

**CRABSHAKK
24 VINICOMBE
STREET,
HILLHEAD**

**EXTERNAL AND INTERNAL
ALTERATIONS, USE OF
FORMER VEHICLE RAMP AS
SHOP AND RESTAURANT
STORAGE, EXTERNAL
SEATING AREA**

PLANNING & HERITAGE
STATEMENT

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Ryden | Planning

01	INTRODUCTION PAGE 03
02	THE PROPOSED DEVELOPMENT PAGE 4
03	PLANNING POLICY CONTEXT PAGE 6
04	ASSESSMENT AGAINST POLICY PAGE 7
05	CONCLUSIONS PAGE 8

01 INTRODUCTION

- 1.1. The former Botanic Gardens Garage at 24 Vinicombe Street, Hillhead is a Category A Listed Building. In recent years it has been extensively refurbished and reconfigured to accommodate a number of new uses including three restaurants.
- 1.2. Ground floor restaurant Unit A (Nandos) and basement Unit C (Ka Pao) are already occupied. The identified occupier of remaining restaurant Unit B has now produced detailed proposals for the unit. These involve a number of internal and external alterations to the listed building, an element of external seating and ancillary retail use. As a result, applications for planning permission and listed building consent have been submitted to the city council.
- 1.3. This brief statement should be read in conjunction with the application as submitted. Its purpose is to provide more detail regarding the proposed works to the building and to set the proposals within the relevant planning policy context.

02 THE PROPOSED DEVELOPMENT

SITE DESCRIPTION

- 2.1. The former garage building lies on the north side of Vinicombe Street in the block between Byres Road and Kersland Street. Restaurant Unit B occupies the eastern half of the frontage to Vinicombe Street with a customer doorway provided within what was the main garage access to the ground floor. The demise also includes the adjoining, former garage ramp which gave access to the first floor. The ramp is partly located under the adjoining tenement at 12 Vinicombe Street.
- 2.2. The boundaries shown in the current applications for planning permission and listed building consent incorporate the restaurant unit, relevant back of house areas, the adjoining former garage ramp and the area of public realm immediately in front of the restaurant unit.

RECENT PLANNING HISTORY

- 2.3. The former Botanic Gardens garage remains in the ownership of Arnold Clark, due to the company's historic association with it. Following the closure of the garage business the property lay vacant for a number of years before proposals for alternative use were considered.
- 2.4. In April 2014 planning permission and listed building consent were granted for use of the ground floor as a Class 1 retail shop with a Class 11 gymnasium at first floor level (13/01608/DC). However, this permission was never implemented and in June 2016 planning permission was granted for an alternative proposal incorporating three licensed restaurants (Ref: 15/02812/DC).
- 2.5. Amended proposals for the restaurant scheme were approved in March 2017 (Ref: 16/031387/DC). Prior to full implementation of this planning permission and the parallel listed building consent, an application for variation of two conditions was approved in October 2018 (Ref: 18/01814/FUL). This application under Section 42 of the Act effectively replaced the previous planning permission with the full list of conditions as amended. It is this planning permission, along with the parallel listed building consent, that has been implemented.



Figure 1 View looking back into restaurant unit from inside main frontage

THE PROPOSALS

- 2.6. Remaining restaurant Unit B is to be occupied by respected local restaurant business 'Crabshakk'. The proposals are best described as:

"External and internal alterations to listed building, use of former vehicle ramp partly as shop and partly as restaurant storage, use of public footpath as external seating area associated with adjacent licenced restaurant.



Figure 2 Rear of restaurant unit showing proposed kitchen area beneath ramp soffit

- 2.7. The main restaurant activity will take place within Unit B with use being made of the established, back-of-house service runs and plant area for kitchen extract and ventilation ducting where feasible. Beyond this the key elements of the proposals are:

- The introduction of natural ventilation within the public restaurant area with a passive air intake located on the roof of the former garage ramp (to the rear of the tenement at 12 Vinicombe Street) and a fresh air extract via the established service runs;
- The adaption of the existing, central portions of the windows within the Vinicombe Street frontage to allow opening and increased natural ventilation (in line with current health advice and operating restrictions);
- Minor alterations to the interior of the restaurant unit to accommodate the restaurant fit out with a variety of customer seating areas, the kitchen and bar areas;
- The introduction of an ancillary retail use within the bottom portion of the former ramp area to accommodate a local florist business;
- Replacement of the non-original frontage at the foot of the ramp with an opening shopfront (incorporating a retractable awning) allowing both display and access, the proportions and materials better reflecting the frontage of the listed building and the adjoining shopfronts;
- The use of the public realm immediately in front of the restaurant as external seating for customers, reflecting the similar permission granted for the adjacent Nandos unit; and

- Re-opening of a direct connection (a hatch) between the restaurant unit and the former ramp area to allow use of the remaining, upper ramp area as storage for the tables, chairs and barriers required in relation to the external seating area.



Figure 3 Retained original garage wall inside restaurant unit doorway



Figure 4 Retained original wall detail

- 2.8. The implemented planning permission and listed building consent acknowledged the historic importance of the former garage ramp but did not identify any specific, active use for it. Permission was granted for replacement of the industrial garage doors at the foot of the ramp with a generic, glazed timber frontage behind which provision is made for a possible future exhibition display of some sort. The latter has never been implemented and the former ramp is now enclosed and unused.

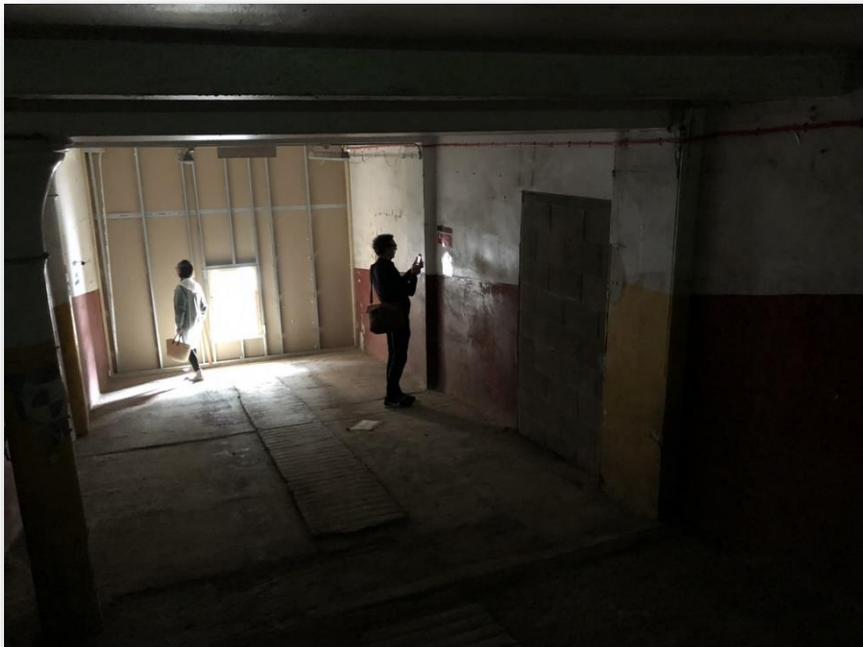


Figure 5 Ramp area showing partition to street frontage and blocked up former doorway to restaurant unit on the right

- 2.9. The proposed florist shop retail concession is seen as complementary to the prime restaurant use. It will add to visual interest and activity within the street during the daytime and, by its very nature, will have a low impact on the ramp structure itself. The proposals involve replacement of the non-original frontage with a new doorway and opening frontage in timber, the dimensions and finish reflecting those used on the rest of the frontage to Vinicombe Street.
- 2.10. Behind this the shop fit out will all be accommodated on low impact, removable platforms sitting on top of the existing ramp structure. The platforms will comprise new 22mm treated timber SW decking fixed to a structural timber frame and anchored to the existing concrete ramp with masonry screws. All of this will be capable of being removable at a future date if required, leaving the ramp intact.
- 2.11. Prior to implementation of the consents for the restaurant units there was a doorway between the ramp and the main ground floor of the garage. In the creation of Unit B this doorway has been blocked up. However, re-instatement of the connection is proposed with a hatch being provided that will enable the storage of the external seating and tables in the rear portion of the ramp area.
- 2.12. Appendix 1 contains a more detailed design statement prepared by the applicant's designers. This sets out how the remaining heritage assets are to be retained and protected as part of the current proposals.

03 PLANNING POLICY CONTEXT

- 3.1. The statutory development plan for Glasgow consists of the approved Clydeplan and the Adopted City Development Plan (CDP). Given the detailed nature of the current applications the latter is the most relevant in this instance.
- 3.2. The Proposals Map of the approved CDP confirms that the application site lies within the Byres Road town centre. As such, the planning permission for the restaurant use and the proposed ancillary retail use accord with CDP Policy.
- 3.3. Policy CDP1 enshrines the principle of 'Placemaking'. It states that the council will expect new development to be design-led and to aspire towards the highest standards of design protecting the city's heritage. Among the specific requirements listed under the policy it is noted that development should create healthy and more equitable environments and should promote healthy lifestyle opportunities. Sustainability is seen as being of key importance as is respect for the historic and natural environment with development 'responding to its qualities and character'.
- 3.4. Policy CDP2 sets out the council's Sustainable Spatial Strategy. It notes a requirement for development proposals to protect and reinforce town centres as the preferred location for uses which generate significant footfall including retail and commercial leisure use.
- 3.5. Policy CDP9 relates to the historic environment. It states that the council will protect, preserve and, where appropriate conserve and/or enhance the historic environment. The council will assess the impact of proposed developments that affect historic environment features and/or their settings according to the principles set out in separate supplementary guidance. The policy also states that the council will not support development that will have an adverse impact on the historic environment, unless supplementary guidance criteria are fully satisfied. Related Figure 16 confirms that the property in Vinicombe Street lies within a conservation area as well as being a listed building.
- 3.6. Policies CDP1 and CDP9 are supported by separate supplementary guidance notes IPG1 and SG9. IPG1 explains in more detail the placemaking principle and the practical outworking of a design-led approach. The refurbishment of the property at Vinicombe Street and its conversion to other uses has already been shown to comply with this guidance and with Policy CDP1.
- 3.7. SG9 states that all works to listed buildings must be carried out in a way which protects the character of buildings of special architectural and historic interest (2.7). Listed buildings must be allowed to adapt to new uses and the council will respond favourably to creative ideas and good design, in order to ensure their retention (2.8).
- 3.8. SG9 also states that the council encourages the sensitive alteration and extension of listed buildings where this will not harm their special interest. To this end it is expected that proposals for the alteration of a listed building must, amongst other things:

- Respect the original layout and plan form of the building;
- Not result in the loss of historic fabric, including fixtures and fittings, which contribute to the building's special interest; and
- Incorporate detailed design and materials which reflect or complement the period, style and architectural character of the building.

3.9. SG9 also sets out detailed guidance regarding specific works to listed buildings. Some of these are potentially relevant to the proposed works at Vinicombe Street including the following:

External doors – no guidance is given regarding the specific circumstances at Vinicombe Street where a non-original glazed screen door has replaced the original garage roller shutter at the foot of the ramp. However, as a general principle, it states that replacements should match the original pattern and that any glazing should match the original astragal pattern.

External fittings – these must be sited to minimise their visual impact and to minimise any harm they may have on the character, appearance and setting of a listed building. Fittings should not be seen from public view at street level.

Outdoor food and drink – the council will generally encourage the creation of outdoor eating areas attached to existing premises, where they will not interfere with pedestrian or vehicular traffic or create visual clutter to the detriment to the character of the conservation area or adjacent listed buildings, subject to the necessary planning and roads consents.

3.10. Historic Environment Scotland Policy in relation to listed buildings is set out in '*Managing Change in the Historic Environment*'. It notes two key HES policies, namely:

- HEP2 – decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secure for present and future generations;
- HEP4 – changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised and suitable mitigation measures should be put in place.

3.11. The document stresses the importance of securing the continued use or reuse of listed buildings and advises how this should be done. As a rule, HES supports 'minimal intervention' where most, if not all, of the building and its component parts are retained. However, adaption working within the existing building envelope is also noted as acceptable. At Vinicombe Street this approach has been approved and implemented in a manner that clearly respects the historic environment.

3.12. The Managing Change document also refers to other, detailed HES guidance regarding works to listed buildings including the treatment of windows, doors, gates and railings. These generally do not relate directly to the circumstances at Vinicombe Street but the principles reflect those in SG9.

3.13. The HES guidance regarding shopfronts and signage promotes the retention of historic details and proportions where possible. In relation to awnings it is noted that these were traditionally found where a display window contained perishable goods. Traditional blinds would generally involve a length of woven canvas attached to a folding metal frame and a roller which fully retracts into a box. The introduction of new blind boxes to a historic shopfront should not mask or cut across detailing which contributes to the significance of a building. Fixed canopy blinds are not a traditional feature and will rarely be appropriate on a listed building.

04 ASSESSMENT AGAINST POLICY

- 4.1. The conversion of the former garage premises at Vinicombe Street into three restaurant units has already been assessed, approved and implemented. As part of this it has been acknowledged that the development accords with the requirements of City Development Plan Policies CDP1, 2 and 9 and their related supplementary guidance. The current proposed internal and external alterations are minor in comparison to the works carried out to date and do not adversely affect any original features of value.
- 4.2. The proposed introduction of natural ventilation is to be welcomed as a positive health benefit for customers and staff. While the proposed fresh air extract will make use of established services runs within the building there is a requirement to provide a separate air intake at a high level and close to restaurant Unit B. It cannot therefore be located along with all other external plant and equipment in and on the reconstructed outbuilding to the rear of the former garage site.
- 4.3. Having considered all possible locations for an air intake the applicant has concluded that the only appropriate location would be on the roof of the former garage ramp, as far away as possible from the rear of the tenement flats above the ramp. This intake will not be a source of any noise or odours as it is an intake for fresh air only and there is therefore no cause for concern that residential amenity will be adversely affected in any way.
- 4.4. By adapting the restaurant unit windows to Vinicombe Street to allow them to be opened, the natural ventilation of the unit can be enhanced. These window units are non-original but their design in terms of proportions and materials reflect those of the original garage. With the exception of pivot mechanisms at the top and the bottom of each window there will be no other sub-frame within the existing window frames. The overall appearance and proportions of the window frames will therefore be unaffected by the introduction of the opening mechanism. In policy terms there is no conflicts between these proposals and any of the provisions set out in SG9 or HES guidance.
- 4.5. In relation to the interior of the restaurant unit, most of the wall, ceiling and floor treatments have already been altered as part of the original works. The proposed restaurant fit out does not therefore affect any retained, original features within the unit.
- 4.6. It is fair to say that the original conversion of the listed building to accommodate the restaurant units and gym left the appropriate treatment and use of the former garage ramp unresolved. The current arrangement where a non-original timber and glazed doorway has been inserted at the foot of the ramp with plasterboard enclosing the void behind this detracts from the enhancements that have been carried out elsewhere on the listed building.
- 4.7. As things stand the ramp has been retained but no active alternative use has been found for it. The proposal to introduce a flower shop retail concession within the volume of the ramp would be ancillary and complementary to the main restaurant use. The proposal involves the retention of the ramp in its entirety with low impact platforming used to accommodate the necessary shop

fitout. In the event that the retail use ceases the platforms can be easily removed leaving the ramp area intact. The historic value of the ramp is therefore retained and not compromised in any way.

- 4.8. The current timber and glazed doorway at the foot of the ramp is a compromise in design terms. It does not relate particularly well to either the former garage building or the run of shop units beneath the tenement. In comparison, the proposed new opening shopfront is well proportioned and uses the same colours and materials as on the rest of the listed building. The existing fascia is retained and the box for the retractable awning sits below this as required by HES Guidance.
- 4.9. The proposed external seating to the front of the restaurant unit reflects that already approved for adjoining Unit A. The extent of this area and the detailing also accord with the guidance in SG9. It is important to note that there is to be no seating directly in front of the flower shop frontage, below the tenement adjoining the former garage building. The restaurant operator retains control of the ramp area allowing the unused area at the top of the ramp to be used for the storage of tables, chairs and barriers relating to the external seating area.

05 CONCLUSIONS

- 5.1. A number of minor internal and external alterations to the listed building at Vinicombe Street are necessary as part of the occupation of the final restaurant unit. It has been demonstrated that none of these works adversely affect the character or appearance of the listed building or this part of the conservation area.
- 5.2. Similarly, the works respect all retained features of historic or architectural merit. In particular, the former garage ramp is not compromised by the use of the space for retail purposes.
- 5.3. Alterations to the windows on the Vinicombe Street frontage and the non-original doors at the foot of the ramp all represent enhancements to the building without compromising any features of merit.
- 5.4. In summary, the proposed works can all be seen to comply with policy in relation to the historic environment and relevant supplementary guidance. Planning permission and listed building consent can therefore be granted subject to such conditions as might be considered appropriate.

APPENDIX 1 – DESIGN STATEMENT (SOURCE: GRAVEN IMAGES)

“It was Crabshakk, with its promise of solid, honest, simple seafood handled with care and imagination, that laid the keystone of public confidence in Finnieston as the city’s cooler than cool restaurant scene.”
Joanna Blythman

After establishing itself as a catalyst in Finnieston, this rare and exciting seafood restaurant, has committed to expanding into the West End at Vinicombe Street.

Crabshakk is a restaurant owned by an architect, so it’s not surprising that John Macleod has been tempted by this iconic listed building and the opportunity to help re-invigorate a place that has been empty for decades.

Design Approach

The renovation of the existing building has created a serviced shell that creates the opportunity of a design approach involving a light touch.

Little of the original fabric has been retained within the shell but where it has, we are keen to incorporate it in the design of the new interior space.

The existing brick wall to the right of the main entrance will be retained including the fading painted sign “cessories” and “ubricants”.

The existing screeded concrete floor is new, but will be polished and retained, and the original structural steel columns and beams will remain exposed in their industrial detail. Unsightly new fire protection from the recent development will be masked.

The existing left hand and rear wall is formed of painted new concrete block.

The front section of the existing ceiling (about 50%) is a visibly shuttered concrete slab and the rear section is new, with the steel deck visible. Our proposal will mask sections of the ceiling with fabric and raft features but the existing ceiling will remain visible. There will be a number of new steel ducts as required for ventilation.

Within the ramp, the existing floor finish will be retained. The front “florist” section will overlay timber decking to allow the formation of staff facilities, flat floor, and display space. This will be removable in future if required. The existing walls and ceiling in the ramp space will be painted.

Spatial arrangement

The furniture, fittings and equipment required for Crabshakk are relatively simple comprising bar/dispense counters, various seating choices and of course the kitchen which will remain open as part of the space. The only enclosed spaces that will be formed will be the required toilets, stores and staff areas.

The principal design elements proposed in the space are the “Raw Bar”; an island bar located close to the front window and the main servery/dispense counter that effectively runs the length of the space. Both will be crafted custom manufactured pieces with below and back counter equipment and product displays.

Materials and finishes palette

The materiality of the space will be a response to the existing building, overlaid with the owner's memories of a childhood around the harbours and shorelines of north Lewis:

Concrete: in the polished floor and bar details and in pre-cast cast decorative tiles for use in the long left hand wall, redolent of breakwaters and harbour walls

Sheet metals: The owner's uncle was a coach builder and metal worker, and this, combined with the zinc counters of Parisian cafes forms a thread in our design thinking, expressed through stainless and galvanised steel and aluminium. We are particularly interested in metal shaped over timber formers (like early aircraft or car manufacture) and exposed fixing details. There is a potential and attractive connection to the former life of the building as a garage and repair shop.

Solid timber: roughly hewn local timber again connects to the architecture of fishing and gives us warmth and textures to work with.

Glass: cast and fluted glass brings colour and texture to the palette

Art and craftsmanship

The owner has partnered with artists and craftspeople to ensure that art is not just a token gesture in this interior. Wherever possible, the furniture, the counters and the decorative pieces will be locally commissioned and sourced.

Lightboxes, screen printed panels, paintings and ceramics will all contribute to make a place that could exist in no other city, for no other restaurant.

Health and Ventilation post-Covid

We are very aware that by the time this restaurant opens the world will have changed in unknowable ways. Customers will be sensitive to the idea that safety will not be found in large numbers, so we have evolved an approach to heating, cooling and ventilating the space that is sustainable and reduces the risk of breathing and re-breathing stale and re-circulated air.

The restaurant will use a "displacement" ventilation system, with fresh air being drawn in through a duct in the roof of the original ramp. The air is introduced at low level, rising to be extracted at ceiling level along with extract air from the kitchen and toilets. Heating and cooling will therefore not involve a typical re-circulation system.

Whilst the developed building may have been *conceived* as a "sealed box", we believe there are considerable benefits in creating opening windows to provide natural ventilation to the street elevation. We propose to achieve this by replacing three existing fixed glass panels with frameless pivoting panels, without any visual alteration to the existing aluminium framed system.

External furniture

Crabshakk will make a positive contribution to the street life of Vinicombe Street with external tables and chairs, which can be removed overnight and as required.

The Ramp

The original ramp is capped by the first floor so has no access to the rest of the building but nevertheless provides important space at the upper end for storage (external furniture). For convenience we propose to re-connect the main space to the ramp by opening up a hatch between the restaurant and the florist in the location of the new concrete blockwork infill.

The ramp will also house a flower shop – a stand-alone local business that will operate in close symbiosis with the restaurant. A new timber shopfront has been proposed with a retractable canopy.

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