Creating Opportunities from Constraints

The site is particularly susceptible to flooding with overland flow and the River Clyde presenting dual sources of flood risk. Rather than being incorporated as a secondary element within the scheme the challenge presented by the necessary complexity of the Waterplan has instead provided a key starting point and pragmatic foundation for the masterplan proposals.

Oppportunity to Respond to Constraints at Detail Design Stage

The integration of water in the landscape is a strategic masterplan design approach, ensuring that water is a dominant theme of the Place created. This provides other opportunities for design solutions such as grey water recycling, harvesting of rainwater and other alternative local systems within development plots. It also provides a theme for the detailed design of the public realm. The plan actively encourages this approach in the design development.

A Collaborative Approach is Critical

The development of the masterplan in response to the context and challenges of the site required foresight and commitment from Glasgow City Council, Scottish Water, Scottish Environmental Protection Agency and the Glasgow & Clyde Valley Green Network Partnership. Ensuring that these organisations have the expertise to engage in the process at this early stage is essential.

Establish an Appropriate Community Engagement Strategy

Community engagement in this area was particularly challenging due to three particular aspects: 1) the diverse nature of the area and its different communities, 2) the complexity of the design and engineering issues, 3) other consultations for adjacent areas being undertaken at the same time. The Engagement Strategy had to specifically address these challenges in establishing an area-specific approach.

Respond to Historic Urban Pattern and Buildings

The historic development of the streets in this area has created a series of important junctions, such as Bridgeton Cross and Farme Cross. The master plan responds by creating Dalmarnock Cross to reflect this historic aspect of the Place. There are only five historic buildings worthy of retention within the area. Their retention is celebrated with proposals such as the piazza based around the Turkey Red Dye Works.

Infrastructure Design to Allow Flexibility for Future Development

The future proposals for land use will undoubtedly be subject to change due to factors such as market demand. In light of this, the drainage systems have been designed with a level of inherent flexibility to ensure their viability should certain elements differ from those anticipated in the masterplan.

Importance of Consistent Planning Policy

The number of developments being proposed presents challenges for the area, in terms of land use and phasing e.g. City Legacy’s Commonwealth Games Athletes Village, proposals for Shawfield and South Dalmarnock. The South Dalmarnock masterplan has included flexibility within its land uses to allow for changing circumstances within the market or policy direction during the next 20 years.

Establishing an Operational Framework

Identifying an appropriate ownership and maintenance framework which will ensure that the infrastructure delivers what is expected of it will rely on both Glasgow City Council and Scottish Water committing to responsibilities for management and maintenance. In respect of this a legal agreement is currently being negotiated between Glasgow City Council and Scottish Water to establish ownership models and adoption definitions.

The URCs in Scotland have committed to the placemaking agenda. This is one of a series of case studies looking at URC initiatives which have been chosen to reflect a variety of projects in terms of scale, type and stage. The purpose of the case studies is to share evidence from these initiatives in delivering places by design. They are presented in terms of key lessons and challenges to:

- Showcase the achievements of the URCs
- Provide Scottish examples of how place making policy has been implemented
- Assist learning on what works and why

The learning in this case study is targeted at anyone who is involved in the planning, funding and delivery of places in Scotland.

The case studies focus on design issues and are based on the six qualities listed in the Scottish Government ‘Designing Places’ policy statement and subsequent planning guidance.

This case study focuses on the aims and aspirations for placemaking as presented in the ‘South Dalmarnock: Integrated Urban Infrastructure’ masterplan document.

The Scottish Government has set out an ambition to achieve better places as part of the sustainable economic growth agenda.

Places are ‘people spaces’. They are an expression of social, cultural, economic and environmental values. Quality of place can be measured in terms of design quality, stewardship and public life.

“Places where people want to be”
The masterplan for Clyde Gateway covers a total area of 99ha within the Dalmarnock district of the Glasgow metropolitan area. The post-industrial character, including a historic railway infrastructure that covers approximately 20% of the site, is a legacy left by the area’s industrial heritage. A water treatment works to the south-west constitutes one of the few remaining functional elements on the site.

In a wider context the area is undergoing a significant amount of change following investment in preparation for the hosting of the 2014 Commonwealth Games, predominantly located to the east of the site.

“Clyde Gateway Character and Values” was published in May 2009 and provides best practice advice and guidance to designers and developers that will assist every stage of the development process. These core values are listed above.

Created through collaboration between the Clyde Gateway URC, Glasgow City Council, Scottish Water, Scottish Environmental Agency and the Glasgow and Clyde Valley Green Network Partnership, the masterplan document presents a comprehensive appraisal and design brief in response to the East End Local Development Strategy (EELDS). This spatial policy framework linked the requirement for water with that for “greenspace and movement networks”.

In addition to other major site features, such as the River Clyde, the crossing of the site by the East End Regeneration Route (EERR) “represents a major infrastructural investment in the area and makes a significant impact on understanding the site dynamics.” This development, started on site in March 2009 and will connect the M8 in the north to the M74 extension to the south, to form the foundation element of the area’s regeneration.

This infrastructure precedent, coupled with the demanding constraints placed on the site by the natural hydrology of the area, has led to a masterplan focused on meeting the challenge of creating an “integrated urban infrastructure” as a basis for a unique approach to water planning and placemaking.

The infrastructural constraints are mitigated by the strategic positioning of a ‘green network’ along main utility corridors which render other built development impossible. Movement corridors that co-ordinate with these green networks are critical to the success of the masterplan, building upon and connecting to wider initiatives such as the ‘Glasgow Core Paths Plan’ and the ‘Green Network Strategy’. These elements are aimed at creating an urban district wholly integrated with the wider urban area whilst retaining a distinctive sense of place.

“Designing Places” identifies six qualities which are key to achieving successful places. By their nature these qualities are interlinked and influenced by a wide range of factors such as community view, planning policy, statutory context, economic circumstances and the procurement process. The following review assesses the Integrated Urban Infrastructure approach, as outlined in the masterplan, against the most relevant qualities for this project, which are “Distinctive”, “Ease of Movement” and “Resource Efficient”.

**DISTINCTIVE**

**Response to context**

The creation of Dalmarnock Cross should provide a vital focus for the new neighbourhood and a “development hub”, building on a typical Glasgow urban feature. This new space is seen as an important opportunity for the celebration of water and public art, contributing to the identity of the area.

**Key public spaces such as Dalmarnock Cross and Dye-Works Plaza are located to tie together primary arteries across the site. Additionally, landmark points for local identity will be created by placing these spaces adjacent to prominent listed buildings, such as the former Turkey Red Dye-Works building.**

**Landscape**

The urban corridors formed by landscape and water are part of a ‘Green network’ of spaces and routes across the site. These have been used to influence the masterplan directly rather than relying on building form or development patterns alone.

**EASE OF MOVEMENT**

**Pedestrian routes linked to public spaces**

Walkable neighbourhoods are actively pursued through the development of a ‘Movement network’ to encourage walking, cycling and a more frequent use of public transport.

**Connections to public transport**

Investment in a new Dalmarnock Station is particularly significant to the success of Dalmarnock Cross as a key development hub. Located centrally on the site it sits within a ten-minute walking distance of most of the area.

**Streets for all**

A hierarchy of routes has been established in order to give clear definition between public/private and pedestrian/vehicular focus. Pedestrian priority streets are given a green (landscape) & blue (water) focus, enhancing their character in an effort to encourage pedestrian activity over vehicular traffic.

**RESOURCE EFFICIENT**

**SUDS**

Surface water management has been integrated as part of ‘green networking’ and the development of a comprehensive water plan is to provide sustainable urban drainage for the entire site and parts of the surrounding area.

As part of ‘Sustainable Glasgow’s’ assessment of low carbon opportunities the Dalmarnock area forms part of a proposed initiative to introduce district heating by converting the local waste water treatment works into a site for anaerobic digestion facilities producing biogas to provide heat and power for local home and businesses.

Landscape designs are fully integrated with the on-site water management plans to create ecological and quality of life benefits. For example, productive landscapes are created through ribbons of urban allotments within residential areas. These are proposed to encourage social interaction and a focus on health and well-being.

The approach to urban, landscape design and water management provides a series of spaces which provide ecological wetlands, productive landscapes and water retention basins linking to the River Clyde.