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OPEN MINUTE OF THE MEETING OF GLASGOW URBAN DESIGN PANEL

DATE: 10 July 2008, at 0900 hrs

LOCATION: Committee Room 3, Glasgow City Chambers

CHAIRMAN: Alistair MacDonald, Glasgow City Council

SECRETARY/ MINUTES: Paula Spiers, Strathclyde Police

MEMBERS PRESENT:

Alistair MacDonald	Glasgow City Council
Rob Hay	Strathclyde Police
David Hasson	Glasgow Institute of Architects
Neil Pirrit	Architectural Heritage Society of Scotland
Ombretta Romice	Strathclyde University
James Watson	Landscape Institute
Gemma Wild	Scottish Civic Trust
Geoffrey Jarvis	Glasgow Architectural Committee
Steve Malone	Architecture & Design Scotland
Jude Barber	Glasgow Institute of Architects
Murray Russell	Glasgow Institute of Architects
Ranald MacInnes	Historic Scotland
Niall Murphy	Pollokshields Heritage
Angus Kerr	Glasgow Institute of Architects
Peter Trowles	Glasgow School of Art/Mackintosh Society

IN ATTENDANCE:

Jane Mackechnie	Glasgow City Council
Charlie Murphy	Glasgow Access Panel
Donald Anderson	Glasgow Access Panel
Blair Greenock	Glasgow City Council
Paula Spiers (minutes)	Strathclyde Police

1) OPENING REMARKS

Mr MacDonald opened the meeting and thanked everyone for their attendance. He introduced Jane Mackechnie from Corporate Policy at Glasgow City Council, and Charlie Murphy and Donald Anderson from the Glasgow Access Panel, who were present to observe the business of the meeting.

2) APOLOGIES

Apologies were received from Liz Davidson (Merchant City Initiative), David Porter (Mackintosh School of Architecture), Gerry Grams (Glasgow City Council), Steve Tiesdell (Urban Studies, Glasgow University), Alan Simpson(Glasgow School of Art), Doug Pritchard (Mackintosh School of Architecture) , Karen Currie and Jim Dick (Glasgow Institute of Architects).

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 reminded the Panel that the timeous submission of findings reports was essential to allow for feedback to be given to applicants.

5) PROPOSAL: MIXED USE DEVELOPMENT, COMPRISING RETAIL (CLASS 1), FOOD AND DRINK (CLASS 3) AND OFFICE (CLASS 4), ASSOCIATED ACCESS, CAR PARKING, SERVICING AND PUBLIC REALM
AGENT: TURLEY ASSOCIATES
ADDRESS: 110 QUEEN STREET

This proposal has been before the panel previously as a pre-application discussion in November 2007. The proposal is now submitted as a full application. The panel were presented with a site analysis for the development, how the proposal was arrived at through examining various approaches to massing and height. The proposal is for a 13 storey building comprising a double height ground floor housing retail, with the remaining floors as office provision. The top 4 storeys are exclusively glazed, creating a large glass box that sits atop the building.

Issues raised by the panel: - articulation of window details seemed flat in comparison to the exemplars shown in the site analysis, corner at Queen St and Ingram St is too severe and requires to be better expressed, the building was at least 3 storeys too high and general scale over-powering, the building appears to impinge significantly on the public realm and the legality of this was questioned, the stone portion of the building was not shoulder height with adjacent buildings, the possibility of an arcade at ground level was suggested.

6) PROPOSAL: RESIDENTIAL DEVELOPMENT
AGENT: DETAIL ARCHITECTS
ADDRESS: CROWN ROAD SOUTH

The proposal is the construction of a single villa made up of two luxury semi-detached homes on a vacant site on Crown Road South. Located uphill behind The Rock public house, this site is formerly the private car

park associated with these premises. The proposal faces the listed historic facades of Crown Terrace and is within a designated conservation area.

Issues raised by the panel: - what measures are being taken to protect viable trees on site, was provision of garages considered, the architects were correct to remove pedestrian access from Hyndland Rd to Crown Rd South to cut down on possibilities for antisocial behaviours, the appropriateness of zinc for the roof was questioned, consider creating further distinction between the two sides with a change of materials in the centre, could the city ask the public house to install a green roof?

7) PROPOSAL: LOGAN CONSTRUCTION LTD – PROPOSED MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL FLATS, HOTEL AND GROUND FLOOR COMMUNITY FACILITIES/RETAIL UNITS
AGENT: KARAKUSEVIC CARSON ARCHITECTS
ADDRESS: DOBBIES LOAN/NORTH HANOVER STREET

The proposal is for a mixed use development at a currently vacant site at the south east corner of North Hanover St and Dobbies Loan. This would comprise of hotel and conferencing facilities, a limited number of residential flats and ground floor facilities for retail and leisure outlets. The proposal is at an early pre application stage and the panel were presented with a detailed site analysis for the proposal.

Issues raised by the panel: discussion ensued regarding the space at ground floor: what uses were envisioned, would it be enclosed? This was seen as key to the success and important in providing something accessible to the local community, questions were raised as to whether the proposal was big enough, site could support a development on a larger scale, the proposal was to be welcomed as it expands the city northward and the council should examine what can be done to make it sustainable.

8) AOCB

Mr MacDonald introduced Mr Blair Greenock, who updated the panel as to the progress of the proposal at Broomielaw and Washington Street.

Mr MacDonald sought views as how best to preserve the timber model of the city, which was last updated in 1996. This is currently in storage at DRS.

Mr MacDonald also showed views of the earlier proposal at 110 Queen Street, imported into the computerised Urban Model of Glasgow.

9) DATE & TIME OF NEXT MEETING

The date of the next meeting is Thursday 21st August 2008, Committee Room 3, Glasgow City Council at 09.30.