



Glasgow City Council

Executive Committee

Report by Bailie Elizabeth Cameron, Executive Member for Jobs and the Economy

Item 4

13th September 2012

Contact: Richard Brown

Ext: 76000

BUCHANAN QUARTER TIF AND GEORGE SQUARE REDEVELOPMENT

Purpose of Report:

To update Members on the progress made with the Buchanan Quarter TIF, and to provide a detailed updated on the redevelopment proposals for George Square.

Recommendations:

It is recommended that the Committee:

- Notes the report;
- Notes the progress with the Buchanan Quarter TIF;
- Approves the Design Brief for George Square;
- Approves the intention to launch an International Design Competition during September 2012;
- Approves up to £5million from the overall investment programme to enable early delivery of Phase 1 of the George Square redevelopment;
- Notes that when added to the £10million assumed within the TIF Business Case this will provide an overall project budget of £15m for the redevelopment of George Square.

Ward No(s): 10

Citywide:

Local member(s) advised: Yes No Consulted: Yes No

1. INTRODUCTION

- 1.1 Members will recall that approval of the Buchanan Quarter Tax Incremental Finance (TIF) Business Case was granted by Executive Committee on 27 October 2011, and the document was subsequently submitted to the Scottish Futures Trust for formal appraisal.
- 1.2 This report will provide an update on progress since then, and will outline proposals for the redevelopment of George Square.

2. PROGRESS TO DATE

- 2.1 Members will be aware that TIF allows for incremental NDR to be retained by the Council over a 25 year period to fund borrowing costs arising from Council investment. The Buchanan Quarter programme has incorporated £80million of public works, of which £55m will be undertaken directly by the Developer as part of the main development contract, to be paid by the Council on completion. The remaining £25million of public works will be undertaken directly by the Council and includes improvements to the Concert Hall, Cathedral Street Bridge, upper Dundas Street upgrade, and public realm improvements to George Square, Cathedral Street, and the general Buchanan Quarter area.
- 2.2 Provisional approval of the Business Case was granted by Scottish Ministers on 2 April 2012, with eleven conditions attached. The period since then has largely focused on detailed consideration of these conditions and their implications for Council policy. The Council has now concluded its analysis, and having confirmed that no conditions are inconsistent with Council policy will formally accept the provisional Ministerial approval in September. This will release the formal unconditional approval and the legal agreement with Buchanan Partnership will be concluded. It will also enable the Developer to release funds to progress detailed design of the Buchanan Quarter development.
- 2.3 Although the programme has been delayed because of the time required to conclude the approval process, there has been no material change to the TIF Business Case or to the scope of the project.
- 2.4 The programme of works has however been delayed as the Developer has been unable to undertake any further expenditure on the scheme in advance of the formal unconditional approval. In addition, further complicating factors such as the recent announcement of the EGIP scheme by Transport Scotland have also created unanticipated delay to the Developer's Programme. This has impacted upon the proposed site start date which is now one year behind schedule and is currently estimated at March 2014.

- 2.5 The opportunity to deliver public works in advance of the Commonwealth Games has been considered as part of the programme reprofile and given the local, national and international significance of this once in a generation event, a revised programme has been submitted to the Scottish Futures Trust and Scottish Government (and approved by the TIF Executive which comprises Scottish Futures Trust, Scottish Government, and Glasgow City Council) which brings forward some of the public works that were originally proposed to be at the end of the programme. This relates specifically to the redevelopment of George Square and some wider public realm improvements around the Buchanan Quarter.
- 2.6 Update reports on the progress of the Buchanan Quarter development will be brought back to Jobs and the Economy Policy and Development Committee over the coming months and years.

3. GEORGE SQUARE REDEVELOPMENT

- 3.1 When first conceived in the eighteenth century, George Square was regarded by some as being Glasgow's '*Grande Place*'. It began as a garden with trees, lawns and fences and over time was inhabited by statues celebrating the great men of the time. However, like most post industrial cities of the late twentieth century, the pressures applied to the use of public spaces are significant, and it has been compromised to such an extent, that its loss of status and dignity is all too apparent.
- 3.2 The Square has had many piecemeal adjustments over the last century and can no longer claim to be 'grand' – it requires a wholesale re-examination of its image and functions in order that it can be regarded as a 'place' fit for the 21st Century, and to once again enhance Glasgow's reputation as an international city.
- 3.3 It is therefore time to regain its status and return George Square to act not only as Glasgow's premier urban space, but Scotland's premier urban space.
- 3.4 Key challenges will require to be met in a short timescale and these are set out in the appended design brief. However the overarching objectives of the proposal are that:
- The re-design must reinforce the role of George Square as Glasgow's primary urban space;
 - It must celebrate the creativity of the city and its people;
 - It must create a day and night environment in which the citizens of Glasgow and visitors alike are able to socialise freely;
 - It must provide a context in which a range of organised activities, large and small can occur during all seasons;
 - It must create an urban space of outstanding design quality;
 - It must create a world class tourist destination.

- 3.5 In order to deliver a substantially improved George Square in advance of the 2014 Commonwealth Games, an ambitious and expeditious programme must be implemented. This is further compromised by the necessary procurement timescales and the need to ensure that the Square is free from any construction activity by April 2014. Approximately 18 months are available to deliver Phase 1.
- 3.6 As part of the design process the Council is undertaking a wide-ranging consultation with both the public and stakeholders. The consultation will be undertaken in two phases. Phase one consists of resident focus groups and in-depth stakeholder interviews, which will help establish what the future vision of the Square should be as well as the priorities in terms of the redevelopment. This phase will be completed in early September 2012. The second phase of the consultation will look to gather the public/stakeholder's views and opinions on the potential designs which have been shortlisted and will take place during December 2012. Throughout the whole design process, the public and stakeholders will have the opportunity to submit comment and suggestions through the Council's website. This information will be fed into the relevant part of the consultation process.
- 3.7 Without wishing to pre-empt either the public consultation or the design process, it is anticipated that Phase 1 will involve the redevelopment of the main Square, including:
- Removal of statues and monuments (except the Cenotaph) at least on a temporary basis, in order that the design and construction are not compromised. This will also allow a comprehensive conservation plan to be implemented in partnership with Historic Scotland (further outlined in section 10 of the appended Design Brief)
 - Removal of all other structures, raised beds, lighting infrastructure
 - Removal of the red tarmac
 - Removal of some parking spaces
 - Introduction of new services, technologies and utilities infrastructure
 - Resurfacing the main Square
 - Completion of the City Centre Traffic And Transport Strategy, which will inform any changes to the current road traffic system in George Square (to be implemented during Phase 2)
 - Possible introduction of a water feature
 - New lighting – feature and street
- 3.8 These works will effectively create a high quality public space and blank canvas for the Games period in the existing Square footprint.
- 3.9 Phase 2 works will commence after the Games, subject to additional funding being in place. These works are expected to concentrate on potentially extending the footprint of the Square by reviewing traffic and pedestrian flow,

as well as delivering the final elements and features to the main Square. Options including full and partial pedestrianisation, on one or more sides, will be explored as part of the wider City Centre Traffic and Transport Strategy.

3.10 The following key milestones are proposed:

- Sept 12 Executive Committee report (funding, design competition);
- Sept 12 Issue Design Brief – Stage 1 PQQ
- Oct 12 Shortlist submissions
- Oct/Nov 12 Design Competition
- Nov/Dec 12 Public exhibition and appraisal
- Jan 13 Committee report (winning submission)
- Feb 13 Enabling works contract (clear the Square)
- Apr 13 Main contract
- April 14 Phase 1 completion
- Apr/Jul 2014: Dressing the Square
- Jul/Aug 14 Commonwealth Games
- Sep 14 Phase 2 start

4. FUNDING REQUIREMENTS

4.1 The TIF Business Case has provision for assumed spend of £10m in respect of core works associated with the transformation of the current Square. The outline Phase 1 proposal envisages further additional works of £5m. This additional funding will be met from the Council's overall Investment Programme.

5. COUNCIL STRATEGIC PLAN IMPLICATIONS

Economic Impact: £310m of private sector investment, 1486 FTE jobs (net) and £36.2m GVA (net) will be delivered by the Buchanan Quarter TIF.

Sustainability: The Buchanan Quarter TIF and its associated project including George Square will promote sustainable activity throughout.

Financial: £5m to be met from within the Council's overall Investment Programme.

Legal: Throughout the development of the TIF Business Case legal advice has been sought and discussions have been held with the Scottish Government including the State Aid Unit. The Council will continue to monitor the

implementation of the Business Case against UK and European legislation.

Personnel:

There are no personnel implications for the Council.

Sustainable Procurement and Article 19:

This will be examined with the Developer when the Business Case receives its unconditional approval.

6. RECOMMENDATIONS

6.1 It is recommended that the Committee:

- Notes the report;
- Notes the progress with the Buchanan Quarter TIF;
- Approves the Design Brief for George Square;
- Approves the intention to launch an International Design Competition during September 2012;
- Approves up to £5m from the overall investment programme to enable early delivery of Phase 1 of the George Square redevelopment;
- Notes that when added to the £10million assumed within the TIF Business Case this will provide an overall project budget of £15m for the redevelopment of George Square.

Development and Regeneration Services
JH/105-12
31/08/12

Annex 1: George Square Design Brief

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Dear Green Place - George Square, a public space for the 21st Century

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1.0 Introduction

“designing a dream city is easy, rebuilding a living one takes imagination”

Jane Jacobs, urban philosopher and activist

When first conceived in the eighteenth century, George Square was regarded by some as being Glasgow’s ‘*Grande Place*’. It began as a garden with trees, lawns and fences and over time was inhabited by statues celebrating the great men of the time. However, like most post industrial cities of the late twentieth century, the pressures applied to the use of public spaces are significant, and it has been compromised to such an extent, that its loss of status and dignity is all too apparent.

The Square has had many piecemeal adjustments over the last century and can no longer claim to be ‘grand’ – it requires a wholesale re-examination of its image and functions in order that it can be regarded as a ‘place’ fit for the 21st Century, and to once again enhance Glasgow’s reputation as an international city.

It is therefore time to regain its status - and what better opportunity, than for the city’s hosting of the Commonwealth Games in 2014, when George Square will be viewed by a world audience not only as Glasgow’s premier urban space, but Scotland’s premier urban space.

Key challenges will require to be met in a short timescale and these are set out in the following pages, but in summary the overall vision for the project is that,

The re-design must reinforce the role of George Square as Glasgow’s primary urban space;

It must celebrate the creativity of the city and its people;

It must create a day and night environment in which the citizens of Glasgow and visitors alike are able to socialise freely;

It must provide a context in which a range of organised activities, large and small can occur during all seasons;

It must create an urban space of outstanding design quality;

It must create a world class tourist destination.

It is important that George Square is considered in the wider urban context. Consideration of the movement of pedestrians, cycles and vehicles on its periphery [and in particular in relation to Queen Street Station and Buchanan Street] will be crucial to its success as an urban ‘place’.

Whilst it might not be possible to achieve all aspects of the wider urban re-design for 2014, it would be the intention to deliver a ‘fully functional’ square in time for the

Games, with the remainder of any additional works out with the boundary of the Square [traffic management, road adjustments, environmental infrastructure etc] being completed as part of a second phase and in concert with the emerging City Centre Traffic Management Plan proposals.

2.0 Historic Context

George Square was laid out as a square garden in the 1780s. The original concept was a private, enclosed amenity space for the surrounding houses which were constructed between the late 1780s and the 1820s. Being at the heart of the city the original private houses were taken over and later completely replaced by large and prestigious commercial buildings, the first of which was J T Rothead's very fine Bank of Scotland (1867-70) on the W side. The only remaining Georgian terrace survives on the N side, converted and enlarged as a hotel in 1903 and still in use. The construction of the government's General Post Office in 1875-8 on the South side of the square had raised the architectural stakes and the City responded in the 1880s with one of the UK's most impressive municipal complexes, Glasgow City Chambers. The George Square garden, which had gradually and reluctantly been given over to public use, was now fully adopted as municipal space and soon became the focus both of civic celebration and public dissent.

George Square contains an important collection of public monuments to local and national heroes. The first statue to be erected in the square was in 1818 to General Sir John Moore. The Scott Monument of 1837, on its Nelson's column-style plinth, was the first monument to the author, lording it over the monarchs, chemists, engineers, poets and politicians who populated the square when it became firmly established as the premier location for municipal commemoration. The principal civic monument is Sir J J Burnet's Cenotaph of 1924 directly before the City Chambers main entrance.

Remnants of the original form and function of George Square as a private garden remained for a long time in the raised beds of municipal planting of the new civic apron. Over time, however, it has continued to evolve in the direction of a fully public square and gathering space for Glasgow.

3.0 Public Space Agenda

George Square is undoubtedly Glasgow's premier urban space. However, as part of delivering a re-designed centrepiece, it is important that it can be considered as part of a 'suite' of spaces throughout the city. The square has always performed as a platform for delivering a multitude of events, ranging from the civic to commercial, and it is the intention that it will continue to do so. The city also has other spaces however which currently 'under perform' in the duties of the city. The project delivery of a new George Square through 2013/2014 will be an ideal opportunity for the City to consider a 'reprogramming' of other spaces which can work in concert with the new space. This would lead to a 'public space agenda', which would allow the creation and

management of high quality public spaces throughout the city, and which would be essential in delivering a successful re-imagined George Square.

Similar initiatives have been implemented in other major cities. In London for example, Mayor Ken Livingstone initiated the '100 Public Spaces Programme' in advance of London 2012 Olympics. In Barcelona, Mayor Maragal proposed '*...dignifying the centre and monumentalising the suburbs...*' as a means of engaging the neighbourhoods and spreading the benefits of the Olympics in 1992. In Glasgow this could take the form of a series of event spaces which would support the functions of George Square but without detracting from its importance [e.g. St. Enoch's, Cathedral Precinct, Glasgow Green, Pacific Quay and Riverside Museum]. The Velocity Operational Plan would also be a means to delivering arts projects and cultural programming during and after the 2014 Games [see item 9.0]

Jan Gehl in his book, 'New City Spaces' describes the three key traditional uses for public space as being 'meeting place, marketplace and traffic space'. George Square has become unbalanced in this respect, and whilst, all these elements need to co-exist it is important that the activities of trade and communication are dominant forces in the creation of a newly designed place.

The re-design should interpret what events might be appropriate for the Square to host, and those which might be relocated to other spaces in the city.

4.0 Planning

4.1 City Plan 2

Development proposals should comply with relevant land use and design policies contained within City Plan 2 (adopted 2009). The plan adopts a system of Development Policy Principles (DPPs) that guide new development. The site is covered by the Civic Hospital and Tertiary Education (DEV 9) DPP.

These areas will remain primarily in use for services and infrastructure of City-wide or regional significance. The Council will support proposals that seek to improve civic spaces, enhance the quality of their environment and extend the range of their facilities and services.

4.2 Central Conservation Area Appraisal

The Central Conservation Area Appraisal was approved as Supplementary Planning Guidance on 20th March 2012. Proposals should comply with Policy DES 3 - Protecting and Enhancing the City's Historic Environment and Design Guide DG/DES 3 – Design Guidance for Listed Building and Properties in Conservation Areas.

4.3 Archaeology

West of Scotland Archaeological Services (WoSAS) will be available to provide site information and advise on further site investigations required and what measures should be adopted in order to comply with current National and City Plan policies for archaeology.

5.0 Traffic + Transportation

As previously stated, it is envisaged that the improvements to George Square will be undertaken in two phases with the first phase to be completed prior to the 2014 Commonwealth Games and the second phase post 2014. Although there is the possibility that some measures may be introduced pre 2014 to restrict the volume of traffic on the north side of the Square, due to the extensive voluntary and statutory consultation and processes that would be required for any major restriction to the traffic movements around the Square, the design for phase 1 should assume the current extent of the non-vehicular area of the Square.

With regard to phase 2, options which involve either the removal of all vehicular traffic or all traffic except public transport, cycles and pedestrians from some or all sides of the square can be considered.

The Council are at the initial stages of developing a City Centre Strategy aimed at tackling the economic, planning, environmental and traffic issues within the city centre. This strategy is due to be completed by summer 2013. A key aspect of this is developing a traffic and transportation strategy for the City Centre and any proposals for restricting traffic around the square will require to be evaluated as part of the development of this strategy.

There are a number of specific issues relating to George Square that will require to be considered in relation to any restriction of traffic movements:

- As part of the proposed extension of the Buchanan Galleries the proposal is to relocate the multi-story car park to the location of the existing surface level car park at Queen Street Station, west of North Hanover Street. Discussions regarding possible access and egress arrangements are currently on-going.
- The design of Fastlink, a bus rapid transit service that will link the city centre with the new Southern General Hospital, is currently on going. Within the City Centre Fastlink will serve Central Station, Queen Street Station and Buchanan Bus Station. The evaluation of various routes has commenced with some of the options being considered requiring access through the north side and east side of George Square. Fastlink is due to become operational in 2015, although it is the intention to have some measures in place pre 2014.

- The north side of George Square is currently a main bus route providing a key public transport interchange with Queen Street Station.

Due to these complexities, close liaison between the Council and the successful design team will be maintained during the further development of options for the phase 2 design.

5.1 Parking

The parking bays in the surrounding area of George Square are under the jurisdiction of Glasgow City Council, Land and Environmental Services. The enforcement and maintenance of the equipment is part of a management agreement with City Parking [Glasgow] LLP.

GCC/LES would have the ability to remove all/any of the current 53 parking bays on the Square, with due cognisance of the provision for disabled visitors and shoppers alike. There are several off-street car parks in the local vicinity -

High Street, Duke Street, Cathedral Street and Concert Square [amongst other commercial parks in the Merchant City].

It could be assumed that the removal of the bays would have little effect on local businesses, and would enhance traffic flow around the edges of the Square. It could also allow for the enlargement of the usable area within the Square for increased social/commercial activity.

6.0 Landscape + Environment

As previously described, there is a need to re-establish the identity of George Square, not as a historical pastiche, nor as a purely commercial space, but as a civic space that is required to fulfil a multitude of functions within an adapted and resilient city.

The design must give consideration to the necessary adaption measures required for Glasgow to respond to Climate Change. There is a need to consider surface water management, air pollution, and heat amelioration. The opportunity exists to use the connectivity of the neighbouring streets to underpin and deliver on this message [as suggested in the Introduction]. George Street, West George Street, Queen Street, and Hanover Street have the potential to change dramatically in their form and core function. There are obvious opportunities in 'designing for the weather', and to celebrate the properties of water as a key feature of the landscape.

The Square itself can be reconfigured to fit the identified needs to provide for commercial and civic functions, by forming a hierarchy of spaces in terms of size, definition and enclosure. A primary event space is required as an element within the layout of the square balanced within the development of other permanent features and functions to enable greater social interaction within public and more private scale spaces.

A continuity of design and materials used should emphasise George Square and the surrounding streetscape, a blurring and integration of form and function is desired. Consideration should be given to materials being used that present innovative design solutions to the environmental needs of the Square.

6.1 Public Access and Connectivity

George Square functions as a dynamic hub through which thousands of residents and visitors pass on a daily basis to reach other parts of the City Centre. Significant pedestrian routes between, for example, Buchanan Street and the Merchant City, or between Central Station and Queen Street Station/Buchanan Bus Station, criss-cross the Square like the spokes of a wheel, with the central open space providing welcome respite from the busy adjacent streets. Its function as a pedestrian transit hub means that the Square plays a significant part in the way Glaswegians and visitors experience the City Centre on a daily basis.

The Council's aspiration to create a City that fosters healthy life-styles and adapts to, and mitigates, Climate Change, necessarily places significant emphasis on measures that support active travel. With this in mind, proposals for the Square must consider its role as a gateway to the City for pedestrians and cyclists arriving through Queen Street Station, and as a safe and welcoming traffic-free thoroughfare, as well as a destination, for those who have happily chosen to leave their cars at home. With this in mind, it is important that new treatments of the space minimise barriers to, and promote, pedestrian and cycle access, and showcase innovative approaches to accessibility for people with mobility difficulties, blindness, deafness, partial sight and hearing loss.

7.0 Events

George Square currently performs as a dual purpose space - it provides both for civic functions and commercial and seasonal events. As Glasgow's largest public space, it is critical that it continues to do so. Its current state however has several servicing and layout issues which need to be addressed if it is to perform as an international quality events space in an attractive and efficient manner.

7.1 Layout

The current layout of the square has several challenges which compromise the efficient and economic delivery of events.

- The change in level across the Square from north to south should be seen as an opportunity to create activity and features and also to create a level 'platform' which can assist in accommodating temporary structures and event platforms. Changes in level between hard and soft areas currently give problems in terms of accessibility and therefore need to be considered carefully in the redesign.

- The positioning of fixed structures and objects such as masts, lighting and artwork will need to consider how the Square may be used in different conditions, and allow maximum flexibility for planning of events.

7.2 Power + Technology

It is of paramount importance that one of the cornerstones of the redevelopment is the provision of sufficient 'event' power. This will not only assist in negating the vast majority of aesthetic challenges event organisers face when using the Square, but will also provide environmental and financial efficiency benefits. Environmental benefits will come from the almost eradication of the need for temporary power systems and the high carbon footprint they create both during use and in the associated logistics of installation. Financial benefits will be delivered to the city over time as the City Council's own event organisers will spend less on the provision of power for events. It will also allow the city to recharge external event organisers for the power they use thus, over time, clawing back costs associated with the redevelopment works. The specification and routing of power/IT will be advised, and as a result of such work would come the removal of any above ground housings which would make it difficult for event organisers when designing layouts.

It will be important to ensure that 'state of the art' ICT services for major events are installed as part of the redevelopment of the Square. This should include high Meg broadband, ISDN lines, secure Wi-Fi and access to the GCC IT network for log-in, telephone lines etc.

The location of CCTV systems in and around the Square and the adjoining streets must be considered for security day and night, and for the management of events.

7.3 Water + Drainage

The Square will require maintaining [and improving] the provision of water for catering, toilets, ice rinks, ballasts etc. An environmental waste/soil/recycling system for the temporary installations will also be required.

8.0 Lighting Strategy

"Light is probably the most basic, most elementary thing in existence."

James Turrell, artist and light designer.

Light has the ability to transform the ordinary into the extraordinary, it can cause people to stop in surprise. Equally patterns of light and shade can draw people into a space and make them feel safe. Lighting can create spaces that are graceful and contemplative. Lighting can bring to life rich architectural features or constitute cutting edge design in its own right.

In the context of a redeveloped George Square there is a once in a generation chance to deliver a world class lighting design that turns the extraordinary into the breathtaking. The lighting design response should be guided by the following principles:

- The lighting design should be spirited and bold; it should not be obliged to follow what went before in George Square.
- The lighting should be integral to the overall design of the square and not applied to it as a response.
- Bright light is not necessarily good light. The lighting design should seek to deliver appropriate lighting levels for the purpose and no more.
- The lighting design should not seek to deliver a constant level of lighting across the square but should focus on an approach that considers the relationship between architectural form and the mix of uses. The design should focus on creating a "richness of light"; developed through the interplay of various factors such as type of luminaires, heights and positions, colour and colour temperatures, intensity and darkness.
- The light design should be animated. It should respond to the various users of the square; for example gently glowing as office workers cross the square in a drizzling cold winter evening; or dazzling and vivid as thousands fill the square for a concert.
- The lighting design should be interactive. Firstly with the simple purpose of being playful and engaging. Secondly and more importantly, creating a perception of safety through the creation of a welcoming, visible and legible environment.
- The lighting design should create key moments that people want to share; it should create imagery that promotes the city and its creative flair and rich heritage.
- The lighting design should be engaged in dialogue with George Square emphasising the architecture features, extending to the approaches to the square and the buildings that define its perimeter.
- Lighting should be reactive, capable of changing state when needed. The lighting design has to be capable of shifting up a gear, changing in state to respond to crowds, activities and to complement the nature and dynamics of major events. Equally the lighting design should be refined and elegant during civic events or vibrant and playful for Christmas and wider festive season.
- Consideration of Energy management, remote monitoring and smart systems should underpin the whole design approach.

8.1 Festive Lighting

The refurbishment of the Square also presents an opportunity to introduce a visually exciting and technically innovative display of festive lighting which will complement and create synergy with the other winter lighting initiatives in the city. The Christmas period is typically cold and dark; however the excitement and focus of festive celebrations create a warm and positive atmosphere throughout the streets. The increased population of city centre streets during the festive period provides a captive audience to experience the temporary transformation with the addition of decoration and light, improving the sense of festivity.

Traditionally George Square has become the main civic destination for the city and its festive lighting display; however there is an opportunity to explore alternative options whereby the decorations and festivity are spread throughout other city centre public spaces and routes. George Square could still remain the focal point, incorporating the traditional Christmas elements [crib, tree etc.], although there are opportunities to explore different styles of approach [see 8.0] which has proven successful in other large European cities such as Lyon.

Any new festive lighting displays are intended to provide an attraction to shoppers and visitors to the city. The festive lighting display must stand as an attractive, discrete element while forming an identifiable part of a unified and coherent lighting strategy. The design should be practicable and realisable as an arrangement which may mix the conventional with the innovative.

8.2 Dressing the City

The 'Dressing the City' Initiative developed out of a recognised need to animate the City Centre and to increase awareness of the numerous events which take place in Glasgow. Glasgow's developing image as a festival city and tourist destination demands further efforts to welcome visitors, create a friendly atmosphere, and to generate a festival spirit when major events are taking place.

Events and festivals are an important aspect of vibrant urban life. Decoration in streets and squares, and on buildings, helps to enliven the city for residents and can help to inform and orientate visitors. 'Dressing the City' is essentially about enlivening public spaces and highlighting and communicating information about festivals and major events in the city.

George Square has traditionally been the main focal point for displaying the city's 'dressing' programme, utilising the large banner masts to useful and colourful effect. Many of the city's main events have been promoted using large banners on these masts, including the UEFA Cup Final in 2008, the Pope's visit in 2010, and most recently the Olympic Games in 2012. The Commonwealth Games in 2014 will be an ideal opportunity to advertise the city to a world wide audience, and media techniques will be vital in the communication of information.

The re-design of the Square should allow for informed consideration of other possible contemporary approaches to be investigated, including the use of digital media, light projections, artists installations etc. This will be a unique opportunity to use locations and techniques which surprise and engage the public, without overwhelming other elements in the urban landscape.

9.0 Public Art - VeloCity: Art for a Changing City

VeloCity: Art for a Changing City was initiated by Creative Scotland in 2009 in partnership with Glasgow Life, Glasgow City Council and Clyde Gateway Urban Regeneration Company. It is a collective and cultural response to the impact of the Glasgow 2014 Commonwealth Games on the city and its communities. As such, its focus is the routes between the sporting clusters of Glasgow 2014, located in the east, west and south of the city. However, the key city centre urban spaces will also play a vital role in the image of the city in 2014, and especially George Square, which will be the city's 'front room'. By harnessing the unique contexts offered by the hosting of the Games, George Square has the potential to be a defining moment in the evolving cultural and physical landscape of Glasgow.

This Operational Plan [see appendices], is intended to be a starting point that sets out VeloCity's potential – it will continue to grow and respond to the cultural and physical changes occurring in the build up to, during and beyond Glasgow 2014. This initial scoping study provides a strong and coherent framework for delivering one of the largest and most ambitious programmes of art in the public domain that Scotland has experienced. Uniquely, this framework is underpinned by a genuine commitment to ensuring that Glasgow 2014 is used to better understand the city and the many ways that it is experienced and traversed by residents and visitors. VeloCity aims to celebrate both distinctive communities and the connections between and across the city.

The design team will be expected to work with the Velocity 'Producer' and Steering Group to develop ideas for George Square in advance of the Commonwealth Games in 2014 and beyond.

10.0 The Monuments

George Square has the densest concentration of free-standing monuments of any public space in Glasgow, with eleven statues in bronze placed on or near the perimeter, and the sandstone effigy of Sir Walter Scott dominating the scene from its 24-metre Doric column in the centre. Historically, they span a period roughly from the end of the Napoleonic Wars in 1815 to the death of Queen Victoria, though if we include the pair of colossal granite lions that guard the city's Cenotaph, that period may be extended to the 1920s. Their subject matter is appropriately diverse: three poets, two army commanders, a queen and her consort, two scientists and three politicians. Equally importantly, there are among them examples of work by local sculptors such as John Mossman, who rarely worked outside his native city, as well as

those who, like the flamboyant Baron Marochetti, surfed into Glasgow on a tide of international acclaim. It is a rich heritage, and one in which the people of Glasgow rightly take immense pride.

The story of how these works were commissioned and came to be where they are is a long and complicated one, and one that reveals much about the way Glasgow's urban culture has evolved over time. Despite the very orderly spectacle they present to us today, the statues were in fact introduced in a very haphazard way, one by one, and with very little thought given to the coherence of the arrangement would be achieved in the end. The appearance of visual harmony that now characterises their distribution across the space was arrived at by a series of historical accidents rather than a consciously formulated strategy. There was no master plan. On the contrary, the decision to site a particular monument on a particular spot was, in almost every case, an improvised response to what had gone immediately before – a process that often involved having to make the best of a situation that was far from ideal.

10.1 The Cenotaph

The decision has been taken that J.J. Burnet's Cenotaph will remain in its present position. Whilst its current location was controversial at the time of erection, timescales and technical difficulties for the redevelopment of the Square inhibit its repositioning.

There is however the opportunity to review the planting on the north and south flanks, which might allow for better visibility of the monument itself, and afford views to and from the City Chambers. There is also the possibility of the need to add further memorials to the Square over time, and therefore it should be considered how this might be achieved in the vicinity of the Cenotaph.

Given the timescales for the first phase of the redevelopment of the Square, it has been agreed that the Remembrance Sunday ceremony for 2013 will be held in another location. This will allow for access to be maintained to the Square throughout the duration of the first phase construction period.

10.2 Places of Honour

The plan to implement a major transformation of the design of George Square that is now being proposed requires that careful consideration is given to the thirteen monuments that form such a familiar part of its current visual identity. But it also creates opportunities for a bold and radically new approach in our thinking about the way objects that are so laden with history can contribute to the creation of 21st-century civic space. Given the outline of that history [see appendix], it seems unlikely that any wholesale alteration to the existing arrangement of them will be possible without having to overcome some measure of public disquiet. And yet the same history demonstrates how readily the public reconciles itself to change when it is driven by sound design principles. Once the proposition is accepted that historic monuments are not permanent fixtures but components of a wider and intrinsically dynamic pattern

of urban culture, then a multitude of new design possibilities opens up, with potentially immense benefits, not just for George Square but for the city as a whole.

Glasgow City Council is committed to conserving and celebrating its superb public collection of statues in its parks, gardens, squares and streets. As part of a general statutory policy and in order to achieve the timescales for the re-design of George Square, the City has agreed to the removal and conservation of its monuments in advance of the main contract which will be awarded following an international competition.. Removal of the statues will allow an unencumbered approach to the delivery of the main works, and flexibility for the successful team to consider their repositioning or relocation to within the square].

The programme for the works requires that the winning design will be selected and approved in early December 2012, with the Planning and Listed Building Applications expected in January 2013. The intention is, therefore, to create a 'pre-contract' which would allow early removal of the statues with due care and attention to a safe and secure place, until such time as they can either be re-instated in new positions within the Square, or relocated to an agreed strategy in other places in the city. As part of the programme of works any necessary conservation works to the statues will be carried out during the pre-contract period.

While the majority of the statues are cast metal and can be removed, conserved and re-located in one piece, the removal of the sandstone monument to Sir Walter Scott will present a greater conservation challenge, to be developed and agreed in detail with Historic Scotland. It is possible that the Scott monument will not return to the Square and one option may be to harness the power of this important architectural monument and to re-locate it as a focal point in an area of regeneration.

This approach has been done in collaboration with Historic Scotland, who will be involved as technical advisers throughout the procurement process.

The removal of the monuments to a secure place will allow for their conservation and close examination. Opportunities exist not only to conserve and restore, but to digitally record all the objects for historical purposes, research and interpretation. Discussions with RCAHMS and Historic Scotland will take place with regards assistance on this part of the project.

A comprehensive strategy will be put in place which will relocate all monuments not returning to George Square. It is the intention of the strategy to identify appropriate places of honour for the statues so that their power and significance can be invested in the new neighbourhoods and areas in which they are placed. The strategy will form a series of urban 'place' projects with existing and newly-commissioned monuments which will be completed in time for the 2014 Games.

11.0 Summary

In conclusion, in order that designs can be evaluated, the following criteria should be considered in relation to the 'vision' outlined in the introductory section;

- *How does the design reinforce George Square as Glasgow's primary urban space?*
- *How does the design celebrate the creativity of the City and its people?*
- *How does the design create a social space which can be used day and night?*
- *How does the design allow for the hosting of activities throughout the year?*
- *How does the design create a quality environment?*
- *How does the design become a 'must see' attraction for the City on an international stage?*

12.0 Contributors

Glasgow City Council DRS/LES; *Gerry Grams [author], Andy Brown, Derek Dunsire, Matthew Finkle, Sue Hilder, Kerr Robertson, Simon Smith, Mark Thomson, John Toffolo,*
Glasgow Life; *Colin Hartley, Clare Simpson*
Glasgow City Parking; *Gordon Dillon*
Glasgow School of Art; *David Harding, Ray McKenzie*
Historic Scotland; *Ranald MacInnes*

13.0 Appendices

- 13.1 The Monuments [full text]
- 13.2 George Square Listings
- 13.3 Listed Buildings and Features [map]
- 13.4 George Square Statues and Listings [map]
- 13.5 Geotechnical Letter 23/07/2004
- 13.6 Services layouts
- 13.7 Velocity Operational Plan
- 13.8 Events Layouts [for information only]