

LAGI GLASGOW

Below are notes taken during the afternoon meetings on Friday, November 20th, with [Sandy Morrison](#) regarding the HTA site analysis and urban planning concept design report. Gary Watt with Bigg Regeneration and Heather Claridge with Glasgow City Council were also there to respond to questions. [Post-meeting clarifications are provided in blue.](#)

SUDS water storage plan

General location and size of retention ponds in HTA plan is mostly consequence of topography; the amount of water to be retained; and the desire for surface water to be dealt with at surface level, rather than via underground storage or attenuation. The concept has also been to try and ensure that each development parcel manages the surface water associated with that specific land parcel. This concept is likely to remain and will be progressed further as the design develops.

The example master plan proposes approximately 3,000 square meters of retention pond surface area. Gary Watt with Bigg Regeneration verified that a calculation arrived at 2,462 m³ as the design volume to be retained on site. [Further research has identified a volume between 2,400m³ and 3,500m³.](#)

Some open ponds would necessarily fluctuate in their level, but the design can maintain constant level in one or two of the features by moving water between retention areas.

There have been identified two new connection points to the canal for the release of treated surface water.

It is likely that the Suds strategy for the site will link with the wider North Glasgow Integrated Water Management System being proposed by Scottish Canals, GCC & Scottish Water. This system will use the canal rather than the existing combined sewer system as the receptor for surface water in the area.

Existing or previously existing structures on the site

Location of old brick chimney tower was discussed and it was surmised that it used to sit just behind (to the west of) the two concrete bin structures. [Research after the meeting has arrived at a more accurate location based on aerial photos which are now available on the \[LAGI Glasgow website\]\(#\).](#)

The telecom tower that exists adjacent to the site was discussed. It was agreed that it is not impossible that it could be replaced with something new as a part of a comprehensive plan for the area. [Discussions following the meeting have identified that this would be difficult to deliver as it would involve agreeing terms with the communications mast company and the concrete plant. Not impossible, but teams proposing this as an improvement should be aware that execution will be contingent on approvals and would be wise to include some contingency or alternate plan.](#)

No existing water wells have been identified.

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Soils

There currently exists approximately 4-5 meters of “made ground” (construction fill) across the site.

This made ground requires to be improved before development can proceed. The concept strategy is to excavate approximately 2 metres depth; crush the material; refill; then compact, to provide an engineered capping layer.

Regarding the leaching of site contaminates, initial analysis suggests that there may be an impervious shelf that is keeping stormwater from percolating through into the canal and other groundwater to the south. There are no particular “hot spots” on the site. The contamination is distributed across the site.

Creative cut and fill may make soft gardens possible at grade, but in general the development will rely heavily on hardscape. Steep grassy banks are likely to remain open.

Site Analysis

There is an attractive quality to the top of the hill with regard to its relationship to the city and the neighborhood, both the "balcony" area as it's referred to in the concept report and the area behind the substation for public space.

Despite the value of these areas, the meeting confirmed that the power substation and the concrete batching plant are both “existing to remain.”

Plug in points for pop up cinema or other events (electricity) is something that the city is interested in for public events.

There are opportunities to selectively increase density in certain areas of the site, particularly those at the top of the hill identified for housing (rather than apartments). In general, selective increases in density can be made in order to increase open space or to increase the overall density of development.

Community Engagement

Over the top of the hill (to the back of the site) is currently commercial. However, changes to market viability mean that new development in this area will probably be residential. This creates an improved opportunity for connection to and from the North. This is shown on the HTA example masterplan as a set of very wide steps leading up from Eagle Street below.

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Process for Regeneration

The regeneration design process has so far included:

- Initial community design charrette
- Architecture + Design Scotland review of HTA analysis
- Public engagement event

Bigg Regeneration is probably three months from submitting the planning application formally to Glasgow City Council. More engagement with the likely 'future community' will be carried out prior to then.

There are no known restrictions against the use of wind turbines on the site.

Phasing of development may create opportunities for "meanwhile uses", including those that could be associated with LAGI.

District Heating

No restrictions on design. CHP may require larger loads but solar thermal could be applicable to any size use. Little space heating demands, but domestic hot water is a very big need.