# **CUMBERNAULD TOWN CENTRE**

CONSULTATION ANALYSIS REPORT KEVIN MURRAY ASSOCIATES (OCTOBER 2022)





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# **Executive Summary**

#### **Background**

Historic Environment Scotland undertook a consultation relating to the designation status of Cumbernauld Town Centre. This 1960s example of modern Brutalist architecture and a megastructure has been a subject of discussion as a point of Scottish architectural interest, but also as a structure perceived to not serve the community in which it sits.

The nature of the existing discourse around the building has led HES to conduct its normal designation process slightly differently, with a consultation being conducted at an early stage to provide evidence for the assessment. In most cases, a consultation has only been carried out if HES is proposing to designate a site.

#### **Independent Analysis**

A high volume of responses was received, creating the need to commission Kevin Murray Associates to undertake an analysis of the responses. This independent analysis goes beyond the numbers to understand both views on designation (is the building of significant, architectural and historic interest?) but also contemporary views of the building. The consultation and this analysis/interpretation of the result create an important and interesting snapshot that is part of the story and history of Cumbernauld Town Centre.

## **Number and Category of Responses**

2163 responses were received to the consultation. As can be seen in the following table, the largest number of respondents were those responding 'as individuals' (2133), followed by 'a private business, such as an architect or developer' (8), and 'on behalf of an organisation, public body or charity' (13), finally, 'representing a community group' (4).

Respondent group	No. of responses	Percentage of responses
As an individual	2133	98.61%
On behalf of an organisation, public body or charity	7	0.32%
As a private business, such as an architect or developer	8	0.37%
Representing a community group	4	0.18%
Other	11	0.51%
TOTAL	2163	100%

#### **Analysis Overview**

Across all questions, the majority of respondents did not agree with any proposed listing. This ranged from:

77.8% disagree or strongly disagree that Cumbernauld Town Centre is of architectural interest.

84.5% disagree or strongly disagree that Cumbernauld Town Centre should be listed.

However, this is not just about raw response numbers, but also the comments made along with this. There are two key arguments being made and this is picked up throughout the report.

- 1. The building has architectural merit as a megastructure and the centre of a new town development, which was a fresh approach to housing and community life. It was developed at a significant point of time in Scotland's social history.
- 2. This is a building that does not meet the needs of the existing community. Ad hoc extension and development, a lack of maintenance and upkeep have resulted in a building that is not admired locally. Retaining the building could hold back opportunity for redevelopment of the town centre to something that is suitable.

The report sets out these arguments as they were presented under the consultation questionnaire headings in **3.** Responses to Survey Questions. There is also a further section, **4.** Contemporary Views and Values that sets out the arguments around the contemporary condition, status and perception of the building.

## 1. Introduction

# 1.1 Background to the consultation

In 2022, Historic Environment Scotland (HES) undertook a consultation in response to a request to consider designating the 1960s Cumbernauld Town Centre as a listed building. The background set out on the HES Citizen Space consultation portal noted:

Built 1963-72, the building in the town centre was designed as a 'megastructure' – a single structure with a range of different uses – and included shops, offices, civic buildings, a bus station, hotel and apartments. At the time of its construction, it won recognition as an outstanding example of town centre planning and modern innovation.

In more recent years, the building has divided opinion and has been altered extensively. Now, there is a proposal to regenerate the site currently occupied by the megastructure to provide a multi-purpose town hub and other community and commercial developments.

HES have recognised the importance of Cumbernauld town centre as a distinctive place about which people have many varied views and opinions, as well as diverse lived experiences. As such, the usual listing process has been expanded to include a public consultation to inform the assessment of the case.

HES undertook this preliminary consultation from 12 May to 12 June 2022 using the HES Citizen Space platform.¹ Over 2000 consultation responses were received. The volume of responses and the need for transparency in processing led HES to commission independent analysis and reporting of the findings to feed into the designation decision-making process (which is a technical, academic process). This report sets out the understanding of the response, including what parts of this carry material weight in the listing decision – all with the aim of being transparent about the public consultation process.

## 1.2 The purpose of this report – independent analysis

This analysis has considered each of the 2163 responses. Many of the individual responses examined parts (and sometimes the whole) of the consultation paper in detail. The purpose of this report is to provide an independent analysis of the responses to the consultation survey and to generate a resource for HES to gather evidence in their assessment for listing. The report will also be retained as an archive of contemporary views about the cultural significance of the Cumbernauld Town Centre at the point of significant change being proposed.

Responses to the survey have provided value across two areas. Firstly, against the headings under which a designation criterion is assessed. And secondly, as a record of contemporary attitudes to Cumbernauld Town Centre – these types of responses are incredibly valuable, from providing lessons on the role that unique architectural design should have in our

<sup>&</sup>lt;sup>1</sup> Historic Environment Scotland – Citizen Space: https://haveyoursay.historicenvironment.scot/

society (or sometimes not have as the case is), through to creating an archive of the life of a New Town.

Therefore, our analysis has sought to draw out these two types of response from across the full body of evidence. Whilst all responses have been taken into account it has not been realistic to set out the qualitative content of every single response in equal detail, because of the volume and length of report that would ensue. We have therefore clustered responses to create summaries of the arguments being made, whether this is on the material matters of designation or the contemporary views. The principle of 'inclusion', respecting all the submissions equally without bias, has informed our analysis throughout and how we have then reported the analysis.

# 2. Methodology

# 2.1 How we analysed responses

With any analysis of responses to a survey, there are challenges to how this is undertaken, more so with responses that are part of a public consultation. Our method has sought to address these where we can, and where we cannot, to openly acknowledge this. The challenges included:

First, by the very nature of the public call, participation was on a self-selection basis. The sole sampling criterion therefore was interest in the topic. This is important and means that no full societal population generalisation can be drawn. The response does not represent a referendum on the subject, but as a vehicle for providing a snapshot of views. However, we are aware that HES took steps to ensure that a wider audience was reached through the consultation process.

Second, the questionnaire follows a format of the designation criteria published by HES on their <u>website</u>, but many responses do not rigidly stick to the criteria. This means that there are various views spread throughout responses that need to be carefully identified and allocated properly.

The responses range from a simple completion of the questionnaire with yes/no responses, to questionnaires completed with detailed responses within the questionnaire format.

A 'mixed methods' approach addresses the challenge that the quantitative data cannot stand alone and must be considered alongside the qualitative data, particularly as so many submissions provided qualifications and caveats to the more overtly measurable element, such as a agree/disagree response.

- The data analysis comprises three broad stages:
- Stage 1: Review of material and data processing organisation and cataloguing of the written evidence.
- Stage 2: Analysis of evidence using a researcher-led framework to understand all the qualitative responses.
- Stage 3: Reporting initial reporting of findings, followed by detailed sections on each theme.

Stage 1 is primarily undertaken through the survey software to provide quantitative outputs, although direct analysis is needed to identify the 'types' of response discussed previously. We catalogued the anonymised responses and constructed an Excel database for each survey question. In stage 2, we established a coding framework for sorting through the responses that was in the first instance based on HES's <u>Designation Policy and Selection Guidance</u>.<sup>2</sup> A team member engaged in coding each question database using this framework. The framework allowed the team to codify a large volume of data and identify

<sup>&</sup>lt;sup>2</sup> Designation Policy and Selection Guidance – Historic Environment Scotland: https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8d8bbaeb-ce5a-46c1-a558-aa2500ff7d3b

patterns and emerging themes. It should be noted that the framework is a tool and that the overall research is still dependent on the judgement and analysis of the researchers.

The team also held regular updates to talk through emerging findings. In the third stage of the analysis, we (re)-coded the textual data in a second cycle under the full set of the Consultation's key themes, proposals, and technical questions in order to highlight sets of responses that were directly relevant to the material listing categories, and others on contemporary views and potential ways forward. This was an iterative process informed by the production of an interim report and review with the HES Designations Service. It is therefore this third stage material, see process diagram below, that has formed the basis for this report, with additional supporting material in the Appendices.

# 2.2 Number of responses received

The consultation received 2163 responses.

Questions 1-5 relate to personal information about those completing the survey (name, organisation, location etc.). The location and type of responses are summarised below as tables, however, personal information i.e., names are not summarised here.

This section describes how many responses were given to the consultation, respondent group information and a summary of geographic location of respondents. This includes a combination of statistical information and emerging key themes.

The consultation survey included a list of organisation and individual groups, and respondents were asked to tick the group most appropriate for themselves or for their organisation. These sub-groups of organisation type were used to enable analysis as to whether differences, or commonalities, appeared across the various types of organisations and/or individuals that responded.

As can be seen in the following table, the largest number of respondents were those responding as individuals (2133) followed by 'a private business, such as an architect or developer' (8), and 'on behalf of an organisation, public body or charity' (13), finally, 'representing a community group' (4).

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Other	11	0.51%
TOTAL	2163	100%

A list of those organisations who responded that have given permission to be identified is included in Appendix 1.

HES received direct responses from North Lanarkshire Council (NLC) and from the majority owner, which has not been part of the analysis undertaken by KMA. HES have additionally been engaging directly with NLC and the owners as part of the process.

# 2.3 Location of the responses

The majority of the respondents were from Cumbernauld (1668), followed by 'elsewhere in Scotland' (239), 'North Lanarkshire' (192), 'elsewhere in UK' (43) and finally, 'rest of world' (15).

Respondent Geographical Location	No. of responses	Percentage of responses
Cumbernauld	1668	77.12%
North Lanarkshire	192	8.88%
Elsewhere in Scotland	239	11.05%
Elsewhere in UK	43	1.99%
Rest of world	15	0.69%
Not Answered	6	0.28%
TOTAL	2163	100%

# 2.4 Connection to the building

Most of the respondents (90.5%) have either used the facilities or the building (1827) or have worked in/on the building (131)

Respondent Geographical Location	No. of responses	Percentage of responses
Have used the facilities or the buildings	1827	84.5%
Have worked in/on the building	131	6.1%
Casual observer (i.e. know of or have seen the building but have not been inside)	93	4.3%
Other	103	4.8%
Not Answered	9	0.4%
TOTAL	2163	100%

## Other connections noted were:

- A casual observer who has been inside the building during Door Open Day
- All of the above
- Architects who either worked on the alteration of the building, or wrote on the Cumbernauld Town Centre, or lived in Cumbernauld or visited as a student
- Shoppers
- Former Cumbernauld residents or people who grew up in Cumbernauld
- Current owner of the penthouse
- Photographed the building for a possible book, over 30 years ago
- Took part in the development of the early stages of the Town Centre
- Have lived in the Penthouse
- Historian and academic
- Local residents of Cumbernauld.

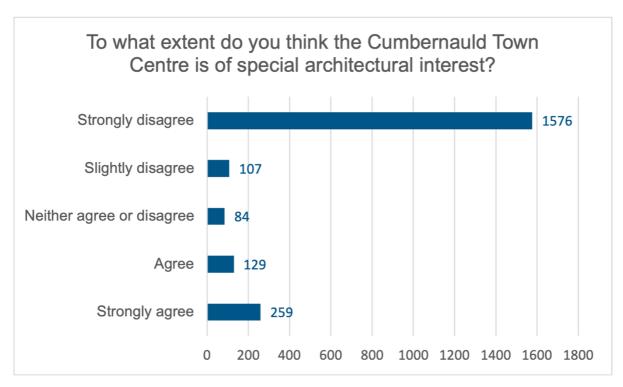
# 3. Responses to Survey Questions

This section covers the responses to the survey questions that have been identified as relating to the material designation guidance.

## 3.1 Architectural Interest

Question 7 invited respondents to comment on the architectural aspect of Cumbernauld Town Centre. They were invited to indicate to what extent they considered the Town Centre to be of architectural interest (Strongly disagree, slightly disagree, Neither agree nor disagree, Agree, Strongly agree) and to expand on the reason.

The graph below, which removes those who expressed no view, shows that the majority of respondents strongly disagree that the Cumbernauld Town Centre is of architectural interest.



The open text box allowed for further reasons for the above response to be given. More than 50% of respondents provided comments. For the analysis, these are grouped based on the HES assessment of significance and listing criteria. In accordance with HES's designation selection guidance, the Architectural Interest of a building is assessed under two headings of Design and Setting.

## 3.1.1 Architectural Interest: Design

Artistic skill and/or architectural details or features and how they have been used in the building's design

#### A- Example of brutalist architecture

Respondents noted that it was a **good example of Brutalist** architecture. Some considered it to be one of the few remaining in the UK that is still in use whereas other examples have been demolished. Other words used to describe the Town Centre were "an outstanding example of Brutalist Architecture", "amazing piece", "major example", "one of the few remaining brutalists building in greater Glasgow", and "striking example of Brutalist architecture".

However, some thought of it as a negative example of Brutalist architecture. Some believed that the building does not work. It was viewed as "not a great and interesting work of brutalism that should be preserved but just a flawed experiment that didn't work out." "This building is not a good example of Brutalist architecture. It is a shambolic mishmash of many different styles". Moreover, the original features of the Brutalist architecture have all been demolished or altered to the extent that it no longer has any interest or value. Others argued that the brutalist style of the building has a negative impact on the community.

Some people argued that although the building represented the Brutalist architecture of an era and was significant at the time, today, it is outdated, no longer fit for purpose, it has fallen into a level of disrepair and no longer serves the need of the current community and thus, it is no longer of architectural interest.

## **B-** Megastructure

Several respondents viewed the building as a positive example of a megastructure. It is considered an internationally significant example of the development of the megastructure and one of the few remaining megastructures in the UK. Also, it represents the megastructure concept of incorporating segregated pedestrian and car movement and shopping requirements.

## C- New Town Architectural Style

Some respondents noted that the Town Centre is an example of the experimental nature of post-war New Towns, "Cumbernauld was the most ambitious and experimental of the post-war New Towns. The Town Centre was at the heart of that vision", "it is unique in its scale and ambition, not only in its provision but as a response to a new town plan". Others considered the original Town Centre building (phase 1) as a representative of the vision of a very successful New Town.

## D- Role of the designer

A small number of responses note the role of Geoffrey Copcutt as a principal designer of the megastructure. Noting that this work was a significant part of his portfolio of work, of which there are few remaining or noteworthy examples. "Geoffrey Copcutt was an amazing architect and urbanist. There is little left of his work, and Cumbernauld is the apogee."

#### E- Interior design and fixed interior decorative schemes

By those who responded 'strongly disagree'/ 'slightly disagree', the following additional comments were given:

- The original concept was diluted through alteration, it has been completely renovated so very little remains of the original interior design.
- Other comments note the building to be dark, and to have unwelcoming interiors. "There were exciting aesthetics in the first decade of the building such as the Scandi shop fronts in wood, the use of colour in murals by the Bauhaus influenced Brian Miller, concrete reliefs, mosaics, and the brightly coloured use of rubber on floors and walls. The Bauhaus style furnishings in the library and some of the leisure facilities such as the glass covered bowling alley. However, none of that now exists."

Those who had responded 'agree'/ 'strongly agree', gave the following additional comments .

- Notable for the interior walkways to the shop and the décor
- Finishes were robust but interesting, with natural light as well as the artificial light preferred by shops, with fine finishes for banks and a landmark in the St Enoch's Clock
- There were some internal fixtures that were interesting such as the lighting fixture situated near where McKay's was situated.
- The original glass/steel fronted and hardwood-fitted shop units with open staircases were stunning. (Originally McLean's Chemist, the electricity board, post office, variety florist, Halfords, Scan, RBS etc)
- The access ramps that lead to the library at either approach to the building, with vaulted ceilings and good examples of brutalist/modernist accents such as the studded rubber flooring and board-marked concrete.

## F- Plan form of the building

For those who responded 'strongly disagree' / 'slightly disagree' the following additional comments were given:

- The building has been significantly altered from its original design, some sections have been demolished while others have been added to so that it looks "disjointed" and became a "mish-mash" of buildings.
- The design was criticised for being 'childish': "Something a five-year-old put together with a Lego set", "looks like a children's drawing of a futuristic building and there was no thought into its maintenance and access."
- The layout is impractical, arguing that although the design on paper looked nice, in reality, it does not function.
- The layout is confusing and difficult to navigate, it feels like a "maze", it lacks coherence and flow, and they described it as a "bad layout".

For those who had responded 'agree' / 'strongly agree' the following additional comments were given:

- The Innovative use of glazed areas provides light among corridors and walkways.
- The circulation space: the use of networks of ramps, lifts, and escalators.
- The mix of uses under one roof. It was considered a novel approach to integrating civic, leisure and commercial functions within the building. They spoke about the

inter-connection of functional features where pedestrian and vehicle access occur on various levels, as do the various functions of structure exist; giving an organic feel to access areas, civil, civic and business offices, retail, social activities, public administration, and all that these relate in a single body of life activities.

- It was considered to be inclusive for children. It is a welcoming and fun place to be, on account of the labyrinth of paths, stairs, ramps and walkways to explore.
- The shape of the building, and the penthouses were seen as iconic, the design of the portholes section. Some compared it to a "ship on a dry dock" while others talked about the "space invader" building.
- The approach to segregation of pedestrian and vehicular traffic by having all the facilities on an upper level, making it a walkable town centre.

#### **G-** Materials

#### Concrete

The use of concrete was innovative and a design-significant material, they described it as "world leading class of integrated concrete town centre".

On the other hand, some thought that concrete was negative. They described it as a "concrete monstrosity", "Concrete mess", "the material passed its life expectancy", "concrete jungle", and "Brutalist concrete architecture".

#### Glass

The use of glass was seen as innovative by some of the respondents: "The original glass/steel fronted", "the Innovative use of glazed areas providing light among corridors and walkways".

For others it was seen as a poor choice of material, as due to poor maintenance it leaks, creating a damp, cold feeling to the place.

# H- Technological excellence or innovation demonstrated in the building type or its design

For those who responded 'strongly disagree' / 'slightly disagree' the following additional comments were given:

 Several respondents felt that although it was innovative at the time, the lack of maintenance and poor quality of the build made it lose any innovation it had.

For those who had responded 'agree' / 'strongly agree' the following additional comments were given:

- The walkways and ramps are seen as distinctive architectural features of the Town Centre
- The segregation between pedestrians and vehicles was also seen as an innovative element. It was mentioned by four respondents. "The building embodies the central tenet of Cumbernauld's plan: to separate pedestrians from vehicles." "Good example of the ideas of the time It represents a period when architects and planners were experimenting with new ways of accommodating people and vehicles in town

- centres. The separation and zoning of vehicles and pedestrian routes and the amalgamation of lots of different town centre activities in one building is still revolutionary."
- Some respondents described the Town Centre as "unique", "ambitious and controversial", "iconic", "innovative", "ahead of its time".

# I- Local or regional traditions that might be demonstrated in the building type, material, or form

For those who responded 'strongly disagree' / 'slightly disagree' the following additional comments were given:

The Town Centre was an experiment related to the creation of a New Town, where
the centre had to grow with the population and should be considered in the context
of what other New Towns achieved. However, with time it became a failure in terms
of becoming a destination.

For those who had responded 'agree' / 'strongly agree' the following additional comments were given:

- A few respondents mentioned that it was the first covered shopping centre in the
   UK. "It was the first purpose built indoor shopping centre in Scotland." "Cumbernauld
   Town Centre is a pioneering building and a trailblazer, both in Brutalist architecture
   in the UK and in integrated shopping and leisure facilities." "It was the first multi levelled shopping centre in Europe and a unique experiment."
- A couple respondents mentioned that it represents a post-war view of urban planning and is a historical representation of this period.
- Several respondents said that the Town Centre represented an example of new town planning.
- As with the subject of innovation, some respondents described the Town Centre as "unique", "ambitious and controversial", "iconic", "innovative", "ahead of its time".
- A couple respondents mentioned that it won several awards at that time. "The opening of Phase 1 of the Town Centre attracted worldwide interest (Gold 2007, 161) and featured in architecture publications globally, including in the United States, Brazil, Germany, Italy, the Netherlands, and Japan. In 1967, Town Centre received the International Reynolds Memorial Award for Community Architecture from the American Institute of Architects, having been shortlisted alongside Vällingby (Sweden) and Tapiola (Finland) (Gold 2007, 161; Grindrod 2013, 309). The jury described the building as 'the town centre of the millennium' (Opher and Bird 1981, 9). This remained the biggest international prize awarded to any New Town."

# 3.1.2 Architectural Interest: Setting

### A- Current and historical setting.

A respondent mentioned that the Town Centre did not evolve with time as it was originally intended. "I was disappointed to see that the Town Centre never grew or expanded its growth as per the original designs. It was never meant to stay as the original but to evolve."

# B- The building's relationship with its immediate and wider surroundings, including views to and from it

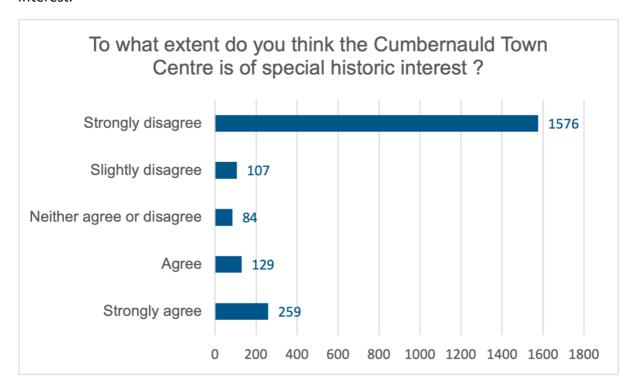
For those who had responded 'agree' / 'strongly agree' the following additional comments were given:

 Cumbernauld Town Centre is architecturally and aesthetically suited to its surroundings in an environment specifically planned, structured, and designed to achieve the illusion that the built environment grew from the natural greenbelt surroundings.

## 3.2 Historic Interest

Question 8 invited respondents to comment on the historic aspect of the Cumbernauld Town Centre. They were invited to indicate to what extent they considered the Town Centre to be of historic interest (Strongly disagree, Slightly disagree, Neither agree nor disagree, Agree, Strongly agree) and to expand on the reasons for their choice.

The graph below, which removes those who expressed no view, indicates that the majority of respondents **strongly disagree** that Cumbernauld Town Centre is of special historic interest.



Respondents were invited to expand their reasons behind their choice. Their answers were grouped based on the HES assessment of significance and listing criteria. In accordance with HES's designation selection guidance, the Historic Interest of a building is assessed under three headings of Age and Rarity, Social Historical Interest and Association with People or Events of National Importance.

## 3.2.1 Historic Interest: Age and Rarity

## A- Age

Respondents spoke about the innovative, pioneering nature of the Town Centre, saying it's the first of its kind. "It was at its time the first all in one shopping, town hall, and other amenities in one building. Was designed as an ideal and indeed did function as described. Just because shopping and entertainment has changed it needs to be demolished, I think not. Let's save and repurpose the building."

#### **B-** Rarity

Respondents viewed the building as unique, iconic, or rare.

"It is iconic, unique and synonymous with Cumbernauld;" "It is iconic to the era it was built and was visionary in that it accommodated living, leisure and business."

#### C- New Town planning & post-war ideologies

Those who responded 'agree' / 'strongly agree' mentioned the following arguments:

• The Town Centre as the epitome of the New Town Planning concept and post-war optimism. With some saying, "The building is the modernist centrepiece of an ambitious new town that offered people a new life and quality housing."

Those who responded 'disagree' / 'strongly disagree' mentioned the following arguments:

• The Town Centre was a part of the New Town concept, but it was an unsuccessful experiment, with comments stating that: it "shows the disaster of new town planning" and "can be used for study of new towns but the building doesn't need to be there for that."

## D- Example of building type and style

For those respondents who disagree or strongly disagree that Cumbernauld Town Centre has historic significance as a Brutalist structure, the following additional reasons were given:

- "Appalling example of Brutalist architecture"
- "There are far better, unaltered examples of mid-century Brutalist architecture
  throughout the country that are still attractive and worthy of preservation.
  Cumbernauld Town Centre is not one of them. Only sad remnants of the original
  concept still remain, and it is time for them to go and make way for something new
  and attractive that might actually be worthy of preservation by future generations."
- "Only area that I believe is of interest is the long tower area (formerly penthouses)"
- Several respondents said that the Town Centre contributed to an understanding of how not to design a building or town centre. Stating that it is "an example of terrible architecture, town planning and economic development;" "The only historic interest is a mistake never to be repeated again;" "It has some interest as a curiosity, a sort of moral example of how NOT to build a town centre, in the same way that many other buildings of that era do, but mainly exists as an object of pity and derision."

Various respondents agree or strongly agree that Cumbernauld town centre has **historic significance** as a **brutalist-style building/structure**, stating:

- "It is iconic and a treasure of its time. It was unique. Unusual, brutalised style giving it an edgy exciting feel when you navigated it. Passage of time has changed others' views of it, but I believe it still, as an external structure, holds strong and true to its iconic history and deserves to be still recognised as worthy of careful refurbishment. There is still NO other similar structure.... The 1960's character deserves to be reinstated with a sympathetic retro-fit."
- "It's a good example of brutalist architect and should be recorded in both digital format (CAD/BIM) and photographic format for future generations."

## 3.2.2 Historic Interest: Other factors

#### A- Building's function

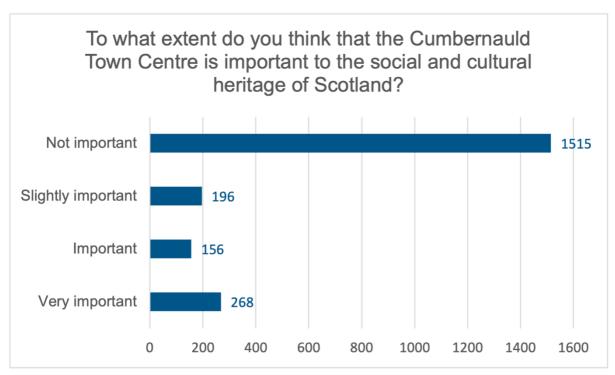
Various respondents said that the building is the centre or focus of Cumbernauld, and that it is synonymous with the town.

# 3.3 Social and Cultural Interest (Historic Interest)

Question 9 invited respondents to comment on the social and cultural aspects of Cumbernauld Town Centre. As before, they were invited to indicate to what extent they considered the Town Centre to be of importance to the social and cultural heritage of Scotland (not important, slightly important, important and very important) and to expand on the reasons for their choice.

This aspect of a building's interest is normally assessed under the Historic Interest designation selection criterion. However, there is a significant body of material in the responses relating to the social and cultural interest of Cumbernauld Town Centre. As we are equally interested in both the historic and current views on this aspect, this has warranted a section examining this material under its own heading.

The graph below, which removes those who expressed no view, indicates that the majority of respondents considered Cumbernauld Town Centre to be not important to the social and cultural heritage of Scotland.



## 3.3.1 Social historical interest

Many people expressed the view that there is a positive social and cultural history of the Town Centre, with two primary reasons are given for this, both relating to the significance of the period around the new town developments and what this meant for living conditions.

Firstly, there is the modernism/Brutalism architectural style and planning philosophy that was typical of the era. Secondly, there is the reflection of a post-war optimism and rebuilding of society in the approach to the design of Cumbernauld Town Centre.

Many people referenced the importance of the moment in history, the movement of people from Glasgow slums to New Towns. There was reference to this being in particular about the design of the town centre as a physical embodiment of the movement (as above), while others recognise it as less about the town centre building *per se* and more of the structure as a marker of a significant moment in history.

- "Culturally the building represents a very important time in Scotland when out of the destruction of Glasgow came the push for New Towns to be constructed. The mass relocation of people is an important part of Scotland's social history."
- "This building is part of the history of modern Scotland. It is the product of Central Scotland's prosperity after the war and the need for people to gain clean green spaces to live rather than the slums of Glasgow.
- Several respondents mentioned the historic nature of the St Enoch clock and it's being located in the town centre.

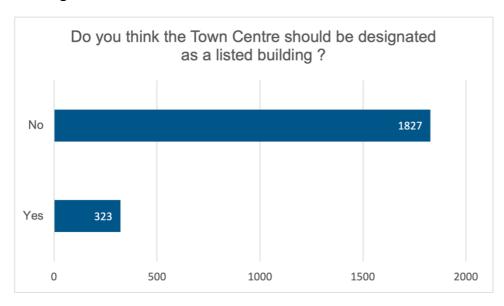
# 3.3.2 Association with people or events of national importance

- Gregory's Girl: The town centre features in Gregory's Girl, the 1981 film directed by Bill Forsyth. Cumbernauld is the setting for the film, with the town centre featuring in some scenes.
- Princess Margaret and Lord Snowden opened the centre in 1967.
- King Charles, a known commentator on architecture, was noted for his comments echoing the "carbuncle" characterisation.

# 3.4 Designation as a listed building

Question 10 invited respondents to give their opinion if the Town Centre should be listed or not and to expand on the reason for their choice.

The graph below, which removes those who expressed no view, indicates that the majority of respondents think that Cumbernauld Town Centre should **not be designated as a listed building.** 



Respondents were invited to expand on the reasons behind their choice.

For those who responded no, additional reasons given were:

 Some respondents thought that the building has no or little architectural significance due to the alterations that have been made. The respondents thought it has no "social value". These respondents thought it has no historic significance for Cumbernauld residents.

For those who responded yes, additional reasons given were:

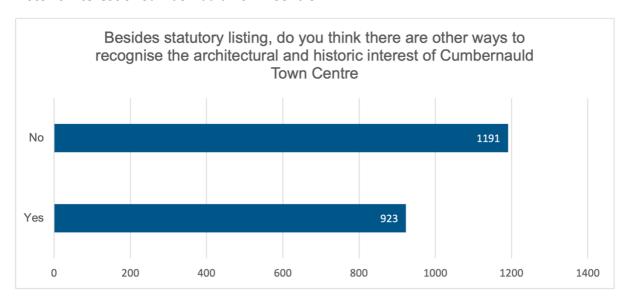
- The Town Centre is "unique" example of "Brutalist architecture" that marked a specific time in history. It exhibits the "post-war" attitudes and approaches to social and cultural development. They argued that most of these buildings have already been demolished elsewhere and not giving it protection through listing it would be a loss for architecture and social history. It has historical, social, and cultural importance.
- They advocated for the refurbishment and the retention of the phase 1 of the structure a suggestion would be:
- "Phase 1 could be restored to its original design with its enclosed 'high street' with community spaces, bars, restaurants, and local market traders. The upper floors could be restored to more community space and entertainment facilities with the 80's glass enclosure of the bridge removed to facilitate the original seamless walkway to the north. With phases two and four removed, the space could be

- transformed into gardens, a public park and community outdoor fitness facilities connected to phase one."
- Some wanted the building to be "restored" to its former glory.
- Some advocated it to be listed as a Grade C to "ensure that alterations or demolition is properly considered", other thought that "the Phase 1/Phase 2 group, with its high international status, overwhelmingly meets the criteria for listing at Category A".
- Others noted the negative narrative surrounding discussion of the building: "I feel
  the building is misunderstood and under-appreciated in a way that it wouldn't be in
  other areas of the country, and part of that is to do with the mismanagement and
  neglect of the building. For decades we have been conditioned to deride this building
  instead of appreciating it."
  Others."

# 3.5 Other ways to recognise the architectural or historic interest of Cumbernauld Town Centre

Question 11 invited respondents to give their opinion on other ways to recognise the architectural or historic interest of Cumbernauld Town Centre besides statutory listing, and to expand on the reasons for their choice.

The graph below, which removes those who expressed no view, indicates that the majority of respondents considered that **there are no other ways to recognise the architectural and historic interest** of Cumbernauld Town Centre.



For those who responded yes, additional reasons given were:

- Many respondents thought a display in a museum about the Town Centre or transforming part of the Town Centre into a living museum would be a good way to recognise the building.
- An interpretation display/information point contained within a new, regenerated, and pleasant town centre.
- A 3D digital scan of the building inside and out would showcase how the building used to look. Some gave the example of the Forth Bridge.
- A photographic book to celebrate the building if it is going to be demolished.
- A digital archive of the building is needed.

In addition to this, there were some responses to the question advocating the preservation of the Town Centre and refurbishing it.

Other suggestions made include:

- "This might take the form of artistic projects exploring the building and its history in the town, documenting its final state socially and materially through photography, community art projects, and other creative interventions."
- "Visitor attraction. There is such a rich seam of material in the North Lanarkshire Council archives and beyond about the building of the centre and the housing/wider

- town that, if properly utilised, could tell and celebrate this place's story to a much wider audience. I am thinking about experiences like Vikingar, Ironbridge in Telford, New Lanark or even the DDR museum in Berlin."
- Respondents argued that the building might have architectural significance for specialists in architecture but not for the local community who need a proper Town Centre. Several ways to preserve the building would be to archive it through photographic evidence, through a documentary about its conception and construction (films, blueprints, interviews with architects etc.), or through an interactive Virtual Reality/ drone camera, walkthrough.
- Schoolchildren could be given a project to go out and photograph their favourite places or buildings.
- Scottish central belt is home to numerous significant mid-century modern/Brutalist structures (plenty even just within Cumbernauld with multiple examples from Gillespie Kidd & Coia and Robert Matthew). Presenting these positively in an accessible manner (like a historic trail) is key to changing the wider public perception and understanding of modernist architecture. "Why couldn't the centre be a place of design celebration instead of the negative talking point it's regularly portrayed as?"
- A development along the lines of the Summerlee Industrial Heritage Museum in Coatbridge
- Tours, not just for architecture students and historians, but for 'ordinary' visitors, to explain the logic of the layout and the social history behind it.
- A competition to address how it should be approached and a gathering of the many ideas developed for it in architecture schools over the years and a major exhibition and publication of its history.
- By making the original concept progress better known i.e. to make illustrations of Geoffrey Copcutt's original scheme available and better publicised.

## For those who responded no, additional reasons given were:

- The respondents thought that the only way to preserve the building and stop its demolition is to list it.
- Many respondents thought it should be demolished.

#### Other suggestions were:

- Creating community artwork that recognises the history of the town centre in a new modern redevelopment.
- Record and display models of the vision and the achievements of the project.
   Pictures, models, and literature would be sufficient for the future generation of architects and contractors to learn from.
- Create an online repository with a 3D interactive map of the centre with supporting photographs from different eras.
- Create a Mini Museum with a detailed model of the full. original town Centre too many parts have been removed/added to the existing building.
- On film.
- Write a book about it or make a documentary film to interpret the archive.

# 4. Contemporary Views and Values

This section of the report captures the types of comments that reflected contemporary views and values of Cumbernauld Town Centre. The range of comments has been filtered using the same categories of Architectural Interest and Historic Interest as the previous section.

# 4.1 Contemporary views about the design and function of the building

#### A- Architecture

Some respondents **viewed the megastructure as a negative**. The megastructure was considered a failure, "unusable, depressing and composed of environmentally unfriendly materials that require constant adjustment to barely scrape beyond the reality of becoming a serious health hazard to the town's unfortunate population."

Some respondents believe that the Town Centre spoiled "what was considered a well-designed New Town." They compared it to other new towns like Livingston and East Kilbride which are thriving and considered Cumbernauld Town Centre to be uglier and struggling. They also argued that the Town Centre failed on being the "hub" of the New Town.

Some argued that while the building was part of the 1960s development of new towns and Cumbernauld was seen as a positive example of creative architecture. However, today, the building no longer enhances the town in any way, it has not stood the test of time and did not evolve or develop to fit modern needs.

Many noted that the Town Centre no longer represents the original multipurpose function. "The facilities provided within Civic Buildings have been moved out. The Bus Station never materialised. The Hotel was demolished, and the apartments are mainly empty and neglected".

There are some views that suggest that the value of the architecture is such that had the original concept, and continued maintenance, been followed, the town centre would have a role: "The building has a sense of permanence and purpose that is sorely lacking in the metal shopping hangars that seem to pepper Scotland's towns and cities with stultifying conformity. I feel there's a lively and inspiring history behind it that could endear it to its residents with the right restoration, possible repurpose and retelling of its inception. It is not too hard to imagine how different Cumbernauld Town Centre could have been had the building received the right care and attention over the years."

#### B- Current access concerns

Part of this is driven by issues identified by respondents such as poor accessibility. It is inaccessible for people with mobility issues or mothers with prams. The lifts are often broken. "It's not practical with access to library, museum, kindergarten and other floors limited by a dark and unsafe passage and stairwell and old-fashioned lifts that people don't want to use."

Respondents mentioned that they feel "unsafe" using the ramps especially in winter making the Town Centre inaccessible for people with mobility issues. "Areas do not feel safe as walking up to the library for example means walking up ramps with no way to see what's round the corner." "The inner layout is unsafe for members of the public (i.e., lonely ramps/corridors leading to nowhere." Some respondents argued that the design is not that unique "It's a shopping centre with a road through the middle. It has no uniqueness nor characteristics that could not be replicated."

#### C- Aesthetic

Many respondents described the building as "ugly", an "eyesore", or noted that it "won the Carbuncle award". The building was described as derelict and does not fit with its modern surrounding.

Architectural Interest: Potential Solutions for Preservation

Within the comments on architectural interest were proposed solutions for the preservation of the building:

- Respondents advocated reusing and refurbishing the building for community use, so
  it becomes the "new hub". A respondent suggested a 20 Year master plan for the
  redevelopment of the centre area of Cumbernauld should be developed which keeps
  the original building and sees it put to new uses, with different configurations. They
  suggested uwing the Trellick Tower and the Barbican as examples for the
  refurbishment.
- To preserve floating offices/apartments as the town's symbol and to redevelop the rest of the Centre.
- Those who responded 'strongly disagree' / 'slightly disagree' mentioned the following arguments:

#### D- Appearance and Maintenance

A high number of respondents believed that the Town Centre is "poorly maintained", "dark", "unsafe", and "rundown", they feel that the facilities are "outdated" they do not attract new customers or retailers from outside Cumbernauld.

- It is considered "no longer fit for purpose" with "leaks" everywhere. It does not provide a comparable high street experience for shoppers. "The building is incompatible with modern life, is dark and unsafe in some spaces, beyond repair in others."
- "The building is structurally in very poor condition, there are leaks throughout it where buckets are used to contain water. The shopping centre is underused with many vacant lots."

Those who responded about the appearance and maintenance of the building stated:

• That the building was an "eyesore", "ugly", "an embarrassment", and deteriorating or in "disrepair."

- "Have lived here since 1964 when there was no town centre. It was exciting when it opened but even then, looked ugly from the outside. Over the years it has deteriorated and is now an eyesore and I avoid shopping there, if at all possible, I have no interest in it being retained."
- "It's an eyesore, it's despised by the vast majority of residents."
- "Architects should have been sacked. We have had to live with this eyesore long enough."

#### E- Not fit for purpose or function

Many respondents stated that the building was no longer fit for purpose or met the needs and necessary functions of a current town centre.

- "Whilst it may have been revolutionary in its time, it is wholly inadequate as a facility for public use, it has been a blight on the landscape of the town and has had a negative effect on the confidence of the town for the past 30 years."
- "So very dated and not fit for purpose just blow the thing up."
- A high number of respondents believed that the Town Centre is "poorly maintained",
   "dark", "unsafe", "rundown", they feel that the facilities are "outdated" they don't
   attract new customers or retailers from outside Cumbernauld. It is "no longer fit for
   purpose" with "leaks" everywhere. It does not provide a comparable high street
   experience for shoppers. "The building is incompatible with modern life, is dark and
   unsafe in some spaces, beyond repair in others."

#### F- Role within Cumbernauld

Respondents said the Town Centre is holding back Cumbernauld as a town. They argued that it has the worst town centre and cannot progress or move forward with the structure still standing. Furthermore, respondents thought that there are other buildings in Cumbernauld of more historic interest than Cumbernauld Town Centre that should be preserved, such as Cumbernauld Village. On the positive, one respondent noted that the town centre "is irreplaceable and utterly unique, redolent of an extraordinary era, playing a central role in the story of the birth of a New Town and a new way of living for working class Scots."

## G- Example of bad design and/or planning

The respondents said that the Town Centre contributed to an understanding of how not to design a building or town centre. Stating that it is "an example of terrible architecture, town planning and economic development;" "The only historic interest is a mistake never to be repeated again;" "It has some interest as a curiosity, a sort of moral example of how NOT to build a town centre, in the same way that many other buildings of that era do, but mainly exists as an object of pity and derision."

#### H- Age

Some respondents argued that the building was not old enough to be of historic significance.

# 4.2 Contemporary views about condition

#### A- The state that the town centre has fallen into has created a stigma.

The responses show that people recognise that what Cumbernauld Town Centre has is 'different' but that this now has a negative impact. There are many references to the town being a 'joke' or a 'laughing stock' that indicates that there is a stigma around the town centre that has been attributed to its condition. The unique structure has created a point of focus for the lack of care and maintenance, making it a much more obvious issue than in other town centres.

# B- The town centre has fallen into disrepair with a historic lack of maintenance and a new fit-for-purpose centre is required.

The other key concern raised by respondents is that the current town centre acts as a barrier to a new, fit-for-purpose town centre being developed. Care and maintenance have not been forthcoming in the past, so questioned why it would in a refurbished centre.

# 4.3 Why it should not be designated

Numerous respondents thought it was "outdated", "not fit for purpose" due to "leaks" and being poorly maintained. For them, the layout felt like a maze and not accessible for people with mobility problems or parents with prams. Therefore, they deemed the building to be "unsafe".

Many respondents considered it as an "eyesore", "ugly", a "monstrosity" and, an "embarrassment" to the residents of Cumbernauld. They argued that the residents of Cumbernauld deserved better. They encouraged the demolition of the Town Centre and advocated for the need of a new town centre for Cumbernauld. "It's a symbol of a failed vision of the future, and Cumbernauld should be allowed to move on by demolishing the building and having a real town centre, with shopping, entertainment and facilities".

Finally, respondents thought that Cumbernauld Town Centre has a poor retail offering and that Cumbernauld needs a modern centre that attracts investments and has an attractive retail offering.

# 4.4 Anything else

Most of the comments received under this question were not in favour of listing and preserving the building. However, the sample of comments below demonstrates the range of views and thoughts that sit in between a binary response:

- Listing the building will not allow it to change and evolve with time.
- Demolishing the Town Centre is not the answer, parts of it should be incorporated in a new development.
- It is a shame to demolish the Town Centre and replace it with boxed units.
- To put the Town Centre into a wider historical landscape.

- The original idea could be taken forward in a way that preserves the original part of the building instead of having a shiny new town centre.
- The building needs to be maintained and restored to include homes, retail, health, and social.
- Some of the materials used in the original megastructure are problematic and potentially unsavable, but if the V&A could save a section of the Robin Hood Estate because they acknowledge the cultural and historic importance of this period of architecture then Cumbernauld Town Centre should have the same. Whether it is possible to preserve the building or retrofit it to make it fit for purpose but demolishing it seems harsh and not without cost. The environmental impact for one, including carbon being released through potential demolition.
- The opportunity to rescue the centre has passed but recognising it for what it was meant to be is important.
- Only list this building if the plan is to turn the inside back into its original 1960/70 decor so it can truly be a piece of Scottish history.
- Part of the structure should be listed: the iconic penthouses with the original stage one of the development.
- It is extremely wasteful to demolish the centre. In this time of environmental crises, we need to reduce all waste and all building work that is unnecessary.
- The environmental impact of destroying and rebuilding. We need to preserve our built heritage. This is an award-winning building which is globally recognised, studied, and cherished.
- Launch a design competition that addresses to what extent the building can be retained in a meaningful way.

# 4.5 Other types of comments:

- Better bus service to encourage people to use public transport instead of car usage
- Return the St Enoch Station clock to Glasgow if the centre gets demolished.

# **5. Concluding Remarks**

Overall, the responses to the HES Cumbernauld Town Centre listing consultation have provided a rich and varied set of responses. By working with HES on the methodology, our analysis has attributed value to all responses and created an archive of material that can sit as an important historical record in its own right.

The process has highlighted interesting questions about how buildings still in contemporary use are valued or otherwise as buildings of historic or architectural interest. How the building does or does not meet needs is clearly a concern for people when considering a building's future and value, and we have noted this through our approach.

This report acts as an independent analysis of the responses and provides some interpretation, but it does not constitute an opinion on the matter.

**Kevin Murray Associates** 

October 2022

# **Appendix 1: Organisations that responded**

Of the 2163 respondents, 18 organisations, local authority or community group registered their names. These were:

- Studio DuB
- 2. JT A Jon Tollit Architects
- 3. Styles & Smiles
- 4. House of Belvedere LLP
- 5. John Brown and Company
- 6. Swan Group
- 7. Scottish Centre for Conservation Studies, University of Edinburgh
- 8. Cunningham Heavin Architects
- 9. Cornerstone House Centre Limited
- 10. Cumbernauld Community Forum
- 11. Community Council
- 12. Deputy Director of Planning, Property and Performance, National Health Service Lanarkshire
- 13. Jamie Hepburn MSP, For Cumbernauld & Kilsyth / Stuart McDonald MP, For Cumbernauld, Kilsyth & Kirkintilloch East
- 14. New College Lanarkshire, Cumbernauld Campus
- 15. Grampian young team
- 16. DM Fitness Classes
- 17. Cumbernauld Village Community Council
- 18. Community Group Do Not List Cumbernauld Town Centre

# **Appendix 2: Consultation Survey Questions**

Q1	Are you responding as an individual or on behalf of an organisation, business or community group? - Individual, Organisation etc
Q2	Are you responding as an individual or on behalf of an organisation, business or community group? - If you've chosen 'other', please specify here:
Q3	Where are you based? - Location
Q4	What is your organisation, local authority or community group? - Text / org or community
Q5	What is your connection to the building? (please select the most appropriate item) - Connection
Q5A	What is your connection to the building? (please select the most appropriate item) - If 'other' please provide more details:
Q6	To what extent do you think the Cumbernauld Town Centre is of special architectural interest? - Architectural Interest
Q6A	To what extent do you think the Cumbernauld Town Centre is of special architectural interest? - Please expand your reasons in the box below:
Q7	To what extent do you think the Cumbernauld Town Centre is of special historic interest? - Historical Interest
Q7A	To what extent do you think the Cumbernauld Town Centre is of special historic interest? - Please expand your reasons in the box below:
Q8	To what extent do you think that the Cumbernauld Town Centre is important to the social and cultural heritage of Scotland? - Social and Cultural

Q8A	To what extent do you think that the Cumbernauld Town Centre is important to the social and cultural heritage of Scotland? - Please expand your reasons in the box below:
Q9	Do you think the Town Centre should be designated as a listed building? - List?
Q9A	Do you think the Town Centre should be designated as a listed building? - Please explain your answer in the box below:
Q10	Besides statutory listing, do you think there are other ways to recognise the architectural and historic interest of Cumbernauld Town Centre? - Other ways to recognise?
Q10A	Besides statutory listing, do you think there are other ways to recognise the architectural and historic interest of Cumbernauld Town Centre? - If 'Yes', please explain your answer in the box below:
Q11	Is there anything else you would like to add? - Anything else?
Q11A	Is there anything else you would like to add? - If 'Yes', please explain your answer in the box below:
Q12	Would you like to be kept informed as we progress this case? - Kept informed?

# **Appendix 3: Consultation Responses by Sector**

# Q.1 Are you responding as an individual or on behalf of an organisation, business or community group? - Individual, Organisation etc

- As an individual (2133)
- On behalf of an organisation, public body or charity (7)
- On behalf of a local authority
- As a private business, such as an architect or developer (8)
- Representing a community group (4)
- Other (11)

# Q.3 Where are you based? – Location

## As an individual (2133)

- Cumbernauld (1644)
- North Lanarkshire (190)
- Elsewhere in Scotland (238)
- Elsewhere in UK (42)
- Rest of world (15)

On behalf of an organisation, public body or charity (7)

- Cumbernauld (4)
- North Lanarkshire (1)

As a private business, such as an architect or developer (8)

- Cumbernauld (7)
- Elsewhere in Scotland (1)

## Representing a community group (4)

- Cumbernauld (2)
- North Lanarkshire (1)
- Elsewhere in UK (1)

## Other (11)

• Cumbernauld (11)

# Q.5 What is your connection to the building? (please select the most appropriate item) – Connection

## As an individual (2133)

- Have used the facilities or the buildings (1813)
- Have worked in/on the building (128)
- Casual observer (i.e., know of or have seen the building but have not been inside) (89)
- Other (96)

## On behalf of an organisation, public body or charity (7)

- Have used the facilities or the buildings (3 Have used the facilities or the buildings (1813)
- Casual observer (i.e., know of or have seen the building but have not been inside) (1)
- Other (1)

## As a private business, such as an architect or developer (8)

- Have used the facilities or the buildings (2)
- Have worked in/on the building (2)
- Casual observer (i.e., know of or have seen the building but have not been inside) (1)
- Other (3)

## Representing a community group (4)

- Have used the facilities or the buildings (3)
- Casual observer (i.e., know of or have seen the building but have not been inside) (1)

#### Other (11)

- Have used the facilities or the buildings (6)
- Have worked in/on the building (1)
- Casual observer (i.e., know of or have seen the building but have not been inside) (1)
- Other (3)

# Q.6 Architectural Interest

# To what extent do you think the Cumbernauld Town Centre is of special architectural interest? - Architectural Interest

#### As an individual (2133)

- Strongly agree (252)
- Agree (127)

- Neither agree nor disagree (81)
- Slightly disagree (103)
- Strongly disagree (1564)

On behalf of an organisation, public body or charity (7)

- Strongly agree (2)
- Agree (0)
- Neither agree nor disagree (1)
- Slightly disagree (1)
- Strongly disagree (1)

As a private business, such as an architect or developer (8)

- Strongly agree (3)
- Agree (1)
- Neither agree nor disagree (0)
- Slightly disagree (2)
- Strongly disagree (2)

## Representing a community group (4)

- Strongly agree (1)
- Agree (0)
- Neither agree nor disagree (0)
- Slightly disagree (0)
- Strongly disagree (3)

#### Other (11)

- Strongly agree (1)
- Agree (1)
- Neither agree nor disagree (2)
- Slightly disagree (1)
- Strongly disagree (6)

# Q.7 Historic Interest

To what extent do you think the Cumbernauld Town Centre is of special historic interest? - Historic Interest

As an individual (2133)

- Strongly agree (236)
- Agree (142)
- Neither agree nor disagree (99)
- Slightly disagree (143)

• Strongly disagree (1505)

On behalf of an organisation, public body or charity (7)

- Strongly agree (2)
- Agree (0)
- Neither agree nor disagree (1)
- Slightly disagree (1)
- Strongly disagree (1)

As a private business, such as an architect or developer (8)

- Strongly agree (3)
- Agree (1)
- Neither agree nor disagree (0)
- Slightly disagree (2)
- Strongly disagree (2)

Representing a community group (4)

- Strongly agree (1)
- Agree (0)
- Neither agree nor disagree (0)
- Slightly disagree (0)
- Strongly disagree (3)

#### Other (11)

- Strongly agree (2)
- Agree (0)
- Neither agree nor disagree (1)
- Slightly disagree (1)
- Strongly disagree (7)

# Q.8 - Social and Cultural

To what extent do you think that the Cumbernauld Town Centre is important to the social and cultural heritage of Scotland? - Social and Cultural

As an individual (2133)

- Not important (1512)
- Slightly important (195)
- Important (155)
- Very important (265)

On behalf of an organisation, public body or charity (7)

- Not important (2)
- Slightly important (1)
- Important (0)
- Very important (2)

As a private business, such as an architect or developer (8)

- Not important (3)
- Slightly important (1)
- Important (1)
- Very important (3)

Representing a community group (4)

- Not important (3)
- Slightly important (0)
- Important (0)
- Very important (1)

## Other (11)

- Not important (5)
- Slightly important (2)
- Important (0)
- Very important (3)

# Q.9 - Designation

Do you think the Town Centre should be designated as a listed building? - List?

As an individual (2133)

- Yes (314)
- No (1809)

On behalf of an organisation, public body or charity (7)

- Yes (2)
- No (3)

As a private business, such as an architect or developer (8)

- Yes (4)
- No (4)

Representing a community group (4)

- Yes (1)
- No (3)

## Other (11)

- Yes (3)
- No (8)

# Q.10 - Other ways to recognise it

Besides statutory listing, do you think there are other ways to recognise the architectural and historic interest of Cumbernauld Town Centre? - Other ways to recognise?

As an individual (2133)

- Yes (907)
- No (1181)

On behalf of an organisation, public body or charity (7)

- Yes (2)
- No (2)

As a private business, such as an architect or developer (8)

- Yes (4)
- No (4)

Representing a community group (4)

- Yes (4)
- No (0)

# Other (11)

- Yes (6)
- No (4)

# Q.11 - Anything else?

Is there anything else you would like to add? - Anything else?

As an individual (2133)

• Yes (771)

• No (1290)

On behalf of an organisation, public body or charity (7)

- Yes (1)
- No (3)

As a private business, such as an architect or developer (8)

- Yes (4)
- No (3)

Representing a community group (4)

- Yes (1)
- No (3)

# Other (11)

- Yes (6)
- No (5)