Minutes of Glasgow Urban Design Panel

Thursday 19th April 2007 – 9:30am

1. In attendance:

Alistair McDonald	*Glasgow City Council*	*GCC(AM)*
Gerry Grams	*Glasgow City Council*	*GCC(GG)*
Geoffrey Jarvis	*Glasgow Architecture Committee*	*GAC*
Roger Guthrie	*Alexander Greek Thomson Society*	*AGTS*
James Spence Watson	*Landscape Institute*	*LI*
Neil Pirrit	*Architectural Heritage Society of Scotland*	*AHSS*
Nick Barley	*The Lighthouse*	*LH*
Dr Steve Tiesdell	*Urban Design, Glasgow University*	*GU*
Ombretta Romice	*University of Strathclyde*	*US(OR)*
Niall Murphy	*Pollokshields Heritage*	*PH(NM)*
David Hasson	*Glasgow Institute of Architects*	*GIA(DH)*
Jim Dick	*Glasgow Institute of Architects*	*GIA(JD)*
Leigh Johnston	*Historic Scotland*	*HS*
Alex Adamson	*Scottish Civic Trust*	*SCT*
Murray Russell	*Glasgow Institute of Architects*	*GIA(MR)*
Rob Hay	*Strathclyde Police*	*SP*
Peter Trowles	*Glasgow School of Art*	*GSA*
Karin Currie	*Pollokshields Heritage*	*PH(KC)*
Wolfgang Sonne	*University of Strathclyde*	*US(WS)*
Douglas Pritchard	*Mackintosh School of Architecture*	*MSA*
Stephen Docherty	*Glasgow Tree Lovers Society*	*GTLS*
Betty Sneddon	*Old Glasgow Club*	*OGC*
Angela Williams	*Architecture + Design Scotland*	*A+DS*

Apologies:

David Porter	*Glasgow School of Art*	*GSA*
Liz Davidson	*Merchant City Townscape Heritage*	*MCTH*
Ewan Curtis	*Merchant City Townscape Heritage*	*MCTH*
Gill Stewart	*Glasgow Building Preservation Trust*	*GBPT*
Dr David Grierson	*University of Strathclyde*	*US*
Angus Kerr	*Glasgow Institute of Architects / Glasgow Architecture Committee*	*GIA/GAC*
Pauline Megson	*Historic Scotland*	*HS*
Guy Pettigrew	*New Glasgow Society*	*NGS*

2. Matters arising: The Glasgow Urban Design Panel welcomes both Nick Barley the newly appointed Executive Director of the Lighthouse and Ombretta Romice from the Urban Design department at the University of Strathclyde. Ombretta replaces Wolfgang Sonne who is leaving Glasgow to become the Professor of History and Theory of Architecture at the University of Dortmund. The Panel wish to thank Wolfgang for his valuable contributions over the last two years.

3. Previous minute: approved.

For clarification Alistair McDonald indicated that GCC and the GIA have now agreed that both the GUDP minutes, and the briefing notes supplied by architects presenting, will in future be placed on the GIA's re-launched Website. Consequently the minutes have to be accurate and up to speed, as these will inform discussions, and provide feedback to the architects, over the applications presented to the panel. Consequently it was agreed that the minutes had to be available at the earliest opportunity after the meeting.

4. Presentation: City Plan 2.
Presented by: Steve Turnbull of Glasgow City Council's Development and Regeneration Services City Plan Team

Steve Turnbull of Glasgow City Councils Development and Regeneration Services City Plan team updated GUDP on progress on the production of City Plan 2 to date.

Steve circulated a paper to the panel members noting the new policies within the proposed City Plan 2, indicating how these related to existing policies in City Plan 1, the extent with which certain policies had been updated, and progress to date.

Given the huge volume of changes in planning policy initiated by the Scottish Executive to date many GCC policies have required updating in response to new Planning Advice Notes published since City Plan 1 was prepared.

As City Plan 2 sets the scene for GUDP assessments of proposals it is critical that the individual GUDP members and amenity societies are up to date with what is involved.

In trying to improve on City Plan 1 the two key changes wrought by GCC are that the City Plan team have looked at again at the format of the document in order to make it simpler to understand, and that Design policies have been brought to the forefront of the document. In particular as part of the new policy DES 1 developers will be required to submit a Design Statement along with their application. This should be of assistance to GUDP.

In retrospect GCC have realised that an explanation of how to use the Plan is required. Training session will be arranged for City Plan 2 and there will be additional training on Urban Design within DRS.

The intention is that when City Plan 2 is launched its own Website will be activated online at the same time. Again this presents a challenge for GCC.

The consultation timetable is as follows:

1. Publication on Friday 11th May, this marks the start of an 8-week consultation period. The form and intensity of consultation response from the public is an unknown for GCC.
2. Presentation to amenity societies and community organisations on Saturday 12th May as part of the awareness training on the plan
3. Oct/Nov 2007 submission of objections report and proposed amendments to the plan in response to these to GCC Planning Committee with approval of proposed amendments.
4. Public local Inquiry on City Plan 2 estimated spring 2008
5. Intention to formally adopt early 2009.

The panel raised the following questions on City Plan 2 and Glasgow City Council supplied the following answers:

Q1: (GAC): What about suburban housing? There are good policies with regard to quality of design in the urban centre but the suburban outskirts of Glasgow are abysmal.
A: GCC(ST) responded yes, DES 1 policy RES 1 would seek to deal with this. Informally GCC have concerns about the level of design quality for typical products supplied by volume house builders and how to influence this through the planning system.
Q2: (GAC): Further to their initial question GAC made reference to a Saltire Society design guide on *'Good and Bad Development'* produced in 1947. Was this sort of simple design guide not worthwhile as a way of indicating what was acceptable and what wasn't?
In response to this Nick Barley of the Lighthouse noted that they are currently working with the Scottish Executive chief architect Ian Gilzean on preparation of a series of design guides to address this issue.
GCC(AM) noted this was a nationwide problem that the Scottish Executive is seeking to address. SE had organised a trip to Munich as part of a cultural exchange with the devolved Bavarian government to examine different ways of suburban building and development.

The GCC approach at the Abattoir site in the East end took cognisance of this and sought to find ways of working with mainstream developers to promote an exemplar of more sustainable development.
GCC(ST) noted that GCC has been in a dialogue with Homes for Scotland with regard to enlightening their members to the benefits of sustainability. Homes for Scotland are organising annual visits to a Sustainable Housing Expo in Finland for their members to attend.
Q3: LI queried the relationship of residential density to the supply of open space and the need for descriptive terms for various areas. With residential densities rising there is increased pressure on land so GCC have to look carefully at overall densities to achieve a balance.
A: GCC(ST) noted that the intention with City Plan 2 policies is try to set this out in a clear manner that achieves a sensible policy that is better quality than what we have now. The city is hoping for a good response from the public with which to test this.
Q4: US(WS) noted that to further promote the agenda of design in the new City Plan will there be a greater emphasis on visual presentation to assist this? A coherent visual idea / presentation of what GCC's vision was for the city centre and the suburbs would be better, and easier to comprehend than a word based descriptive approach.
A: GCC(ST) noted that set beneath the planning tools provided in City Plan 1 there were local development strategies with more detailed guidance for local areas that could also be used to influence development. The advantage of these development plans was that they can run in parallel to the main City Plan and can be produced independently of this at any time.
US(WS) noted that Urban Design training is available at the University of Strathclyde for GCC to take advantage of. However though employees from other councils have applied for the course the Urban Design department have yet to have any applications from GCC.
GCC(ST) noted that under the draft strategies the Council development framework can be bedded into the local plans.
Q5: The Scottish Civic Trust noted that with regard to the two letters that had been sent to GCC outlining GUDP concerns over GCC's lack of a Sustainability policy and the application of Tall Buildings policy DES 4 it was indicated by GCC in the previous minutes (08-03-07) that these issues would be raised as part of the City Plan 2 discussion today. SCT then noted the tabled City Plan 2 policies concerning these i.e. DES 2 Sustainability and DES7 Tall Buildings. SCT queried policy DES7 which stated that there would be no change to the previous City Plan DES 4 policy. SCT thought GUDP members would have an issue with this.
A: GCC(GG) noted that the circulated paper on City Plan 2 policies had been drafted some time ago. There was an ongoing debate within DRS on Tall Buildings and the policy was under review internally. He indicated that the Tall Buildings policy was now 5 years old so was on the agenda for re-working.
GCC(ST) noted that there was an inaccuracy in the paper tabled as the Tall Buildings policy has been discussed in the interim. Policy DES 7 is no longer pertinent to tall buildings. The principle of the Tall Buildings policy has now been put into DES 1. However, geographical locations still have to be identified separately.
GCC(GG) noted that GCC are now identifying places where tall buildings are not acceptable. However, GCC are keen to open up debate on this i.e. as with the proposed Ian Simpson Hotel.
Q6: GAC expressed concern that the quality of presentation for the draft City Plan would mean that there would be resistance to change within GCC?
A: GCC(both ST and AM) denied this. GCC(AM) stated that the presentation of the initial City Plan 2 was of lower quality as it was a draft. As the production process to date has been somewhat frantic GCC are conscious that there are areas they want to look again at i.e. the document will inevitably change.
Q7: AGTS noted that there seems to be a block on being able to zoom in and out of the City Plan maps available online via the City Libraries. You can see the information is there but cannot access it. This is problematic when assessing applications in conservation areas.
A: GCC noted this.
Q8: GIA(DH) was interested to hear of the deficit in GCC urban design knowledge base. How will GCC address this?
A: GCC(AM) Stressed that while GCC are trying to raise overall standards of design awareness within the planning department they already have urban designers, a full architectural and environmental design team of which urban design is a part, and Gerry Grams the City Design Adviser to assist in assessing design as part of any application. Many other councils lacked this level of expertise to fall back on.

GCC(ST) noted that GCC had bought into the principal of increased emphasis on design in City Plan 2.
GCC(AM) noted that GCC has organised a series of training courses on this and that there were also Scottish Executive funded design courses to help with staff training. Also if any employee in DRS expressed an interest in attending the Urban Design course at Strathclyde University GCC would encourage this.
GCC(GG) noted that in his experience design is now in the forefront of GCC planning thinking and that basic principles are addressed in extensive pre-application discussions of proposals. Urban issues are being addressed.
GIA(DH) noted that the issue was that there had been a long standing cultural problem with regards to design amongst planners and it was this that needed to be addressed.
GCC(AM) noted that for example in addressing planning issues along the Clyde Corridor the responsibility of GCC's Clyde Planning team was to collate and address various planning issues of which design was only a part.

In conclusion Alistair MacDonald thanked Steve Turnbull for his presentation.

In the after panel review session it was decided that, given the breadth of issues covered by City Plan 2, and that the document had yet to be formally issued for consultation purposes, it was impossible for the panel to collate a report on such a broad and potential contentious subject at this stage. This is especially true given that individual panel members may have differing responses to various policies given either their level of expertise or area of concern. Instead it was agreed that to facilitate responses to the plan, or where necessary if a collated or co-ordinated response was felt to be required to help assist or offer guidance to GCC on any particular issue, responses from individual members would be circulated electronically amongst all GUDP members for their information and comment.

5. Presentation: Urban Model Update.
Presented by: Jim McDonald of Glasgow City Council's Development and Regeneration Services
With input from: Douglas Pritchard of Glasgow School of Arts Digital Design Studio

Jim McDonald of Glasgow City Councils Development and Regeneration Services updated GUDP on progress on the production of the Urban Model to date.

The first phase of the GCC Urban Model project is now complete and its launch is imminent with a test Website to be made available the week ending 29th April and a formal media launch on 14th May. This is a core part of GCC's e-government programme and will become a key part of presentations to GUDP.

The model allows for a more detailed and accurate assessment of the impact of any design proposal on the city.

The current phase 1 project area is limited to Glasgow city centre and the Clyde corridor. It is hoped to extend this to the remainder of the city in some form but this is subject to funding.

As far as GCC are aware no other UK council has committed to this level of CAD modelling so the Urban Model teams work is ground breaking not just in the UK possibly also in Western Europe.

The system is based on a laser survey system that forms a faithful 3D representation of a building. This allows for the formation of a wire-framed model to which photorealistic detail is applied. The detail even allows for levels of stone decay in individual buildings to be shown.

The Urban model team are currently testing their system by working with Make architects to interrogate the impact of their 220 Broomielaw proposal. Come the autumn all developers will be able to do this i.e. it will be possible to prepare movies or fly-throughs of the impact of any design proposal. It will also be possible through the Website for individual users to navigate to various vantage points to better appreciate the impact of a proposal.

An external partner has been required to host this interactive and dynamic model but if any GUDP members are aware of any platform that could offer improvements on this then GCC would appreciate their advice.

The following questions were raised by the panel and answers supplied by either Jim McDonald or Douglas Pritchard of the Urban Model team:

Q1: GAC offered their congratulations to either the machinery or the operators.
Q2: GCC(GG) With regard to model data what is standard format for architects wanting to utilise it i.e. to drop their proposed model into the wider Urban Model?
A: GCC(JM) There is a specification available to architects. 3D Studio Max is the standard Industry Platform.
Q3: GCC(GG) What is the process? How do architects submit information?
A: GCC(JM) A CD will be sent to GCC with the architects model information on it. GCC's technicians will then drop the 3D proposal into place within the Urban Model.
Q4: LI questioned if a user can move around to asses both ground level and skyline?
A: GCC(JM) Yes this is possible.
Q5: A+DS noted that the model appears very building oriented. What about spaces between buildings? Can you relate to the ground in front of a buildings and the neighbouring buildings either side?
A: GCC(JM) Technically this is achievable. The terrain has also been modelled so it is also possible to appreciate the public realm.
A+DS noted that it would be wonderful to be able to move around the spaces to better appreciate any proposal.
Q6: PH(NM) queried if it was possible to model Sun paths i.e. to better appreciated the impact of any overshadowing a new building might cause at any particular time of day?
A: GCC(JM) Yes this was also possible.
Douglas Pritchard of the Digital Design Studio interjected at this point that all existing roof plant kit and mechanical equipment was also shown in the model and that it was possible to model shadows at various times of the day. The model was also within millimetres of accuracy.
Q7: PH(KC) queried how the phasing of the model would be rolled out.
A: GCC(JM) noted that the Phase 1 involving Glasgow city centre and the Clyde corridor was complete. Phase 2 involving the rest of the city would take a further 2 to 21/2 years.
Q8: GIA(MR) Queried how would the model be updated? Was this a snap shot of the city as it stands just now or is the model fluid enough to be updated?
A: GCC(JM) The council would work with developers to purchase the model on a license basis for updates. He noted that the model would be useless if it could not be updated.
GCC(JM) also noted that the model will be showcased in the city centre as part of the 6 Cities Design Festival.
Q9: GAC queried if utilising the model would be made compulsory for any planning submission?
A: GCC(JM) Noted that this would not be the case but utilisation of it would be encouraged.
Q10: GSA queried if this shouldn't be a pre-requisite?
A: GCC(JM) responded that GCC were hopeful that the value of the project would drive developers to utilise it.
GCC(AM) noted how presentations to the panel have evolved over the years from simple presentation boards to CAD rendered fly-throughs. It's the private sector that has driven this forward and raised the bar i.e. this innovation would have an appeal.
Q11: GSA asked what is the model's capacity for greater detail?
A: MSA(DP) responded that context is not usually questioned when a presentation is currently shown to the panel. However it would now be possible to supply a GCC certified context for assessment purposes.
GCC(JM) noted that the ability to have a real time experience of a proposal will increase as internet broadband speeds increase
Q12: US(OR) Can you pair up the programme with GIS tools or with mapping tools i.e. will it assist with evaluating psychology of space and assessments of space syntax?
A: GCC(JM) noted that GCC are not looking at this currently but are conscious that this could be explored.

In conclusion Alistair MacDonald thanked Jim McDonald for his presentation.

The Glasgow Urban Design Panel congratulate the Urban Model team for the hard work and considerable effort that has gone into creating this innovative model which has real potential for transforming the way developers, architects, Glasgow City Council, and GUDP evaluate the impact of design proposals on the city. The model could ultimately be a tremendous cultural asset for the city and Glasgow City Council is to be commended for commissioning it.

However the panel are keen that funding is found for the second phase of the model so that it can be rapidly extended to cover the entire city. GUDP also request that thought is given to prioritising key urban areas in the second phase with a timetable for progress on the East End given the potential impact of the Commonwealth Games, the West End and Great Western Road corridor, the Southside including Shawlands, and areas to the north of the city centre such as Maryhill and the Canal corridor.

The panel also wish to point out that evaluation of the quality of urban spaces is not dependent on visual factors alone. Thought should also be given as to how to broaden the scope of the model by incorporating other tools that can assist in the design evaluation process and thereby further increase the models usefulness.

6.Proposal:	Extension to Buchanan Galleries
Application Ref:	07/01189/DC
Agent:	GVA Grimley LLP
Applicant :	The Buchanan Partnership
Address:	220 Buchanan Street
Presented by:	Tom Murray of BDP Architects

Tom Murray of BDP Architects outlined the presentation for this proposed approximate 700,000-sqft-retail extension to Buchanan Galleries thereby increasing its size to 1.35 million sqft and making it one of the largest shopping malls in the UK. Tom Murray took the panel through the following aspects of the design:

Overall concept:

The design team want to build on the existing centre to develop the Buchanan Street urban quarter and provide a new identity for both the shopping centre and this sector of Glasgow city centre. They want to better connect the centre to Glasgow's 'Golden Z' of retail streets and promote links between Buchanan Street and prime retail levels within the mall bearing in mind the 11m change in level. The developers have also had discussions with SPT over how to better link Buchanan Bus station with both mall and city centre. They are conscious that the mall straddles the area where Glasgow's strong city centre grid fragments into the areas of Cowcaddens and Townhead to the north. They are keen that the mall acts as an interface between these three distinct neighbourhoods. They are also keen to improve pedestrian linkages through the centre and the street level experience around the mall. To facilitate this redevelopment and extension strategy the developers propose to demolish the existing Buchanan Galleries car park and erect a new car park utilising the airspace over Buchanan Bus Station. Consequently the following areas have been addressed:

Killermont Street: The developers are conscious of the vast space of the bus station, with its 57 Bus stanchions, within city centre's dense urban grid. They are aware of existing anti social behaviour on Killermont Street and so want to make it both more welcome and secure with retail frontages to both sides of the street. The retail units to the north side of the street are to be double height while the John Lewis frontage to the south remains, though additional retail frontage will be created towards the east where the existing Buchanan Galleries carpark is sited.

The design team have made a series of detailed studies of the streetscape and public realm of the refurbished street and for example have sourced precedents from Denmark. The design team are keen to make pedestrian movements across the street more secure. They intend to keep night time bus traffic on the street as it currently is and promote Killermont Street as a corridor of entertainment and leisure extending to the east from the city centre's traditional entertainment quarter.

The sketch proposals for the new Bus station indicate it having the feel of an airline terminal while the carpark levels over it would be elevated and screened in a manner similar to Rafael Moneo's Murcia Town hall though each elevation would differ subtly to lend a different identity to each face.

An iconic new elegant lightweight and glassy pedestrian bridge is proposed to link the new carpark over Killermont Street back to the extended Buchanan Galleries.

Concert square: would be given a new high quality landscape and a standalone elliptical café.

Cowcaddens Road: The key move is to screen the new bus station with a new residential terrace of student housing that would address Caledonian University across Cowcaddens Road. Additionally GCC has now indicated that the existing Cowcaddens multi storey car park could be incorporated into the overall scheme. Consequently the architects are looking at how to improve active frontage around the base of the existing carpark.

Buchanan Street: The developers believe that opening up the currently dead Buchanan Street frontages of the mall and inserting new retail units incorporating active frontages would improve the pedestrian environment of the street. They also want to extend the mall to the south so that it abuts the 'A' listed Britannia Building by John Campbell and thereby straddles and fills the void in the street's urban wall that denotes the path of the Helensburgh to Airdrie railway line.

Cathedral Street: Again the intention is to address the street with an active retail frontage. The design team are working with Historic Scotland with regards to how to address the listed Cathedral Street Bridge. As this section of the mall spans the railway tracks entering Queen Street station the building would have to be suspended from a massive truss. The architects are seeking to express this truss in the new elevation that addresses Queen Street.

The junction of Buchanan and Sauchiehall Streets: The developers want to rework the entrances to both the Buchanan Galleries and the Concert Hall at this key city centre node so that the two are properly linked. They also want to look again at the layout and design of the existing concert hall foyer and restaurant. The Concert Hall management are supportive of this proposal. The design team propose to remove the existing circular Concert Hall steps and erect a glazed drum atrium, *'a beacon at the top of Buchanan Street'* that would be similar in appearance to BDP's recent Perth Concert Hall.

The atrium would contain restaurants and a major food court as well as escalators, stairs and lifts that would link Buchanan Street to the Concert Hall foyer and the prime mall levels as well as facilitate pedestrian links to Buchanan bus station and the new car park. The architects had prepared a series of 3D diagrammatic models to illustrate how this new space functioned and also showed a vista up Buchanan Street to show how the new glass drum would terminate this key city centre view corridor.

North Hanover Street: Further to A+DS commentary the architects have sought to break down the scale of their proposals for North Hanover Street. Consequently the new mall extension is lower than the existing car park. In addition the architects have layered the materials of the new facades again in an attempt to break down the scale of the proposal.

Materials: The architects have opted for a limited palette of stone, zinc, and pre-cast concrete. They intend to introduce colour through the use of lighting.

The following questions were raised by the panel and answers supplied by the design team:

Q1:GCC(GG) noted the late addition of the GCC carpark to the scheme. He queried if this could be rethought so that the existing passageway leading to the underpass to Caledonian University could be transformed into a proper street.
A: BDP are rethinking this. The inclusion of the existing GCC carpark only occurred 6 weeks ago. He noted that GCC Roads were keen to retain the underpass though BDP were not. However in contrast to the currently dead passageway BDP wanted to front it with retail.

Q2: GCC(GG) Had the design team explored the integration of Queen Street station via the Dundas Street link?
A: The design team had worked within SPT's requirements. The change in levels between Queen Street and Buchanan Galleries over the subway travellator complicated matters. However it was not clear what SPT wanted in this regard.
GCC(GG) noted that this was similar to the experience of the developers at the St Enoch centre. However the new management of SPT appeared to be more responsive and opportunities should be grasped.
Q3: GAC queried the huge extent of flat frontages. This was likely to be bland. The Victorian streetscapes that characterise Glasgow city centre are deeply modelled and composed of both verticals and horizontals. Achieving a richness of texture for the new streetscape was critical.
A: BDP agree. This sense of richness has to be developed.
Q4: GAC queried if the route between Killermont Street and Buchanan Street could be step free to encourage pedestrian use?
A: BDP agree. They are currently working with the Concert Hall management on this.
Q5: GAC queried why an amorphous blob shape had replaced George Wylie's 'Running Man' statue in Concert Square?
A: This was an oversight and the Running Man statue would be retained.
Q6: US(OR) An examination of the city centre street patterns highlights why the 'Golden Z' works well as a retail street. To guarantee the success of Killermont Street as a new retail street it has to become part of the network of pedestrian flows through the city centre. To assist this North Hanover Street has to have active frontage. However, the plans shown indicate the street being fronted by a below grade department store i.e. very similar to the existing situation on the Buchanan Street stretch of Buchanan Galleries.
A: BDP noted that Killermont street would have a different type of retail offer to the 'Golden Z' and would be more associated with transport and entertainment.
Q7: US(OR) Though it doesn't fully work just now the existing entrance and steps to the Concert Hall form a very public and popular space. Enclosing this risks both privatisation and loss of a key element of Glasgow's public realm. How would this proposal be any different from the existing Buchanan Galleries entrance atrium, which is all about encouraging vertical circulation rather than promoting qualities associated with the public realm?
A: This would have to be weighed up against the current condition.
Strathclyde Police noted that they would support enclosure of this space as a way to remove anti social behaviour from the locale.
Q8: Strathclyde Police queried if the new carpark will be maintained to the same standards as current? They noted the existing carpark is the best in Glasgow.
A: The design team are confident the new carpark will be better than the existing.
Q9: GAC queried if the new extension on Buchanan Street could be set back to reveal the existing roundel that currently terminates the Buchanan Galleries range.
A: BDP noted that the design team are still working on this.

This concluded the question and answer session with the design team. Alistair MacDonald thanked Tom Murray for his presentation. Thereafter a discussion was held with Mark Thomson the planning officer for the application.

Q1: GCC(GG) The existing Cowcaddens carpark is currently to much of an adjunct to the scheme. Could the council not consider the removal of this carpark and the integration of its spaces within the new carpark thereby freeing up the site for an other use?
A: GCC(MT) This was a late edition to the scheme so the design team are still working through this. GCC planners are keen to promote active frontages to the passageway, and want an at-grade crossing at Cowcaddens Road. The planners were not enthusiastic about the sense of additional enclosure to the passageway created by the link bridges between the two carparks.
Q2: A+DS Does Glasgow need another carpark?
A: GCC(AM) This wasn't additional capacity so much as a replacement for the existing Buchanan Galleries carpark with the integration of the existing 800 space council car park.
Q3: GAC What about the impact of Peak oil? Are we not going to have to rethink our whole approach to economic development? And how adaptable is this building when this happens?
Q4: PH(NM) Why pursue an outline application when so much remains to be resolved?

A: GCC(MT) Both the developer and the council want to establish the level of detail required. There are issues with regards to this application, the principle of which GCC feel should be examined prior to looking at them in detail.
Q5: LI queried phasing. How would GCC insist on the scheme being carried out? Presumably the new bus station would be required to be built first? And how would shop openings be geared to promote active frontage? Phasing could be delayed if developer awaits a tenant.
A: GCC(MT) Phasing is crucial especially with regard to the bus station.
Q6: GSA requested more thought be given to the removal of the existing Cowcaddens carpark. The freeing up of this site could open up possibilities at one of the gateways to the city centre particularly with regard to the STV site proposals and links to Port Dundas etc.

In conclusion a report on the Glasgow Urban Design Panel's after presentation discussion and review session is appended to this minute

7.Proposal:	Demolition and erection of office building, including ground floor commercial uses and associated public realm works
Application Ref:	07/00773/DC
Agent:	Cooper Cromar Architects
Applicants:	Buccleuch Property
Address:	Intercity House 54-82 Oswald Street and 265 –267 Argyle Street, Glasgow
Presented by:	Graham Forsyth, Director, Cooper Cromar
With assistance from:	Kerion Goodman, Senior Architect, Cooper Cromar

Graham Forsyth of Cooper Cromar Architects outlined this presentation for the redevelopment of the existing 1960's Intercity House on a site just to the west of Central Station and its replacement with a proposed new 'A' grade office building to be known as 'Evolution'. The design team have had extensive pre-application discussions with planning officer Blair Greenock.

The existing building contains 30,000 sqft nett of office space. The proposed building will contain 70,000sqft nett. The new building is comprised of a 9 storey predominantly glazed slab that terminates the southern end of Hope Street. The north façade of the 9-storey tower aligns with the Argyle Street and Robertson street axis so the building effectively terminates in a prow. Intersecting this taller element is a 7-storey limestone clad curved block that follows the alignment of Oswald Street. A slate clad service core breaks up this section of the Oswald Street elevation.

As with the existing building the new building abuts Central Station but is clear of the stationed arched window openings. However as the new building is set further back from Argyle Street than the existing more of the 'A' listed sandstone pier of the Highlandman's umbrella will be exposed. The design team are conscious that the exposed stone may require repair and will liaise with Historic Scotland in this regard.

The developers intend to promote class 3 retail uses in the ground floor units. With regards to the public realm the developers want to double the width of the Argyle Street footpath. The new public realm will be executed in the IFSD palette so that this corner will reflect the same quality as that of the other three corners of this intersection. The developers are also conscious of the level of anti social behaviour that occurs in service lane to the rear of the building and have proposed a general public realm uplift in this area.

The following questions were raised by the panel and answers supplied by the design team:

Q1: Historic Scotland noted that the architects had not presented the view up Oswald Street towards the south facing gable addressing neighbouring Midland House.
A: Cooper Cromar confirmed that this was within the design statement and though Midland House is smaller the scale of Oswald Street rises with both RMJM's new 'Fusion' development and the NCP Carpark. The proposed building is lower than 'Fusion'.
Q2: GAC thanked the architects for a very swift and through presentation.

Q3: GU queried increase in floor area of the building.
A: Cooper Cromar noted that the new building was 70,000sqft nett and approximately 100,000sqft gross.
Q4: Strathclyde Police were pleased to see the anti social issues of the lane being recognised and addressed and were very encouraged by this.
A: Cooper Cromar noted that the uplift of the lane had been client's intention further to their examination of the site.
GCC(AM) noted that there were serious difficulties with this lane in particular how the Arches café spilled out into the lane during the evening was a source of nuisance. However escape routes from buildings fronting the lane prevented its closure.
Q5: GSA questioned if it would now be possible to see daylight between the proposed building and the Central Station buttress?
A: Cooper Cromar noted that this would be the case as the new stair tower was set back from the station.
Q6: GSA queried the modelling of the corner of the taller tower at the junction of Argyle and Oswald Street.
Q7: US(OR) Queried the predominant horizontality of the curved limestone banded Oswald Street elevation and how this contrasted with the more balanced mixture of vertical and horizontal components in the existing buildings lining the street. Could more vertical elements be introduced? US(OR) noted that studies show the human eye prefers compatibility and verticality. Perhaps the verticality of the stair tower could be strengthened to assist this?
A: Cooper Cromar noted that they could possibly look at this.
Q8: AGTS noted that the service core could break the horizontality of this elevation. AGTS also suggested that the 2.4m glazing module was too large.
A: Cooper Cromar noted that they had looked at different curtain wall systems and that the horizontal elements had been expressed with a cap while the vertical elements had been expressed differently.
AGTS felt that increased verticality would help the modelling of the building.
GAC disagreed and noted that the strong horizontals of the curved element gave the building its character. GAC noted the art deco quality of this, which was similar to the Peter Jones store in London.

This concluded the question and answer session with the design team. Alistair MacDonald thanked Graham Forsyth and Kerion Goodman for their presentation. Thereafter a discussion was held with Blair Greenock the planning officer for the application.

Q1: LI noted that if the developer is doubling the available floor space on the site then they can afford to up the quality of the materials all round particularly those on the rear and gable elevation which are currently render.
A: GCC(BG) noted that the design team have prioritised their spending on materials so that the most prominent elevations are of the highest quality. GCC(BG) also noted that though Midland House is not listed it is in the Central Conservation area.
LI responded that the tank and lift overruns have been expressed as a box. Have these elements been designed? Given their prominence the rendered finish of these elements was not of the quality expected on such a prominent site.
Q2: AGTS noted that the detail of how the new building abuts the Central Station pier had to be sensitively handled. AGTS also noted that it looks as though the building comes further out than the existing building and in addition queried if the lane was public or private?
A: GCC(BG) noted that the lane was private.
Q3: SCT noted that there were substantial issues with regard to interpretation of City Plan policies. It could be argued that the building competes with Central Station i.e. an existing landmark and is therefore contrary to HER1. It could also be argued that the building does not take account of or reinforce street form and massing and is therefore contrary to policy DES1.
A: GCC(BG) Yes the proximity to Central Station is key. However, the proposed building does reinforce the existing axis down Hope Street by providing a termination to the view corridor in contrast to the currently visually weak conclusion to the street.
GCC(BG) also felt that Cooper Cromar's proposal is sensitive to the existing view corridors and that cognisance has been taken of surrounding building heights. There have been discussions with the design team over the extent of stone to the curved façade and whether this could be

more exuberant. However there is an economic argument to consider as the site is tired and in need of regeneration.
Q4: A+DS queried if the wall of Central Station had been exposed in the past and if there had connection between Argyle Street and the rear lane?
A: GCC(AM) noted that the junction of Oswald and Argyle Streets had been re-aligned in the early 20th century to better suit the movement of Trams.
Q5: PH(KC) noted that the design of ground level retail unit frontage should be more significant and have greater presence.
A: GCC(BG) noted that the way the retail units are addressed could be re-looked at.
Q6: GU queried if the angled support addressing Argyle Street could be better articulated? This could be expressed more richly. PH(NM) seconded this.
AHSS emphasised that the proposal was an improvement on the current condition.
Q7: US(OR) queried if it was possible to visually link the articulation of the ground floor retail units to those in the Highlandman's Umbrella?
A: GCC(AM) noted how the retrofitted improvements to the shop fronts of the Westergate building had assisted the improvement of the public realm in the area.
Q8: PH(NM) Agreed. The increased level of detail and active frontage had significantly improved the pedestrian experience of the otherwise dull and monotonous Westergate Building. Could this strategy be reflected in the ground floor retail units of the new build?
A: GCC(BG) noted that these comments could be followed up with the design team.

In conclusion a report on the Glasgow Urban Design Panel's after presentation discussion and review session is appended to this minute

8. Feedback on Previous Schemes:

Alistair McDonald reported on progress on the following schemes:

1. Partick Tesco: Alistair tabled a revised design statement for the project. Tesco have now reduced the size of the student housing element from 900 to 700 flats and have looked again at how the residential component integrates with the store. Tesco have also incorporated cafes fronting onto the new Kelvin Walkway. Alistair noted that it was likely that the application would go before the GCC planning committee before the summer recess, and that the consent for the previous supermarket scheme on the site had now lapsed.
2. Odeon Cinema site: an application was due in the near future.
3. St Enoch centre extension: The developers and GCC were still having discussions over aspects of the design though Alistair noted it was unlikely to come back to the panel.
4. St Andrews House: The design team are still looking at materials and the treatment of the four facades of the tower and the plinth work.
5. Staybridge Hotel Jamaica Street. An application had now been lodged.
6. *Post minute note: The Page + Park scheme for the site at Park Circus Lane, Park Quadrant Glasgow application 06/03456/DC went before the GCC Planning committee on 24th April 2007.*

9.AOCB

Q1: GAC noted the imminent council elections and queried how many councillors on the GCC Planning committee would be re-elected? In particular Councillor Mosson's decision to retire was noted. GCA also commented on the Labour group's decision to adopt a cabinet style approach to decision making.
A: GCC(AM) noted that the council has already re-looked and streamlined the committee and sub-committee structure so this was unlikely to be re-visited.

Q2: GAC also tabled a letter from GCC regarding the composition of members of the panel and its constitution.
A: GCC(AM) will respond to this letter on GUDP's behalf.

Tall buildings. Several panel members noted the Colvin and Moggridge Edinburgh Skyline Study as part of City of Edinburgh Council's attempts to inform and formulate policy on locations for tall buildings within the city. GU also brought to the panel's attention a recent PHD thesis on Hybrid Cities i.e. cities like Glasgow where tall buildings had been grafted onto a traditional city matrix. This thesis had helped form the basis of CABE research into the subject and could potentially be made available to the panel provided permission was sought.

GCC(AM) re-iterated that there would be a link to the GUDP minutes on the re-launched GIA website *(refer to minute 3)*

Rob Hay of Strathclyde Police brought to the panels' attention a half day seminar organised by Strathclyde Police and the Centre for the Built Environment on *'Protecting the Future - International Terrorism and the Built Environment'*. This will occur at Strathclyde University on 8th May 9.00am to 12.30pm. Details will be circulated by e-mail amongst Glasgow Urban Design Panel members.

10. Date of next meeting: 31st May 2007