



Welcome

On behalf of AR (Finnieston) Ltd part of the Ambassador Group, thank you for taking the time to visit this online public consultation.

This online public consultation is in relation to the new proposals for redevelopment of 30 Finnieston Street in Glasgow. This online event allows us the opportunity to present initial ideas for the development and to provide an opportunity for the local community to respond and provide feedback. These exhibition boards explain our analysis of the site and its environment, identifies opportunities and constraints and outlines our approach to the residential led redevelopment proposals.

About Ambassador Group

Ambassador Group is a Scottish development and investment firm, which has a substantial UK wide property portfolio spanning office, retail, leisure, industrial, residential and mixed use projects.

Ambassador Group have extensive expertise in developments of this nature. They carry out many high profile projects and pride themselves in delivering unique solutions appropriate to each individual project.

Ambassador Group have extensive experience in the uses proposed in the development of 30 Finnieston Street and understand how to deliver successful developments which provide genuine benefit locally, regionally and nationally.

Consultation Process

What is the purpose of the event?

It is a statutory requirement of major planning applications to consult with the local community prior to an application being submitted. This enables the community time to review the proposals and provide comments which are then considered by the design team.

How do I comment on the proposal?

Please provide your comments using the online questionnaire form.

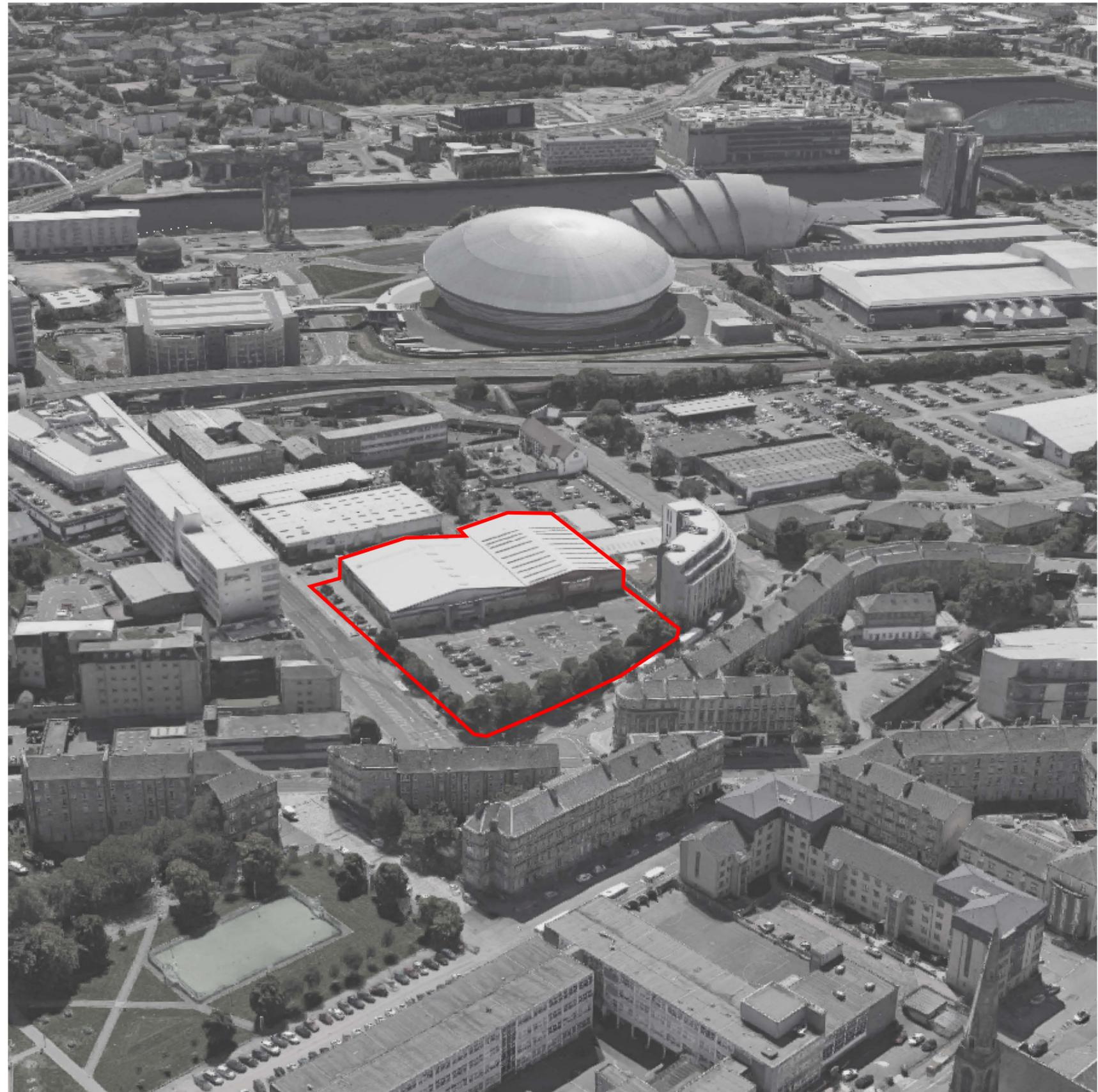
What will happen to my comments?

Your comments will be kept confidential and will not be attributed to individuals. All comments will be collated and considered by the design team in developing the final design proposal.

Who do I contact if I require further information?

Should you require further information please contact:

consultation@finniestonstreet.com



Argyle Street View of Site

Aerial Site View

The Site

The application site is located on the west side of Finnieston Street at the junction intersection with Argyle Street and Minerva Street. The site is currently occupied by two retail units and the associated car park, and extends to approximately 0.9 H/2.4 acres.

The site is bound to the north by Minerva Street, to the east by Finnieston Street, to the south by a car dealership and to the west by residential development and Business uses. The access for pedestrians and vehicles is taken from Finnieston Street, with the carpark screened by railings and planting.

The Plan adjacent indicates the development site outlined in red.

Public Transport

The development site benefits from being within close proximity to a number of Public Transport Routes. The Exhibition Centre Train Station is located at the south end of Minerva Street, which connects with Glasgow Central going east and Partick in the west and beyond to Helensburgh and Balloch.

Argyle Street directly adjacent and Sauchiehall Street to the north provide direct bus routes in and out of Glasgow City Centre and link with routes throughout the city.

The Core Path (C93A) runs along Minerva Street and the National Cycle Route (756) runs through Kelvingrove Park to the north, towards Anderston and Glasgow City Centre.



View North from Finnieston Street



View South from Argyle Street



Location Plan



Finnieston Street/Argyle Street Junction

Site Analysis

Historic Development

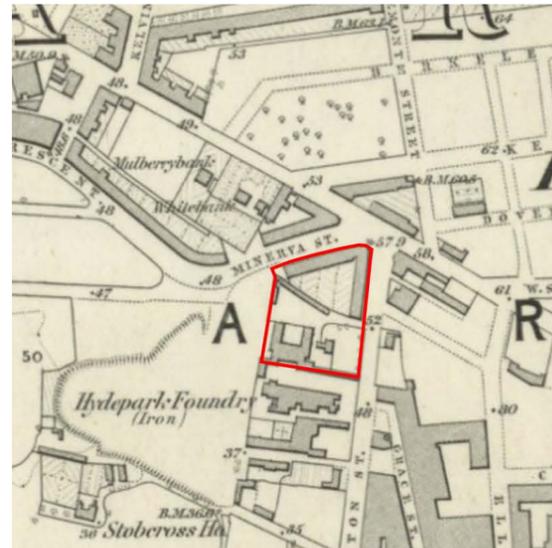
Argyle Street, formerly known as Dumbarton Road was the main route from Glasgow to Dumbarton during the 18th Century, however, by the middle of the century, Dumbarton Road still had a predominantly rural character. In 1849 the Stobcross Estate Company commissioned Architect, Alexander Kirkwood to develop plans for the estate to the south. Stobcross Crescent, later renamed St Vincent Crescent was the first and only part of the development to be built out. The southern tenement block, running along Minerva Street was completed in a similar manner to the elegant 4 storey gusset tenement to the north, both buildings forming a gateway into the new suburb of Stobcross. The introduction of the Railway with the Goods Yard and Stobcross Station(now Exhibition Centre) ended plans for further tenement development and the southern tenement block was demolished in 1972. The various garages and small engine works soon followed, making way for the current retail units and car park on the site.

Planning

The area around the site is designated within the Glasgow LDP as a Local Town Centre - Cranstonhill/ Yorkhill. Its aims for the site are to maintain a balance between retail and non-retail uses that protects the shopping function and permits other appropriate town centre uses, which includes residential.

Conservation Area

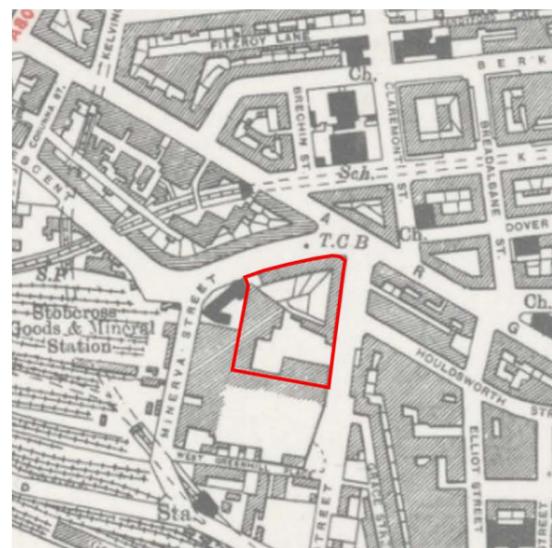
The St Vincent Crescent Conservation Area lies immediately adjacent with its boundary along the Minerva Street boundary of the site, The existing trees are within the conservation boundary and consideration has been taken in the design proposals to create a sensitive approach to this frontage.



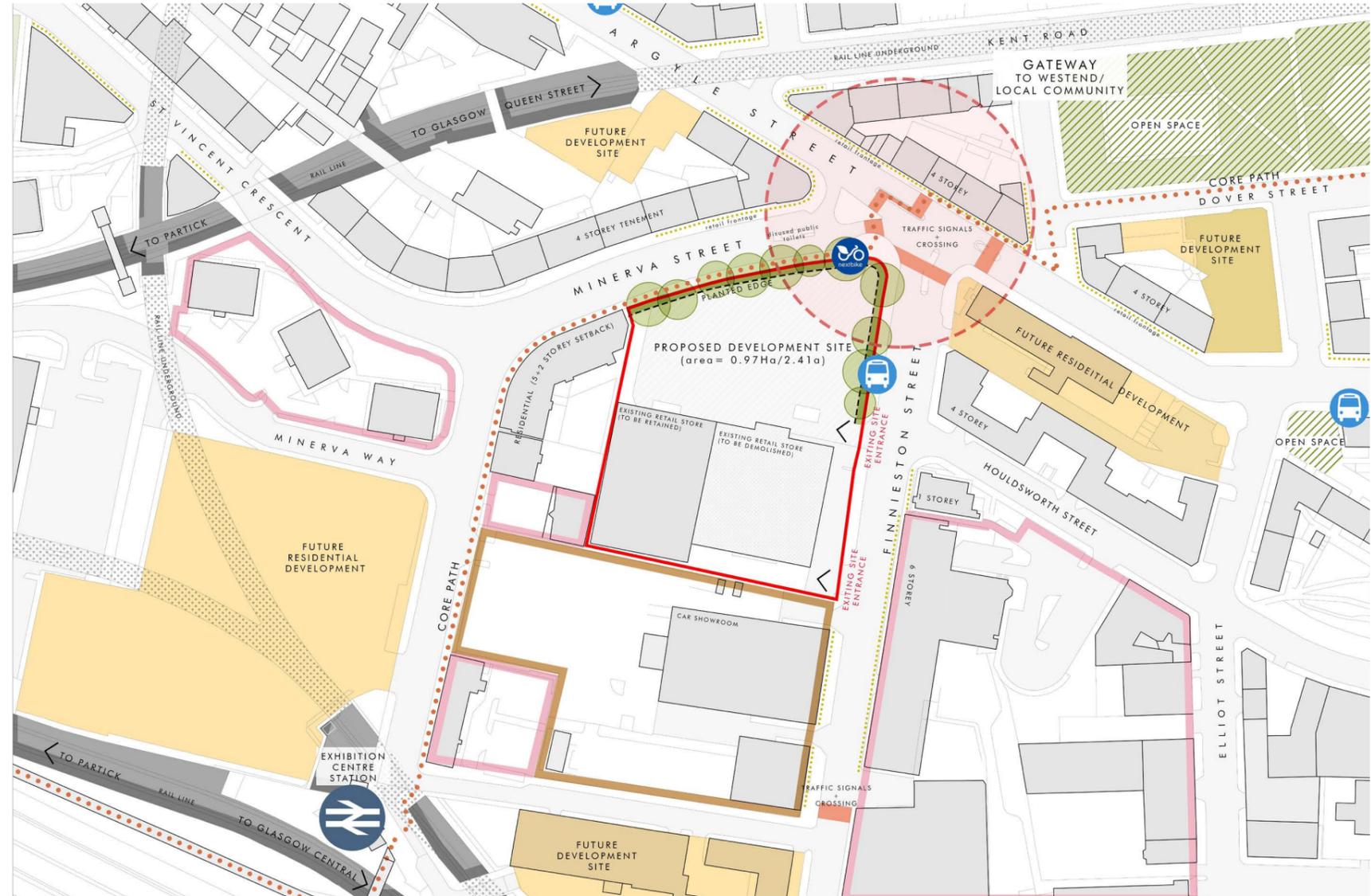
Historic Map (1858)



Historic Map (1894)



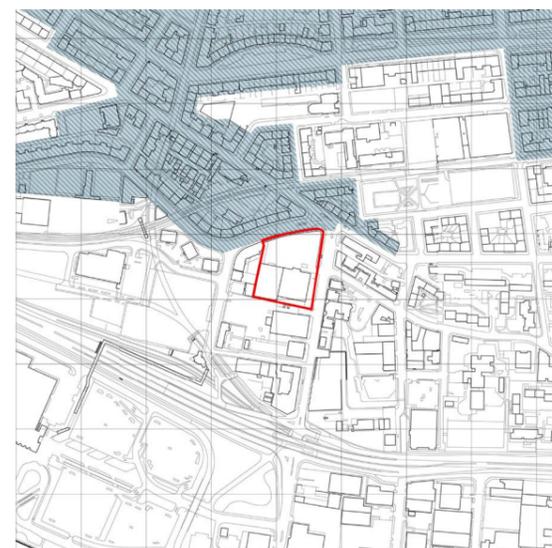
Historic Map (1946)



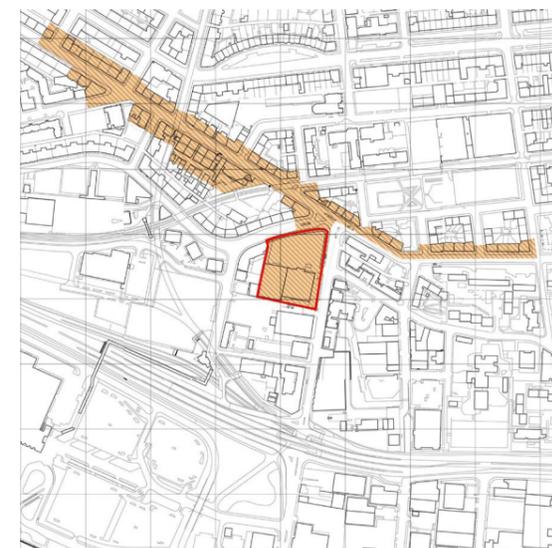
Site Analysis



Historic Site View



Conservation Area



Glasgow Development Plan - SG4 Network Centres



Cycle Route - 756(blue) + Core Paths - C93A(orange)