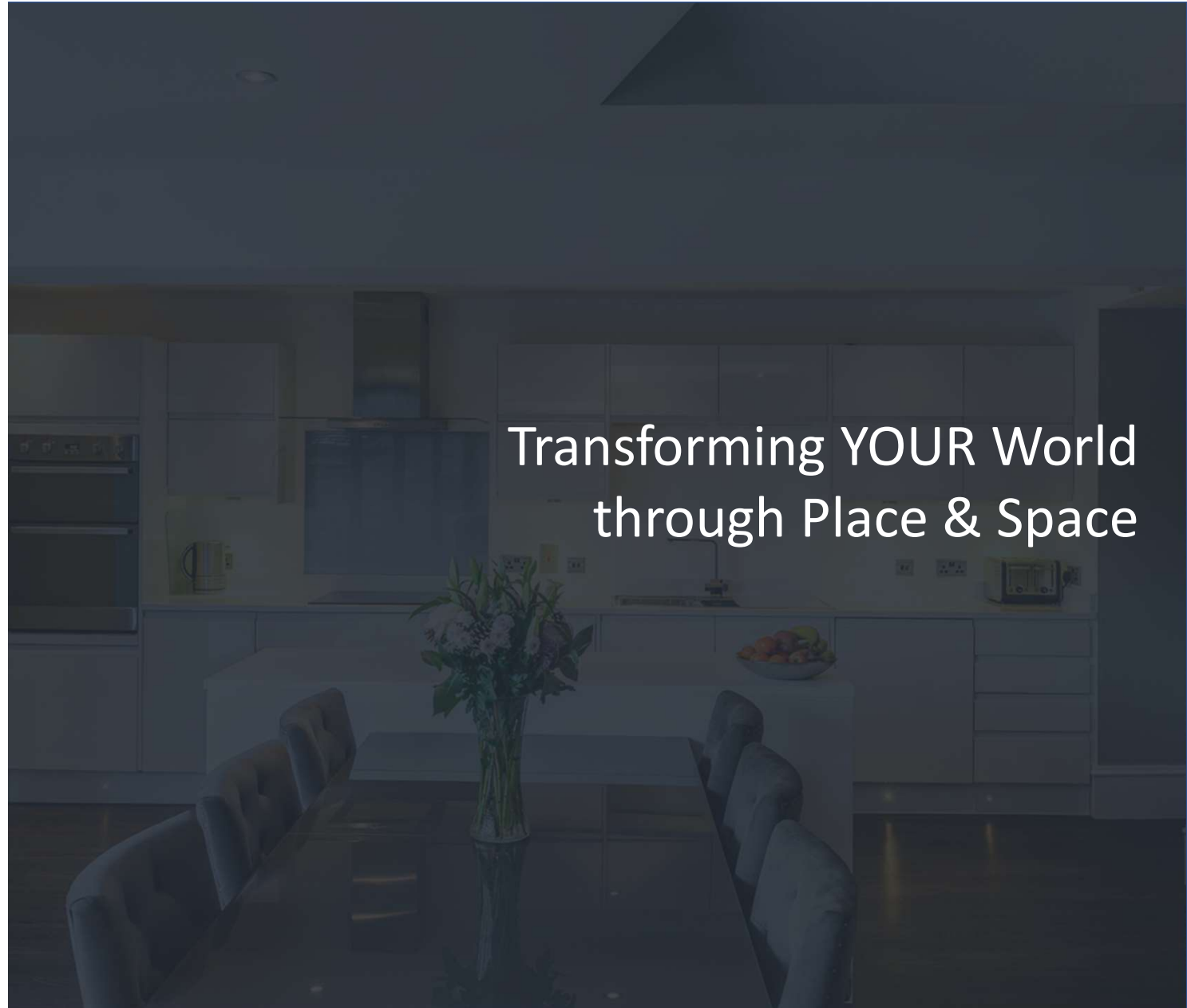


Planning Design Statement

55 - 57 High Street, Paisley

Proposed Student Residence



Transforming YOUR World
through Place & Space

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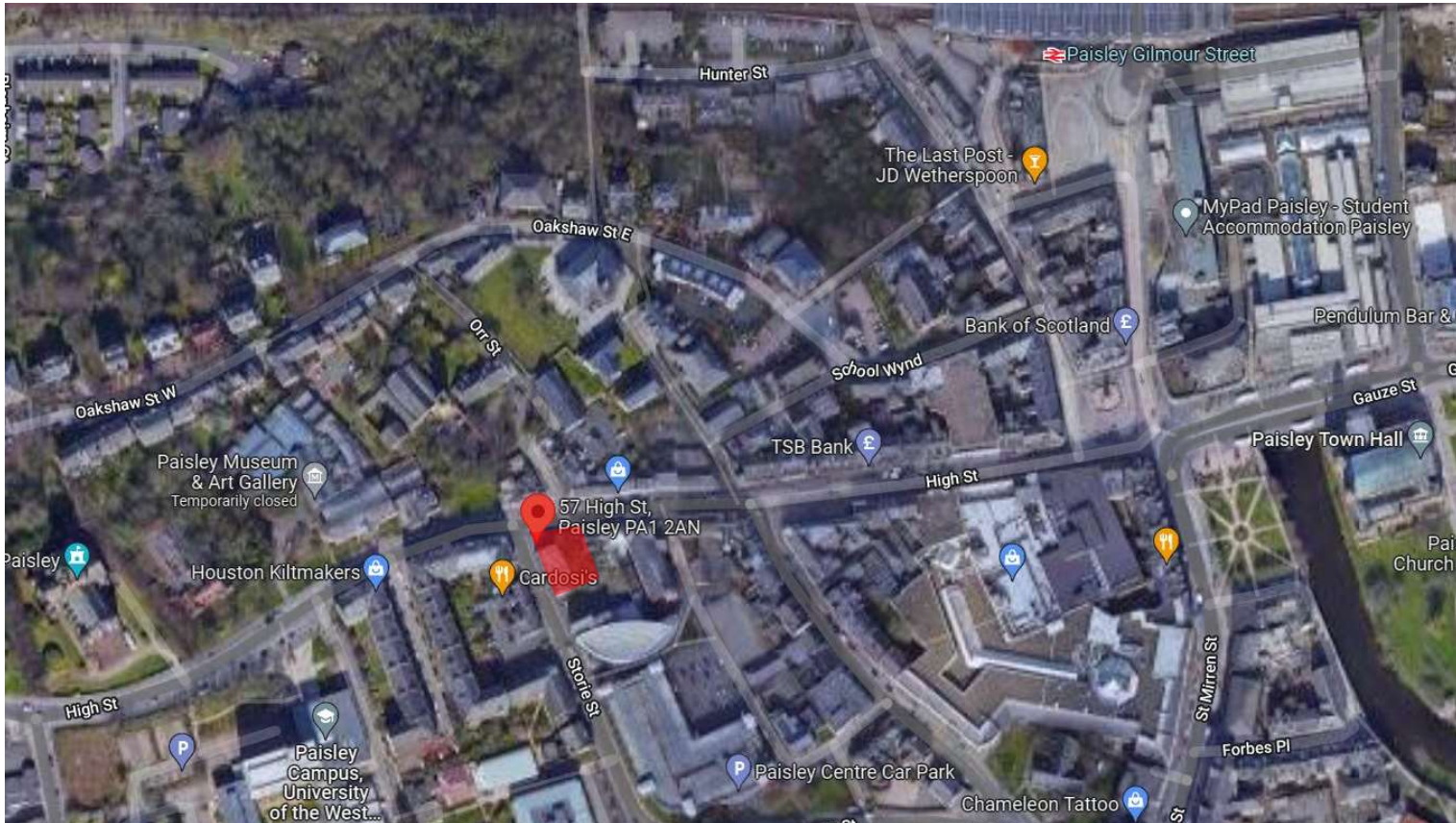
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Site Appraisal



The site is located on the corner of the high street and Storie Street and is adjacent to the University of West of Scotland Students Union Building and the UWS Campus.

Opposite the site and to the west on the high street is the Paisley Museum and the Paisley centre carpark is located a short walk directly south along Storie street.

The local shops, restaurants and supermarkets are less than a 5min walk east along the high street as well as access to bus services to Glasgow and beyond.

The airport is approximately 2 miles away, while Paisley Gilmour Street train station is less than half a mile away, and bus stops on the high st provide access to regular bus services between Paisley and Glasgow.



Site History

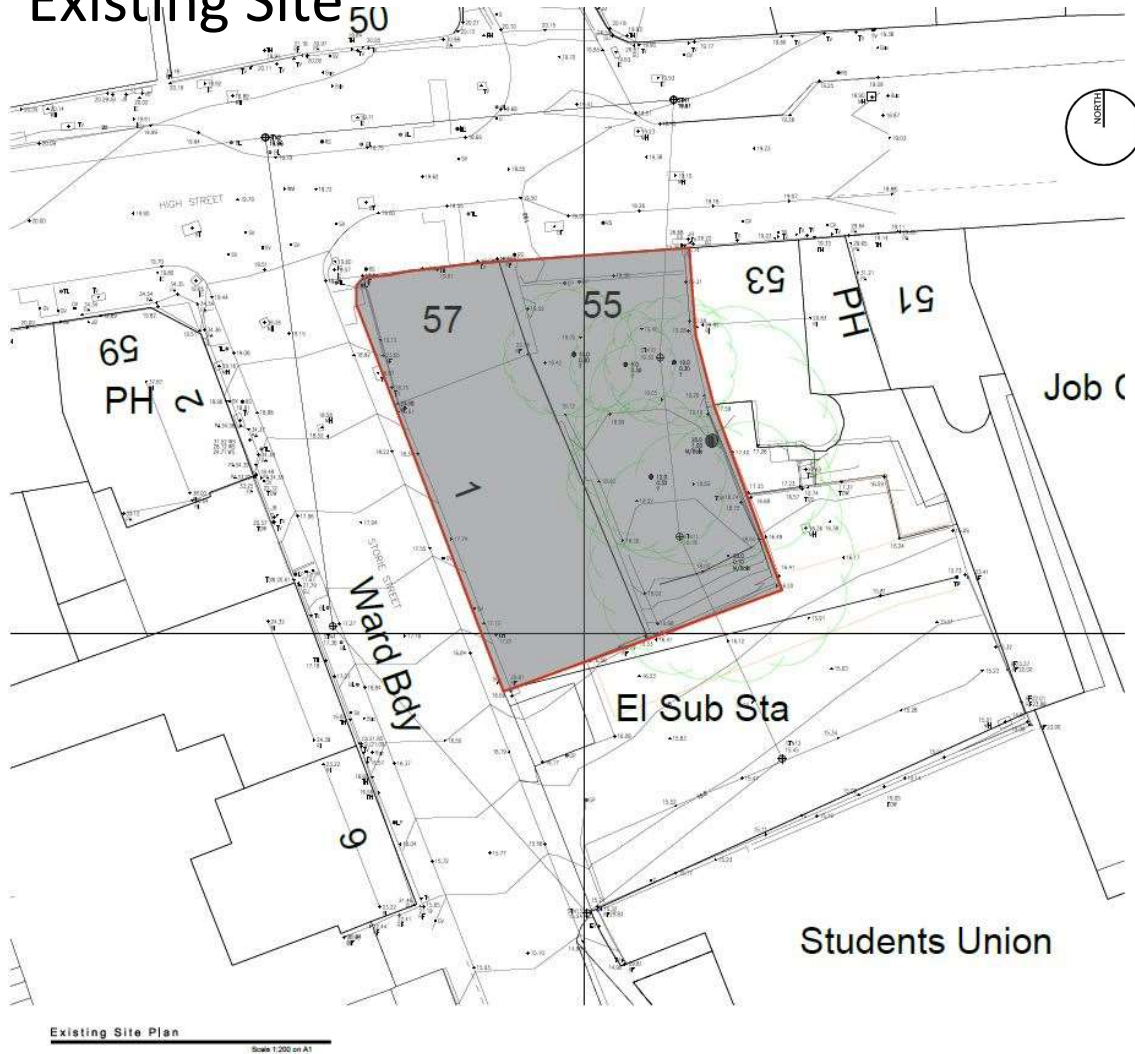


55 - 57 High Street, Paisley

The earliest settlement in Paisley was reputedly on the east bank of the White Cart Water at Seedhill. Here, at the fording point, St Mirin may have founded a church and burial ground in the 6th century. By the mid-12th century at least a settlement including a church, burial ground and mill had grown up in the area. This small secular community was moved to the west bank of the Cart around 1169 when Walter Fitz Alan founded a Benedictine Priory on the east bank, north of Seedhill. The priory, a relatively small monastic foundation, was granted the enhanced status of Abbey in 1245, from which time it grew to be one of the major pilgrimage destinations in Scotland. The Abbey grounds on the east bank of the Cart were subject to monastic development until the Reformation in 1559, after which they remained relatively underdeveloped until the 18th century. The formal establishment of a burgh took place in 1488, and the focus of development shifted from around the northern end of Causeyside Street to the High Street alignment. Narrow burgage plots leading back from the street defined the townscape, with the limits of the burgh being marked by stone-built ports, or gates, which controlled entry into the burgh. During the 16th century Paisley grew to be the most populous town in Renfrewshire, its importance enhanced by the prestige of the Abbey. After the Reformation the town's prosperity came from an increased emphasis on industrial production which led to expansion outwith the burgh's medieval confines. By the 18th century the New Town was established on the grounds of the Abbey Garden, and new streets were laid out in the west of the burgh lands. The plot that is the subject of the current application lies towards the western end of the area of increased archaeological sensitivity associated with the probable core of the early town. Roy's Military Survey of Scotland, which was conducted in the period 1747-55, shows development on the High Street frontage in the mid 18th century, though the line of Storie Street had not been established at that point. Roy also showed enclosed backlands to the rear of the buildings on both the north and south of the High Street, with some indication of development within these 2 plots. In general terms, therefore, development in this area of the town would appear to have some potential to encounter sub-surface archaeological material relating to occupation from the mid 18th century, if not earlier. In this instance, however, the more recent development history of the plot suggests that this potential is unlikely to be particularly high, as both the High Street frontage and the area to thereof it are occupied by buildings that appear to be of 20th century date. Construction of these buildings, and in particular the sizeable block that fronts onto Storie Street, is likely to have largely or wholly removed any sub-surface material relating to earlier phases of occupation that may have been present, and as a result, I would not consider archaeological work to be required in relation to this application. I would stress that this recommendation is based on the specific details of the current proposal; it is probable that archaeological work would still be required in relation to applications for the development of less-disturbed sites in the core of the historic settlement.



Existing Site₅₀



The site is located in the heart of Paisley, located 55 to 57 High Street and extends to 693m². To the East of the site there's a greenspace with semi mature trees and planting with cafes and local shops in the near vicinity.

The site is relatively flat along the High Street to the north and is at a steeper incline along Storie Street on the west. Currently the site accommodates a single storey café to the north and empty office space to the south over 4 storeys.

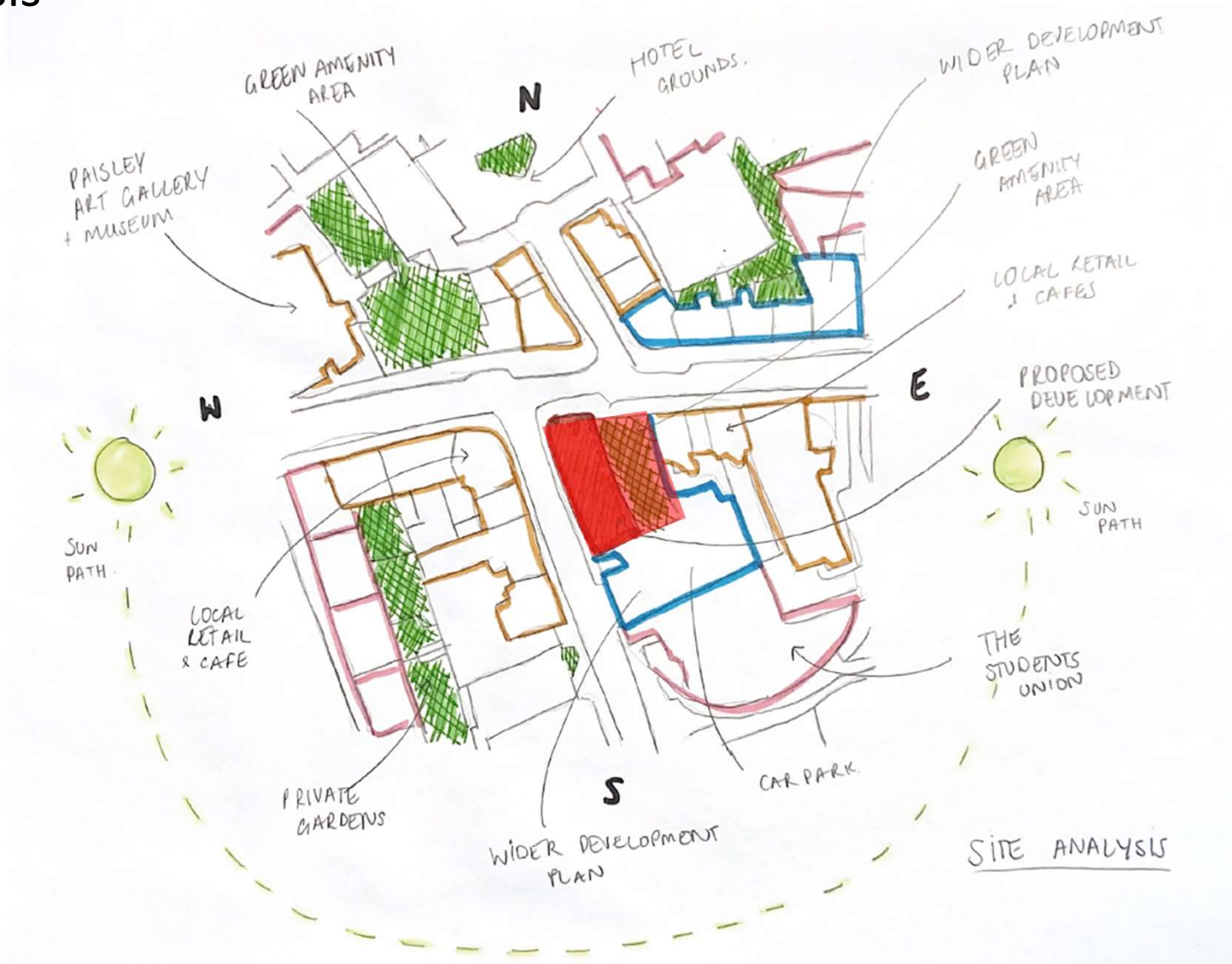
An existing sub station is located on the south boundary of the site along with a private car park.

The sites is adjacent to the University of West of Scotland Students Union Building and the UWS Campus.

The location gives the building access to all the major amenities associated with the city centre including close proximity to the cities major transport links



Site Analysis



Site Analysis – Existing Building



The building at the rear appears to have sat vacant for a number of years.

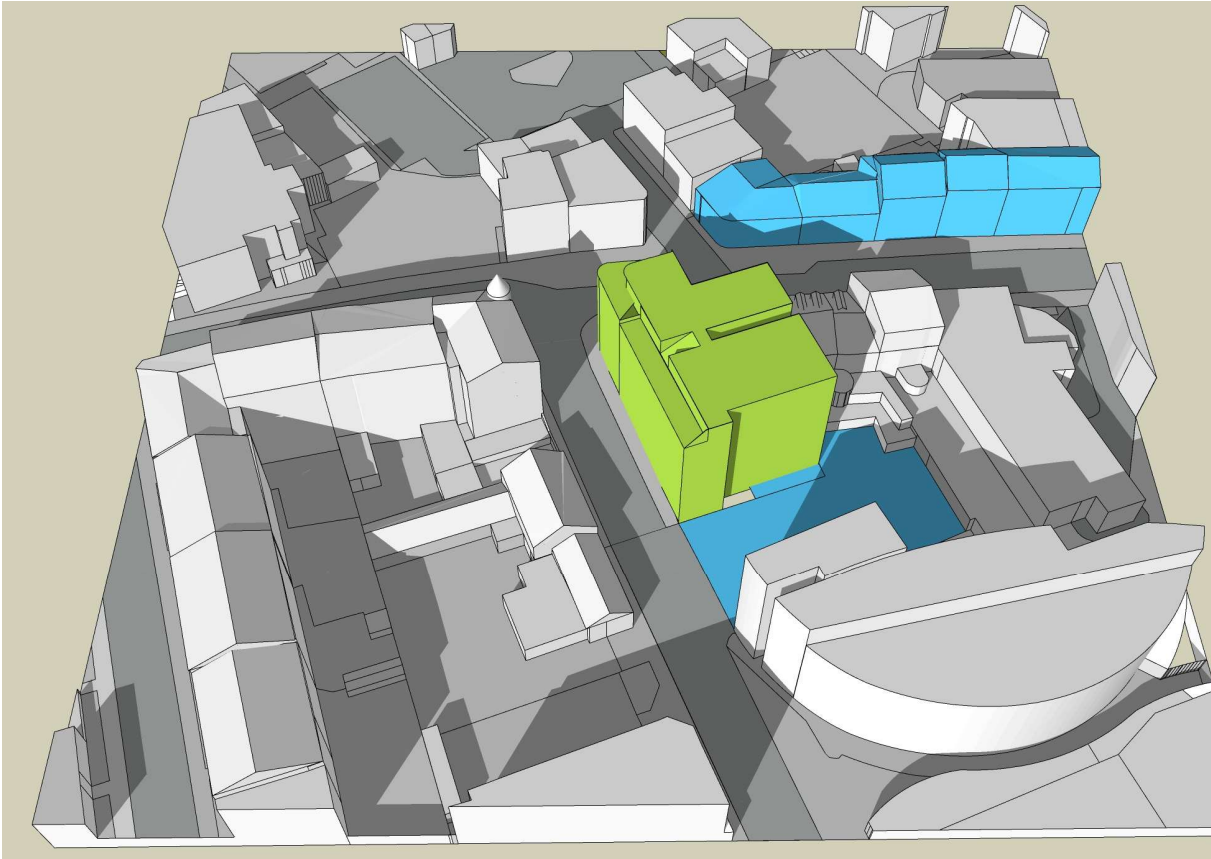
During this time the property has not been heated and subject to limited maintenance resulting in it starting to show signs of deterioration.

Notably to the brickwork façade and windows with some window cills missing. Making it no longer fit for purpose.

The building is also part of the Paisley Centre Conservation Area so any proposals will be sympathetic to the nearby buildings and the exterior to be strong, considered and civic in its presentation.



Visualising the Project – Wider Development



This site (shown in green) is also a part of the wider plan for revitalising the centre of Paisley (shown in blue).

Taking into account the prominent location and proximity both to the airport and University of West of Scotland, this makes the site an attractive development site for town centre living.

As part of this proposal, we are looking at this building in isolation. However, we are also keeping the revitalisation of the town centre in our minds which combined with our proposal would make a significant impact on the High Street and grow the existing community.

Image is illustrative and for information only

55 - 57 High Street, Paisley



Visualising the Project – Demand

Background for Outline Planning Submission

We always strive to look forward and imagineer what demand could look like in the future for all our developments as sustainable regeneration or “Urban Alchemy” as we like to call it. It really is at the heart of all we do.

What can we learn from the time we stand in and the time that has gone before that may aid us in leaving a better place for us passing through.

The unprecedented time we live in today has many lessons for a post pandemic world and an issue we have taken on board when “imagineering” what could and should we be providing that is currently not in the market place that fills an existing and future demand while tackling the elephant in the room, Covid.

These principles have been at the heart of our vision for Paisley for this highly visible corner location indirectly opposite the impressive library regeneration project which we wish to compliment and do our part in lighting the spark of regeneration on this prime corner site that one would hope may echo down both High street and Storey street.

Future Post Pandemic World

We have “baked” into the design social distancing from the ground up by providing more boutique student living with the creation of student studios where every occupant has their own self contained boutique apartment with all that they may require to live while sharing in the communal space on the ground floor. On the upper levels we have also accommodated a sympathetic “setting back” of the top floors while providing balconies to for the students to enjoy.

Local Regeneration via Globalisation

We have had various meetings with UWS and received guidance from both Elizabeth O’Reilly and Donna Valance regarding unfulfilled future demand requirements from the Chinese community. The Chinese community desire to send 300 students for a finishing year at UWS.

The proximity, new build nature and also the delivery of a boutique student hotel offering with self contained apartments will undoubtedly fill this void in the market place. It will also appeal to the Italian and French contingent while providing a safe haven to the post graduate market that would benefit from not being part of a traditional cluster flat environment.

The ability for Paisley and UWS to play on a global platform will aid the local economy via discretionary spend with reciprocal effects being more jobs created and more importantly existing ones saved. This is fundamental for not only Paisley playing on a larger stage, but also to give confidence for future public/private partnership projects. This will further aid the regeneration of Paisley back to it’s former glory. We as entrepreneurs have a moral and economic responsibility to take up the mantle and become the first economic responders. Working hand in hand with the local govt to enable the evolution of the High Street, driven by demand while paying attention to sustainability in the process.



Design: Precedent, Inspiration and Materials



*Paisley Museum and Art Gallery
Paisley*



*Tenement Building, 59 Paisley High St
Paisley*



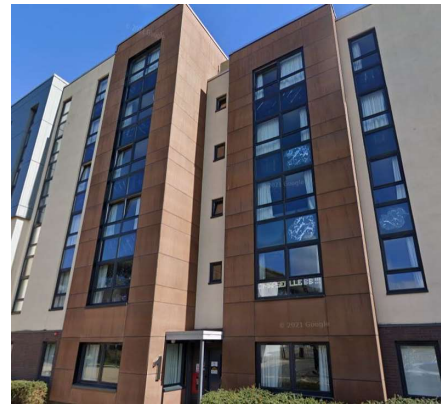
*Faithlee centre
Fraserburgh*



*Paisley pattern
Paisley museum*



*Street Art
Glasgow*



*UWS Student Accommodation, Storie St
Paisley*

The images on this page represent some of the inspiration for the proposed development both in terms of proposed form and materiality.

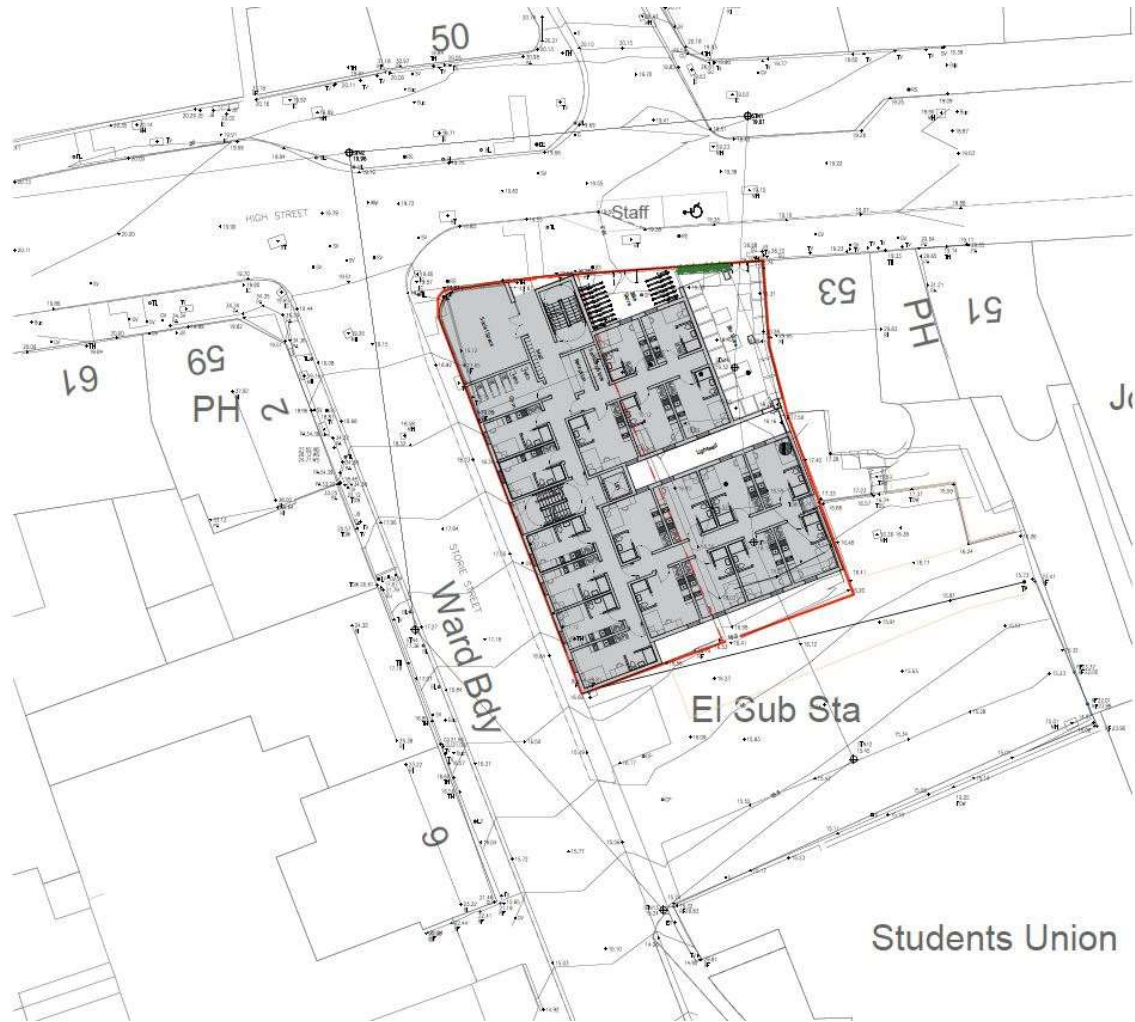
Although exact specifications have yet to be finalised, the material palette would aim to comprise of materials and finishes that are sympathetic to the local area including blonde sandstone cladding to the high street existing buildings and a nod to Paisleys history and being the centre of the weaving industry in the early 19th century we thin this is relevant due to its close proximity to the paisley centre, art gallery and museum. We would expect these to be subject to a condition that final materials and finishes will require to be approved prior to construction.

In summary we are proposing to use the following mix of materials:

- Corten effect aluminium panels with powder coated metal screens simulating a weave pattern
- Brickwork masonry. Colour to match the blonde sandstone of the existing buildings to the high street.
- Standing Seam single ply to mansard roofs
- To the stair cores Aluminium composite panels printed with the 'teardrop' paisley pattern referenced from the Paisley Museum Collection.
- Mordern Alu-Clad windows and doors
- 'Street art' or mural by local artist to celebrate Paisleys rich history



Design Proposal – Site Plan



55 - 57 High Street, Paisley



Design Proposal - Streetview



Image is illustrative and for information only

55 - 57 High Street, Paisley

The redevelopment of this site is confident and considered in its Architectural approach. Looking at the site's prime location and the future plans for Paisley Centre it is clear that there is a fantastic opportunity to deliver a high-quality proposal that will help meet the demands of 21st Century Paisley's local community in student accommodation.

The corner of Storie St and the High St as depicted in this view is shown with corten affect façade influenced by modern 'container chic' structures made fashionable in urban centres. These are shown with 'floating' screens with a powder coated metal 'weave' infill that is a reference to the paisley weaving industry.



Design Proposal - Streetview



In developing and refining the brief for the project along with the client, there are a number of considerations that must be made; primarily identifying the height of the building in comparison to neighbouring buildings and ensuring any architectural interventions are of a quality and presentation fit for a location of such civic prominence.

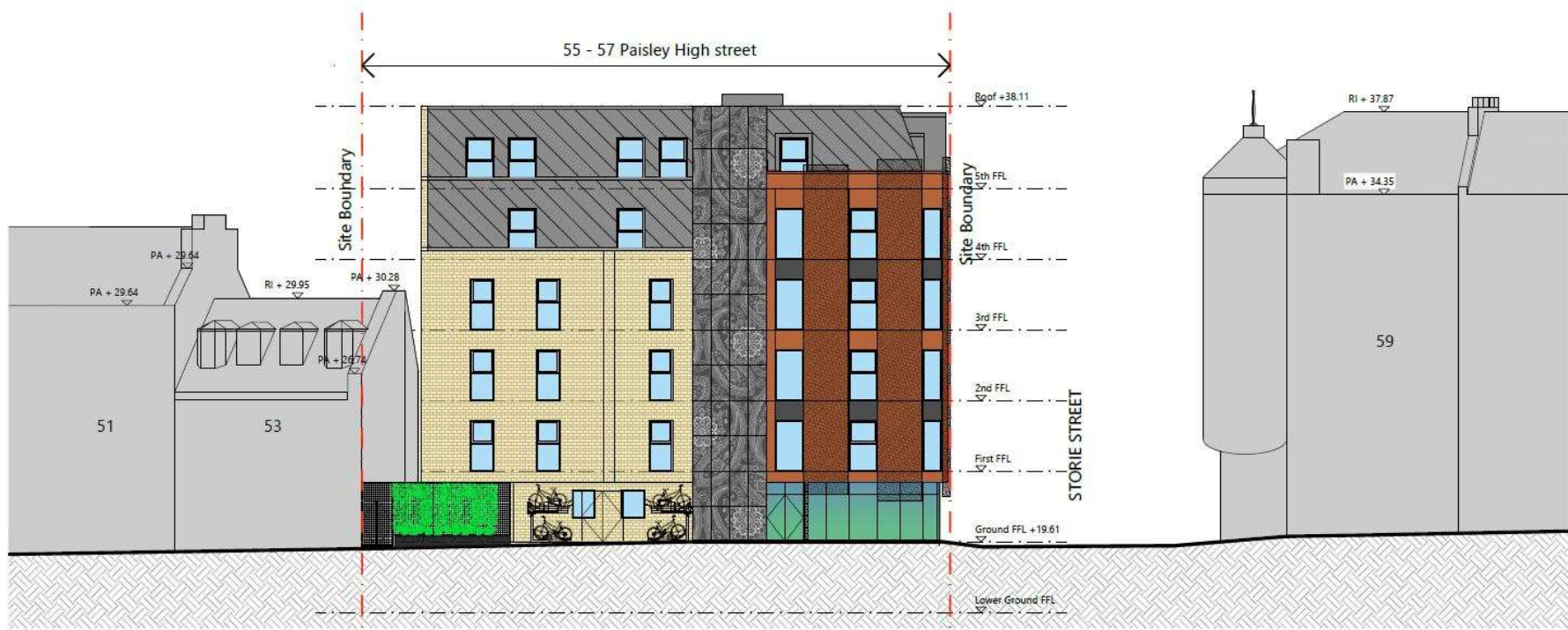
The light-coloured brick to the east elevation and the Corten affect cladding to the western end of the high street is divided by the central monolithic structure of The stair core. The brick and the stair core are set back from the high street and clad in different materials to intentionally break up the elevation. This design is repeated on the Storie Street elevation and the effect will be slightly enhanced due to the slope of the existing site to the south.

Image is illustrative and for information only

55 - 57 High Street, Paisley



Visualising the Project - Elevations



North Elevation (as viewed from High St)

Scale 1:200 on A1

Elevations - All materials and finishes specifications are to be confirmed in due course

55 - 57 High Street, Paisley



Visualising the Project - Elevations



West Elevation (as viewed from Storie Street)

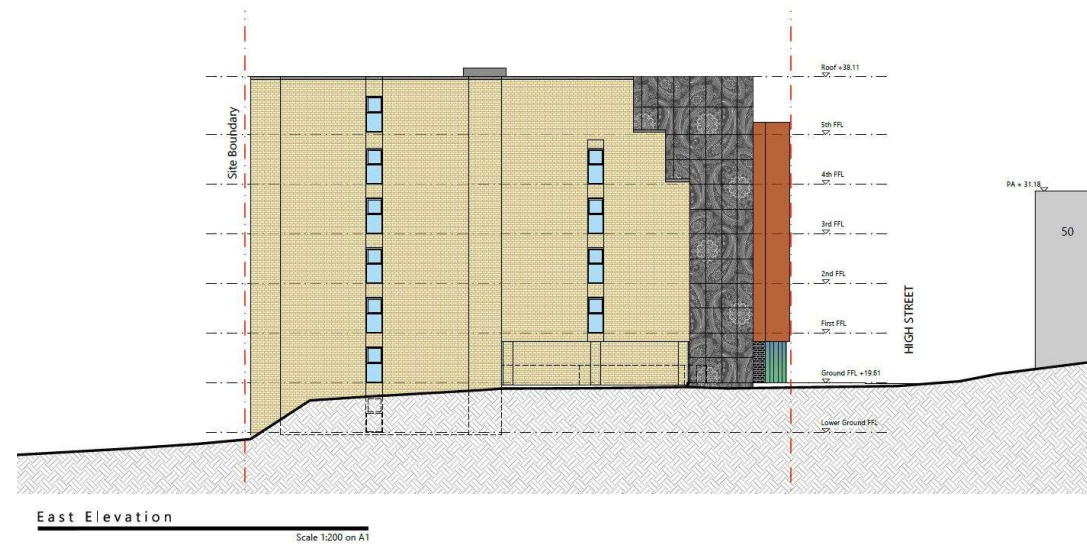
Scale 1:200 on A1

Elevations - All materials and finishes specifications are to be confirmed in due course

55 - 57 High Street, Paisley



Visualising the Project - Elevations



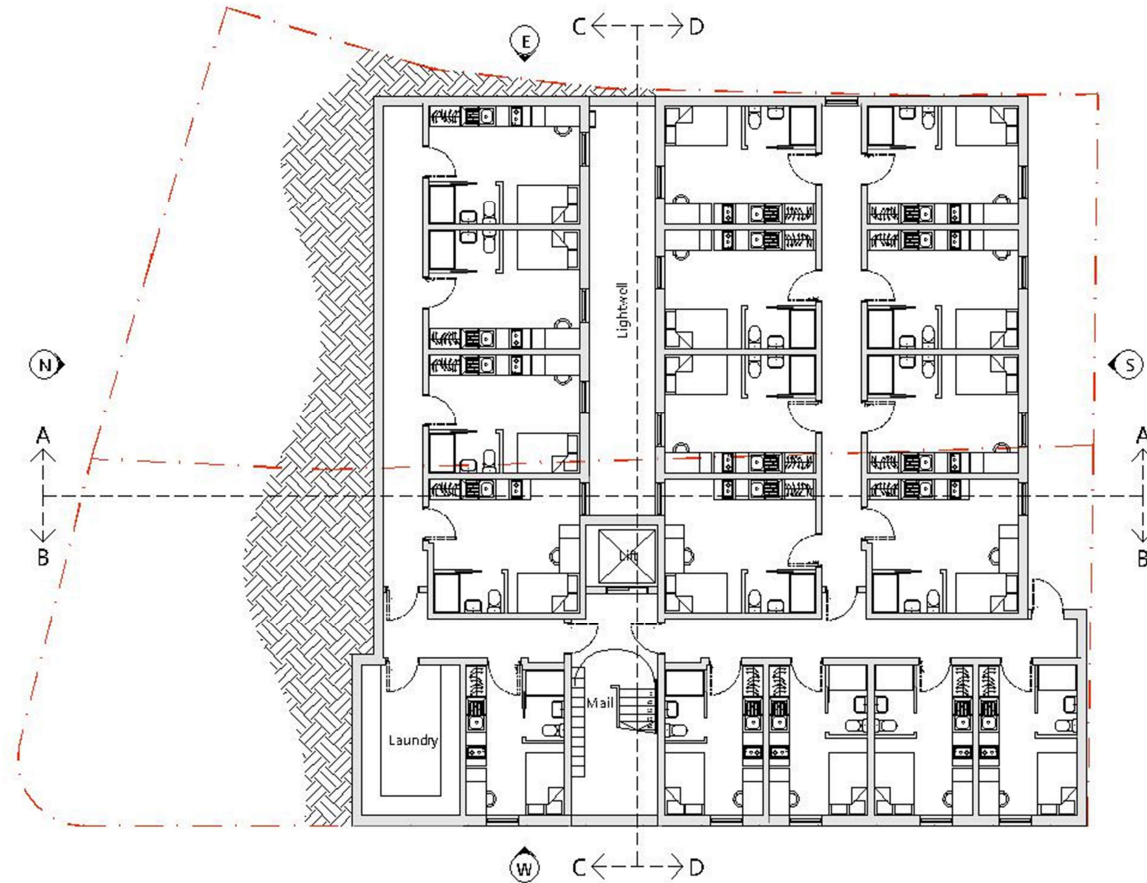
Elevations - All materials and finishes specifications are to be confirmed in due course

55 - 57 High Street, Paisley



Visualising the Project - Interior

Floor plans are illustrative and for information only



Accommodation	
Lower Ground Floor	5no. single studio units
Ground Floor	8no. single studio units
First Floor	13no. single studio units
Second Floor	13no. single studio units
Third Floor	13no. single studio units
Fourth Floor	13no. single studio units
Fifth Floor	4no. single studio units 1no. double studio units
Total Units 70 Units	

Key:	
	Boundary
Areas	
Site Area:	355m ²
Gross Internal Area of all floors:	
Lower Ground:	227m ²
Ground:	343m ²
First:	343m ²
Second:	343m ²
Third:	343m ²
Fourth:	290m ²
Fifth:	138m ²
Total:	2027m²
Net Internal Areas of all floors:	
Lower Ground:	197m ²
Ground:	284m ²
First:	284m ²
Second:	284m ²
Third:	284m ²
Fourth:	235m ²
Fifth:	98m ²
Total:	1666m²

Lower Ground Floor Plan

55 - 57 High Street, Paisley



Visualising the Project - Interior

Floor plans are illustrative and for information only



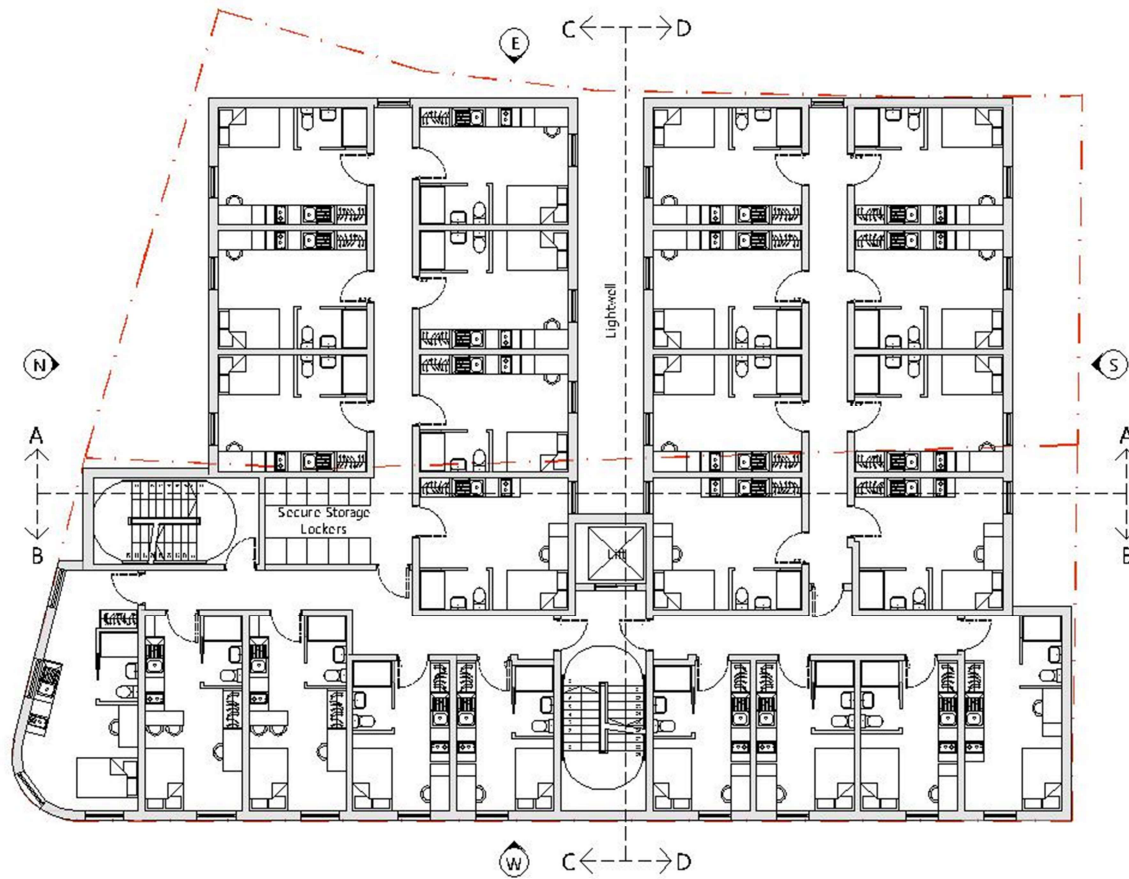
Ground Floor Plan

55 - 57 High Street, Paisley



Visualising the Project - Interior

Floor plans are illustrative and for information only



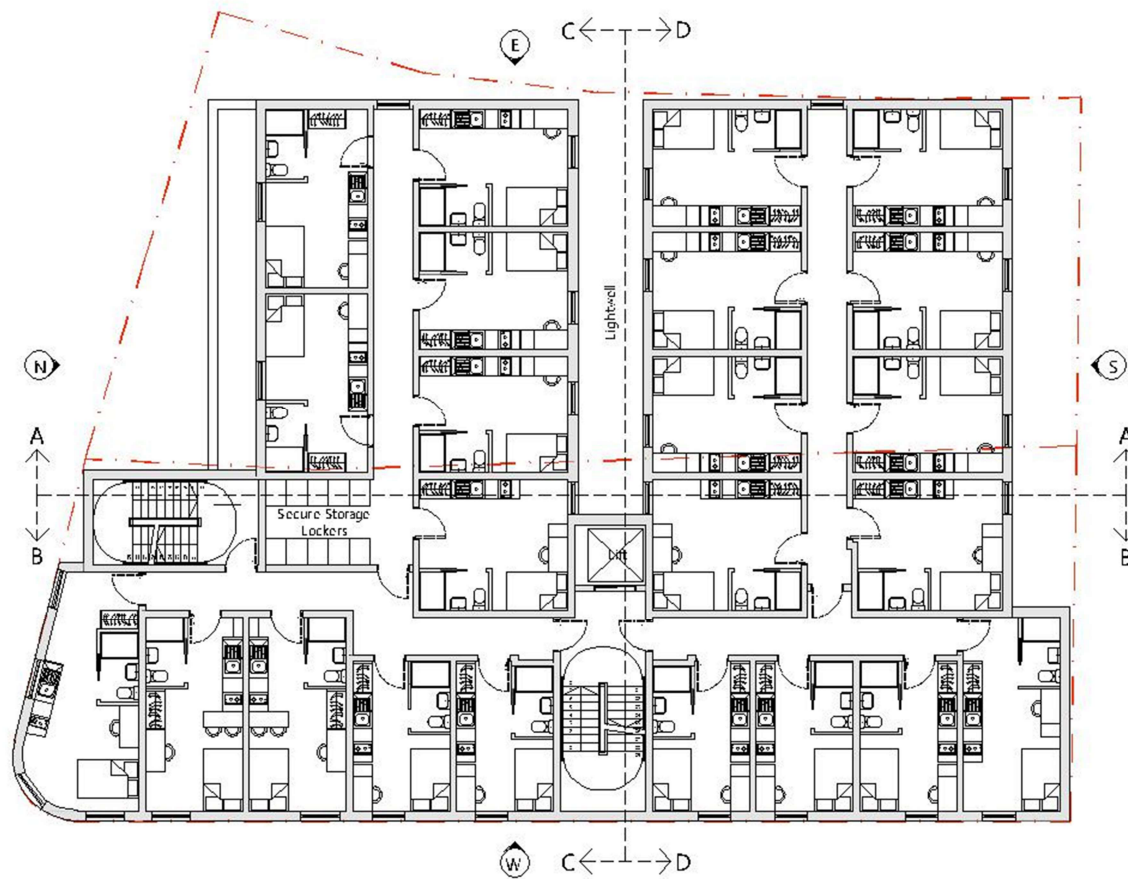
First to third Floor Plan

55 - 57 High Street, Paisley



Visualising the Project - Interior

Floor plans are illustrative and for information only



Fourth Floor Plan

55 - 57 High Street, Paisley



Visualising the Project - Interior

Floor plans are illustrative and for information only



Fifth Floor Plan

55 - 57 High Street, Paisley



Student Living - Amenity



The site is located right in the heart of Paisley's historic centre surrounded by parks, museums and arts centres.

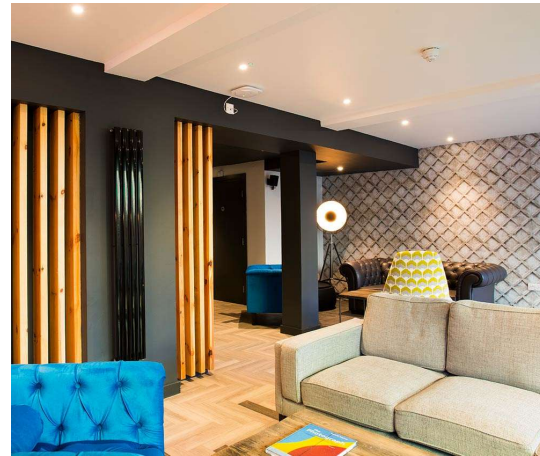
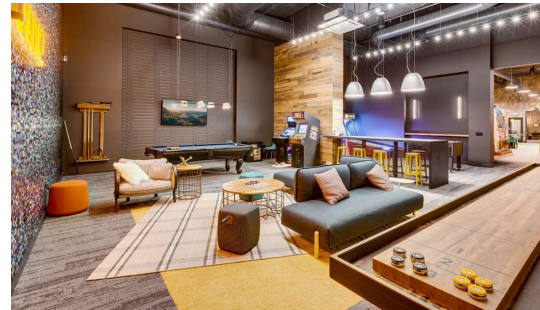
The Paisley Museum and Coats Observatory are currently undergoing a major refurbishment as part of a 4 year long £42m transformation of the venue. The refurbishment of Paisley Museum is the flagship project in a £100 million investment in Paisley Town centre over the next few years.

The town centre of Paisley and the University of West of Scotland campus are a large part of the amenity for the residents of our development along with the indoor social space on the ground floor and balconies to the top floors.

All of the above combined provided a stronger interaction between the residents and the town centre of Paisley with an increased sense of community.



Student Living - Social Space



Images above are examples for illustration only.

55 - 57 High Street, Paisley

The ground floor of the proposed development features a social space for student to enjoy; with comfortable seating, areas dedicated for socialising and group studying. The aim is to create a space that fosters a community and is a place where the residents want to spend their time.

This social space will feature a 'shopfront' with large glazing to the high street and corner which is in keeping with the retail aesthetic and feel of the Paisley centre.

Next to the social space we have also incorporated a modest gym which will have modern compact gym equipment and will also have full height glazing to maximise the available light, for physical exercise and mental well being of the residents.

There are a mixture of shopfront types currently situated opposite the building in question on the High Street, ranging from modern aluminium framed glass frontages, to more sympathetic timber and glass responses, which we would seek to replicate here whilst maintaining a contemporary approach. Any new fascia signage and lettering should respect and compliment that of the historic shop frontages on the High Street.



Student Living - Studios



The development currently comprises of 150 studios ranging between 17-22m² all with en-suite shower rooms, private kitchens, dining areas, wardrobes and study areas.

The arrangement of the various different sized studio floor plans on the proposed scheme is designed to maximise the number of apartments that can be fit on site under the constraints of site size and satisfy the demand from potential students.

55 - 57 High Street, Paisley

Images adjacent are examples for illustration only.



Conclusion

In conclusion, TINTO Architecture are proposing a development of a student residence comprised of 150 studio apartments in a prominent area on the high street in Paisley within walking distance of the UWS and student union, Local shops, Paisley Gilmour street train station with access to Glasgow airport.

With a focus on stepped massing and sympathetic material choices, the proposal continues a style that is seen throughout Paisley town centre.

We believe that this development would be well integrated with its surroundings, a welcomed addition to the housing provision in the city centre, and an interesting addition to the varied and exciting city skyline.



Thank You

If you have any queries, please let us know. We look forward to hearing from you.

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