

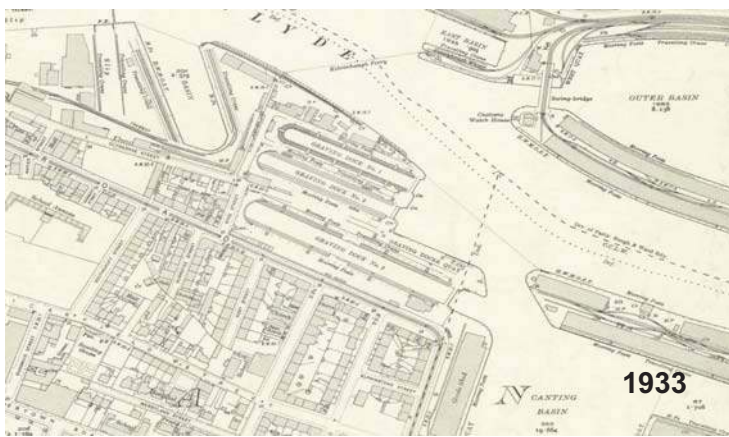
1858



1893



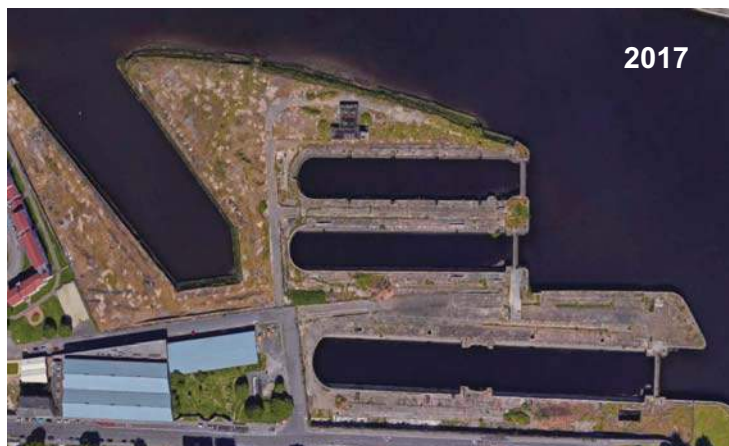
1909



1933



2002



2017

1860s
Govan Main Street Demolished

1875
Graving Dock 1 Opens

1886
Graving Dock 2 Opens

1898
Graving Dock 3 Opens

c1910
Tidal Basin Built

1963
Harland & Wolff Closes

1987
Graving Docks Close

1988
Garden Festival & Bells Bridge

2001
Science Centre

2004
City Dock Proposal
1000 Homes

2004-15
River Festival

2007
BBC and STV Buildings

2009
City Plan 2 Proposes 800 Homes

2011
Riverside Museum

2016
Glasgow Local Development Plan
Proposes 800 Homes

NOW
This Consultation

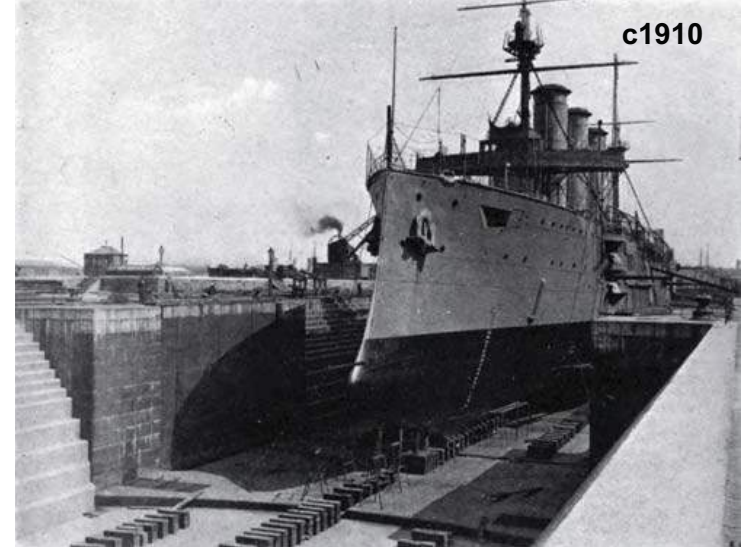
APRIL 2017
Planning Application 'In Principle'

EARLY 2018
Detailed Planning Application

LATE 2018
Construction and Restoration Start



c1900



c1910



1988



2004



2004-15



2011

This is an exciting project to bring a derelict site back into positive use after more than **40 years** of lying empty.

New development and restoration of the docks will bring new investment and opportunities to Govan, and open up the docks and the river to the people of Govan and Glasgow.

WHY ARE WE CONSULTING YOU?

We will be submitting a planning-in-principle application in April 2017 for redevelopment of the graving docks.

Before we finalise that planning application, we want to:

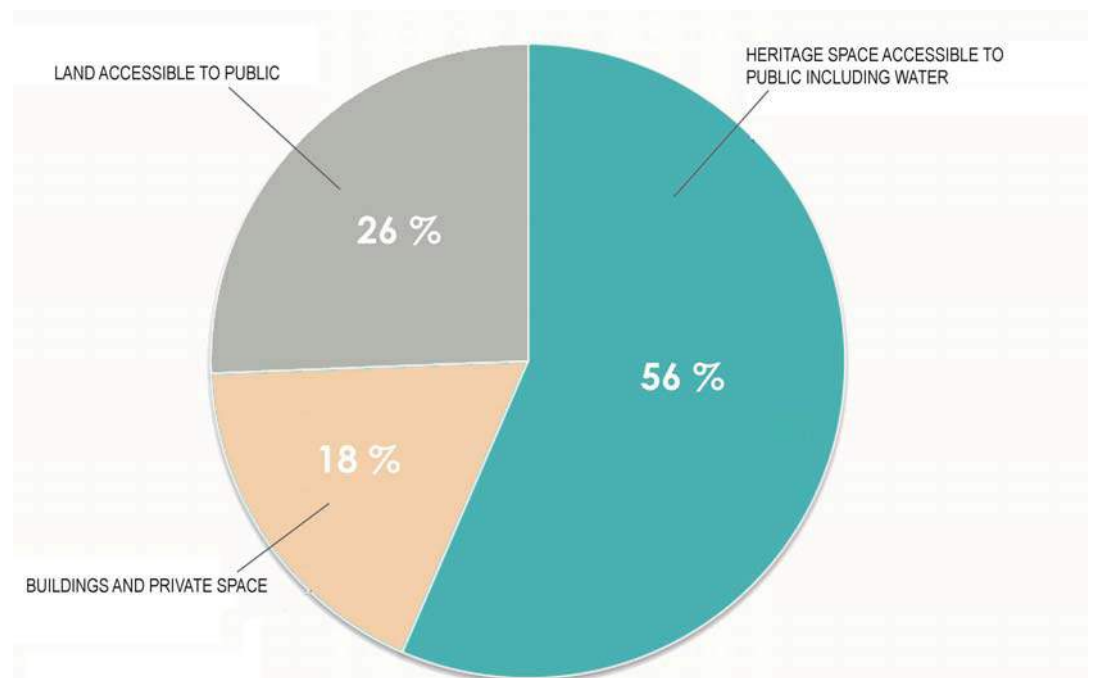
- **Tell you what we're proposing.**
- **Explain what's fixed, and what's flexible – so you know what you can influence.**
- **Ask for your ideas on the elements that are flexible.**

After this exhibition, we will review the flexible elements of the proposals in response to what people say.

We'll be back on Saturday 25th March between 1pm and 6pm in the Riverside Hall to show you the proposals that we will be submitting as a planning application in April. Please come back to see us!

This exhibition display will also be available online at [Facebook.com/GravingDocks2017](https://www.facebook.com/GravingDocks2017).

If you have any questions, please message us on Facebook or contact Nick Wright: nick@nickwrightplanning.co.uk 07900 334110.



Approximate proportion of proposed space distribution

WHAT'S PROPOSED: AT A GLANCE

New development

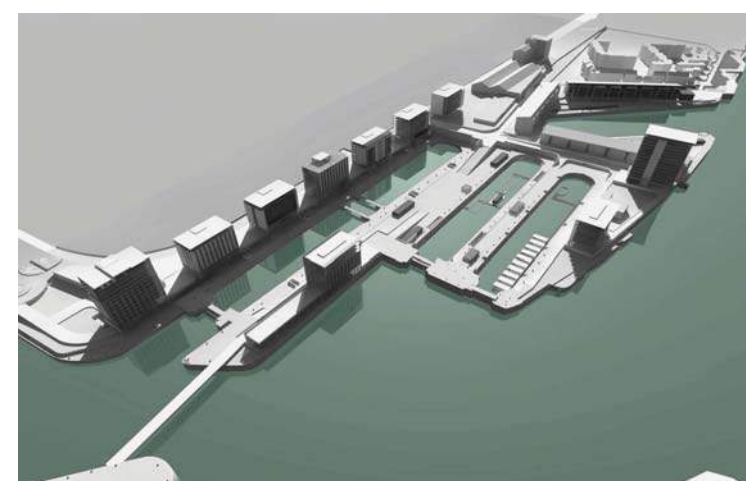
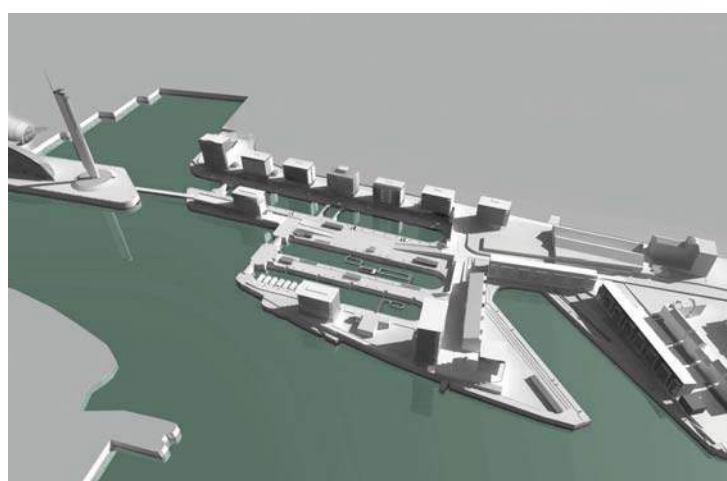
- 700-750 homes, approximately 100 of which would be 'affordable'
- Mix of shops, cafes, bars, restaurants, maybe a hotel or offices
- Buildings between 4 and 15 storeys
- Maritime heritage centre
- Footbridge to Science Centre and BBC (City Deal)

Restoration of docks

- Restore 'A-listed' graving docks, pump house and other features
- Keep tidal basin

Public access

- Around entire waterfront: river, docks and basin
- To 'A-listed' area including graving docks
- Throughout the site and over new footbridge to Science Centre/ BBC



Computer modelling - building designs can change

WHAT'S FIXED? WHAT'S FLEXIBLE?

What do you think about the 'flexible' things?

We want to be honest about what can change as a result of this consultation.

Some things are flexible. But others are fixed – because if they changed, the cost of the proposals would be more than the income they generate, so the scheme as a whole could not go ahead.

	What's fixed?	What's flexible?
Homes	Between 700 and 750 homes, including affordable housing.	The exact number, size and type of dwelling and how many are affordable housing.
Other buildings	Combination of museum/heritage centre, bars/restaurants, shops, offices and hotel.	The exact combination and where they would be.
Design of buildings	Building locations. Total floorspace.	Heights of buildings – but if one building drops in height, another will need to increase.
A-listed docks, pump house and other features	Everything will be kept and restored	Future use of pump house (museum/heritage centre?) Activities and events in and around docks. Future management.
Public access to the docksides and river edge	Public access anywhere without buildings	Activities and events in public spaces. Design and use of public spaces. Future management.
Public access to water	Public access everywhere: river, docks and basin	Water-based activities and events. Design of the edge of the tidal basin. Future management.

SURVEY WORK ALREADY COMPLETE

- Flooding and drainage • Ecology and environmental surveys, including bats • Traffic and junction surveys
- Update of 2001 Conservation Plan • Ground conditions and Site Investigations, including ground bearing data
- Harbour and quay wall condition survey • Substructure design • Utilities and energy strategy • Costings

These are some of the factors we have carefully considered so far:

Flooding



Ecology



Traffic



Conservation



Harbour Wall



Economics



We want to make sure that the new development becomes part of Govan – not a separate place where Govanites do not feel welcome.

So, we want to create as many opportunities for the people of Govan as we can:

- **Public space around the docks, along the Clyde, and across the new footbridge to the Science Centre and BBC.**
- **Shops, cafes-bars and businesses which are relevant and attractive to local residents.**
- **Things to do in and around the docks**
- **Affordable homes and houseboats.**
- **Construction jobs - the development and restoration work will take 5-10 years to complete.**
- **Work maintaining public space, docks and buildings.**
- **Jobs in new businesses like a small supermarket or restaurant.**
- **Setting up new businesses like cafés.**

What's the best way of making the new development part of Govan?

What others ideas have you got?

What would encourage you into the new development and around the docks?



Restoring and maintaining the history of the Graving Docks is a central focus of the site development plan. Among the proposals is the aim to carefully restore the old pump house and use it as a space to celebrate Glasgow's maritime heritage.

Throughout the development users will never be far from a piece of the site's history - be that the restored A-listed docks themselves or elements like capstans, caisson dock gates and bridges.

The proposals will:

- Restore the 'A-listed' graving docks, pump house and other features
- Restore the 'A-listed' pump house
- Restore other 'A-listed features': crane tracks, metalwork, caisson gates, cobbles, masonry etc
- Keep tidal basin
- Open up the entire docks and basin to public access

What do you think is important to keep and restore?



Restore and enhance the Docks with public access



WHERE WILL THE BUILDINGS BE?

Only 18% of the site would be built on. The plan and model show where buildings would be located.

What do you think of the relationship between buildings, public spaces and docks?

HOW HIGH WILL THE BUILDINGS BE?

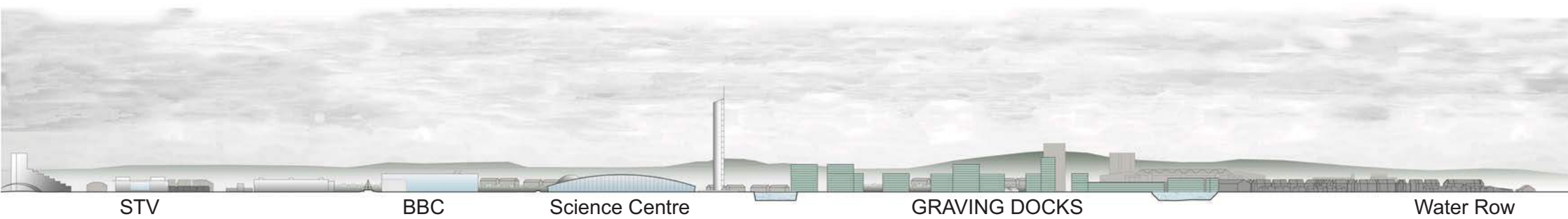
The buildings will vary in height between 4 and 15 storeys. That's much lower than Glasgow Harbour flats, which are up to 20 storeys.

The heights and exact positions of the buildings are not yet fixed. We'll aim to do that before the next exhibition on 25th March, taking account of what we hear today.

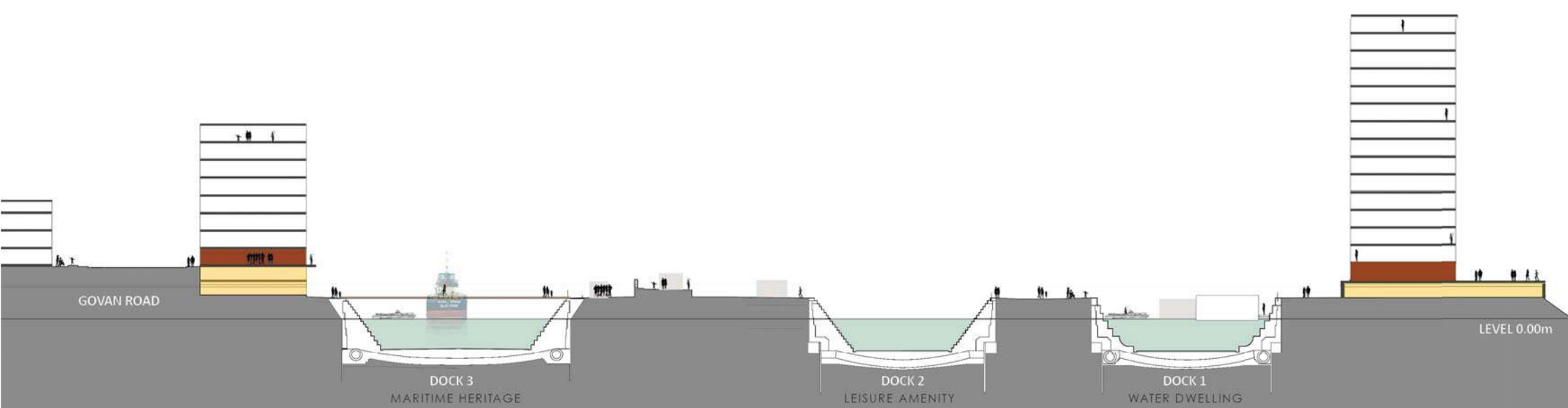
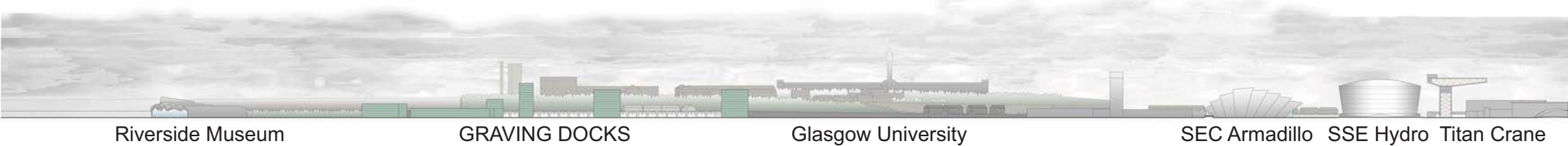
But remember, if one building reduces in height, another will need to increase. For the development to go ahead, we need to build a certain amount of floorspace.

What do you think of the heights of the buildings?

Looking South to the Graving Docks



Looking North from the Graving Docks



Cross section through Graving Docks - Activity in Docks can change

- PARKING
- COMMERCIAL
- HERITAGE COMMERCIAL AREA

WHAT WILL THE BUILDINGS BE USED FOR?

Flats will be the main use of the new buildings: between **700-750** apartments in total, approximately **100** of which would be **affordable**.

Those affordable homes would be for 'mid market rent' – not social rented housing, but private rented. They are likely to be of interest to people who already live or work in Govan. The exact number is flexible.

The remaining flats would be for rent or for purchase, at a range of price points. We anticipate that the most expensive flats would be around **15% cheaper** than Glasgow Harbour.

Other uses include small supermarket, cafes, bars, restaurants, workspaces, community spaces, a heritage centre and/or a small hotel. These would mainly be on ground floors and, for the heritage centre, in the restored pump house. If there is a hotel it would extend onto upper floors.

Small lightweight single-storey buildings could be built on docksides, for example for café kiosks, changing rooms for water sports or community use.

What do you think of the proposed mix of uses?



Kiosk food and drink



Retail amenity



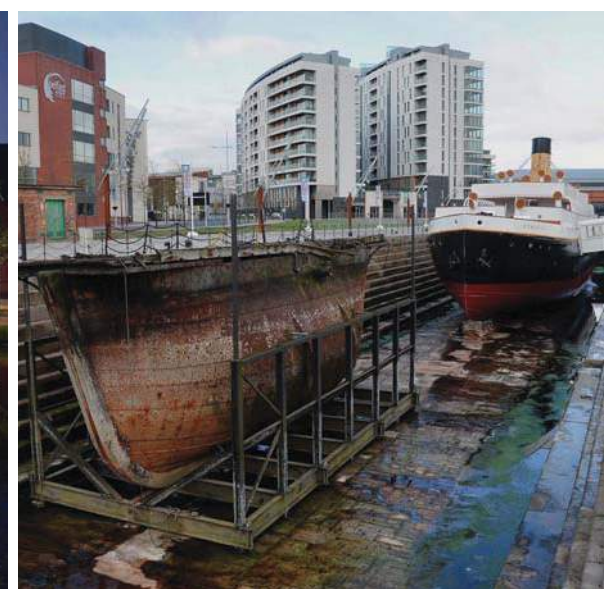
Innovation



Living on water



Houseboats



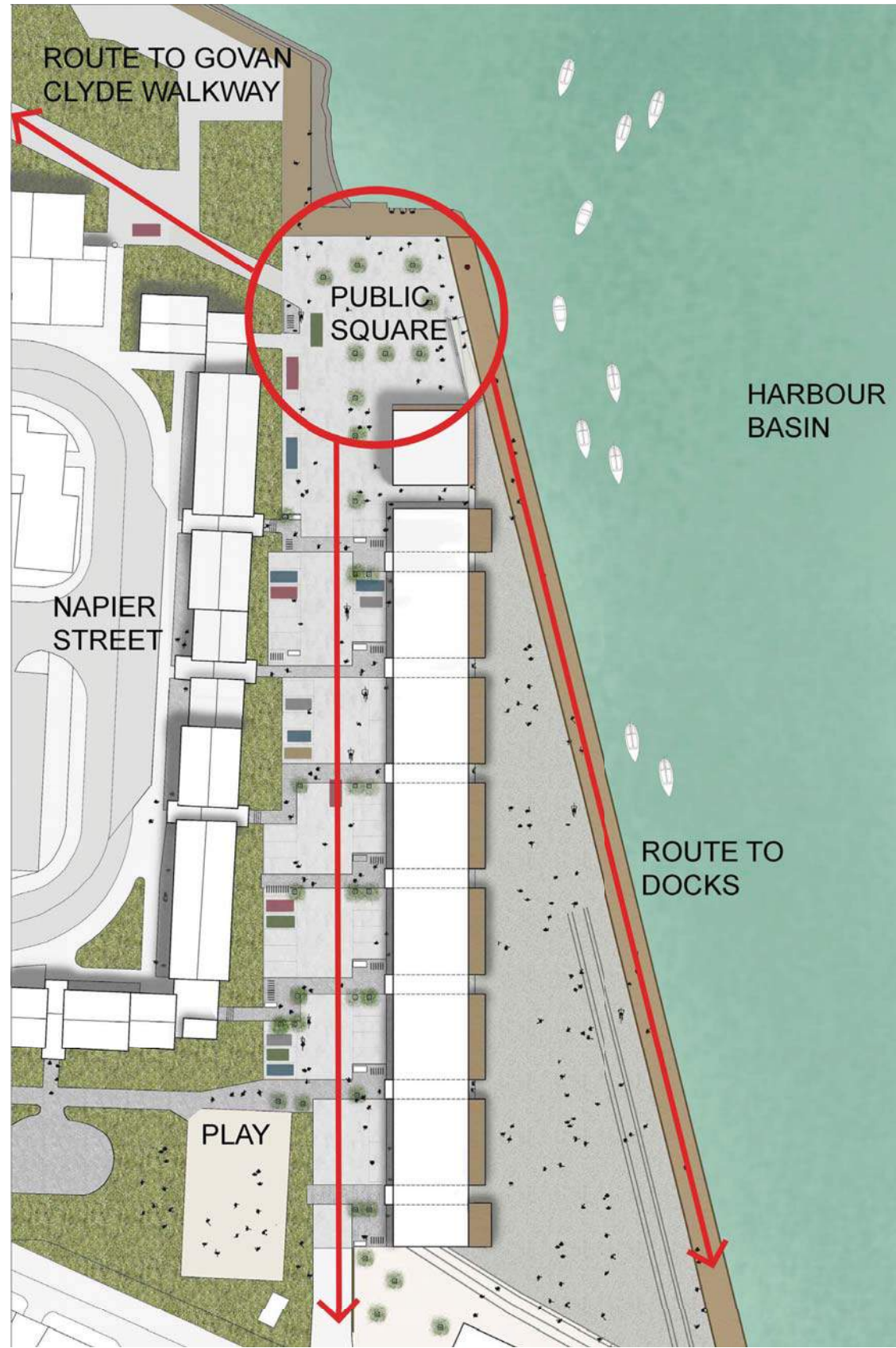
Working docks (partial)

There will be public access anywhere without buildings – that’s over **80% of the site**, including the water in the docks.

The areas around the three docks, the basin and the river will all have public access. There’s a huge opportunity to use them for different things: going for a walk, community gardens, natural river edges, café kiosks, play areas, tai chi, restoring old boats - or just sitting and enjoying the view.

If you tell us what you would like to do in the public spaces, we’ll be able to plan for it.

Local pupils at Riverside Primary School, St Saviour’s Primary School and Govan High School have given us their ideas for what they would like to see the public space used for (see separate sheets).



What would you like to see the public spaces used for?



There will be public access to the River Clyde, docks and basin all around the site.

The three docks and the tidal basin will all be restored and filled with water. There's a huge opportunity to use them for different activities: watersports, houseboats, artwork, floating concerts, boat building, education, swimming, paddling in the water – or just enjoying the view.

If you tell us what you would like to do on the water, we'll be able to plan for it.

Local pupils at Riverside Primary School, St Saviour's Primary School and Govan High School have given us their ideas for what they would like to see the water used for (see separate sheets).

What would you like to see the water used for?



Over the years, too many developments along the Clyde have failed to realise their full potential to improve the city. We want the Graving Docks to be different.

Done well, the graving docks will link Govan better to the rest of Glasgow – by attracting people from the rest of the city to come and enjoy what the Clyde has to offer, and by connecting to other places on the Clyde like the Science Centre, the Riverside Museum and the SECC.

That's why we're proposing:

- **Better integration with Govan.**
- **More public activity around the docks.**
- **Access to the water.**
- **More focus on heritage.**

