

1.1 EXECUTIVE SUMMARY

21st Architecture have produced this planning document on behalf of their client Silk Group. Our client wishes to obtain full planning permission for an extension to 236-246 Clyde Street to facilitate the hotel operations.

1.2 SUMMARY OF THE APPLICATION OF WORKS

The applicant seeks full planning consent for a new extension to facilitate the hotel operations. The previously proposed extension has already been consented by Glasgow City Council, as outlined in application reference 18/02616/FUL. This new Full Planning Application seeks to amend the consented design to facilitate the operations of the new brand, Virgin Hotels Glasgow. The newly proposed extension outlined in this application matches the height of the previous iteration, but protrudes further toward the street, to allow for a larger function suite in line with the use class of the building.

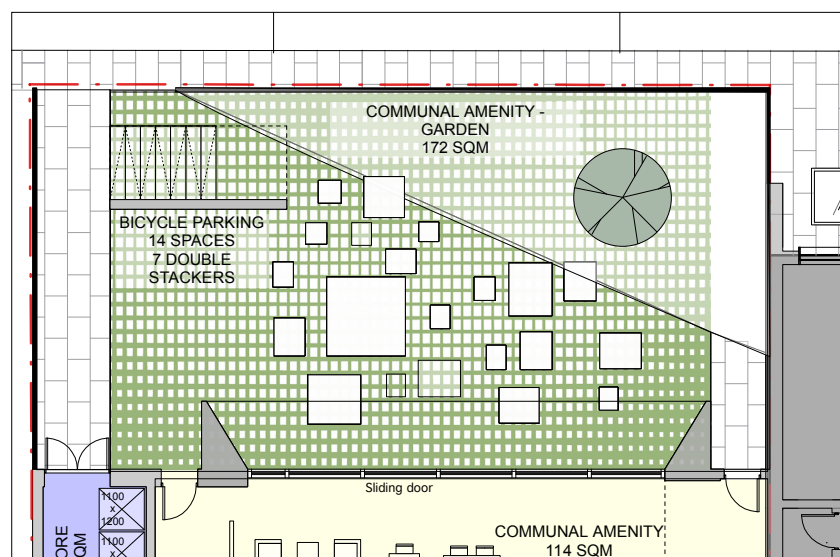
1.3 PLANNING HISTORY

Previously, there have been some notable planning applications which were submitted and approved by the Glasgow City Council for the property at 236-246 Clyde Street. In this section we have included the main applications related to the proposed rear extension for ease of reference.

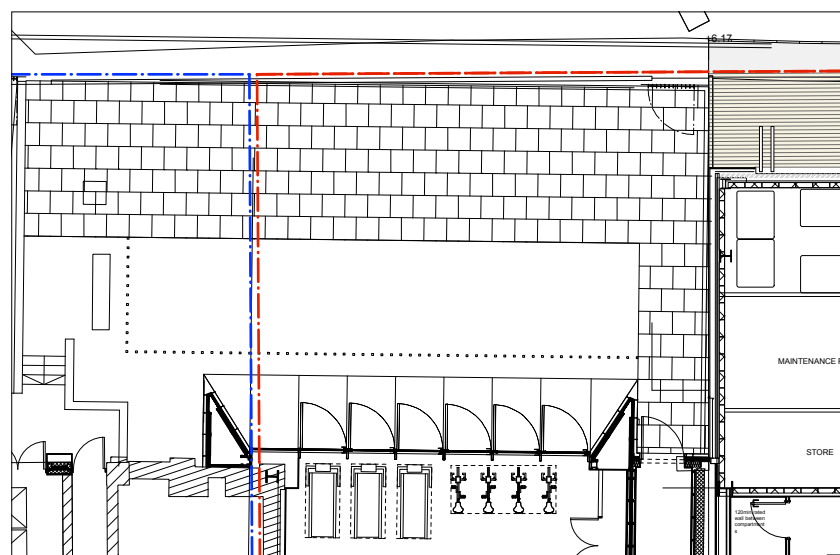
Application with ref: 16/02482/DC outlines the oldest approved extension with student residential accommodation use.

Application with ref: 18/02616/FUL outlines changes to the design of the rear extension and amends the use class from student residential accommodation to Hotel (Class 7).

Applications with ref: 19/01565/ADV and 21/00827/ADV seek advertisement consent, which include design details of the rear fencing, which is to be amended as part of this application.



Application Ref: 16/02482/DC APPROVED
Internal and external alterations and erection of extension to the rear of listed building.



Application Ref: 18/02616/FUL APPROVED
Use of vacant building as Hotel (Class 7)

1.0 INTRODUCTION



Application Ref: 19/01565/ADV APPROVED
Display of 4 no. illuminated signs and 2 no. non-illuminated signs.



Application Ref: 21/00827/ADV PENDING
Display of three internally fascia signs and one non-illuminated fascia sign.

2.0 LOCATION

2.1 SITE LOCATION

The site is located on the Northern banks of the river Clyde in the historic conservation area of Central Glasgow directly opposite the South Portland Street suspension bridge.

The site sits between Clyde Street and Fox Street running parallel to the river alongside Custom House Quay.

