Glasgow Urban Design Panel
21 August 2008

Proposal	**Jamaica Street Hotel**
Appl. Ref.	**08/01632/DC**
Agent	**ARM Architects**
Address	**24-30 Jamaica Street**
Presented by:	Stephen Dawes, ARM; Douglas McKirdy, Greystone; John Paton, Turley Assocs.

The proposal is for a 120 bedroom hotel within the current gap site between the Classic Grand Cinema and the Cat. A Listed Gardner building. The frontage to Jamaica St houses reception and bar within a double-height volume with bedrooms above configured round a central open lightwell, thus maximizing site usage whilst limiting overall height. The proposals rise from 7 to 10 storeys on Jamaica St and 11 storeys to central Station (rising 8 storeys above Platform 1).

The design was described as being based on a continuation of the Gardners grid, expressed as 3no. 6 storey high columns on the building line with the main façade recessed behind, the supporting one floor of accommodation - brought forward to the building line - from which the remainder of the building steps gradually westward. The resulting 7 storey frontage represents a capped, two-and-a-half bay wide composition, dominated by the vertical stone-clad structure, backed by recessed curtain walling.

In response to a suggestion by the Panel that the design approach could be read as a 'mockery' of the adjoining buildings, the Architect explained that the layered elevational approach was chosen to avoid a clash with the existing Cast Iron (south) and Stone (north) neighbours.
This was recognised by the Panel as being well-intentioned but misguided and suggested that the approach should instead respect the challenge of the City Block, as well as the immediate neighbours. The Panel suggested that more detailed contextual analysis is required to match the admirable Historic analysis already carried out by the Applicant.

The Panel was pleased to have been given a clear presentation of the proposals and commended the ingenuity of accommodation planning, with the intention of containing the building height.
The extensive use of photomontage was welcomed, although the Panel believe that further critical viewpoints require to be explored (see above ref. to contextual analysis).

Conclusion:

The Panel believes the Proposals in their currently designed form are inappropriate for this important City Centre site and recommends that a fundamentally different design approach to the Jamaica Street frontage and massing be explored.

The Panel does <u>not</u> support the proposal in its current form and recommends that Approval be withheld until more design work is undertaken and the results presented to the Panel for further comment.

AGK: GUDP
21.08.08