Proposal:	Hotel Development
Application Ref:	XXXXXX
Agent:	Jenkins and Marr
Architect:	SMC Jenkins and Marr
Address:	Bothwell Street
Presented by:	John Paton of McInally Associates and Craig Dunn of SMC Jenkins and Marr

Illustration indicates image of scheme as presented to the Glasgow Urban Design Panel 22nd August 2007

The panel thanked the team presenting this Planning Application which encompassed three separate buildings, a 4* Crown Plaza hotel on Pitt Street, a 3* Holiday Inn Express on Waterloo Street and an office building on Douglas street. The Bothwell Street edge of the city block forming a public entrance and courtyard space framed by two projecting wings.

Much of the presentation focused on this public plaza space and its design quality with a lesser focus on the surrounding buildings. This consequently raised fundamental questions and concerns from the panel regarding the 'u' shaped plan form generally with the northern edge along Bothwell Street open for a public. On one hand the panel welcomes any proposal within the city centre that encourages or proposes a public realm within it but in this instance questions were raised as to its viability as an urban space for the public to enjoy and as a destination with café type culture given its orientation due north and shadowing by surrounding 14/15 storey buildings on 3 sides.

Further questions were raised as to whether consideration had been given to any alternative site strategies, which might achieve the same brief. Such as, the horizontal split of programme for hotel/office or hotel/hotel. These could open up the public space to an east, west or southerly aspect and therefore improve the amenity. Repositioning the open public space to the Bothwell Street/Pitt Street intersection was also suggested and could create a less claustrophobic environment and at the same time open up unobstructed views to the St Vincent Street church.

The panel agreed that with the design seeking to exploit the presently under-utilised full city block the various elements ie two hotels, office and public entrance courtyard were compromised and consequently giving an impression that the site was being over developed.

Albeit this proposal would reinforce the street edges of the city block, unlike the previous Holiday Inn development, the elevations have a massiveness and bulky appearance particularly along Waterloo Street where there are large areas of dark grey/black cladding material. This is not assisted with the vehicle service access to the hotels and car park access being along Waterloo Street and vertical service cores for all buildings being on the main street elevation. Panel members recommended that further consideration be given to creating an active street edge along Pitt Street, Douglas Street and particularly Waterloo Street.

Further comments raised by the panel are as follows:

- This development should be seen as an opportunity to remove the virtually redundant and unsightly pedestrian bridge across Waterloo Street
- The panel were disappointed that the presentation had made little mention of the brief for each building and focused predominantly on the entrance plaza space.
- The presentation material should have included a visual impact study of the development not only from the immediate surrounding but also from recognised view corridors around the city.

The panel agreed in conclusion that with the current configuration and arranging of the various element the site was being over developed. Given these fundamental concerns and the proposals importance to the centre townscape, the panel wish to remain informed of any progress and design developments pertaining to this scheme