



MAY 2021

Pre-Application Consultation Report

Conversion of existing building and erection of new build apart-hotel with licensed premises, restaurant and meeting room facilities and associated works (Sui Generis) at Oswald Chambers, Glasgow

Iceni Projects Limited on behalf of
HMH One Clyde Ltd

May 2021

ICENI PROJECTS LIMITED
ON BEHALF OF
HMH ONE CLYDE LTD

Iceni Projects

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Pre-Application Consultation Report
CONVERSION OF EXISTING BUILDING AND ERECTION
OF NEW BUILD APART-HOTEL WITH LICENSED
PREMISES, RESTAURANT AND MEETING ROOM
FACILITIES AND ASSOCIATED WORKS (SUI GENERIS)
AT OSWALD CHAMBERS, GLASGOW

CONTENTS

1. INTRODUCTION.....	1
2. PRE-APPLICATION CONSULTATION ACTIVITIES.....	2
3. ANALYSIS OF FEEDBACK	4
4. CONCLUSION	5

APPENDICES

- A1. PROPOSAL OF APPLICATION NOTICE
- A2. POAN LETTERS
- A3. NEWSPAPER ADVERT
- A4. COPY OF WEB PAGE
- A5. COPY OF FEEDBACK

1. INTRODUCTION

- 1.1 This Pre-Application Consultation Report (PAC Report) has been prepared by Icen Projects Ltd in support of an application by HMH One Clyde Ltd ('the Applicant') to accompany an application for planning permission submitted to Glasgow City Council ('GCC').
- 1.2 An application for planning permission has been submitted to Glasgow City Council for the conversion of the existing building and erection of an apart-hotel at 54-74 Broomielaw/ 5-9 Oswald Street, Glasgow ('the site'). The description of development is: *'Conversion of existing building and erection of new build apart-hotel with licensed premises, restaurant and meeting room facilities and associated works (Sui Generis)'* ('the proposed development').
- 1.3 The proposals constitute "Major" development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 ('the Regulations'). Statutory pre-application consultation has been undertaken in accordance with the relevant Regulations and Scottish Government guidance prior to the submission of the application.
- 1.4 This PAC Report sets out details of the consultation that has been undertaken, and the results of the consultation carried out by the applicants prior to the submission of the application. The formal pre-application consultation commenced following the submission of a Proposal of Application Notice (PoAN) which was received by Glasgow City Council on 5th January 2021 and allocated the reference 21/00082/PAN. A copy of the PoAN is contained in Appendix 1. An Online public exhibition was held with the arrangements meeting the requirements set out in The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 and the Scottish Government guidance on pre-application consultations for public events dated 23rd April 2020.
- 1.5 This PAC Report comprises the following sections:
 - Section 2: Pre-Application Consultation Activities;
 - Section 3: Analysis of Key Issues;
 - Section 4: Conclusions.

2. PRE-APPLICATION CONSULTATION ACTIVITIES

2.1 The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 (“the Regulations”) came into force on 24th April 2020 and amend Regulation 7 (Pre-application consultation) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 in certain circumstances.

2.2 These Regulations apply where a Proposal of Application Notice (PoAN) is lodged with the local planning authority before or during the ‘emergency period’, and an associated application for planning permission is also submitted during the ‘emergency period’ or within the period of 6 months immediately following the expiry of the ‘emergency’ period. The Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Regulations 2021 came into force on 31st March 2021 and define the ‘emergency period’ as ending on 30th September 2021. As such, there is currently no requirement for a physical public event to be held.

2.3 The following requirements have been met:

- Submission of a Proposal of Application Notice (PoAN) to the relevant planning authority;
- A minimum of 12 weeks must elapse between giving the notice and submitting an application;
- Informing the community councils that the application site is either within or adjacent to;
- Publish, in a local paper, a notice containing:
 - a description of, and the location of, the proposed development;
 - details as to where how (including by what electronic means) further information may be obtained concerning the proposed development;
 - a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so;
 - a statement that comments made to the prospective applicant are not representations to the planning authority and if the prospective applicant submits an application there will be an opportunity to make representations on that application to the planning authority; and

- an indication of the alternative consultation arrangements and how and when they will operate and how to find out more information.

Notified Parties

- 2.4 Blythswood and Broomielaw Community Council, Ward Councillors, the local MP and MSP were sent a copy of the PoAN and details of the online consultation arrangements. A virtual meeting was held with the Community Council on 24th March 2021.

Consultation Arrangements

- 2.5 In line with Scottish Government guidance the following arrangements were put in place:
- A project web page was set up – www.thebroomielawhotel.co.uk - this was available for members of the public to freely access in their own time for at least 21 days, from 2nd March 2021 – 24th March 2021;
 - The web page contained information in relation to the development site, the proposals and how to engage and provide feedback to the project team (see Appendix 4);
 - The webpage provided dedicated contact details for Iceni Projects should anyone have any questions or feedback on the proposals;
 - An online feedback form was provided as well as an email address for any queries or feedback to be sent to;
 - Between 3pm and 7pm on Wednesday 10th March 2021, the project design team were available to respond to any queries and to discuss the proposals via email or phone – to facilitate public participation and allow an interactive discussion to take place;
 - A deadline for all feedback being received of 24th March 2021 was set - this date was at least 7 days after the live consultation and at least 21 days after the press advert was published in the Evening Times,
 - The PAC arrangements were advertised in the Glasgow Evening Times on 19th February (see Appendix 3);
 - All notified parties on the PoAN received written correspondence confirming the PAC arrangements, timescales and contact details for obtaining further information and providing feedback (see Appendix 2).

3. ANALYSIS OF FEEDBACK

- 3.1 This section provides a summary of the feedback received during the pre-application consultation and provides a response from the applicant and design team to the comments made.
- 3.2 The web page was viewed 1,081 times and two feedback forms were completed via the web page. These respondents stated that they support the redevelopment of the site, that they agree that the principle of co-living and associated commercial use is appropriate for the site and commented that they welcome the development.
- 3.3 One individual commented that they supported the development but wouldn't like to stay in a room on the ground floor. The Design and Access Statement confirms that the ground floor level of the development supports the main entrance and reception area. Internally, the front of house areas have been arranged to meet the proposed operators brand standards with public activities occurring at street level. Seven bedrooms are located on a raised ground floor for privacy from street level
- 3.4 A copy of the feedback forms is included as Appendix 5.

■ CONCLUSION

- 4.1 This PAC Report meets the requirements set out in The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 and the guidance in relation to pre-application consultation issued by the Scottish Government on 24th April 2020.
- 4.2 HMM One Clyde Ltd propose the conversion of the existing building and erection of a hotel at 54-74 Broomielaw/ 5-9 Oswald Street, Glasgow. This constitutes a major development.
- 4.3 In line with the Regulations, pre-application consultation has taken place and this PAC Report provides evidence that the statutory requirements for pre-application consultation have been met.
- 4.4 Consultation took place online with information about the site and the proposals available to view on a dedicated webpage. An interactive consultation was arranged whereby members of the project team could be contacted via phone and email and any questions from members of the public about the proposals could be answered.
- 4.5 Feedback was received via the webpage. Two responses were received in total and the comments have been reviewed within section 3 of this Report. The points raised during the consultation process were supportive of hotel development at this location.
- 4.6 A meeting was held with Blythswood and Broomielaw Community Council, where members of the design team were able to answer any queries the Community Council had regarding the development. Overall the Community Council were supportive of the principle of the development.

A1. PROPOSAL OF APPLICATION NOTICE

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulations 4 -7)

**To be completed for all developments within the
national or major categories of development**

Name of Council	Glasgow City Council
Address	231 George Street, Glasgow, G1 1RX

Proposed development at [Note 1]	54-74 Broomielaw / 5-9 Oswald Street, Glasgow

Description of proposal [Note 2]	Please refer to separate paper apart

Notice is hereby given that an application is being made to

[Note 3]	Glasgow City	Council by [Note 4]	HMH One Clyde Ltd
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Of [Note 5]	c/o Icen Projects Ltd, 177 West George Street, Glasgow, G2 2LB
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In respect of [Note 6]	Online public exhibition (please refer to separate paper apart)
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To take place on [Note 7]	Please refer to separate paper apart
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[Note 8] The following parties have received a copy of this Proposal of Application Notice

Please refer to separate paper apart

[Note 9] For further details contact	Ian Gallacher, Icen Projects Ltd
--------------------------------------	----------------------------------

on telephone number	07868 730 512 / igallacher@iceniprojects.com
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And/or at the following address	177 West George Street, Glasgow, G2 2LB
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[Note 10] I certify that I have attached a plan outlining the site

Signed	
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On behalf of	HMH One Clyde Ltd
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Date	05.01.2021
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PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

NOTES FOR GUIDANCE

- [Note 1] – Insert postal address or location of proposed development
- [Note 2] – Insert description in general terms of the development to be carried out.
- [Note 3] – Insert Council name.
- [Note 4] – Insert name of applicant and/or agent
- [Note 5] – Insert applicant's and/or agent's postal address
- [Note 6] – Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting
- [Note 7] – Insert date and venue of consultation
- [Note 8] – Insert list of those groups who have been invited to attend
- [Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)
- [Note 10] – Attach plan that outlines the location of the proposed development and is sufficient to identify the site

Pre-application Consultation (PAC)

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

Submission of an Application after Pre-application Consultation Notice

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

Additional consultation activity (responding to the Proposal of Application Notice)

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

Minimum consultation activity

Consultation with community councils - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

The public event - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.



Proposal of Application Notice (Further Information Sheet)

54-74 Broomielaw / 5-9 Oswald Street, Glasgow, G1 5QR

The following information addresses notes 2, 6, 7 & 8 of the Proposal of Application Notice that has been completed on behalf of HMH One Clyde Ltd in respect of the above site.

2) Description of Development

Conversion of existing building and erection of new build apart-hotel with licensed premises, restaurant and meeting room facilities and associated works (Sui Generis)

6) and 7) Details of Proposed Consultation

The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 ("the Regulations") came into force on 24th April 2020 and amend Regulation 7 (Pre-application consultation) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 in certain circumstances.

These Regulations apply where a Proposal of Application Notice (PoAN) is lodged with the local planning authority before or during the 'emergency period', and an associated application for planning permission is also submitted during the 'emergency period' or within the period of 6 months immediately following the expiry of the 'emergency' period. The Town and Country Planning (Emergency Period and Extended Period) (Coronavirus) (Scotland) Regulations 2020 came into force on 5th October 2020 and define the 'emergency period' as ending on 31st March 2021. As such, there is currently no requirement for a physical public event to be held.

In line with Scottish Government Guidance: COVID 19 Emergency and Pre-Application Consultation and Requirements for a Public Event (April 2020), the following consultation will be undertaken in relation to this project:

- A dedicated webpage on an existing website or a new website will be created to display information on the project and details on how to engage. This will be live between 2nd and 24th March 2021.
- A live interactive web-based consultation will take place on Wednesday 10th March 2021, between 3pm and 7pm.

During these times, members of the design team will be available to answer questions submitted by email or to take phone calls via a dedicated email address and phone number.

The above consultation will be referenced within the newspaper notice which will be placed in the Evening Times at least 7 days before the date of the online consultation event in March.

8) Parties who have received a copy of this PoAN

Glasgow Central MP - Alison Thewliss MP – alison.thewliss.mp@parliament.uk

Sandra White MSP - Sandra.White.msp@parliament.scot

Ward 10 Anderston / City / Yorkhill Councillors:

Councillor Philp Braat – philip.braat@glasgow.gov.uk

Councillor Angus Millar – angus.millar@glasgow.gov.uk

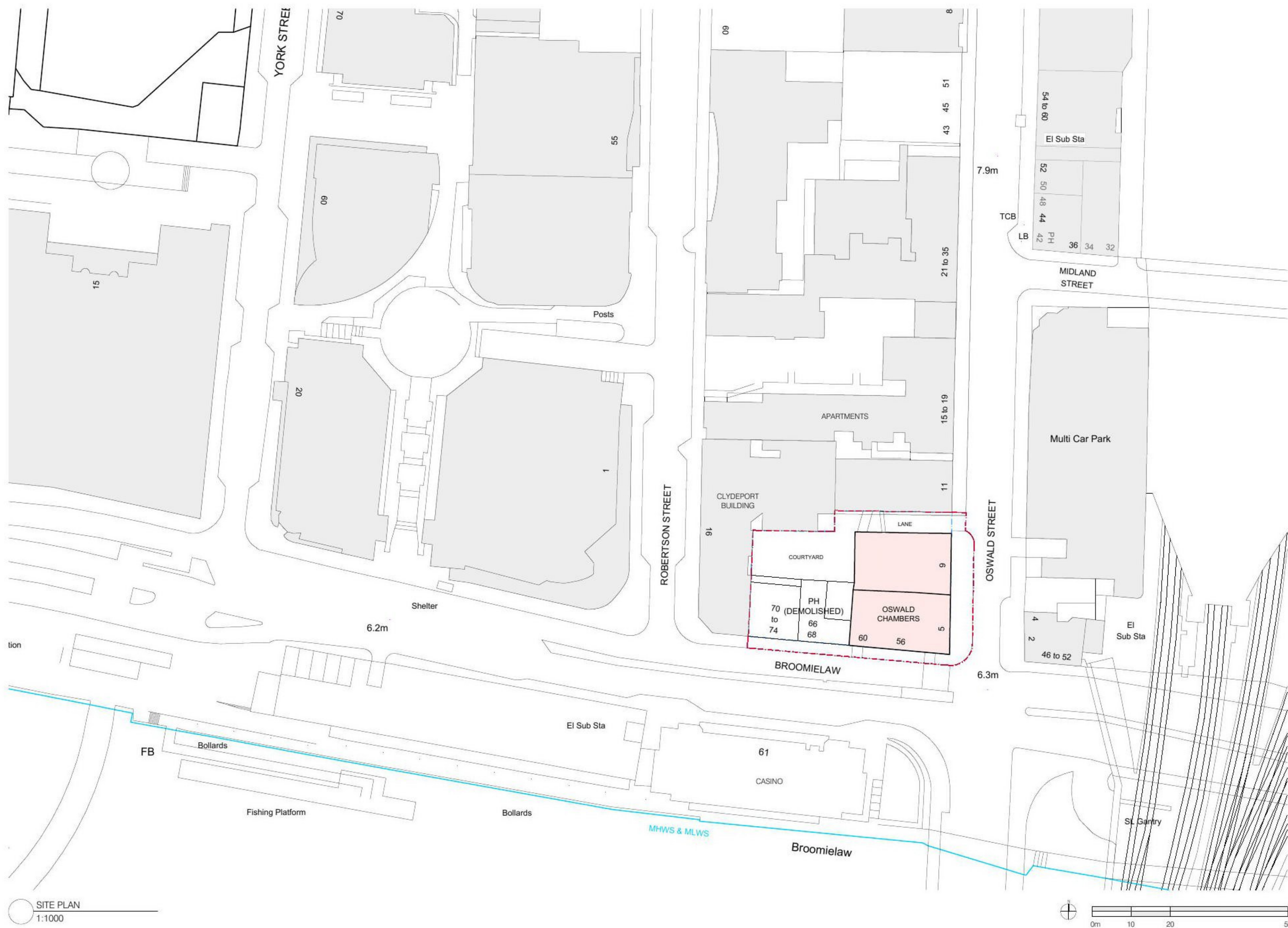
Councillor Christy Mearns – christy.mearns@glasgow.gov.uk

Councillor Eva Bolander - eva.bolander@glasgow.gov.uk

Community Councils:

Garnethill Community Council – garnethill.cc@gmail.com

Blythswood and Broomielaw Community Council - babccglasgow@gmail.com



SITE PLAN
1:1000

Please do not scale from this drawing.
All dimensions should be checked on site prior to
commencing construction work.
If in doubt please ask.

SITE AREA
AREA 01 = 1121 SQM (0.27 ACRES)

Rev No	Description	Date
REVISIONS		

mosaic
architecture + design

3rd Floor
226 West George Street
Glasgow
G2 2PQ

t: 0141 554 6977
e: office@mosaic-ad.com
w: www.mosaic-ad.com

Client
HMH ONE CLYDE LTD

Job Title
THE BROOMIELAW HOTEL
BROOMIELAW
GLASGOW

Drawing Title
LOCATION PLAN

Scale @ A3	Date	Drawn By
1:1000	DEC 20	DC
Job No	Drawing No	Checked
20018	AL(0)100	NH

PLANNING

**A2. COPY OF EMAIL SENT TO NOTIFIED PARTIES TO CONFIRM
CONSULTATION ARRANGEMENTS**

Maura McCormack

From: Maura McCormack
Sent: 08 March 2021 12:45
To: philip.braat@glasgow.gov.uk; angus.millar@glasgow.gov.uk;
christy.mearns@glasgow.gov.uk; eva.bolander@glasgow.gov.uk
Cc: MacGrain, Fiona
Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw /
5-9 Oswald Street

Dear Councillors,

Further to my colleague Sara Cockburn's email dated 19th February, I can confirm that the online pre-application consultation is now live at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

We will continue to liaise with Fiona should you wish to set up a separate briefing session.

If you have any queries, please do not hesitate to get in touch.

Kind Regards,
Maura

Maura McCormack MRTPI
Senior Planner, Planning

telephone: 0141 406 9888

mobile: 07739 323 059

email: mmccormack@iceniprojects.com



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PLANNING
AWARDS 2020
WINNER

From: Sara Cockburn <SCockburn@iceniprojects.com>

Sent: 19 February 2021 16:48

To: philip.braat@glasgow.gov.uk; angus.millar@glasgow.gov.uk; christy.mearns@glasgow.gov.uk;
eva.bolander@glasgow.gov.uk

Cc: MacGrain, Fiona <Fiona.MacGrain@glasgow.gov.uk>

Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Councillors,

Further to my email dated 5th January, I can confirm that the pre-application consultation event for the proposed development at 54-74 Broomielaw / 5-9 Oswald Street will take place online at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm. Information about the proposals will be available to view on the website in advance.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

We are happy to set up a separate briefing session with yourselves and shall continue to liaise with Fiona to arrange a date for this.

If you have any queries, please do not hesitate to get in touch.

Kind regards,
Sara

Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996

mobile: 07527 918 199

email: SCockburn@iceniprojects.com



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**PLANNING
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From: Sara Cockburn <[SC](#)>

Sent: 05 January 2021 12:14

To: [g](#)

Subject: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Councillors,

Happy New Year to you.

On behalf of our client, HMH One Clyde Ltd, please find attached a Proposal of Application Notice (PoAN), Further Information Sheet and site location plan in respect of a proposed apart-hotel development at the site at 54-74 Broomielaw / 5-9 Oswald Street, Glasgow.

This PoAN has been submitted to Glasgow City Council today.

An online exhibition will take place between 2nd and 24th March 2021 – details of how to access the web page will be circulated to all notifiable parties in advance of the exhibition commencing and will be advertised via a public notice in The Evening Times. A live web-based consultation will take place between 3pm and 7pm on 10th March 2021 when members of the project team will be available to respond to any queries in relation to the proposals.

If you have any queries in relation to the attachments or proposed consultation, please contact me on the details below.

Kind regards,
Sara

Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996

mobile: 07527 918 199

email: SCockburn@iceniprojects.com



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Maura McCormack

From: Maura McCormack
Sent: 08 March 2021 12:50
To: [REDACTED]
Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Ms Thewliss MP,

Further to my colleague Sara Cockburn's email dated 19th February, I can confirm that the online pre-application consultation is now live at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

If you have any queries, please do not hesitate to get in touch.

Kind Regards,
Maura

Maura McCormack MRTPI
Senior Planner, Planning

telephone: 0141 406 9888
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email: mmccormack@iceniprojects.com



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From: Sara Cockburn <SCockburn@iceniprojects.com>
Sent: 19 February 2021 16:49
To: alison.thewliss.mp@parliament.uk
Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Ms Thewliss MP,

Further to my email dated 5th January, I can confirm that the pre-application consultation event for the proposed development at 54-74 Broomielaw / 5-9 Oswald Street will take place online at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm. Information about the proposals will be available to view on the website in advance.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

If you have any queries, please do not hesitate to get in touch.

Kind regards,
Sara

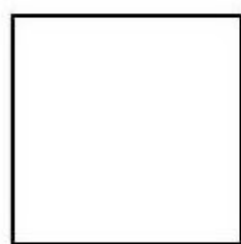
Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996
mobile: 07527 918 199
email: SCockburn@iceniprojects.com



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From: Sara Cockburn <SCockburn@iceniprojects.com>
Sent: 05 January 2021 12:16
To: alison.thewliss.mp@parliament.uk
Subject: Proposal of Application Notice obo HMM One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Ms Thewliss MP,

Happy New Year to you.

On behalf of our client, HMM One Clyde Ltd, please find attached a Proposal of Application Notice (PoAN), Further Information Sheet and site location plan in respect of a proposed apart-hotel development at the site at 54-74 Broomielaw / 5-9 Oswald Street, Glasgow.

This PoAN has been submitted to Glasgow City Council today.

An online exhibition will take place between 2nd and 24th March 2021 – details of how to access the web page will be circulated to all notifiable parties in advance of the exhibition commencing and will be advertised via a public notice in The Evening Times. A live web-based consultation will take place between 3pm and 7pm on 10th March 2021 when members of the project team will be available to respond to any queries in relation to the proposals.

If you have any queries in relation to the attachments or proposed consultation, please contact me on the details below.

Kind regards,
Sara

Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996
mobile: 07527 918 199
email: SCockburn@iceniprojects.com



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Maura McCormack

From: Maura McCormack
Sent: 08 March 2021 12:51
To: [REDACTED]
Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Blythswood & Broomielaw Community Council,

Further to my colleague Sara Cockburn's email dated 19th February, I can confirm that the online pre-application consultation is now live at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

If you have any queries, please do not hesitate to get in touch.

Kind Regards,
Maura

Maura McCormack MRTPI
Senior Planner, Planning

telephone: 0141 406 9888
mobile: 07739 323 059
email: mmccormack@iceniprojects.com



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From: Sara Cockburn <SCockburn@iceniprojects.com>
Sent: 19 February 2021 16:52
To: babccglasgow@gmail.com
Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Blythswood & Broomielaw Community Council,

Further to my email dated 5th January, I can confirm that the pre-application consultation event for the proposed development at 54-74 Broomielaw / 5-9 Oswald Street will take place online at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm. Information about the proposals will be available to view on the website in advance.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

If you have any queries, please do not hesitate to get in touch.

Kind regards,
Sara

Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996
mobile: 07527 918 199
email: SCockburn@iceniprojects.com



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From: Sara Cockburn <SCockburn@iceniprojects.com>

Sent: 05 January 2021 12:21

To: babccglasgow@gmail.com

Subject: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Blythswood & Broomielaw Community Council,

Happy New Year to you.

On behalf of our client, HMH One Clyde Ltd, please find attached a Proposal of Application Notice (PoAN), Further Information Sheet and site location plan in respect of a proposed apart-hotel development at the site at 54-74 Broomielaw / 5-9 Oswald Street, Glasgow.

This PoAN has been submitted to Glasgow City Council today.

An online exhibition will take place between 2nd and 24th March 2021 – details of how to access the web page will be circulated to all notifiable parties in advance of the exhibition commencing and will be advertised via a public notice in The Evening Times. A live web-based consultation will take place between 3pm and 7pm on 10th March 2021 when members of the project team will be available to respond to any queries in relation to the proposals.

If you have any queries in relation to the attachments or proposed consultation, please contact me on the details below.

Kind regards,
Sara

Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996
mobile: 07527 918 199
email: SCockburn@iceniprojects.com



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Maura McCormack

From: Maura McCormack
Sent: 08 March 2021 12:53
To: [REDACTED]
Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Garnethill Community Council,

Further to my colleague Sara Cockburn's email dated 19th February, I can confirm that the online pre-application consultation is now live at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

If you have any queries, please do not hesitate to get in touch.

Kind Regards,
Maura

Maura McCormack MRTPI
Senior Planner, Planning

telephone: 0141 406 9888
mobile: 07739 323 059
email: mmccormack@iceniprojects.com



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From: Sara Cockburn <SCockburn@iceniprojects.com>
Sent: 19 February 2021 16:51
To: garnethill.cc@gmail.com
Subject: RE: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Garnethill Community Council,

Further to my email dated 5th January, I can confirm that the pre-application consultation event for the proposed development at 54-74 Broomielaw / 5-9 Oswald Street will take place online at www.thebroomielawhotel.co.uk

On Wednesday 10th March, members of the project team will be available to respond to any queries via phone or email between the hours of 3pm and 7pm. Information about the proposals will be available to view on the website in advance.

Please direct any queries to thebroomielawhotel@iceniprojects.com or phone – 0141 465 4996 - and please provide any feedback or comments via the online feedback form on the website or using the contact details above by 24th March 2021.

If you have any queries, please do not hesitate to get in touch.

Kind regards,
Sara

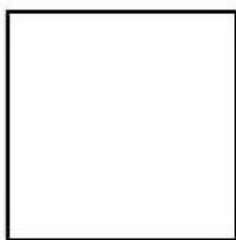
Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996
mobile: 07527 918 199
email: SCockburn@iceniprojects.com



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From: Sara Cockburn [REDACTED]
Sent: 05 January 2021 12:19
To: [REDACTED]
Subject: Proposal of Application Notice obo HMH One Clyde Ltd | 54-74 Broomielaw / 5-9 Oswald Street

Dear Garnethill Community Council,

Happy New Year to you.

On behalf of our client, HMH One Clyde Ltd, please find attached a Proposal of Application Notice (PoAN), Further Information Sheet and site location plan in respect of a proposed apart-hotel development at the site at 54-74 Broomielaw / 5-9 Oswald Street, Glasgow.

This PoAN has been submitted to Glasgow City Council today.

An online exhibition will take place between 2nd and 24th March 2021 – details of how to access the web page will be circulated to all notifiable parties in advance of the exhibition commencing and will be advertised via a public notice in The Evening Times. A live web-based consultation will take place between 3pm and 7pm on 10th March 2021 when members of the project team will be available to respond to any queries in relation to the proposals.

If you have any queries in relation to the attachments or proposed consultation, please contact me on the details below.

Kind regards,
Sara

Sara Cockburn MRTPI
Associate, Planning

telephone: 0141 465 4996

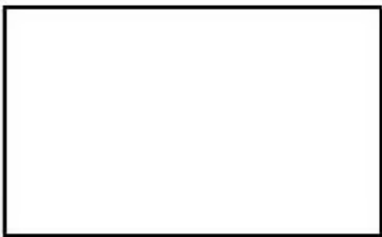
mobile: 07527 918 199

email: SCockburn@iceniprojects.com



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A3. NEWSPAPER ADVERT



EXCLUSIVE: RUSSELL HAS 'SYMPATHY' FOR HOOPS



Friday February 19, 2021

GlasgowTimes

75p

NOBODY KNOWS OUR CITY BETTER



REVEALED: ATTENDANCE RECORD OF PARTY CHIEFS

Seven-goal thriller as Gers beat Belgians

**INSIDE:
ANALYSIS
AND
RATINGS**



'BOUND, STRIPPED, CHOKED WITH WIRE AND HAMMERED'

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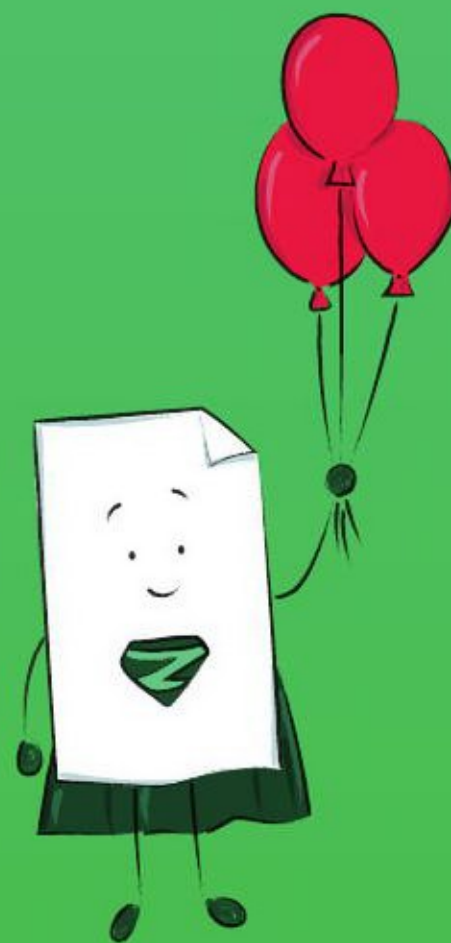
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Goods Vehicle Operator Licences

Goods Vehicle Operator's Licence
APOLLO DISTRIBUTION
LIMITED of 70 WOODHEAD
ROAD, GLASGOW, G53 7NN is
applying for a licence to use 70
WOODHEAD ROAD, GLASGOW,
G53 7NN as an operating centre
for 12 goods vehicles and 0
trailers.

Owners or occupiers of land
(including buildings) near the
operating centre(s) who believe that
their use or enjoyment of that land
would be affected, should make
written representations to the Traffic
Commissioner at Hiltrest House,
386 Harehills Lane, Leeds, LS9
6NF, stating their reasons, within 21
days of this notice. Representations
must at the same time send a copy
of their representations to the
applicant at the address given at the
top of this notice. A Guide to Making
Representations is available from
the Traffic Commissioner's office.



Find out about historical photographs
available for home or office from the
archives of Evening Times, The Herald
and The Herald on Sunday.

T. 0141 302 6210

www.thepicturedesk.co.uk

Planning Notices

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013 & TOWN
AND COUNTRY PLANNING (MISCELLANEOUS
TEMPORARY MODIFICATIONS)
(CORONAVIRUS) (SCOTLAND) REGULATIONS
2020**

**Notice under Regulation 7(2) (b) – Pre-application
consultation by the prospective applicant**

Proposal: Conversion of existing building and erection of new
build apart-hotel with licensed premises, restaurant and meeting
room facilities and associated works (Sui Generis)

Site: 54-74 Broomielaw / 5-9 Oswald Street, Glasgow, G1 5QR
Prospective Applicant: HMH One Clyde Ltd

A public consultation will be held online at
www.thebroomielawhotel.co.uk from 2nd March 2021 until
24th March 2021

A live interactive consultation will take place on Wednesday
10th March 2021 between 3pm and 7pm – during this time
members of the project team will be available to respond to
questions received via phone and emails to Tel. 0141 465 4996
or thebroomielawhotel@iceniiprjects.com.

Any comments can be made on the webpage or by email to
thebroomielawhotel@iceniiprjects.com.

All comments to be submitted by 24th March 2021.

Further information is available on the website or from Iceniprjects
Projects - thebroomielawhotel@iceniiprjects.com.

This notice does not relate to a planning application. Comments
should not be made to Glasgow City Council. Any comments
made to the prospective applicant are not representations to the
planning authority. If a planning application is subsequently
submitted to Glasgow City Council, normal neighbour
notification and publicity will be undertaken at that time and
you will have the opportunity to make formal representations
regarding the proposal at that time.

Published by Iceniprjects Ltd on behalf of
HMH One Clyde Ltd



**TIMES
PAST**

Find out about historical
photographs available for home
or office from the archives of
Evening Times, The Herald and
The Herald on Sunday.

T. 0141 302 6210

www.thepicturedesk.co.uk

A4. COPY OF WEB PAGE



This project website relates to the proposed development at 54-74 Broomielaw / 5-9 Oswald Street, Glasgow, G1 5QR. We are keen to gain the views of the community and local stakeholders and we welcome any feedback you may have on the proposed development.

In line with Scottish Government advice, it is not currently possible to host a face-to-face public consultation event. As an alternative, and in line with Scottish Government guidance, information about the redevelopment proposals for this site is available to view on this website. We invite feedback on the proposals until 24th March 2021 via the feedback form or via email to thebroomielawhotel@icenprojects.com.

A live interactive consultation will take place on Wednesday 10th March 2021 between 3pm and 7pm – during this time members of the project team will be available to respond to questions received via phone and emails to Tel. 0141 465 4996 or thebroomielawhotel@icenprojects.com. During this time, we will endeavour to respond to all queries received. If this is not possible, you will receive a response to your query within 48 hours. The deadline for submission of feedback to the project design team is 24th March 2021.



WHERE ARE WE NOW?

A Proposal of Application Notice (PoAN) associated with the development was submitted to Glasgow City Council on 5th January 2021.

This project website forms part of the 12-week pre-application period and is designed to provide information on the emerging proposals, to explain and answer questions on the proposals, and to record comments and feedback in order to ensure these may be considered prior to the planning application being lodged with Glasgow City Council.

WHAT HAPPENS NEXT?

We encourage attendees to complete the online feedback form, in order to share their comments on the proposed development. The completed forms can be filled out online or comments can be sent via email to thebroomielawhotel@icenprojects.com

Please submit any comments on the proposed development by 24th March 2021.

Please note that comments submitted as part of this pre-application consultation are not representations to the planning authority. There will be an opportunity to make formal representations to Glasgow City Council when the formal planning application is submitted.

The planning application will be accompanied by various technical information and reports.

Thank you for taking the time to visit our project website.

The planning application will be accompanied by various technical information and reports.
Thank you for taking the time to visit our proposed website.

THE BROOMFIELD HOTEL

WELCOME

THE PROPOSALS

FEEDBACK & NEXT STEPS

Q

Name (Optional)

Address (Optional)

Do you support the redevelopment of this site? Yes ☐ No ☐

Comment?

Do you agree that the proposed use is the most appropriate use for this site? Yes ☐ No ☐

Comment?

Do you have any other comments or issues you would like to raise?

Submit

HOTEL DEVELOPMENT, 56-74 BROOMIELAW AND 5-9 OSWALD STREET, GLASGOW

VIRTUAL PUBLIC CONSULTATION

MARCH 2021

HOTEL DEVELOPMENT,
BROOMIELAW, GLASGOW

Prepared by:
mosaic architecture + design

THE BROOMIELAW HOTEL

WELCOME TO OUR PUBLIC CONSULTATION EVENT

HMH One Clyde Ltd

A Proposal of Application (PAN) notice has been submitted to Glasgow City Council confirming the intention to submit an application for Planning Permission for the Conversion of existing buildings and erection of new build apart-hotel with licensed premises, restaurant and meeting room facilities and associated works (Sui Generis) at the corner site of 56-74 Broomielaw and 5-9 Oswald Street, Glasgow.

We are keen to gain views of the public and interested parties and welcome any feedback on the proposed development.

This consultation is a pre-application event to gauge public opinion. The planning application has not yet been submitted so comments made at this stage are not representations to the planning authority.

It is proposed that an application for full planning permission and Listed Building Consent for the proposed development would be submitted to Glasgow City Council later this year.



Location Plan

HOTEL DEVELOPMENT,
BROOMIELAW, GLASGOW

Prepared by:
mosaic architecture + design

The site is bounded by the Broomielaw to the South, the Clydeport Building to the West and Oswald Street to the East.

The Broomielaw thrived with the industrialisation of the Clyde, with shipbuilding, docks and trade creating a dense urban streetscape along the Broomielaw.

Oswald Chambers is a B-Listed five storey building which sits on the prominent corner of the Broomielaw and Oswald Street. The remainder of the site to the west is currently vacant forming a gap site between Oswald Chambers and the Clydeport Building.

The main entrance to Oswald Chambers is off the Broomielaw to the South with further access off the rear lane.



Aerial View South-East



Aerial View South-West



View from Broomielaw (South-East)



View from Oswald Street (North-East)

HOTEL DEVELOPMENT,
BROOMIELAW, GLASGOW

Prepared by:
mosaic architecture + design

The Glasgow City Development Plan (CDP) (2017) provides the main planning policy framework for determining planning applications within the area.

Within the proposals map associated with the CDP (2017), the site is located within the International Financial Services District (IFSD) Strategic Economic Investment Location (SEIL) and City Centre SEIL. The site is also located within the City Centre Principal Office Area and the Glasgow Central Conservation Area.

The proposed development seeks to sensitively convert the Category B Listed building in accordance with the provisions of policy CDP9: Historic Environment, and the requirements set out within the associated Supplementary Guidance SG9: Historic Environment. The overarching citywide policies CDP1 The Placemaking Principle and CDP2 Sustainable Spatial Strategy are also applicable to the site. These policies focus on the council's expectation of design-led development to achieve the qualities of place and encourage the reuse of brownfield and vacant sites.

The proposal for an aparthotel at this site meets the locational criteria set out in Supplementary Guidance 10 relating to Tourist Accommodation. The site is in close proximity to the shops and services in the City Centre and is a short walk from Glasgow Central Rail Station and bus links to the wider Glasgow area, the airport and beyond.



Planning Policy Map

- Proposed Site
- International Financial Services District (IFSD)
- Strategic Economic Investment Location (SEIL)
- Glasgow Central Conservation Area



Site Plan



View of Oswald Street, 1978



66-68 Broomielaw (New Demolished) & Oswald Chambers



70-74 & 66-68 Broomielaw (New Demolished)

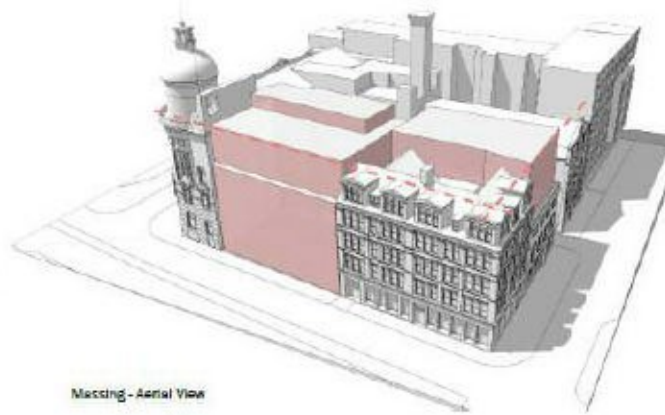
HOTEL DEVELOPMENT,
BROOMIELAW, GLASGOW

Prepared by:
mosaic architecture + design

We have set the new building heights at six stories to tie into the adjacent buildings to the West and North of the development. The upper floors are recessed in response to the strong horizontal datum set by the adjoining eaves line and the desire to remain subservient to the Clydeport Building whilst also completing its exposed gable.

The proposed design has been further developed to evolve the classical language of the adjacent properties by adopting the established rhythms and datums. The facade presents a 2-3-2 vertical rhythm subdivided by horizontal elements which are set out to align with the datums of Oswald Chambers.

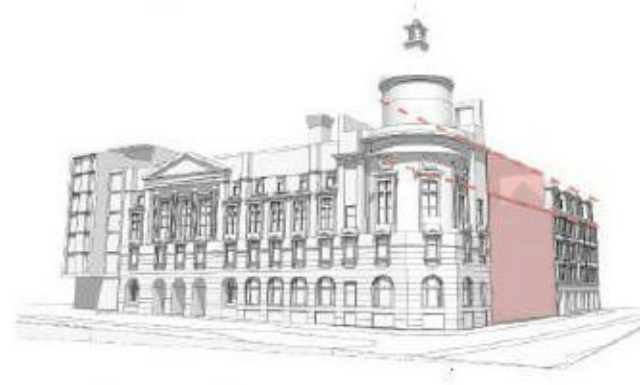
The recessed upper floors are allowed to be more expressive vertical elements in a lighter material in reference to the expressed dormers and triumphant dome of the surrounding roofscape.



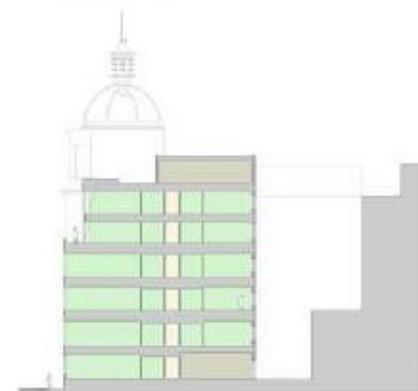
Massing - Aerial View



Massing - Donald St / Broomielaw corner



Massing - Broomielaw looking East



Typical Section

HOTEL DEVELOPMENT,
BROOMIELAW, GLASGOW

Prepared by:
mosaic architecture + design

The South elevation has two existing buildings that follow the traditional neoclassical style, so prevalent in Glasgow; the Clydeport Building being a particularly ornate and fine example.

Both buildings have a similar language of an Ashlar base, geometrically arranged facades with classical features and an ornate entablature.

These existing lines establish strong vertical and horizontal rhythms with a number of datums being described by both buildings.

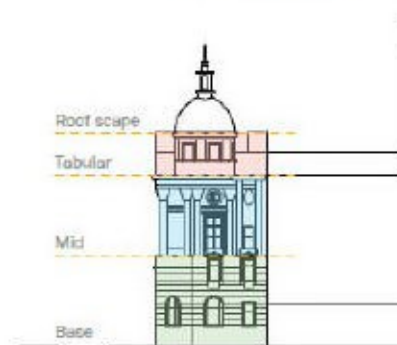
This rhythm continues along the building on Oswald Street as it steps down into a three storey building.



South (Broomielaw) Elevation



East (Oswald Street) Elevation



South (Broomielaw) Elevation - Datum



East (Oswald Street) Elevation - Datum

HOTEL DEVELOPMENT,
BROOMIELAW, GLASGOW

Prepared by:
mosaic architecture + design

The hotel plan has the ground floor main entrance off The Broomielaw, leading to front of house and back of house facilities which are centred on a central circulation zone which gives access to the bedrooms on the upper floors.

The bedrooms are arranged along The Broomielaw and Oswald Street and on the upper levels are set back from the Broomielaw to allow views of the adjacent Dome on the Clydeport Building.



Ground Floor



Upper Floor

KEY

- Front of House/ Communal Spaces
- Back of House
- Guest Rooms/ Accessible Rooms
- Plant and Services
- Circulation



Typical Floor



HOTEL DEVELOPMENT,
56-74 BROOMIELAW AND 5-9 OSWALD STREET,
GLASGOW

WHERE ARE WE NOW?

A Proposal of Application Notice (PoAN) associated with the proposed development was submitted to Glasgow City Council on the 5th January 2021.

This web-based consultation forms part of the 12-week pre-application period and is designed to provide information on the emerging proposals, to explain and answer questions on the proposals, and to record comments and feedback in order to ensure that these may be considered prior to the planning application being lodged with Glasgow City Council.

WHAT HAPPENS NEXT ?

We encourage you to provide feedback, in order to share any comments you may have on the proposed development, either via: -

- (a) this website (contact form),
- (b) by calling 0141 465 4996
- (c) by email to thebroomielawhotel@iceniprojects.com
- (d) live Q&A with the Development Team on 15.00 to 19:00 hours on Friday 10th March 2021 via the email address and phone number noted above

Please note that any comments made are not representations to the planning authority. There will be an opportunity to make formal representations regarding the proposed development when a formal planning application is submitted to Glasgow City Council.

A5. COPY OF FEEDBACK

Maura McCormack

From: Broomielaw Hotel Consultation <feedback@thebroomielawhotel.co.uk>
Sent: 09 March 2021 14:16
To: Rick Simmonds; The Broomielaw Hotel
Subject: Broomielaw Hotel Feedback

Name (Optional):

Boab

Address (Optional):

Glasgow

Do you support the redevelopment of this site?

Yes

Comment?

yes

Do you agree with the principle of co-living and associated commercial uses for this site?

Yes

Comment?

get it built

Do you have any other comments or issues you would like to raise?

no

Maura McCormack

From: Broomielaw Hotel Consultation <feedback@thebroomielawhotel.co.uk>
Sent: 09 March 2021 04:37
To: Rick Simmonds; The Broomielaw Hotel
Subject: Broomielaw Hotel Feedback

Name (Optional):

Address (Optional):

Do you support the redevelopment of this site?

Yes

Comment?

Do you agree with the principle of co-living and associated commercial uses for this site?

Yes

Comment?

Do you have any other comments or issues you would like to raise?

WOULDNT LIKE ST STAY ON THE GROUND FLOOR