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Supporting Planning Statement

Erection of flatted residential development with access,
parking, amenity space and associated works at
131 Minerva Street, Glasgow

Iceni Projects Limited on behalf of
Nevis Properties Ltd

October 2021

ICENI PROJECTS LIMITED
ON BEHALF OF
NEVIS PROPERTIES LTD

Iceni Projects

Glasgow: 177 West George Street, Glasgow, G2 2LB

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

Supporting Planning Statement
ERECTION OF FLATTED RESIDENTIAL DEVELOPMENT
WITH ACCESS, PARKING, AMENITY SPACE AND
ASSOCIATED WORKS AT

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1. INTRODUCTION

- 1.1 This Supporting Planning Statement ('the statement') has been prepared by Icen Projects Ltd on behalf of Nevis Properties 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 erection of a flatted residential development at 131 Minerva Street, Glasgow, G3 8LE ('the site'). The description of development is: *'Erection of flatted residential development (64 units) with access, parking, amenity space and associated works'* ('the proposed development').
- 1.3 The Proposed Development would make a positive contribution to the ongoing regeneration of Glasgow City Centre, delivering high quality homes in a highly accessible location, optimising the use of an underused brownfield site and improving the built environment.
- 1.4 The statement assesses the Proposed Development against the requirements of the Development Plan and other material considerations which inform the decision-making process.

Pre-Application Stakeholder Engagement

- 1.5 The proposals constitute "Major" development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The application is accompanied by a Pre-Application Consultation (PAC) Report which details the statutory consultation which has been undertaken prior to submission of this application, in accordance with The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 which amend Regulation 7 (Pre-application consultation) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 in certain circumstances.
- 1.6 Pre-application discussions have taken place with GCC Planning and City Design officers in respect of the proposed development. The Applicant and their design team attended a pre-application meeting with GCC in August 2021 to discuss the proposals for the redevelopment of the site. An iterative design process was followed and comments from GCC in relation to design and supporting information requirements have been taken on board in preparing the final planning submission.

Application Documentation

- 1.7 The application for planning permission is accompanied by the following reports which should be read alongside this Supporting Planning Statement:

- Architectural Plans - HAUS
- Design & Access Statement - HAUS
- Heritage, Townscape and Visual Assessment – Icen Projects
- CGI's - Visual Lane
- Transport Statement - ECS
- Energy Statement - Hawthorne Boyle
- Bat Survey – Applied Ecology Ltd
- Landscaping Design Statement - Oobe
- Noise Assessment - RMP
- Daylight/Sunlight Assessment - Waterslade
- DIA / Surface Water - Strategy Goodson
- Flood Risk Assessment (FRA) – Goodson
- Stage 1 Desktop Site Investigation – Mason Evans

Statement Structure

- 1.8 This Statement sets out the supporting context for the redevelopment of the site for residential development. The document comprises the following sections:

Section 2: The Proposed Development

Section 3: Development Plan Assessment and Material Considerations

Section 4: Conclusions

- 1.9 Should you require any further information, please contact:

Gary Mappin

Director

Icen Projects

gmappin@iceniprojects.com

2. THE SITE AND THE PROPOSED DEVELOPMENT

The Site

- 2.1 The site comprises a brownfield site of approximately 0.2ha in size in the Finnieston area of Glasgow city centre. The site is occupied by an office building and associated car park. Prior to refurbishment to offices in 1991, the building was a former brass foundry.
- 2.2 The site is bounded to the west by Minerva Street and to the south by West Greenhill Place, where construction work is currently underway for COP26 related development. To the north and east of the site is a former Citroen car dealership which is currently for sale.
- 2.3 The site is located in the inner urban area, within an area of residential and mixed-uses. A number of sites within the local area are currently undergoing redevelopment, with the site opposite at 110 Minerva Street currently under construction for 189 residential units.

Transport and Accessibility

- 2.4 The site is located in a high public transport accessibility area, as defined by Glasgow City Development Plan (2017). The Exhibition Centre train station is located adjacent to the south west corner of the site less than 30m from the site boundary. From here train services run to and from Motherwell and Dalmuir via Partick, Glasgow City Centre and various stations in both South Lanarkshire and West Dunbartonshire.
- 2.5 The nearest bus stops are located on Argyle Street and Finnieston Street, approximately 400m from the site boundary. From here, bus services run to and from Glasgow City Centre, Partick, Clydebank, Parkhead and Ballieston and stops in between.

Environmental Designations

Conservation and Heritage

- 2.6 The site is not located within the Conservation Area, nor is it subject to any historic designations. The closest boundary of the St Vincent Crescent Conservation Area is located approximately 110 m to the north of the site.
- 2.7 While the initial footprint of the site can be dated back to the late 19th century, it is not considered to be worthy of consideration as a heritage asset due to the high level of alteration meaning little remains of the original foundry besides the heavily-altered external walls (now rendered) and shape of the window openings. It should be considered within the wider context of the prevalence of surviving late-19th and early 20th century industrial heritage in Glasgow within which it is a utilitarian, heavily-altered remnant of a larger foundry complex that has negligible historic and architectural

significance. As such, and within the HTVA, we have not considered the site further as a heritage asset.

Air Quality

- 2.8 The site is not located within an Air Quality Management Area.

Flood Risk

- 2.9 The Flood Risk Assessment has been submitted with the planning application. The general conclusions of the FRA are that any future flooding will pose no threat to the proposed development.

Ecology

- 2.10 The site is not subject to any ecological designations. In relation to potential bat activity within the existing building, a Preliminary Roost Assessment identified that the building had negligible bat roost suitability and no further bat activity surveys would be needed.
- 2.11 The PRA was undertaken within the breeding bird season but no signs of active or historic nesting activity were found. However, there remains the risk that nesting birds may utilise the small number of potential ingress opportunities recorded on the building. The proposed works could therefore impact on nesting birds, and precautions relating to nesting birds would be relevant during the breeding season.

The Proposed Development

- 2.12 The proposed development involves the redevelopment of the brownfield site to provide a 10 storey flatted residential development. In summary, the Proposed Development comprises:
- Site Area – 0.2175ha
 - Residential flats for private sale – 64 apartments comprising 22 x 1 bedrooms; 28 x 2 bedrooms and 14 x 3 bedroom.
 - Proposed development height – 10 storeys.
 - Cycle parking – 64 spaces for residents, one space within each apartment plus 16 visitor spaces accessed via secure entry from West Greenhill Place
 - Car Parking – 21 spaces at ground floor level, accessed via secure entry from West Greenhill Place.
 - Servicing – the development will be serviced via West Greenhill Place. Bin stores are provided to the rear of the development at ground floor level for residential properties.

- Access – pedestrian access available from Minerva Street and West Greenhill Place to flats. Vehicular, cycle and servicing access available via West Greenhill Place to the south of the site.
- 2.13 The proposed development will establish a building line set back from the existing building line to create a privacy zone for the ground floor apartments on Minerva Street. At West Greenhill Place the building line will remain as existing. The form of the building is a contemporary interpretation of the predominant typology in the area with setback building lines, with defensible space at street level and bay windows, providing lateral views. The proposed development comprises 10 storeys in total and is of a height and scale similar to the existing buildings surrounding the site.
- 2.14 A palette of materials including brick, rain screen cladding, stone cladding and bronze coloured metal balustrades is proposed.
- 2.15 All apartments have a private balcony/ terrace. All single aspect one bedroom apartments have a balcony/ terrace and a bay window.
- 2.16 A communal residential garden is provided at the first floor level (305 sqm) with an additional communal roof terrace at seventh floor level (105 sqm). There is also a resident back court to the north at first floor level (155 sqm).

3. DEVELOPMENT PLAN & OTHER MATERIAL CONSIDERATIONS

- 3.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan in respect of the site comprises the approved Clydeplan Strategic Development Plan (July 2017) and the adopted Glasgow City Development Plan (March 2017).

Clydeplan Strategic Development Plan (2017)

- 3.3 The Clydeplan Strategic Development Plan ('the SDP') was approved in July 2017. This document is a high-level spatial plan setting out a land use vision for the next 20 years for the city-region centred on Glasgow and the wider Clyde Valley area. This includes providing a policy framework to help deliver sustainable economic growth, shape good quality places and enhance the quality of life in the Glasgow City and Clyde Valley region.
- 3.4 The SDP's vision for the Clydeplan area is to create a resilient, sustainable compact city region attracting and retaining investment and improving the quality of life for people. The proposed development is not considered a strategic scale development, as defined by Schedule 14 of the SDP, however, the SDP does contain a number of policies relevant to the assessment of the proposed residential development.

Policy 1 Placemaking

- 3.5 Policy 1 states that new development should contribute towards the creation of high quality places across the city region and should take account of the Placemaking Principle set out in Table 1 of the SDP. Table 1 sets out the 6 qualities of place that new developments should seek to achieve (distinctive, safe and pleasant, easy to move around, welcoming, adaptable and resource efficient).
- 3.6 The proposed development has been developed in line with placemaking principles and further information in this respect is contained in the Design and Access Statement which accompanies the planning application.

Policy 7 Joint Action Towards Delivery of New Homes

- 3.7 The SDP outlines that housing plays a fundamental role in the overall economic, social and environmental success of the city region.
- 3.8 The SDP spatial development strategy supports the creation of high quality places which deliver the right type of homes in the right locations. This will be realised through the prioritisation of regeneration

activities, the recycling of previously used land, and higher density development in support of the delivery of the Plan's compact city model, as well as through working with stakeholders to identify appropriate actions that contribute towards the delivery of new housing.

- 3.9 The proposed development would bring a currently under-used brownfield site in a high accessible, inner urban area into positive use by providing 64 new homes. The density of the proposed development is appropriate for this sustainable location which benefits from close proximity to amenities and services and excellent proximity to public transport routes.

Policy 17 – Promoting Sustainable Transport

- 3.10 ClydePlan promotes sustainable transport options and the integration of land use and transport. The site is well-located in terms of public transport connections with Exhibition Centre train station being adjacent to the south west corner of the site and bus stops offering a frequent bus service located approximately 400m away on Finnieston Street and Argyle Street.

Compliance with the SDP

- 3.11 The proposed development is in accordance with the vision and spatial strategy of the SDP as it will provide new, high quality homes on a brownfield site in an accessible urban location. The proposed development will bring a brownfield site into re-use and will be compatible with surrounding land uses. The proposed development is not considered a strategic development proposal and therefore the policies contained within the Glasgow City Development Plan (2017) will be most relevant in assessing the proposed development.

Glasgow City Development Plan (2017)

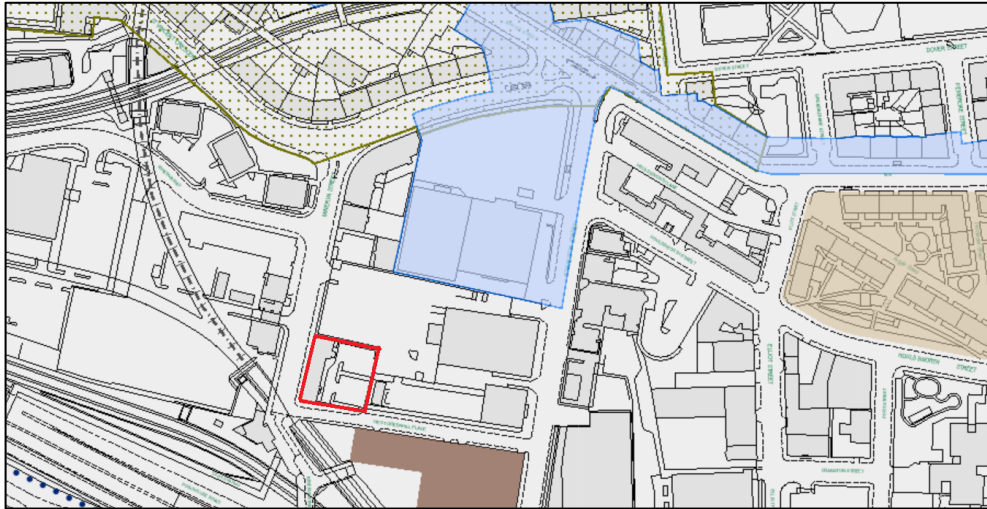
- 3.12 The Glasgow City Development Plan ('the CDP') was adopted on 29th March 2017. It sets out the Council's land use strategy and provides the basis for assessing planning applications. Each policy in the CDP has a corresponding piece of Supplementary Guidance (with the exception of Policy CDP2 Sustainable Spatial Strategy). The Supplementary Guidance documents (SG) provide further detail in relation to each of the CDP policies.

- 3.13 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.

3.14 An extract of the CDP proposals map showing the approximate site location in red is provided below.



Extract from Glasgow City Development Plan (2017) Proposals Map

3.15 The site is not subject to any specific CDP allocations. The following designations apply to the site:

- City-wide policies CDP1 Place Making and Policy CDP2 Sustainable Spatial Strategy cover this site;
- Located within the Inner Urban area as defined by SG11;
- Located within a high public transport accessibility area as defined by SG11.

3.16 An assessment of the proposed development against the relevant aspects of the CDP policies and accompanying SG is set out below.

CDP1 and SG1 - The Placemaking Principle

3.17 Policy CDP1 and the corresponding SG1 applies to all development proposals across the city. CDP1 and SG1 aims to deliver creative, innovative and technical standards in design of buildings. The policy seeks to instil a creative and holistic approach to regeneration in the City and to promote successful and sustainable outcomes. This Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

3.18 Placemaking involves understanding the elements that contribute to an area, considering what is currently successful and what is failing. The aim is for new development to contribute towards the creation of successful places, based upon balancing the relationship between the physical, social and economic characteristics of the area.

3.19 The planning submission is accompanied by a Design and Access Statement and a Heritage, Townscape and Visual Assessment which provide full analysis of the surrounding streetscape, scale and density and the rationale for the adopted design approach.

Principle of Proposed Use

3.20 Based on the current and historical uses in the vicinity of the site, the site is considered appropriate for residential development. The City Development Plan promotes the re-use of brownfield sites and supports delivery of new homes of an appropriate density on sites in the inner urban area.

Design and Materials

3.21 The proposed development has been designed following detailed site analysis and consideration of the site's context to ensure that the proposed development respects its surroundings, as detailed in the Design Statement. SG1 sets out the development proposals should respond to their context and reflect local character, history, the identity of their surroundings and materials.

3.22 SG1 sets out that development should reflect a high-quality contemporary design that is innovative, imaginative, but has evolved from its context yet also displays its own identifiable character. SG1 further states that development proposals should, wherever possible, lead and innovate rather than imitate or follow. Excellent architecture should be integral to all development schemes.

3.23 SG1 sets out that reinforcing the street edge and enhancing the legibility of the area should be prioritised. Walking and cycling should be encouraged through the provision of accessible, safe, legible routes and sufficient sheltered cycle parking facilities. Vehicle parking provisions should not compromise provision for walking and cycling.

3.24 The site is located in an Inner Urban Area and SG1 suggests that the key things to think about when developing sites in the Inner Urban Area are street level vibrancy and interest, to help reconnect the city centre with the rest of the city.

3.25 SG1 indicates that bold townscape and high quality contemporary architectural design will be welcomed. Proposals should look to create a long-lasting and unique identity and consider the use of different scales and massing.

- 3.26 The proposed development reinstates the urban block and establishes a street line along Minerva Street. The proposed development has been designed to address the surrounding development including the number of new development proposals located adjacent to the site, both under construction and planning consented. The form of the building is a contemporary interpretation of the predominant typology in the area with setback building lines, defensible space at street level and bay windows, providing lateral views. In addition to this, the proposal includes for south facing elevated communal amenity spaces which will provide added benefit to the area.
- 3.27 The proposed building is of a high-quality design and uses high quality materials befitting the location.
- 3.28 Townscape analysis has been undertaken and the Townscape and Visual Assessment includes views of the proposed development from key viewpoints surrounding the site, including from within the St Vincent Crescent Conservation Area. This analysis confirms that the proposed scale and mass of the building is appropriate for the site.
- 3.29 The proposed development would use high quality materials suitable for the location and chosen for their durability and maintenance. Further information on the proposed design is contained in the Design and Access Statement.

Density

- 3.30 SG1 sets out general density principles and note that the appropriate density of residential development will vary according to:
- Location;
 - Context and setting
 - The scale and massing of adjacent buildings; and
 - Public transport accessibility and active travel opportunities.
- 3.31 In Inner Urban Areas density may vary between 30 and 100 dwellings per hectare (DPH) in base accessibility locations, whilst higher densities will be expected in high accessibility locations and should be justified against the general principle set out above. Densities greater than 100 DPH are expected in this location which is within the Inner Urban Area and in a High Accessibility area. The proposed building is consistent in height and scale with surrounding buildings and is considered appropriate for this site. The close proximity of the site to a wide variety of amenities and services in Finnieston and excellent public transport links support a higher density of development. The proposed density is consistent with the General Principles set out in SG1 and will ensure efficient use of this brownfield site for the delivery of new homes in a location which supports sustainable living and reduced reliance on the private car.

Daylight and Privacy

- 3.32 SG1 states that residential layouts should take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy.
- 3.33 SG1 refers to the BRE 'Site Layout Planning for Daylight and Sunlight' in relation to ensuring a design-led approach towards aspect and orientation to maximise daylight and sunlight. Full daylight and sunlight analysis has been undertaken in accordance with the BRE Guidance. The results are set out in the accompanying Daylight and Sunlight Assessment.
- 3.34 The daylight and sunlight analysis demonstrates that the impact of the proposed massing on the neighbouring residential properties would be small and in full accordance with BRE guidance. The retained daylight levels are considered appropriate for an urban location.

Aspect

- 3.35 SG1 states that *"Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook)"*.
- 3.36 27% of the apartments are triple aspect and 17% of the apartments are dual aspect. The remaining thirty six units are single aspect, the accompanying daylighting analysis demonstrates that these apartments meet the BRE guidance and therefore the amenity enjoyed is similar to that enjoyed by dual aspect units in a similar location. All of the single aspect apartments have been designed so they are West or South facing ensuring daylighting thresholds are exceeded.
- 3.37 In accordance with SG1, the proposed single aspect flats will therefore have at least similar if not better, amenity in comparison with the dual and triple aspect flats.

Waste and Recycling Storage

- 3.38 SG1 sets out that bins and recycling stores should be as unobtrusive as possible and should be located conveniently in relation to where the collection vehicle will park. Communal bin stores for the residential flats are located at the ground floor level, adjacent to West Greenhill Place to allow for easy access by refuse vehicles for collection.

Noise

- 3.39 In relation to noise, a Noise Impact Assessment has been submitted with the planning application. This considers the impact of noise on the proposed development site. The primary noise sources are identified as being road traffic and rail traffic. Road traffic noise is predominately from the A814 to

the south, the NIA notes that road traffic pass by from the surrounding localised road networks is minimal. Rail traffic noise is from the south of the site and the rail line is set within a deep cutting below the local road networks.

- 3.40 The assessment recommends that in order to meet the nominated internal target criteria for the development, provision of suitable glazing and ventilation standards should be given. The applicant is agreeable to the installation of glazing and ventilation to meet these requirements and considers this can be controlled through an appropriately worded planning condition.

CDP2 - Sustainable Spatial Strategy

- 3.41 CDP2 states that the council will continue to focus on the regeneration of the existing urban area to create a sustainable City. In doing so, the council will support new development proposals that utilise brownfield sites in preference to greenfield sites. Policy CDP2 also supports new development which supports higher residential densities in sustainable locations.
- 3.42 The proposed development would signify a change in scale and massing at the site, but would be consistent with the varied scale of its surroundings which ranges from 1 to 14 storeys and would be a high-quality addition to the townscape.
- 3.43 The proposed development is located in the inner urban area, on a brownfield site. The re-use of such sites is supported by policy CDP2. The site is located in a high accessibility area where higher density residential development is supported in principle to encourage sustainable living.

CDP 5 and SG5 - Resource Management

- 3.44 SG5 sets out that the Scottish Government has ambitious targets for reducing energy consumption and increasing energy use from renewable sources. To contribute to the achievement of the Scottish Government's targets, the Council is seeking to reduce energy consumption and utilise cleaner and more renewable sources of energy.
- 3.45 The Council also aims to ensure that buildings in new developments are designed and constructed to be energy efficient and make use of low and zero carbon generating technologies.
- 3.46 Policy CDP5 states that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection and should also be designed to reduce the need for energy from the outset. This should be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials to drive down energy consumption within the building over its lifespan. The proposed development incorporates appropriate waste storage and collection spaces, as discussed above.

- 3.47 Policy CDP5 states that new buildings should include low and zero-carbon generating technologies to offset a proportion of emissions arising from the use of the buildings. In line with Policy CDP5, the proposed development has been designed with consideration to resource use and to ensure a Gold Hybrid Level compliance with the Building Standards plus 20% Low and Zero Carbon Generating Technologies (LZCGT).
- 3.48 A Statement on Energy by Hawthorne Boyle Ltd is submitted with the planning application and this sets out several low and zero-carbon generating technology options which could be employed to meet the Gold Hybrid level compliance. The proposed development meets the planning guidance and requirements of Aspect Gold Level 1 by implementing a Solar PV solution as outlined in the Energy Statement. In addition, the proposed development also meets the requirements of Aspect Level 2 and Aspect Level 3 through implementation of a CHP Boiler System and passive improvement measures. It is anticipated that further detailed energy assessments will be produced at building warrant stage and will further inform the energy credentials for the building.

CDP 7 and SG7 - Natural Environment

- 3.49 Policy CDP7 aims to ensure Glasgow's natural environments are safeguarded and wherever possible, enhanced, through new development. It also aims to enhance biodiversity and help the natural environment adapt to climate change.
- 3.50 The site is not subject to any natural heritage designations. The site currently comprises a vacant two storey former office building with hardstanding. The proposed development would introduce areas of hard and soft landscaping and greenery to the site, increasing biodiversity opportunities compared with the current situation at the site. The hard landscaping has been chosen to reflect the landscape and heritage of the area, with reference to architectural detailing. Further, recycled brick from the existing building will be targeted for use above planters around the south and west of the building.
- 3.51 The roof terrace paving comprises pedestals and joists which will enable the water to drain and permeate between the paving. In addition, soft landscaping will also be a key feature throughout the proposed development with different planting areas of structural grasses and flowering herbaceous perennials to provide seasonal interest and improve the microclimate and local biodiversity.

CDP8 and SG8 - Water Environment

- 3.52 Policy CDP8 requires applicants to demonstrate that new development proposals contribute to minimising flood risk, avoiding any increased risk of flooding within or outwith the development site and avoid any increase in the quantity and rate of surface water run-off from any site.
- 3.53 A Flood Risk Assessment has been undertaken and is submitted as part of the planning application. The general conclusions of the FRA are that any future flooding will pose no threat to the proposed

development. The recommendations of the Flood Risk Assessment have been incorporated into the design of the development. The minimum finished floor levels of the proposed development have been set at 13m.

- 3.54 SG8 sets out the requirement for a surface water drainage strategy to be prepared for any new development of 5 or more dwellings. A Drainage Statement is submitted with the planning application, this proposes the surface water drainage from the development site will be directed by gravity to the existing combined sewer located underneath West Greenhill Place. Run off from the proposed parking areas and proposed hardstanding will be captured in a new urban drainage network. Surface water discharge from the site will be restricted to 2 l/s.

CDP9 and SG9 - Historic Environment

- 3.55 Policy CDP9 Historic Environment aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The council will assess the impact of proposed developments and support high quality design that respects and compliments the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings and conservation areas. The council is unlikely to support development that would have a negative impact on the historic environment.
- 3.56 The proposed development would have no direct impact on any historic assets, is not located within any Conservation Area and there are no listed buildings within or immediately adjoining the site. The site is however located in close proximity to the boundary of the St Vincent Crescent Conservation Area. The redevelopment of this site will contribute to the wider area by echoing the primary building use within the Conservation Area – residential. A high-quality development of appropriate scale, mass for the site is considered to benefit the wider area and the setting of the Conservation Area.
- 3.57 The Heritage, Townscape and Visual Assessment demonstrates that the proposed development would fit in with its surroundings and would be of an appropriate scale and mass. In terms of townscape character and visual effects, visual assessment using VU.CITY concluded the proposed development would have mostly neutral and beneficial effects on the identified visual receptors and that the minority of the viewpoints would have negligible effect. Key views to the site from the St Vincent Crescent Conservation Area would be enhanced by the proposed development.
- 3.58 The high-quality design of the proposed development is considered to respect the local development typology and architecture in the vicinity of the site. In accordance with SG9, the proposed development has been designed following detailed contextual analysis, as set out in the Design Statement. With reference to the HTVA, the current townscape is generally of poor-quality appearance and overall of very low sensitivity, thus, the proposed development will enhance the appearance and amenity of the area by bringing a brownfield site into use as high quality homes.

- 3.59 Given that the site is not subject to any historic designations, it does not contribute to the setting of the identified heritage assets to the north of the site due to its lack of heritage value. Therefore, its demolition would not affect their setting or significance. Further, the proposal would be sympathetic to the settings of the surrounding heritage assets including the landmark status of Finnieston Crane. It would also act as a transitional building between the scale and massing of St Vincent Crescent and the Clydeside buildings and as stated in the HTVA, it would be a negligible element within the setting of Kelvingrove Park when seen in the wider cityscape or - more likely - screened by trees.

CDP 10 - Meeting Housing Needs

- 3.60 CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. It sets out the housing land requirement for Glasgow until 2025. Between 2020 and 2025, there is a housing land requirement for 7,850 units (including a 10% generosity allowance). The Council will seek to maintain a five-year supply of effective housing land at all times.
- 3.61 The proposed development would create 64 new high-quality flats. There are a range of 1, 2, and 3-bedroom flats proposed and these will be fully accessible with level entry via the front and rear entrances and lifts to each floor. In line with the Council's strategy for housing delivery, the proposed development will involve the redevelopment of a brownfield site in a sustainable, sought-after, residential location in close proximity to existing amenities and facilities.

CDP 11 and SG11 - Sustainable Transport

- 3.62 Policy CDP11 aims to ensure that Glasgow is a connected city, characterised by sustainable and active travel by supporting better connectivity by public transport, discouraging non-essential car journeys, encouraging opportunities for active travel, reducing pollution and other negative effects associated with vehicular travel and optimising the sustainable use of transport infrastructure.
- 3.63 In relation to new developments, policy CDP11 states that the council will direct major development to locations well served by existing public transport services and active travel routes. New development should be designed at densities appropriate to maintain and / or extend public transport services whilst taking into account local context and other requirements.
- 3.64 The site is located within the Inner Urban Area and within an area of High Public Transport Accessibility, as defined by policy CDP11. Exhibition Centre train station is located adjacent to the south west corner of the site and there are bus stops on Finnieston Street and Argyle Street which are served by frequent bus services.

CDP12 and IPG12 - Delivering Development

- 3.65 Policy CDP12 sets out requirements for infrastructure delivery in association with proposed developments. The Council will require developers to undertake an assessment of the site and its

surroundings to determine the need for and the proposed response to the infrastructure requirements set out in the policy.

3.66 Developers are required to make specific provision relating to the proposed development to address the following matters for city-wide development proposals:

- Open space – quantitative or qualitative deficiencies in open space provision or access to open space;
- Surface water drainage and flood risk management requirements;
- Transport needs.

3.67 IPG12 states that new residential development is required to provide access to good quality recreational open space. This includes provision for children's play areas, amenity open space/parkland, outdoor sport facilities, allotments, and community gardens, in accordance with the standards set out in Table 1 of the IPG. Table 1 states that for flatted development across the city, comprising 10 dwellings or more, minimum open space requirements exist as follows: 1.25 hectares of recreational open space per 1,000 population, comprising 0.35 hectares for children's play, 0.35 hectares for outdoor sport and 0.55 hectares for amenity open space/parkland (including 0.05 hectares for allotments or community gardens).

3.68 The open space requirements for the site are therefore:

- Children's Play – 336 sqm
- Outdoor Sport – 240 sqm formal and 96 sqm informal
- Allotments – 48 sqm
- Amenity Space – 480 sqm

3.69 The IPG states that where this requirement cannot be met on site, a financial contribution will be required towards the enhancement and maintenance of existing Council open spaces or public realm areas. The proposed development includes the provision of high-quality amenity space in the form of communal and private outdoor amenity space. The amenity space provided across the resident backcourt, amenity deck and rooftop amenity equates to 566 sqm.

3.70 We would expect agreement with GCC re financial contributions for Children's Play, Outdoor Sport and Allotments, particularly when the site is as constrained as it is. Across the three proposed rooftop amenity areas, at a combined 566 sqm, we believe these would be considered as contributing towards the Amenity Green Space and so reduce the associated contribution for this.

- 3.71 In addition, the site benefits from very close proximity to amenities in the form of shops, restaurants, bars and entertainment venues. Residents of the proposed development would be very well served by local amenities typical of an inner urban area.

Material Considerations

Scottish Planning Policy (SPP) (2014)

- 3.72 Scottish Planning Policy (SPP) was published on 23 June 2014. This sets out the national planning policies which reflect Scottish Minister's priorities for the operation of the planning system and for the development and use of land.
- 3.73 SPP notes that house building makes an important contribution to the economy, and planning can help to address the challenges facing the housing sector by providing a positive and flexible approach to development.
- 3.74 SPP includes two principal policies covering sustainability and placemaking. As demonstrated in the development plan assessment set out above, the proposed development has been designed with placemaking and sustainability principles at its heart.
- 3.75 SPP introduces a presumption in favour of development that contributes to sustainable development, meaning that policies and decisions should be guided by a range of principles, including, supporting good design and the six qualities of successful places and making efficient use of existing capabilities of land, buildings and infrastructure.
- 3.76 In line with SPP, the proposed development will provide a high-quality, residential development on a brownfield site and in a sustainable urban location.

Summary

- 3.77 As set out above, the proposed development complies with the development plan in overall terms. The proposed development is in accordance with the vision and spatial strategy of the SDP as it will provide new, high quality homes on a brownfield site in an accessible urban location. The proposed development will utilise a brownfield site and will be compatible with the existing residential and supporting surrounding land uses.
- 3.78 Furthermore, relevant material considerations lend further support to the proposed development. The site is in a sustainable location and planning policy at the national, regional and local levels supports the redevelopment of such sites in a positive manner.

4. CONCLUSION

- 4.1 Nevis Properties Ltd are seeking Planning Permission for the erection of flatted residential development with access, parking, amenity space and associated works.
- 4.2 The site is currently occupied by an office building with no significant heritage standing. The proposed development involves the demolition of this building and the erection of 64 flats (in a range of 1 to 3 bedroom properties) along with cycle parking provision, car parking provision and high quality amenity spaces for residents.
- 4.3 The proposed development has been designed by Haus Collective Ltd following the placemaking principles set out in the City Development Plan. The proposed development represents a high-quality development which respects its surroundings in terms of its scale, mass, materials and design. The planning application is accompanied by a number of technical studies (in particular the HTVA), which demonstrate that, overall, residents of the proposed development would enjoy adequate amenity and the amenity of existing residents in the surrounding area would be preserved.
- 4.4 The site is considered to be a suitable location (a 'sustainable area') for a taller element due to mid-rise and taller buildings being established in its surroundings, as well as its position adjacent to key transport links.
- 4.5 The visual assessment using VU.CITY demonstrates that the proposal is anticipated to have mostly beneficial and neutral effects or at least, negligible effects on the identified visual receptors (see TVIA for more information). This would be due to its high-quality design in views which have limited visual amenity, coupled with its sensitive placement in views which have higher visual amenity.
- 4.6 This Planning Statement assesses the proposed development against the relevant development plan policies. In conclusion, the proposed development is considered to be compliant in overall terms with the development plan and accords with SPP which is a material consideration for the determination of the application. In addition, the HTVA concluded the proposed development would have mostly beneficial and neutral effects on the townscape character areas and surrounding viewpoints and the proposals.
- 4.7 The proposed development represents a high-quality, design-led modern development which would be of a suitable density for this high accessibility, inner urban area. The proposed development would see a brownfield site brought into use as a high-quality development. The design and materials respect the context of the site. The proposed development complies with the development plan in overall terms and SPP and it is respectfully requested that planning permission be granted for the proposed development.