OPEN MINUTE OF THE MEETING OF
GLASGOW URBAN DESIGN PANEL

DATE: 29th January 2009 at 1000hrs

LOCATION: Committee Room 3, Glasgow City Chambers

CHAIRMAN: Alistair MacDonald, Glasgow City Council

SECRETARY/ MINUTES: Fiona Carey, Strathclyde Police

MEMBERS PRESENT:

Alistair MacDonald	DRS, Glasgow City Council (chair)
Philip Showell	Strathclyde Police
Gemma Wild	Scottish Civic Trust
James Watson	Landscape Institute
David Hasson	Glasgow Institute of Architects
Ranald MacInnes	Historic Scotland
Pauline Megson	Historic Scotland
Neil Pirrit	Architectural Heritage Society of Scotland
Guy Pettigrew	New Glasgow Society
Angela Williams	Architecture & Design Scotland
James Dick	Glasgow Institute of Architects
Niall Murphy	Pollokshields Heritage
Karin Currie	Pollokshields Heritage
Peter Trowles	Glasgow School of Art & Charles Rennie Mackintosh Society

IN ATTENDANCE:

Barry Coogan	Five Architecture
David Russell	Planning Dept, Glasgow City Council
Louise Passey	Planning Dept, Glasgow City Council
Fiona Carey	Strathclyde Police (minutes)

1. OPENING REMARKS

Alistair Macdonald opened the first meeting 2009 and thanked everyone for their attendance. Each member thereafter introduced themselves and their organisation for the benefit of new members.

2. APOLOGIES

Apologies were received from Angus Kerr (Glasgow Institute of Architects); Liz Davidson (Merchant City Initiative); David Porter (Mackintosh School of Architecture); Jude Barber (Glasgow Institute of Architects); Murray Russell (Glasgow Institute of Architects); Billy Graham (Strathclyde Police) and Ombretta Romice (University of Strathclyde).

3. MINUTES OF PREVIOUS MEETING

The following points were highlighted as incorrect and members asked if the changes could be noted: -

i. Item 5 – At issues raised, name should read James Spence Watson and not James Bruce Watson.
ii. Item 6 –The proposed building will 20 storeys high and not 109.
iii. Item 8 – Mr Watson had raised the issue of bus parking in relation to the Transport Museum on the Glasgow Harbour.
iv. Peter Trowles asked that it be noted that he represents both the Glasgow School of Art and Charles Rennie Mackintosh Society.

4. MATTERS ARISING

Mr MacDonald again emphasised the importance of timeous submission of the Panel Reports, as two reports from the previous meeting has still not been received by members.

5. PROPOSAL: ERECTION OF ELECTRICAL SUBSTATION
AGENT: GVA GRIMLEY
SITE: 36a ST VINCENT CRESCENT

This site is currently used for car parking at the existing Scottish Power depot. The site is situated on the north of St Vincent Crescent adjacent to St Vincent Bowling Club and is within a conservation area. The initial proposal for a rectangular building has been changed due to various issues. The proposal being submitted is now for a curved building which will follow the existing street pattern and architects are trying to create a functional building with a purpose that remains sympathetic to its surroundings. The building has a minimum height requirement of 9m which is key for a substation to operate and will house 2 transformers which will be essential to cope with the increasing electricity demand on the City Centre. The roof pitches up to just under13m in height at the top end, giving a terraced effect. The frontage will be stone, possibly blonde sandstone and the louvers to the rear will be of high quality cladding. Landscaping around the site will be low maintenance, mainly gravel with some plants/shrubs at the north of the site and trees along the rear at the railway line, which will also emphasise the curve of the building. The site will be encompassed by a 2.7m lightweight wire/mesh fence which is standard in terms of security. Mr Ritchie, Scottish Power, explained that a number of meetings with residents have taken place. He also explained the reason for employing an architect as Scottish Power are trying to be sensitive to the location, which will house the second largest substation in Scotland. A public evaluation was carried out with 60% of residents being very supportive to the proposed plans. A full environmental status will also accompany the application.

Issues raised: - Reason for location of facility; junction of eaves to roof and flow of roof and types of landscaping to be used. Mr Showell asked that the Project Team engage with Strathclyde Police Architectural Liaison Officers particularly in relation to Counter Terrorism issues.

This Project was well received by members and agents were also commended on the content and detail of their presentation.

6. PROPOSAL: HOWARD STREET HOTEL
AGENT: NORTH LTD
SITE: HOWARD STREET

This proposal is for a 6 storey mixed use development, which will incorporate a 3* hotel and a retail unit at lower levels. The site is situated to the south of St Enoch Square at the corner of Howard Street and Dixon Street. One section of the building to be 7 storeys high and the top floor will be setback from building and will have a glass frontage. Ground and first floor will be for retail use with 2nd floor and above for hotel. Bar and restaurant facilities will be on 2nd floor. Entrance to the hotel will be in the centre of the building. The building will incorporate a central atrium which will allow all bedrooms to have natural lighting. Windows will be set into façade and at south elevation (Custom House Quay); windows will be integrated into a metal insulated panel. Pallets of materials to be used are natural stone cladding and polished architectural cladding.

Issues raised: - relationship between lower floor levels, more definition required; elevational changes (rhythm between buildings – looks like 2 buildings are being designed); service access at Dixon Street (this is a key issue); possibly change the location of the focal point – building is indeterminate; was massing proportionate to site and the use of materials at ground level – site will be have a lot of pedestrian traffic to Sheriff Court. Mr Dick added that the presentation could have been more beneficial if all current live applications for the surrounding sites were incorporated into the PowerPoint. It was also mentioned that the project team engage with Strathclyde Police Architectural Liaison Officers particularly in relation to Counter Terrorism issues. Specific issues included the lack of standoff from the roadway and lack of hostile vehicle mitigation allowing access to the underside of the main structure of the hotel.

7. PROPOSAL: CUSTOM HOUSE AND NEW BUILD (HOTEL)
AGENT: KEPPIE
SITE: CLYDE STREET

This building is currently vacant and the buildings interior and exterior are starting to deteriorate. The site is in a conservation area and architects have carried out a historical analysis of the site together with looking at the urban grain and sun paths. The PowerPoint presentation given also included all current 'live' applications showing members how their proposal will link in with these. The site was purchased by agents 13months ago and following various discussions, it was agreed to proceed with an application for a 250 bedded 3* hotel. Agents wish to retain the existing full frontage of Custom House with a new building to rear. Members were shown 3 different proposals for the building to the rear. Agents are also looking at pallet of materials as they do not want too many variants and also trying to keep these with the current context. This is a pre-application proposal and agents highlighted the importance of obtaining feedback from members.

Issues raised: - Mr MacDonald appreciated the differing variations and enquired what would the proposal be if the development to Howard Street, which was discussed earlier, does not proceed. He was advised that their client requires a 250bedded hotel and this is what they will proceed with. Mr Watson raised the issue of ventilation and clients confirmed they are currently looking at natural ventilation.

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

Due to technical issues, the DVD was not able to be viewed and will be added to the agenda for the next meeting,

9. AOCB

The Glasgow Urban Model was recently launched and Mr MacDonald will bring information on licensing of this to the next meeting. He also confirmed that Glasgow City Council retains copyright for this.

10. DATE & TIME OF NEXT MEETING

The date of the next meeting is Thursday 12th March 2009 at 10am within Committee Room 3, Glasgow City Chambers.