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OPEN MINUTE OF THE MEETING OF GLASGOW URBAN DESIGN PANEL

DATE: 24th April 2008 at 9.30am

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
Angus Kerr	Glasgow Institute of Architects
Gemma Wild	Scottish Civic Trust
Jim Dick	Glasgow Institute of Architects
James Watson	Landscape Institute
Ombretta Romice	Strathclyde University
Dr Steve Tiesdell	Urban Studies, Glasgow University
Geoffrey Jarvis	Glasgow Architectural Committee
Murray Russell	Glasgow Institute of Architects

IN ATTENDANCE:

Forbes Barron	Glasgow City Council
Fraser McLeod	Glasgow City Council
Len Fisher	Glasgow City Council
David Gibben	Edinburgh City Council
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), Jude Barber (Glasgow Institute of Architects), Niall Murphy (Pollokshields Heritage), Neil Pirrit (Architectural Heritage Society of Scotland), David Porter (Mackintosh School of Architect), David Hasson (Glasgow Institute of Architects), David Martin (Church Building Regeneration Trust), Gerry Grams (Glasgow City Council), 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

Mr MacDonald asked the group to ensure their comments on proposals which have been raised at these meetings are returned more timeously to ensure they are circulated prior to the next meeting.

5. Prior to the proposals, Mr MacDonald along with his colleagues, provided the meeting with a brief overview of the developments being proposed.

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
AGENT: W A FAIRHURST AND PARTNERS
ADDRESS: BEECHGROVE ST/WOODHALL ST/STRATHCLYDE ST/DALMARNOCK RD/ASHGROVE ST/

This proposal was approved by the Executive Committee in August 2007, links into the Commonwealth Games and is part of the Clyde Gateway. The site is adjacent to some redundant industrial land, which is often used by 'off-season show people'. A site analysis has also been carried out due to nearby landmarks, redundant road network and the physical boundaries. Following a SBD Report and the provision of maintenance, the site of the buildings have changed with the apartment building being moved inwards at the Dalmarnock Road end. A flood risk assessment is currently being carried out due to the drainage problems within this area and this will impact on the central area within the proposal, which may either be a surface water feature or sub water tanks. The presentation shown is almost identical to what will be developed and will mainly be made up of 1 bedroom and 'Microflats', with each property having its own private balcony. The inclusion of children's play area is also anticipated. Materials will comprise of barnsford glazing with clay/greystone cladding.

The main area of concern within the group was the drainage issue and who would be responsible for the maintenance, if a surface water feature was adopted. It was agreed the involvement of Scottish Water would be advantageous. Other issues of concern raised were: - tenure pattern, landscaping and use of materials, suggested moving to a more homogenous way.

Mr Graham informed the group that the transport section has lodged an objection with regards to car parking at the site.

6. PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
AGENT: W A FAIRHURST AND PARTNERS
ADDRESS: SITE AS POSSIL RD/GARSCUBE RD

This site was acquired in November 2006 and planning consent was granted in October 2007, following some amendments. A feasibility study was also carried out in July 2007. The site analysis showed good transportation links and the site is to be developed providing a focal point with re-instatement of former street edge. During the presentation,

historical slides from early 1990's were shown showing the area during this period and clients wish to revigorate this area. This will be mainly developed as 1 and 2 bedroom and micro flats with private balcony's with a concierge control at Garscube cross site and clients wish to retain tall tower element looking over Garscube Cross. Car parking podium has been extended and has a south-east/north-east elevation.

Issues raised by group were: - inclusion of a parapet wall at Garscube Rd; creation of a relationship with existing buildings – more continuity of materials and height; use of a 'green' roof; stronger articulation at front element; trees on roof – safety parapet; too many vertical emphasis and the use of timber pressed panels – problem with maintenance. Constable Hay asked that the developers review the master plan study which is currently being carried out within the area from Garscube Road – Spiers Wharf.

7. PROPOSAL: ERECTION OF FLATTED RESIDENTIAL DEVELOPMENT
AGENT: ROBINSON McILWAINE ARCHITECTS
ADDRESS: SITE BOUNDED BY FORGE MARKET/HART ST/ SHETTLESTON RD/EAST WELLINGTON ST

This vacant site is close to Parkhead Cross and the proposal is to erect 7 storey housing complex with approx 325 apartments. The agents are looking to create a new residential hub in the area with the continuity of existing buildings, trying to find a concept of old Scottish tenement/new buildings and transcript into Urban Design Solution. A site analysis was given incorporating design and materials of windows, roofscape and façade. Clients explained the use of staggered floors and internal spaces, which will be highly landscaped and child friendly. The current existing arches along Shettleston Road will be retained with on site parking for residents behind. The chimneys shown will be used for ventilation purposes. It is proposed that this development be constructed with a small range of varying materials but of high quality, thus making the development more affordable to purchase. Clients are also aware of SBD and will be in contact with Strathclyde Police to discuss.

Issues raised by members: - tenure pattern; refuse collection (which client is currently in discussion with GCC); access to area due to local gang issues; durability of materials and use of double height spaces. The maintenance of the area was also highlighted and clients are currently considering this, possibly the use of a factor.

8. AOCB

Constable Hay informed the group of two events and advised that invitations would be forthcoming. The first event, 'Argus Professional' is being held at the Scottish Police College on 3rd June 2008 and the second event is being held at the SECC on 22nd & 23rd October 2008. This is repeat of the CPNI event held in 2007 on Designing Out Vehicle Borne Terrorism'.

A presentation providing the current proposal at Jamaica Street was shown to the group by Mr MacDonald who confirmed that planning consent had been granted.

9. DATE & TIME OF NEXT MEETING

The date of the next meeting is Thursday 29th May 2008, Committee Room 3, Glasgow City Council at 09.30.