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Date Created:
3 October 2008

OPEN MINUTE OF THE MEETING OF GLASGOW URBAN DESIGN PANEL

DATE: 02 October 2008 at 1000hrs

LOCATION: Committee Room 3, Glasgow City Chambers

CHAIRMAN: Alistair MacDonald, Glasgow City Council

SECRETARY/ MINUTES: Fiona Carey, Strathclyde Police

MEMBERS PRESENT:

Alistair MacDonald	Glasgow City Council (chair)
Rob Hay	Strathclyde Police
Jude Barber	Glasgow Institute of Architects
David Fenner	Glasgow Institute of Architects
David Martin	Church Buildings Regeneration Trust
Alan Simpson	MacIntosh School of Architecture
Neil Pirrit	Architectural Heritage Society of Scotland
James Watson	Landscape Institute
Gemma Wild	Scottish Civic Trust
Gerry Grams	DRS, Glasgow City Council
James Dick	Glasgow Institute of Architects
Ombretta Romice	Strathclyde University
Niall Murphy	Pollokshields Heritage
David Porter	MacIntosh School of Architecture
Eric Dawson	Architecture & Design Scotland

IN ATTENDANCE:

Fiona Carey (minutes)	Strathclyde Police

1) OPENING REMARKS

Mr MacDonald opened the meeting and thanked everyone for their attendance.

2) APOLOGIES

Apologies were received from Angus Kerr (GIA), Steve Tiesdell (SOCSI), Liz Davidson (Merchant City Initiative), Geoffrey Jarvis (Glasgow Architectural Committee) and Pauline Megson, Douglas Pritchard (MacIntosh School of Architecture), Guy Pettigrew (New Glasgow Society) and Ranald MacInnes (Historic Scotland), David Hassan; Karin Spalter.

3) MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting which had been circulated earlier were accepted as a true and accurate record.

4) MATTERS ARISING

Mr MacDonald advised the meeting that the report for Turley's Architects development at 110 Queen Street, which was discussed at the previous meeting, had not been received. He reminded the group on the requirement to have these reports submitted in a more timeous manner.

5) PROPOSAL: STRATHCLYDE UNIVERSITY EDUCATION BUILDING
AGENT: COLIN ALLAN, BDP
ADDRESS: GEORGE STREET/RICHMOND STREET

This application will be not be submitted until mid October. This site is currently used as a car park and is surrounded by several listed buildings on High Street. A site analysis has revealed that the area is fairly constrained and there is 9m level difference from north to south. Building will have two entrances situated at Richmond Street and John Street, which will be the more formal entrance. Architects are looking for the building to move up through a central atrium and will have a 600 seated electoral theatre in the basement. This will be a 6-storey building covering 12,000m² and will cater for approximately 2,000 students. The university is looking to create a passive designed building creating low energy usage. The administration and research departments will be located on level 4 and above. There is also the possibility that a roof garden is created. The top level will be cut back thus flowing with adjoining 5-storey tenement building. Architects are currently looking at various translucent materials which will provide additional lighting. There will be no car parking facilities being provided and servicing access will be from Richmond Street. John Smith book retailers have requested that a small unit at the entrance be allocated to them.

Issues raised: - Glass façade at south elevation not interesting enough; stairwell at side; context of building; arrival space – security issues; activities at street level and external environment.

6) PROPOSAL: MIXED USE OF OFFICE & HOTEL SCHEME
AGENT: AEDAS ARCHITECTS LTD
ADDRESS: SITE FORMERLY KNOWN AS HOLIDAY INN,177 BOTHWELL STREET

This proposal was discussed at the meeting held on 29th May 2008. This is now a live application and the agents have asked that this be incorporated into the City Centre model. The new proposal is for a 4* 320 bedded hotel and 260sq ft office building. Entrance to hotel will be on Douglas Street. Architects looking to create a through route and lively space site. Cornice line has been increased which will provide good views across the south of the city. Materials used will be anodised aluminium and cladding. Function suite will be on first level of hotel and there is also a proposal for a roof gardens/terrace. Car parking will be available on the 2 lower levels at Bothwell Street.

Issues raised: - elevations at Waterloo Street too pernickety; clients not responding to economic issue; intensity of building and marriage of different potential uses. A major issue raised was the quality and appearance of the building, many felt that it looked too defensive and not inviting.

7) PROPOSAL: RESIDENTIAL DEVELOPMENT
AGENT: DO-ARCHITECTURE LTD
ADDRESS: GOLSPIE STREET & SHAW STREET, GOVAN

This is a residential development of 102 units close to Glasgow Harbour and within the vicinity of BAE Shipyard and Govan shopping centre. The site is currently vacant and the architects are looking to create a terrace effect onto Golspie Street. 4m of the street edge is to be retained for a future road development. This will be a 4-storey building with living quarter to front and sleeping quarters at the rear overlooking the inner courtyard. Materials will be red/blonde bricks, similar to tenements on Shaw Street, timber cladding and various colours of glass balastry on bay windows. Inner courtyard will accommodate 58 car parking spaces and 30% of this development will be privately owned.

Issues raised: - maintenance and sustainability of materials (timber cladding) and car parking space – this could be reduced by 7 and a small communal park created.

8) PROPOSAL: SECC – GARDEN INN HOTEL
AGENT: EPR ARCHITECTS (JAMES BARR)
ADDRESS: SECC, FINNIESTON STREET

The proposal is for a 3* hotel offering 179 bedrooms; 4 meeting rooms; 1 executive/ function room; bar; restaurant and gymnasium. Car parking facilities will be offered at the adjacent multi-storey car park and a walkway access to the hotel will be via the first floor. Architects are looking to create a simple building with a welcoming street façade. Client has been given a construction line which must be maintained. Street level will be glass and also be double height. 1st floor restaurant and bar; 2nd – 6th floor bedrooms with balcony views over river/Armadillo; 7th & 8th floors will also be bedrooms but will also have views over adjacent car park; and 9th floor and above will be meeting/ function rooms. The design concept is a box effect with the windows 'punched in'. Bedroom windows to be staggered on every floor and use of coloured panels at balcony windows will also give a chequered board effect. Colour LED lights are to be placed around the window sofits which will also emphasis the recessed opening.

Issues raised: - security issue on the access to the restaurant and bar at level 1 of the car park; quality of external space at rear of the building; relocating restaurant at roof; overall development plan; location of signage and building is too non-descriptive. The major points raised were the concourse area at the car park and the skyscape.

9) AOCB
There were no issues raised.

9) DATE & TIME OF NEXT MEETING
The date of the next meeting is Thursday 13th November 2008, Committee Room 3, Glasgow City Council at 09.30.