Glasgow Urban Design Panel

Proposal:	**Proposed Housing Development**
Address	Beechgrove Street, Dalmarnock, Glasgow
Status:	Planning Application
Reference:	07/03807/DC
Agent	W A Fairhurst and Partners
Presented by:	David Fenner – Five Architecture

This report related to a Planning Application for a residential development at Beechgrove Street, Dalmarnock for Stewart & McKenna. The scheme proposals include three separate 6 storey residential blocks on Dalmarnock Road (majority 2 bedroom units) and a 7 storey linear block on the South/West side of the site with a mixture of micro /1 bed and 2 bed flats. The panel thanked the architects for this presentation and acknowledged there desire to embrace the City Councils visions for the East end of Glasgow

Site Strategy: The architects described how there was very limited and relevant existing context in the area which they could use as a reference for this development proposal. Their site layout being informed by Glasgow City Councils East End Local Development Strategy and a Commonwealth Games masterplan vision. This masterplan incorporating a River Clyde flood management strategy undertaken by the Halcrow Group.
Panel members welcomed the presentation which included various alternative options which had been considered and investigated in conjunction with the Planning department as part of their on going design development.
The principle of separate residential blocks with gables presented to Dalmarnock Road and the flats looking into central private garden spaces was considered by the panel to be a satisfactory response to this site. These blocks then providing a sufficiently strong edge to the street and thus create a more open aspect generally which encourages and maximises the opportunity for natural light and sun into and around the site.

Massing: The architect confirmed that the overall massing and height had been dictated and limited by the requirement for 100% parking for all 1 and 2 bedroom flats. Micro flats (20 units) having no parking.
The panel expressed a disappointment at the lack of any visual impact studies which would have assisted in demonstrating further a relationship between the various blocks within the site and a relationship of these blocks then to the surrounding area.

Elevational Treatment: The architects outlined their proposed palette of materials which included rainscreen cladding (2 types), timber effect cladding, reconstructed stone and zinc. Their intentions being with this choice of materials to reduce the overall scale of the development and give a more domestic appearance.
Panel members agreed that the Palette of material along with the articulation and elevational treatment generally required to be rationalised to give a more homogeneous appearance to the overall composition of the scheme.

Landscape: The architects summerised the reasoning for the central open landscaped route and the flood management that would link with future developments to the north and south of the site. This initial development being seen as the first piece of an overall jigsaw.
The detail presented in terms of the landscape structure and quality was limited. There was insufficient emphasis on the landscape given the overriding masterplan vision and site strategy for large private garden spaces separating the residential blocks. Particular concern was expressed with respect the central spine where there was a lack of definition as to ownership ie what might be private or public space.
Albeit the panel recognised and acknowledged the aspirations generally with respect to the original masterplan vision they recommended that further consideration be given to the softening and integration of the car parking with the landscaping and public realm.

Conclusion: Whilst the panel supported generally this development they recommended that consideration be given to the following issues-

1. More uniformity to the overall architectural composition in terms of a general articulation and proposed materials. Limiting the palate of materials to achieve a more homogeneous appearance
2. A clearer definition as to ownership of the spaces within the centre of the site.
3. Further consideration as to the softening and integration of the car parking with the overall landscaping strategy.
4. Consideration as to the incorporating of public art into the development.