

# Nimmo Drive, Govan



Design & Access Statement  
October 2021

MAST  
ARCHITECTS



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**1.0**

INTRODUCTION

# INTRODUCTION

MAST Architects have been engaged by the JR Group on behalf of Elderpark Housing Association, to develop proposals for a new build residential development at the site, located at Nimmo Drive, Glasgow.

The development reflects the discussions and requirements of Elderpark Housing Association and it is proposed to deliver a mix of 3 bedroom, 2 bedroom and 1 bedroom dwellings to HfVN standards, totalling 45 units. This not only meets the requirements of the housing association and also the surrounding area.

It is to be noted, due to cost viability, the development has not been designed to the Glasgow Standard.

This document outlines the key design principles established during design development and incorporates pre-application discussions with Glasgow City Council City Design and Transport Planning.

All artist's impressions within this document are indicative only – refer to the application drawings for formal proposals.

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## APPLICANT

**Elderpark Housing Association**  
65 Golspie Street,  
Glasgow,  
G51 3EW

## DESIGN TEAM

**MAST Architects**  
51 St Vincent Crescent  
Glasgow  
G3 8NQ

**JR Group**  
Cardea House  
5 Sandyford Road  
Paisley,  
PA3 4HP

**Clyde Design Partnership**  
36 Speirs Wharf,  
Glasgow  
G4 9TG





**2.0**  
EXISTING SITE

## SITE LOCATION

The application sites are situated in Govan to the west of Glasgow, and resides in a mixed context of sandstone tenements, and industrial/commercial units as well as brown field surroundings.

The sites are currently occupied by Elderpark Community Centre that lies in a poor condition and the Mac Ventilation Warehouse on the opposite corner. The community centre building is surrounded by tarmac to the east and west which is used for play areas. The boundary of this part of the site is defined by low metal fencing and a tenement gable.



# GOVAN AREA

The site is located within Govan, a district to the west of Glasgow city centre and opposite to the district of Partick.

Govan, at one point was the centre of the Clydeside shipbuilding Industry with its first ship being produced in 1843. Approximately 3000 ships were noted to have been built between 1843-2010. Only a few shipyards remain to date, one of which houses BAE Systems.

Shown adjacent is a map on the site dated to 1950 which shows the site being unoccupied. It wasn't until the 1980s that that part of the site became home to the community centre.



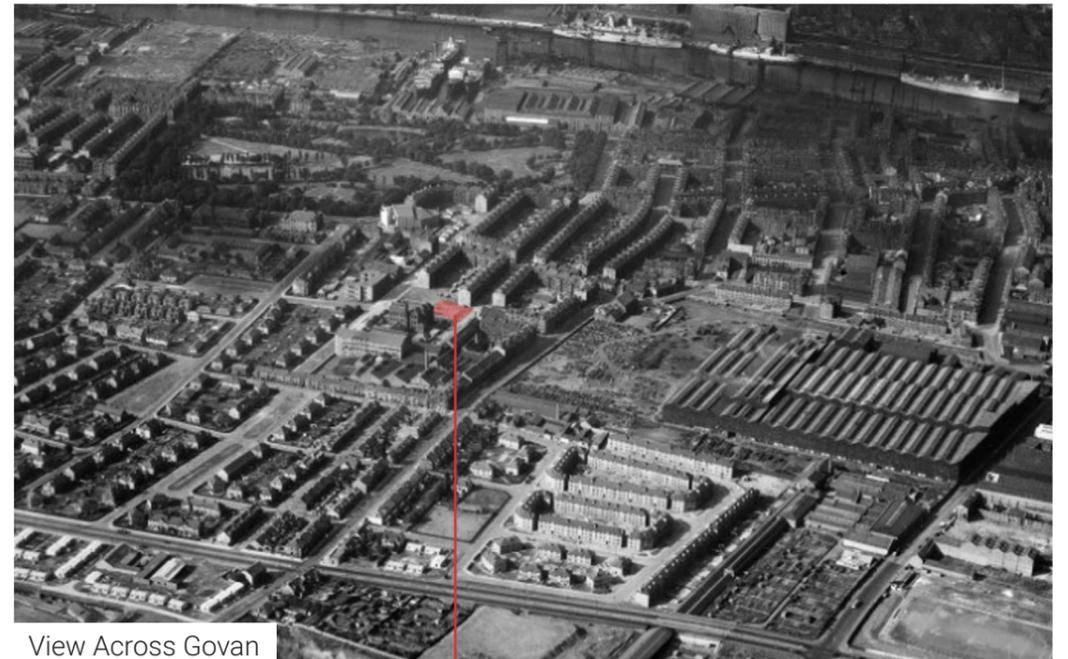
Map of Govan 1795



Map of Site 1950



Harland & Wolff Shipyards



View Across Govan

Site



# EXISTING SITE PHOTOS

## Community Centre Site

Elderpark Community Centre which has been owned and managed by Elderpark Housing Association (EHA) since the early 1980's. The centre, fronting Elderpark Street, dates from the 1950's, is a single storey building, originally the dining hall of the adjacent derelict Greenfield School. Over the years many activities have been developed in the centre, including youth clubs and activities for older people such as Craft Café, training classes and other community activities. The Centre provides a base for regular lets to several groups representing different age groups and backgrounds for education, social and recreation purposes.

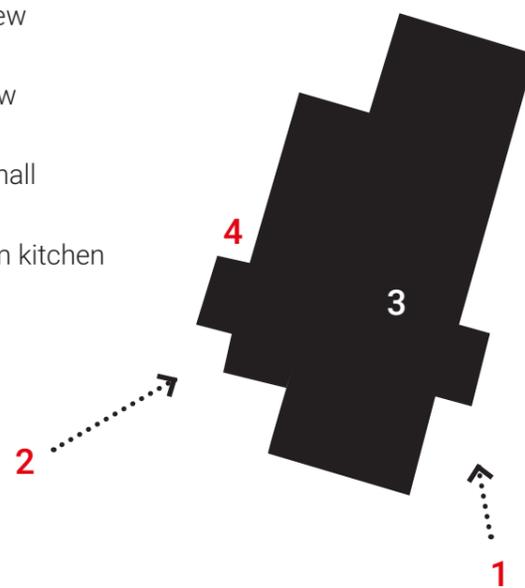


1 - Exterior front view

2 - Exterior rear view

3 - Interior view of hall

4 - View to hall from kitchen



2

4

