Applecross Wharf, Glasgow
Applecross Street and Baird’s Brae, G4 9SP

Applecross Wharf and Baird’s Brae are situated along the Glasgow Canal in north Glasgow. The combined sites are located in the heart of the Glasgow Canal Regeneration Action Plan area, within the Applecross-Firhill zone. The site is currently occupied by Scottish Canals Head office at Canal House, Applecross Street, and Scottish Canals operational buildings. The bascule bridge which connects the site locations across the canal is a busy pedestrian route, connecting primarily residential areas to the north with the towpath and extending further into the city to the south. The development of the site is the next step in the promotion and delivery of the coordinated regeneration of places and communities along the Forth & Clyde Canal. The previous five years of the Action Plan have seen the start of a huge physical transformation. The canal and its towpaths are busier than they have been in generations; a new Local Nature Reserve has been established at Claypits; significant amounts of vacant and derelict land have been brought back into use; City Deal’s ‘Canal and North Gateway’ programme has tackled many of the infrastructure issues of the area; and the ‘Smart Canal’ is facilitating current and future housing development via its groundbreaking approach to unlocking sites via remediation and disposal of surface water.

The proposal should utilise the existing heritage buildings in a vibrant way, and create an activity node at this important point on the canal. The project presents an opportunity to unlock the potential of the canal to create a further vibrant neighbourhood for people to live, work and visit.

Plot Area:
The proposed plots are divided into two areas:
- Plot A - 17,710m2 (1.7ha)
- Plot B - 4,060m2 (0.4ha)

Expected Land Use:
A sustainable mixed-use development, with active ground floors, focused on resilience, nature conservation and creation of mixed services and housing for the community, fostering connectivity and active mobility. For Plot A the project must utilise the existing heritage buildings in a vibrant way.

Site Ownership: Both plots are wholly owned by Scottish Canals. In a wider context, some of the surrounding land is owned by Scottish Canals.

Type of Property transfer intended:
Scottish Canals (SC) are keen to work with interested parties to create a suitable financial development model. The terms of any such agreement are open for discussion, with SC anticipating that their contribution on this project is via land ownership solely, with external funding coming from the project providing development capital and ultimately delivering a suitable return to SC. SC may be able to assist via facilitating any possible grant funding, however the availability of any such grants will require to be established. More details on the minimum financial value achieved for SC will be released in Phase 2.

Deadline for the submission of the Expression of Interest: Thursday 5th September 2024, 2pm GMT
Presentation of the site and development expectations

Located 10 minutes from Glasgow city centre, the combined sites sit on the Glasgow Canal in north Glasgow. The canal stretches from Port Dundas to Speirs Wharf, Applecross, Firhill and beyond, ultimately connecting to the sea at Bowling in the west, and to Edinburgh in the east. The area is an emerging destination, home to grassroots and national cultural organisations, cutting-edge sports activities and Scotland’s first urban nature reserve. By working collaboratively with local organisations, residents and stakeholders within the Glasgow Canal Project area, this project aims to unlock the potential of the canal to create a further vibrant neighbourhood for people to live, work, play and visit. There is a huge opportunity for this proposal to exploit the positive aspects of waterside living and working, including access to water-based activities, the heritage of the site, the rich and diverse ecology in the surrounding area, and the fabric of art works which have already enriched the area.

Figure 2: Plots in context of the Claypits Local Nature Reserve and wider landscape
Sites

Plot A - Applecross Wharf is located between the canal frontage to the southwest and land which has been designated as a Local Nature Reserve (LNR) to the northeast and is now known as The Claypits, (see below). Circa £7m European and Scottish Government funding was provided by a number of partners, creating improvement of accessibility into and within the LNR, and also providing various infrastructure, services, recreation and heritage improvements. As part of this, the new Garscube Bridge now effectively links the northwest end of the development site on to North Kelvinside and the West End of the City, including via the Connecting Woodside programme. The site also hosts 8 residential moorings which activate the canal and should be retained within the development proposals. Existing heritage buildings on Plot A should be re-used in a vibrant way, and the development should create an activity node at this important point on the canal. This should enhance water and land based activities in the area, and embrace the “living on water” environment created by residential moorings along this stretch of the Forth and Clyde canal.

Figure 3: The Claypits Local Nature Reserve
**Figure 4:** Existing Scottish Canals Heritage and Operational buildings

**Plot B** - Baird’s Brae East. The site is steeply sloping with street frontages to the (mainly pedestrian) Baird’s Brae, and the arterial traffic route of Possil Road, with a short pedestrian frontage to the canal towpath. The Applecross-Firhill-Woodside charrette plans, that projects should consider, envisaged that the Baird’s Brae site should be taken forward as a mixed-use development opportunity (residential / business / leisure / heritage uses) with a focus on the canal.

We anticipate the design creating a western edge within Site B that provides passive overlooking (from new buildings) onto the Baird’s Brae public realm route, and possibly provides some new linear public realm/outdoor space as part of the development that complements the existing Baird’s Brae route.

**Figure 5:** Plot B shown in (2014) context cultural, sporting and residential developments, but prior to recent and ongoing housing development at Dundashill and Sighthill

**The Glasgow Canal Regeneration Partnership:**

The GCRGP is a multi-disciplinary team consisting of Glasgow City Council, Scottish Canals, and Igloo Regeneration, with regular participation from local Housing Associations and the Canal Co-op. The aim of the Partnership is to promote and deliver on the coordinated regeneration of places and communities along the Forth & Clyde Canal. The Partnership developed the 2015-2020 Action Plan with involvement from a wide range of local residents, organisations, and businesses. The Plan has provided an action
programme to direct activity along the canal corridor the results of which continue to materialise.

**Figure 6**: Important strategic and infrastructure projects along the canal corridor that have either been completed or are in progress.

### Specific planning rules and regulations

The Glasgow City Development Plan Policy CDP 2 - Sustainable Spatial Strategy identifies six areas within the City that require a Strategic Development Framework (SDF), in order to coordinate development activity over the short, medium and long term. North Glasgow is one of these areas. The North Glasgow SDF’s purpose is to set out:

- **A Vision** for the area to become a healthy, high quality and sustainable place in which to live, work and visit.

- **A Spatial Design Strategy** - contains a series of Principles that seek to:
  - support planning initiatives and projects;
  - inform the design of proposals;
  - assist in the determination of planning applications.
  - An Action Programme to progress planning initiatives.
  - An overall document to serve as supplementary spatial planning guidance to the City Development Plan.

The SDF principles seek to influence development in order to achieve the City Council’s climate change mitigation and adaptation objectives. For example, the principles supporting active travel, public transport and green network improvements aim to encourage sustainable living patterns and thereby meet the city’s climate-related goals. The Covid-19 pandemic has brought a number of issues into focus, in particular: where we live, how we work, how we access open space, the quality of our surroundings, and public
health and wellbeing. The SDF is well timed to address these issues and support social and economic recovery, through the SDF’s focus on placemaking, creating good active travel links, accessible town centres and planning for economic development.

The proposals to develop both the LNR and the Canalside Site were included with a substantial public consultation exercise in 2014, leading to them being included in the Canal Hamiltonhill Development Framework, as contained within the dataroom. This document sets out the long-term land use planning context for the area and is an output from the charrette visioning and engagement process. This was considered at the relevant Policy Development Committee and as such has a status as a material consideration for planning applications. Any future planning application for the site should take forward elements of this framework which sets out the wider land use context including development in the Canalside area.

Scottish Canals Placemaking aspirations are expressed in our Corporate Plan and a summary has been directed to GCC for inclusion in new Planning Policy:

- **Scotland’s canals provide vibrant corridors** for people to live, work, visit and play. They contribute hugely to health and wellbeing and quality of life, so SC will seek proposals for land and buildings adjacent to the canals to contribute to our aspiration for quality placemaking.
- Our canals have a rich **history and heritage** that must be preserved. At times it may be appropriate to create a landmark building to signal the location of the canal in the city scape, however building massing proposed adjacent to canals should respect the historic setting of the canals and views to and along them.
- Development around the canals can alter **wind patterns and direct sunlight**, to the possible detriment of the quality of spaces which can be enjoyed by all. SC will seek demonstration that a balance is achieved between the needs of development and the quality of canal-side space.
- Canals provide **green and blue corridors** for wildlife, which should be respected and enhanced by development opportunities in support of the global challenges of climate change and biodiversity loss.
- **Connectivity of communities and active use** of canal and canal side space are critical for maximising public benefit from our network. SC will encourage development of plan proposals which align with masterplans creating strategic links across and around the canals.
- SC will seek evidence of **community engagement** in order to create buy-in and a sense of ownership in our shared spaces.

**Glasgow City Council Planning Procedure**

GCC has a comprehensive guidance on the planning procedure which can be found here. For this site specifically, it is advised that the developer would engage in a pre-application consultation by submitting a Proposal of Application Notice to the Council. It should also be noted that the Plot A includes local environmental designations: Green Corridor, Site of Importance for Nature Conservation, as well as two B-listed buildings. It’s adjacent to the Canal, which is a Scheduled Monument. It shares a border with the Claypits Local Nature Reserve. Specific advice on Pre-Application process can be found at: Pre-application Advice - Glasgow City Council

Community engagement is also an integral part of the Placemaking approach to development (ref: SGI ‘Placemaking’ Part 1), and we would also encourage community consultation for Masterplan development proposals on these sites. Major developments require statutory community consultation, including consultation with community
councils, and at least two public events for members of the public to make comments to the prospective applicant on their proposals.

From the North Glasgow Strategic Development Framework (adopted 17th April 2023), there are a number of Principles (aka guidance statements) which are relevant, and have been described in the dataroom.

Heritage Strategy

Extract from HS Listed Building Record HB44020: The Forth and Clyde Canal is the oldest and the longest canal in Scotland completed in 1790. The idea to link the east and west coasts of Scotland by a waterway was to avoid the difficult sea trade route around the north coast and was first considered in the reign of Charles II (1660-85). Surveys were carried out in 1726, 1762 and then in 1763-4 by Yorkshire engineer John Smeaton (1724-1792) who proceeded to design and oversee its first stage of construction. First called the Great Canal it was an impressive feat of engineering at 38.75 miles long and rising to 156 feet above sea level near the centre through 20 locks to the east side and 19 to the west.

The Canal is a Scheduled Monument and Scheduled Monument Consent will be required for works in its vicinity. The full description of the listing can be found in the dataroom, however generally, the monument includes the entire length of the canal and banks on either side, and the towpath running along the west side. Also included in the listing are the Applecross basin and the Possil Road aqueduct, as well as the bascule bridge at Applecross Street. The above are therefore considered by the Secretary of State for Scotland to be of national importance.

Site A also contains B Listed Buildings, as defined by the Historic Scotland Listed Building Record HB44020. The 18th Century range of workshops are sited to the north bank of the Old Canal Basin and make a key contribution to the canal setting of a site which was, until 1790, the north terminus of the Forth and Clyde Canal, the oldest and longest canal in Scotland. The buildings are currently in poor condition but represent part of the canal, and hence wider Scottish heritage. The brick warehouse to the west was removed from the listing as part of the Estate Review in 2013-14.

City climate priorities and environmental challenges

Glasgow City Council's Climate Plan

The City Council acknowledges that we have a key role to play in enabling the city to address the global climate and ecological emergency. But Climate Change is not an isolated challenge, and we must ensure a just transition to a low carbon and resilient city. If we take considered actions to reduce our carbon emissions, increase resilience to existing risks and climate change already locked-in, and reverse biodiversity decline, we will also enable safer, calmer streets, cleaner air, warmer homes, reduced flood risk, healthier neighbourhoods and more local, nutritious food for everyone.

The Climate Plan identifies five key areas of investment priorities to tackle the climate emergency and to achieve carbon neutral city by 2030.

1. Low-carbon retrofits and buildings that are fit for the future
2. Tree planting, peatland restoration and green infrastructure
3. Strengthening energy networks
4. Improving infrastructure for walking, cycling and remove working
5. Moving towards a circular economy.
To achieve the level of change that is required to respond to the Climate Emergency, the city commits to action within five main themes. The five themes are:

1. Communication and Community Empowerment
2. Just and Inclusive Place
3. Well Connected and Thriving City
4. Health and Wellbeing
5. Green Recovery

**Glasgow City Council’s Climate Adaptation Plan**

This [Plan](#) aims to address Climate Adaptation action in the city, building our understanding of climate risks and increasing our adaptive capacity, helping to make the city more resilient to current and future climate events such as flooding, and overheating. Glasgow, together with our strategic partners, is committed to be at the forefront of just and transformative action on climate adaptation. This plan builds on a wealth of work by the city council and partners, these include: Sustainable Glasgow, the Metropolitan Glasgow Strategic Drainage Partnership (MGSDP), and Climate Ready Clyde. This Plan will sit alongside the Climate Plan to help build capacity for Climate Adaptation and raise the profile of adaptation action in the city.

Long-term projected climate change trends for Scotland and Glasgow include:

- Average temperatures will increase across all seasons
- Typical summers will be warmer and drier
- Typical winters will be milder and wetter
- Intense, heavy rainfall events will increase in both winter and summer
- Sea levels will continue to rise
- Reduced frost and snowfall
- Weather will remain variable, and may become more variable.

**Thriving Glasgow Portrait**

The [Thriving Glasgow Portrait](#) presents a vision for the future of Glasgow. It is a future where the people, wildlife, and ecology of Glasgow are all able to mutually thrive, and to thrive in ways that benefit the rest of the planet too. The Portrait outlines 44 Thriving Definitions that were co-created through engagement and adopted by Glasgow City Council in August 2023. Teams are encouraged to explore the Thriving Definitions and integrate this ambitious vision for a thriving Glasgow into their projects.

**Scottish Canals policies and strategies** are set out in the following documents and should be considered in the proposals:

- [Corporate Plan and Vision 2023-2028](#)
- [Net Zero Routeman](#)
- [Environment Strategy](#)

Together with the climate challenges identified by the competition framework projects are invited to take into account specifically the following objectives:

- Delivering a place which contributes to the **ecologically diverse neighbourhood** initiated by the Claypits nature reserve.
- Buildings and places which **maximise wellbeing** and create a strong recognisable identity to these prominent sites.
- **Deliver carbon positive**, Low energy /zero bills' buildings.
- Responsible sourcing and regenerative design, conscious of **circular economy principles** and local Scottish products, materials, and skills.

Specific other environmental risks should also be considered:

- Pylons in proximity to the buildings
Ground contamination associated with historic industrial uses.
Surface water purification and requirement for remediation prior to being discharged to the canal.