online with further background information including the full version of the Stage 1 & 2 Consultation Process and Summary report.

Two sets of questions were asked:

- the first looked for level of support for various broad proposals within the Campus Development Framework
- the second asked ways in which the University could consult respondees in the future

The exhibition and survey material was available to view online at the following address :
www.glasgow.ac.uk/campusdevelopment



A Vision of the Future?



Key	
1. Sir Charles Wilson Building	14. Gregory Building
2. Glasgow University Union	15. Boyd Orr Building
3. Stevenson Building	16. Wolfson Building
4. Gilbert Scott Building	17. Biomedical Research Building
5. Professors Square	18. Joseph Black Building
6. John McIntyre Building	19. Graham Kerr Building
7. Round Reading Room	20. Kelvin Building
8. Fraser Building	21. Bower Building
9. Library	22. West Medical Building
10. University Gardens	23. Davidson Building
11. Queen Margaret Union Building	24. West campus
12. Lilybank Gardens	25. St. Andrews Building
13. Lilybank House	26. Gilmorehill Halls

Stage 3 Consultation Response

Public Consultation Response

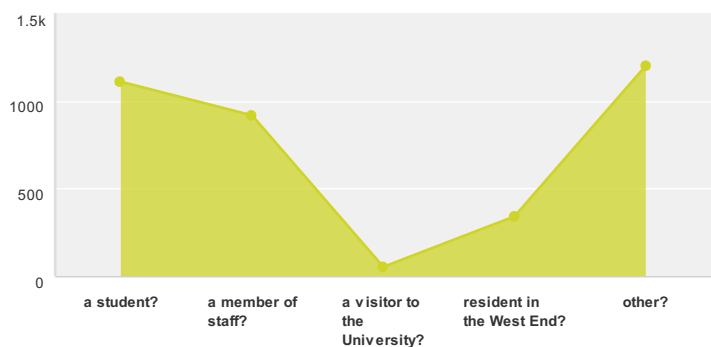
The University Corporate Communications team led the media awareness campaign through press releases, invites to staff and students, news articles published in the “Campus News” and social media updates through the SRC and official University feeds.

In terms of feedback the total responses received by the deadline of 2nd May 2014 stands at circa 3,660 individual online responses, with 9 written feedback. These are made up of staff, students, local community, visitors and other respondents.

3,273 people chose to answer question 6 ‘Are you:...’. 388 people chose to skip this question. The breakdown for this question is as follows :

Student	= 1,109
Staff	= 917
University visitor	= 53
West End resident	= 341
Other*	= 1,200

(* ‘Others’ were predominantly alumnus, ex-staff, visiting academics and local businesses)



(spreads of the consultation booklet are included in the Appendices section of this section)



University
of Glasgow

Gilmorehill Campus Vision
Stage 3 Engagement
April 2014

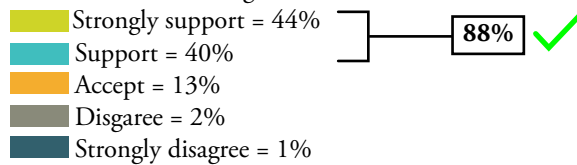


In previous consultations you told us the following :

You said that it was important to enhance the setting and safety of the campus. You also said you would like to see more recognisable entrances and gateways.

Q1 : In response we are aiming to create two open and accessible civic entrances that give priority to pedestrians and that create a real sense of entrance and welcome on to the campus. How strongly do you support these proposals?

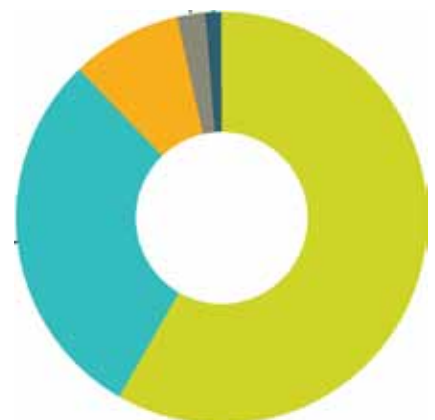
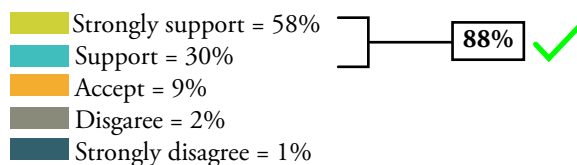
The majority of responses Strongly Support the statement. A total of 3,661 responses can be broken down into the following.



It can be seen that an overwhelming majority of repondees advocate the principle within the CDF to create two open and accessible civic entrances to the campus, giving priority to pedestrians and creating a real sense of entrance and welcome.

Q2 : In response [to the above] we are proposing that key areas along University Avenue are remodelled so that traffic is better managed, wider pavements and crossing points are created for pedestrians, more green landscaping is used in street design and that high quality materials are used. How strongly do you support these proposals?

The majority of responses Strongly Support the statement. A total of 3,661 responses can be broken down into the following.



An overwhelming majority of respondees strongly support a remodelled University Avenue through better traffic management, widening of pavements and crossing points, improved landscape and use of high quality materials.

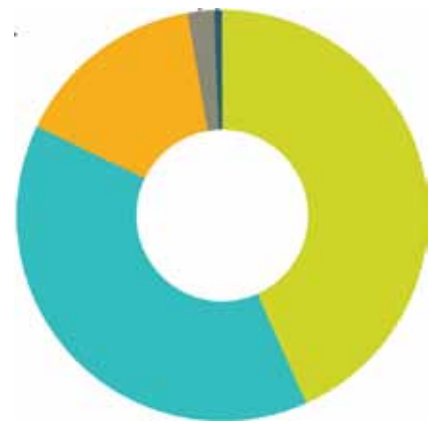
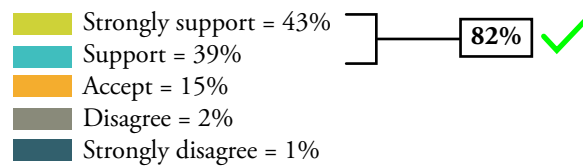
Questionnaire Review

In previous consultations you told us the following :

You strongly agreed that the campus should provide clear, open connectivity with active spaces. You also emphasized the need for the Gilmorehill campus to be unified and for it to be open to the West End community.

Q3 : In response we intend to evolve a network of open space that seeks to enhance current movement routes and create new links across the campus which unify and connect the campus into the city. This will include improving links through University Place and open up new and improved routes to Church Street and Byres Road. How strongly do you support these proposals?

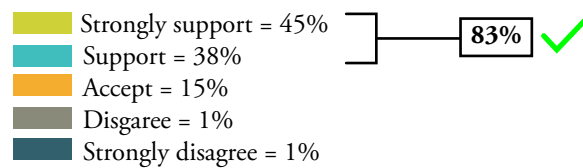
The majority of responses Strongly Support the statement. A total of 3,604 responses can be broken down into the following.



It can be seen that the majority of respondees support the strategy within the CDF to evolve a network of open spaces connecting the campus to the wider city, including the improvement of University Avenue and improving routes to Church Street and Byres Road.

Q4 : In response [to the above] we have developed concepts that respond to the existing urban landscape and the physical shape of the campus. Key principles of the Campus Development Framework will seek to improve the setting of heritage assets, achieve design excellence and create a 'sense of place'. How strongly do you support this approach?

The majority of responses Strongly Support the statement. A total of 3,491 responses can be broken down into the following.



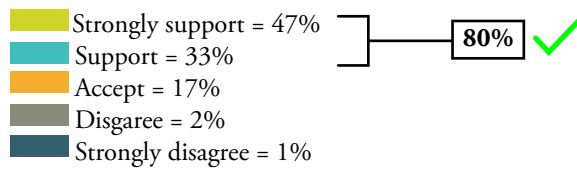
A majority of respondees support the ambition of the CDF to improve the setting of its heritage assets, to achieve design excellence in its developments and to create a 'sense of place'.

In previous consultations you told us the following :

You said that it was important that we developed a campus that was sustainable and embraced a clear green agenda.

Q5 : In response sustainability and the green agenda has been a primary consideration throughout the Campus Development Framework with particular influence on infrastructure, design and the environment. How strongly do you support this approach?

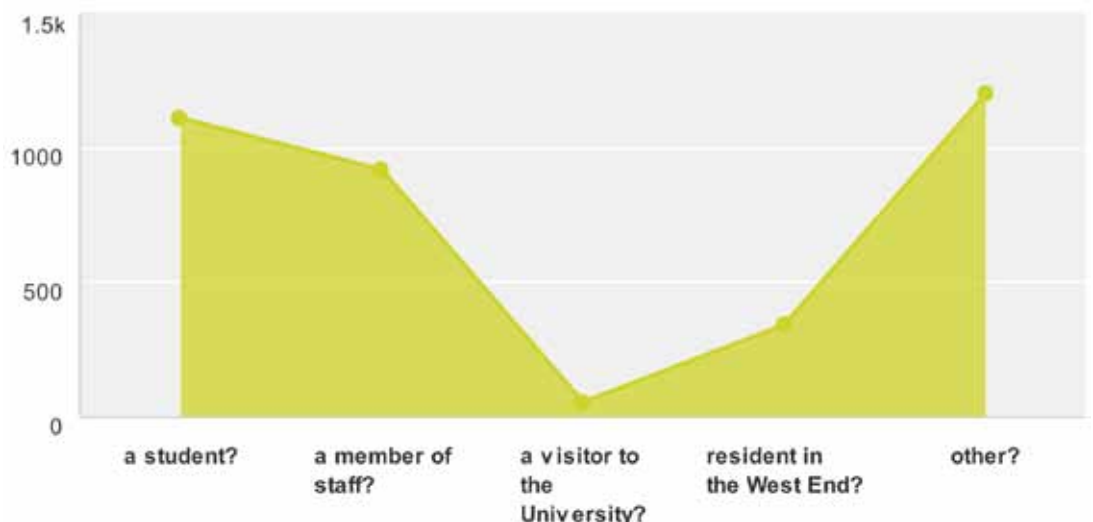
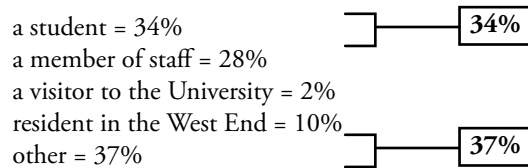
The majority of responses Strongly Support the statement. A total of 3,483 responses can be broken down into the following.



It can be seen that an overwhelming majority of repondees advocate the emphasis of the sustainability and green agenda within the CDF playing an influential role in addressing infrastructure, design and environment issues.

Q6 : Are you: Please tick the appropriate box(es)

The majority of respondents were either students or did not identify themselves under any of the main categories provided. A total of 3,273 responses can be broken down into the following.



Questionnaire Review

Q7 : If you are a student or a member of staff are you: Please tick the appropriate box.

The majority of respondees were from Glasgow. However it is worth noting that there was a strong number of international respondents and those from another part of Scotland. A total of 2,293 responses can be broken down into the following.

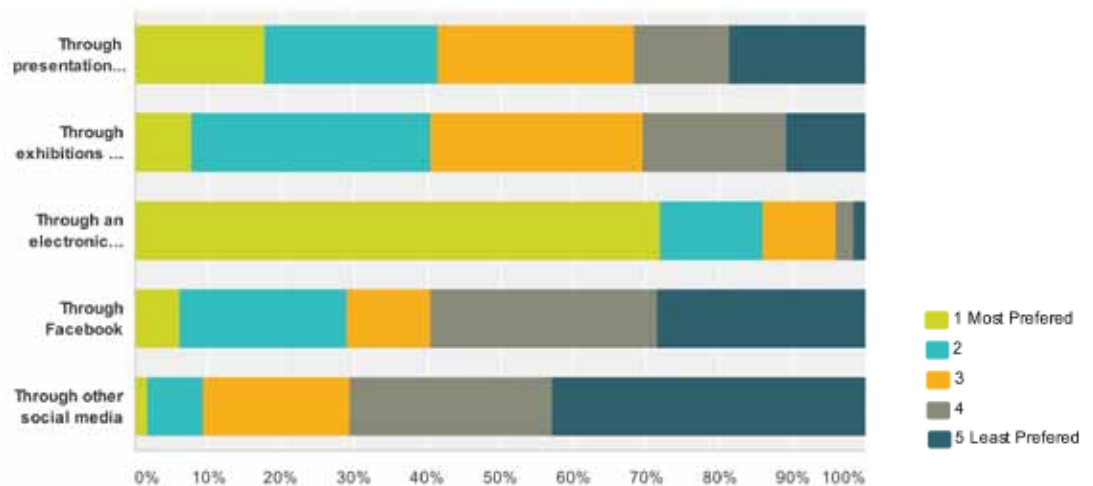
from Glasgow = 36%
 from another part of Scotland = 25%
 from another part of the UK = 13%
 international = 26%



Q8 : How would you prefer to be consulted? Please order your response from 1 to 5 (1 = most preferred; 5 = least preferred)

Form the responses given, Electronic Survey was the most preferred method of consultation whilst 'other social media' was the least preferred method. A total of 3,370 responses can be broken down into the following average ratings.

Through presentations and 'campus conversations' = 3.09
 Through exhibitions and paper questionnaires = 3.07
 Through an electronic survey (such as SurveyMonkey) direct to your email address = 4.52
 Through Facebook = 2.47
 Through other social media = 1.98



Written response

A total of 9 individual written responses were provided to the Stage 3 Consultation, received in the form of emails.

The points made can be grouped under the following CDF Urban Design Topics:

1. Community Integration
2. Heritage, Uses & Adaptability
3. Design Excellence
4. Transport & Movement

There were also comments relating to :

5. Engagement methodology and publicity

A mixture of high level strategic issues as well as detailed suggestions were offered. It is worth noting that for the purposes of the CDF, detailed comments (although still important) are issues which can only be addressed at a later stage and is beyond the scope of the current process. Comments relating to strategic issues are more relevant at this stage which will help reinforce the vision of the emerging CDF.

Key points raised are listed below.

Community Integration

The following comment is considered as valid points and will be taken on board at a more detailed stage of the design

- Provision of dedicated interfaith prayer facilities on campus

The following comment is noted and accepted

- More presentations and exhibitions should be carried out when considering future development

Heritage, Uses & Adaptability

The following comment is noted and accepted

- The marvellous urban environment surrounding the Gilmorehill campus should be an inviolable part of the ambiance of the University

Design Excellence

The following comment is considered as valid points and will be taken on board at a more detailed stage of the design

- Avoid open-plan offices in future designs, as they create difficulties in conducting one-to-one meetings with students, being focused at carrying our research/academic/writing work, and can lead to staff being less productive

The following comment is considered as valid and will be taken on board at a more detailed stage of the design

- Develop iconic world-class buildings in creating a lasting legacy echoing the achievements of Gilbert Scott

Transport & Movement

The following comments are considered as valid points and will be taken on board at a more detailed stage of the design

- Parking provision to be improved on campus bearing in mind that it should not create problems elsewhere in adjacent areas
- Location of pedestrian crossings should be mindful of potential noise pollution and proximity to office spaces

Engagement methodology and publicity

The following comment are noted

- Reconsider language within survey so as to avoid potential predetermination of likely answers
- Presentations do not offer enough information for immediate residences
- More media exposure to inform wider audience of the development and giving more opportunity to comment

Stage 3 Consultation

Consultation Review Key Findings

Drawing conclusions from the Public Consultation (in order of emphasis of respondents) suggests the following :

1. There is an overwhelming support for the creation of two open and accessible civic entrances to the campus, giving priority to pedestrians and creating a real sense of entrance and welcome.
2. There is also very strong support for a remodelled University Avenue through better traffic management, widening of pavements and crossing points, improved landscape and use of high quality materials.
3. There is strong support for the CDF to evolve a network of open spaces connecting the campus to the wider city, including the improvement of University Avenue and improving routes to Church Street and Byres Road.
4. There is also strong support for the strategies within the CDF to improve the setting of its heritage assets, to achieve design excellence in its developments and to create a 'sense of place'.
5. Finally, there is good support for the CDF playing an influential role in addressing infrastructure, design and environment issues in emphasising the sustainability and green agenda

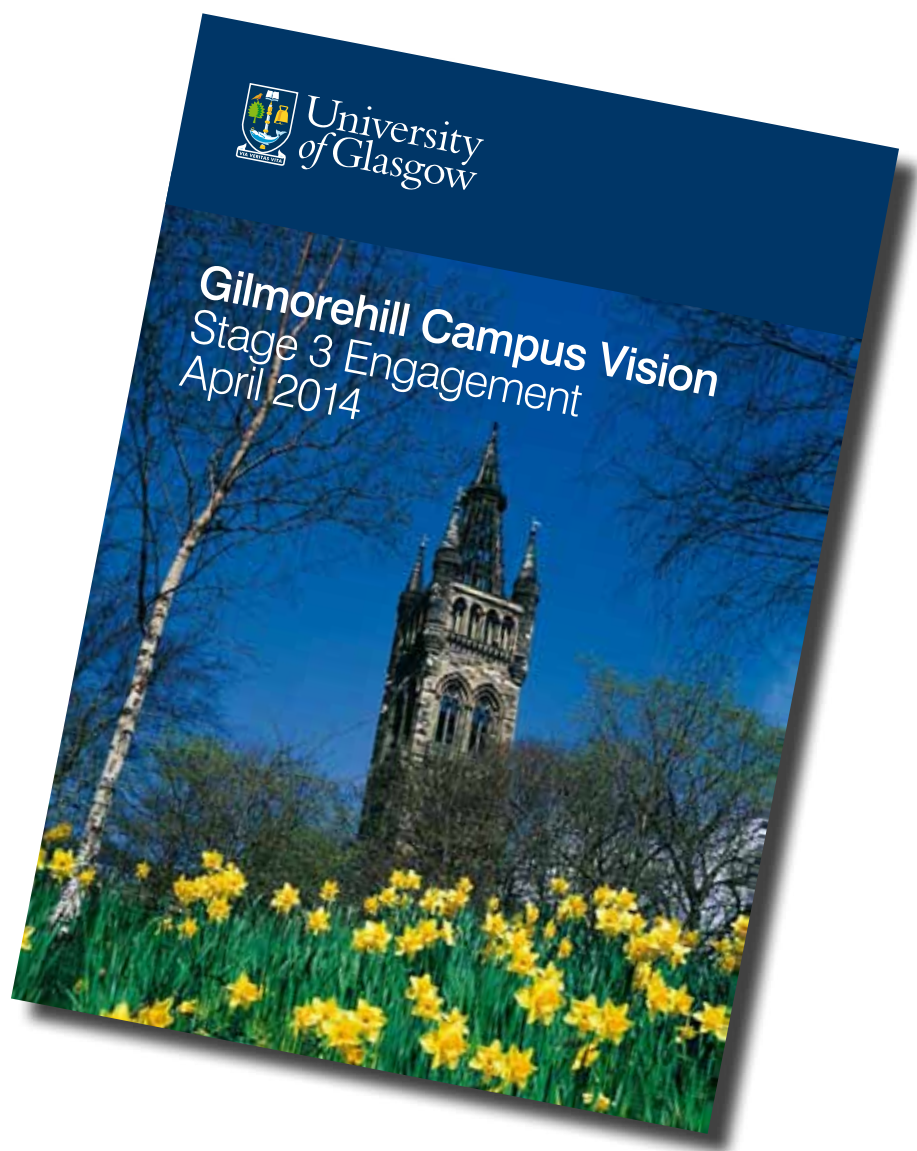
In conclusion, the results of the Stage 3 Consultation provides support and validation of the vision set within the Campus Development Framework :

- 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

Stage 3 Consultation

Appendix

Consultation Booklet





The Principal's statement

The University of Glasgow has started upon an exciting and historic journey to redevelop its West End campus following the acquisition of the site of the Western Infirmary.

This is the third occasion within the space of a year when the University of Glasgow has embarked on a round of public engagement on its plans for the historic Gilmohill Campus.

A year ago we were able to announce that we had reached agreement with NHS Greater Glasgow and Clyde to acquire the fourteen acre site currently occupied by the Western Infirmary in an area bounded by Dumbarton Road, Church Street and University Place. This Donaldshill site has always been integral to the University and was bought in the 1860s at the same time as Gilbert Scott was starting work on his masterpiece, the main building on the adjacent site.

We now have the opportunity for a carefully planned and integrated expansion of our campus by up to 25 per cent. Our Campus Development Framework, developed in partnership with Page | Park Architects, will provide strategic guidance to achieving coherent development in the West End of Glasgow.

Residents' and traders' groups in the West End have already welcomed both our acquisition of the hospital site and also our detailed consultation and engagement with our neighbours with whom we share this green and beautiful part of the city. Like us, they can see what extraordinary opportunities well-planned development can offer.

This booklet will give you more information about the consultations we have already undertaken and the very interesting feedback we have received to date. Most of those who have offered their views share our hope that we can improve and enhance the existing, majestic 19th century heritage of the West End and, more importantly, safeguard the beautiful green spaces we enjoy, protecting them for generations to come.

It will be a long, but exciting journey, and one I look forward to sharing with you.

Professor Anton Muscatelli
Principal & Vice Chancellor

1

Developing the Campus Vision

We are reporting back on the Campus Development Framework following extensive engagement. We want to make sure that we've interpreted your feedback correctly.

During 2013 we asked for your views on how we should develop the campus to make sure we made the most of the very unique opportunity that the University has.

We are now in the final stage of engagement with regards to the Campus Development Framework. It is your opportunity to review the conclusions that we have drawn and how we have applied this to the shape of the campus.

We have developed the framework through listening to the feedback from both consultation stages; developing a detailed understanding of the site conditions both opportunities and risks; from surveys such as the staff and student travel survey and finally from ensuring we have used the

expertise of the professional design team who have worked with the University on this important piece of work.

As the ideas have developed we have come back and tested our thoughts with you. In the stage 2 consultation we had over 1900 responses. I am extremely grateful to everyone who has taken time to complete a questionnaire or survey and provided balanced and well considered responses.

We have now entered into the last stage of engagement where we are reporting back on the final Campus Development Framework. Following this stage the framework will be put to the University Court and if we receive their support, we will then submit to the City Council for their approval.

At the same time as the Campus Development Framework has been developed we have of course worked on all the other aspects of the Estate Strategy and hope to be able to put final proposals to the University Court in October. We will be consulting with you on our draft proposals during summer 2014.

Thank you for the time you have given to date and I hope you will be able to give time to future consultations as your opinions do shape the way we are thinking with regards to the campus.

Ann Allen
Director, Estates & Buildings

What we are doing

The Campus Development Framework has been informed by two stages of open public consultation. In this third and final stage we outline the proposals and invite your feedback.

The evolution of the Campus Development Framework (CDF) has to date been informed by two stages of public consultation.

The first stage sought views on a wide range of University related issues, whilst the second stage fed back the emerging vision and campus analysis, which together informed the development of the CDF proposals.

The findings of the Stage 1 & 2 consultation process resulted in the publication of the Campus Development

Framework Vision Statements (Informing & Developing the Vision), which are available on-line at www.glasgow.ac.uk/campusdevelopment/consultation.

Combining the Stage 1 & 2 findings resulted in a definitive list of 'key themes' that were then used to inform the final Campus Development Framework that you see today.

This list, placed in an overall order of significance and importance, is shown below.

This third and final stage of engagement, outlines the proposed Campus Development Framework (informed by the Stage 1 and 2 engagement), identifying Vision Key Principles and Core Components and Supporting Principles under theme headings.

We are asking for your feedback to these proposals, to ensure that we have interpreted what you have said to us in the first two stages of consultation in an appropriate way.

The key themes which informed the Campus Development Framework

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.

3



The Vision

The proposed Campus Development Framework is based on a clear and defined vision, expressed through a number of key principles and core components.

Key to the success of development frameworks for sites of this nature and complexity, is to ensure that there is a clearly defined vision underpinning the plan with simple understandable key 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, consultation and analysis, leading to a description of how the campus could evolve in response to identified opportunities and needs.

The Vision for the University of Glasgow at Gilmorehill is expressed in the following section and has at its heart the following four key principles:

- Recognise, respect and respond to the parkland gardenesque quality on the historic upper plateau and extend the city urban quality across the lower plateau.
- 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.

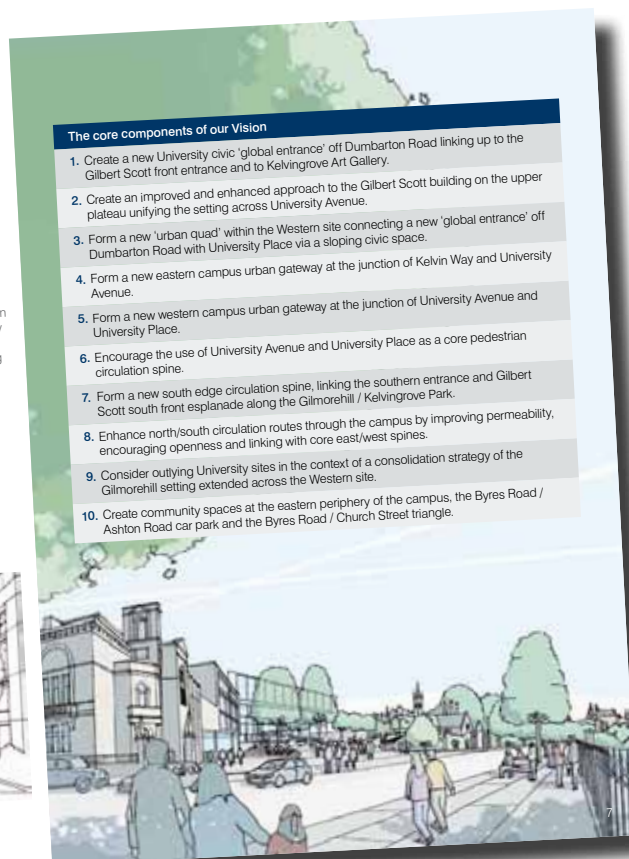
- Establish clear and memorable civic entrances to the campus (off University Avenue and Dumbarton Road) with clear axial connections through the campus
- Focus east/west pedestrian circulation along University Avenue / Place and a new southern core route linking the southern entrance and Gilbert Scott south frontage.

Opposite page
Impression of a new 'global entrance' off Dumbarton Road.

Below: Impression of an improved public realm and arrival setting along University Avenue (looking south along Hillhead Street).



6



7

Urban design topics Urban Form

The Gilmorehill campus is a unique place. The current setting, however, is compromised by the dominance of cars, a lack of quality open space, and, in certain areas, poor buildings. Enhancing the setting of the campus was a clear priority identified in consultations.

Key topics relating to Urban Form considered in the Campus Development Framework are:

- approach & views
- gateways
- edges & key frontages
- opportunities and areas of change
- massing & scale
- materials.

Approach and views into the campus are significant as a means of navigating. It is important that key University landmarks (e.g. Gilbert Scott Building) are enhanced and views to them maintained.

Defining the 'gateways' to the campus will help to orientate and welcome people to the campus.

Key buildings should be designed to offer attractive, interesting and busy ground floors where the public will be passing by.

There is an opportunity to reshape the Western Infirmary site, based on principles of

streets and open spaces connected into the West End neighbourhood. This will bring positive change to the West End community and University.

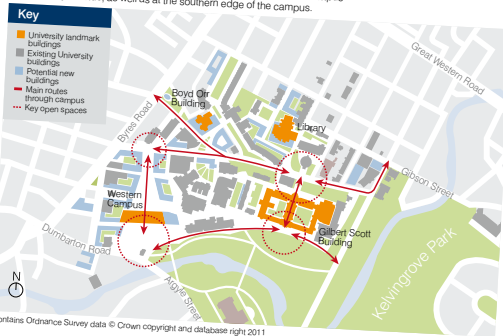
The massing and scale of new development across the campus, needs to respect adjacent buildings, but equally, proposals for inspiring buildings at key corners and urban gateways needs consideration.

Identifying a familiar and consistent palette of materials for new development is a vital tool to define character areas within the campus.

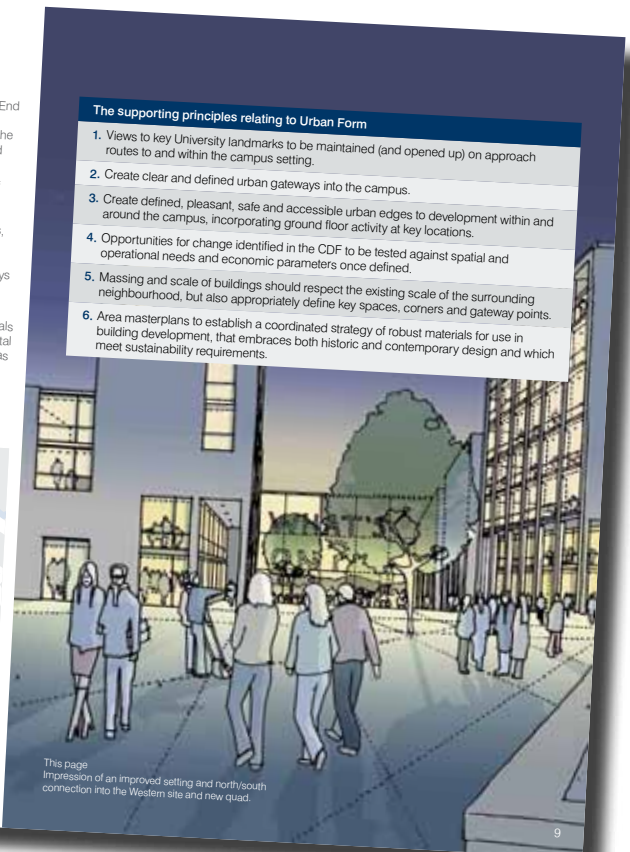
The supporting principles relating to Urban Form

1. Views to key University landmarks to be maintained (and opened up) on approach routes to and within the campus setting.
2. Create clear and defined urban gateways into the campus.
3. Create defined, pleasant, safe and accessible urban edges to development within and around the campus, incorporating ground floor activity at key locations.
4. Opportunities for change identified in the CDF to be tested against spatial and operational needs and economic parameters once defined.
5. Massing and scale of buildings should respect the existing scale of the surrounding neighbourhood, but also appropriately define key spaces, corners and gateway points.
6. 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.

Below: Developing a strategy of improving the existing arrival to the campus on University Avenue, as well as at the southern edge of the campus.



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This page
Impression of an improved setting and north/south connection into the Western site and new quad.

9

Urban design topics Landscape & Open Space

The University is defined by the iconic image of the Gilbert Scott building and tower however the campus is sometimes confusing to find your way around.

The Campus Development Framework has been evolved around a structure of spaces (not buildings) to address this issue. This creates a framework for movement, infrastructure and enduring spaces that will grow in value as buildings are added.

Key topics relating to Landscape and Open Space considered in the Campus Development Framework are:

- focal open space and activity nodes
- opportunities and areas of change
- space hierarchy
- purpose and use of space
- materials and sustainable drainage.

There are a number of existing 'hubs of activity' across the campus – for both social and teaching and learning. The opportunity exists to create quality public areas associated with these focal points, improving their functionality as gathering and meeting places.

An aim of the Campus Development Framework is to create open spaces with differing characteristics and scales. There should be a clear hierarchy and clarity of use, creating 'enclosed spaces', 'passing through spaces', 'meeting spaces' and 'civic spaces'.

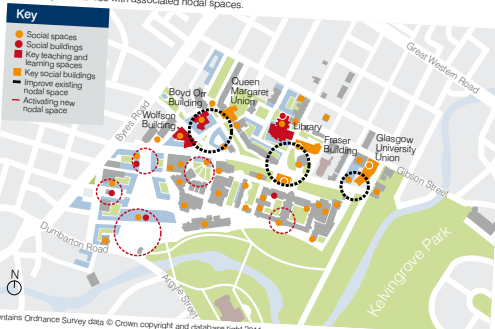
To improve the character and setting, a defined material palette should be established. The materials and detailed design of open spaces needs to incorporate the latest thinking in sustainable urban drainage systems.

The supporting principles relating to Landscape & Open Space

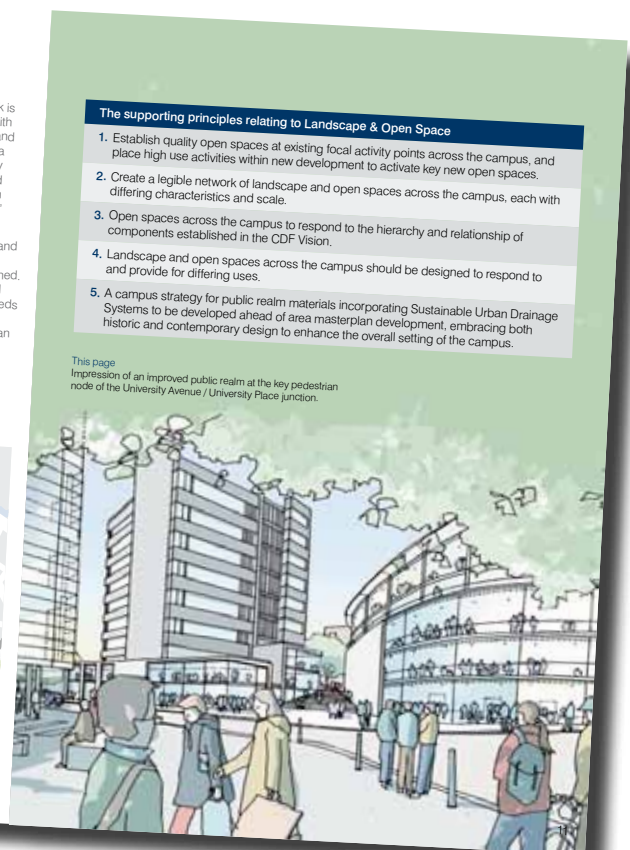
1. Establish quality open spaces at existing focal activity points across the campus, and place high use activities within new development to activate key new open spaces.
2. Create a legible network of landscape and open spaces across the campus, each with differing characteristics and scale.
3. Open spaces across the campus to respond to the hierarchy and relationship of components established in the CDF Vision.
4. Landscape and open spaces across the campus should be designed to respond to and provide for differing uses.
5. 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.

This page
Impression of an improved public realm at the key pedestrian node of the University Avenue / University Place junction.

Below: Key University buildings intensively used for Teaching & Learning / Social use with associated nodal spaces.



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Urban design topics Transport & Movement

The campus is in a very accessible location in Glasgow's West End with a number of walking, cycling, public transport and vehicle routes serving the campus.

The routes have both a strategic and local role in accommodating high travel demands by all transport users in the University, community and further afield.

Key topics relating to Transport and Movement considered in the Campus Development Framework are:

- travel choice / mode share
- movement hierarchy
- permeability and openness
- connectivity

- campus safety
- minimising conflicts.

The University will continue to promote non-car travel initiatives as well as prioritising pedestrian and cycle movement. The parking management strategy will also be reviewed.

The street pattern across the existing campus provides a high level of permeability and any improvements to walking routes will deliver an enhanced solution and promote safety and connectivity.

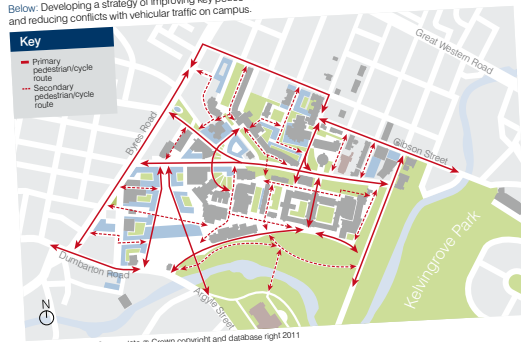
The most recent travel survey indicated that walking and

cycling are the most popular way for staff and students to travel to Gilmorehill, with public transport second. With this in mind, the University will support new and improved connectivity strategies.

Campus safety (especially at night) is a key concern for staff and students. The University will review strategies for lighting, campus security measures, activating open spaces and ground floor levels of buildings.

The University will also review traffic movement strategies on campus (e.g. parking and servicing) to minimise conflict with pedestrians and cyclists.

Below: Developing a strategy of improving key pedestrian routes and reducing conflicts with vehicular traffic on campus.



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The supporting principles relating to Transport & Movement

1. Provide travel choice to University staff, students and visitors.
2. Develop a movement hierarchy which prioritises pedestrians and cyclists.
3. Create a campus which remains permeable, attractive and welcoming.
4. Support connectivity between surrounding sustainable transport infrastructure and the campus.
5. Develop a safe environment for ease of movement by all transport users.
6. Minimise the potential for pedestrian, cycle and vehicular conflicts.

This page
Impression of an improved public realm and urban gateway setting at the Kelvin Way / University Avenue junction.



13

Urban design topics Infrastructure & Sustainability

The development of a unified campus which integrates the Western Infirmary site offers a great opportunity to review the existing campus infrastructure, to create a strategy which improves efficiency, addresses carbon management and sustainability, and plans for campus growth and change.

Key topics relating to Infrastructure and Sustainability considered in the Campus Development Framework are:

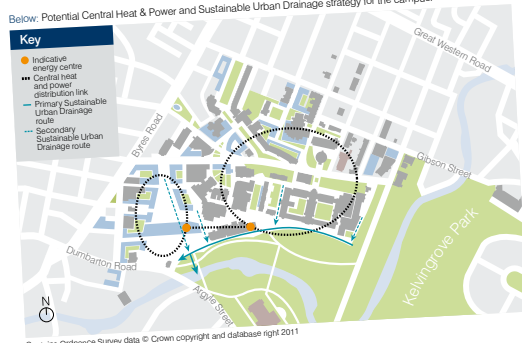
- energy and power
- carbon management and sustainability
- green infrastructure such as sustainable urban drainage.

The provision of heat and power to all buildings across the campus needs to align with the University's commitment to reduce carbon emissions. To this end, the University has committed to install the first phase of a campus wide combined heat and power system, and this will be extended across the Western Infirmary site.

The future development of the campus must embrace the University's Carbon Management Plan and apply the best practice principles of sustainable design.

The Campus Development Framework embodies sustainable principles of design, establishing highly walkable neighbourhoods, utilising efficient and sustainable methods of power generation and making buildings more efficient.

Below: Potential Central Heat & Power and Sustainable Urban Drainage strategy for the campus.



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The supporting principles relating to Infrastructure & Sustainability

1. Develop an energy strategy that maximises efficiency, capture and re-use and minimises carbon production.
2. Create a campus that can be measured by its sustainability and carbon management.
3. Create a sustainable campus that addresses issues of climate change.

This page
Impression of a new quad within the Western site.



15

Urban design topics Heritage, Uses & Adaptability

The University understands the significance of the historic estate under its care while recognising that it must be adaptable to future needs.

The University 2012 Estate Conservation Strategy acts as the guiding document in relation to conservation and change in the historic environment. The Campus Development Framework proposals embrace and respond to this document.

Key topics relating to Heritage, Uses and Adaptability in the Campus Development Framework are:

- a campus-wide conservation strategy
- use mapping

- flexibility for adaptation and re-use
- future proofing.

In order to meet the University's strategic goals, future development will require the alteration, extension, adaptation and possible demolition of some buildings. Historic buildings and settings can be complemented and enhanced by contemporary design and innovation.

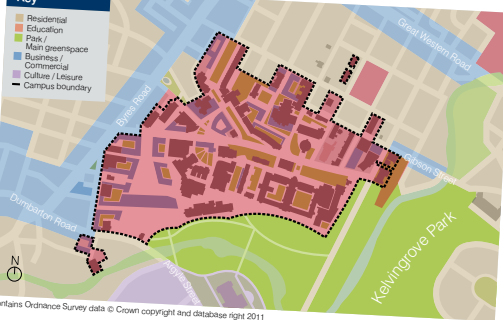
The Western Infirmary site presents both opportunity and challenge in the complex grouping of historic buildings. Recognising this, a joint working agreement has been established by the University,

Glasgow City Council and Historic Scotland, for a collaborative approach to the consideration of this site.

The Campus Development Framework has evolved a series of development 'plots' that can respond flexibly to development needs as they arise, anchored on a set of clearly defined urban design principles and framework of open spaces.

The re-use of existing buildings has clear sustainability benefits, but possibilities need to be assessed in terms of each building's contribution to the delivery of the Campus Vision and legacy.

Below: Existing uses of the West End community in which the University is embedded.



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The supporting principles relating to Heritage, Uses & Adaptability

1. Recognise and respect the University's built heritage when considering future development, and seek to enhance the existing qualities.
2. The Estates Conservation Strategy (2012) to be used to inform future projects and to guide conservation approach to development across the estate.
3. Recognise the importance of the University's heritage assets through continued investment and where necessary appropriate adaptation, integration and reuse of historic fabric in redevelopment plans.
4. 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.
5. Consider locations of new uses to compliment and integrate with the existing neighbourhood, and to activate public spaces.
6. 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.
7. The retention and reuse of existing buildings on the campus is to be tested against delivery of the CDF core vision and principles.
8. Development must demonstrate a strategy for expansion whilst maintaining compliance with the central CDF principles.

This page
Impression of how historic buildings and settings can be positively transformed at the Byres Road / Church Street triangle.



17

Urban design topics Design Excellence

A key theme identified in the public consultation was to secure current and future building character and heritage. The Campus Development Framework vision seeks to facilitate the delivery of design excellence in all aspects of built form and public space in order to continue and enhance the urban and architectural legacy embodied in the estate.

Key topics relating to Design Excellence considered in the Campus Development Framework are:

- design quality and legacy
- innovation and character

- accessibility
- sustainability
- public art.

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 type of built form.

Innovation underpins the University's global vision of achieving excellence in research and teaching. Built form and public open space needs to express this innovation, extending the character of the historic

campus into a new stage of the University's development that looks to the future.

All aspects of design are to achieve the highest levels of accessibility and inclusivity as integral elements.

For building design, high levels of sustainability must be achieved. BREEM ratings of 'excellent' should be maintained as a minimum for new-build development.

The inclusion of public art throughout the campus will add to the character and sense of place and a campus-wide strategy for public art will be developed.

The supporting principles relating to Design Excellence

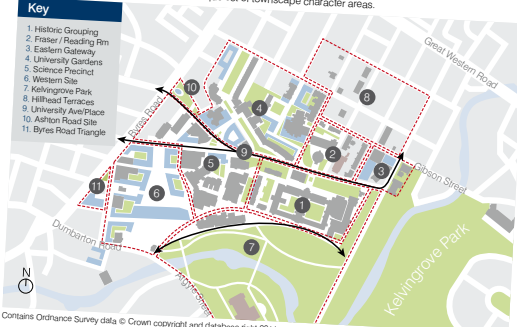
1. Achieve the highest levels of design quality in built form and open space design, respecting the historic and embracing the contemporary.
2. Innovation in design is to be embraced in a context of an evolving rich historic character of campus and neighbourhood settings.
3. All buildings and public spaces are to embrace the highest standards of accessibility and inclusivity as an integrated part of their design.
4. 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.
5. Public art to be located in key public open spaces and landscape, coordinated through an area wide strategy for integrated public art.

This page
Impression of an improved public realm and arrival setting along University Avenue (looking south along Hillhead Street).



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Below: The Gilmohrhill campus and its unique set of townscape character areas.



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Urban design topics Community Integration

With the acquisition of the Western Infirmary, the University for the first time has the potential to have a presence on Byres Road which provides a significant opportunity for wider benefits.

Key topics relating to Community Integration considered in the Campus Development Framework are:

- connectivity and openness
- opportunities for shared benefits
- participation
- partnership.

Openness of the campus along with strong linkages

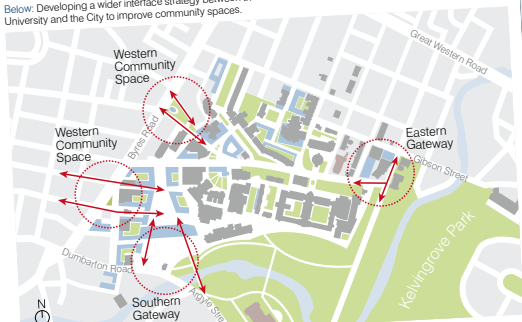
to and from the surrounding neighbourhoods are key aspects in establishing strong connectivity between the University and local community.

The migration of the University campus westwards 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 help to improve the commercial attractiveness of this end of Byres Road/ Church Street.

The Campus Development Framework 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 University is open in principle to work in partnership with other bodies to evolve and assist in the implementation of projects on non-University owned land that would benefit both the local community and the University alike.

Below: Developing a wider interface strategy between the University and the City to improve community spaces.



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The supporting principles relating to Community Integration

1. Ensure that boundaries between the University and local neighbourhoods are open and welcoming and that physical connections are improved wherever possible.
2. Consider opportunities and possibilities for shared community benefits in all development proposals.
3. Continue open inclusive dialogue with community groups and representatives through the implementation stages of the CDF and Estates Strategy.
4. Work in partnership with other public organisations and bodies to help in the holistic delivery of projects offering wider community, neighbourhood and area benefits.

This page
Impression of an improved 'Western Gateway' community space at the Byres Road / University Avenue junction.



21

Your views are important

Please participate by giving us your thoughts on the final Campus Development Framework.

Over the last 12 months we have sought your views on how we should develop the Gilmorehill Campus. In particular we have asked your views on what we should consider in the Campus Development Framework, which if approved by the City Council will become the planning framework for the future development.

We anticipate submitting the draft Campus Development Framework to the Council this summer. In advance of this we will need University Council approval, but before we do this we want to check that we have correctly interpreted the general concepts and views that were gathered from the previous consultations.

We are not asking for new thoughts at this stage, but want to test what we have already developed.

This is our final stage of engagement specifically on the Campus Development Framework – but it is not the end of consultation on the wider Estate Strategy. Over the summer we will come back and test our thoughts with you on the final draft of that Estate Strategy. Next year we will come back again and seek views as we start to develop the more detailed master plans, including the design specific parts of the campus.

Please participate in this Stage 3 of the process by giving us your thoughts on

the proposed framework for the future development of the campus by answering the questions in the questionnaire opposite.

Answers to the questions can be completed in paper format and posted in the designated comments box in the John McIntyre reception.

Alternatively responses can be submitted as follows:

- by email to: estates-strategy@glasgow.ac.uk
- by post to: Estates & Buildings Botany Gate University Avenue Glasgow G12 8QQ.

The consultation response deadline date is Friday, 2 May 2014.

Further information on the Campus Development Framework is available at www.glasgow.ac.uk/campusdevelopment

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Questionnaire

In previous consultations you told us the following:

You said that it was important to enhance the setting and safety of the campus. You also said you would like to see more recognisable entrances and gateways.

In response we are proposing:

1. To create two open and accessible civic entrances that give priority to pedestrians and that create a real sense of entrance and welcome on to the campus.
How strongly do you support these proposals? Please tick the appropriate box.
 Strongly support Support Accept Disagree Strongly disagree
2. That key areas along University Avenue are remodeled so that traffic is better managed, wider pavements and crossing points are created for pedestrians, more green landscaping is used in street design, and high quality materials are used.
How strongly do you support these proposals? Please tick the appropriate box.
 Strongly support Support Accept Disagree Strongly disagree

You strongly agreed that the campus should provide clear, open connectivity with active spaces. You also emphasized the need for the Gilmorehill campus to be unified and for to be open to the West End community.

3. In response we intend to evolve a network of open space that seeks to enhance current movement routes and create new links across the campus which unify and connect the campus into the city. This will include improving links through University Place and open up new and improved routes to Church Street and Byres Road.
How strongly do you support these proposals? Please tick the appropriate box.
 Strongly support Support Accept Disagree Strongly disagree

You wanted the Campus Development Framework to respect the character and history of the heritage at Gilmorehill. You also told us that new development should be well designed and enhance the overall character of the University.

4. In response we have developed concepts that respond to the existing urban landscape and the physical shape of the campus. Key principles of the Campus Development Framework will seek to improve the setting of heritage assets, achieve design excellence and create a 'sense of place'.
How strongly do you support this approach? Please tick the appropriate box.
 Strongly support Support Accept Disagree Strongly disagree

You said that it was important that we developed a campus that was sustainable and embraced a clear green agenda.

5. In response sustainability and the green agenda has been a primary consideration throughout the Campus Development Framework with particular influence on infrastructure, transport, design and the environment.
How strongly do you support this approach? Please tick the appropriate box.
 Strongly support Support Accept Disagree Strongly disagree

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Questionnaire

Finally, we would also like to understand if there are different ways that we could contact you for future consultations.

6. Are you:

Please tick the appropriate box(es).

- a student?
- a member of staff?
- a visitor to the University?
- resident in the West End?
- other? Please state _____

7. If you are a student or a member of staff are you:
Please tick the appropriate box.

- from Glasgow?
- from another part of Scotland?
- from another part of the UK?
- international?

8. How would you prefer to be consulted?

Please order your responses from 1 to 5 (1 = most preferred, 5 = least preferred)

- Through presentations and campus conversations.
- Through exhibitions and paper questionnaires.
- Through Survey Monkey to your email address.
- Through Facebook.
- Through other social media.

Thank you for your help.



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