OPEN MINUTE OF THE MEETING OF
GLASGOW URBAN DESIGN PANEL

DATE: 12th March 2009 at 1000hrs

LOCATION: Committee Room 3, Glasgow City Chambers

CHAIRMAN: Gerry Grams, Glasgow City Council

SECRETARY/
MINUTES: Fiona Carey, Strathclyde Police

MEMBERS PRESENT:

Gerry Grams	DRS, Glasgow City Council (chair)
David Martin	Church Building Renewal Trust
Tom McNicol	Strathclyde Police
James Watson	Landscape Institute
Pauline Megson	Historic Scotland
Neil Pirrit	Architectural Heritage Society of Scotland
Guy Pettigrew	New Glasgow Society
Alex Adamson	Scottish Civic Trust
Shona Simpson	Scottish Civic Trust
Jude Barber	Glasgow Institute of Architects
Murray Russell	Glasgow Institute of Architects
Steve Malone	Architecture & Design Scotland
James Dick	Glasgow Institute of Architects
Niall Murphy	Pollokshields Heritage
Karin Currie	Pollokshields Heritage
Angus Kerr	Glasgow Institute of Architects
Douglas Pritchard	Glasgow School of Art

IN ATTENDANCE:

Neil Stevenson	Planning Dept, Glasgow City Council
Fiona Carey	Strathclyde Police (minutes)

1. OPENING REMARKS

Gerry Grams opened the meeting and thanked everyone for their attendance. The Panel wished to note their respects for Geoffrey Jarvis, a valued Panel member who sadly passed away a month ago.

2. APOLOGIES

Apologies were received from Gemma Wild (Scottish Civic Trust), David Hasson (Glasgow Institute of Architects), Anne McCherly (Glasgow Building Preservation Trust), Steve Tiesdell (SOCSI), Peter Trowles (Glasgow School of Art & Charles Rennie Mackintosh Society) and David Porter (Mackintosh School of Architecture).

3. MINUTES OF PREVIOUS MEETING

The minutes which had been circulated earlier were accepted and adopted as a true and accurate record.

4. MATTERS ARISING

There were no matters arising.

5. PROPOSAL: REDEVELOPMENT OF GEORGE HOUSE
AGENT: REIACH AND HALL ARCHITECTS
SITE: GEORGE HOUSE – GEORGE SQUARE

Mr Grams informed members that his department had been approached by Redevco, who had carried out a feasibility study on this site and had invited architects to tender for this Project. He thereafter provided members with an overview of how Reiach and Hall Architects became the agents for this site. The existing building must be demolished by 2011 with the new building in place for July 2014. The site is currently occupied by the Royal Bank of Scotland and is surrounded by listed buildings.

Agents are looking to create 3 separate energy efficient office buildings. The 2 buildings to the front will be connected using a central atrium facing onto George Square and a 12-storey tower to the rear. Clients are currently in discussions with Glasgow City Council who may utilise some of the office space at ground level. The floor plate widths will be 18-21m as clients are looking to have a high degree of office space. The façade to the front will be heavy stone clad masonry with a 'fin' like feature. The 'fins' will be made up of 2 materials, limestone at George Square view and anodised aluminium at the side. Roofscape to be of a dramatic crystalline effect and agents are looking to take full advantage of this, with the possibility of having roof gardens and restaurant/bar facilities. Although this will need to be investigate further in respect of emergency purposes.

The Panel members congratulated Reiach and Hall on their approach to the site.

Issues raised: - Appearance of building at ground level and how it will engage with the surrounding area; the public area in respect of security issues; more work/detail required on exterior 'fins and the use of limestone on the exterior would not be suitable due to the climate experienced in Glasgow

6. PROPOSAL: ERECTION OF REISDENTIAL DEVELOPMENT AND OFFICE (CLASS 2)
AGENT: COLLECTIVE ARCHITECTURE LTD
SITE: SITE AT ROYSTON RD/BLOCHAIRN RD

Prior to the PowerPoint presentation, Mr Grams provided the Panel with a brief explanation on why this proposal had been added to the agenda and the problems encountered by the planners and architects.

The agents have been working on developing this site for the previous 5-years and had been delayed in developing the site due to a number of social and physical elements. The site has a burn running through it and is also contaminated due to previous industrial use. This is a major issue and a team of engineers is currently working on the site to remove all contamination. The site to the north is bounded by a railway line and the main roads which encompass the south and east are slightly elevated in relation to the site.

The proposal is for a mixed use of 2/3 bedded terraced family houses with a mixed used of tenure and an 8-storey housing tower block will be sited to the north corner of the site. Clients are trying to create an 'outer ring' of houses with an inner courtyard of various types of trees, plants and shrubs. Buildings are to be terracotta coloured cladding at the inner courtyard and outer courtyard is to be a variety of coloured brickwork with a copper inlay. The site will also accommodate some office space for use by Blochairn Housing Association. Architects are currently trying to provide 100% car parking for residents.

This Project was well received by the Panel and they acknowledged the architects constraints.

Issues raised: - landuse (private/public gardens); parking exceeded likely demand; recessed doorways at office space; use of copper on development due to current economical climate; access to tower and its visibility. Despite these small issues raised the panel welcomed the opportunity to comment on a suburban scheme such as this.

7. PROPOSAL: ERECTION OF 15 STOREY BUILDING INCORPORATING A MIXED USE DEVELOPMENT OF HOTEL, OFFICE, RETAIL AND ART GALLERY WITH CAFE
AGENT: R M J M SCOTLAND LTD
SITE: BATH STREET/PITT STREET

The proposal is for a 4* hotel; executive office development and retail units and has the support of a major hotel operator. Retail units will be at ground and basement level, with hotel bar and restaurant facilities at first level and hotel bedrooms the next 3 floors. The top 3 floors will be office development and stepped back providing a terrace. A large part of the presentation referred to morphology and how all existing buildings in Pitt Street oriented towards this, although, the proposal's main entrance will be located on Bath Street. Materials are glass finish for retail units and black ceramic granite for hotel section only, giving a link to the building which formerly occupied the site and sandblasted/etched glass finish to office space. Hotel will also have a light-well in the centre for additional natural lighting.

Issues raised: - arbitrary datum line to adjoining building; benefit and quality of central light-well; concern regarding pallet of materials (black ceramic granite). Some major concerns by the Panel was the height/scale of the building, pallet of materials and reason why agent showed how building will face onto Pitt Street but entrance to the development is on Bath Street.

8. DVD – A GUIDE TO DESIGN REVIEWS BY COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT (CABE)

Following the DVD, a discussion ensued regarding the how CABE provide their reports to architects compared to the current practice of this Panel. Some points raised were: - should the designated planning officer give members a preview of any key issues; how the reports are written; who should write the reports and should reports accompany minutes thus providing a key direction for the planner.

9. AOCB

There are currently 2 Panel reports outstanding from the meeting held on 13th November 2008 and 1 report from the meeting held on 29th January 2009. Mr Grams stressed the importance and value of these reports as he has recently received a letter from architects complaining about the failure in receiving a Report from the Panel. Mr Grams asked members to ensure that reports are submitted to his department at an early stage, as he does not want the Panel discredited.

10. DATE & TIME OF NEXT MEETING

The date of the next meeting is Thursday 23rd April 2009 at 10am within Committee Room 3, Glasgow City Chambers.