

# The Gallus Games

## Scoping Report on potential sites for a Gallus Stadium

By City Design Co-operative  
For HoldYourBreath Ltd  
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## Gallus Games: Gallus Stadium

### 1.0 Introduction

- 1.1 This short report represents the first stage in investigating possible sites for the location of a temporary stadium to be used as a “hub” for the Gallus Games. It also considers locations for possible community events and a possible route for the “Gallus Walk”, a major linking element.
- 1.2 Brief and aim: to investigate the Glasgow Stalled Spaces programme, and potential to link the programme to the development of a stadium site, investigate possible sites/locations for community events and to explore the potential of the proposed Gallus Walk. This report represents a 2 day study to draw up an initial list of sites and identify opportunities. From the site assessments and after initial sifting, further work will be undertaken on selected sites with a view to determining which site/s justify detail feasibility assessment. A follow up study has been proposed for the detail assessment of the site/s with greatest potential.
- 1.3 Approach: the sites looked at in this study have been identified from personal knowledge, discussion with the stalled spaces team and with Land and Environmental Services. The list of sites is not definitive and further suggestions are welcomed.  
It is recognised that the lead up to the games some sites may be withdrawn as long term development moves ahead - and that new sites may become available. The creation of a temporary stadium on a temporary site necessitates a degree of flexibility and will affect the approach taken to stadium design which will need to non site specific.

### 2.0 Stalled Spaces Programme

- 2.1 In recognition of the lack of development activity resulting from a downturn in the Economy Glasgow City Council has launched a programme designed to help local communities bring derelict land/stalled development sites in short term use.



### Stalled Spaces : Temporary Landscapes

Glasgow, from its legacy as an industrial city, now has a problem with vacant and derelict sites across the city. Glasgow currently has more vacant sites than the rest of Scotland put together. Many of these sites may have plans for future development, however this can be anywhere from one to over ten years until development is scheduled to begin.

Many areas are now disused spaces with no function within communities. A motion was passed by Glasgow City Council in October 2008 to promote the installation of temporary landscaping on vacant sites. Glasgow's City Plan 2 also encourages the use of vacant and derelict land as temporary greenspace.

Anecdotal evidence from discussions with private sector developers indicates that the economic recession and reduced levels of demand have led to an increase in the amount of land that is 'banked' for future development and of land which has been cleared for development or regeneration but where building will not take place until there is a stronger economic recovery.

These 'stalled spaces'(old and new) have the potential to become problem areas but also offer a range of opportunities

Temporary landscaping can be an innovative solution to deal with vacant, disused sites. It is a tried and tested method, which can bring environmental, social and economic benefits to both the land owners and land users.

Glasgow City Council is committed to assisting communities, land owners and developers to gain maximum benefit from stalled spaces.

The links to the following pages will provide advice and a first point of contact from within the City Council for anyone who wishes to improve a 'Stalled Space'.

- [Getting Started](#)
- [Guide For Land Owners](#)
- [Legal Agreements](#)
- [Moving On](#)
- [Inspiring Examples](#)
- [Community Support for Stalled Spaces](#)
- [Useful contacts and links](#)
- [North West Environment Programme](#)

2.2 Contact was made with the current manager of the programme Seamus Connolly. It was noted that the Council do not keep a register of stalled spaces as such. The sites are by nature "transient" and it would not be possible to keep a constantly updated list. The assistance given by the Council is reactive; a community group wishing to make use of a specific area will be given help and support by the stalled spaces team. When Gallus Games has focussed on a particular site further advice and help in developing a proposal may be available.

2.3 The nature of the current site search was discussed with Seamus Connolly and it was suggested that the team look at the Cathkin Park, the former ground of 3<sup>rd</sup> Lanark FC, located close to Hampden Park. This site was reviewed and further commentary is given below.

3.0 Site Investigation: criteria

3.2 The site investigation considers two levels of development:

- finding a site for the Gallus Stadium
- identifying sites for community based events

The concept of the Gallus stadium will be developed in more detail as the project progresses. Key Aspirations for the stadium are as follows:

*Jellyfish Theatre, London  
made from old pallets by  
Martin Kaltwasser*



*Garsington Opera Pavilion - temporary space by Robin Snell*



*Buddhist temple from glass bottles*



*Tin can house*

- it will be a short life structure - up to 6 months maximum life
- it will be arena based with seating and will have a strong site presence; it will be substantial in size
- it will be visually prominent on a prominent site
- the site will be accessible from the town centre and will tie in with public transport routes -proximity to the subway system would be seen as a benefit
- it may be constructed from recycled materials: eg pallets, plastic bottles.
- It will comply with all regulations associated with public buildings, eg accessibility, fire and building standards, servicing and parking.

3.2 Event spaces will be spread across the city. They may include parks and open spaces, school grounds, derelict and stalled spaces. Locations for events will relate to community input and to the nature of the event itself. The Clyde, Forth and Clyde canal, may be used for water based games and roads or parking areas may play host to wheeled events.



#### 4.0 Stadium Site Search

4.1 In the first “sift” of potential sites the following considerations have been made:

- Visual prominence: Is the site easily seen? Will the site facilitate the creation of a prominent structure?
- Accessibility: is the site easy to reach from the town centre - how does it tie into public transport; buses trains, subway and the CG transport strategy? Perception of accessibility: some sites may be geographically more remote but may be perceived of as being easier to access.
- Size and form: is the area big enough for a Gallus stadium?
- Infrastructure and roads: is the site relatively well served at present, could additional traffic and parking be brought to the vicinity of the site?
- Area benefit: The relative benefit from the proposal may be greater in some parts of Glasgow eg parts of north Glasgow or the east end, where redevelopment has been more difficult in the past
- Foreseeable difficulties: Land Ownership, known unstable or contaminated ground, current or related development proposals and potential availability for the time slot required may all impact on site choice. Known difficulties are considered as part of the initial selection process; detail enquiries will be considered as part of further in depth feasibility studies of target sites.
- Potential cost implications: While budget is not a prime concern at this stage - a sensible consideration of the possible impact of development costs will be considered.
- legacy potential: While the project is planned to be ephemeral opportunities for a positive legacy may arise and will be considered.

4.2 The following sites have been noted as worthy of consideration:

- a: Beith Street, Partick
- b: Whiteinch Riverside (west of Glasgow Harbour)
- c: Riverside west of confluence of Kelvin and Clyde
- d: Riverside west of Heliport
- e: Cunningar Loop
- f: Cathkin Park
- g: Glasgow Meat Market
- h: Garden Festival Site
- i: Selfridges site



a



d



f



h



i



b



e



g



c

### 4.3 Beith Street



This was the site of old station on Castlebank Street. The south west end was for many years occupied by a scrap yard. The site was acquired by Tesco with a view to developing a large store with a student housing complex above. A reduced version of the proposal was given planning consent. The proposal for a supermarket on this site has been dropped in favour of a substantially residential scheme. It is understood that a planning application has been submitted for this site. Determination of the application is anticipated by 2012 with development following in 2012/13. The period of availability for use as a temporary site is likely to depend upon the buoyancy of the development market. The site is owned Glasgow Harbour. (planning ref: 10/02344/DC)

The site is not particularly prominent from the surrounding roads but is overlooked by the main Glasgow/Helensburgh railway line. It is located close to the centre of Partick and on the banks of the Kelvin. The Kelvinhall and Partick subway stations and major bus routes are 2 minutes walk from the site. There is potential vehicular access at both ends the best being offered from Beith Street at the southwest corner.

The overall site area is approximately 3.6Ha. The land form is variable within the site with the surface level generally 2-3m below the level of Beith Street. At the southwest end there is an area of infilled/raised ground forming a platform which would appear to be the best location for a stadium.

While having lain derelict for many years, the site does not have a highly detrimental affect on the neighbouring area. It is well colonised by young trees and offers a semi-natural appearance. In terms of area benefit it is noted that the location of the site in the relatively prosperous west end of Glasgow where development pressure is higher than less affluent parts of the city.

All else being equal the cost implications of erecting a temporary stadium on this well located site would be relatively reasonable. There would be little in terms of legacy if this site were utilised.

#### 4.4 Riverside (Glasgow Harbour/Thornwood)



A former industrial site the area has been used for a variety of purposes- most recently as an aggregate storage facility. It is currently vacant and obscured by hoardings. The land is part of the Glasgow Harbour development. It is understood that a planning application by Tesco/Glasgow Harbour has been submitted for this site.

The site is a prominent riverside location and particularly visible from the expressway flyover at Thornwood roundabout.

Access to the site is good, there being a long frontage on South Street. Additional traffic at this point on South Street is not thought to be a major issue given it's overall size and alignment. Several bus routes pass within 2 minutes walking distance of the site but the nearest rail/subway station is at Partick -10 minutes walk. While only 3 miles from the city centre the nature of the roads, expressway, and current context amongst areas of under development give it a perceived remoteness which may work against a short term development.

The site is relatively level and has good road and river frontages.

The key issue relating to this site is the potential short term development window. While Beith Street and this site are running in parallel as planning applications the proposal here is less speculative in that it is specifically for a supermarket operator and it is likely that development will be relatively swift once planning approval has been granted.

The cost implications on this well located site would be relatively reasonable but there would be little in terms of legacy. The proposed supermarket together with parking is likely to require the whole site.



#### 4.5 Glasgow Harbour (Kelvin Clyde confluence)

This is part of the Glasgow Harbour development area and substantial work has been undertaken on site clearance and raising the base ground levels. The new expressway road layout is in part designed to accommodate and improve access to this area. Planning in principle for the new “leisure district”, was granted November 2009. Detailed planning consents are to be submitted by 2011 with the aim for the development being on site in 2013. Master planning is well advanced although it is not known whether a final scheme has been settled upon.

The site is probably the most prominent of all those considered. It is seen clearly from the expressway, the railway and from the opposite side of the river. Significantly, it sits across the River Kelvin from the new, iconic Transport Museum and this would provide a superb counterpoint to a gloriously designed, lively and colourful temporary structure.

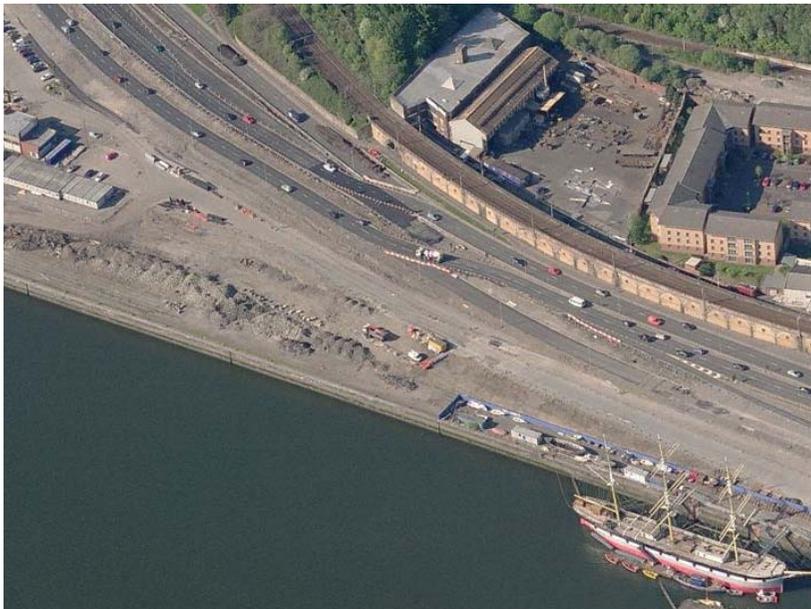
The overall site area is approximately 3.5Ha. The ground slopes down gently from the road edge and levels out towards the river.

In its present condition the site does not have a highly detrimental affect on the neighbouring area. It is tidy and the edge is well define by solid hoardings. In due course this site will be highly urbanised with a sophisticated range of developments. Key to temporary use for a stadium will be whether there can be a long enough window of opportunity between now and late 2014.

Stadium development costs on this site would not be significantly higher than on other comparable areas as much of the initial site preparation work has been already undertaken.

This area will be fully developed and there would be no scope to retain any elements of the stadium or the Galls Games in the longer term.





#### 4.5 Riverside west of Heliport

This relatively narrow strip of land (approximately 0.75 Ha) lies between Stobcross road and the north bank of the Clyde. It is also owned by Glasgow Harbour and is covered by their masterplan for the redevelopment of the area.

Until recently it has been lying dormant, awaiting redevelopment. Currently it is being developed as a short term visitor attraction by Giant Productions and for the summer of 2011 will become The Forgotten Island.

The site is prominent being visible from the expressway and the railway line and it has a long river frontage, visible from Govan. It is accessible from Stobcross Road and current development indicates there is sufficient infrastructure in place to allow it to be developed as a site for a temporary structure.

A key advantage to this site is that it lies on the riverside between the new museum and the city centre and has great potential to tie into the development of the riverside pedestrian/cycle route.

The current project underway on this site creates an interesting and attractive interlude. At the end of the project the developers are obligated to return the site to the condition pre development. This will deliver a cleared site awaiting redevelopment surrounded by hoardings. A further shortlife project here would have the benefit of bringing an exciting functional use to an area that neighbours Glasgow's newest museum.

Cost constraints are not likely to be significant on this site.

The timescale for redevelopment is not known. Discussion with the landowner is required to determine the attitude to extending short term leases on this and other sites in their ownership.



#### 4.6 Cunningar Loop

The loop is an area of vacant and partly derelict land in the ownership of South Lanarkshire Council. It has in the past been identified as a potential site for a national visitor attraction, as an area for new housing and as a potential public park. Substantial parts of the area are comprised of landfill which means substantial investment is required to bring the site into a usable condition. The Clyde Gateway project is currently undertaking basic vegetation management and is planning to upgrade road access into the area.

It is acknowledged that the area of the loop opposite the athletes village in Dalmarnock has the potential to be a visitor destination. Clyde Gateway and Forestry Commission Scotland are currently discussing the potential for the creation of an arboretum on this site. If this were to be developed the works would include the building of footpaths and bridges, a possible visitor centre and new art works. The proposed arboretum is part of the 2014 legacy plan.

If the current plans are successful it would seem that the inclusion of a Gallus stadium with the context of 2014 could be a workable proposition.

The site is prominent, could be accessible if road, path and bridge works go ahead as part of a wider scheme and the temporary stadium would relate closely to the 2014 games based substantially in Dalmarnock.

There is more opportunity for a legacy to be left on this site and the impact on the area -if the project can be tied into current proposals - could be significant.

If the Gallus stadium were to be considered in isolation on this site it is likely that development costs would be prohibitive: land remediation, road construction and new bridges would add enormous on-costs before the stadium could be built.

#### 4.7 Cathkin Park



The former football ground of “3<sup>rd</sup> Lanark” lies close to Hampden Park, south of the city centre. The site was recommended by the Stalled Spaces team as having easy development potential and with an opportunity to create a legacy structure.

The park is a hidden gem and does have great potential. However after further discussion with Land and Environmental Services officers it transpires that a lease is being negotiated at the moment that would render the site unavailable in 2014.

The development of the stadium seems unlikely in this location and further enquires have not been pursued.

However, the form of the park with its relic raked seating , pitch and track would make an ideal location for some of the community events planned for the games.



#### 4.8 Glasgow Meat market

This large site in the east end of Glasgow has much potential and much to offer. It is easily accessible, has sufficient scope for parking within the site and yet does not feel isolated from the city centre, particularly when approached along Duke Street. Numerous bus routes pass the site and it is adjacent to Bellgrove railway station.

The site is large: 1.6 Ha and relatively flat. The old shed structures are a key attraction and could be incorporated into a Gallus hub on the site. It is understood that the site is owned by the city council although this is to be confirmed.

The meat market has less visual prominence than sites close to the expressway in that there will be less passing traffic. However its unique buildings and character make it an outstanding proposition.

The location of the site in the east end would mean a development here could have substantial beneficial impact and depending upon long term availability could have a legacy beyond 2014.



#### 4.9 Garden Festival Site.



The site lies to the south and in the view of the new media hub (BBC and STV Hq) on the south side of the Clyde in the city centre. It is the last significant undeveloped piece of land that remains after the closure Glasgow Garden Festival in 1988. It lies between the new road built across the former festival site that leads from the Arc (squinty) bridge to Govan and the park that was retained after the garden festival.

The site is relatively prominent, but more significantly is adjacent to the head quarter buildings of the two main television companies. Any Gallus installation at this point would inevitably attract media scrutiny.

Access is good and a route into the site has been created as part of the new road system. The site is relatively level and lies approx 1m below the level of the adjacent road. Bus routes pass the site on the adjacent road and the bridges across the river linking the science and media centres to the north bank are a distinct advantage.

Ground conditions should be relatively good and development relatively straightforward.

The site is large, 6.4 ha, and could accommodate any parking required.

The area as a whole has undergone a transformation in recent years and is developing a distinct “high tech” campus character. A Gallus stadium in this location would sit well against the new shininess of the BBC, STV and Science Centre buildings.

There may be scope for a legacy element within this site, possibly relating to the adjacent parkland.



#### 4.10 Selfridges

Located in the heart of the Merchant City this site was considered as an opportunity to bring the Gallus games into the very centre of the city. The site was purchased by Selfridges many years ago and has been allowed to decline into an embarrassing state of dereliction.

While the location of the GG hub in the middle of town is an attractive proposition it is understood that planning permission has been granted for the demolition of remaining buildings on the site with a view to creating a “temporary” car-park. The car park has approval for a 10 year period!

On the basis of the imminent works this potential site has not been taken any further at this stage.



## 5.0 Summary

The chart below summarises and scores the various sites based on selection criteria. Scores are based on 1-10 with 1 being most disadvantageous and 10 being most advantageous. This comparison is designed to prioritise those sites that should be examined further at the next stage of the selection process: detail feasibility.

Site	Prominence	Accessibility	Size/form	Infrastructure	Area benefit	Foreseeable difficulties	Cost implications	Legacy potential	Totals
Beith Steet	4	8	8	7	4	5	6	1	43
Riverside (Glasgow Harbour/Thornwood)	6	9	8	8	5	4	6	1	47
Glasgow Harbour (Kelvin Clyde confluence)	9	9	9	8	4	3	5	1	48
Riverside west of Heliport	6	5	4	8	4	4	7	1	39
Cunningar Loop (based on CG plans moving forward)	6	9	9	8	7	5	7	7	58
Cathkin Park	3	6	7	8	4	1	6	7	42
Glasgow Meat Market	6	9	9	8	9	8	7	5	61
Garden Festival Site	9	9	9	9	5	9	9	5	64
Water Row in Govan	9	8	7	7	8	8	6	8	61

Based on the above the following priorities for further study are indicated:

- 1 Garden Festival Site
- 2 Glasgow Meat Market  
Water Row, Govan
- 3 Cunningar Loop
- 4 Glasgow Harbour (Kelvin Clyde confluence)
- 5 Riverside (Glasgow Harbour/Thornwood)
- 6 Beith Street
- 7 Cathkin Park
- 8 Selfridges
- 9 Riverside west of Heliport

6.0 Three sites look promising and should be investigated in more detail:

The Garden Festival Site  
Glasgow Meat Market  
Water Row

At the end of this first stage, Liz Gardiner from Fablevision approached us with the suggestion of Water Row in Govan. It scored very highly in terms of public transport access, and integrating with cultural and community aspirations. This has become our chosen site and will be fully described in the next stage.



Car Park at Water Row, Govan