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OPEN MINUTE OF THE MEETING OF GLASGOW URBAN DESIGN PANEL

DATE: 21 August 2008 at 0930hrs

LOCATION: Committee Room 3, Glasgow City Chambers

CHAIRMAN: Gerry Grams, Glasgow City Council

SECRETARY/ MINUTES: Fiona Carey, Strathclyde Police

MEMBERS PRESENT:

Gerry Grams	Glasgow City Council (chair)
Rob Hay	Strathclyde Police
David Martin	Church Buildings Regeneration Trust
Steve Tiesdell	Dept of Urban Studies, Glasgow University
Neil Pirrit	Architectural Heritage Society of Scotland
James Watson	Landscape Institute
Ranald MacInnes	Historic Scotland
Angus Kerr	Glasgow Institute of Architects
Douglas Pritchard	Digitial Design Studio, Glasgow School of Art
Karin Currie	Pollokshields Heritage
James Dick	Glasgow Institute of Architects

IN ATTENDANCE:

Heather Claridge	DRS, Glasgow City Council
Fiona Carey (minutes)	Strathclyde Police

1) OPENING REMARKS

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

2) APOLOGIES

Apologies were received from Gemma Wild (Scottish Civic Trust), David Hasson (Glasgow Institute of Architects), Liz Davidson (Merchant City Initiative), David Porter (Mackintosh School of Architecture) and Geoffrey Jarvis (Glasgow Architectural Committee).

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

There was no matters arising.

5) PROPOSAL: RUTHVEN LANE
AGENT: RIACH PARTNERSHIP
ADDRESS: RUTHVEN LANE

This is a pre-application proposal as architects are looking for feedback from the panel prior to submission. The agents are looking to reconfigure and redevelop Byres Road as an emerging town centre area and the proposal is in conjunction with the City Plan. The development is situated to the west of Byres Road and is currently used as office, garage and retail facilities and is surrounded by 4-storey tenement buildings.

The aim is to retain a certain amount of the character of the buildings and to reconnect Ruthven Lane with the surrounding area. The proposal is to offer a mixed use of small office studio units, restaurants and small boutique units using an 'arcade' design. The ground floor levels will be boutiques and the first floor level will be for office and restaurant use. The idea of this Project is 'inward facing out'. Materials used will be common brick and slate. Architects are looking to develop the roof element which is vital to the surrounding buildings.

Issues raised: - amenity of adjoining properties (eg. ownership of surrounding lanes); displacement to service delivery; vandalism to buildings (eg. graffiti, although comment from the group was to possibly have some high quality artwork on external buildings); quality of shopping space (ventilation); reinforce and encourage a through route from Byres Road; service yard to north of area; creation of a roof garden; external surfaces and crust. The Panel was advised that client was looking to upgrade access lanes but these are in joint ownership and are therefore unable to due to legal situation, although they would be willing to contribute to this. Mr Clark from GCC, commented with regards to the restaurant and advised that as Ruthven Lane falls within the City Plan 2, the Planning Department would be opposed to this aspect.

6) PROPOSAL: RESIDENTIAL VILLA
AGENT: GARETH HOSKINS ARCHITECTS
ADDRESS: SPRINGKELL AVENUE, POLLOKSHIELDS

The proposal is for a 10,000ft² modern residential villa within the Pollokshields area with some listed buildings close by. The site is situated at the far end of Springkell Avenue next to the edge of the motorway. The villa will have views over Pollock Park. Architects are looking to work more closely with the topography of the area. The site rises 5metres from top to toe and the swimming pool/gym/Jacuzzi suite is to built into the ground at the rear of the villa. A bridge will connect the leisure area to the main bedrooms on the first level with kitchen/reception areas on the ground level. Clients have requested that the master bedroom area is separate and this will be created on level 2 with a large patio area. Materials used to be bronze sandstone and etched glass along the arrival access. An elevator will also be installed into the house at the clients request.

Issues raised: - protection of walls/lintel edge from algae; pallet of materials; noise from motorway and roof finishing at master bedroom. This Project was well received by the panel.

7) PROPOSAL: JAMACIA STREET HOTEL
AGENT: ARM ARCHITECTS
ADDRESS: JAMACIA STREET

The 70m wide site is situated in Jamaica Street between Gardeners Warehouse and the Grant Central Cinema buildings. Architects are looking to reinstate some cohesion with the existing buildings and looking to avoid visual conflict with Gardeners Building. Agent had originally considered developing this for office use but was discarded due to floor space. Having looked at density, massing and location, a 120 room hotel development was agreed. The kitchen and staff accommodation will be located in the basement. 7th floor and above will be stepped back. Building line and rhythm of grid with neighbouring sites to be maintained with the use of stone columns and double height windows. There will be a glass frontage at street level where restaurant will be located. Materials will be curtain walling and steel cladding.

Issues raised: - use of stone columns and detail of scheme at street edge; noise level from local nightclub; glass façade could be brought forward; service access; lack of contextual analysis; cornice site; pallet of materials (would welcome a more contemporary approach); position and rhythm of building.

8) AOCB

Cons Hay extended an invitation to the group on a forthcoming event being held at the SECC on 23/24 October 2008. This is 2-day certified course similar to the CPNI event arranged last year. The course involves hostile vehicle mitigation techniques and interested parties to contact Insp Graham at the Crime Prevention Unit, Strathclyde Police. (e-mail address: William.graham@strathclyde.pnn.police.uk)

9) DATE & TIME OF NEXT MEETING

The date of the next meeting is Thursday 2nd October 2008, Committee Room 3, Glasgow City Council at 09.30.