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OPEN MINUTE OF THE MEETING OF GLASGOW URBAN DESIGN PANEL

DATE: 29 May 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
David Martin	Church Building Renewal Trust
David Hasson	Glasgow Institute of Architects
Jim Dick	Glasgow Institute of Architects
Guy Pettigrew	NGS
Neil Pirrit	Architectural Heritage Society of Scotland
Dr Steve Tiesdell	Urban Studies, Glasgow University
Ombretta Romice	Strathclyde University
James Watson	Landscape Institute
Gemma Wild	Scottish Civic Trust
Douglas Pritchard	Glasgow School of Art
Geoffrey Jarvis	Glasgow Architectural Committee
Eric Dawson	Architecture & Design Scotland
Jude Barber	Glasgow Institute of Architects
Karin Currie	Pollokshields Heritage
Murray Russell	Glasgow Institute of Architects

IN ATTENDANCE:

Alan Graham	Glasgow City Council
Mark Thomson	Glasgow City Council
Susan Connolly	Glasgow City Council
David Mowatt	Glasgow City Council
David Sutton	North Lanarkshire Council
Craig McIntyre	North Lanarkshire Council
Fiona Carey (minutes)	Strathclyde Police

1. OPENING REMARKS

Mr MacDonald opened the meeting and thanked everyone for their attendance. He introduced Susan Connolly who is currently working as a consultant for Glasgow City Council and wished to observe a meeting and

David Sutton & Craig McIntyre, North Lanarkshire Council, who were looking to start a similar group within North & South Lanarkshire.

2. APOLOGIES

Apologies were received from Liz Davidson (Merchant City Initiative), Niall Murphy (Pollokshields Heritage), David Porter (Mackintosh School of Architect), Angus Kerr (Glasgow Institute of Architects), 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. Mr Watson asked that item 8 from the minutes of the meeting held on 6th March 2008 be amended to show that he raised a concern with regards to the lack of bus parking facilities at and accessing the new Transport Museum.

4. MATTERS ARISING

There were no matters arising from the previous meeting.

5. Prior to the proposal, Mark Thomson is the case officer dealing with this proposal which he provided a brief overview of the development and explained the demand on the floor space.

PROPOSAL: HOTE/OFFICE DEVELOPMENT
AGENT: AEDAS ARCHITECTS
ADDRESS: BOTHWELL STREET (FORMER HOLIDAY INN)

This is a new application to build a 5 star hotel, which will be owned and operated by the Crowne Plaza Group and a 300,000²ft office building. The original proposal was to develop 2 hotels and office space on the site but due to a deadlock between the architects and the planning team, a new agent was appointed in February 2008. A meeting with GIDS is scheduled for next week and the original application will be withdrawn. The architects have been liaising closely with Glasgow City Council as this application deals with a complete city block. The architects have carried out an analysis of the typology of the block along with a townscape analysis. They are looking to create a plinth level from Bothwell Street and be more responsive to current street pattern and conditions. The hotel will sit at Bothwell Street and a restaurant at street level with hotel wrapping around stacked office building (possibly 24 storeys in height). Agents explained indicative internal views with an inner courtyard and gable entrance at Douglas Street which will be used for service delivery access and they have also looked at city densification and height issues. The agents are also involved in the Anderston Master Plan and are looking to create a signal feature. A contextual view was show although architects explained that the elevations are still at an early stage.

Issues raised were: - service level and car parking access; building was devoid of any architectural personality and not responsive to external factors; relationship between hotel and office block; geometry of building and although clients had used the city grid pattern, there was no evidence of this shown in the design.

6. PROPOSAL: ERECTION OF HOUSING ON FORMER PETROL FILLING STATION
AGENT: ELDER & CANNON
ADDRESS: GREAT WESTERN ROAD

This site sits within the Woodside Conservation Area, south-west of Great Western Road and close to the River Kelvin. The site has good transportation links and well strategically placed. A context study has been carried out and a slide showing the urban character was shown. The majority of this 7 storey housing development will be 1 bedroom flats with 2 and 3 bedded flats on the upper levels. Materials will be of high quality precast ballastray and windows will be floor to ceiling. The upper storeys will be stepped back and will allow light into block. There is currently a gable entrance and this will allow service access. Access to the apartments will be via a gallery at the rear of the apartments and materials will be of a softer façade with tresbar panels. Car parking facilities will be underground at the courtyard and this area will be landscaped. There will possibly be a café sited at Montague Street. Architects are trying to create a civic quality along Great Western Road and wish to engage with the public realm.

Issues raised were: - skyline area; articulation and rhythm of building with adjacent tenement buildings; view of how the building stands/supported at the corner of Great Western Road/Montague Street and gallery access in terms of security (door and window access must be high specification).

7. Mr McDonald provided the group with a brief explanation on why the 'greenbelt' areas are being released by Glasgow City Council for development.

PROPOSAL: COMMUNITY GROWTH AREAS
ADDRESS: ROBROYSTON/EASTERHOUSE AND BROOMHOUSE

Mr Mowatt advised the group that the growth areas are currently at a technical stage and proposals will be submitted to the panel later in the year. External consultants have produced a masterplan and this has provided GCC with a list of areas that require community growth. He explained the development of these areas, via a PowerPoint Presentation and how the planning applications will be processed. Glasgow City Council is looking to develop and evolve a final masterplan for these areas. The masterplan stages are: - 1) comprehensive planning study; 2) undertake additional analysis; 3) masterplan strategy report and 4) finalised masterplan. Mr Mowat added how the masterplan has looked at existing communities and their facilities within these areas and the approach is expanding from existing urban areas and to develop/support existing facilities.

With regards to the Robroyston development, there are constraints involving development and landscaping and GCC have looked at higher housing density indicative of the masterplan and looked at the possibility on the introduction of a railway station.

Broomhouse/Baillieston is currently at the end of stage 3 and considering comments from the technical consultation. A public consultation strategy will be evolved within these areas.

Issues raised were: - landownership; tenure pattern; challenge typology of houses thus creating a city edge; provision of and development of existing community facilities; public transport. It was also noted that funds should be extracted from developers to assist in the provision of community facilities.

8. AOCB

Ms Romice distributed invitations to the group on the forthcoming Strathclyde University End of Year event being held on Friday 13th June 2008 at 6pm.

9. DATE & TIME OF NEXT MEETING

The date of the next meeting is Thursday 10th July 2008, Committee Room 3, Glasgow City Council at 09.30.