

# Govan Graving Docks

## A New Vision

*on behalf of*  
**New City Vision Ltd**



New City Vision  
Our vision. Your future.



ZMARCHITECTURE  
O'DonnellBrown

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## Introduction

### The Site

The Govan Graving Docks is located approximately 2.5 miles west of Glasgow city centre on the south banks of the River Clyde. The site comprises three dry docks and a substantial basin to the west of the docks. Dock no. 1 opened in 1875, with Docks nos. 2 and 3 opening in 1886 and 1898 respectively. After a long history spanning two World Wars at the centre of Glasgow's maritime activities, the docks eventually closed in 1987, albeit they had gradually ceased to function as a fully working enterprise some years before that. The docks have in fact lain derelict for almost 40 years.

### Planning Context

The Site has always been regarded as an important strategic site within the city, and it has been included as a site for development in the City Council's three Development Plans. The Site is currently designated for residential development within the current Adopted City Development Plan.

In 2003, Scottish Enterprise helped fund the demolition of nearly all of the industrial buildings on the Site, leaving only the dry docks themselves and the derelict pump house which remains located on the north of the Site adjacent to Dock no. 1. Radical development plans for the site were then proposed in 2003 and 2005, led by an international team of architects. These schemes involved a significant intervention in the historic layout of the Site, including infill of the basin and the sinking of car parking silos into two of the three dry docks. The proposed infilling of the basin even received a Harbour Revision Order. The schemes were approved, and would therefore have proceeded and have been built some time ago had it not been for the intervention of the collapse of the financial system in 2008 and its resulting impact on the residential market which led to the abandonment of these schemes.

In 2017, the site owners New City Vision (NCV) proposed a much less intrusive residential-led mixed use scheme which was submitted for planning in principle. That application was refused for a number of reasons, one of which being that SEPA objected to the development on grounds of flood risk.

In 2019 NCV started to work up new proposals for the site with ZM Architecture and O'DonnellBrown which will differ significantly from the 2017 scheme.

### Cultural Context

Since closing in 1987 the Graving Docks site has provided the setting and inspiration for a number of internationally recognised arts projects and has also been re-imagined on many occasions by students from Glasgow's two schools of Architecture. The most notable works in recent years include;

- TSWA Four Cities Project, a sculptural work by Stewart Brisley (1990).
- Riverside Solidarity by Baxendale (2017)
- 'Turn' a piece of performance art by Nic Green in September of 2016 as part of Glasgow's Doors Open festival
- Film set for the Steven Spielberg Oscar nominated film 1917
- Proposed work for Glasgow International 2020 by Jacqueline Donachie

### Govan Graving Docks 2020

NCV appointed O'DonnellBrown architects in December 2019 and undertook to establish a new vision for the Graving Docks which brought the culture and heritage of the site to the fore. O'Donnell Brown have since been working with key stakeholders - within both the local community and city as a whole - to develop a community led Cultural and Heritage Masterplan for the Govan Graving Docks. The key findings and emerging themes from this exercise have in turn informed the emerging masterplan moves and have established a 'ground up' approach to development proposals for this strategically important site.

The following document sets out the current status of the proposals prior to formally re-engaging with statutory consultees and stakeholders.

# 01

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A New Vision

## A New Vision for the Graving Docks

The new development approach for the Govan Graving Docks is centred around three key priorities;

1. Establishing a framework for delivering appropriate maritime heritage and cultural activity on the site.
2. Reinstating Dry Dock 1 as a dry dock for berthing a shipbuilding on the Clyde.
3. Delivering reduced housing numbers from approximately 750 to 310 units. 50 % of which will be affordable housing.

The diagrams included on P. 19 of this report illustrate how the three priorities have been embedded within the emerging masterplan proposals.



## A New Vision for the Graving Docks

### 1.01 Priority 1: Heritage and Culture

in working through the new approach for the site, NCV have come to recognise the potential the site has, even in the short-term, to play a leading role in, and perhaps even an exemplar for, the promotion of local and wider cultural activity through the dedication of appropriate parts of the site. The new approach initially proposed that heritage and cultural activity is delivered through temporary 'meanwhile use'. However, as proposals were developed, the support for the emerging meanwhile use was overwhelmingly positive, so much so that the decision was taken by NCV to incorporate the identified elements permanently within the brief for the emerging masterplan, embedding cultural and heritage activity within the application.

The project team are currently working to develop ideas in this context which will unlock the site for the benefit of community cohesion, placemaking and enterprise. In doing so, NCV aim to transform the site from its current derelict, dilapidated, state into something useful, and which allows people in the local community, or coming into the local community, to find space to start and grow creative or social enterprise through the making available of affordable and easy access space for start-up enterprises, communities, and 'better places'.

In this way, NCV will provide the land vehicle to reduce the financial risk to individuals, encourage entrepreneurship in things like seed and start-up development stage businesses who require affordable space with flexible terms and support to thrive. This in turn should improve community cohesion, skills and access to employment.



## Meanwhile Use

The act of temporarily occupying and utilising a space in a period of transition or regeneration.





## A New Vision for the Graving Docks

### 1.02 Priority 2: Re-use of Dry Dock 1

In terms of land use, the greater part of the overall scheme is to be dedicated to a maritime heritage complex, to include docking facilities for historic ships, as well as for berthing and ship repairs.

The details of this scheme are necessarily at the preliminary stages because the project team have sought input from, and are in discussions with, key maritime heritage stakeholders, including:

- Clyde Dock Preservation Trust,
- Central Govan Action Plan Group,
- TS Queen Mary Preservation Trust,
- Waverley Steamer Trust, and
- Govan Community Council

Glasgow City Council have also been brought into the discussions, as well as a host of smaller disparate local groups with an interest in history and conservation.

NCV has initiated and lead those discussions, and are prepared to dedicate three-quarters of the site for an enhanced maritime heritage complex which will complement the relatively restricted residential land use. The intention is to offer something highly significant in terms of social, cultural and historical value to the city.

## A New Vision for the Graving Docks

### 1.03 Priority 3: Residential Development

There are four proposed main phases of buildings in the residential elements of the proposed new Graving Docks scheme delivering 310 homes compared to the 750 homes in the 2017 application.

#### Govan Road

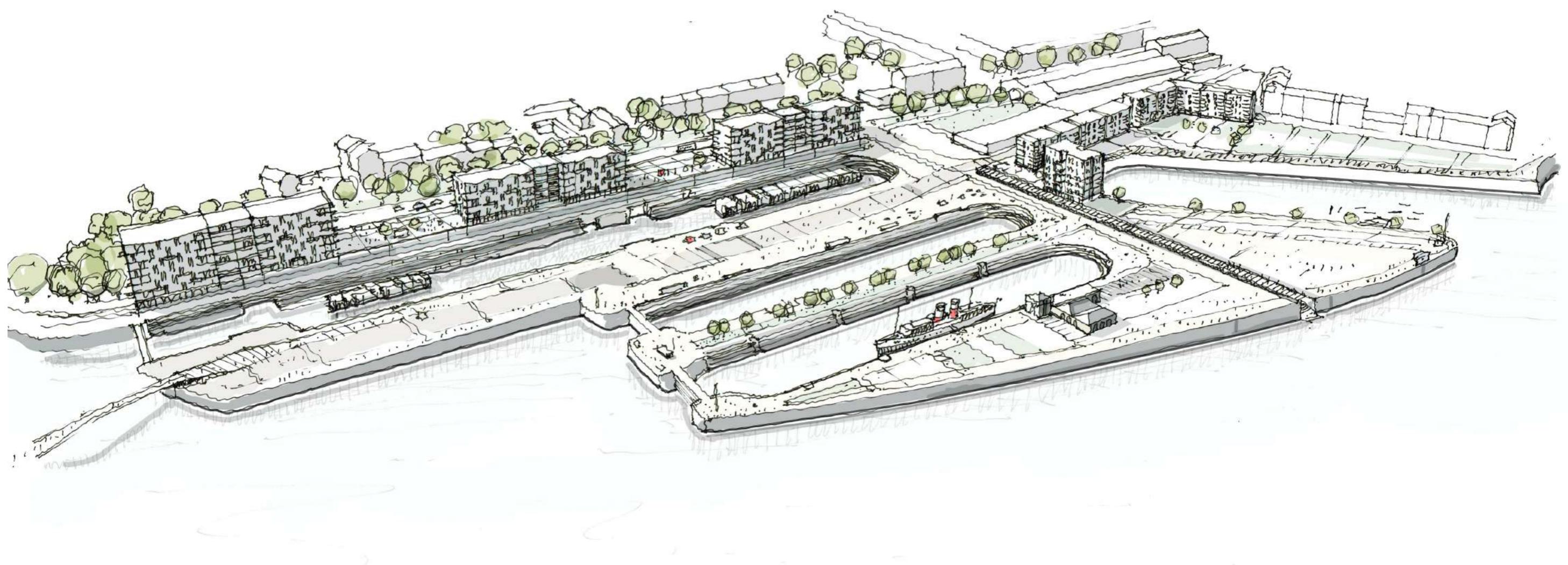
- Accommodation arranged within three apartment blocks, fronting onto Govan Road, with generous public open space between, providing a 50/50 mix of affordable and private rent or sale apartments.

#### Clydebrae Street

- Two tenement blocks overlook and wrap around the basin located in the west of the site, offering apartments intended for private sale or rent.

#### Stag Street

- A single villa block overlooks dock No2, sitting on the east flank of the basin, offering flats for private sale or rent.



# 02

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A New Approach

## A New Approach

### 2.01 Review of Local Policy

A review of all available policy and local project information which makes specific reference to the Govan Graving Docks was undertaken by O'DonnellBrown in January 2020. Information gathering from these various sources allowed the project team to establish the current ambitions for the Graving Docks site from the city and also the local community.

The documents which were reviewed are noted below:

- Glasgow City Council, River Clyde 2050, Strategic Development Framework, 2018
- Central Govan Action Plan, Imagine Govan A Manifesto, June 2017
- Govan Docks Regeneration Trust, Govan Voices, February 2020
- Govan Thriving Place, Govan Locality Plan, October 2017

Separately, but as part of the wider planning and development process, PPCA Limited has submitted a response to the Scottish Government National Planning Framework 4 Call for Ideas exercise, highlighting the Govan Graving Docks as a strategically important development site on the River Clyde.



## A New Approach

### River Clyde 2050

The SDF provides a 'route map' towards the 'River Clyde 2050', with the aspiration of regenerating the River Clyde to support a critical mass of people and activity helping it to function as a unified entity, supporting a variety of economic, environmental and social uses and be recognised as the most important and vibrant part of the urban green and blue networks in the City Region.

To achieve the vision for the River Clyde 2050 the framework combines the City Development Plan objectives of creating a Sustainable, Connected, Green, and Vibrant River and a range of specific Placemaking Strategies for areas of differing spatial character, defined as 'River Rooms'.

### Imagine Govan : A Manifesto

The Imagine Govan Manifesto was prepared as 'a call to action for the community, the City Council and others to come together to realise the Imagine Govan vision and bring about positive and lasting change for Govan and the people who live there.' The Manifesto encourages a 'whole place' approach, encouraging collaboration across all sectors and stakeholders with an interest in Govan.

The manifesto maps out a 10 year masterplan which is aligned with four themes;

1. Growth, Innovation and Enterprise
2. Places and Connections
3. Living in Govan
4. Social Justice

The graving docks is identified as an opportunity site within the Manifesto and it is stated that managing the future development of these sites will be one of the great challenges in the next 10-15 years. The opportunity sites are noted as having the potential to attract creative and tech businesses, provide new housing choices and provide new social and cultural spaces.

### Govan Voices

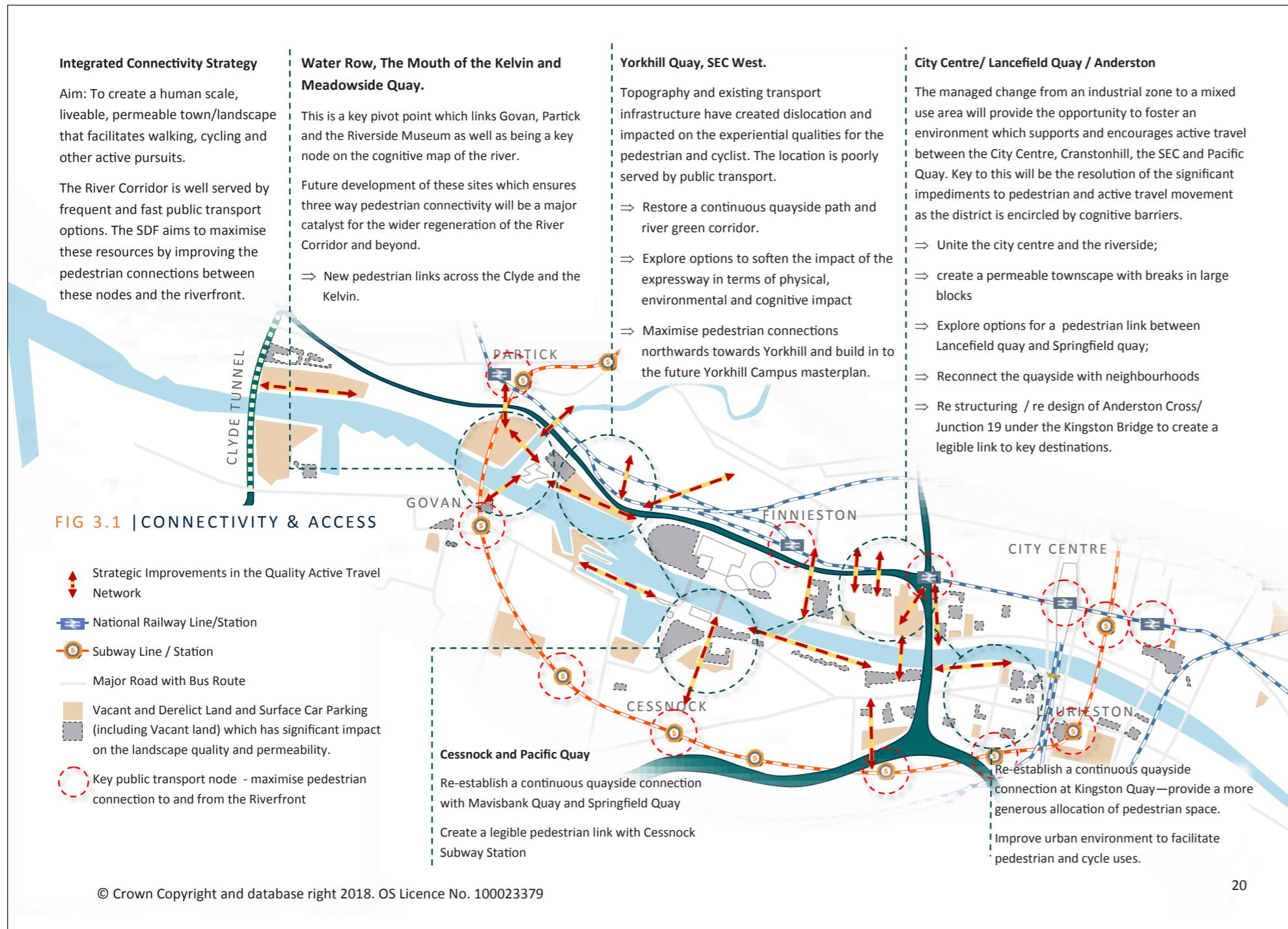
Govan Voices was a year long community consultation project conducted by the Govan Docks Preservation Trust. The consultation process started in October 2018 and aimed to engage the community in shaping a vision for the Govan Graving Docks.

The consultation process only returned 175 completed questionnaires, with only 48% (84) of these being from residents of Govan.

Conclusions have been presented within the consultation report which, with the exception of comment on housing, largely align with the current vision for the Graving Docks being presented by New City Vision.

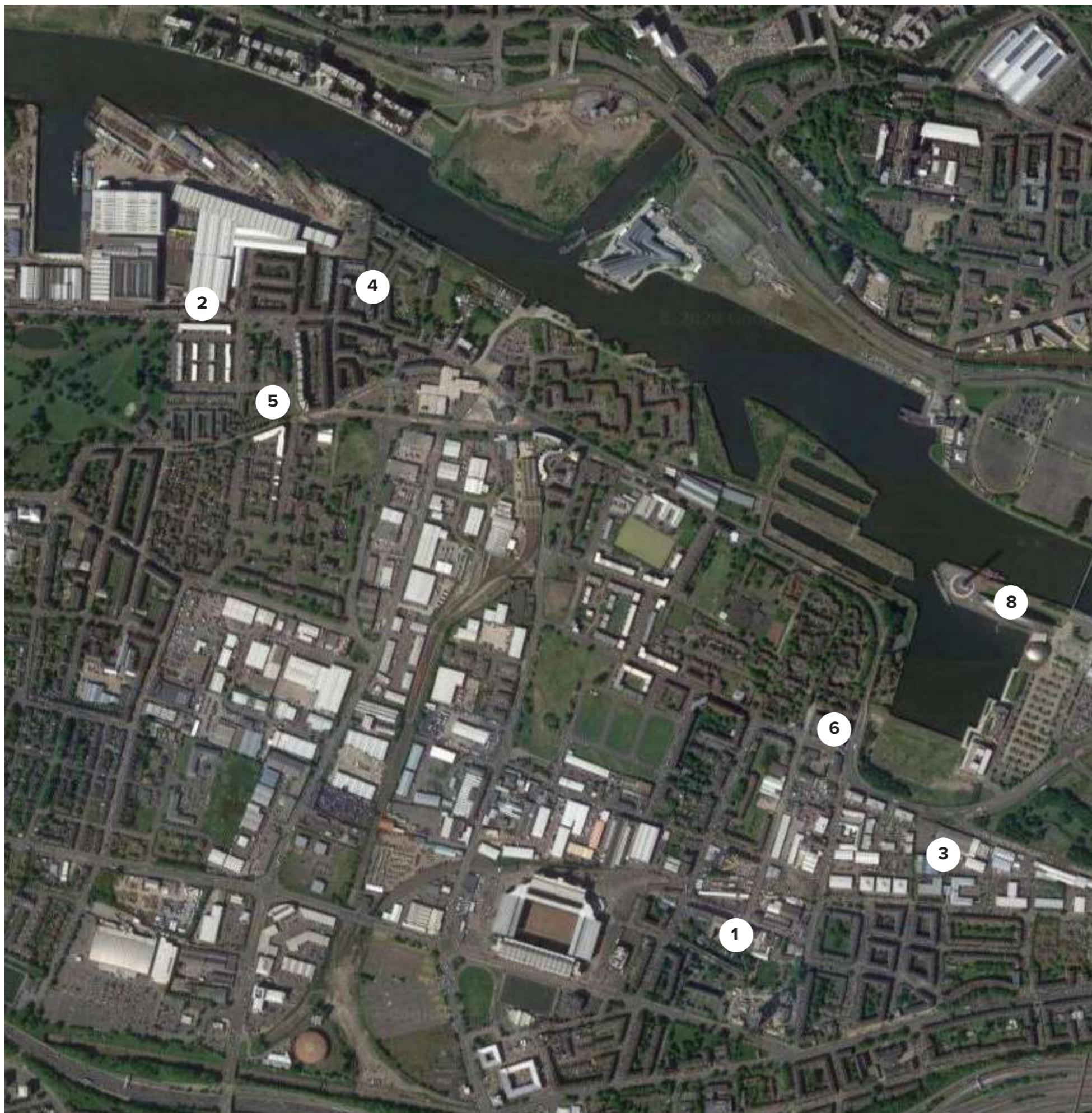
The Govan Docks Regeneration Trust intend to continue with the project and have confirmed their next steps to be;

- Produce Strategic Development Plan (SDP) draft
- Wider review of the SDP
- Engagement with key stakeholders (supported by the SDP)
- Funding applications supported by the SDP
- Identifying venture partners
- Research into community ownership potential



The Graving Docks are an important Grade A listed structure, both for their architectural quality and historic resonance with the area. **Future development should acknowledge its heritage** and enhance its prominent setting on this pivotal part of the River Corridor. The Graving Docks are within the functional floodplain of the River Corridor and therefore new uses for the site will need to be responsive, adaptive and resilient to these environmental conditions. In addition, future development will also have to carefully consider its interfaces harmoniously with its surrounding low-rise residential urban form and views along the Clyde. **The site will greatly benefit from enhanced connectivity to SEC and Pacific Quay** and the construction of a new bridge crossing at Canning Basin opening to River is considered fundamental to this. Historically the site was connected to the West End via a ferry route and **the potential to re-establish a River crossing** here should be explored further.

## A New Approach



### 2.02 Re-engaging Project Partners

O'DonnellBrown identified a list of potential project partners and local organisations who should be consulted on the development of Priority 1: Cultural and Heritage activity and the emerging wider project vision. A list of the organisations who have been consulted is provided below:

#### Local Organisations

1. Galgael
2. Govan Workspace
3. Govan Project Space
4. Govan Housing Association
5. Elderpark Housing Association
6. Film City Glasgow
7. Govan Reminiscence Group
8. Glasgow Science Centre

#### Statutory Bodies and Funders

9. Architectural Heritage Fund
10. Historic Environment Scotland
11. Glasgow City Council
12. CGAP
13. East Govan Community Council

#### Projects associated with Graving Docks

14. Jacqueline Donachie (Artist)

#### Citywide Organisations

12. CPJ Group (Skills Hub)
13. WASPS

Plantation Productions, a local arts organisation, were contacted about the project.

The consultation period has been ongoing since 15th January with the most recent meeting taking place with the Glasgow Science Centre on Thursday 2nd April to discuss their proposed external works. The consultation period was intended to conclude with a presentation to CGAP however, due to the coronavirus pandemic this has been postponed until June 2020.

The consultation process is ongoing and is separate to any statutory consultations required by the Planning Authority. The intention going forward is to maintain an open and ongoing dialogue with stakeholders and consultees as the masterplan and planning application process progresses.

## A New Approach

### 2.03 Key Findings and Emerging Themes

All of the organisations and individuals who have been consulted since January 2020 are supportive of the emerging vision and were supportive of the idea to bring forward parts of the heritage and culture activity ahead of delivering the parts of the wider masterplan elements.

Several common themes were identified during each consultation. A summary of these has been provided below.

#### 1. CULTURAL ACTIVITY

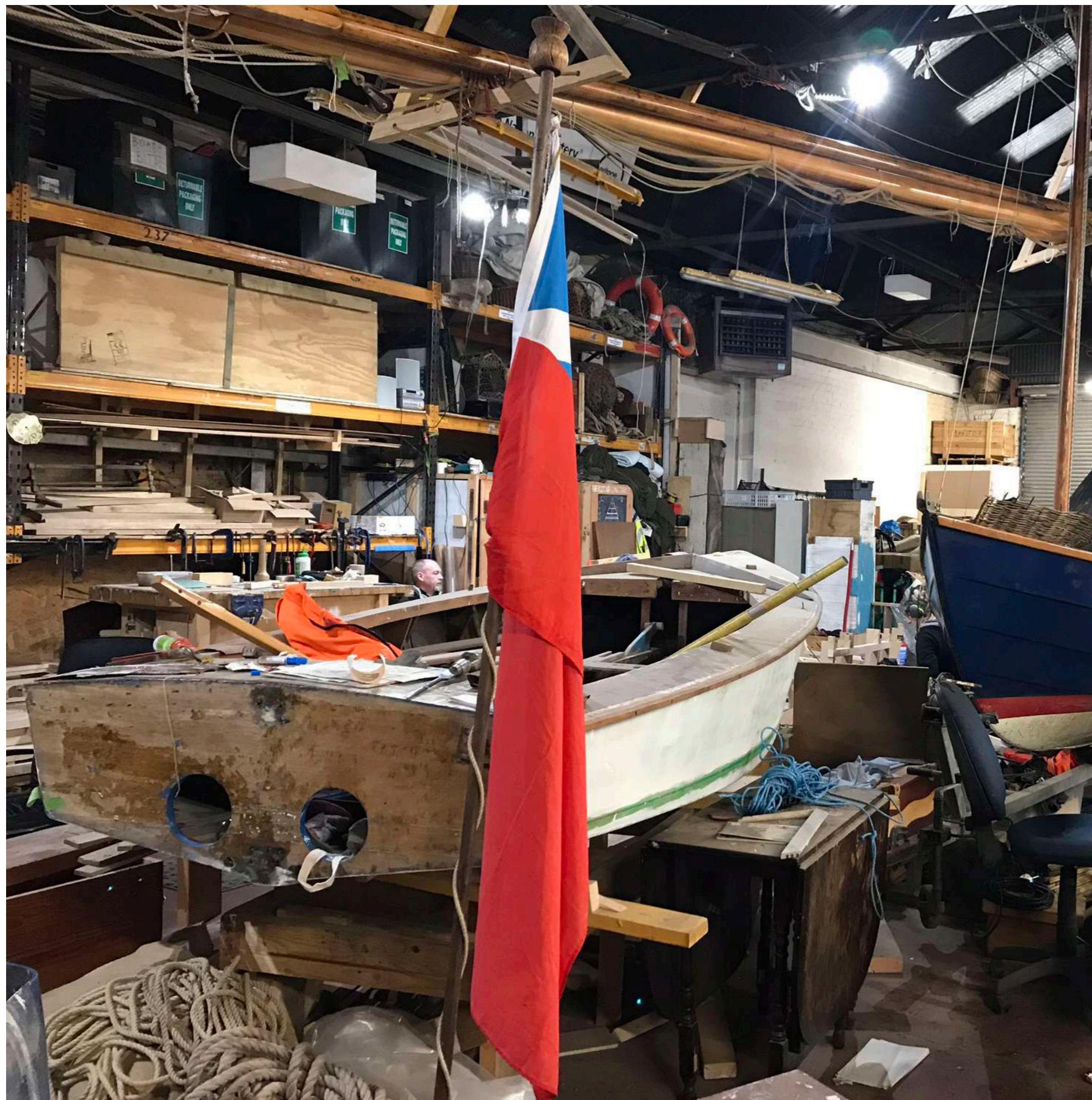
The Graving Docks has a history of attracting cultural activity and artistic interventions. Jacqueline Donachie noted her interest in siting her work for Glasgow International on the Graving Docks site and also made reference to the TSWA Four Cities Project by Stewart Brisley (1990) and T S Bealls ongoing Hidden Histories project. Other notable projects which were referred to during the consultation process were Nic Green's Turn Project, Riverside Solidarity by Baxendale, and the recent filming of Sam Mendes' 1917.

#### 2. WORKSHOPS / SPACE FOR MAKING

The growing demand for workshop and studio space within Govan was evident in our discussions with a number of consultees including; Galgael, who identified the need for additional premises to allow them to facilitate their Trust activities, Govan Project Space, who are recognising a growing demand for artist space in the area, and Glasgow Film City who plan to increase the area of lettable studio space at their home in the old Govan Town Hall.

#### 3. STORYTELLING / FILM

The area around Pacific Quay is recognised as Glasgow's Media Quarter with it being home to both the BBC and STV. Film City Glasgow is located between the graving docks and the Media Quarter and is home to over 25 permanent tenants from the screen and wider creative industries. Discussion around film making also emerged around the recent use of the graving docks as the set of Sam Mendes' 1917. Govan Housing Association advised that their community inclusion team have recently started a community cinema in the Pearce Institute and the Govan Reminiscence Group are interested in the idea of documenting an oral history film about their association with the graving docks.



# 03

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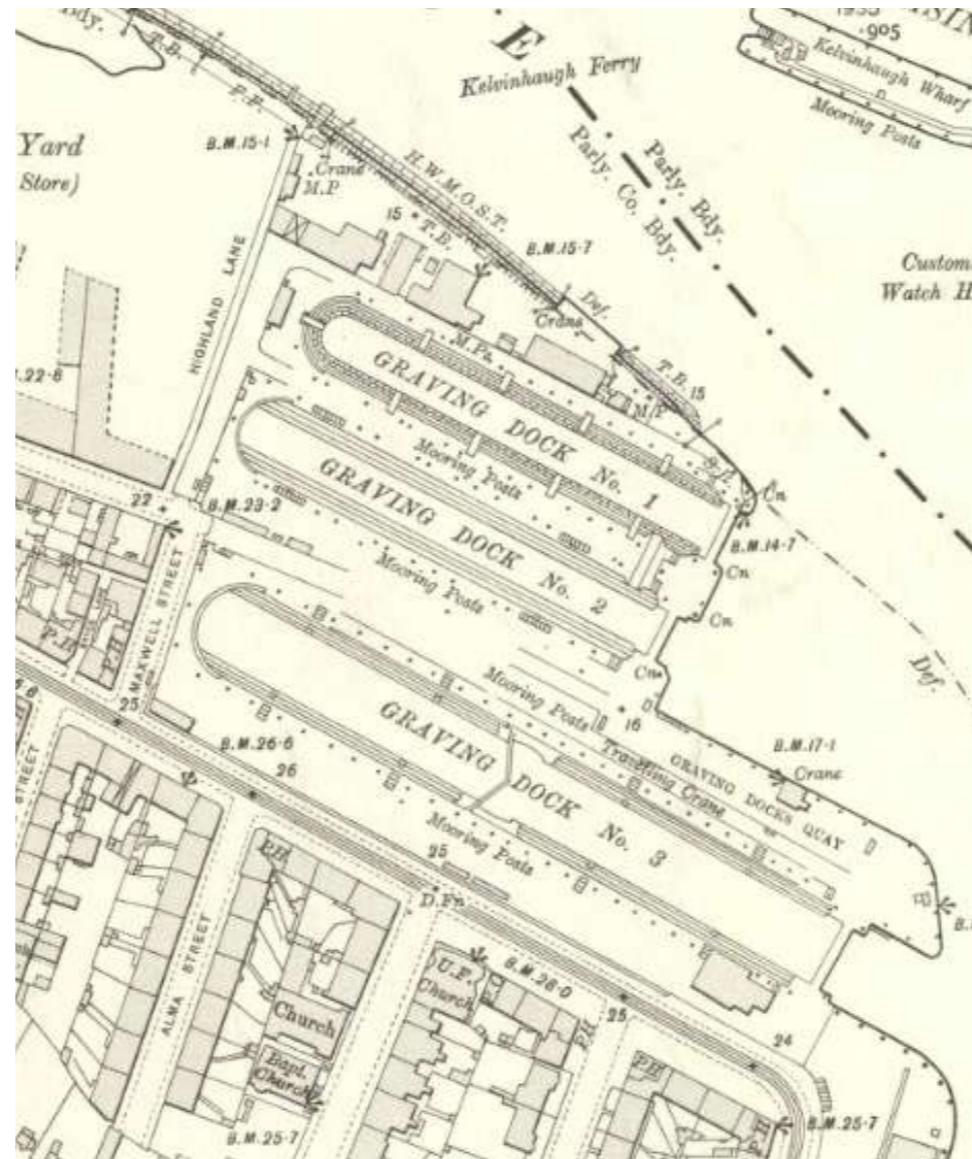
Learning from the Site

## 3.01 Site History



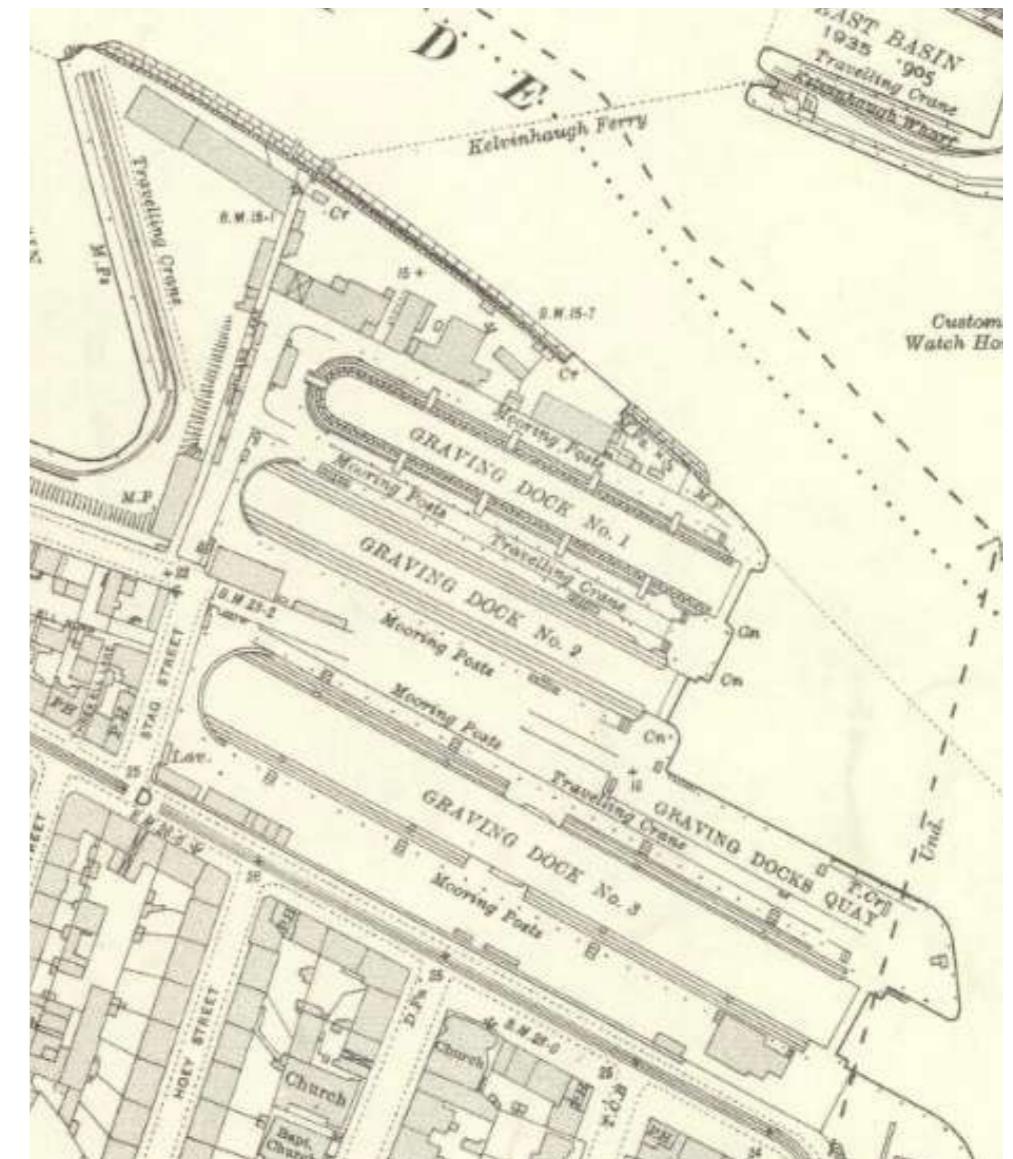
1857

The site is largely pastoral land located between the south banks of the River Clyde and properties on Govan Main Street. Govan East Iron Ship Building Yard and Middleton Iron Ship Building Yard occupied significant sites immediately to the west of the site. A north south route through the site from Salterscroft to Main Road is evident.



1913

Graving Docks 1, 2 and 3 now occupy the site with associated buildings and workshops located to the north of Dock 1. A large section of Govan Main Street has been subsumed by the Docks however, the north south route noted in the 1857 plan is now identified as Highland Lane connecting Maxwell Street to the banks of the Clyde.



1935

A wider complex of Dock buildings are now established further defining the route of Highland Lane. Maxwell Street is now noted as Stage Street.

## Learning from the Site

### 3.02 The Site in the City

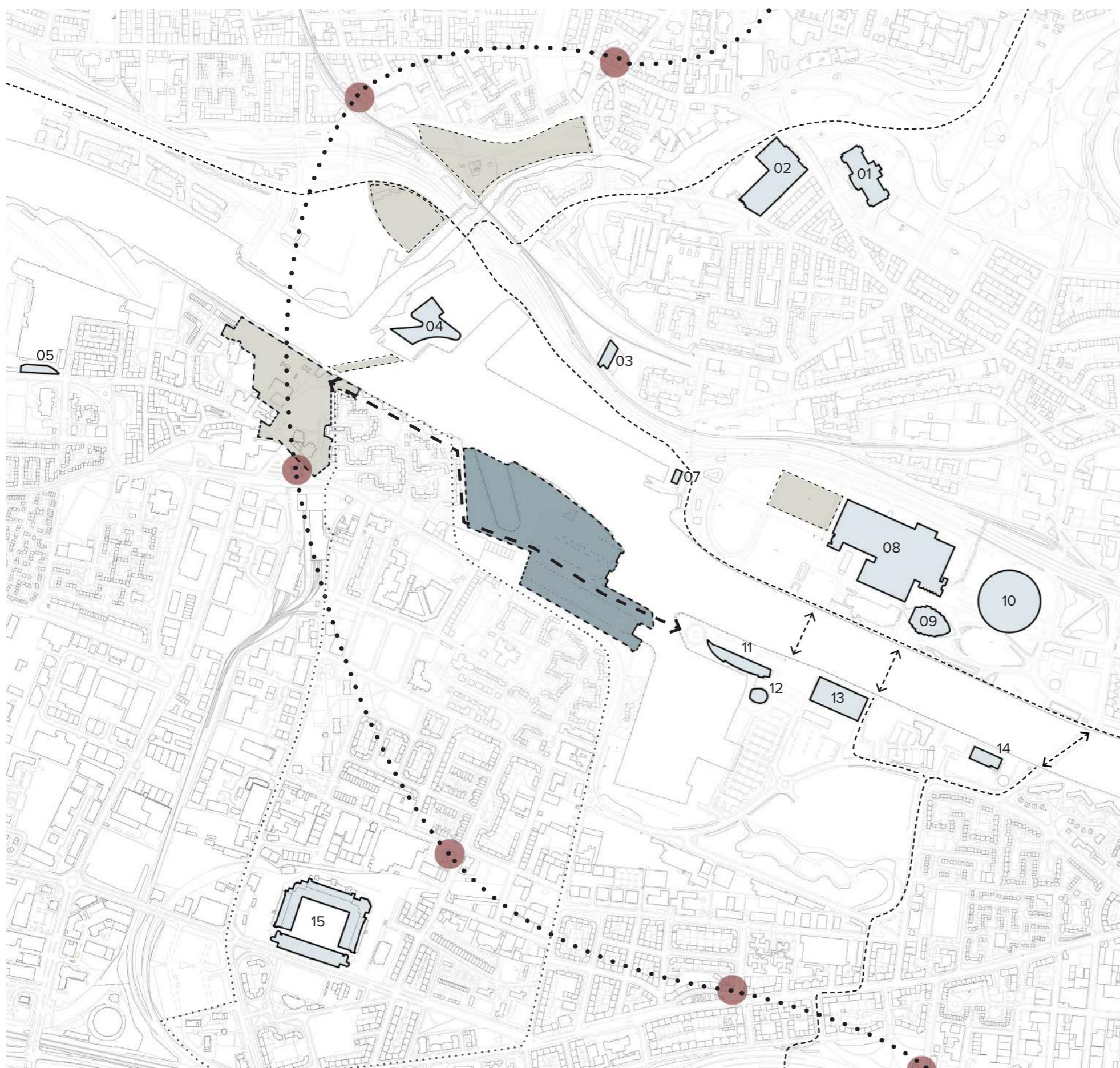
The Govan Graving Docks site occupies a pivotal part of the River Corridor. The current condition of the site and the associated accessibility issues form a significant barrier between the riverside and Govan Road and also prevents opportunities for improved connectivity between Pacific Quay and central Govan.

The site will greatly benefit from enhanced connectivity to SEC and Pacific Quay and the construction of a new bridge crossing at Canting Basin opening to River is considered fundamental to this. Historically the site was connected to the West End via a ferry route and the potential to re-establish a River crossing here should be explored further".

The new approach to the Govan Graving Docks is being considered alongside the proposed developments at Water Row in Govan and the Glasgow Science Centre to ensure complimentary uses and connectivity between the sites are considered. O'DonnellBrown have initiated dialogue with both the Water Row project team and the Glasgow Science Centre.

#### KEY

1. Kelvingrove Art Gallery & Museum
2. Kelvinhall
3. SWG3
4. Museum of Transport
5. Fairfield Heritage Centre
6. Elder Park Library / Community Centre
7. Clydeside Distillery
8. SECC
9. SEC Armadillo
10. SSE Hydro
11. Glasgow Science Centre
12. IMax Cinema
13. BBC Scotland
14. STV
15. Ibrox Stadium



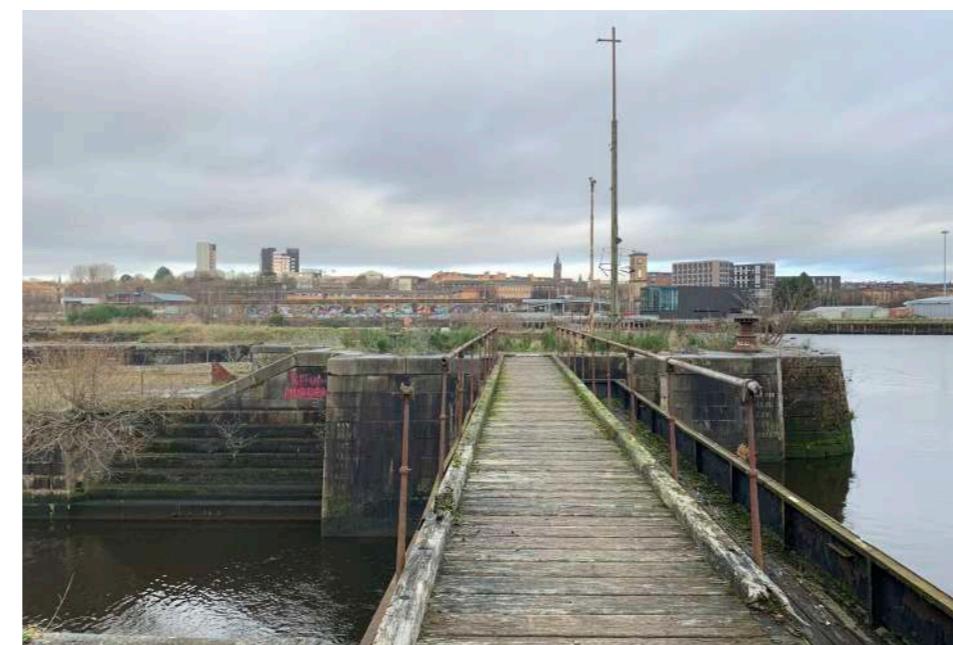
Connectivity & Transport	<span style="color: darkred;">●</span>	Clydeside Cycle Ways	<span style="color: darkred;">-----</span>
Future / Current Development	<span style="color: olive;">●</span>	Bridges	<span style="color: olive;">↔</span>
Graving Docks	<span style="color: darkblue;">●</span>	East Govan & Ibrox TRA	<span style="color: darkblue;">-----</span>
Culture / Leisure	<span style="color: lightblue;">●</span>	/ Linthouse	<span style="color: lightblue;">-----</span>

## Learning from the Site

### 3.03 Current Condition

Due to inactivity on the site for almost 40 years it is currently in a state of dereliction and therefore presents significant challenges when considering how to open it up to the public.

Enabling proposals must consider how to allow safe access to the site in the interim. It is important that proposals are not detrimental to the existing archaeological features of the site or detract from the experience of being on the Docks.

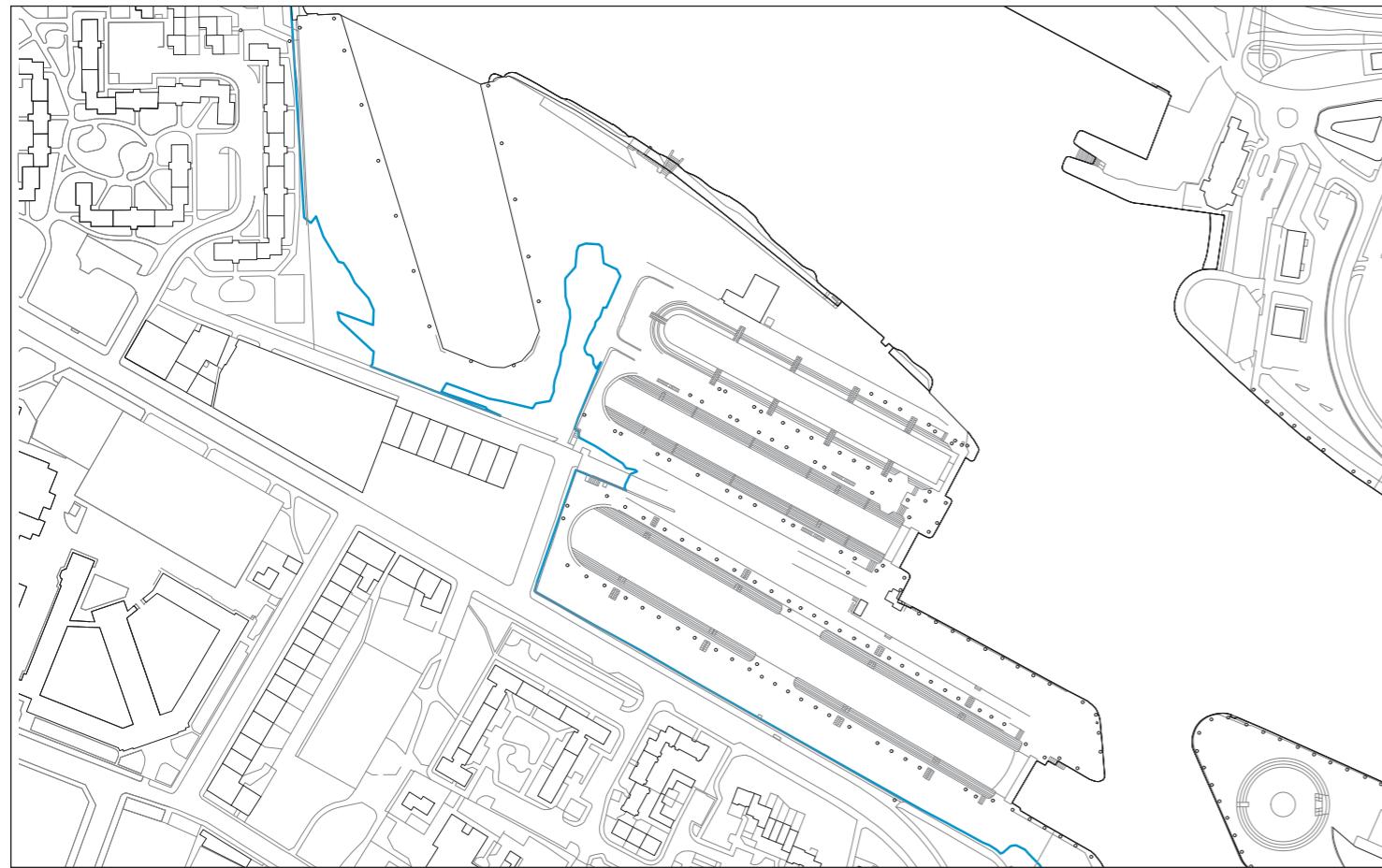


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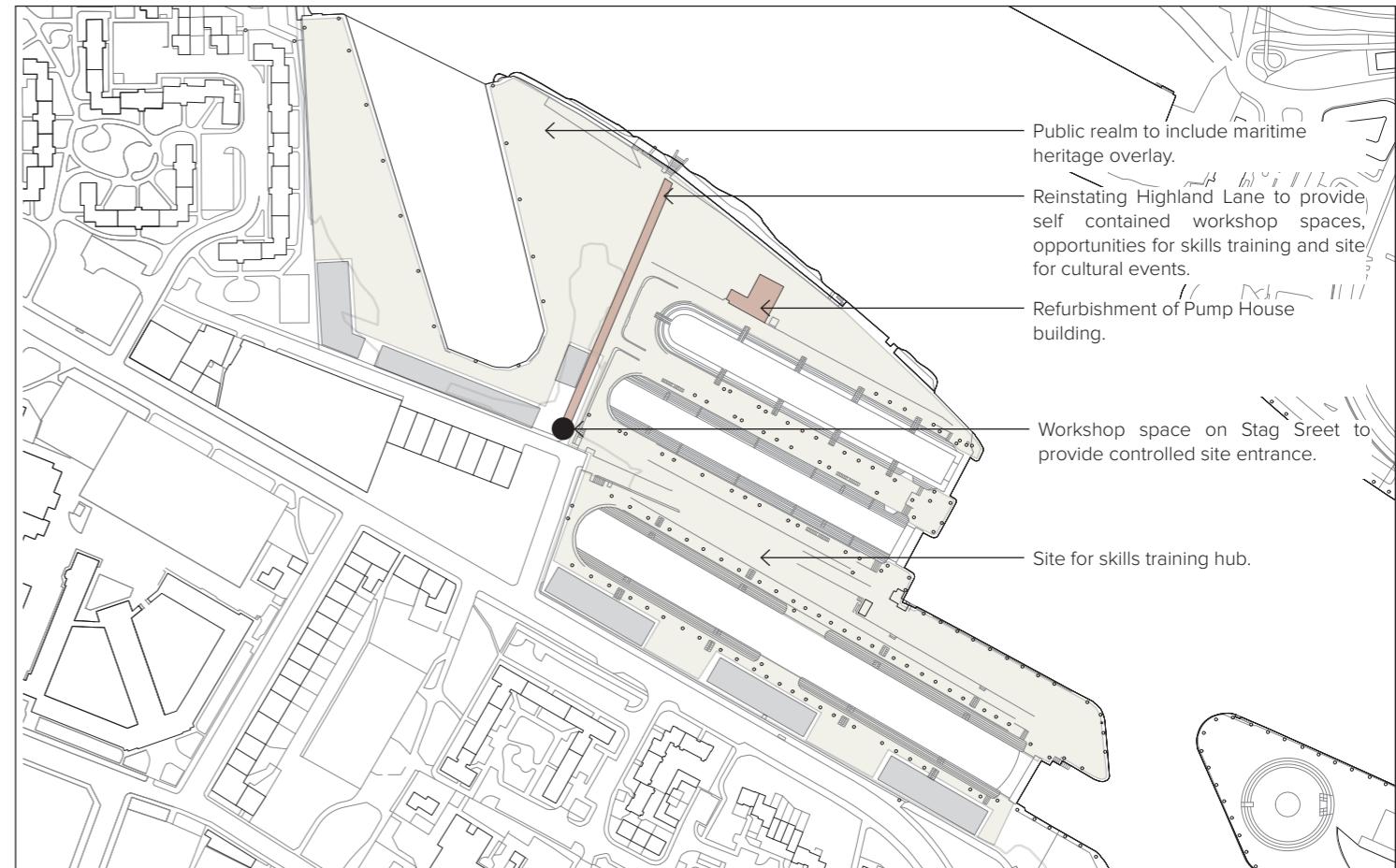
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Emerging Masterplan

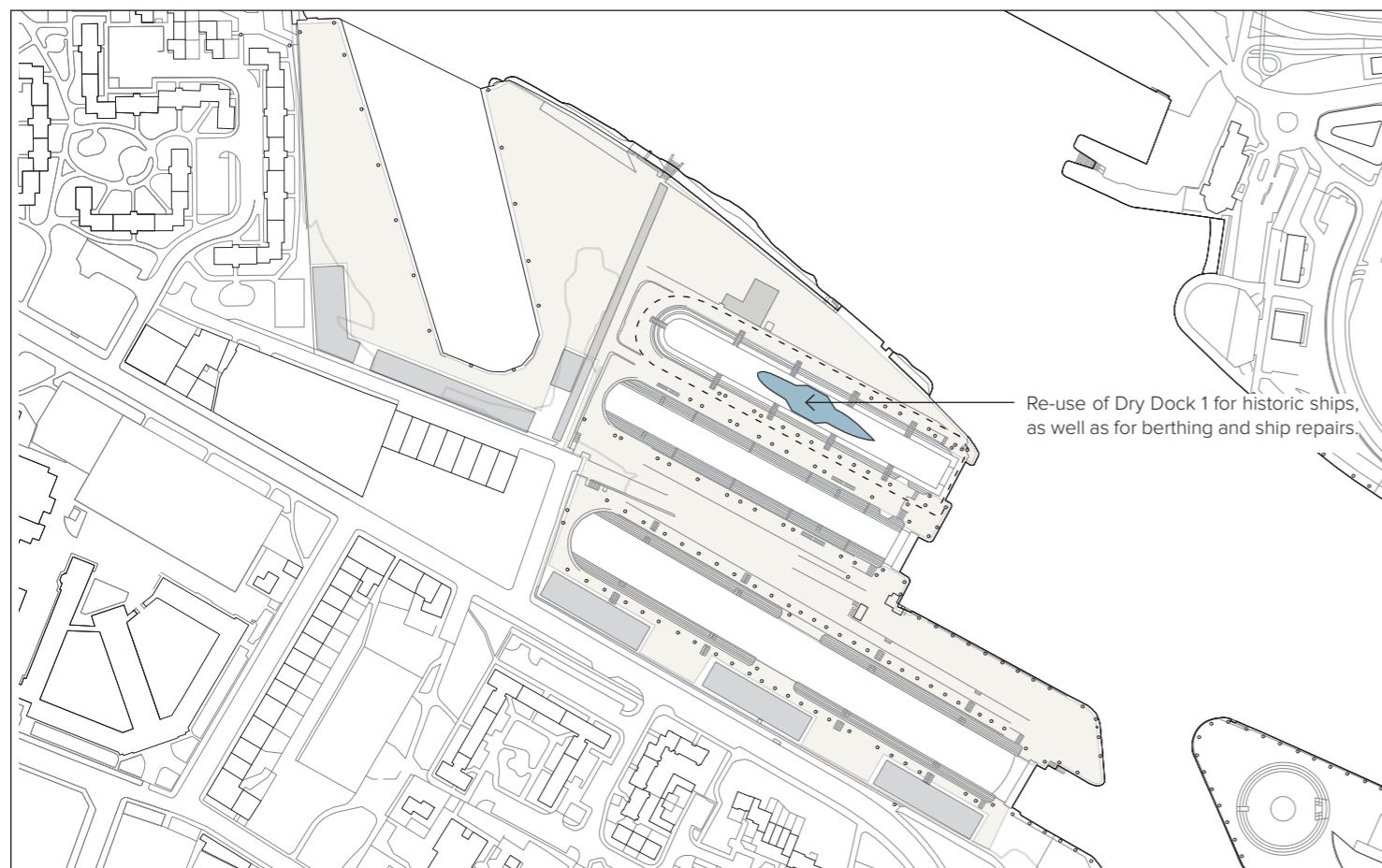
## Emerging Masterplan



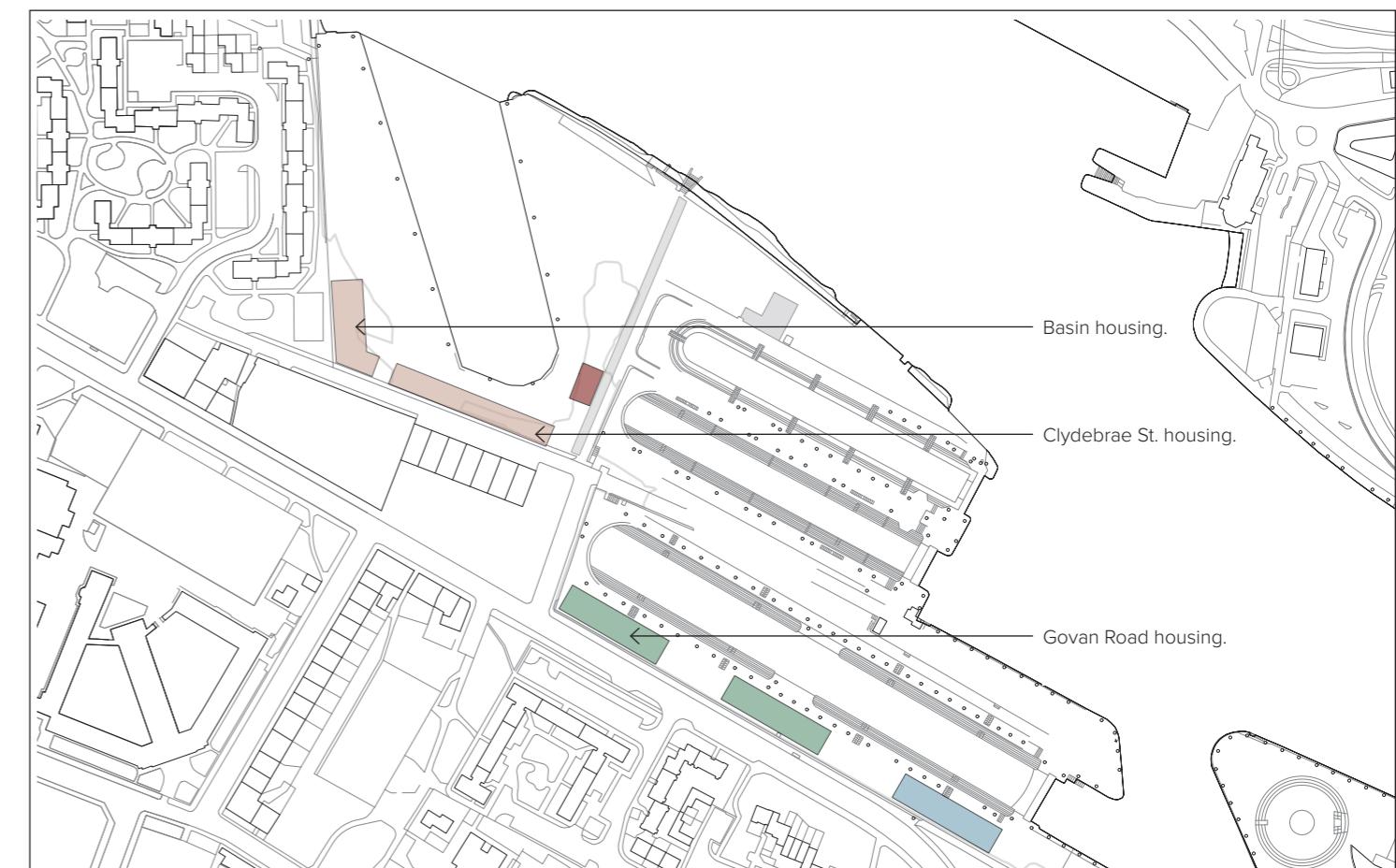
Establishing the Project Priorities: Existing Site



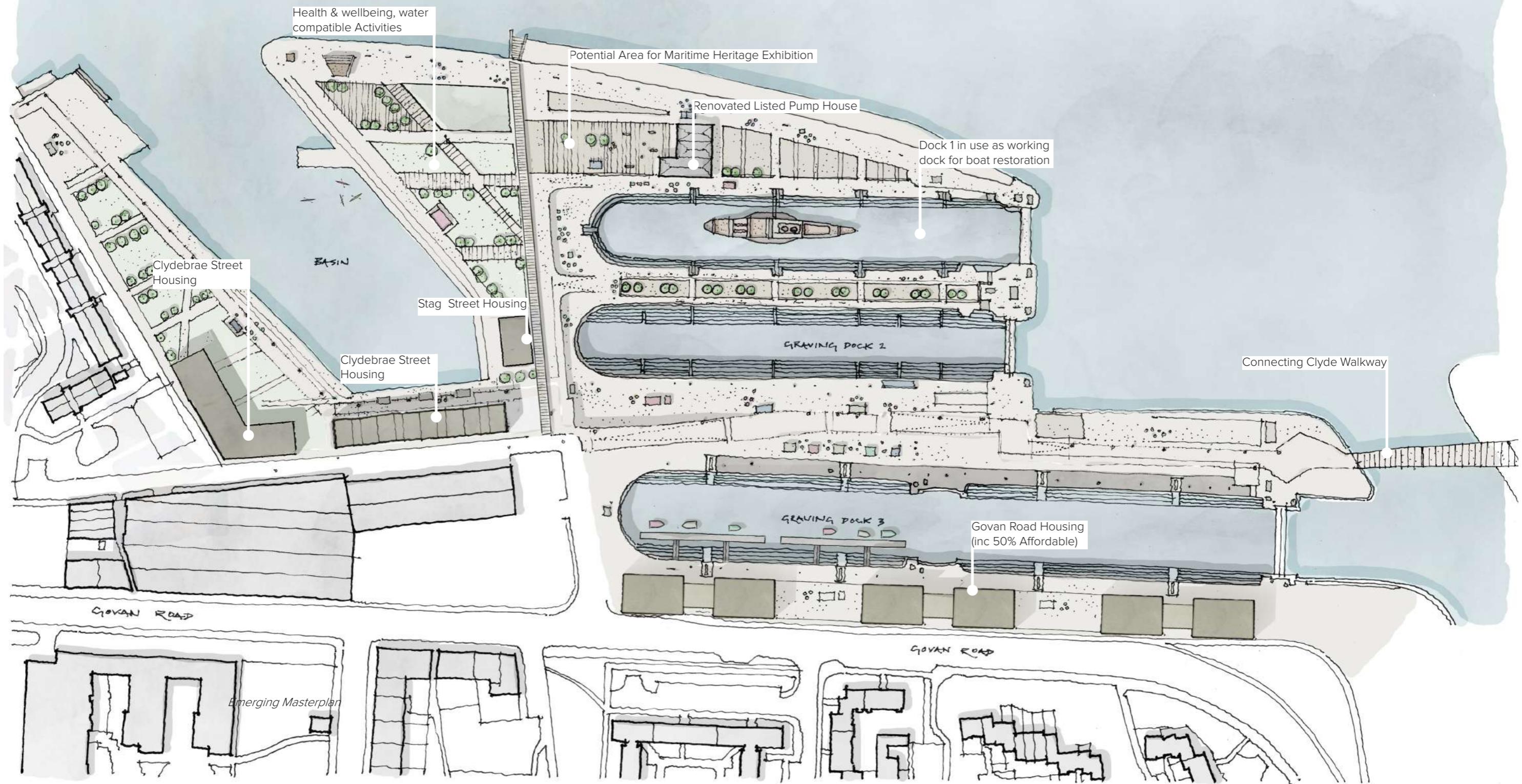
Establishing the Project Priorities: Priority 1 \_ Heritage and Culture



Establishing the Project Priorities: Priority 2 \_ Reuse of Dry Dock 1



Establishing the Project Priorities Priority 3 \_ Residential Development





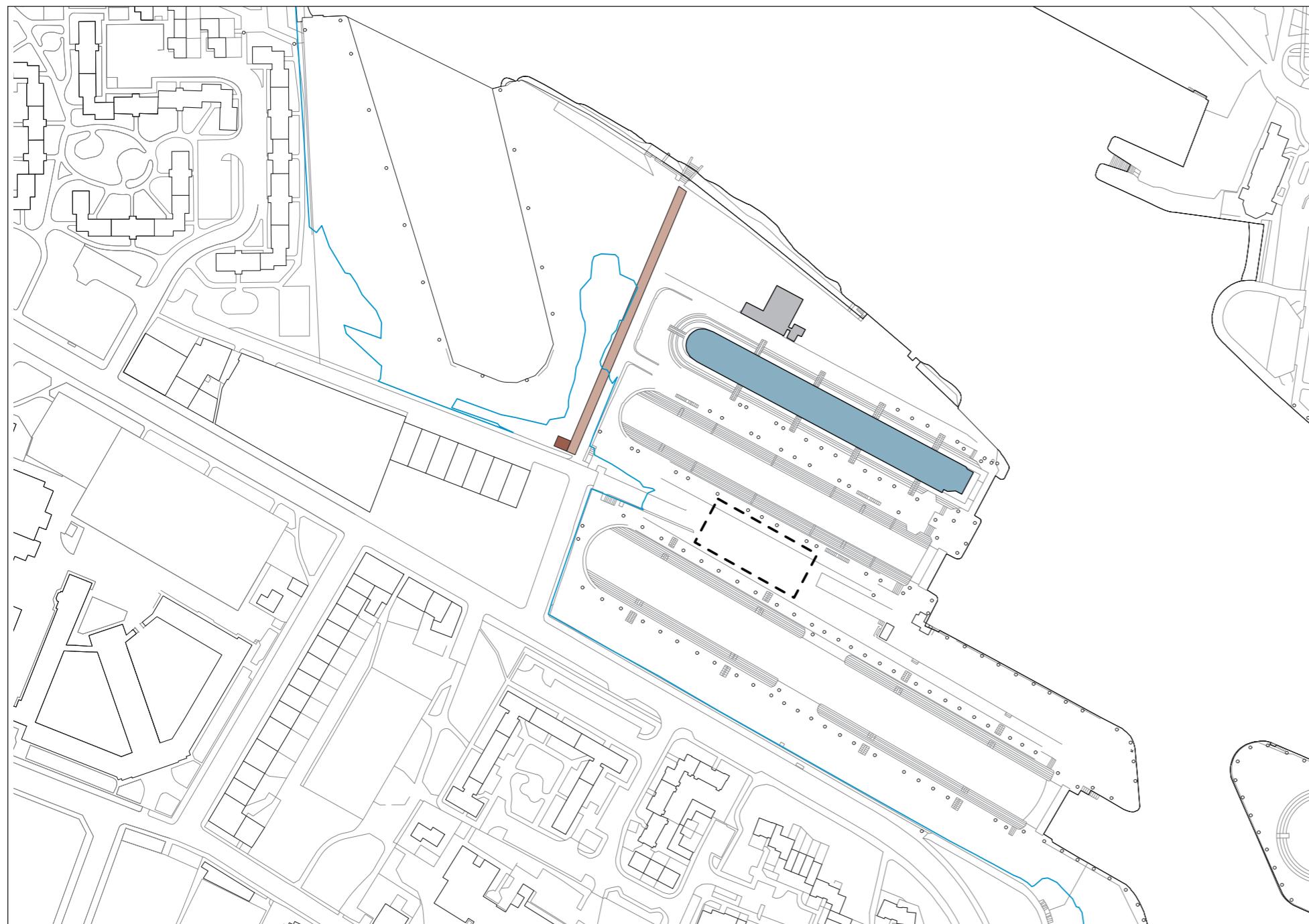
## Next Steps

### 5.01 Short Term Strategy

NCV are currently considering the phasing of the development and associated planning strategy. It is anticipated that elements of Priority 1 and Priority 2 will form a minor application and will consist of;

- The Stag Street workshop space,
- The Highland Lane Pier structure (as illustrated overleaf),
- The skills training hub,
- Re-instating Dry Dock 1.

Each of these parts are illustrated opposite.





5.01 Impression of Highland Lane 'Pier'

## Next Steps

### 5.02 Delivery of the Masterplan

We have set out a draft set of short, medium and long term aims, building on consultation to date.

#### Short term strategy

- Community Workshop established and built
- Dry dock 1 and Civil Engineering Skills hub open
- Boat yard on the river
- Highland Lane re-established with walkway and viewing platform

#### Year 1 - 2

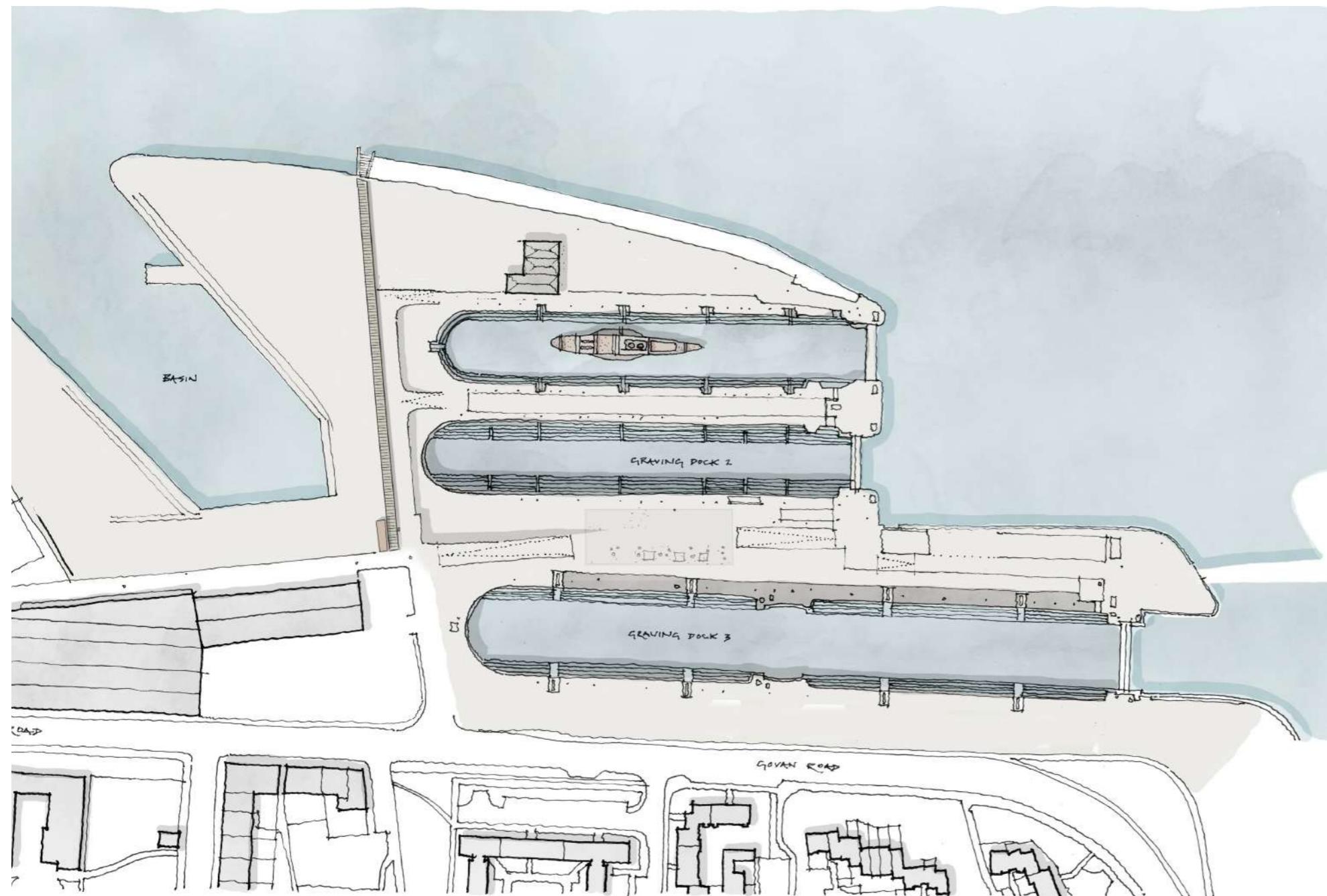
- Studio and workshop spaces created
- Restoration of listed pump house structure
- Phase 1 residential blocks built

#### Year 2 - 5

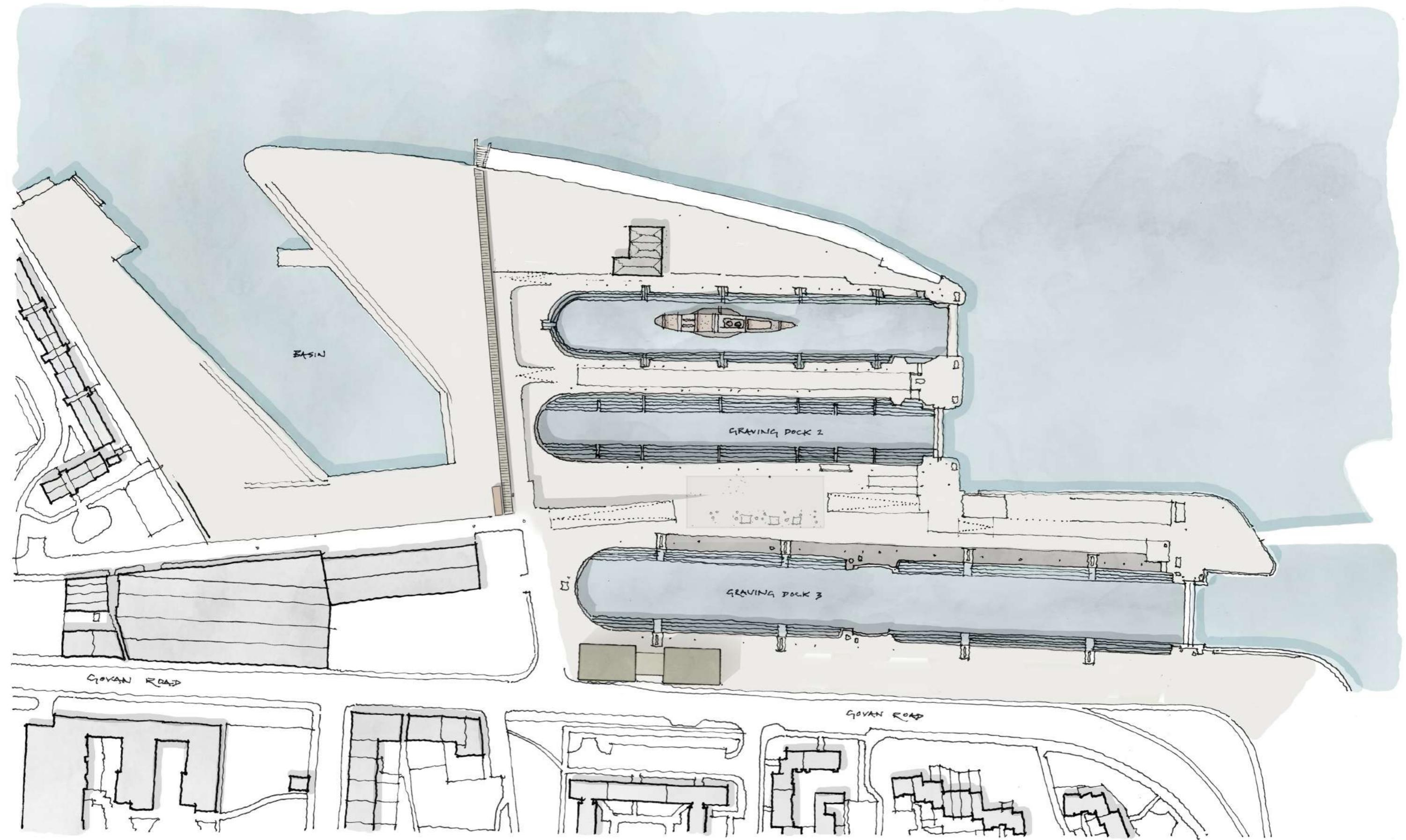
- Residential buildings completed

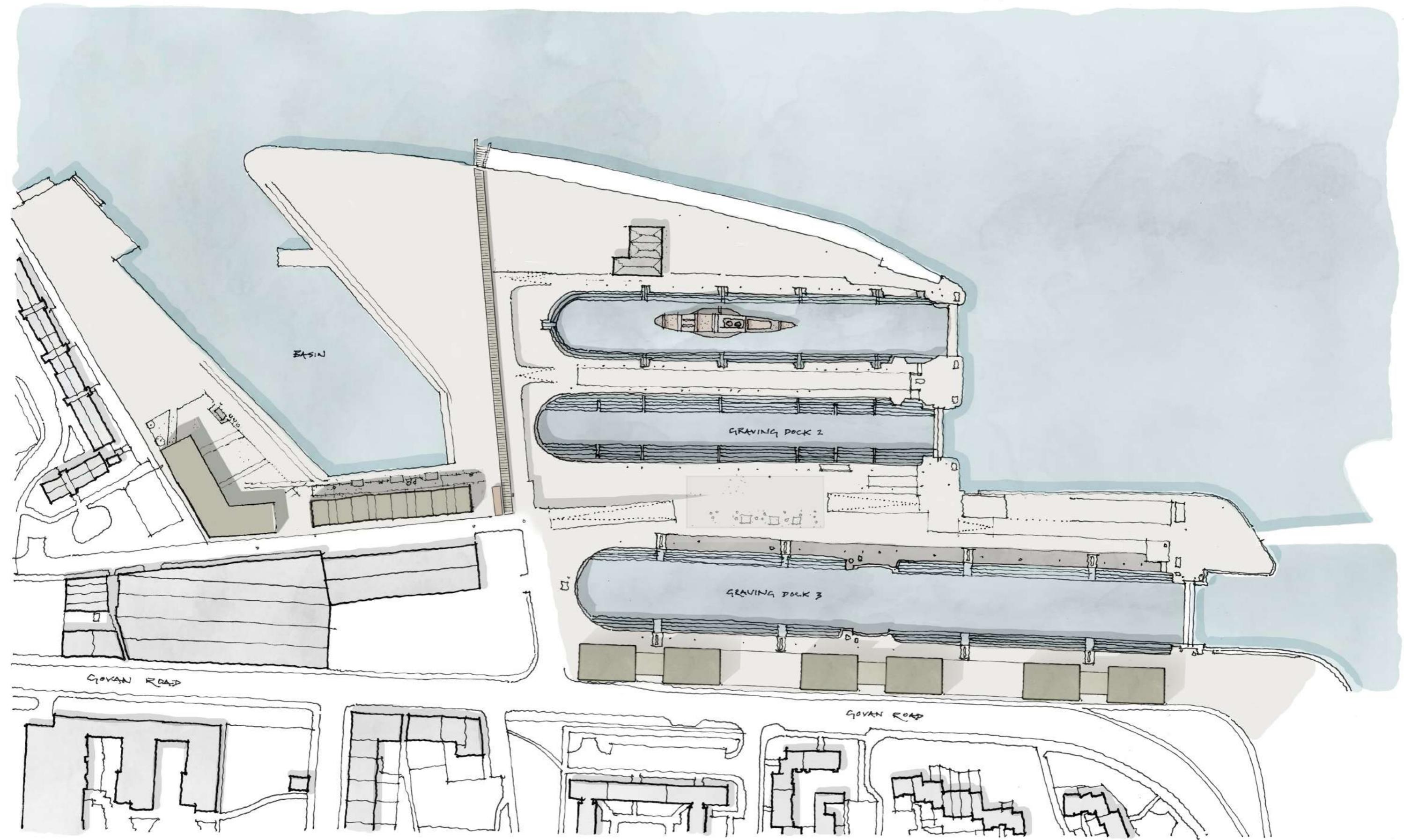
#### Year 6 - 10

- Completion of restoration and repair work to Grade A listed structures
- Completion of maritime heritage park

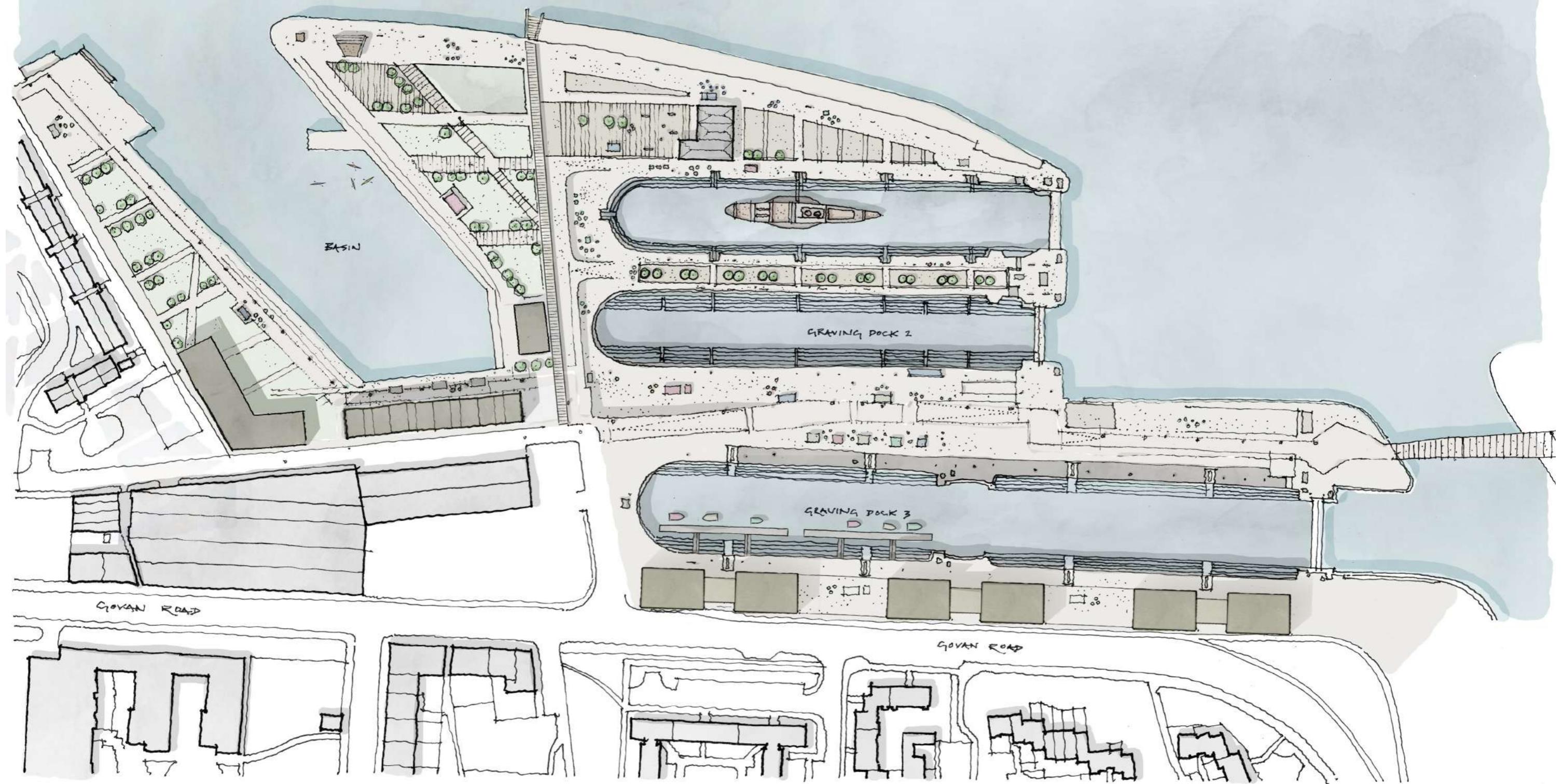


Short Term Strategy





Years 2 - 5



Years 6 - 10



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**O'DonnellBrown**