Minutes of Glasgow Urban Design Panel

Thursday 24th January 2008 – 9:30am in Committee Room 3 of Glasgow City Chambers

1.In attendance:

Alistair McDonald	*Glasgow City Council*
Geoffrey Jarvis	*Glasgow Architecture Committee*
Angus Kerr	*Glasgow Institute of Architects*
David Hasson	*Glasgow Institute of Architects*
Jim Dick	*Glasgow Institute of Architects*
Jude Barber	*Glasgow Institute of Architects*
Paul Bell	*Glasgow Institute of Architects*
James Spence Watson	*Landscape Institute*
Neil Pirrit	*Architectural Heritage Society of Scotland*
Nick Barley	*The Lighthouse*
Dr Steve Tiesdell	*Urban Studies, Glasgow University*
Niall Murphy	*Pollokshields Heritage*
Lorna Fairholm	*Historic Scotland*
Gemma Wild	*Scottish Civic Trust*
Billy Graham	*Strathclyde Police*
Peter Trowles	*Glasgow School of Art*
Karin Currie	*Pollokshields Heritage*
Guy Pettigrew	*New Glasgow Society*
David Porter	*Mackintosh School of Architecture*
Douglas Pritchard	*Mackintosh School of Architecture*
Gill Stewart	*Glasgow Tree Lovers Society*
Liz Davidson	*Merchant City Initiative*
David Martin	*Church Building Regeneration Trust*
Eric Dawson	*Architecture + Design Scotland*

Apologies:

Angela Williams	*Architecture + Design Scotland*
Betty Sneddon	*Old Glasgow Club*
Rob Hay	*Strathclyde Police*
David Grierson	*University of Strathclyde*
Ombretta Romice	*University of Strathclyde*

2.Matters arising:

Alistair McDonald introduced Gemma Wild of the Scottish Civic Trust to the panel and noted that Lorna Fairholm would be attending on behalf of Historic Scotland, and Eric Dawson on behalf of Architecture + Design Scotland

David Hasson (GIA) noted that Paul Bell was attending the panel on behalf of the GIA.

3.Previous minute: No minutes were prepared for the 20th December session.

4.Proposal: Update on Urban Lab Project

David Porter (MSA) updated the panel on the Urban Lab project. This is a collaboration between the Glasgow School of Art, the Lighthouse, and Glasgow City Council. It is part of Glasgow City Council's aim to reposition Glasgow as a knowledge, design and creativity based city economy. The idea is to establish a centre for excellence in Scotland for research into placemaking and sustainable communities. A funding proposal is to be presented to the council executive committee for their approval on 25th January. A prospectus will be circulated amongst panel members shortly and their comments will be welcome.

5.Proposal:	301 St Vincent Street
Application Ref:	Pre-application
Architect:	SMC Hugh Martin and Partners
Developer	Castlemore Developments Ltd.
Address:	301 St Vincent Street
Presented by:	Stuart Campbell, SMC Hugh Martin and Partners, with commentary from Nigel Crump of Castlemore Developments Ltd.

The architects presented their ideas for the development of the car park site located between the Abbey National Building (formerly the Britoil Building) and the M8 motorway. The site has been vacant for 40 years since the clearances for the construction of the motorway. The original 1981 masterplan intention was the site would be set aside for expansion of the Britoil Building. There are unusual constraints that impact on the site such as a 22m stand off from Abbey National, rock anchors for the motorway that extend underneath the site, and the elevated slip road onto Bothwell Street.

The proposal is for a 250,000sqft office block with large 20 - 25,000sqft floor plates designed to appeal to the international market. The architects have worked with the angles of the site to compose their building but want to achieve regular office space within this.

The idea is that the 13-storey angular bookend towers, which embrace the central element of the building, will terminate the views down Bothwell and Elmbank Streets. The appearance of the building would compliment Elphinstone Place. The main entrance of the building would be on St Vincent Street but there would be a second entrance on William Street. The architects have both wind tunnel tested their building and have had pre-application discussions with the city centre planning team that have helped inform the design.

There are various issues for the panel to consider such as the appearance of, and access to, the public realm and the form and materiality of the building.

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

6.Proposal:	The Cairns Bar Redevelopment
Application Ref:	Pre-application
Architects:	Parritt Leng Architects
Developer	Punch Taverns
Address:	Miller Street
Presented by:	James Parritt, Parritt Leng Architects

The architects presented their design for a new building in place of the current public house. This will comprise a residential component of small flats and a large glazed penthouse over a single storey commercial base that would provide active frontage to the street.

The scheme would rise to the same height as the 'B' listed Glasgow Style red sandstone warehouse on the corner of Argyle and Miller Street but would incorporate a terrace set back aligning with the typical building height datum for Miller Street. It would present a more interesting elevation to Queen Street than the current blank gable elevation of the warehouse.

The architects noted they had studied the grain of the city centre and sought inspiration from Glasgow Style sources including Charles Rennie Mackintosh and James Salmon II for their building but would update this in a contemporary aesthetic. They indicated that the design of the new bar would be influenced by Adolf Loos' American Bar in Vienna, and would open up onto the street. They also demonstrated how their design had evolved further to discussions with the city centre planning team.

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7.Proposal: Ingram Street Hotel
Application Ref: 07/03983/DC
Architects: Allan Murray Architects
Address: Ingram Street, Candleriggs, Albion Street
Presented by: Allan Murray, Allan Murray Architects

The architects presented their proposals for the building of a hotel on this long standing gap site within the Merchant City. The architects noted that the design quality of the urban architecture as Ingram Street approached the High Street rapidly deteriorated and that their proposal would establish a beachhead of architectural quality at this key entrance into the Merchant City.

As well as completing the urban block the project also reinstates the lost urban fabric on three of the most important Merchant City streets. The architects noted that the site was historically densely built up. They had also examined the morphology of this key urban block and how great internal spaces had been carved out of its built fabric i.e. Merchant Square, the City Halls, and the Fruit Market.

Consequently the architect's intention was to produce a courtyard building that reinforced the streetscape with shops and active frontages. Meeting rooms would sit above the shops and would open up onto the main hotel courtyard space that sits within the heart of the building at first floor level.

The building is split into two stone bookend elements that address both street corners where Candleriggs and Albion Street meet Ingram Street. The Albion Street corner with the main hotel entrance would be clad in black granite (to echo the nearby 'A' listed Herald building). The Candleriggs corner would be clad in blonde sandstone. A six storey bar of hotel rooms, expressed with arrhythmic window openings, sits between these two elements. Metal clad link buildings connect the hotel back to both the City Halls on Candleriggs and the Fruit Market on Albion Street.

The architects noted that they had hoped to express the black granite bookend, which contained the hotel entrance, as more of a tower element so as to celebrate the kink in Ingram Street's alignment that occurs on this block. However due to legal reasons height constraints are imposed on this block. The architects also noted there had been pre-application discussions with the city centre planning team.

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8.Proposal: Staybridge Hotel, Jamaica Street
Application Ref: Pre-application
Architects: Young and Gault Architects
Applicant: City Sites Estates PLC
Address: 50 – 58 Jamaica Street, Glasgow
Presented by: Brian Gault of Young and Gault Architects

Young and Gault presented their proposal for the revised design of a 20-storey apart-hotel tower on Jamaica Street. The previous application for this site (Applications 07/00629 and 07/00630 presented to the panel on 25th January 2007) was refused planning permission on design grounds by the Planning Applications committee on 30th October 2007. The applicant has decided both to appeal this decision and submit a new planning application with a revised design.

The revised design spilt the tower into three sections with a 12-storey predominantly glass box placed over an 8-storey red sandstone element that aligned with the height of the adjacent 'B' listed McSorley's Bar building. The red sandstone elevation incorporated random window openings.

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7. AOCB

8. Date of next meeting: Thursday 6th March 2008, 9.30am in Committee Room 3 of Glasgow City Chambers