



Project Introduction

Context and Aspirations

Introduction

The University of Glasgow's Garscube Campus is home to the School of Veterinary Medicine, which forms part of the University's College of Medical, Veterinary and Life Sciences. The School is recognised nationally and internationally as a centre of excellence in veterinary education and research at both undergraduate and postgraduate level.

To maintain and build upon this reputation, and as part of its Veterinary Medicine Strategic Plan, the University is committed to ensuring the School's facilities reflect modern teaching standards and enhance the experience of those using them.

This public exhibition introduces the vision that the University has for the development of the following new facilities:

Vet Pathology Facility

A new purpose-built replacement facility that will provide modern state-of-the-art teaching and associated support space for Vet Pathology.

Isolation Unit

A new purpose-built replacement facility to temporarily house horses and farm animals being treated for contagious illnesses.

Indoor Riding Arena

A new purpose-built replacement facility for the Weipers Centre for Equine Welfare to enable assessment and rehabilitation of horses that are in the University's care.

Equine Service Yard

A new purpose-built replacement service yard for the Weipers Centre for Equine Welfare.

Client Team

Client: University of Glasgow
Project Sponsor: Professor Ewan Cameron

Design Team

Architects: Reiach and Hall Architects
Planning Consultant: Ryden
Project Managers: AECOM
Cost Consultants: AECOM
Structural & Civil Engineering: AECOM
Mechanical and Electrical Engineering: AECOM
Landscape Architects: AECOM
Arboriculturalist: AECOM
Ecology: AECOM



Garscube Campus Plan

Key

- Boundary Between East Dunbartonshire Council and Glasgow City Council
- UoG Ownership Boundary
- Land owned by UoG / Buildings Owned by Scottish Enterprise
- Proposed Planning Application Boundary

Existing Buildings

1. Mary Stewart Building
2. Current location of Veterinary Pathology Facility
3. Indoor Riding Arena & Isolation Unit
4. Estates & Buildings Office & Workshop and Carpark
5. Weipers Centre for Equine Welfare
6. Weipers Centre for Equine Welfare Service Yard
7. Stable Block
8. Small Animal Hospital
9. Grass Area
10. Security Office
11. Sports Pavilion
12. Beatson Institute for Cancer Research
13. Wolfson Wohl Cancer Research Centre
14. Home Farm Buildings



Small Animal Hospital
Archial Norr



The Beatson Institute



Lady Campbell Bridge



River Kelvin



University
of Glasgow

Strategic Proposals

Proposed Sites

The proposed sites for the new developments have been identified following a thorough campus-wide site appraisal process. The primary focus has been to identify a suitable site for the new Vet Pathology Facility which in turn has introduced the opportunity to widen the project's scope to include the proposed new equine facilities.

As a result of the site selection for the new Vet Pathology Unit, each element of the proposed development is inextricably linked, and therefore they are being considered and assessed under a single campus development strategy and planning application.

Proposed Developments

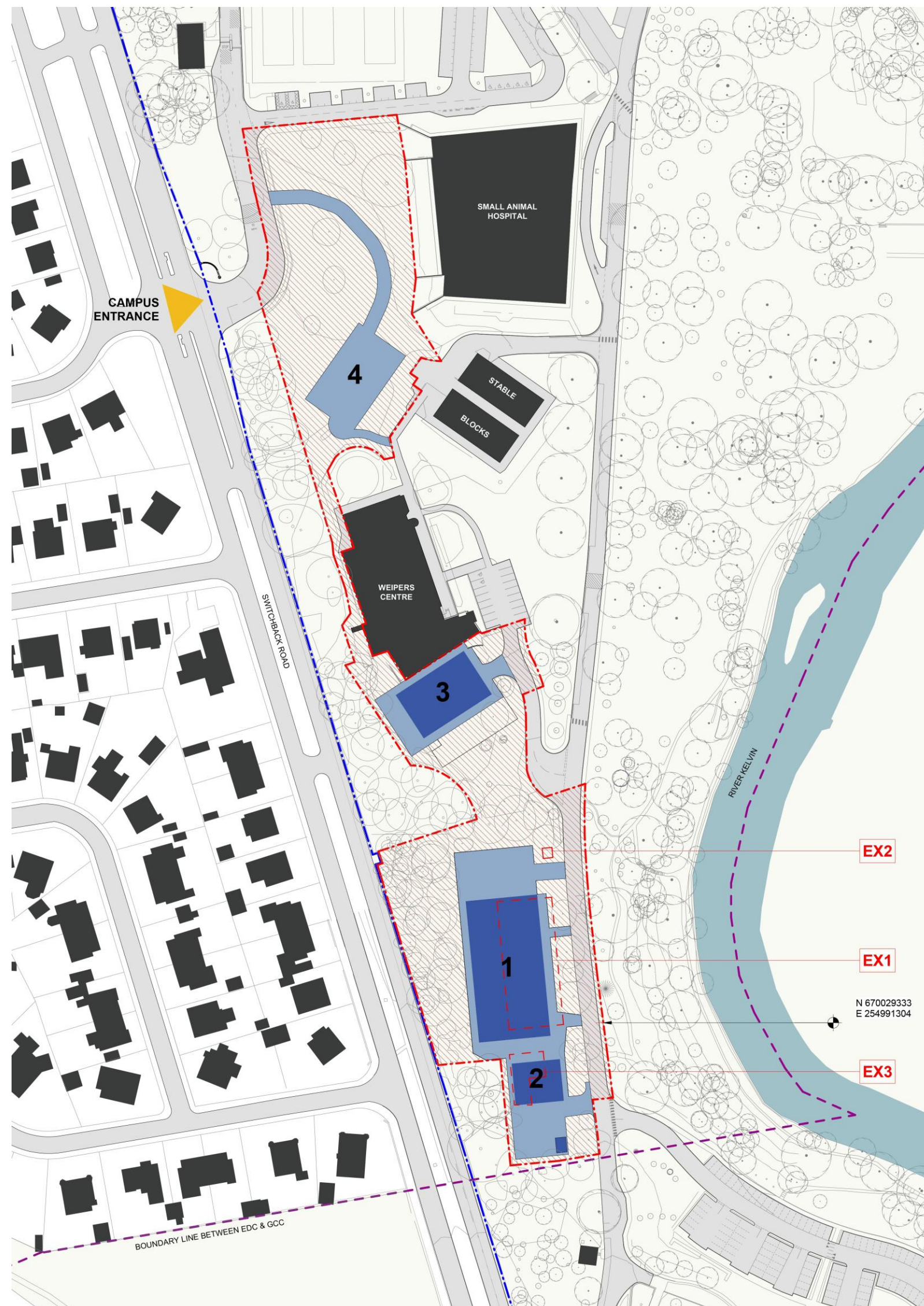
1. Vet Pathology Facility & Associated Service Yard
2. Isolation Unit & Associated Service Yard
3. Equine Indoor Riding Arena
4. Equine Service Yard & Access Road

Existing Buildings to be Demolished (Indicated by red dashed lines)

EX1. Equine Indoor Riding Arena & Isolation Unit
EX2. Equine Isolation Unit Waste Store
EX3. Estates Workshop Building

Key

- Boundary Between East Dunbartonshire Council and Glasgow City Council
- UoG Ownership Boundary
- Proposed Planning Application Boundary
Total Area: 16555m²
- Proposed New Building
- Proposed Development Service Yards



Development Site 1



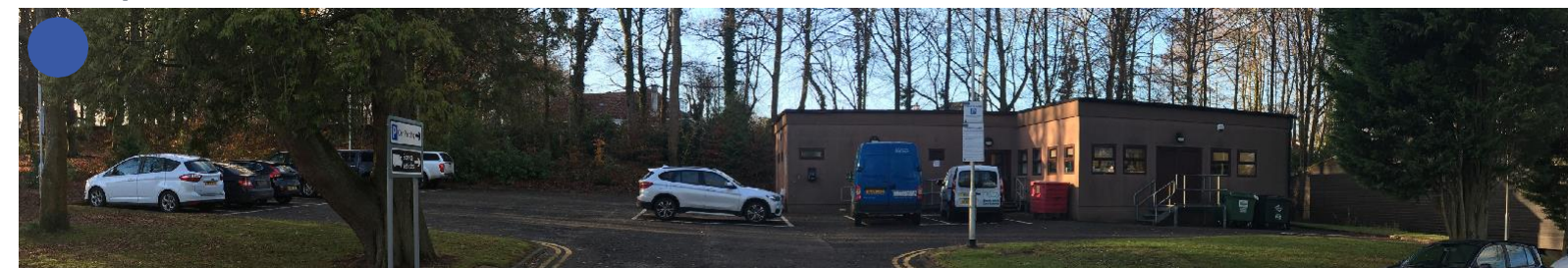
View of Site 1 from South



View of Site 1 from North

The existing Indoor Riding Arena site is the proposed location for the new Vet Pathology Facility. Located to the south of the Garscube campus, a key benefit to this site is its close proximity to the veterinary teaching facilities located at the Mary Stewart Building. The existing Estates and Building Workshop site was also considered, however due to existing major underground utilities beneath the car park area, was discounted.

Development Site 2



View of Site 2 from East

The existing Estates and Buildings Office and Workshop site is the proposed location for the new Isolation Unit. It is located to the south of the existing Indoor Riding Arena. Currently, the Isolation Unit is part of the Indoor Riding Arena. Due to the small scale of the Isolation Unit, it can be accommodated on this site without impacting the existing underground utilities that made the site unsuitable for the Vet Pathology Facility.

Development Site 3



View of Site 3 from South East

The existing Weipers Centre for Equine Welfare Service Yard is the proposed location for the new Indoor Riding Arena. Due to its adjacency to the Weipers Centre for Equine Welfare and stable blocks, this site offers clinical benefits to the equine hospital and also ensures the necessary segregation from the Isolation Unit

Development Site 4



View of Site 4 from North West

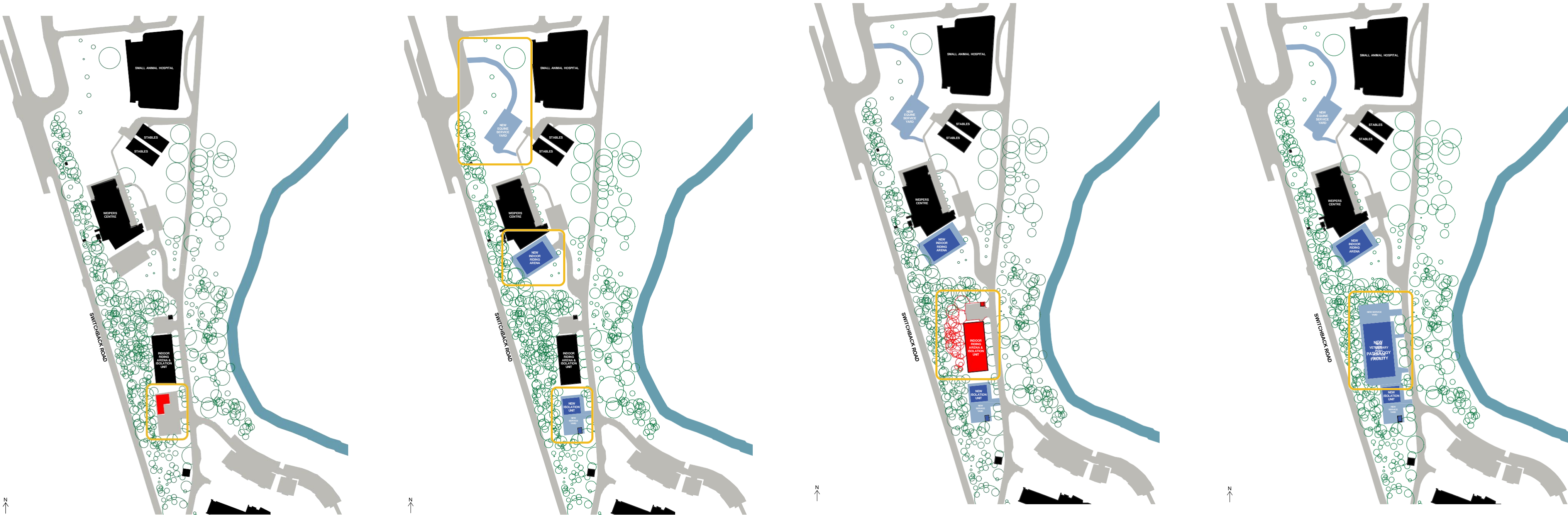
The area of grassland to the north of the Weipers Centre for Equine Welfare is proposed as the site of the new Equine Service Yard. Due to safety concerns relating to large equine vehicles having to take an extended route through the campus to reach the existing service yard, its relocation is being considered as part of these wider development proposals.



Strategic Proposals

Proposed Development Phasing & Project Timeline

Due to the number of facilities being relocated and re-provided in the scope of this proposed development, it is necessary to ensure a strategic phasing plan is in place. This will also ensure that service continuity is maintained over the course of the development. An outline proposal can be summarised as illustrated in these diagrams.



Phase 1 & 2
Relocation of existing Estates and Buildings Offices and Workshop to Home Farm area of campus. Currently on site, and subject to a separate planning permission (Ref No. TP/ED/24/0320). Demolition of existing Estates and Buildings Offices and Workshops to vacate site for proposed Isolation Unit.

Phase 3
Construction of new Isolation Unit, Equine Riding Arena and Equine Service Yard and associated access road.

Phase 4
Demolition of existing combined Riding Arena and Isolation Unit to vacate site for new Vet Pathology Facility.

Phase 5
Construction of new Vet Pathology Facility

PROJECT TIMELINE

March 2025	April 2025	May - August 2025	August 2025	August - February (2025 - 2026)	August - October (2025)	November - April (2025 - 2026)	April - July (2026)	July - November (2026 - 2027)
Community Engagement Public Engagement Event	Planning Application Application Submission	Planning Application Determination Period	Planning Application Anticipated Planning Approval Granted	Construction Period Isolation Unit	Construction Period New Service Yard	Construction Period Riding Arena	Construction Period Demolition of existing Riding Arena	Construction Period Veterinary Pathology Facility

Development Proposals

Vet Pathology Facility & Service Yard

This new, purpose-built facility will replace the existing Pathology Facility which is no longer deemed to be fit-for-purpose. The new building will accommodate clinical and general teaching areas, with associated support spaces. The building will have its own dedicated service yard which will be screened around its full perimeter for privacy.

Key to the design of this new Facility is the need to provide a high quality of user experience for both Staff and Students and to improve on the existing conditions.

Whilst this is critical for the principal working and teaching spaces, the proposed design aims to ensure that this qualitative improvement is also extended to the support and ancillary areas, locating the non-PM spaces and rooms within a strip of accommodation to the east. This creates an opportunity to provide visual connection out towards the campus and also back to the existing suite of Veterinary Buildings to which this new Facility will belong.

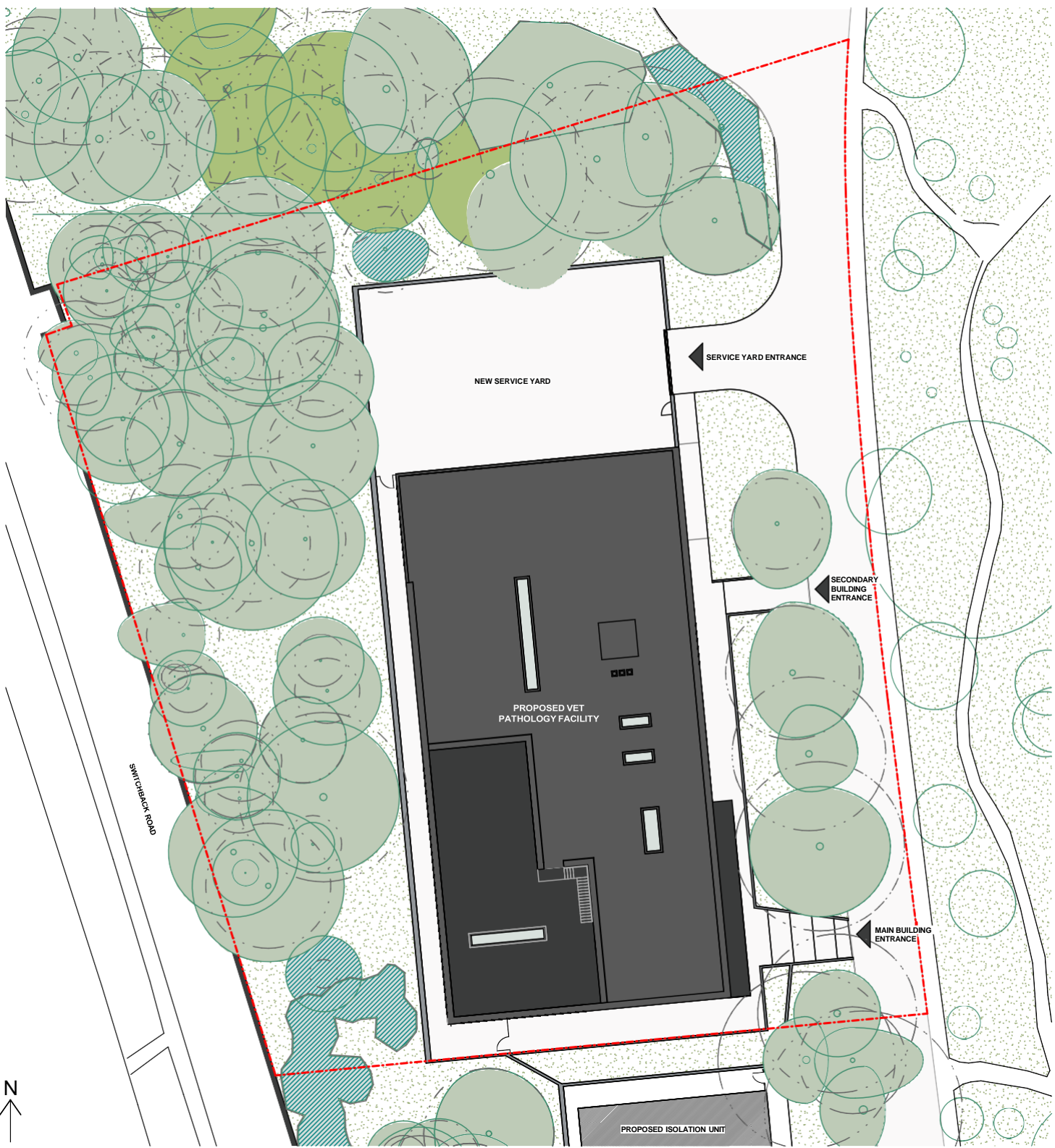
Sustainability



The proposed development aims to reflect the sustainability aspirations of the University across its estate. Targets have been set for operational energy consumption and strategies put in place to reduce these as far as practicable - for example, the use of photovoltaic panels. Material specifications will follow best practice in terms of environmental sustainability, balanced against the functional requirements of the proposed facility. Strategies for reducing water consumption, management of waste and improving indoor environmental quality are also being integrated into the proposals.

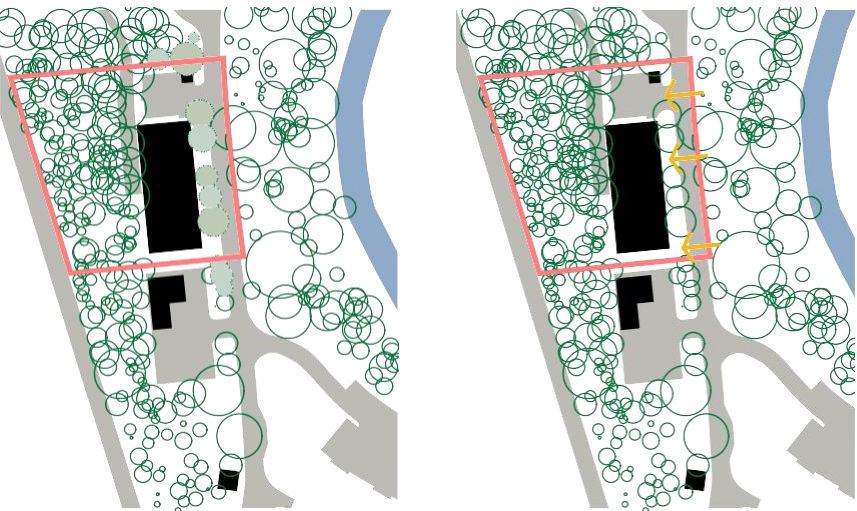


Existing Site Plan



Proposed Site Plan

Avenue Trees & Access Points



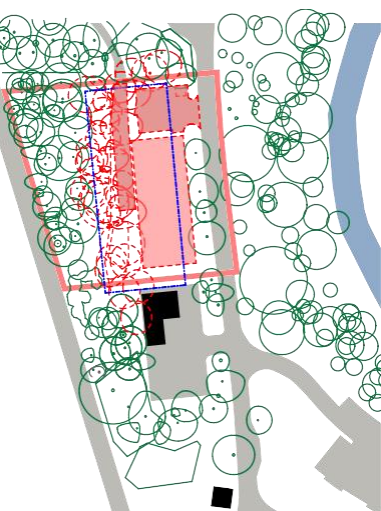
The campus road follows the route of the historic avenue that led to Garscube House. The trees that line and help define this route have been prioritised for protection in the development of the proposed site plan for the Vet Pathology Facility. Access points will be through existing breaks in the tree line.

Tree Belt



The mature tree belt that runs along the west boundary of the campus will be impacted by the proposed development as the new building footprint is larger than the existing Riding Arena. Areplacement planting strategy will form an integral part of the wider project proposals

Demolitions



The existing Indoor Riding Arena and Waste Store will be demolished in order to clear the site for the new Vet Pathology Facility. The loss of trees to the west reflects the need to protect the avenue trees and the proposed building and service yard footprint (indicated by the blue line).

- Site Plan Key:
- Proposed Site Boundary
 - Existing Category A Tree
 - Existing Category B Tree
 - Existing Category C Tree
 - Existing Tree Not Surveyed (Outside site boundary)

Development Proposals

Vet Pathology Facility & Service Yard

The building massing is derived directly from the height requirements associated with the clinical teaching areas, while its footprint is also driven by the processes and flows of the spaces within. This results in a strong rectilinear two storey form which embeds itself in the woodland context.

The proposal is to express the simple form of the new Vet Pathology Facility with a dark brick cladding that will allow it to settle back into the wooded setting. As well as creating a shared materiality with other veterinary buildings on the campus, the choice of brick also offers opportunities to introduce areas of relief and perforation, whilst ensuring the necessary privacy requirements are maintained.

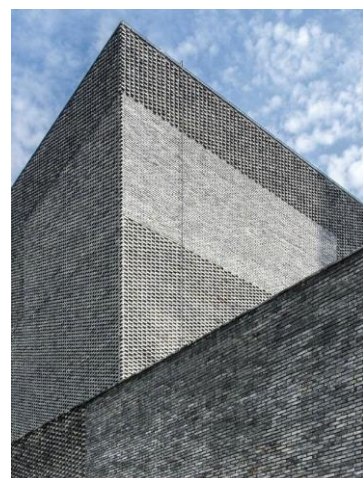


Existing View

Materiality Precedent



Brickwork Detail Precedent
Office Winhov



Dark Brick Precedent
Neri&Hu



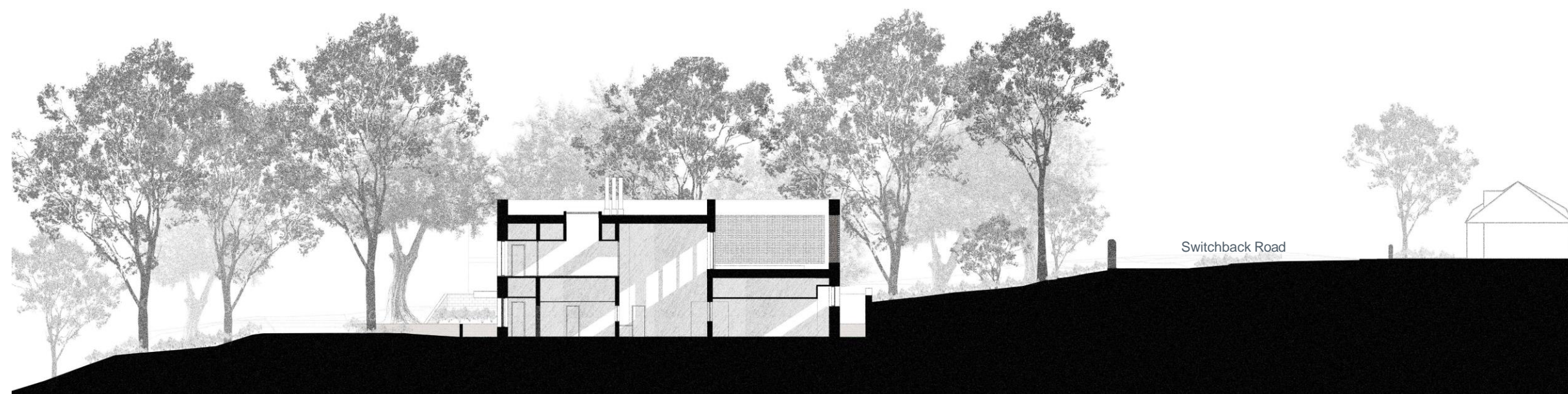
Stage 3 Visualisation of Main Entrance to Proposed Vet Pathology Facility



Building Precedent: Bannockburn Visitor Centre
Reiach and Hall Architects

Key:

- PM Teaching Spaces
- PM Teaching Support Spaces
- PM Changing Area
- Staff Offices
- General Teaching
- Circulation & General Support Spaces
- Plant



Site Cross Section Looking North

Development Proposals

Vet Pathology Facility & Service Yard

The frontage to the Vet Pathology Facility is in keeping with the existing character of the Garscube Estate with lawns and avenue trees along the road edge.

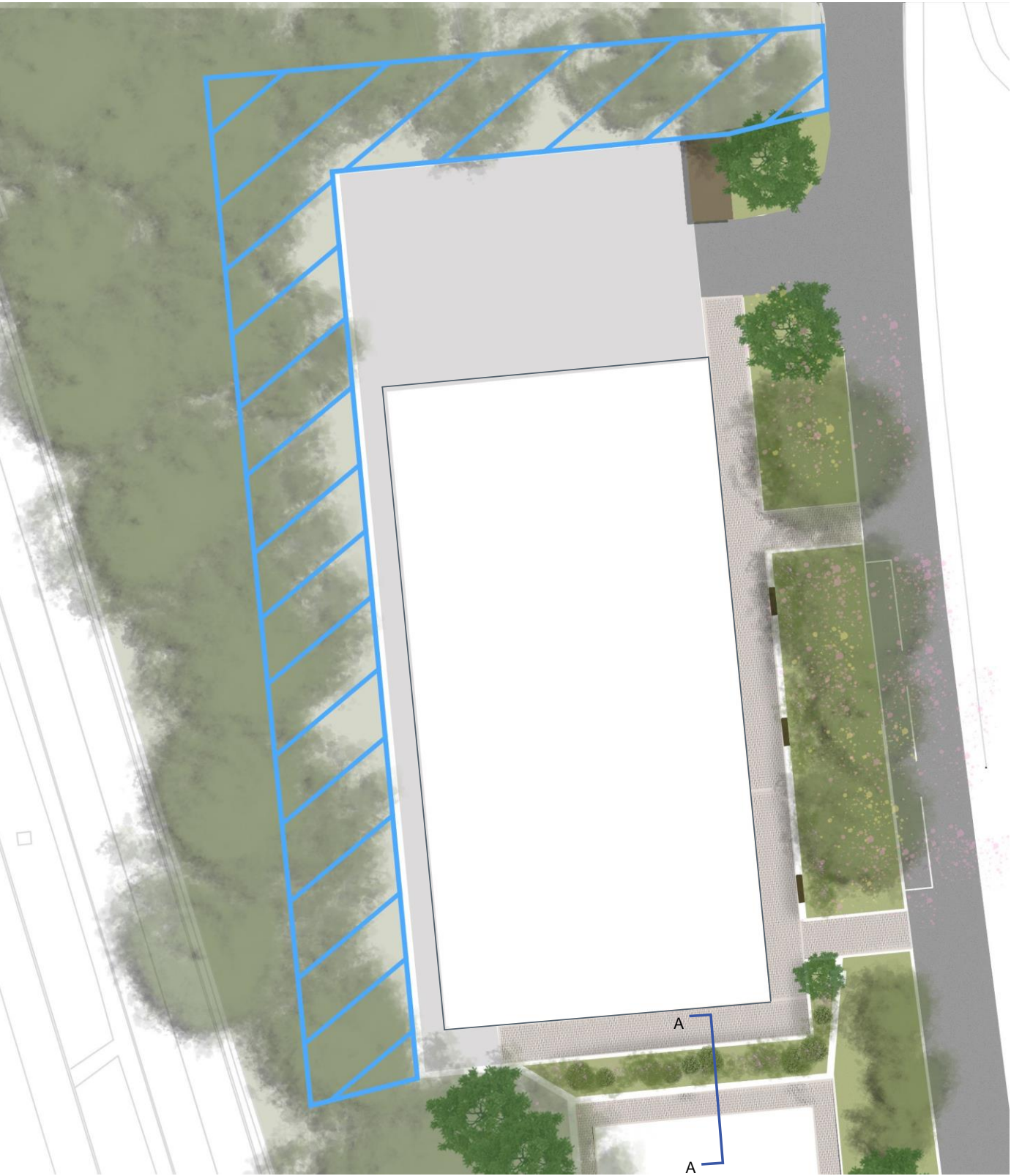
The building and its access pathway will sit lower than the tree avenue and lawn frontage, creating raised planting areas along a pedestrian walkway. Seat walls will provide a place to gather before entering the building. A range of native shrubs and perennials will line the edge of the seat wall to provide a colourful backing to the seating area and prevent users from walking across the lawns to access the building.

The shrubs and perennial mix will continue between the Vet Pathology Unit and adjacent Isolation Unit, and will also be planted at the Riding Arena entrance to provide continuity across the campus. Tree and woodland under-story shrubs will be replanted in the woodland belt between the Vet Pathology Unit and Switchback Road to re-provide screening following any tree removal.

The level difference between the proposed buildings, as shown in the adjacent section, will be expressed in a series of stepped planting terraces. The style of planting used between the retaining walls will be reflected across the site, in particular along the Vet Pathology Unit frontage. Plant species have been selected to thrive in the narrow and shaded plot between the two buildings whilst also enhancing biodiversity value and being native to the UK.

A range of shrubs and perennials will be used to create an ever changing and visually stimulating view when approaching either facility.

A number of trees are marked to be removed. To offset this, compensatory tree replacement planting will be included within the existing avenues and perennial planting areas as well as across other areas of the campus, in particular the proposed Equine Service Yard. This will also support the Biodiversity Net Gain strategies which are being developed for the project.



Landscaping Strategy

- Key:
- Proposed trees
 - Existing Trees / Woodland
 - Flowering Lawn
 - Proposed Hedgerow
 - Potential tree woodland edge planting
 - Bike Store
 - Concrete Yard
 - Pedestrian Paving
 - Access Road



Section AA
Study of Landscaping between Vet Pathology Facility and Isolation Unit



Euonymus europaeus - Spindle Tree



Flowering Lawn Tree Under Story



Successive Perennial Planting



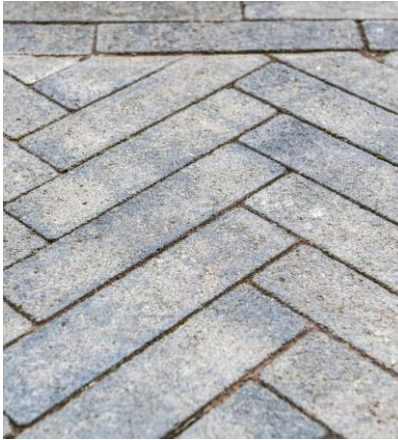
Tree Under Story



Calluna vulgaris - Heather



Fritillaria meleagris



Pedestrian Paving



Seat Wall and Perennial Planting



Active Travel - Bike Storage

Development Proposals

Isolation Unit & Service Yard

The purpose of the Isolation Unit is to temporarily house horses or farm animals that have been diagnosed with contagious diseases and so cannot be kept in the same area as other animals. It will provide 4no. horse boxes with associated support spaces, one of which can be converted for farm animal use, and will have a dedicated service yard to allow animals to be brought directly to the facility by owners or transferred from other areas of the campus.

The form of the building reflects its agricultural function and it is proposed to clad it in a vertical timber cladding which will be treated to ensure it weathers consistently to silver grey.

The proposed landscape design for the Isolation Unit mirrors that of the Vet Pathology Unit building. Its frontage is in keeping with the character of the Garscube Estate with avenue trees along the road edge. A flowering lawn and bulbs will be planted under the avenue trees to increase biodiversity and create a seasonally changing attractive frontage to the Stables.

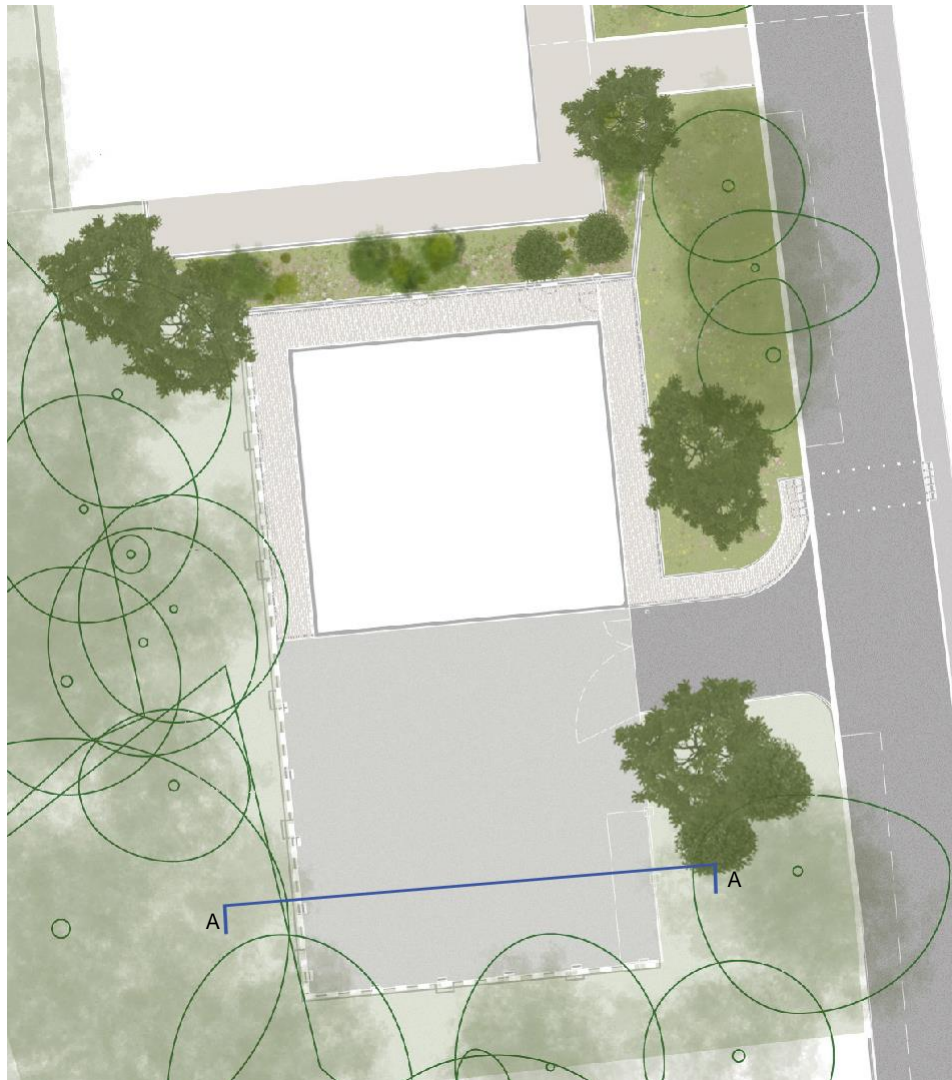
A number of trees are marked to be removed. To offset this, compensatory tree replacement planting will be included within the existing avenues and perennial planting areas as well as across other areas of the campus, in particular the proposed Equine Service N Yard.



Existing Site Plan



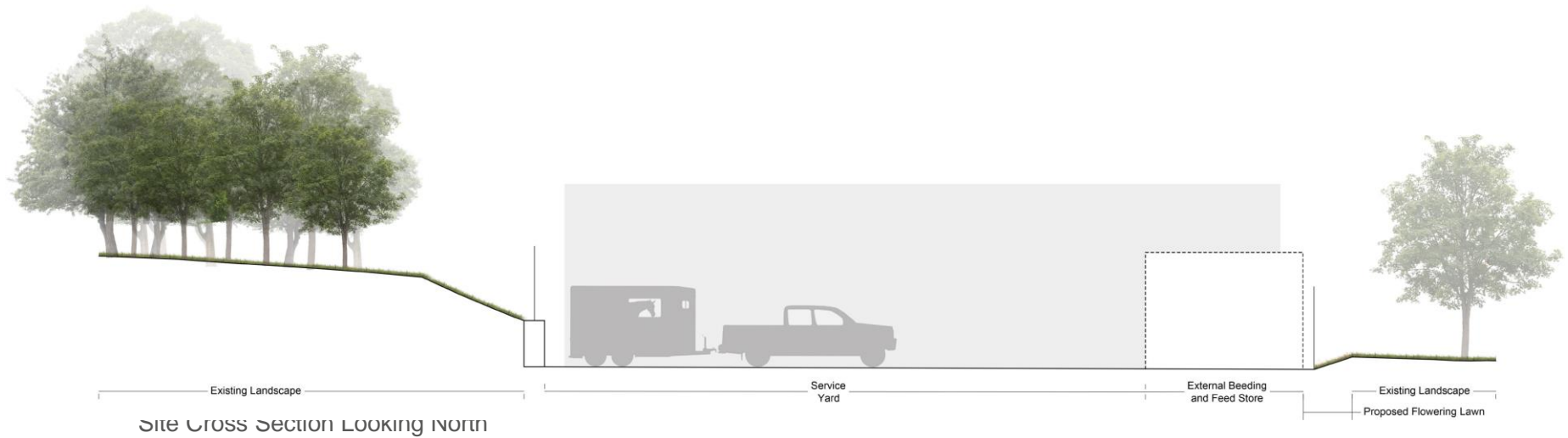
Proposed Site Plan



Landscaping Strategy

Key:

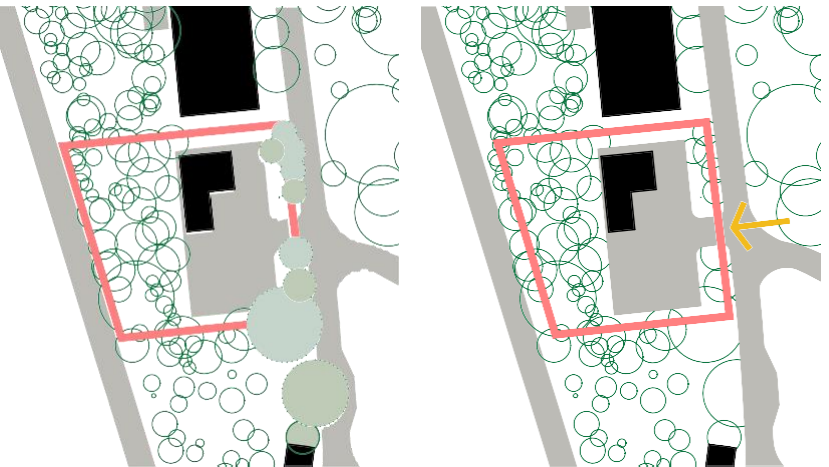
- Site Boundary
- East Dumbartonshire Council Boundary with Glasgow City Council
- Trees:
 - Existing Category A Tree
 - Existing Category B Tree
 - Proposed New Trees / Planting



Site Cross Section Looking North

- Proposed trees
- Existing Trees / Woodland
- Flowering Lawn
- Shrub & Perennial Planting
- Concrete Yard
- Pedestrian Paving
- Access Road

Avenue Trees & Access Points



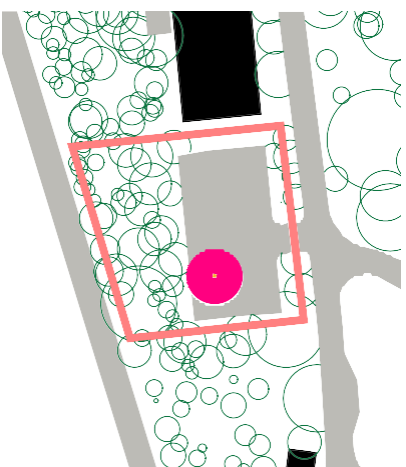
As with the Vet Pathology Facility, the trees that line the campus road adjacent to the site are being prioritised for protection. Access to the site will remain in the existing location, with kerblines adjusted to suit vehicular movements

Tree Belt



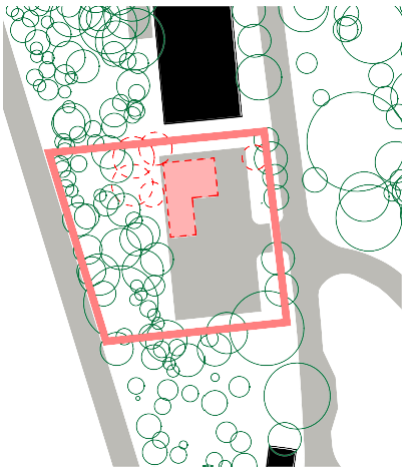
The proposed development will have a limited impact on the mature tree belt that runs along the west boundary of the campus. A replacement planting strategy will form an integral part of the wider project proposals.

Utilities



A major sewer line is located below the existing car park and an exclusion zone has been plotted to ensure any built works will not impact it. This results in the proposed Isolation Unit footprint being restricted to the north of the available site area.

Demolitions



The existing Estates & Buildings Office and Workshop will be demolished in order to clear the site for the new Isolation Unit.

A limited number of trees will be lost from the tree belt on the west of the site to accommodate the new facility.



University
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Development Proposals

Isolation Unit & Service Yard



Existing View

Form & Materiality Precedents



Holton Studios
Jonathan Hendry Architects



Material Samples
Blockwork & Timber



Skogängs Gård
Jakobsson Pusterla

Sustainability

The Isolation Unit is a minimally serviced building therefore its operational carbon footprint is minimal. Efficiency of form and durability of materials have been key considerations in limiting its embodied carbon footprint, balancing this with the operational durability required.

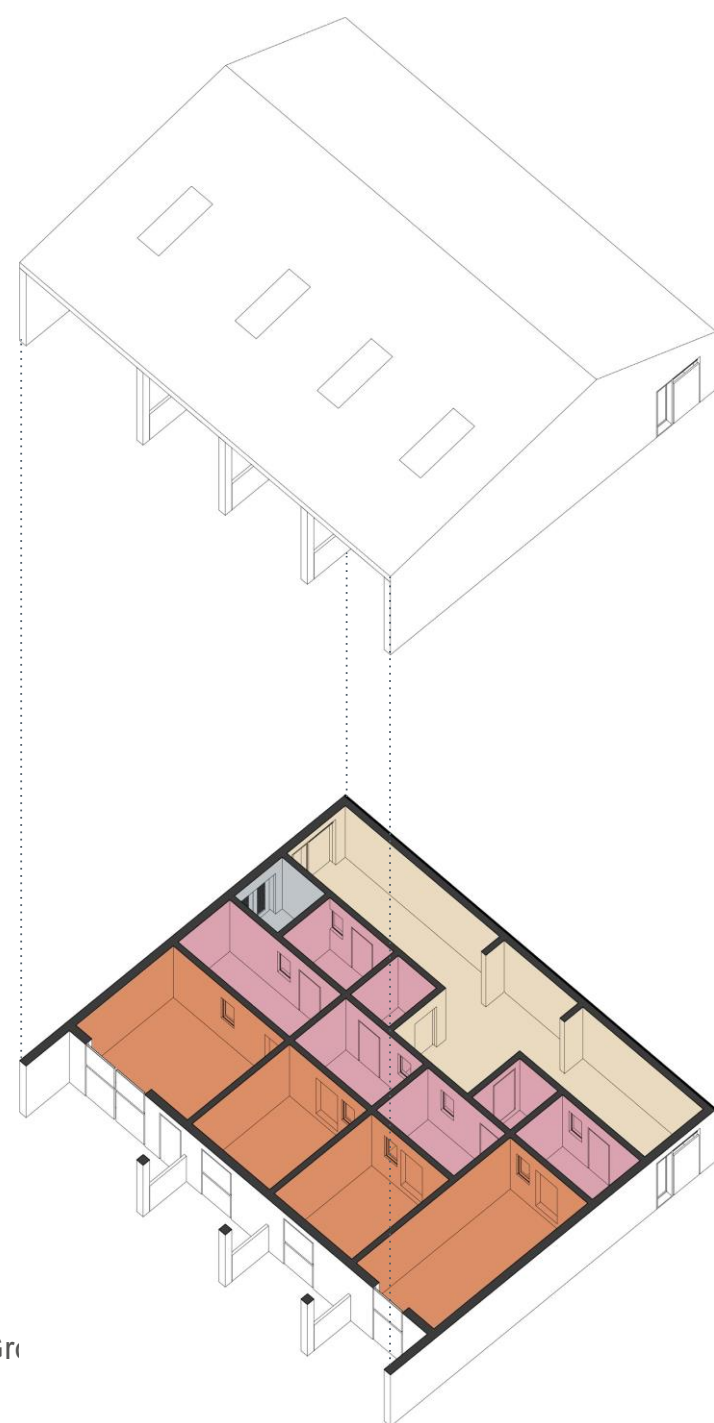
The landscaping proposals for the site will tie in with the context of the strategy for biodiversity net gain across the wider development



Stage 3 Visualisation of Entrance to Isolation Unit looking North-West



Elevational Study of Isolation Unit and Vet Pathology Facility



Gr

Key:

- Animal Stall & Anterooms
- Support Spaces
- Circulation
- Plant

Development Proposals

Indoor Riding Arena

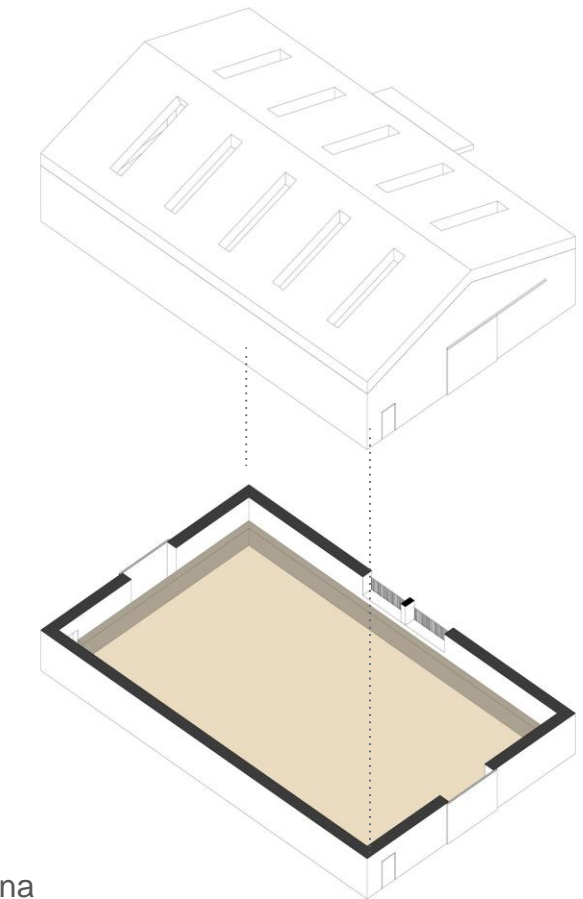
The Indoor Riding Arena will replace the existing arena currently located on the site of the Vet Pathology Facility, and will be used to assess and rehabilitate horses that are in the University's care. The new location will support functional connectivity with the Weipers Centre for Equine Welfare and the existing stable blocks.

An area to the south of the site has been identified for as a future expansion zone to enable stables to be introduced to support the equine hospital's clinical needs.

The proposals comprise a covered riding surface with an external viewing area. The building form reflects its function - a simple pitched roof arena clad in profiled metal with areas of perforation for natural ventilation.

The south facing roof will be used to accommodate a photovoltaic panel array to support the operational carbon reduction targets of the Vet Pathology Facility.

The proposed arena will sit within the extent of the existing service yard. Much of the lawn will be retained with additional tree planting and the introduction of a flowering lawn to areas of any disturbed ground. This will be more beneficial to pollinators than an amenity grass, whilst also providing a clean and well managed appearance. Shrub and perennial planting provides a visual display and creates a welcoming entrance to the Riding Arena and the Weipers Centre. Planting will provide seasonal succession and interest for both wildlife and pollinator year round benefits was well as for the visual benefits for staff and students.



Existing Site Plan & Site Considerations



Key:

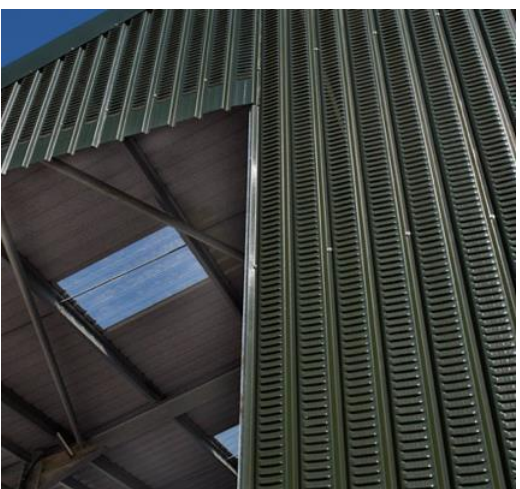
- 1. Existing Category 'A' tree including root protection zone
- 2. Visibility of existing main entrance to the Weipers Centre for Equine Welfare
- 3. Existing topography / banking
- 4. Proximity to Weipers Centre

Key:

— Site Boundary

Trees:

- Existing Category A Tree
- Existing Category B Tree
- Proposed New Trees / Planting



Material Precedent
Metal Cladding



Existing View



Stage 2 Visualisation of Riding Arena



Stage 2 Visualisation of Riding Arena with Future Stable Expansion

Development Proposals

Equine Service Yard

The design of the landscape is functional and in keeping with the existing landscape character of tree groups within a wild flower grassland. The design aims to be naturalistic and provide additional screening, habitats and resources for wildlife and pollinators whilst also being an attractive entrance feature for the Garscube Estate and Campus.

The Small Animal Hospital will remain a key visual feature for visitors as the landscaping around the service yard will be an extension of the grassed roof, flowing into a meadow landscape populated with native trees in small groups. Trees as well as native hedgerows will screen the service yard from the road and the Weipers Centre.

This site is where most of the compensatory tree replacement planting will be, however there are a large number of underground utilities throughout the site therefore all tree planting should be 6m from any utilities as a standard, smaller tree species and shrubs can be planted 3m from utilities, the tree groups and locations will be tailored to these site constraints.

The format of the yard itself is rectangular in shape for ease of use and vehicle movement, the south western corner has been reduced to allow for the ramped access path to the stables.



Buffer Zones for Existing Utilities



Proposed Site Plan

Key:

- Proposed trees
- Existing Trees / Woodland
- Wild flower Meadow
- Flowering Lawn
- Category A Tree
- Category B Tree
- Concrete Yard
- Pedestrian Paving
- Access Road



Flowering Lawn



Meadow Grassland with tree groups



Meadow Grassland



View of existing Wiepers Centre Service Yard



Visualisation of Service Yard and access road
(trees illustrated at 20 year stage of maturity)



View of existing Wiepers Centre Path



Visualisation of Wiepers Centre Path
(trees illustrated at 20 year stage of maturity)



Section AA
Study of Equine Service Yard and Access Road (trees illustrated at 20 year stage of maturity)