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OPEN MINUTE OF THE MEETING OF GLASGOW URBAN DESIGN PANEL

DATE: 7th March 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
Rob Hay	Strathclyde Police
Lorna Fairholm	Historic Scotland
Niall Murphy	Pollokshields Heritage
Tim Dick	Glasgow Institute of Architects
Jude Barber	Glasgow Institute of Architects
Neil Pirrit	Architectural Heritage Society of Scotland
Guy Pettigrew	New Glasgow Society
David Martin	Church Building Regeneration Trust
James Watson	Landscape Institute
Ombretta Romice	Strathclyde University
David Porter	Mackintosh School of Architect
David Hasson	Glasgow Institute of Architects

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 Liz Davidson (Merchant City Initiative), Angus Kerr (Glasgow Institute of Architects), David Grierson, Peter Trowles (Glasgow School of Art), Dr Steve Tiesdell (Urban Studies, Glasgow University), Nick Barley (The Lighthouse), Karen Spalter (?) and Gill Stewart (Glasgow Building Preservation Trust).

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

The report on the Glasgow Urban Design Panel's after presentation and review session was not appended to the previous minutes and is therefore to be re-circulated.

5. PROPOSAL:
RESIDENTIAL AND OFFICE DEVELOPMENT (KEPPIE)

Keppie Design Architects were commissioned by owners Arnold Clark in 2006 and have indicated they wish to retain and develop the land. An overview on Keppie has approached and developed the proposal was given. An initial site analysis of the scheme was carried out in 2006 and an intrusive structural survey carried out by an independent consultant out in January 2008, which highlighted some visible failures. Following a meeting with Glasgow City Council, the Vinicombe Street portion is to be renovated and retained, where possible. The area to the rear is to be removed with the retention of existing columns and trusses within the building where possible. The current concept is for car parking facilities within the basement area; ground level is to be used for commercial purposes with the area to the above and rear for residential purposes which will be setback from the existing façade and inner courtyard planned. Materials to be used are similar to existing with the use of warm materials for the inner courtyard.

Some of the issues conveyed to Keppie were the possible problems with signage; elevation of Project, quality of surface and level of downtaking. Keppie was also advised to demonstrate how the Project would be seen from a night perspective at the planning stage.

6. PROPOSAL:
RESIDENTIAL FLATS (DETAIL)

The Proposal is for the erection of a circular apartment block which will comprise of 7 4-bedroom apartments, all affording the fabulous views. Detail are currently in discussion with SPT who have railway lines bordering the site and SPT have indicated they have no objections to the proposal. A way of leave has been set aside incase SPT decide to re-open these transport links. A tree will be planted helically on every balcony floor to create a conduit of greenery. There is a difference of external materials – brick and timber cladding with the ballastry on the balcony also being similar to the cladding.

The issues raised to Detail were – engage with their Architectural Liaison Officer who would assist with public realm and private space as there could be an issue of vandalism and the use of timber cladding, suggestion was the possibility of replacing this with core10.

7. PROPOSAL:
ERECTION OF CHILD AND FAMILY HEALTH CENTRE (ANDERSTON BELL)

This item has been deferred to the next meeting.

8. PROPOSAL: MIXED USE DEVELOPMENT (DRIVER JONAS)

This 30 hectare Project site will be the main commercial zone for Glasgow Harbour and will encompass the new Transport Museum. The scheme has evolved since the previous submission with the level of floor space being worked. The site will comprise of three squares which will contain an apartment tower (although there is an impact of wind

element), restaurants/cafes along the waterfront, retail outlets on western bank of River Kelvin, a hotel & casino and office units. There is to be the construction of a bridge over the River Kelvin linking the squares.

The main issues discussed with the Project Team were the local interaction and of the need to create an open route with Partick and the transport access routes for the Museum. Glasgow City Council also asked that a view of the new Transport Museum from the Clydeside Expressway be retained. The creation of some form of a link over the River Clyde to Govan was discussed with the possibility of a pontoon being created at Sawmill Square. Glasgow City Council has commissioned a study to look at the connection links over the River Clyde with Partick & Govan.

9. AOCB

Mr Dick informed the meeting of the elevational change to the Jamaica Street application and a revised drawing would be submitted.

10. DATE & TIME OF NEXT MEETING

The date of the next meeting is Thursday 24th April 2008, Committee Room 3, Glasgow City Council at 09.30.