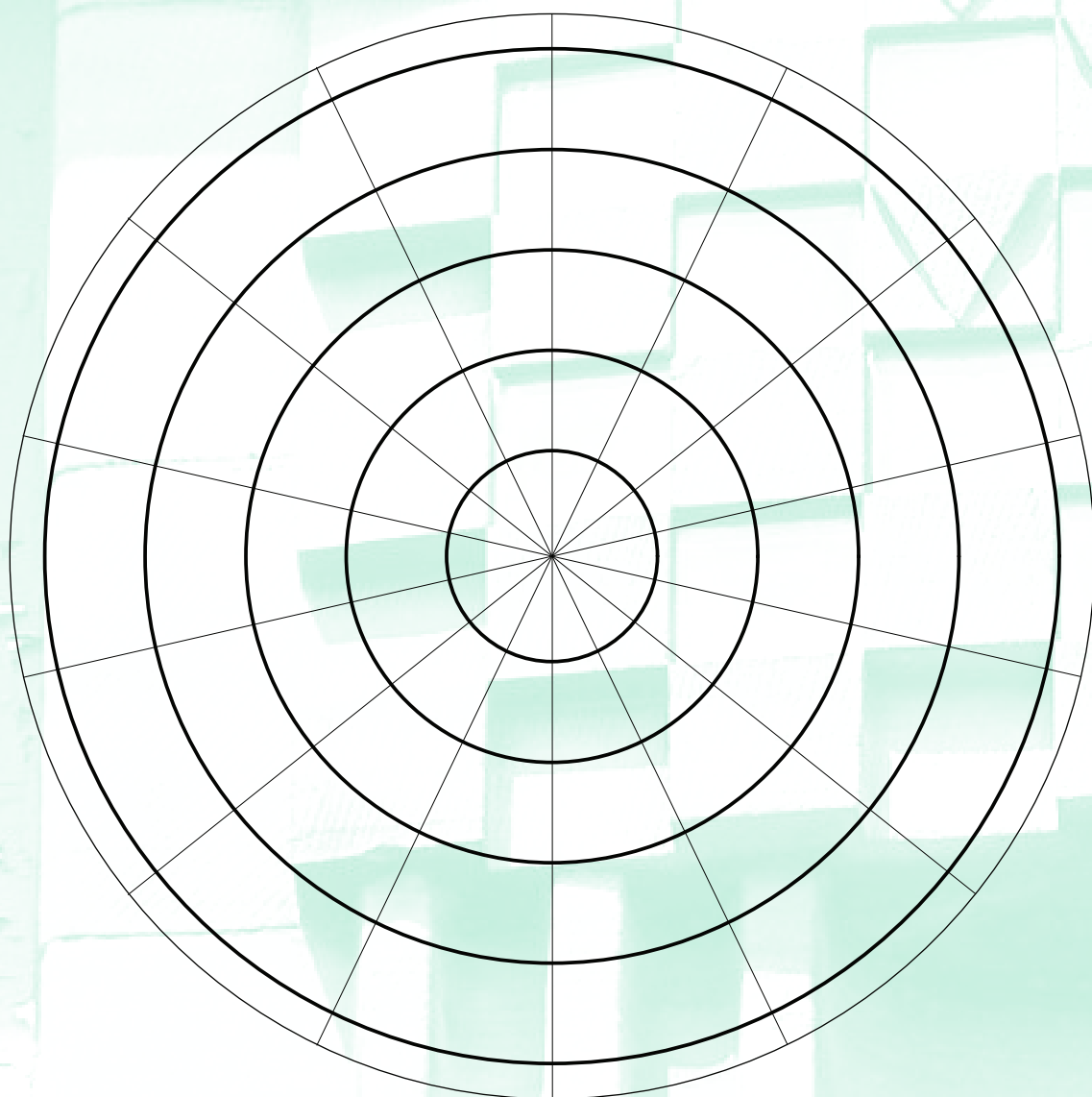


# Glasgow City Council Heritage Asset Assessment Tool

## People's Palace



Neighbourhoods, Regeneration & Sustainability

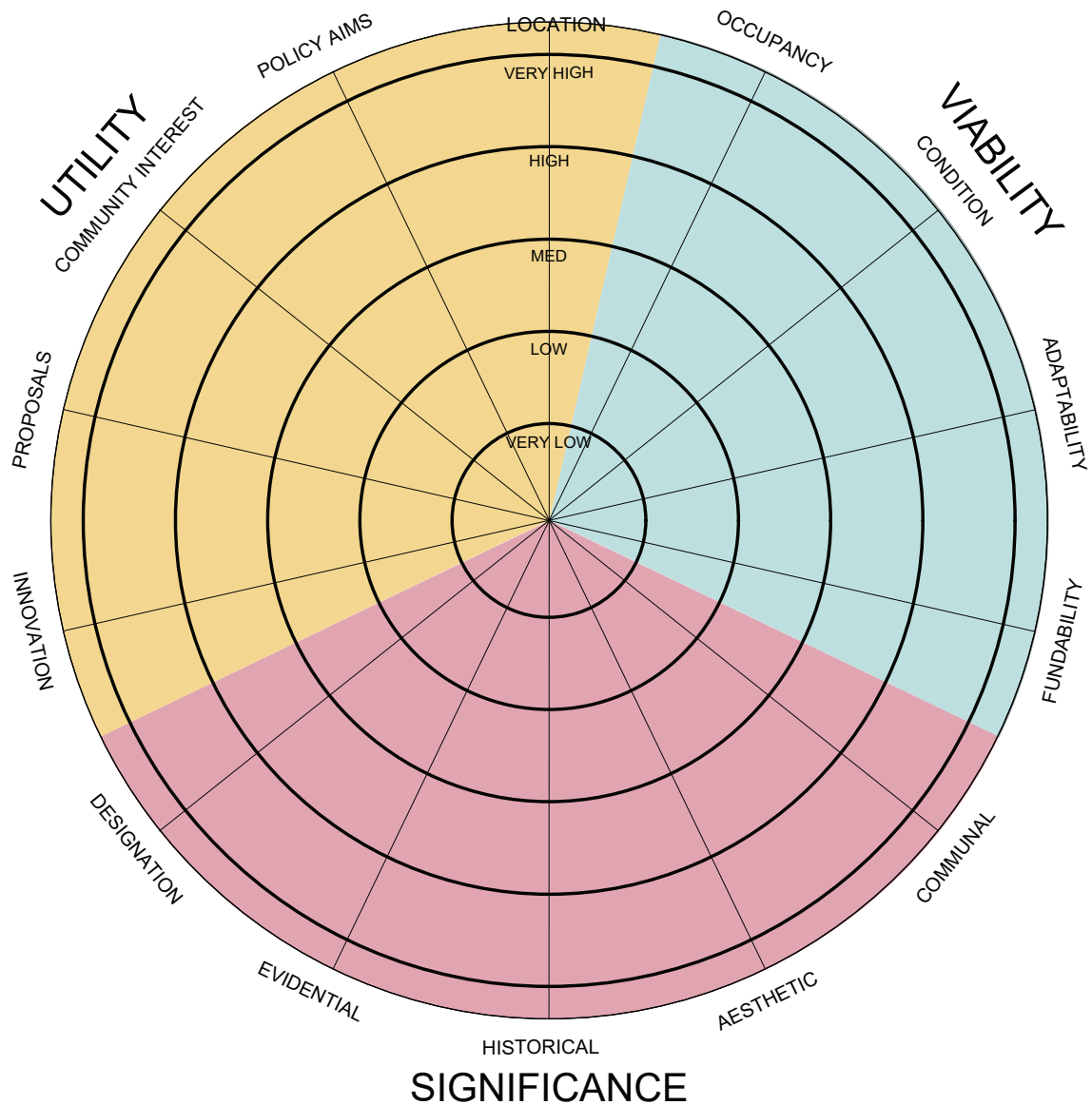
Executive Director

**George Gillespie BEng (Hons) CEng MICE**

## Criteria

The Glasgow City Council (GCC) Heritage Asset Assessment Tool was developed as a way of producing a high-level assessment of a building within the GCC heritage estate to assist with prioritising investment.

The spider diagram is completed with the use of the criteria headings in the table on the following page. The table provides some guidance on the type of key questions that should be discussed and what has determined the upper and lower levels of assessment.



Criteria	Key Questions	Level
<b>Significance</b>		
Designation	Is the building scheduled or listed? What category of listing applies?	Very high = Scheduled Monument or Category A Very low = No designation
Evidential	Does the site have archaeological remains? Is the building fabric an intact example of historic construction techniques?	Very high = undisturbed site Very low = much altered building fabric
Historical	Is it connected with historical events or figures? Is it a complete example of an historic building type?	Very high = Important historic connections or illustrative Very low =
Aesthetic	Is it designed by a prominent architect? Does it display high quality architectural design? Is there a picturesque quality to the setting?	Very high = Impressive design by prominent designer, Very low = Unattractive
Communal	Does it have an important connection with the social life of a community?	Very high = Intertwined with community life Very low = No community connection
<b>Utility</b>		
Location	Is the asset in a TRA or SDA? Is the asset in a conservation area? Is it well connected to a community?	Very high = In a TRA/SDA with good connections Very low = Disconnected and not in TRA/SDA
Community Interest	Are the local community actively engaged? Is there a local campaign to repair or reuse the building?	Very high = highly engaged community Very low = No local interest
Policy Aims	Could a project here - contribute to local sense of place? support community vibrancy and engagement? Support tourism and regeneration?	Very high = Meets many policy aims Very low = meets no policy aims
Proposals	Have proposal for use already been prepared in the past? More recently?	Very high = Recent proposals ready to go Very low = No proposals
Innovation	Is an innovate approach being considered? Could a project at the site become a pilot for other places?	Very high = innovated approach proposed Very low = no innovation potential
<b>Viability</b>		
Occupancy	Is the building currently vacant or at risk of becoming vacant?	Very high = Occupied with ongoing viable use Very low = Unoccupied for many years
Condition	Is the building structurally stable? Is the building wind and watertight?	Very high = Good condition with maintenance programme Very low = Structurally unstable
Adaptability	Does the building have large flexible spaces? Is the construction easy to adapt?	Very high = Large flexible volumes Very low = spaces very specific to single use
Fundability	Could a project here meet external funding criteria?	Very high = Meets multiple funding options Very low = No external funding potential

Property: Peoples Palace and Winter gardens



Green

53

RAG RATING

TOTAL SCORE

Address:	Glasgow Green
Category:	1 - Live Project
Listing:	A
Surplus:	No
Funding Required:	CAC Paper presented in 23 for GCC supporting funding - NLHF Grant funding in process
Planned Year of Works	2022-2026
Progress and Actions to Date:	
Actions for the next 3 Months:	Continue briefing development. Decant and collection care of existing venue. Undertake HES/NLHF supported surveys. Develop and impelment public engagement and community consultation. Develop detail programme of work. Continue developing NLHF Rnd2 application requirements
Action Owner and Due Date:	

	Criteria	Explanation	Level
Significance	Designation	Category A listed	Very high
	Evidential	Good evidential value in external fabric, and decorative ironwork to glasshouse.	Very high
	Historical	Designed by city engineer A B McDonald, housed local social history museum. The idea of "palaces for the people" drew on the writings of John Ruskin, William Morris and Annie Besant.	Very high
	Aesthetic	Designed by city engineer AB McDonald in elaborate renaissance style with massive fully glazed winter garden to rear. Decorated with sculptures representing Art, Science, Shipbuilding, Industry and Progress by William Kellock Brown.	High
	Communal	Important communal value, built as a cultural centre for the people of the East end.	High
Utility	Location	Within Glasgow Green, adjacent to Inner East SDF and close to Gallowgate TRA. good potential connections.	Very high
	Community Interest	High level of interest across city population, Friends of People's Palace have campaigned since pandemic closure for investment.	High
	Policy Aims	Could support tourism and conservation-led regeneration, sense of place and local sense of vibrancy.	High
	Proposals	GCC leading £36m plan for extensive refurbishment.	Medium
	Innovation	Repair of glasshouse may provide opportunities for innovation	Low
Viability	Occupancy	Currently closed and unoccupied	Very low
	Condition	Glasshouse condition is poor and reason for building closure.	Low
	Adaptability	Accessibility issues to be addressed in refurbishment project	Low
	Fundability	£5m secured, funding sought from NLHF, and other grant giving bodies, GCC have committed £11m of funding	Medium
Future Option			Refurbish

