

3.5

Site Photographs



Photograph of Site From Argyle St Looking South West



Photograph of Site From Argyle St Looking South



Photograph of Site at Boundary Between Adjacent Building Along Minerva St



Photograph of Site at Existing Service Access Along Finnieston St



Photograph within Site/ Existing Carpark Looking North West toward St Vincent Cres



Photograph of Next Bike Stand at Northern Corner of The Site

4.1

Planning Statement

A detailed review and assessment of relevant planning policy at national, regional and local level as well as other material planning considerations is provided in the Supporting Planning Statement prepared by Savills. This includes all other relevant topic policies of the local development plan relating to sustainability, heritage, design, environment and transport.

PLANNING POLICY CONTEXT

The following narrative details planning policy relevant to the assessment of the proposals at 30 Finnieston Street, Glasgow.

Basis for Determining Planning Applications

Sections 25 and 37 of the Town & Country Planning (Scotland) Act 1997 state: "Where in making any determination under the Planning Act, regard is to be had to the Development Plan that determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise" (Section 25).

"In dealing with an application, the Planning Authority shall have regard to the provisions of the Development Plan so far as material to the application and to any other material considerations" (Section 37).

The Development Plan and Key Material Considerations

Key Documents

In the context of the proposals, the development plan comprises:

- Clydeplan Strategic Development Plan (SDP) (approved July 2017)
- Glasgow City Development Plan (CDP) (March 2017) including both adopted and interim Supplementary Guidance documents

Other key documents which form material considerations to the determination of the application include

- Scottish Planning Policy (SPP) (June 2014, revised December 2020)

CLYDEPLAN STRATEGIC DEVELOPMENT PLAN (2017)

The Clydeplan Strategic Development Plan (SDP) was approved by Scottish Ministers on 24 July 2017.

The SDP states that the vision for Clydeplan is that 'by 2036 Glasgow and the Clyde Valley will be a resilient, sustainable compact city region attracting and retaining investment and improving the quality of life for people and reducing inequalities through the creation of a place which maximises its economic, social and environmental assets ensuring it fulfils its potential as Scotland's foremost city region'.

The Spatial Development Strategy (SDS) outlined within the SDP sets out the type of place the city region should become. It seeks to improve the health and wellbeing of the people of the city region by creating a successful, sustainable; natural, resilient; low carbon and connected place that reduces inequalities whilst maximising the use of existing resources. In addition, the SDS supports a presumption in favour of sustainable development that contributes to economic growth.

The SDP acknowledges that housing plays a fundamental role in the overall economic, social and environmental success of the city region. Housebuilding makes an important contribution to the city region's economy and as well as creating new homes, delivers wider societal benefits through the generation of employment, and by sustaining and enhancing local community facilities such as schools, shops, recreation facilities and open spaces. The vision and SDS support the provision of high quality and affordable housing in the right location which is central to the creation of a successful, sustainable and growing city region.

SDP Policy 7 Joint Action Towards the Delivery of New Homes states that in order to enhance housing delivery and contribute to the creation of high quality places, Local Authorities, Community Planning Partners and the housebuilding and development industry will work to ensure the delivery of the homes needed to support the Vision and Spatial Strategy. This can be realised through the prioritisation of regeneration activities, the recycling of previously used land, and higher density development.

The proposal is in accordance with the vision and SDS of the SDP as it will aim to provide 155 new, high quality homes in a sustainable location by utilising a currently under-used brownfield site. The density proposed is deemed appropriate due to the sustainable nature of the site's location which benefits from close proximity to amenities and services along with excellent public transport connections.

GLASGOW CITY DEVELOPMENT PLAN

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017 and provides the main planning policy framework for determining planning applications within Glasgow City Council administrative area.

The key aims of the CDP are to create and maintain a healthy, high quality place and to develop a compact city form that supports sustainable development. The CDP sets out a strategy that seeks to deliver the following four strategic outcomes:

- A vibrant place with a growing economy
- A thriving and sustainable place to live and work
- A connected place to move around and do business in; and
- A green place.

In the context of the CDP, the site is subject to the following designations

- Within Cranstonhill / Yorkhill Local Town Centre; and
- Partly within St Vincent Crescent Conservation Area.

The below extract of the CDP proposals map shows the approximate site location in red.



Extract from GCC CDP Proposal Maps

4.2

Design Guidance and Best Practice

The masterplan proposals have been designed in the context of local and national best practice recommendations. This process ensures a comprehensive approach to the analysis of the site and development brief. It utilises several key frameworks to design within, that all aim to develop a concise approach to the site and its surroundings. This input seeks to ensure that the project will deliver the needs of the local market and surrounding community. The following framework documents have been considered:

Scottish Planning Policy (SPP, 2010), which sets out the Scottish Government's policy advice, which the Council has to have regard to when determining this application. In addition, Scottish Government has set its design agenda for new residential development, two key publications emphasise the importance placed on creating places of lasting quality, which are attractive locations to live in and use.

Designing Places (2008), which identifies six key qualities of successful places:

- Identity
- Safe and pleasant spaces
- Ease of movement
- A sense of welcome
- Adaptability
- Good use of resources

Further detail on design is found in the following Scottish Government Planning Advice Notes:

PAN 65 : Planning and Open Space provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.

PAN 67 : Housing Quality sets out how high quality housing can be secured through the design and planning process and includes an urban design toolkit.

PAN 68 : Design Statements focuses on advice regarding the structure and consistency of approach to ensure that Design Statements are used more effectively to create places of lasting quality.

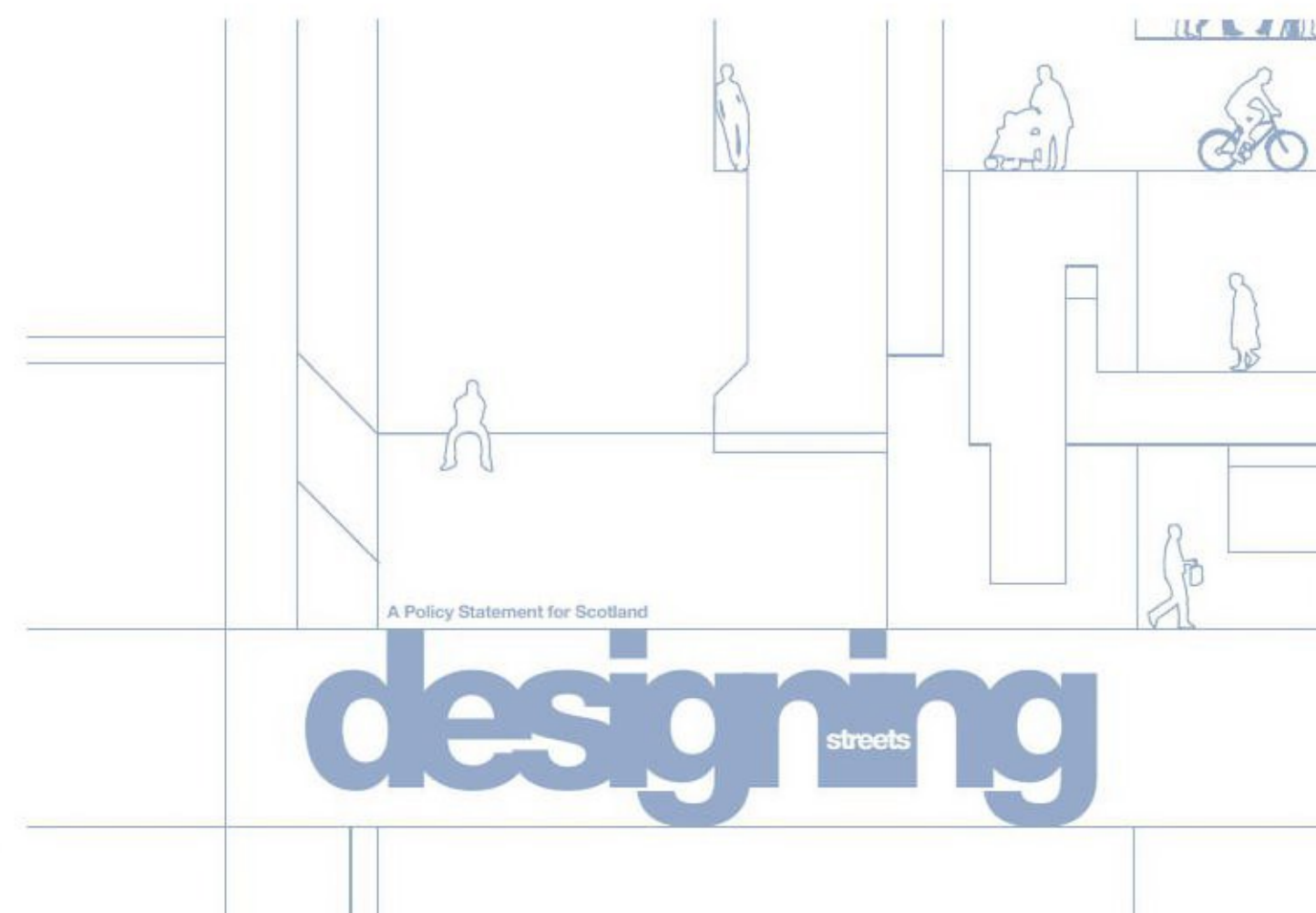
PAN 75 : Planning for Transport aims to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information.

PAN 77 : Designing Safer Places aims to ensure that new development can be located and designed in such a way that helps to discourage antisocial and criminal behaviour.

PAN 78 : Inclusive Design focuses on the need for new developments to accord with the Disability Discrimination Act (DDA) 2005 and to provide accessible environments.

PAN 83 : Masterplanning which aims to promote the use of master planning to create better places, achieve more effective master planning and more consistency in the presentation of master plans, encouraging good practice through a range of exemplar case studies.

The proposals outlined within this Design and Access Statement have sought to apply the guidance in the above framework documents and to comply with the policy set out in SPP and Designing Places. This is demonstrated in following chapters of this Statement.



5

Pre-application Consultation

5.1 PROPOSAL OF APPLICATION NOTICE (PAN)

The formal pre-application process began following the submission of a PAN and site location plan to the Council on 16 November 2020. A copy of the PAN and a Briefing Note was submitted to the four Ward Councillors and to Anderston Community Council and Yorkhill & Kelvingrove Community Council. In addition, both the local MP and MSP were contacted regarding the proposed development alongside the St Vincent Crescent, Corunna and Minerva Street Residents Association.

The Council confirmed that the PAN met the legislative requirements on 11 December 2020 and was registered as 20/03083/PAN. Here, it was further confirmed that an application for the above proposed development cannot be submitted for at least 12 weeks from the date of receipt of the Proposal of Application Notice (in this case from 10 February 2021 onwards).

In light of the COVID-19 emergency, the proposed public event could not be held in person without posing a significant risk to public health. Consequently, an online public consultation event was hosted at www.finniastonstreet.com on 10 December 2020.

The format of the online website and consultation was agreed with Glasgow City Council in advance. In accordance with the statutory requirements, a newspaper advert setting out details of the online pre-application consultation event was published in the Glasgow Evening Times on 2 December 2020, in advance of the online public event.

5.2 Pre-application Meetings

The Applicant has been in pre-application discussions with Glasgow City Council since late 2019. Since the PoAN was lodged, a number of pre-application meetings have been held with Glasgow City Council and its officers (namely Ken Clarke, Group Manager; David Russell, Planning Officer; Raffaele Esposito, City Design Manager; and Matthew Finkle, Landscape Officer). The purpose of these meetings was for discussion to take place around the proposals for the Site including the landscaping/public realm proposals and discussion on a number of design matters (i.e height, materials, access).

The engagement undertaken with Glasgow City Council helped refine the scheme and establish the necessary input and technical reports the planning application required prior to submission.

Mixed Use Development, Finnieston, Glasgow

ark architecture + design

5

The Vision

30 Finnieston Street presents a unique opportunity to carefully develop this strategic corner site in the heart of Finnieston while delivering a mix of new high-quality homes and improving the commercial offer available to the local community.

Our vision for 30 Finnieston Street adopts a placemaking approach which will replace the existing car park with a new urban block with active frontages to both Minerva Street and Finnieston Street, comprising commercial/retail use at ground floor with flatted development above.

The proposal will also facilitate the careful demolition of the existing retail unit (PC World) located nearest to Finnieston Street, relocating the car park to this location and refurbishing the remaining retail unit (formerly Staples), to accommodate a new high quality food store outlet. The initial stages of this are already underway with the Lidl Store opening in November 2020 utilising the existing shop entrance and carpark on a temporary basis.

Opportunity also exists to significantly enhance the neighbouring streetscape and public realm by providing suitable landscaping that fits with the character of the surrounding area including the St Vincent Crescent Conservation Area.

Pre-Application Consultation

Several Pre-Application Consultation Meetings have been undertaken with the representatives of Glasgow City Council Planning and Roads Departments. The feedback from the Planning Dept has been supportive and they have welcomed the opportunity to engage with the Ambassador Group and their Design Team to realise a proposal which would create a fitting development of scale on the key corner at Finnieston Street and Argyle Street.

Aerial View - Finnieston Street

Aerial View - Minerva Street

Minerva Street View

Argyle Street View

Minerva Street View

Example of Presentation Board used at online public event

6.1

Design Statement

The application is for Detailed Planning Consent for the Development of 155 New Homes and Ground Floor Commercial/Retail Use, with associated servicing, car parking, infrastructure and open space.

An integrated approach has been taken to maximise the opportunities presented by the site while dealing in an appropriate way with the constraints outlined earlier in the report. A high quality environment is envisaged, with well designed modern homes, set around attractive and welcoming streets and public spaces.

The proposals for the site at Finnieston will preserve the key design principles recognised during the pre-application discussions with Glasgow City Council Planning Officers and the Local Community. The comments received at the Public Consultation Event have also been considered and these are addressed in the separate PAC Report submitted with the Planning Application.

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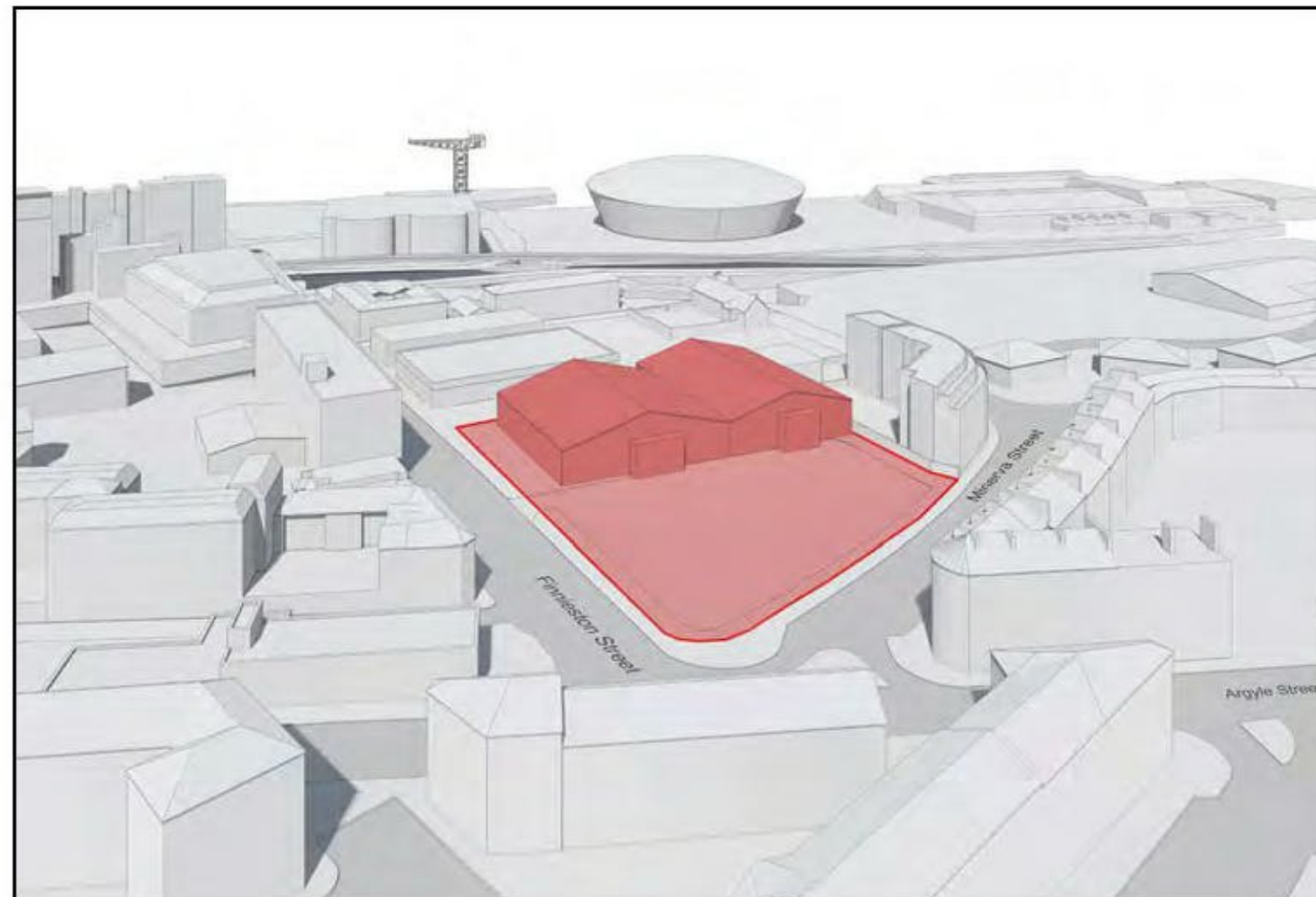
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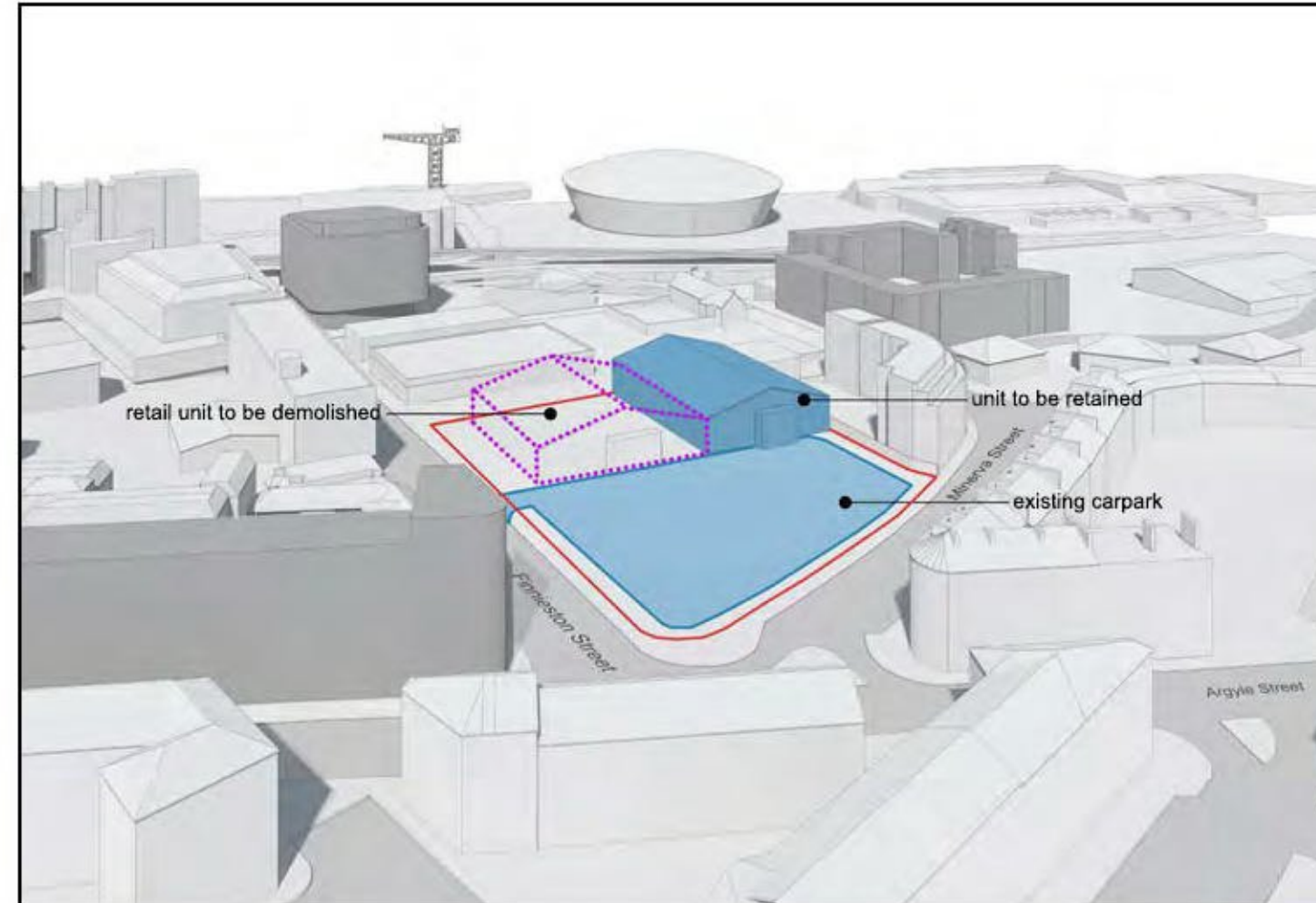
Indicative Aerial View of Minerva Street

6.2

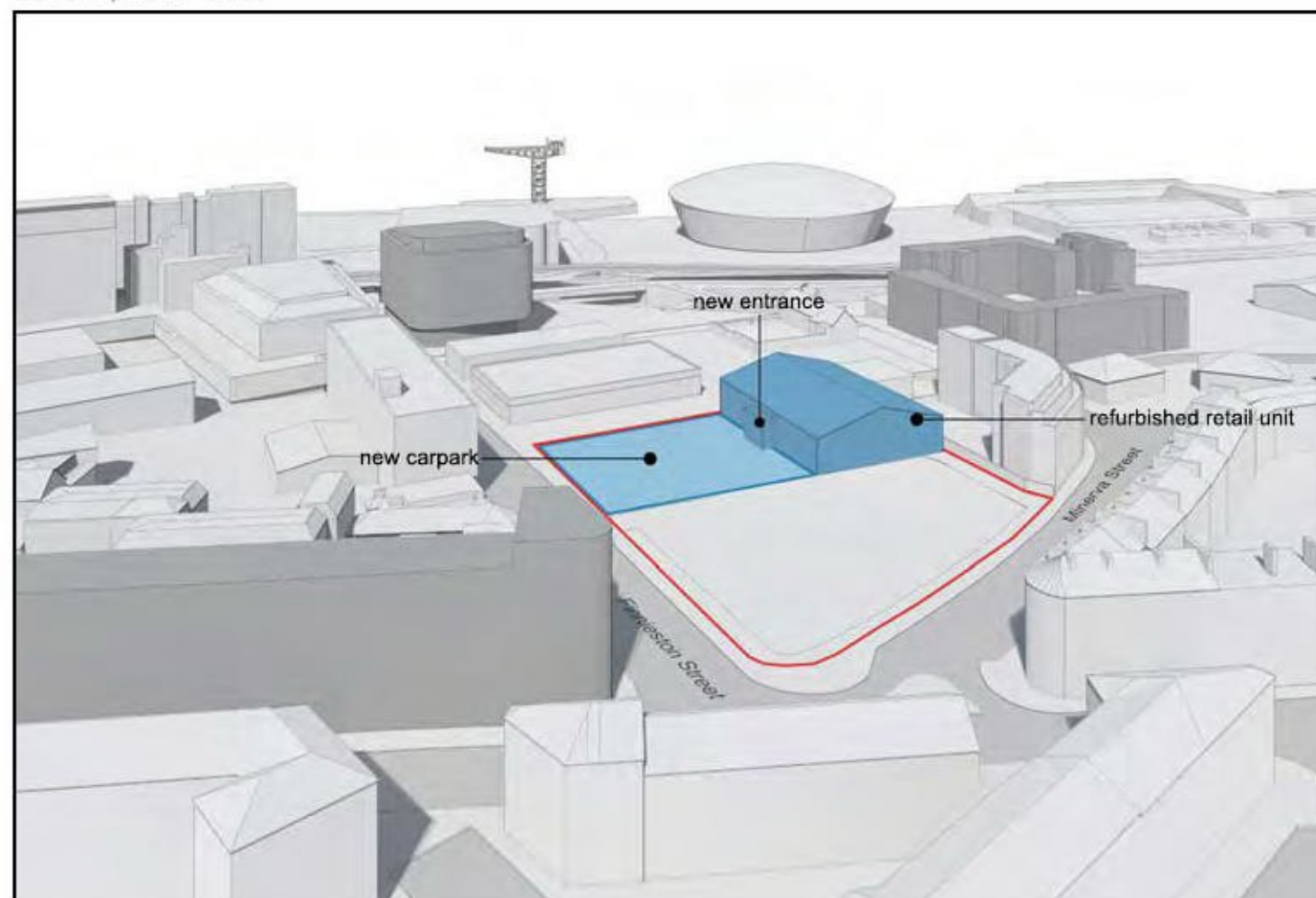
The Brief



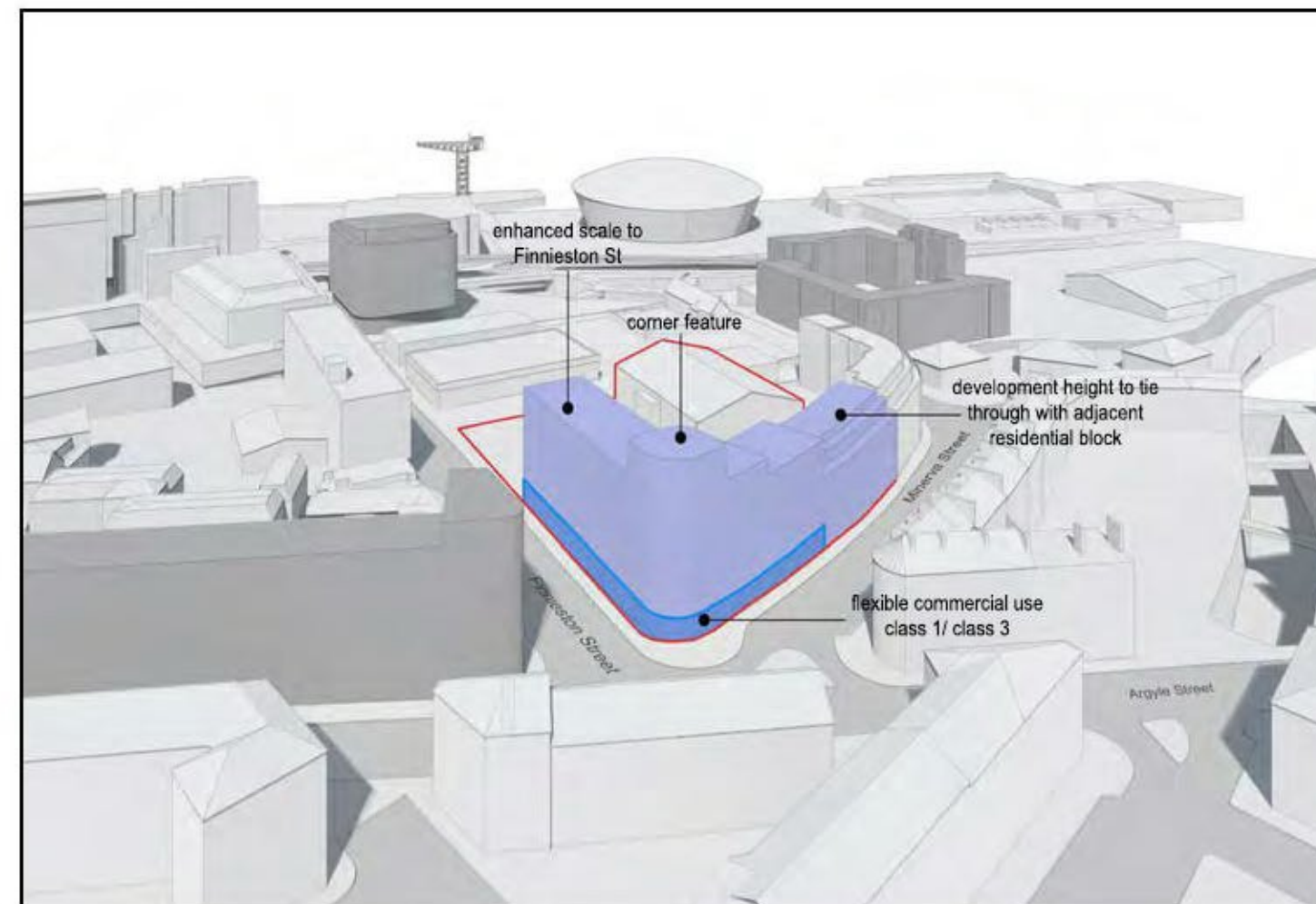
Development Site



Demolitions



Refurbish Existing Retail Unit and Form New Entrance



Indicative Proposed Massing

Principally the brief for development on the site sought to retain an element of the existing retail use currently occupying the site, whilst releasing the key frontages on Finnieston Street and Minerva Street for development. The resultant development would create a building design of high visual quality which both respects and enhances its surrounding context.

The key move in this proposal for the site is the relocation of the carpark from the prominent Minerva Street/ Argyle Street edge to enable a development of a mixed-use urban block with commercial space at ground floor and residential above. To facilitate this the existing retail unit, formerly operated by PC World, is to be demolished. The remaining unit, presently occupied by Lidl, will be refurbished by the tenant, which will relocate their shop entrance to open onto the Finnieston Street Frontage, and re-locating their carpark to create a new forecourt to the unit.

The existing carpark will form the site for a new Mixed-Use Development, comprising apartments, commercial and retail space, creating a new high-quality frontage onto Minerva Street and Finnieston Street with an enhanced corner feature.



TOP: Existing Unit to be demolished, BOTTOM: Existing Carpark to Form Development

6.3

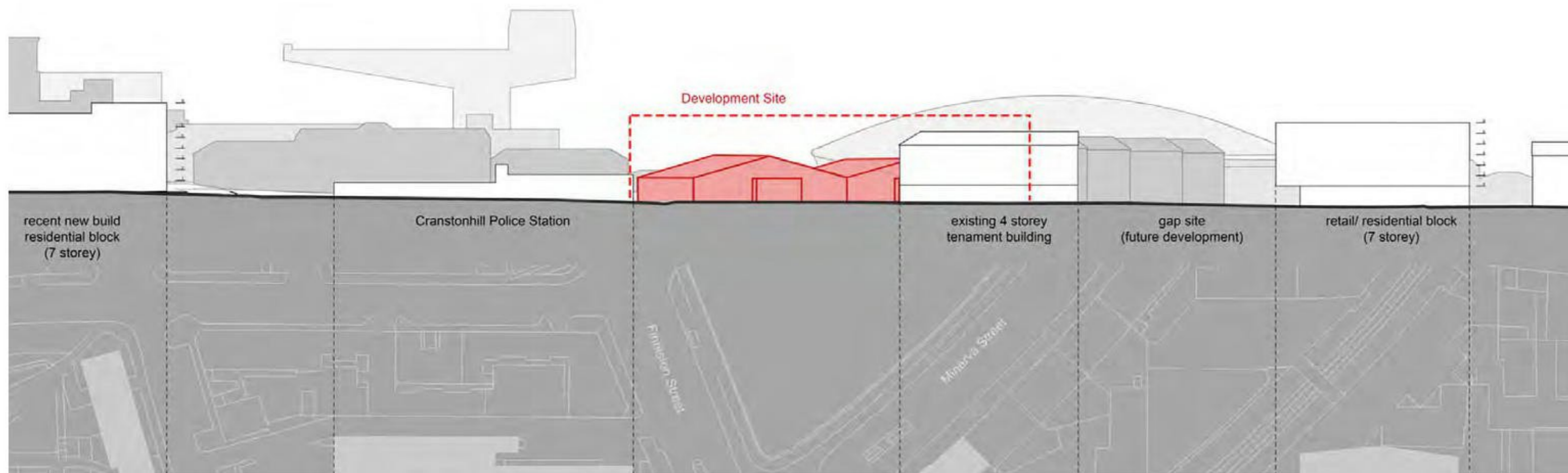
Design Development

SCALE & MASSING

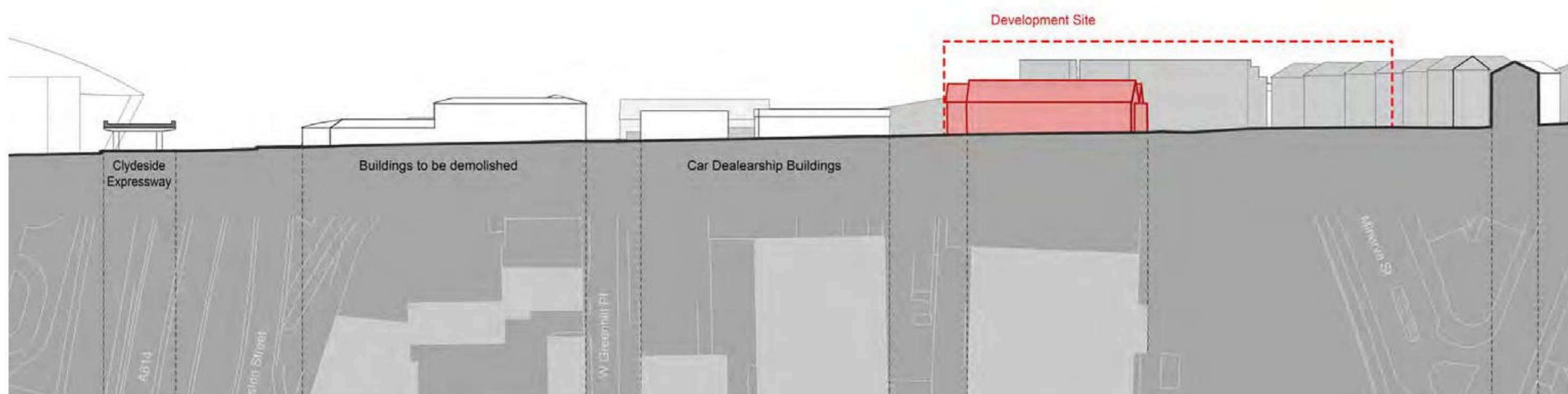
As discussed in earlier chapters, the local context plays an important role in defining the scale and massing of any new development. The massing of the development at Finnieston has been generated through an analysis of the context, particularly the varied nature of the key street frontages. Minerva Street in particular is more residential, the Listed Terrace opposite being 4 storey, blonde sandstone, with a Retail and Commercial Use at Ground Floor around the Argyle Street Corner. The Finnieston Street edge, having a more commercial use and a variety of building scale, offered an opportunity for a departure from the traditional tenement scale.

The nature of the corner element was also very important. The historical photographs have shown that there was a similar block occupying the site to that currently opposite on the Minerva Street/ Argyle Street corner. The block had a curved corner feature and was of the same 4 storey scale with perhaps commercial use on the ground floor. The block was set back from Argyle Street, thereby creating an enhanced area from which the 3 main corner blocks could be viewed. This condition still exists and the set back of the corner on the proposed development site provides an opportunity to create a feature with an enhanced scale befitting the location.

Through pre-application meetings and discussions with GCC Planning Dept, this process of Design Development, Scale and Massing were key considerations, and several design proposals were explored. This process is described in more detail over the course of this chapter, where we have included a range of images indicating the evolution of the design, which is concluded in presenting the final design which has been submitted for Planning along with this report.



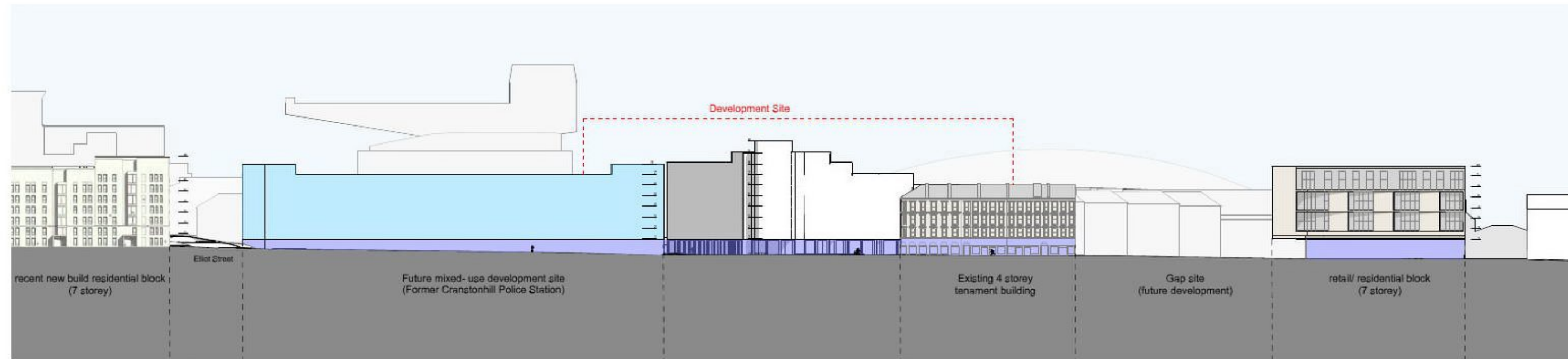
Context Elevation of Site As Existing From Argyle Street



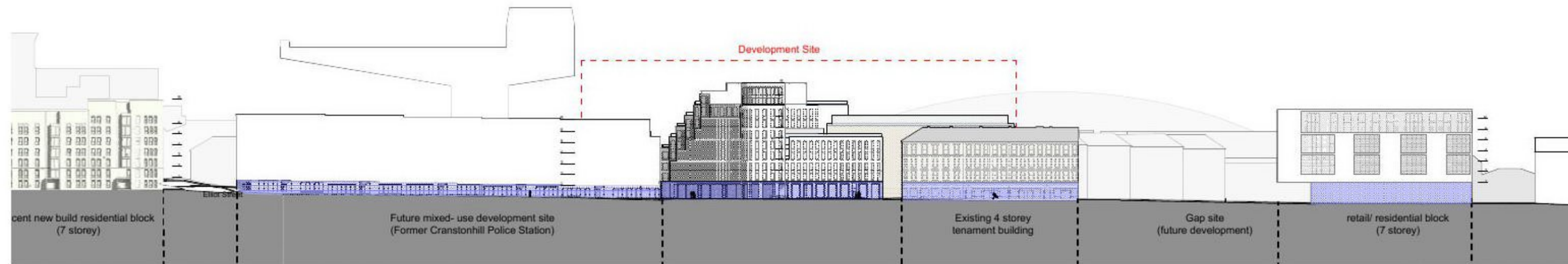
Context Elevation of Site As Existing From Finnieston Street



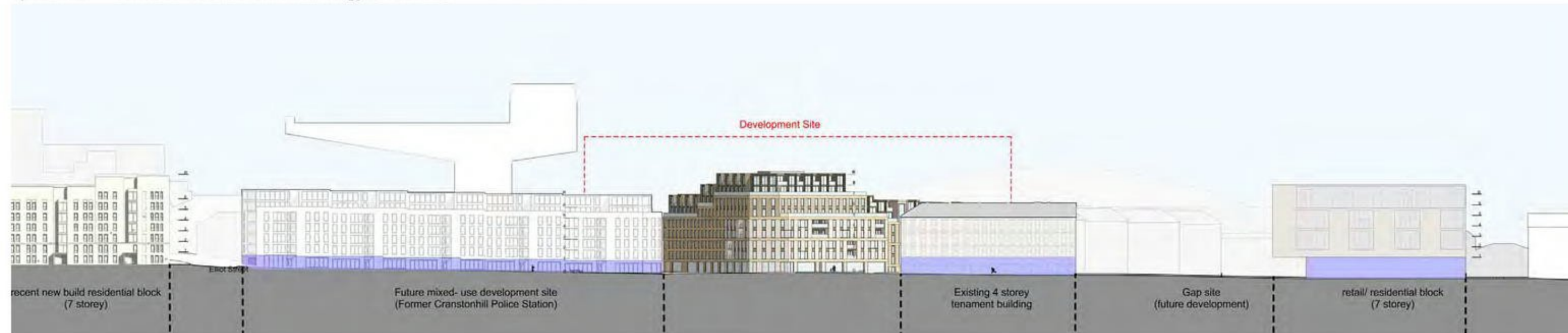
Development site as existing from Argyle St looking West/ Southwest



Option 1 - Context Elevation From Argyle Street



Option 2 - Context Elevation From Argyle Street



Option 3 - Context Elevation From Argyle Street



Option 2 - Context Elevation From Minerva Street



Option 3 - Context Elevation From Minerva Street

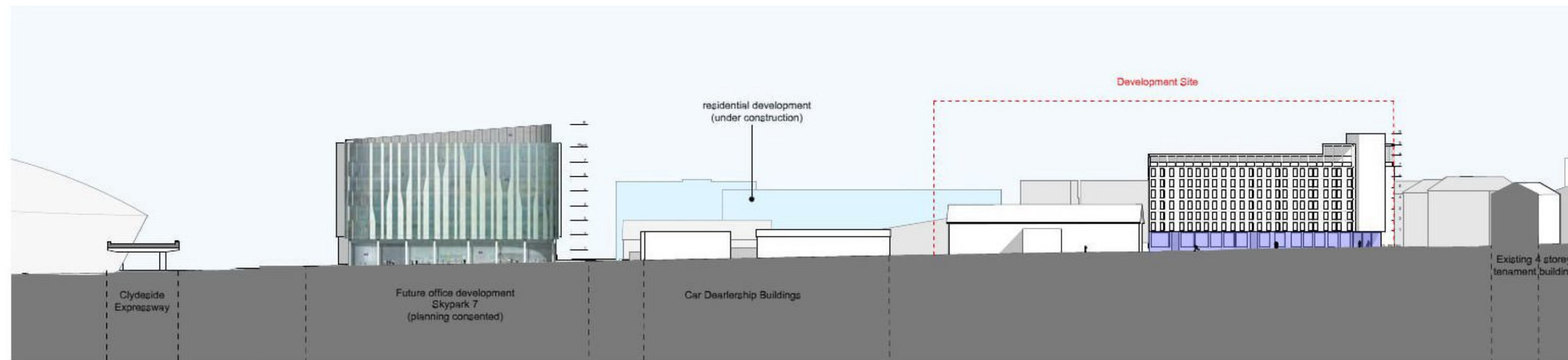
PROPOSED SCALE & MASSING DEVELOPMENT

The initial massing for the development options shown were based on consideration of the existing streetscape and elevations on Minerva Street, Argyle Street and Finnieston Street.

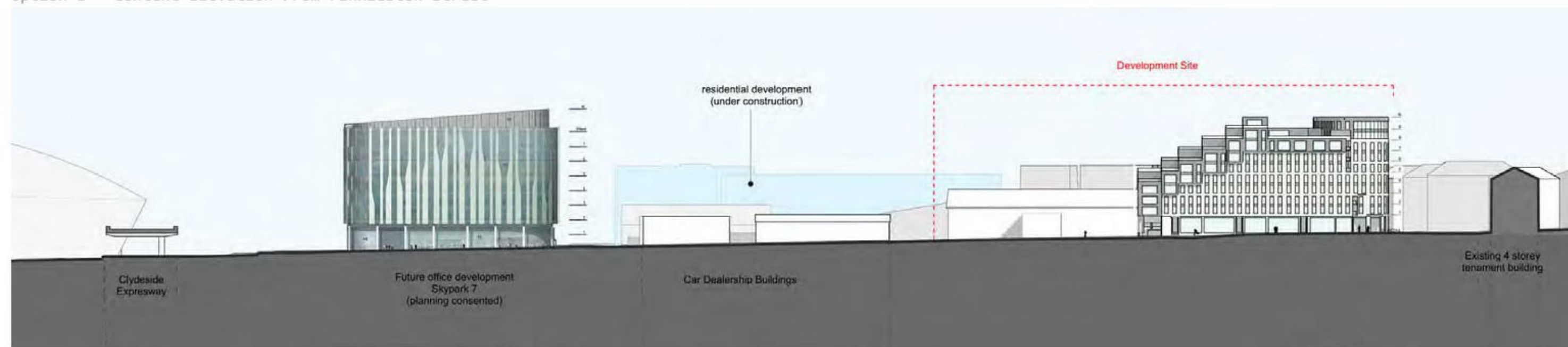
The Argyle Street Elevation was based on an assessment of the existing tenement to the west of the cross along with the potential re-development proposals for the former Cranstonhill Police Station Site to the east. The proposals for this site were not known at the initial development stage, however, an assessment of the potential height was made in light of the recently completed Sanctuary Homes Residential Development on St Vincent Street. The corner blocks in this development were 7 storeys high with an enhanced roof line, this could be seen to continue west onto the police station site. Similarly, a mixed use new build block, further west, set at a scale of 7 storeys with an enhanced GF Retail element provided further proof of the changing attitudes to scale on Argyle Street.

Development Option 1 indicated a corner feature of 10 storeys with side wings stepping down in scale.

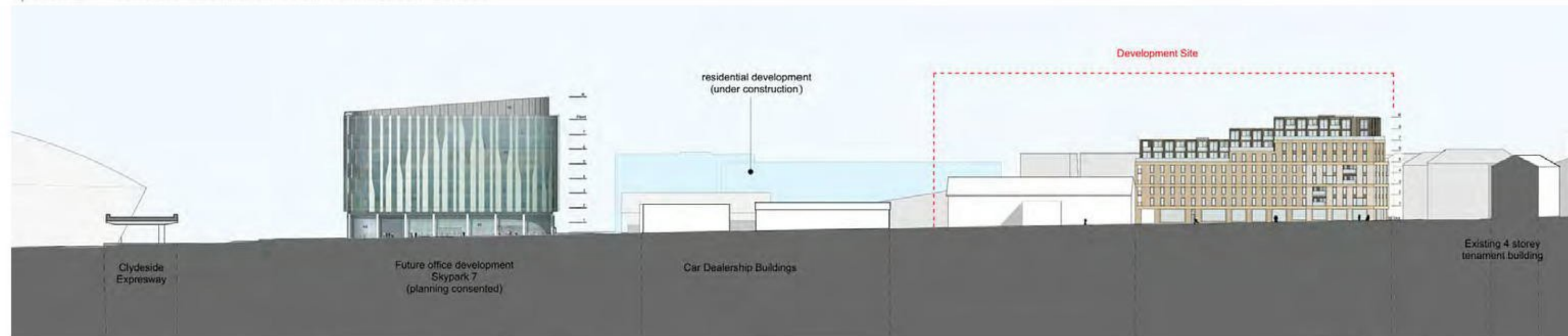
Development Option 2 is an early proposal presented to the Planning Dept which further portrayed the corner element, now in relation to the submitted elevations for the Police Station Site by Westpoint Homes. More emphasis was shown on the relationship with the existing new build neighbouring block on Minerva Street.



Option 1 - Context Elevation From Finnieston Street



Option 2 - Context Elevation From Finnieston Street

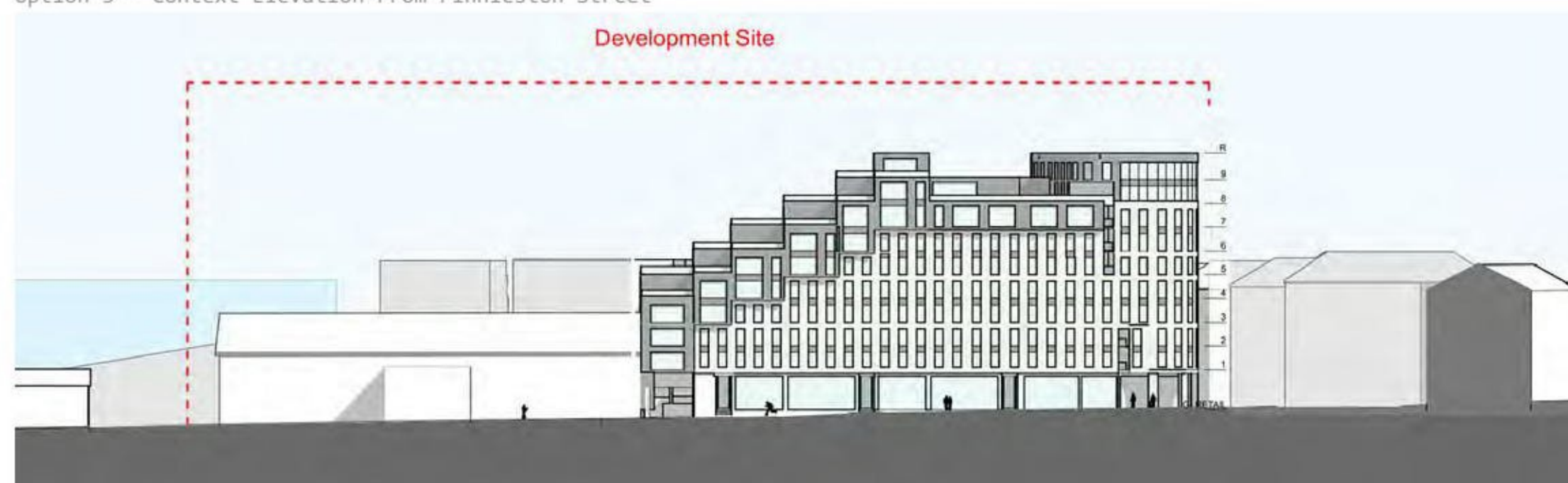


Option 3 - Context Elevation From Finnieston Street

The feedback from the Planning Dept reinforced their desire to look at the wider emerging picture in the Finnieston Area. This was requested in cognisance of the various other sites in the close vicinity (all north of the expressway) which are currently at various stages of the planning process and have the potential to significantly impact upon this part of the city.

Development Option 3 took these factors into consideration, and presented a scheme that more clearly aligned with its neighbours. On the previous page, the Minerva Street façade aligns with the upper floor step back of the adjacent newbuild block, thereby providing reason for adopting an enhanced height for the new development. The transition from residential use at ground floor to commercial as we near the junction with Finnieston Street allows the building line to step forward, an opportunity for the layering of the façade and change of material and treatment. The step back at 5th floor level provides a visual reference to the eaves height on the opposite tenement block on Minerva Street as it rounds the corner onto Argyle Street.

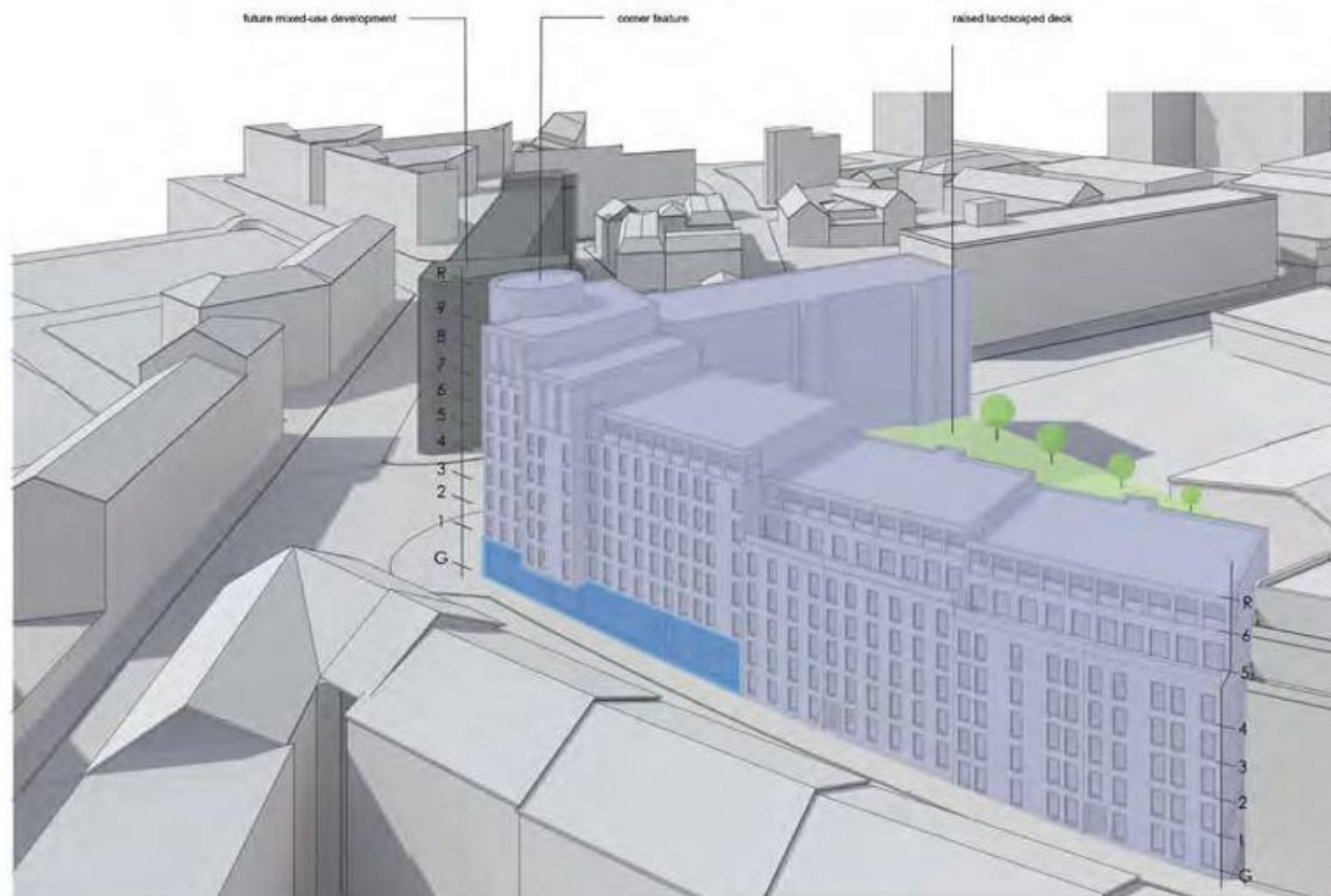
On the Finnieston Street frontage shown here, the ground floor is entirely given over to commercial use, befitting its place on this busy traffic route with varied business uses. The southern edge of the residential site abuts the re-configured retail site. The retail shed set back from the road with new carpark in front, exposes this edge of development on a key route into the west-end from south of the river. The southerly aspect has informed the response adopted, a stepped block, providing tiers of landscaped terraces, softening the building edge, and reducing the scale of the block on this approach.



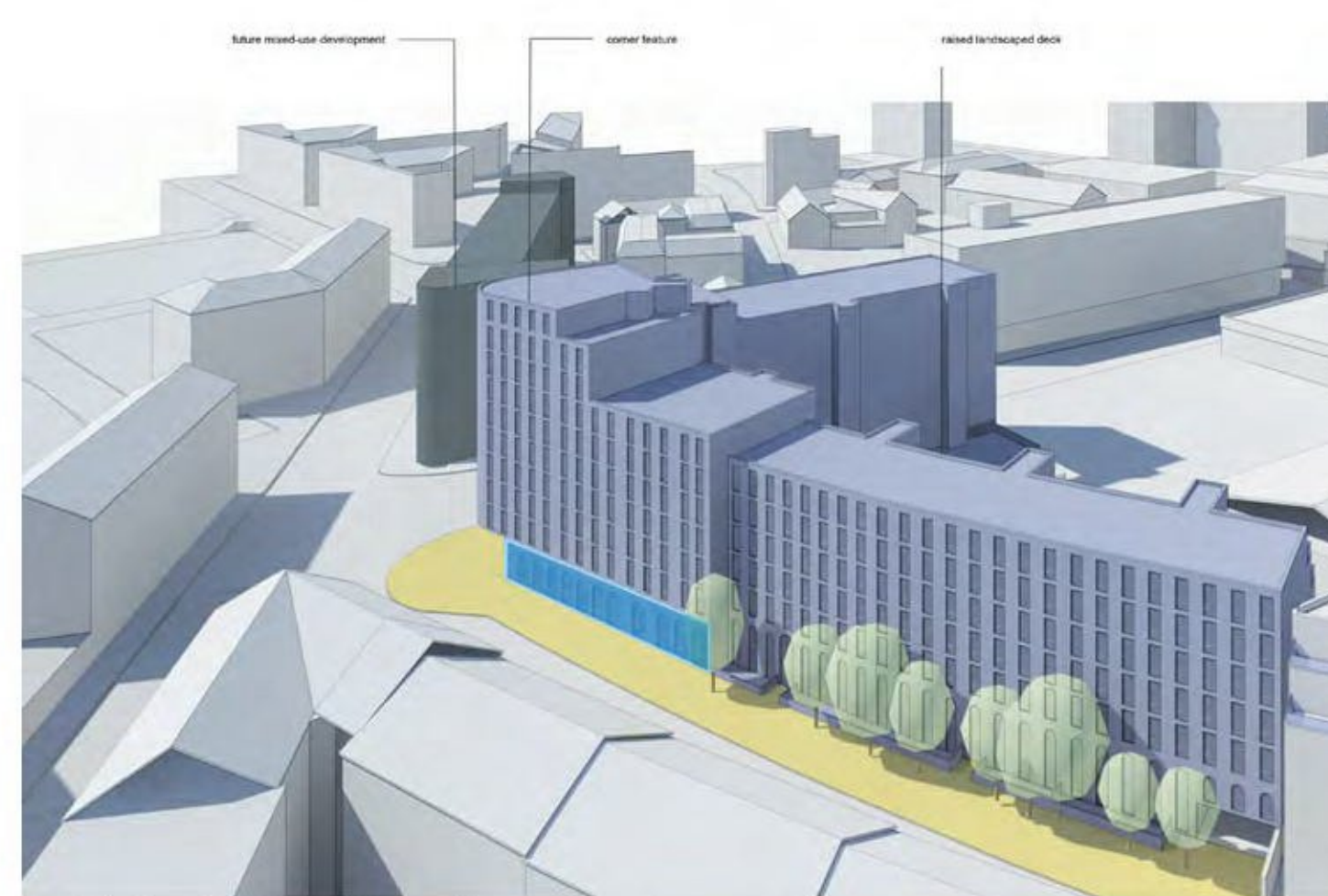
Option 2 - Detailed Context Elevation From Finnieston Street



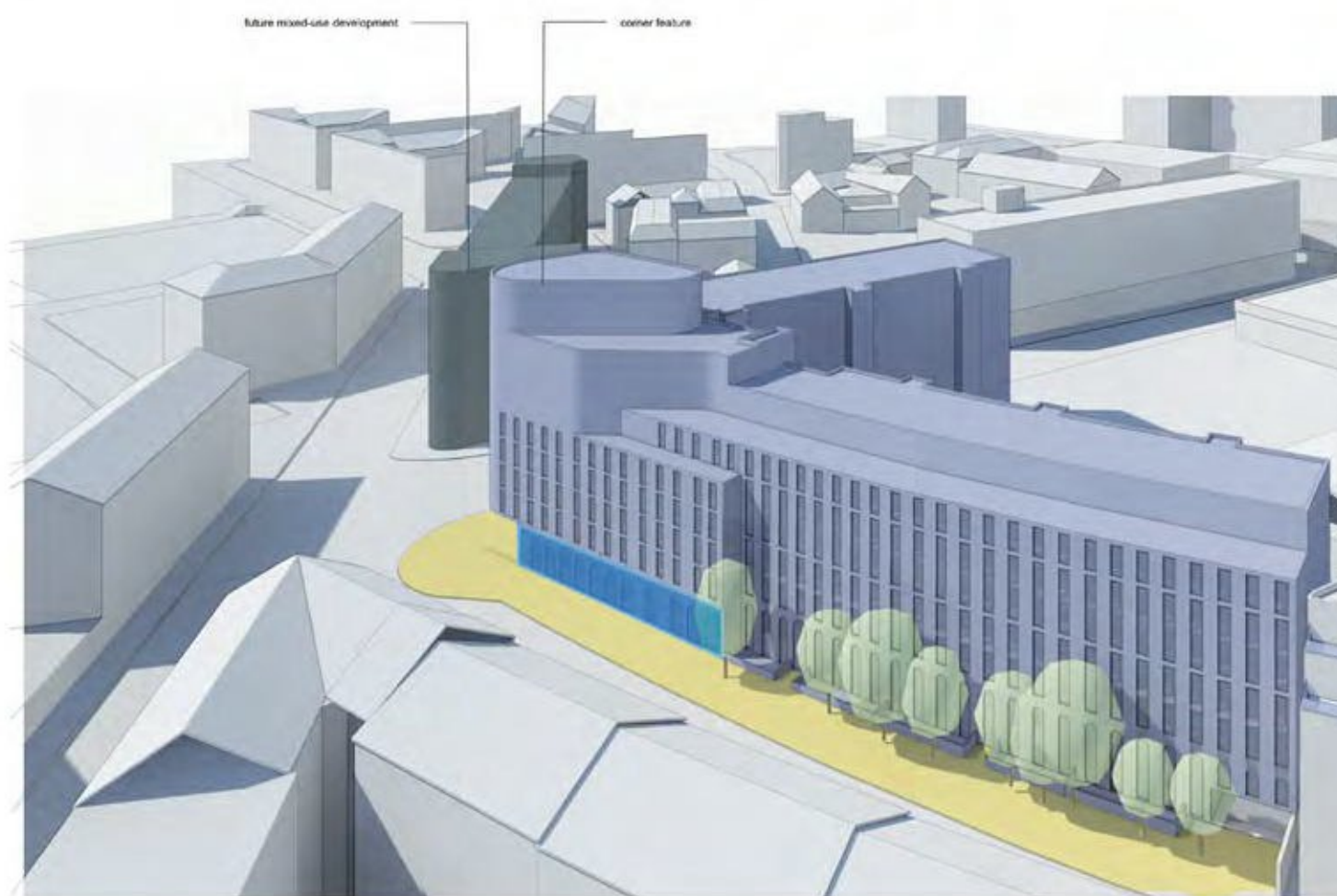
Option 3 - Detailed Context Elevation From Finnieston Street



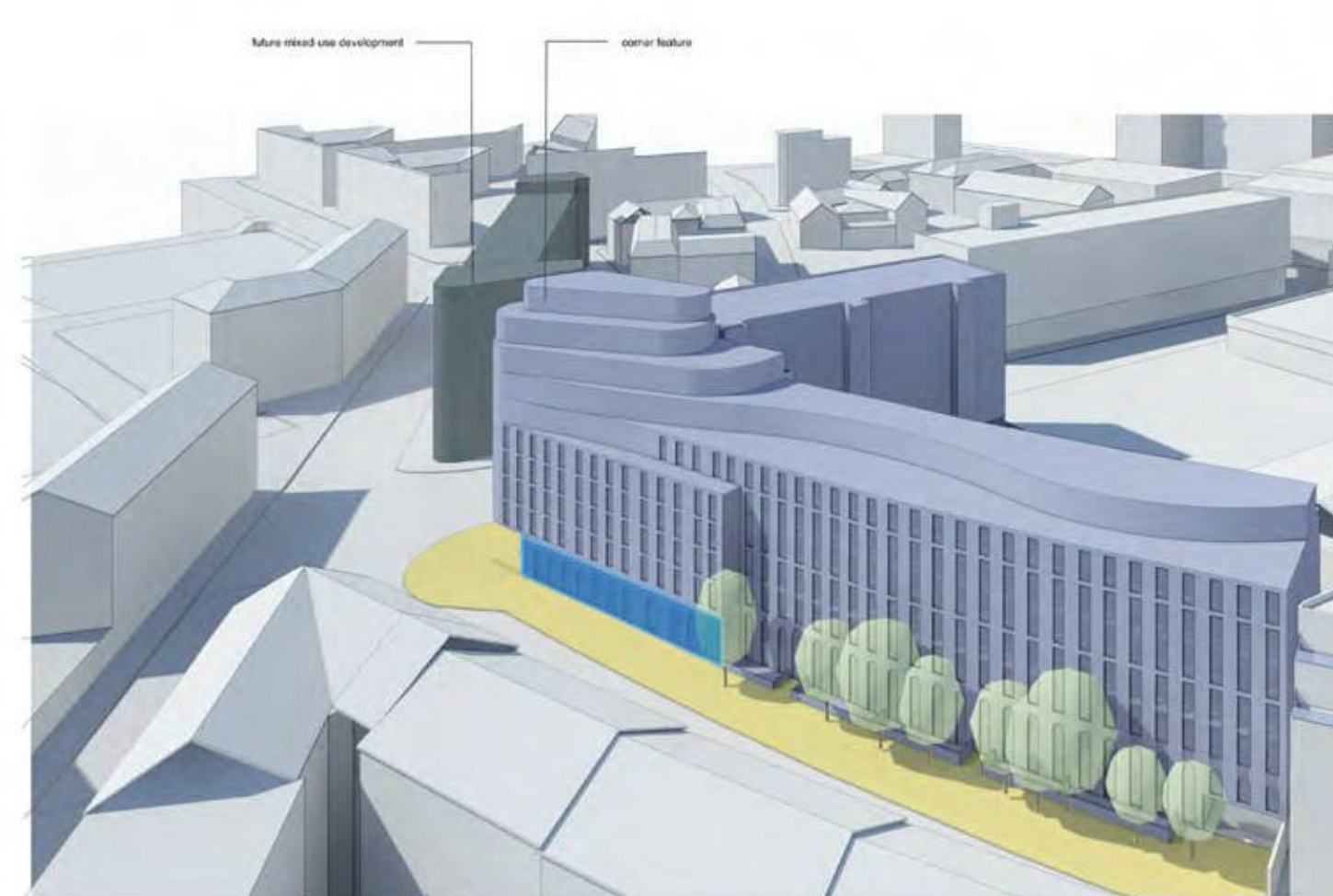
Aerial Massing Image 1 to Minerva Street



Aerial Massing Image 2 to Minerva Street



Aerial Massing Image 3 to Minerva Street



Aerial Massing Image 4 to Minerva Street



Aerial Massing Image 5 to Minerva Street (Option 2)



Aerial Massing Image 6 to Minerva Street (Option 3)

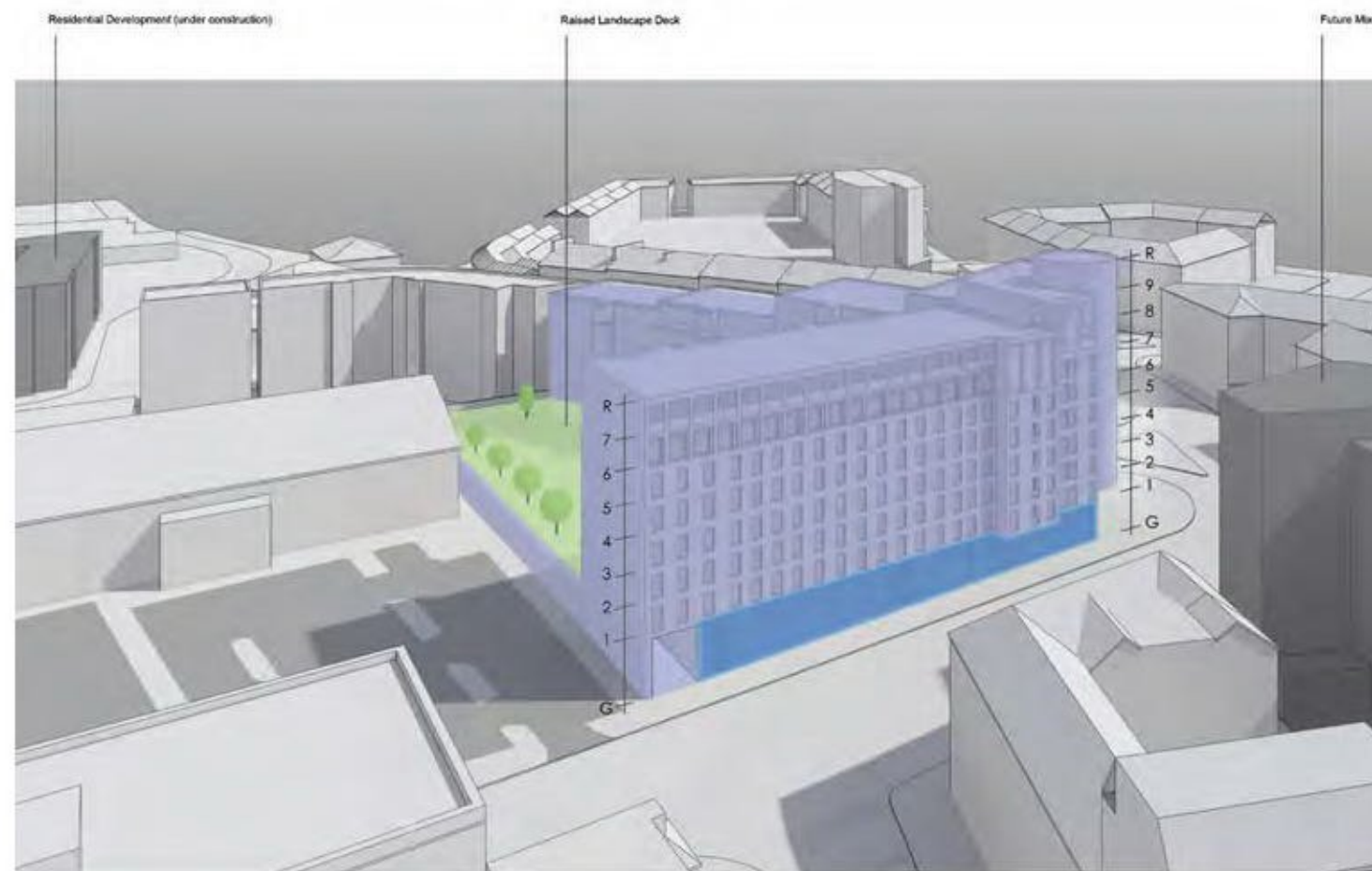
DEVELOPMENT AERIAL VIEW - MINERVA ST

The images adjacent demonstrate the various options for massing and elevation treatments that have been explored in order to arrive at the final design scheme solution for the site. These initial massing models were investigated as the design evolved through discussion with the Design Team and representatives from Glasgow City Council Planning Dept. These key views have been chosen to illustrate the various design moves and there attempt to respect and integrate with the surrounding site context.

It can be seen that two different approaches were taken when assessing the Minerva Street and Finnieston Street Blocks.

Minerva Street in particular is more residential in nature, here, on the earlier models, the building line steps back to protect the existing trees and provide the ground floor flats with small private garden space. This step back in the building allows the façade to align with the upper floor step back of the adjacent newbuild block to the west. The transition from residential use at ground floor to commercial as we near the junction with Finnieston Street allows the building line to step forward, an opportunity for the layering of the façade and change of material and treatment. The step back at 5th floor level provides a visual reference to the eaves height of the Listed Terrace opposite, as it rounds the corner onto Argyle Street.

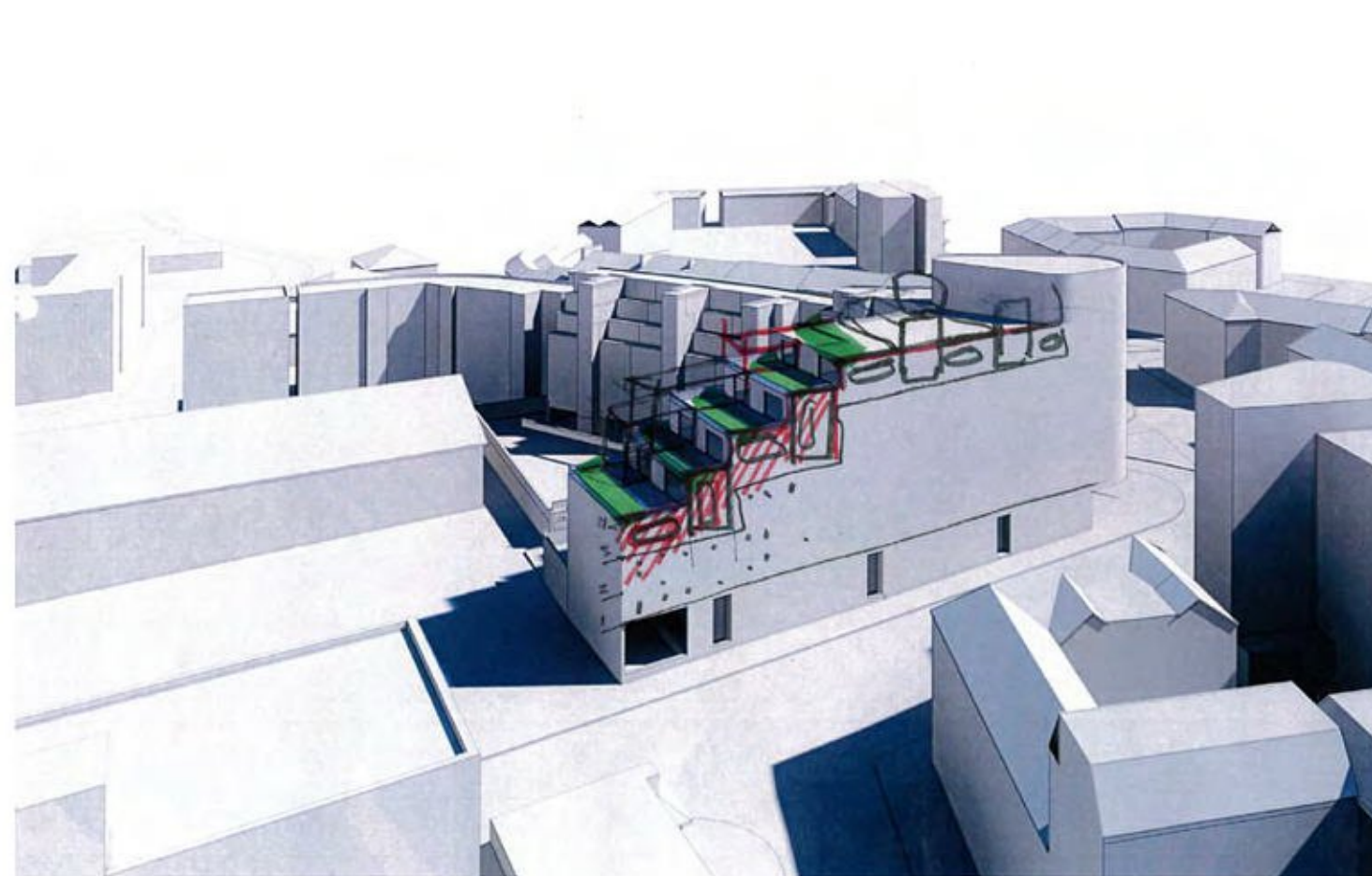
The final scheme would decide on a more enhanced Public Realm for this frontage. One which sought to rationalise the streetscape for the benefit of the new development and the existing properties on Minerva Street.



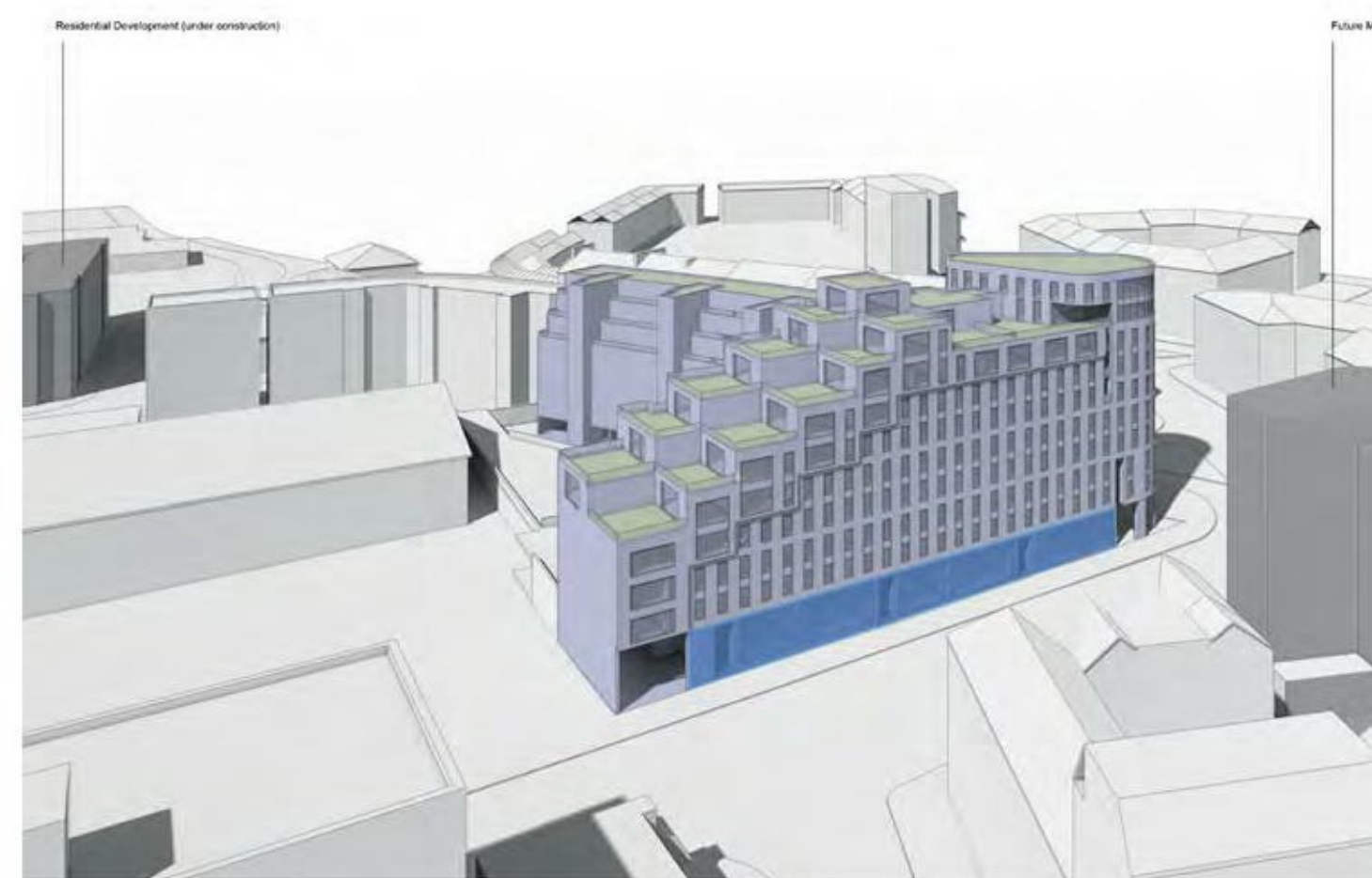
Aerial Massing Image 1 to Finnieston Street



Aerial Massing Image 2 to Finnieston Street



Aerial Massing Image 3 to Finnieston Street



Aerial Massing Image 4 to Finnieston Street



Aerial Massing Image 5 to Finnieston Street (Option 2)



Aerial Massing Image 6 to Finnieston Street (Option 3)

DEVELOPMENT AERIAL VIEW - FINNIESTON ST

The Finnieston Street façade has the opportunity for change, here the ground floor is entirely given over to commercial use, befitting its place on this busy traffic route with varied business uses. The southern edge of the residential site abuts the re-configured retail site. The retail shed is now set back from the road with the new carpark in front, this exposes this edge of development on a key route into the west-end from south of the river. It can be seen from the early massing models that the southerly aspect has informed a stepped block approach, providing tiers of landscaped terraces, softening the building edge and reducing the scale of the block on this approach.



Indicative View from Houldsworth Street looking West - Option 2