



Glasgow City Council
City Development Plan 2

Background Report

Infrastructure Audit: Culture, Tourism and Heritage

March 2024



Cultural, Tourism, and Heritage Infrastructure

Existing Culture, Tourism and Heritage Infrastructure

1. What is Culture, Tourism and Heritage infrastructure and how is it used?

This audit relates to [National Planning Framework 4](#) policy 31. Culture and Creativity, 30. Tourism and Policy 7: Historic Assets and Places

What is cultural facilities infrastructure and how is it used?

What is or is not a cultural facility for the purpose of Development Planning is defined in the Planning (Scotland) Act 2019 as,

The principal cultural, social, and built heritage characteristics of the district; and the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district.¹

This could include, but is not limited to, cultural offerings like museums, galleries, theatres, cinemas, music venues, studios, recording spaces and spaces for art/craft activities.

Glasgow's draft Culture Plan² stated the following about the city's culture,

"Culture is hard to define, but it is a feature of human beings. That means it should be a product of the experiences, lives, and views of everyone. This should always be true. But it is especially important in Scotland's most diverse city; a city that expresses – but also shapes – culture in so many ways locally, regionally, nationally, and internationally."

¹ [The Planning Scotland Act 2019, section 7, 2, e, ii](#)

² As per [Glasgow Life Business Plan 2023-25](#): "A Culture Strategy for Scotland was published by Scottish Government in February 2020. At that point Glasgow Life was leading on the creation of a culture plan, however this work was paused in March 2020. During 2023-24 we are committed to progressing a long-term ambitious strategy for the culture sector in Glasgow, by leading on its development and contributing to its delivery. We will support the convening of a Culture Forum for Glasgow to ensure culture remains at the heart of Glasgow's ambitions. The forum will also have a role in overseeing the development of the strategy to make sure that Glasgow's culture sector is fully represented, aligning aims and ambitions to Glasgow's mission to be a city that is active and culturally vibrant."

What is Tourism infrastructure and how is it used?

Glasgow's cultural venues and its tourism facilities are interlinked as far as the city's cultural venues play a key role in bringing tourists to the city. In this regard, ensuring a sufficient level of accommodation for visitors to the city is a key concern for City Development Plan 2. The most common accommodation types in the city are hotels, hostels, guest houses, bed and breakfast establishments and short-stay serviced apartments. Due to the diverse range of accommodation for tourism, careful consideration for development proposals is required to ensure that there is no detrimental impact on the surrounding environment. Existing policy in the adopted City Development Plan covers this.

NPF4 takes its definition of sustainable tourism from the United Nation World Tourism Organisation: "tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities."

NPF4 Local Development Plan Requirement

"LDPs should support the recovery, growth, and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry, and the environment. Relevant national and local sector driven tourism strategies should also be taken into account. The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate." The role of the audit is to identify where existing accommodation, as far as practical to do so, exists or is planned in the city. This will be covered in section 6.2 of the audit.

Key Spatial Issues for Tourism

The Glasgow Tourism Strategy 2030³ identifies key spatial issues for ensuring the continued sustainable growth of tourism in Glasgow, specifically:

- Improving the urban fabric of the city centre,
- increasing green space in the city,
- increased active travel routes; and
- improved cultural assets, food, and drink offerings in the city centre.

³ [Glasgow 2030 Tourism Strategy](#) sets out 5 strategic priorities:

1. Increase the value of tourism to Glasgow's economy
2. Enhance the experiences that we offer
3. Create value for Glasgow's people through the tourism sector
4. Support vibrant places across the city and surrounding region
5. Deliver tourism in a sustainable and inclusive way

The strategy also states the conditions for success will be predicated on:

- City centre placemaking
- Bringing the city to life through public events
- A connected city (integrated ticketing on public transport)
- Creating an accessible city
- Developing the range of viable and appealing days out in the city region

What is Glasgow's Historic Built Environment and how does it relate to the city's culture?

Glasgow's historic built environment are physical features of the city such as its buildings, monuments, sites, and landscapes. The city's townscape shapes how we experience the city in space and time. These physical features are wide ranging, from landmarks to functional spaces like homes or businesses. For the purposes of the audit, the historic built environment is considered through the lens of its contribution to the city's culture and how it can be enhanced and protected through that view.

There are a number of buildings and spaces that serve help to define the city's-built environment. The biggest cluster of these historic landmarks are in Glasgow City Centre within the Central Conservation Area. Buildings such as the City Chambers, Glasgow Central and Queen Street Station, the Necropolis and St. George's Tron Church are examples that structure our frame of reference for the city centre. The city centre's civic spaces such as George, St. Enoch and St. Andrew's Squares, as well as Buchanan and Sauchiehall Street are integral to Glasgow's culture.

Many more of the city's historic environment assets are featured in the capacity and condition survey in section 4.

The following tables are the list of conservation areas and a description of listed building classifications:

Conservation Areas in Glasgow:

Park	Glasgow West	Dennistoun	Crosshill	Pollok Park
Snuff Mill	Walmer Crescent	St. Vincent Crescent	Victoria Park	Bridgeton Cross
Woodlands	Scotstoun	Hazlewood	Strathbungo	Parkhead Cross
Dumbreck	Millbrae	East Pollokshields	West Pollokshields	Govan
Newlands	Carmunnock	Shawlands Cross	Central	Broomhill

Listed Buildings in Glasgow:

Category	Description	Number
A	Buildings of national/ international architectural/ historic importance or fine (little altered) examples of a particular period, style or building type.	283
B	Buildings of regional (or more than local importance), or major examples of a particular period, style or building type which may have been altered.	1,252
C	Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered, and simple traditional buildings which group well with others in Categories A and B.	299

2. Capacity and Condition

Capacity and Condition of Glasgow's historic built environment

Protecting and enhancing Glasgow's conservation areas and listed buildings is a key aim of planning. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Glasgow City Council has recently proposed a programme of review of its 25 conservation areas⁴. This programme will additionally include a scoping exercise to ascertain whether additional conservation areas are required in the city. This programme is to be undertaken over three phases, from 2024 - 2027 subject to resources. It is not possible to provide the condition of Glasgow's entire historic environment. However, there are, at the time of writing, 98 buildings in Glasgow on the Buildings at Risk register which highlights historic assets which are vacant, in poor condition or are otherwise considered to be at risk.

Capacity and Condition of Cultural Venues in Glasgow

This audit focuses on noteworthy venues across the city. It is not exhaustive and represents a snapshot of Glasgow's cultural offer. The Community Facilities audit will centre on venues that are used most frequently by local people in their neighbourhoods. This includes assets such as local libraries, community centres, sports centres, and other such venues. A review of the condition of Council owned venues was undertaken in 2009 and is therefore out of date. A review is presently being undertaken at the time of writing. Therefore, this audit identifies areas of investment and opportunity for future investment, where appropriate, with a view that the assessment of the condition of the Council-owned estate will inform the proposed plan and later stages of City Development Plan 2. Mapping of the Culture, Tourism and Heritage Assets also form part of the Evidence Report and can be viewed [here](#). The capacity of venues has been provided where it has been possible to obtain. The figures have been taken from venue websites or have been provided internally.

Museums

In respect of overall provision and distribution, Glasgow has the third densest provision of museums in the UK⁵, behind only London and Edinburgh.

The Municipal Collection is formally recognised by Museums Galleries Scotland as being nationally significant.⁶ Other museum and archive collections designated as nationally significant in Glasgow are The Hunterian Museum owned by the University of Glasgow, The Charles Rennie Mackintosh Collection of Glasgow School of Art, and the Bridgeton Women's Library. A full list of museums is provided in Appendix A.

⁴ [Glasgow City Council - Committee Report Review of Conservation Areas and Appraisals](#)

⁵ [A geography of UK museums provides a useful exploration of the provision of museums across the UK. Glasgow is revealed as being a top centre for museums in the United Kingdom.](#)

⁶ *ibid*

Glasgow is notable in lacking a UK or Scottish national museum, though the municipal museum service does deliver services to the same standard as the national museums, it receives no central government funding. Peer English cities do, in some cases, receive central government revenue funding via Arts Council England.

The last purpose-built museum was the Riverside Museum which opened in 2011 to house the city's transportation collection. No current plans have been identified for new provision of museum or gallery space in the city, it should be noted that over the last 20 years major refurbishments have had the effect of both increasing footfall and diversifying audiences. However, should plans for additional provision develop over the life of the next development plan, planning policy will be required in CDP2 to facilitate the growth of museum provision in Glasgow in line with the aims set out in the Glasgow Tourism Strategy 2020-2030 and Glasgow Life's Business Plan⁷.

Glasgow Museums Collection

The majority of museums in Glasgow are held in the Glasgow Museums Collection, the municipal museums managed by Glasgow Life on behalf of the Council. Comprising an estimated 1.2 million items, the Glasgow Collection is undoubtedly the largest municipal collection in Scotland, one of the largest in the UK and widely recognised as one of the finest collections in Europe.⁸ The Glasgow Collection covers a range of subjects, including history, transport, technology, natural history, world cultures and fine and decorative arts. The key locations for the collections are:

- Kelvingrove Art Gallery and Museum
- Riverside Museum
- The Burrell Collection
- Gallery of Modern Art (GOMA)
- People's Palace
- St Mungo Museum of Religious Life and Art
- Provand's Lordship
- Glasgow Museum Resource Centre
- Kelvin Hall

There are currently capacity constraints for storage of the collections. There is under capacity in terms of suitable physical infrastructure and a temporary solution is being assessed to meet immediate needs. A longer term storage strategy is to be developed which will consider digitisation of archives and collections where appropriate and take account of potential storage requirements of wider city stakeholders.

University Museums and Art Collections

⁷ [Glasgow Life Business Plan 2023-25](#)

Glasgow University

- The Hunterian Museum
- The Hunterian Art Gallery
- The Mackintosh House

The Hunterian collections cover subjects as diverse as the history of medicine, zoology, and art. The Hunterian's whole collection is 'Recognised' as nationally significant in Scotland.

The Hunterian collections include outstanding Roman artefacts from the Antonine Wall; vast natural and life science collections; scientific instruments used by James Watt, Joseph Lister and Lord Kelvin; one of the world's greatest collections of coins and medals and objects and belongings brought to Glasgow from around the world during hundreds of years of trade, empire, exploitation and migration.

Condition

The Hunterian Museum and Art Gallery, strategic plan⁹ states:

"The Kelvin Hall project originally intended, working with civic and national partners, to expand into an integrated and equally ground-breaking new public university museum, to build strong connections between audience engagement and collections research and teaching. However, the option to deliver a major second phase of development at Kelvin Hall, to create new displays and exhibitions, is off the table for the near future. In anticipation of that development, no significant investment has been made in the remaining Hunterian estate for a decade or more. There is now an urgent and pressing need for major capital investment in the Gilbert Scott and William Whitfield buildings, not least with a view to adequate sustainability standards."

Glasgow School of Art

The Mackintosh building at the Glasgow School of Art is considered to be a masterpiece by Charles Rennie Mackintosh. The fires of 2014 and 2018 that ravaged the building mean that it is currently closed with a stated reopening in 2030. Prior to the fire in 2014, the building served as a tourist attraction in its own right. A decision is awaited as to whether the reopened building will provide a similar purpose. The school's art collection and archive remain open to visitors.

National Trust for Scotland Properties¹⁰

The National Trust for Scotland operates three venues in Glasgow:

⁹ [The Hunterian Strategy 2021-2025](#)

¹⁰ [National Trust for Scotland Built Estate Analysis](#)

- Mackintosh at the Willow
- The Tenement House
- Holmwood House

The National Trust for Scotland recently took ownership and care for the Mackintosh at the Willow, increasing its presence in the city and ensuring that the venue can continue to operate sustainably into the future. The properties under the National Trust's care are important culture venues that are integral to the city's character.

Other Notable Museums and Galleries

- Glasgow Science Centre
- The Tall Ship
- Centre for Contemporary Art
- Britannia Panopticon
- Glasgow Police Museum
- Sharmanka Kinetic Theatre

Art Galleries

Locations

- Trongate 103
- New Glasgow Society
- Transmission
- The Modern Institute
- Glasgow Print Studio
- David Dale Gallery and Studio
- Glasgow Art Club
- 16nst

Libraries and Archives

The Mitchell Library is one of Europe's largest public libraries with more than a million items. Its archives include books, maps, drawings, photographs, postcards, and family history. The Mitchell Library houses the Glasgow City Archives, Special Collections, Leisure and Lifestyle

and General Services. It is a reference and lending library. For the purposes of the organisation of the City Development Plan 2 evidence report, the city's neighbourhood libraries will be covered in the Community Facilities audit.

University Archives and Special Collections are located at the city's three main university campuses at the University of Glasgow, Strathclyde University and Glasgow Caledonian University.

Glasgow Museums also holds a resource centre for the museum archive at Darnley.

Theatres

Glasgow has a number of theatres that suit a variety of performances large and small. Glasgow (as well as Edinburgh) has the most theatres outside of London¹¹. As the map above demonstrates, the majority of Glasgow's theatres are located north of the Clyde in the city centre and the west end of the city. There are notable exceptions including the Tramway and Citizen's theatre south of the Clyde. It is notable that Glasgow is home to five of Scotland's 6 national performing companies: Scottish Opera, Royal Scottish National Orchestra, Scottish Ballet, and National Theatre of Scotland.

In respect of capacity, there are a number of theatres that feature capacity exceeding 1,000 seats:

Name	Capacity
SEC Armadillo	3,000
King's Theatre	1,785
Theatre Royal	1,541
Pavilion Theatre	1,449

Theatres with capacity between 300-1,000 seats

Name	Capacity
Citizen's Theatre	650
Cottier Theatre	150-450
The New Athenaeum Theatre (RCS)	344
Oran Mor	300
Tramway	600

Theatres with capacity of three hundred seats or less

¹¹ According to TicketSource: <https://www.walesonline.co.uk/news/uk-news/uk-most-culture-per-square-16411662>

Name	Capacity
Webster's Theatre	240
Tron Theatre	230
The Bridge	210 (seated)
Scottish Mask and Puppet Theatre	80

Music Venues

Glasgow is recognised as a UNESCO City of Music. As such the city has a large number of live music venues of many sizes and capacities. The venues are found in the City Centre, Finnieston and the West End. Smaller clusters of venues are found in the east and south of the city.

Concert Halls

Name	Capacity
Glasgow Royal Concert Hall	2,475
City Halls	1,066
Old Fruitmarket	1,000-2,000

Large Venues

Name	Capacity
OVO Hydro	14,300 (seated and standing)
SEC Armadillo	3,000
Barrowland Ballroom	1,950
O2 Academy	2,500
O2 ABC	Closed

Open Air Venues

Name	Capacity
Kelvingrove Bandstand	2,500
Glasgow Green	~50,000
Queen's Park Arena	3,500
Bellahouston Park	~35,000
Hampden Park	51,866

Music venues and bars

Name	Capacity
Webster's Theatre	240
Oran Mor	400
SWG3	125-4000 (various venues)
The Glad Cafe	100
Mono	300
Malones Bar	550
Nice&Sleazy/Box/Broadcast	180
The Garage	700
King Tuts	183
Grand Ole Opry	450
St. Luke's	600
Barras Art and Design (BAad)	350-700
Cathouse Rock Club	350
The Piping Centre	120

Agent of Change Principle

NPF4 defines the agent of change principle in the following way:

Where an application is made for development which is likely to be affected by noise from existing development such as, but not limited to, music venues, manufacturing or industrial sites, large retail outlets, etc., the applicant is required to demonstrate both that they have assessed the potential impact on occupants of the proposed development and that the proposed design incorporates appropriate measures to mitigate this impact.

There is scope for the Planning Authority to set the parameters for what development should engage the agent of change principle. Work will require to be undertaken to determine the appropriate parameters in Glasgow during the drafting of the proposed plan.

Film Studios and Recording Spaces

Glasgow is a recognised centre for music and film production¹² with a variety of spaces dedicated to this pursuit:

Music recording studios

- Gorbals Sound

¹² [Greatest economic impact of film & broadcast industry in Glasgow recorded in 2021](#)

- Pirate Studios
- La Chunky Studios
- 45 A Side Studios
- 16 OHM Recording Studio
- The Green Door Studios

Television and Film Studios

- The Comedy Unit Studio
- Film City Glasgow
- Channel 4 Creative Hub Glasgow
- Govan Shed
- BBC Scotland Pacific Quay
- STV Studios
- Silver Cloud Studios
- Scottish Opera
- Saviours Studio
- BBC Studioworks at Kelvin Hall

Sports Venues

Glasgow is a renowned destination for sport reflected in the variety of its major sports venues:

Name	Capacity
Hampden - Scotland's National Stadium	51,866
Emirates Arena	6,402, 112 accessible/companion
Emirates Area Sports Hall	960, 40 standing (additional 675 competitors at floor level)
Chris Hoy Velodrome	3,456, 36 accessible/companion
Celtic Park	60,411
Ibrox Stadium	50,987
Firhill Stadium	10,887
Scotstoun Stadium	4,765 permanent, 7,351 with temporary
Saracen Park	3,500

Cinemas

In the 1930s Glasgow had more cinemas than any city in the UK¹³. Though the number of cinemas is smaller today, the cinema is still an important part of cultural life in the city, reflected by the number and capacities of the venues below:

Name	Screens	Capacity
Cineworld Renfrew Street	18	4,300
Cineworld Silverburn	15	2,055
Cineworld Parkhead	7	1,480
Vue Glasgow Fort	8	1,070
Odeon Luxe	12	941
Vue Cinema St Enoch	9	652
Glasgow Film Theatre	3	596
Glasgow IMAX	1	370
Grosvenor Picture Theatre	2	118
Everyman Glasgow	3	94
Glasgow Media Access Centre	1	48
The Seamore Neighbourhood Cinema	1	N/A

Conference Venues

Glasgow has an impressive selection of conference venues that cater to a variety of capacities, listed below:

Name	Capacity (100+)
Double Tree by Hilton	1500
Crowne Plaza	1000
Hilton Glasgow	1000
Glasgow Marriott	800
Radisson BLU	800
Voco Grand Central	600
Grosvenor Hotel	450
Village Hotel Club	300
Sherbrooke Castle Hotel	300
Hotel Du Vin	100

¹³ [Glasgow's cinemas time past](#)

Clayton Hotel Clyde Street	200
Clayton Hotel Clyde Street	200
Hotel Campanile SEC Hyrdo	150
Mercure Glasgow City	150
Holiday Inn City Centre Theatreland	130
Kimpton Blythswood Square	120
Hilton Garden Inn	100

Purpose built venues

Name	Capacity (100+)
The Studio Venue	250
Technology and Innovation Centre (TIC)	600
Scottish Events Campus (SEC)	12000
Glasgow Royal Concert Hall (exhibitions, conferences, and meetings)	2,475
City Halls	1,066
Old Fruitmarket	1,000-2,000

University venues

Name	Capacity
Technology and Innovation Centre (TIC) Strathclyde University	600
University of Glasgow	1200
Glasgow Caledonian University	450

Universities and Colleges

The city's university and college campuses provide an important focus for the city's cultural output. Each of the campuses provide short courses and evening classes that cover a wide variety of subjects and activities for the general public. Further detail on the higher education establishments in Glasgow are covered in the Education Audit.

Tourist accommodation

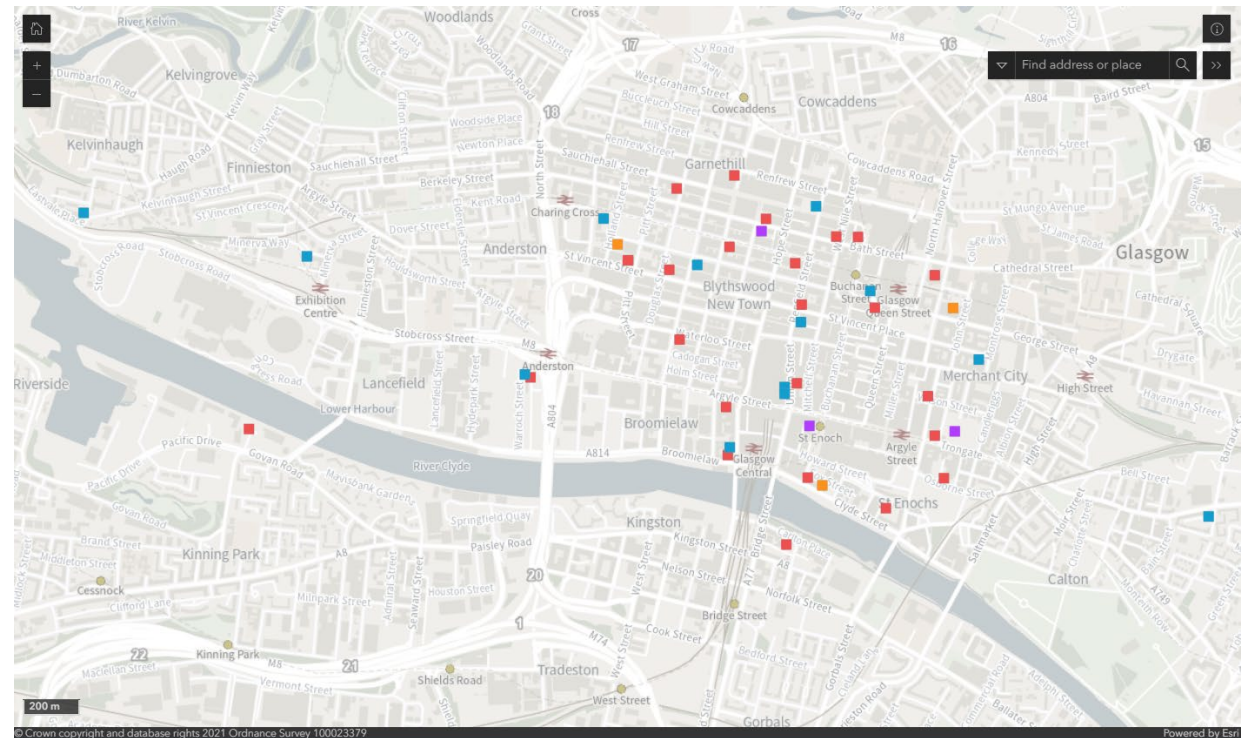
Tourist accommodation is wide ranging and can include hotels, hostels, guest houses, bed and breakfast establishments and short-stay serviced apartments. These types of development bring positive economic benefits to the City by providing a base for the hundreds of thousands of tourists that visit Glasgow every year.

Due to the diverse range of tourist accommodation on offer, careful consideration must be given to the site, location, and design of a development proposal in order to provide high quality accommodation and associated facilities which successfully integrate with the surrounding environment.

Tourist accommodation is concentrated in the City Centre. Recent market research conducted by CoStar¹⁴ reveals the following about Glasgow's hotel market:

- There are 154 hotels citywide with over 14,000 rooms;
- There are 102 hotels in and around the City Centre with just under 11,000 rooms;
- There has been a 16% growth in hotel room supply since 2019 compared with a 9% growth in demand;
- Around 1400 additional rooms are programmed to come on stream 2023-24, increasing supply by around 13%;
- Demand generating events such as at the Hydro and Hampden Park have driven the recovery of the city centre hotel sector and will be key going forward.

Based on the above, there is a healthy supply of hotel accommodation in Glasgow that complements the city's tourist economy. Work will be undertaken during the proposed plan to review adopted policies for other tourist accommodation types such as short-stay accommodation, bed and breakfasts, guest houses and hostels.



Glasgow Hotel Planning Applications as of February 2024

¹⁴ Co-star 2023 Q3 Glasgow Commercial Property Snapshot – Hotels

3. Compatibility with Investment Hierarchies

In the main, the Council owned cultural venues, where the Council can directly exert influence, are compatible with the infrastructure investment hierarchy. It is important to note, however, that a large number of cultural venues in the city are private entities and therefore, as far as they are considered to be infrastructure, would not be obligated to follow the Scottish Government's investment hierarchy.

Maximise useful life of existing assets

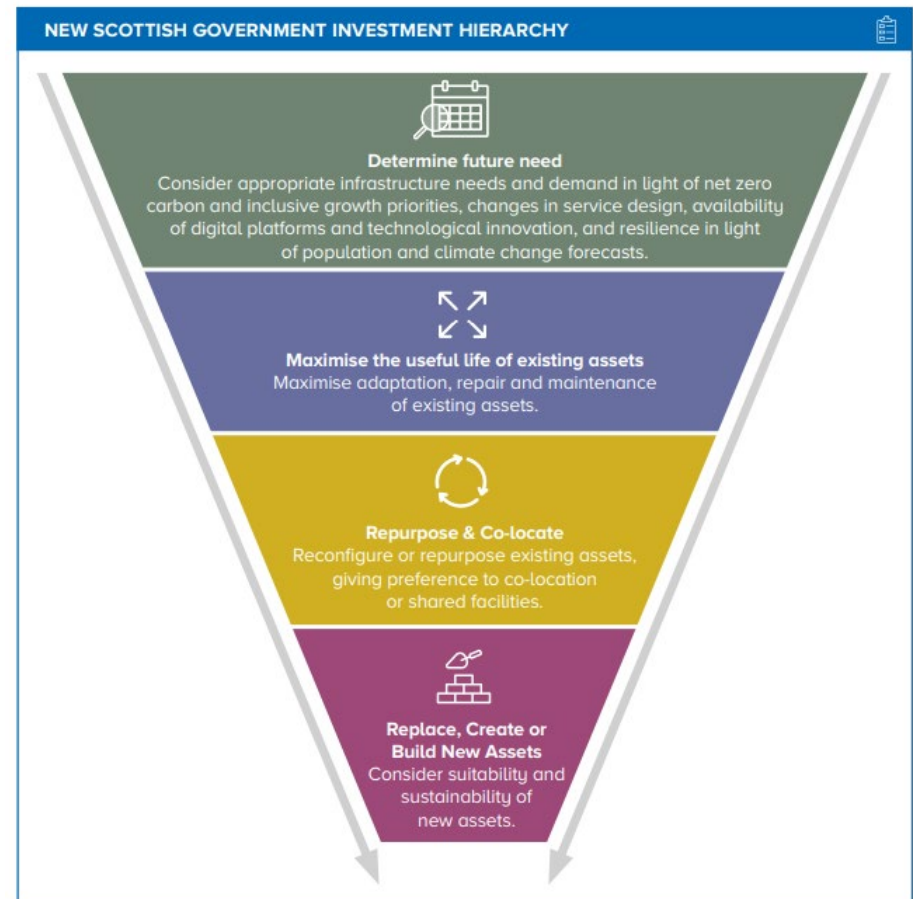
New buildings or premises that have been proposed or are in development are located at or near existing cultural venues.

Repurpose and co-locate?

Clusters of cultural venues are present in the city. This is either through historic circumstances or policy driven outcomes that have sought to group particular uses together to support particular uses. Regeneration of the River Clyde has also been focused on cultural uses which has continued with subsequent development/ proposals along that corridor.

Reduce the need to travel unsustainably

The general clustering of major cultural venues within Glasgow in and around the city centre are within a high accessibility travel zone which provides opportunities for lower carbon forms of transport, such as the bus or the train. There are facilities for cycle parking at major venues as well which can encourage carbon free transport to and from venues.



Proposed Culture, Tourism and Heritage Infrastructure

4. Future Needs

City Population Growth Forecast

From 2001 and 2021, the population of Glasgow City increased by 9.7% from 578,710 to 635,130. 70.6% of the city population is between the age of 16-64 with the largest growth in population age group those aged 25-44 (+22.6%) and 45-64 (+23.1%).

National Records for Scotland projections predict that Glasgow's population will increase to 644,274 by 2028.¹⁵ The average age of the population is projected to increase as the baby boomers age and people are expected to live longer. The age group 65-74 is projected to see the largest increase to 2028 (29.4%) but the 25-44 group is projected to remain the largest group in the city. Population projections indicate that demand for existing cultural venues could be expected to be sustained or increased as a result of a growing population, notwithstanding active factors that might lead to a contraction such as public funding challenges or economic downturns. Presently the focus in the city is geared toward improving existing assets and venues (covered in more detail in section 5.3).



Glasgow Visitor Economy Growth Aims

The **Glasgow Tourism Strategy 2030**¹⁶ aims to increase the visitor economy by +/- 10% by 2030:

Key Performance Indicator	2022	2024	2030
Economic Value from Visitor Spend	£1.58bn	£1.61bn	1.74bn
Overnight Visitors	2.65 million	2.71 million	2.91 million
Visitors Length of Stay	3.1 nights	-	3.4 nights
Local Jobs	28,000 FTE	29,489 FTE	31,724 FTE

¹⁵ [NRS Glasgow City Council Population Estimates](#)

¹⁶ [Glasgow 2030 Tourism Strategy](#)

The Strategy highlights the need to support the case for investment in three key assets that are essential for Glasgow's visitor economy: The SEC event campus, Glasgow Airport, and the City Centre. It also cites the need to "enhance opportunities for developing new visitor experiences that increase the city's appeal," specifically around "improving the city centre's urban fabric, increased green spaces, active travel routes, cultural assets and food and drink offerings in the city centre." Finally, the strategy cites the importance of Clyde Mission in improving the public realm and access along the River Clyde.

5. Programmed Improvements

A range of developments relating to culture and tourism are either proposed or committed which are focused on improving or extending existing venues.

Council Proposals

In terms of capital programme investment, Glasgow Life has committed to spending £35 million over three years (to 2025).¹⁷ It is noted that additional external funding will be required for major capital projects with work on-going to secure funding.¹⁸ A non-exhaustive list of known developments is provided below:

Capital Investment in Council-owned estate

Venue	Programmed Capital Investment
Gallery of Modern Art	External stone repairs. Investigation, and remedial repairs to basement
Kelvingrove Art Gallery and Museum	Roof works and external building fabric upgrades.
Kelvin Hall	Core Infrastructure for Phase 2 and works to front elevation
Provand's Lordship	Refurbishment to protect and preserve the building fabric.
Mitchell Library and City Archive	Structural Repairs, Roof works and Access, M&E, Lifts
City Halls	Roof replacement and MEP upgrades
Emirates Arena and Sir Chris Hoy Velodrome	Track upgrades and lifecycle works.
Glasgow Museums Resource Collection	Environmental improvements
Glasgow Royal Concert Hall	Seating upgrades and lifecycle works

¹⁷ [Glasgow Life Business Plan 2023-2025](#)

¹⁸ [Glasgow Life Business Plan 2022/23](#)

Council led proposals

Development Proposal	Status at time of writing	Intended Delivery Date
Sauchiehall Street Cultural Quarter – plan to address gap sites, improve public spaces and widen the offer on the street to more people	Funding bid	2033 ¹⁹
People’s Palace Winter Gardens Refurbishment	Redevelopment plans in progress	2027 ²⁰
Pollok Stables	Redevelopment in progress	Summer 2025 ²¹

Private and Third Sector Proposals

The following table is a non-exhaustive list of major development proposals that are at various stages in the development process.

Development Proposal	Status at time of writing	Intended Delivery Date
Scottish Opera Port Dundas	PAN approved, awaiting full application	Construction 2027, subject to planning approval
Therme, Glasgow Harbour	PPP Pending Consideration	2027 subject to planning approval ²²
Govan Graving Docks - mixed-use development including visitor attractions and a heritage park	PPP Pending Consideration	N/A
SWG3 development Vision	Hotel in for full planning	N/A
King’s Theatre Redevelopment	Initial stages	N/A
Citizens Theatre	In Development	2024
The Briggait Phase 2	Redevelopment in progress	2024 ²³

¹⁹ Source: [Scottish Licensed Trade](#), published November 8, 2023 Successful 10 year Heritage Lottery Fund ‘Heritage Places’ initiative.

²⁰ Source: [BBC](#), 21/02/24: Glasgow's People's Palace to close for refurbishment.

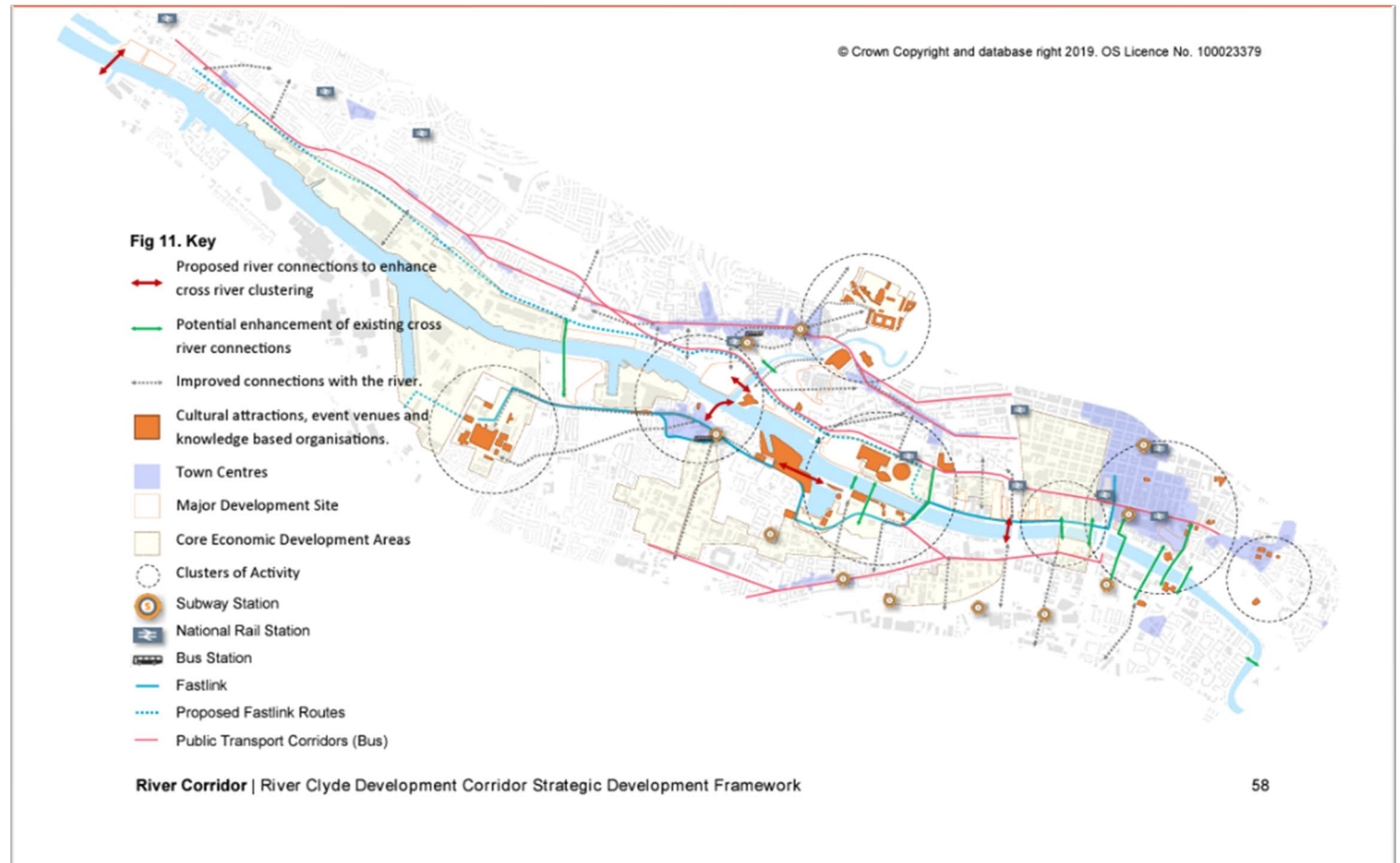
²¹ Source: [The Herald](#), 23/03/2023: Inside the renovation of Glasgow’s Pollok Stables

²² Source: [Therme UK](#), statement to open one resort every 2 years. Manchester site currently slated for opening 2025. Glasgow identified as second site in the UK.

²³ Source: [Clark Contracts](#), published October 3, 2023: Works underway to transform the Briggait Clydeside market

NPF4 National Development: Clyde Mission

Funding has been secured for the development of a masterplan that will “set out plans for stimulating growth of a sustainable, wellbeing economy in the Clyde Mission area and wider city region.”²⁴ In planning terms, it has been identified as a national development (within 500m of the river Clyde).



The River SDF identifies cultural attractions along the river Clyde

²⁴ [Migration of Clyde Mission to Glasgow City Region](#)

6. Further improvements required

The role of City Development Plan 2 as regards culture and tourism will be to balance support for expanding the city's facilities whilst maintaining residential amenity in areas where pressures may arise, as a result of tourism, specifically. At the time of writing, the general challenges for deliverability of cultural, tourism and historic environment infrastructure can be summarised as follows:

Culture and Tourism:

Post-covid recovery of visitors to the city

As a general metric for the health of the city economy, the City Centre Recovery Dashboard states that the city is at 82% of pre-pandemic levels using a series of metrics.²⁵ A snapshot of visitor numbers at Glasgow's 4 most visited attractions shows numbers have not yet returned to pre-pandemic levels²⁶. However, the total number of external visitors to Glasgow in 2022 topped the pre-pandemic figure²⁷ which suggests that recovery is underway. The 2023 visitor attraction numbers will be published in due course to provide a fuller picture post-pandemic.

Net Zero Council Estate

The Council has made a commitment for its estate to be net zero by 2030. In order to achieve that goal, changes will need to be made to Council-owned buildings, principally in the way they use energy. This will be covered in the forthcoming Carbon Management Reduction Plan

Operational Constraints

All buildings, new or old, require on-going maintenance to be operational and safe for the public to use. Capital works programmes are allocated annually and are spread across the entirety of the Council estate, including areas not covered in the audit. A review of the entire Council-owned estate is currently being undertaken and will be available at a later date. On that basis, information of the condition of the Council-owned cultural venues is not presently available for inclusion in this report. Many of the venues noted in this audit are held privately and therefore there is limited scope to comment on their condition.

²⁵ [City Centre Recovery Dashboard - Glasgow Chamber of Commerce](#). The Glasgow City Centre Data & Insights Dashboard provides insight into the post-Covid recovery of Glasgow City Centre by pulling together data from several sources, which is then cleansed, analysed, and presented in the dashboard visualisations. Users can further analyse the data to support intelligence gathering, business planning and policy development.

²⁶ [Association of Leading Visitor Attractions](#)

²⁷ [Source: Yahoo, UK, 2/10/2023: "Strategy to enhance Glasgow visitor experience as numbers top 2.5 million"](#)

Historic Built Environment

Buildings at risk²⁸

Local Development Plan guidance asks that Local Development Plans (LDP), as a priority, take into account Buildings at Risk in their area. It states that an LDP shall set out opportunities for the re-use and sensitive adaptation of existing historic assets and places through regeneration as a key aspect of delivering the spatial strategy. This will be explored and further developed in the proposed plan stage.

Urban Capacity Study

Guidance also suggests that LDPs could account for ‘the capacity of settlements and their surrounding areas and landscapes to accommodate development without significant impact to their cultural significance. This includes both direct impacts on historic environment assets or places, their setting, and the character of existing settlements. This also includes identifying, where appropriate, opportunities to enhance all elements of the historic environment and contribute to place making objectives.’ The urban capacity study which will be developed in the proposed plan stage will consider the interactions of the capacity of settlements and conservation areas and listed buildings.

Appropriate Number and Range of Cultural Facilities

The Planning (Scotland) Act 2019 requires development plans to set out the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district. This Audit demonstrates that Glasgow has a wide range of cultural venues and facilities as well as an ongoing programme of investment and expansion that should be supported. Defining an ‘appropriate number and range’ is to a great extent constrained by funding and market demand as well as changing attitudes and values that may impact some venue types more than others. The audit demonstrates that Glasgow has a wide range of cultural facilities that befits a large European city with a rich history and a strong cultural heritage.

Opportunities for growth

- Glasgow would benefit from more cultural venues that can accommodate a reception for over one thousand guests. Other major European cities have a range of cultural facilities that can accommodate events for over five hundred guests, allowing for greater audience development and an opportunity to raise commercial income. This would support the attraction of Business Events that have a demand for a unique venue linked to their city-wide conference business.
- Glasgow does not have a music venue that meets a 5,000-6,000 capacity, this is a recognised gap in the market we are able to attract to the city. There are opportunities within the existing estate, with investment, to meet this need.

²⁸ [Glasgow Buildings at Risk](#)

- There are currently capacity constraints for storage of the collections. There is under capacity in terms of suitable physical infrastructure and a temporary solution is being assessed to meet immediate needs. A longer term storage strategy is to be developed which will consider digitisation of archives and collections where appropriate and take account of potential storage requirements of wider city stakeholders.

7. Deliverability

Next steps for Proposed Plan

In order to support the delivery of cultural facilities in the city, CDP2 needs to consider policies relating to:

- Support for culture and creativity, recognising the importance of the sectors to Glasgow's economy;
- Support for the sustainable growth in tourism, reflecting the aims set out in the Glasgow Tourism Strategy 2030;
- Identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities and identify where further development is not appropriate;
- Identify where the Agent of Change principle applies in the local development plan area;
- Support the sustainable management of the historic environment through the spatial strategy and identify, protect, and enhance valued historic assets and places;
- Climate change mitigation and adaptation relating to buildings and associated green infrastructure; and
- Consider how City Development Plan 2 can support the identified gaps in cultural venue provision.