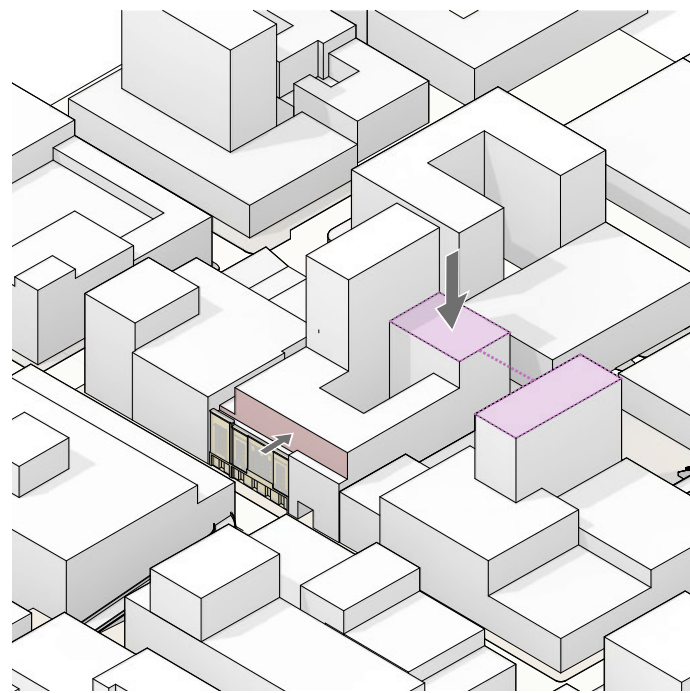
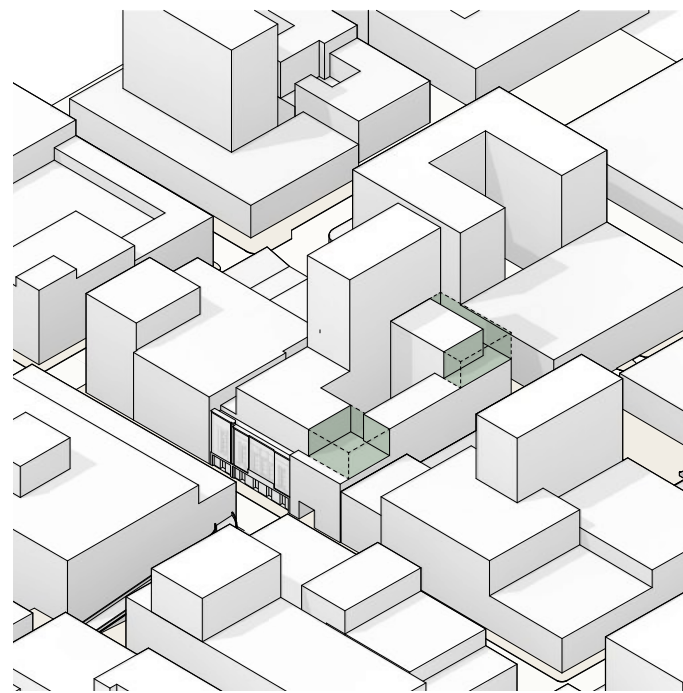


5.1 Concept Design



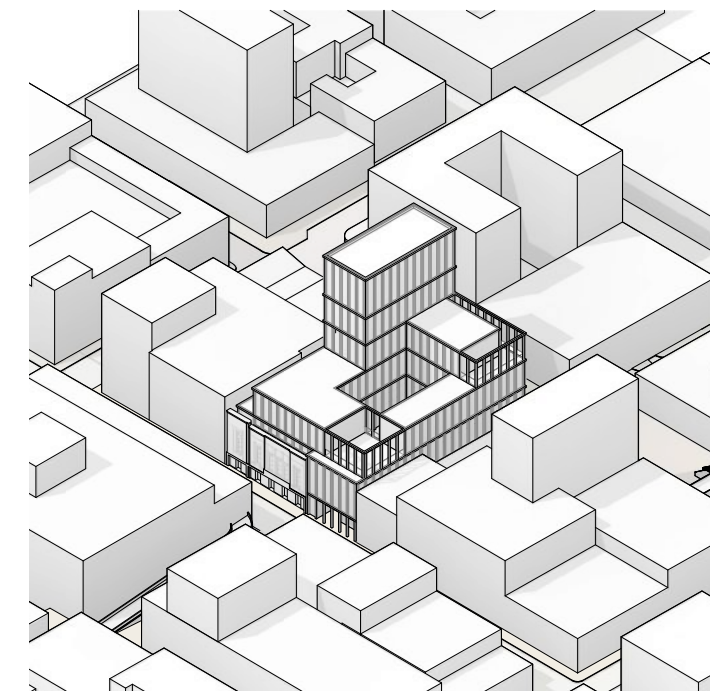
Respectful Massing

A further step in the Renfrew Street form, and recessing the upper section of the Sauchiehall Street elevation, serves to reduce the massing and create a respectful, contextual response, with the latter also offering subservient response to the historic facade.



Terraces

To take full advantage of the form and orientation, external amenity space is provided to the front and rear roofs of the building, whilst the framing maintains the rhythm of the facade.



Rhythm and Scale

A contemporary interpretation of the robust materiality and horizontal and vertical hierarchical rhythms of the historical context give the building a solid weight and scale, both from a human and urban perspective.

5.2 Use

Purpose Built Student Accommodation

Our proposals at Sauchiehall Street will provide high-quality, purpose-built accommodation for students from a range of backgrounds including undergraduate, post-graduate and international students.

A range of accommodation types will be provided which include en-suite rooms, social studios, studios and one-bed apartments. In addition to living amenity space included within these accommodation types a generous amount of amenity space, both internal and external, will be provided supporting a number of different activities for residents.

Commercial

There are five commercial units included at ground level. All five of them provide activation to the reinstated Wellington Arcade whilst three benefit from dual aspect with one unit providing frontage to Renfrew Street and two providing frontage to Sauchiehall Street.

The commercial units to the eastern portion of the arcade are generally smaller in size than that of the commercial unit to the western portion of the building is larger in size responding to the nature of retail on Sauchiehall Street.



5.3 Amount

The overall quantum of accommodation is the result of a building arrangement that has been borne out of a careful and rigorous process of analysis of brief, context and typology.

Quantum

Total Accommodation (Gross Internal Area)	20,636sqm
Total PBSA (Gross Internal Area)	19,841sqm
Total Commercial (Gross Internal Area)	795sqm

Purpose Built Student Accommodation (PBSA)

Total Dwellings	516
Total Beds	619

Standard En-suite Rooms	111
Social Studios	28
Studios	389
1 Beds	70
Duplexes	10
Accessible 1 Beds	11

Amenity

Internal Amenity	2,430sqm
External Amenity	640sqm

Cycle Parking

Internal, Secure Cycle Spaces	355 (1:1.8)
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5.4 Layout

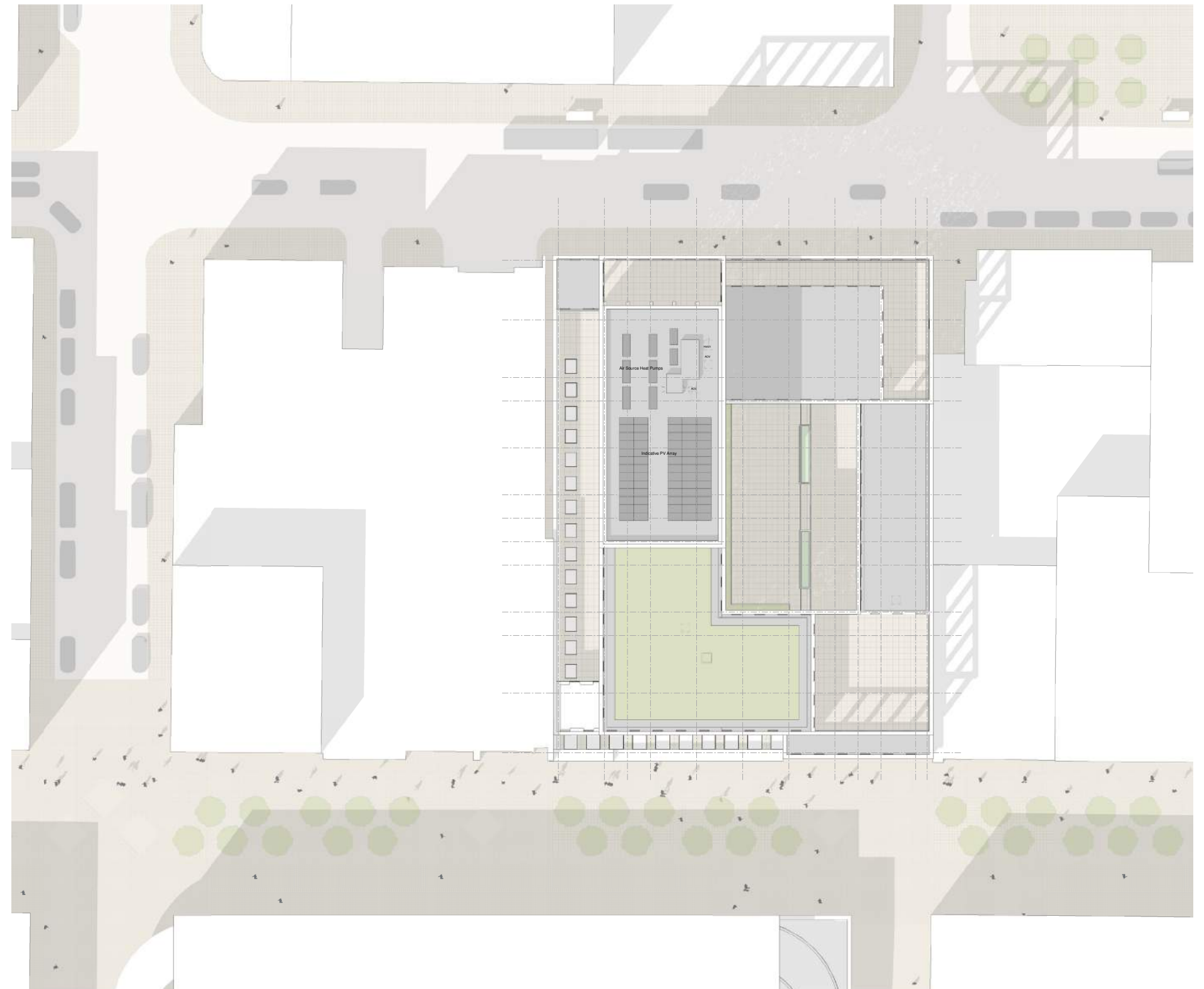
5.4.1 Summary

A single building is proposed on site accommodating Purpose Built Student Accommodation (PBSA) with supporting amenity spaces (internal and external) as well as ground floor commercial accommodation.

At street level the proposals reinstate the route connecting Sauchiehall Street with Renfrew Street, historically known as Wellington Arcade. This route is activated with commercial accommodation as well as the entrance to the PBSA accommodation.

The proposals also retain the historic Marks and Spencer façade with commercial space reinstated to Sauchiehall Street and private amenity space above behind the retained façade.

From first floor and above student accommodation is provided as a range of different room types and as a series of internal and external amenity spaces.



5.4 Layout

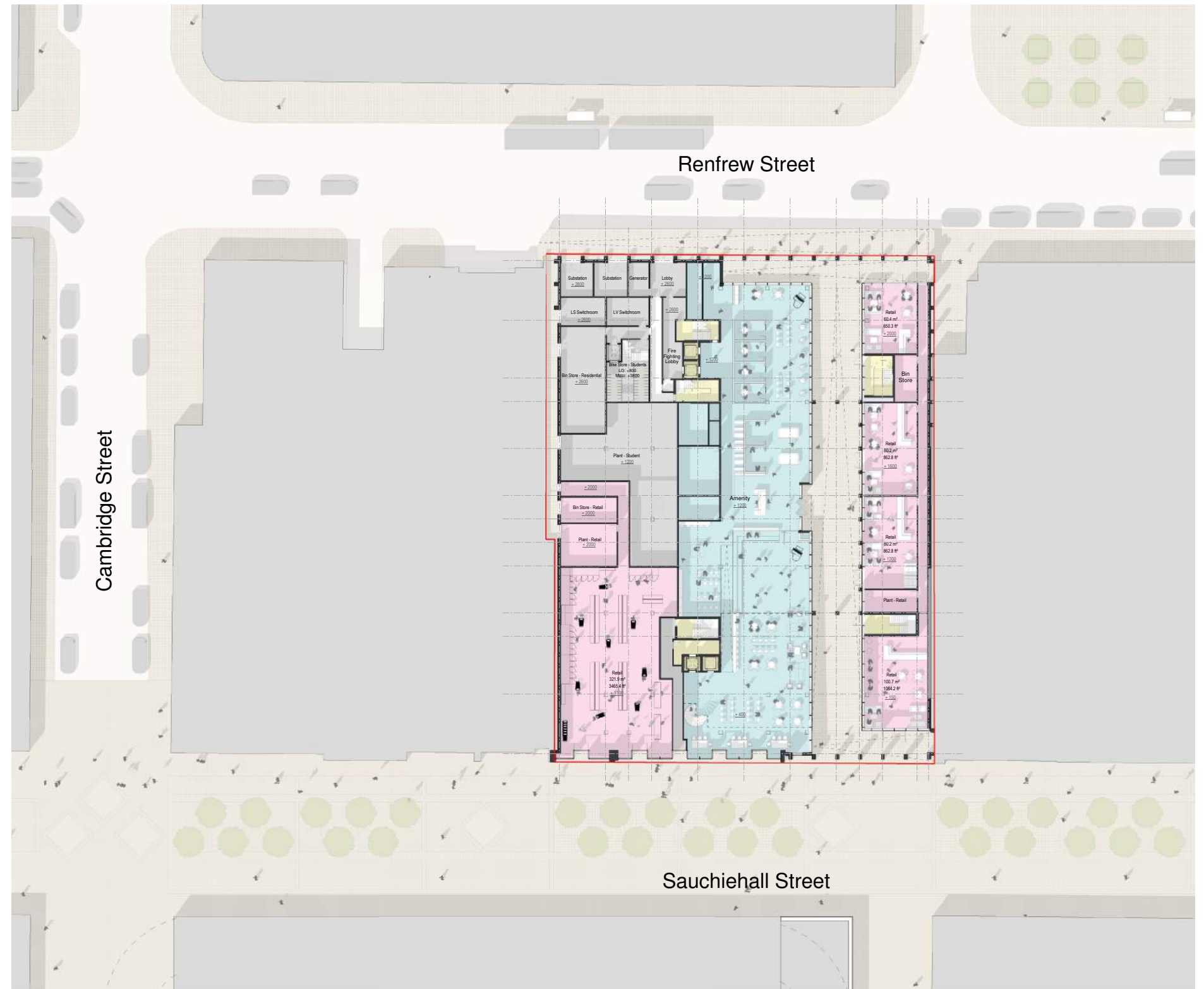
5.4.2 Building Plans

Ground Floor Plan

The ground floor of the building is provided either side of a new external arcade that reinstates the route between Sauchiehall Street and Renfrew Street. Activating the arcade is commercial accommodation as well as private amenity space for the residents which includes the reception area with the associated entrance off the arcade. This amenity area is serviced with two cores providing access to the floors above.

In addition to the commercial accommodation provided on the eastern portion of the site, activating the new arcade is an additional commercial unit to the west with frontage to Sauchiehall Street. To the rear of this retail unit are a series of back-of-house areas for the student accommodation that includes plant, bin store and bike store with access to these spaces off Renfrew Street.

- Amenity - Student
- Commercial
- Plant/ Back of House



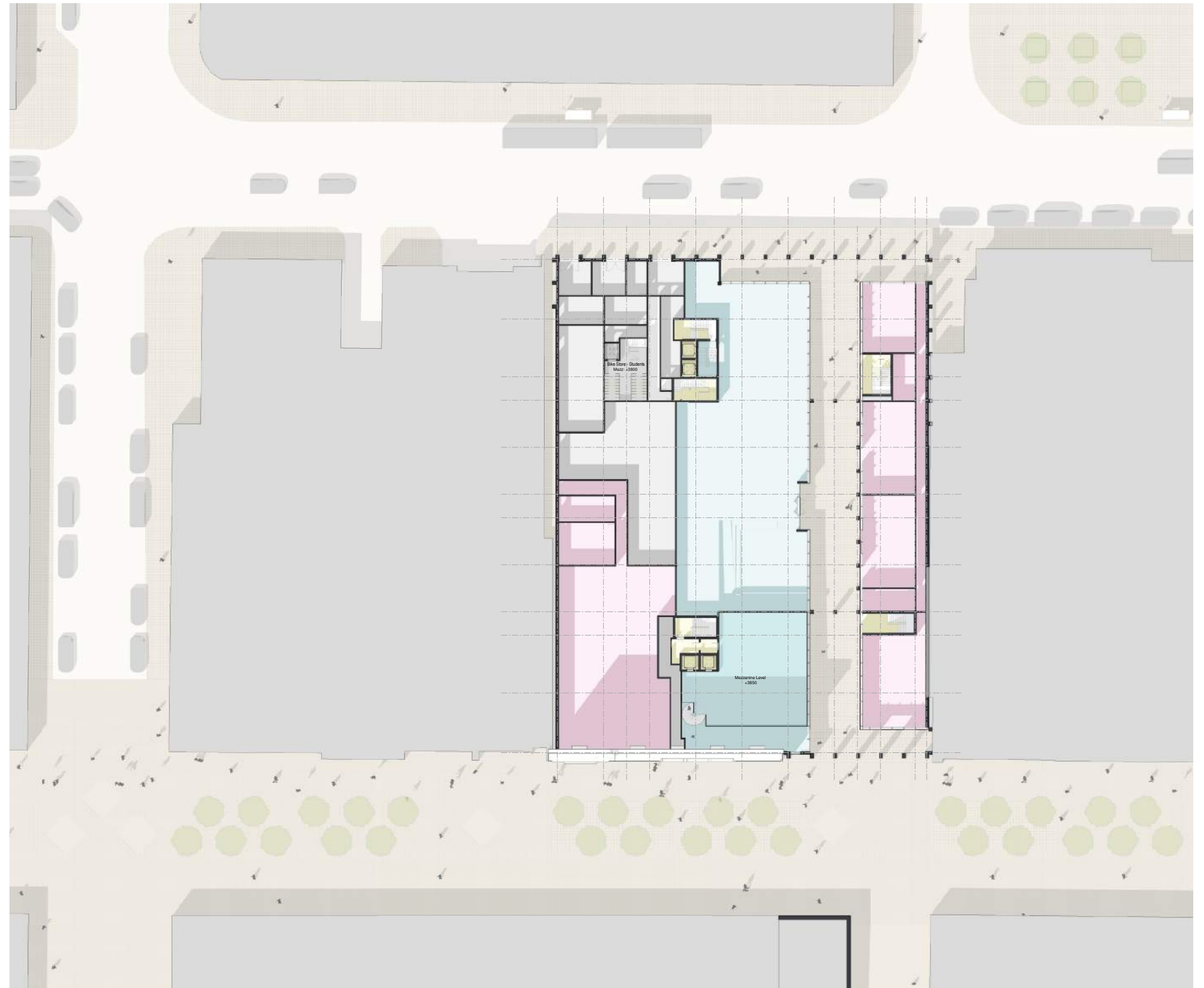
5.4 Layout

Mezzanine Floor Plan

There is a mezzanine level at the Sauchiehall Street end of the ground floor amenity space, which takes advantage of the increased height in this space due to the ground floor level dropping to tie into the Sauchiehall Street levels. Glimpses of activity from the street will activate this facade at two levels, with the mezzanine being set back from the retained facade to create a double height space here.

In addition, there is a mezzanine level to the bike store accessed off Renfrew Street, which is reached via stair and bike lift, to increase the bike store provision in the most convenient location.

- Amenity - Student
- Plant/ Back of House
- Circulation/ Core
- Room - Accessible
- Room - Ensuite
- Room - One Bed
- Room - Studio



5.4 Layout

First Floor Plan

At first floor additional private internal amenity space is provided. This includes space that overlooks Sauchiehall Street, behind the retained façade of the existing Marks and Spencer building, as well as adjacent to and associated with the central courtyard terrace that provides additional private external amenity space.

Student rooms are provided at first floor comprised of en-suite rooms, accessible rooms, studio and one bed apartments that overlook Sauchiehall Street, Renfrew Street and the central external courtyard.

- Amenity - Student
- Plant/ Back of House
- Circulation/ Core
- Room - Accessible
- Room - Ensuite
- Room - One Bed
- Room - Studio



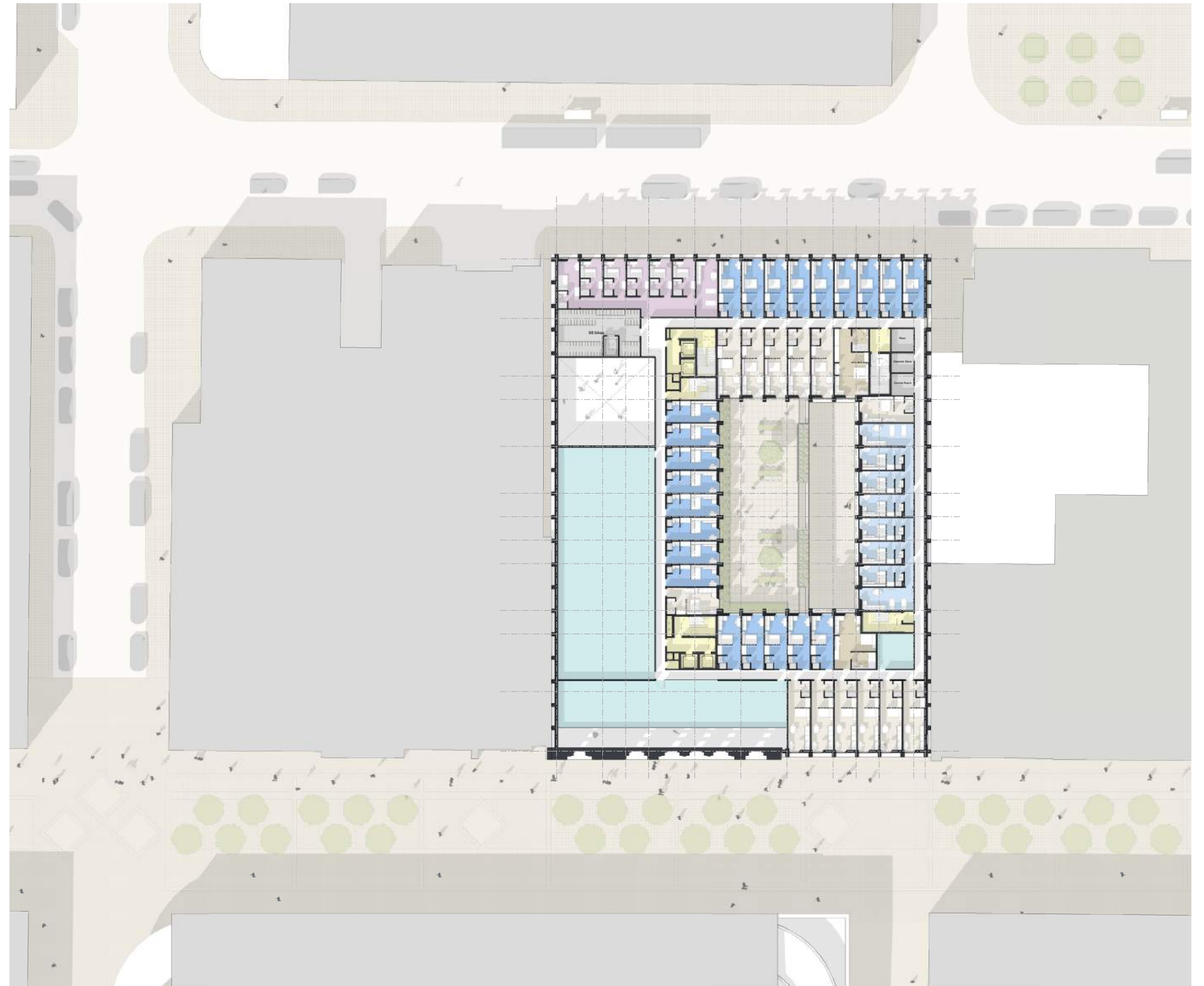
5.4 Layout

Second Floor Plan

At second floor additional internal amenity space is provided overlooking Sauchiehall Street, behind the retained façade. Voids are introduced above portions of the first floor amenity space to make them double height.

The number and types of student rooms are similar to the level below.









- Amenity - Student
- Plant/ Back of House
- Circulation/ Core
- Room - Accessible
- Room - Ensuite
- Room - One Bed
- Room - Studio
- Room - Duplex

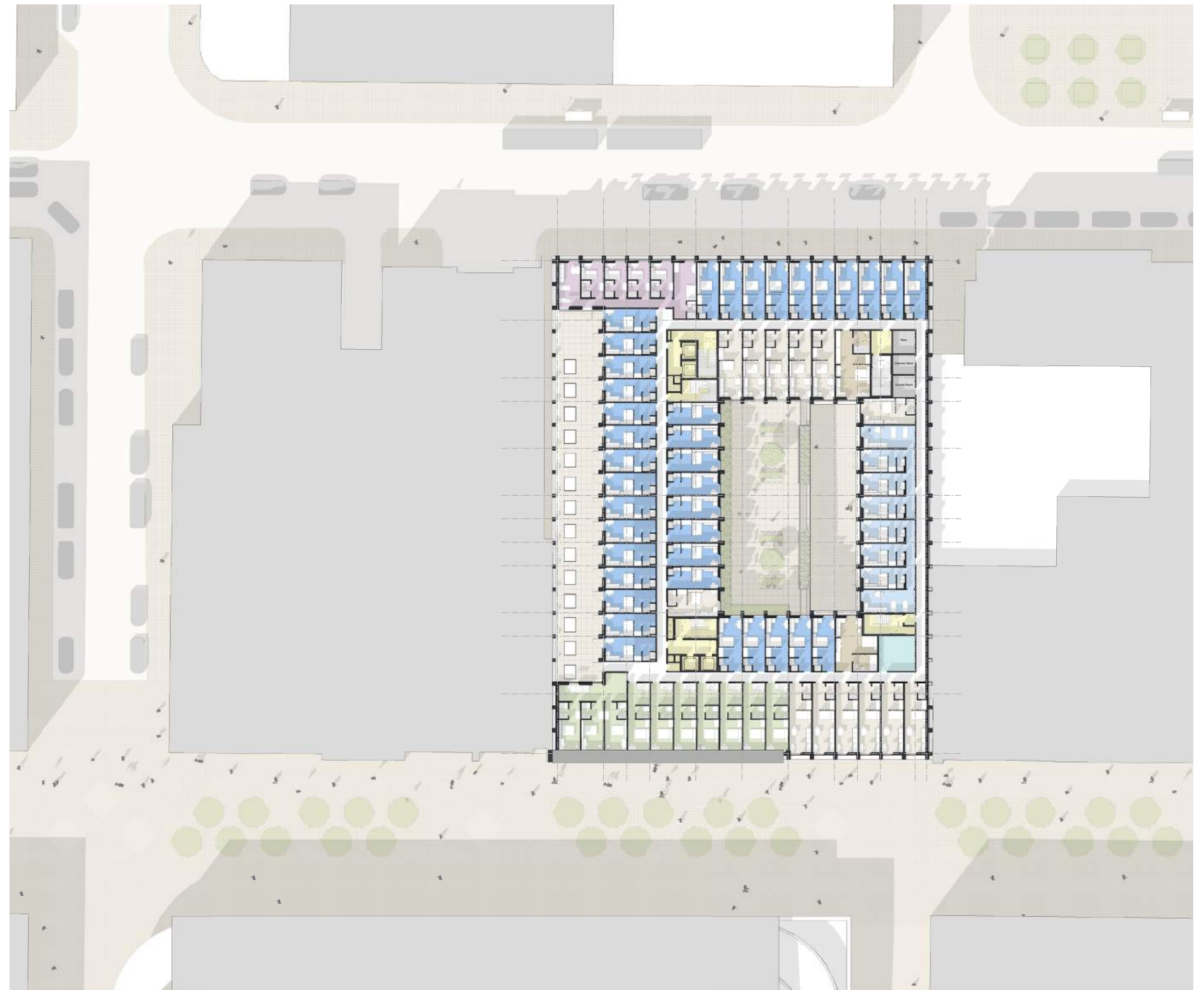


5.4 Layout

Third Floor Plan

At third floor further student rooms are provided as a continuation of the level below with additional duplex and studio rooms provided above the amenity spaces below. To the west is a second external terrace which a number of studios have access to.









-  Amenity - Student
-  Plant/ Back of House
-  Circulation/ Core
-  Room - Accessible
-  Room - Ensuite
-  Room - One Bed
-  Room - Studio
-  Room - Duplex



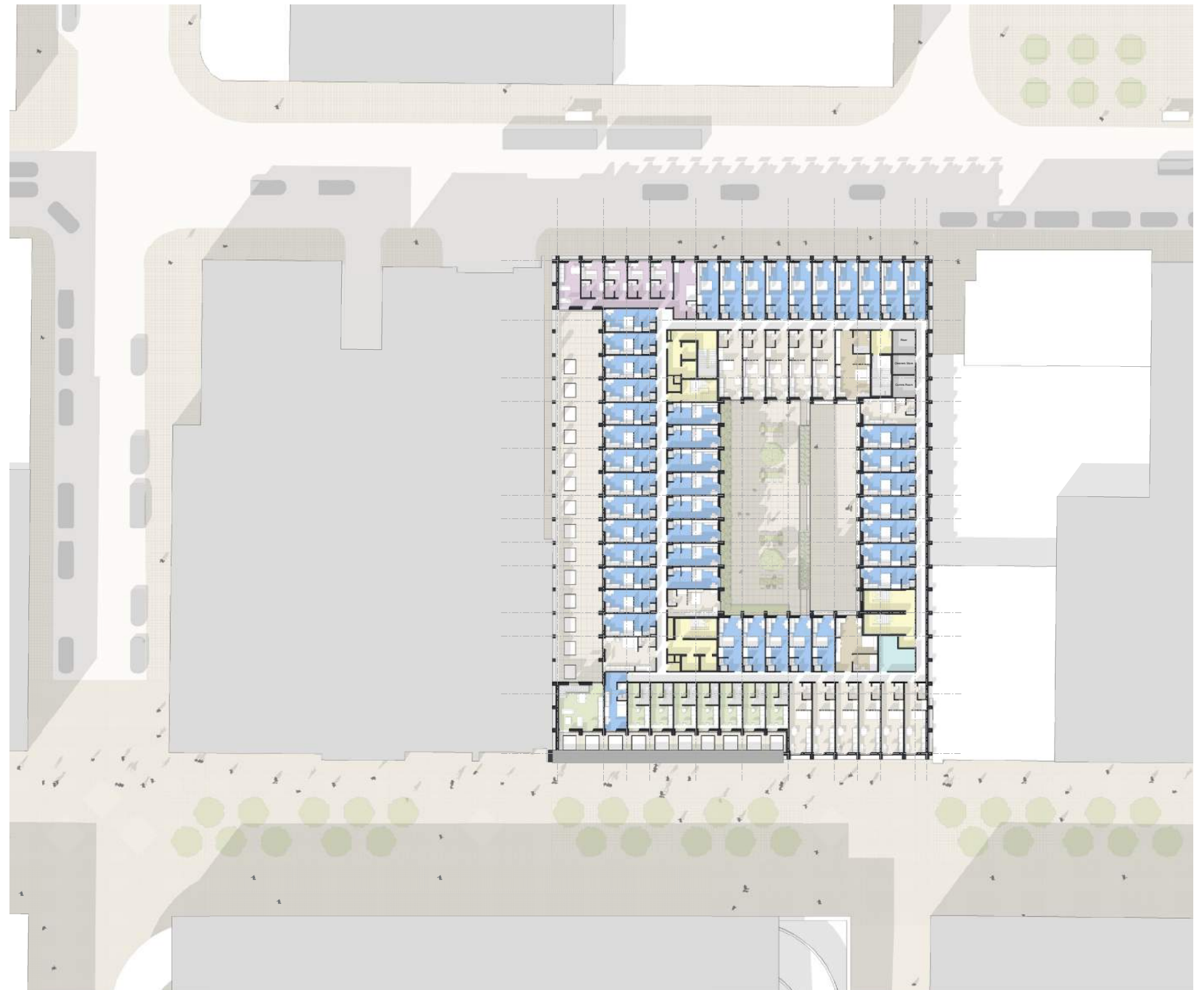
5.4 Layout

Fourth Floor Plan

At this level the arrangement of student rooms continues from the level below. Set behind the retained façade on Sauchiehall Street are the living rooms of the duplex units located here.

-  Amenity - Student
-  Plant/ Back of House
-  Circulation/ Core
-  Room - Accessible
-  Room - Ensuite
-  Room - One Bed
-  Room - Studio
-  Room - Duplex

0 25 50m



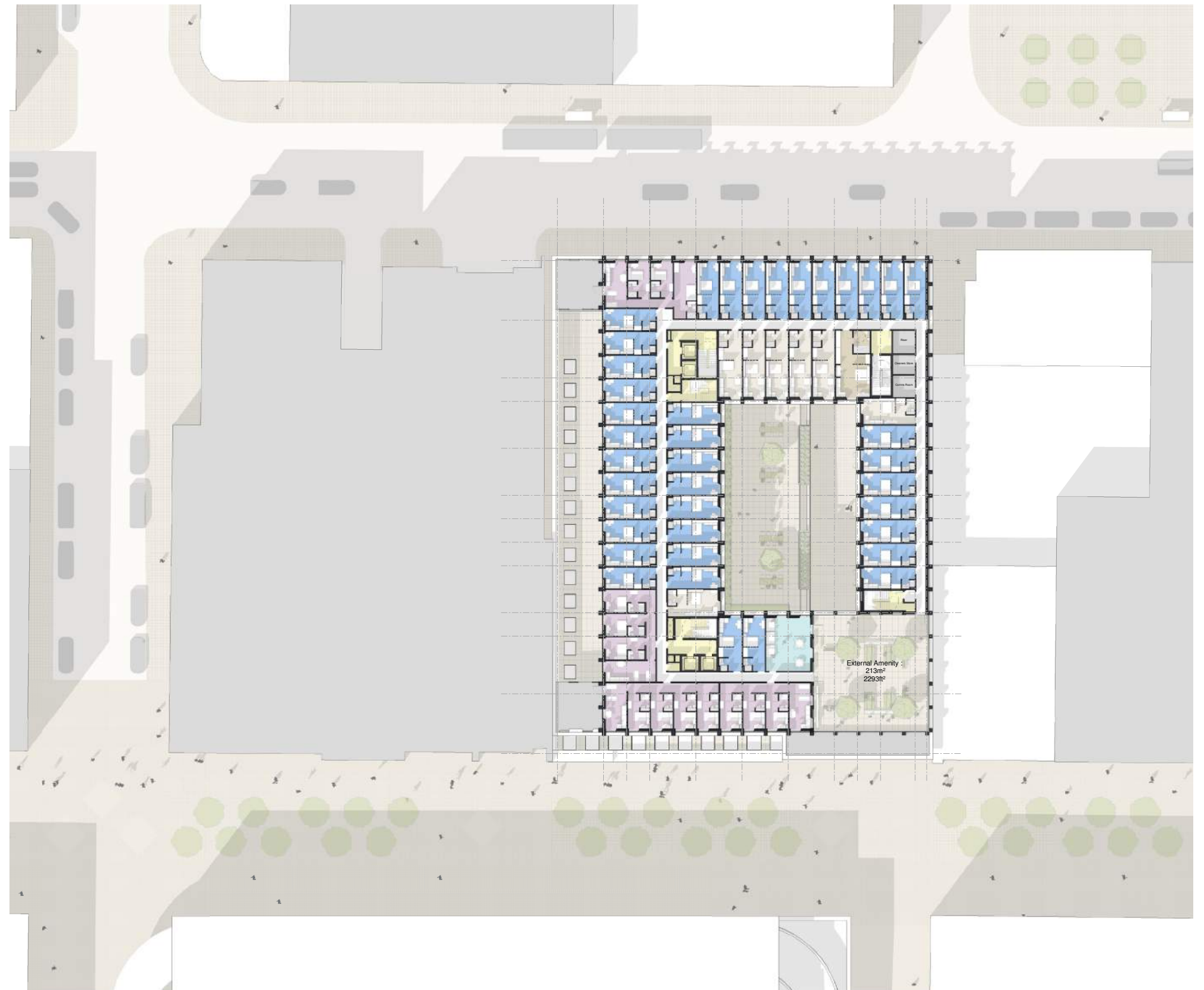
5.4 Layout

Fifth Floor Plan

At fifth floor, the plan arrangement alters to reflect the change in massing of the building as it increases in height. To the south east of the building an external terrace is provided which includes private internal amenity space directly adjacent to it.

Student rooms are provided as ensuite rooms, an accessible room as well as one bed, studio and social studio rooms.

- Amenity - Student
- Plant/ Back of House
- Circulation/ Core
- Room - Accessible
- Room - Ensuite
- Room - One Bed
- Room - Studio
- Room - Duplex



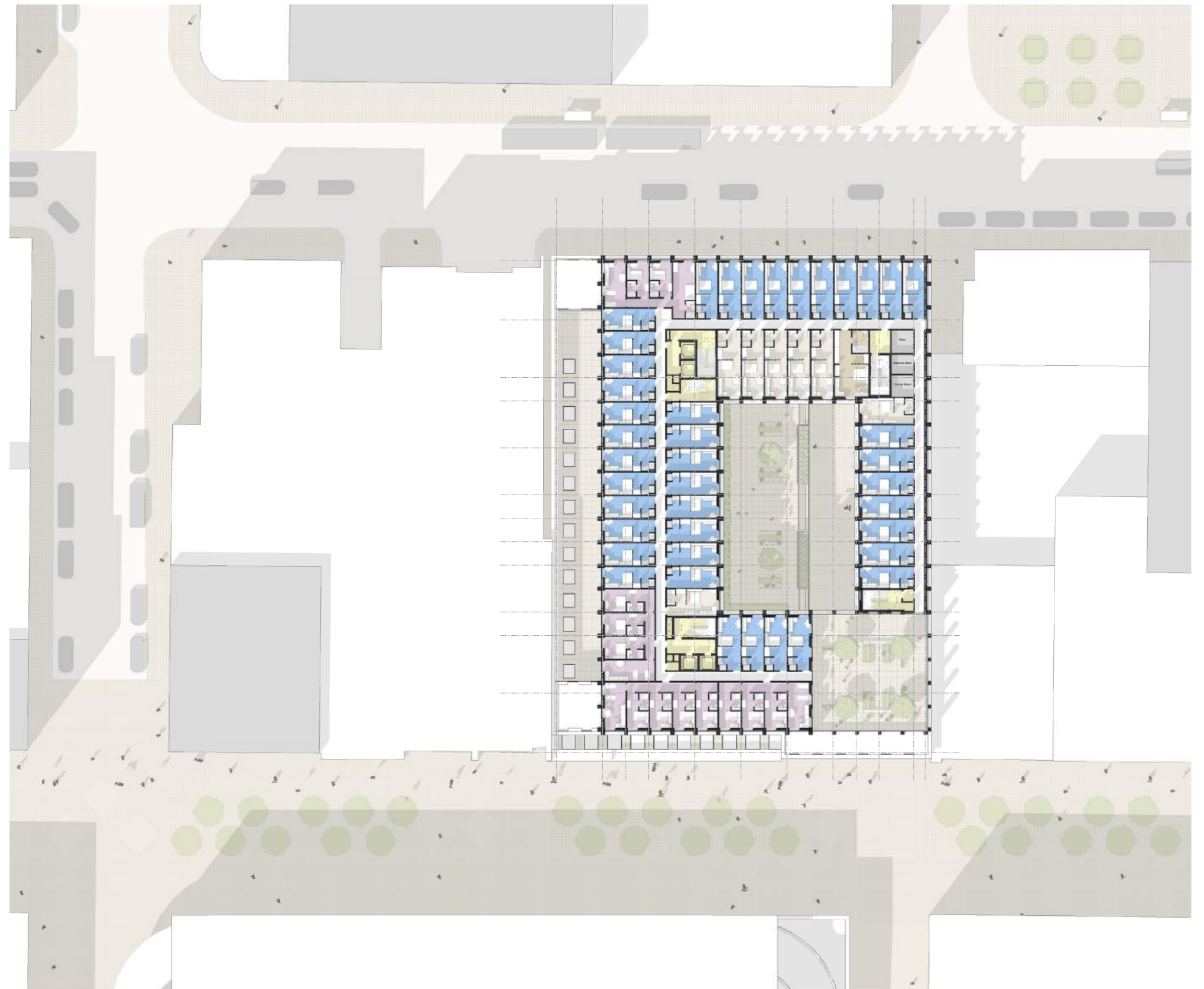
5.4 Layout

Sixth and Seventh Floor Plan

The sixth floor is a continuation of the floor below with amenity space changing to become residential accommodation.

-  Plant/ Back of House
-  Circulation/ Core
-  Room - Accessible
-  Room - Ensuite
-  Room - One Bed
-  Room - Studio
-  Room - Social Studio






0 25 50m



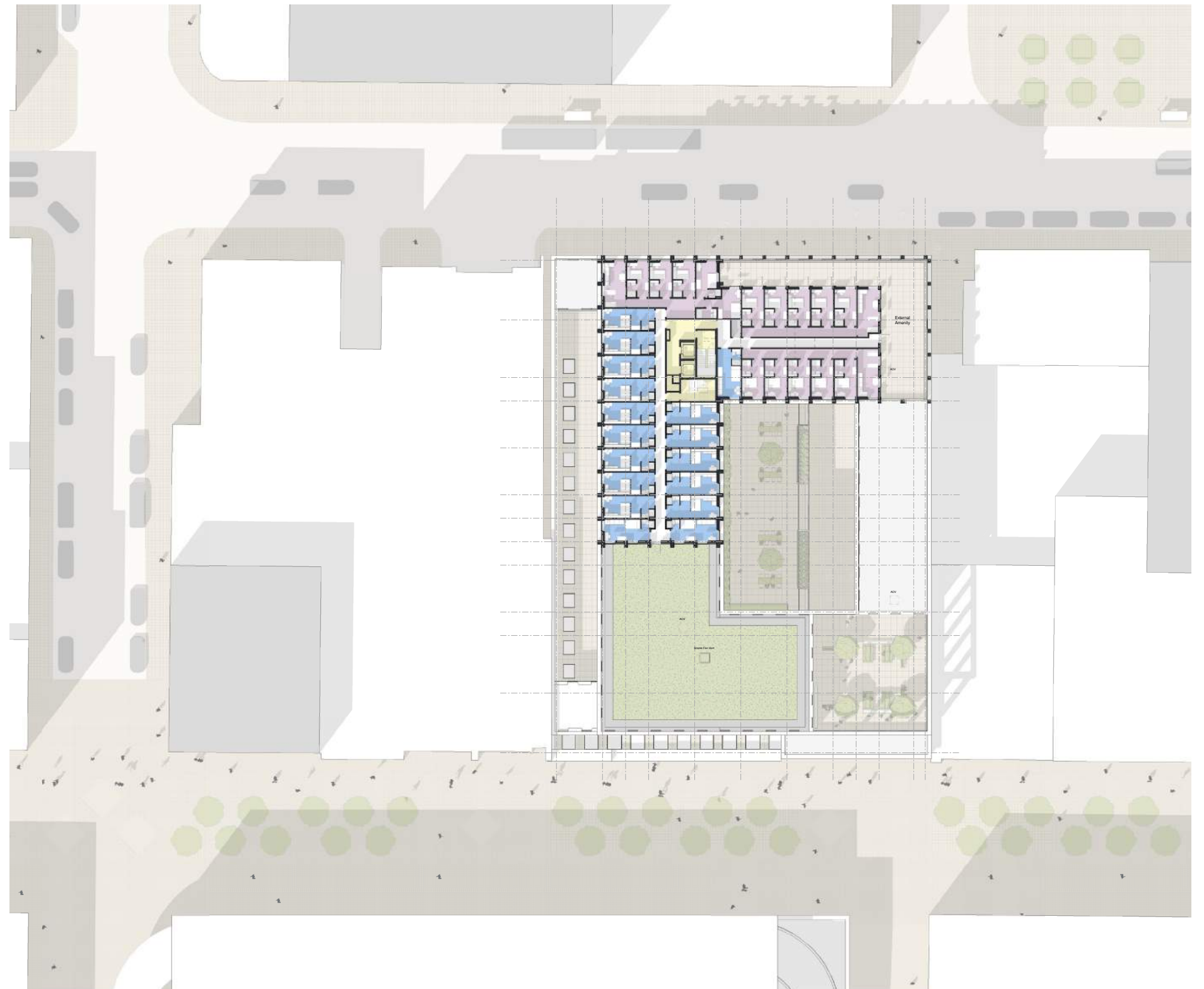
5.4 Layout

Eighth Floor Plan

The building footprint at eighth floor reflects a change in building massing where the building is cut back to its tallest element to the north of the site and facing onto Renfrew Street. At this level a terrace area to the north-east provides external amenity space for residents. The roofscape to the south-west provides an extensive green roof build-up, offering visual and ecological benefits.

-  Plant/ Back of House
-  Circulation/ Core
-  Room - Ensuite
-  Room - Studio
-  Room - Social Studio






0 25 50m



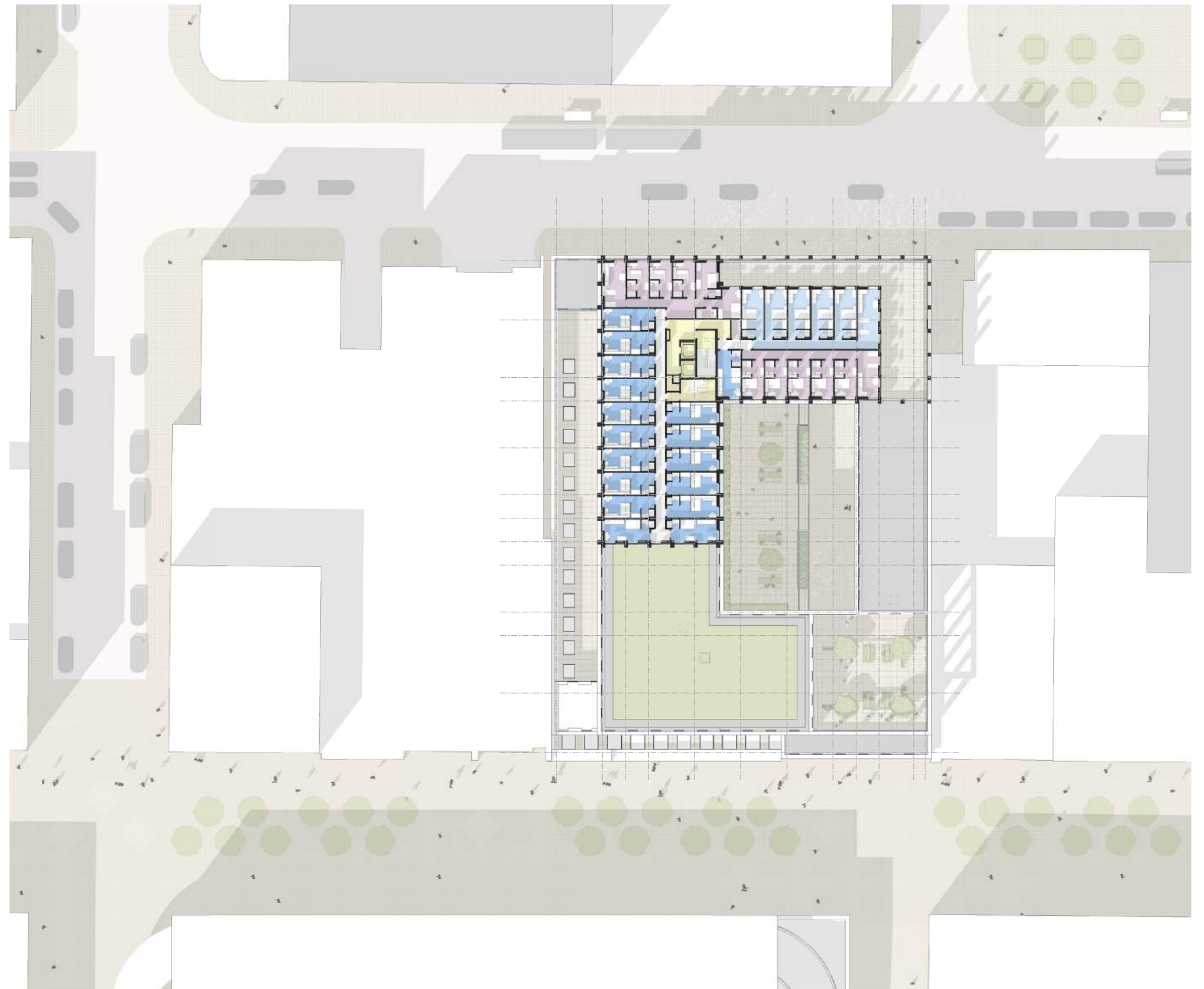
5.4 Layout

Ninth and Tenth Floor Plan

The building footprint for the ninth and tenth levels is the same as the eighth floor plan with the only change being the provision of social studios in place of en-suite bedroom accommodation in the north-west portion of the floorplate.

-  Plant/ Back of House
-  Circulation/ Core
-  Room - Ensuite
-  Room - Studio
-  Room - Social Studio





0 25 50m



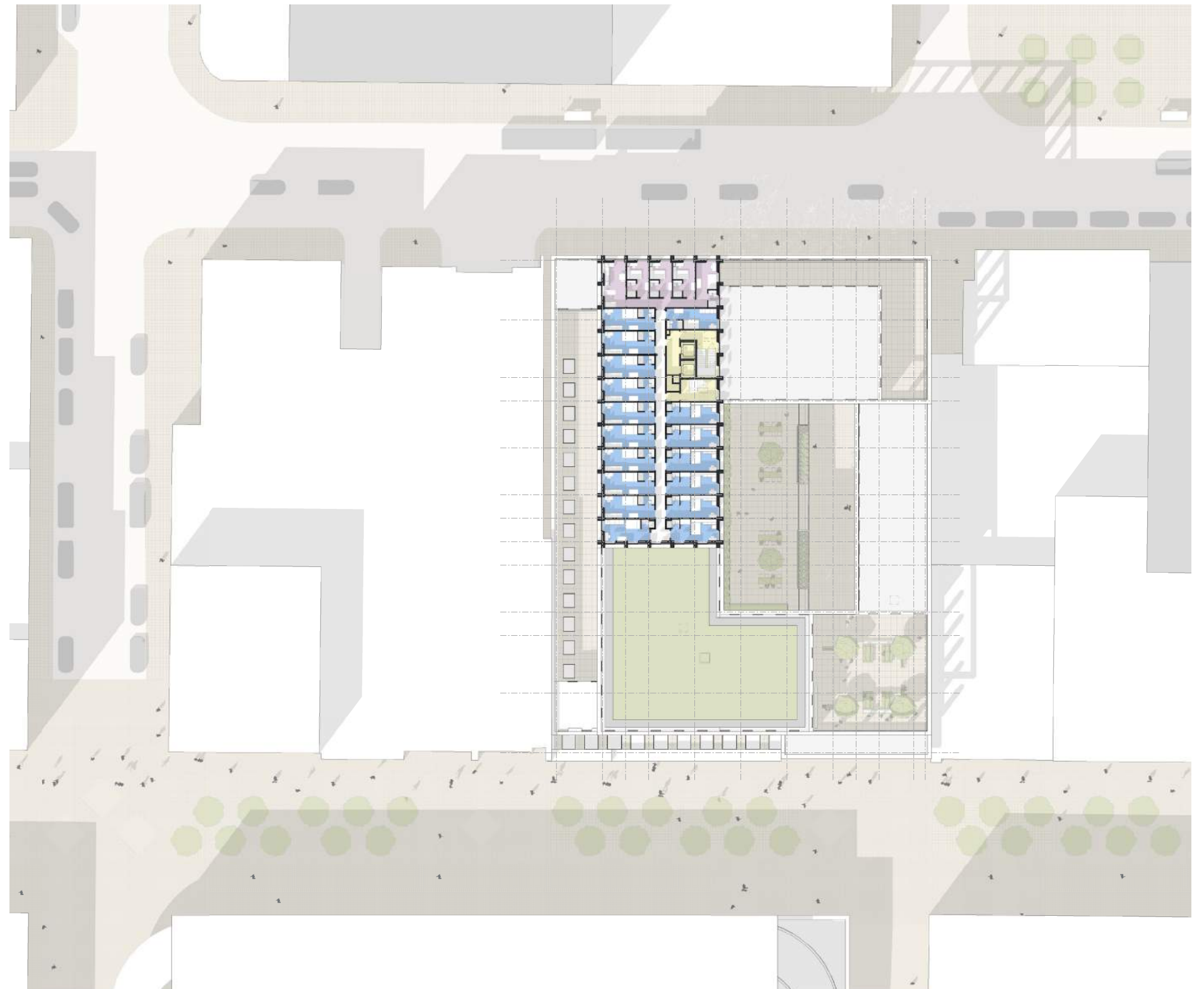
5.4 Layout

Eleventh to Thirteenth Floor Plan

The remaining floor levels of the building comprise of a further reduced footprint with the general arrangement largely following that of the floorplates below.

-  Plant/ Back of House
-  Circulation/ Core
-  Room - Ensuite
-  Room - Studio






0 25 50m



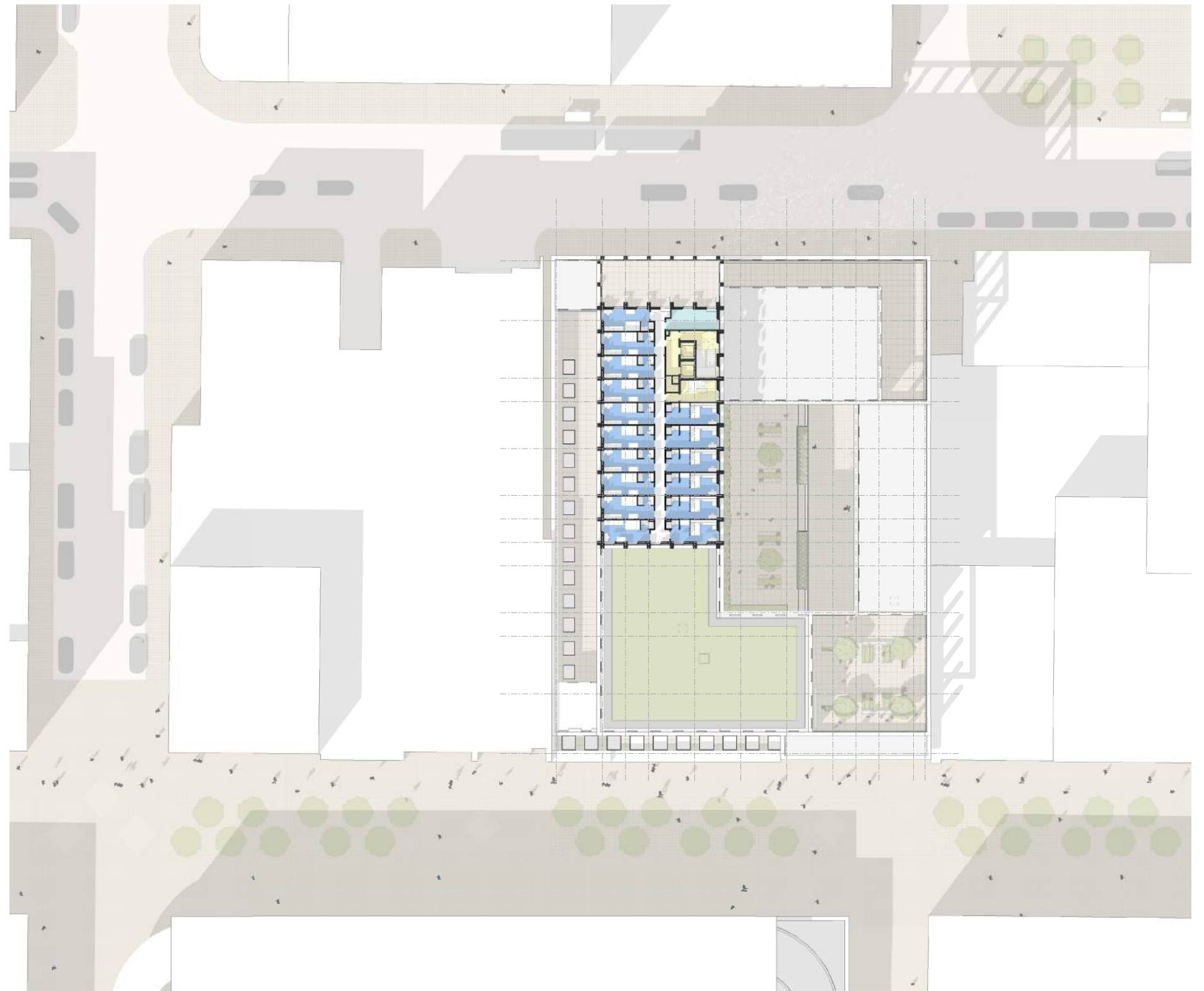
5.4 Layout

Fourteenth Floor Plan

This floor incorporates a roof terrace to the north side of the tower, with adjoining internal amenity space. The remaining floorplate follows the pattern established on the floors below.

-  Amenity - Student
-  Plant/ Back of House
-  Circulation/ Core
-  Room - Ensuite
-  Room - Studio

0 25 50m







5.4 Layout

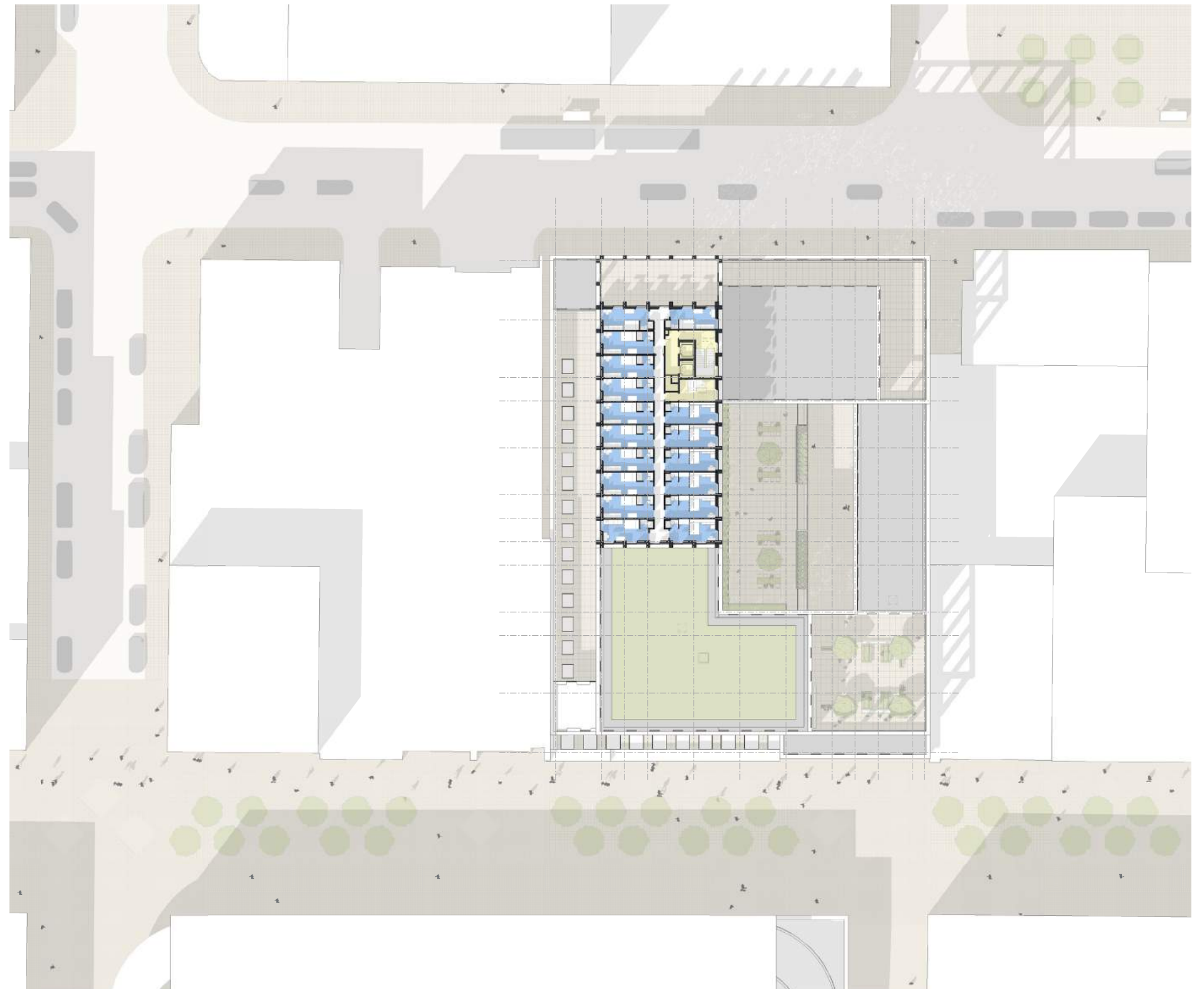
Fifteenth to Sixteenth Floor Plan

These floors now follow the pattern of the fourteenth floor, with the mass/rooms removed from the northern end of the tower to create the framing around the roof terrace on level fourteen.

This reflects a change in building massing where the building is cut back to its tallest element to the North of the site, facing onto Renfrew Street. This has been further amended in response to member comments at Committee on the refused application

-  Plant/ Back of House
-  Circulation/ Core
-  Room - Ensuite
-  Room - Studio

0 25 50m



5.4 Layout

5.4.3 Room Schedule

Floor	En-suite Units				Social Studio Units		Studio Units	1 Bed Units	Duplex Units	1 Bed Accessible Units	Beds/ floor
	3 Bed Cluster	4 Bed Cluster	5 Bed Cluster	6 Bed Cluster	3 Bed Cluster	5 Bed Cluster					
00	0	0	0	0	0	0	0	0	0	0	0
01	3	0	0	0	2	0	11	9	0	2	37
02	0	0	0	1	2	0	22	13	0	2	49
03	0	0	1	0	2	0	38	13	10	2	74
04	0	0	1	0	0	0	45	14	0	2	66
05	3	1	0	0	0	0	39	7	0	1	60
06	3	1	0	0	0	0	41	7	0	1	62
07	3	1	0	0	0	0	41	7	0	1	62
08	0	0	3	0	0	0	17	0	0	0	32
09	0	0	2	0	0	1	17	0	0	0	32
10	0	0	2	0	0	1	17	0	0	0	32
11	0	1	0	0	0	0	17	0	0	0	21
12	0	1	0	0	0	0	17	0	0	0	21
13	0	1	0	0	0	0	17	0	0	0	21
14	0	0	0	0	0	0	16	0	0	0	16
15	0	0	0	0	0	0	17	0	0	0	17
16	0	0	0	0	0	0	17	0	0	0	17

Units	12	6	9	1	6	2	389	70	10	11	619
Beds	36	24	45	6	18	10	389	70	10	11	619

Total Dwellings: 516

Total Beds: 619

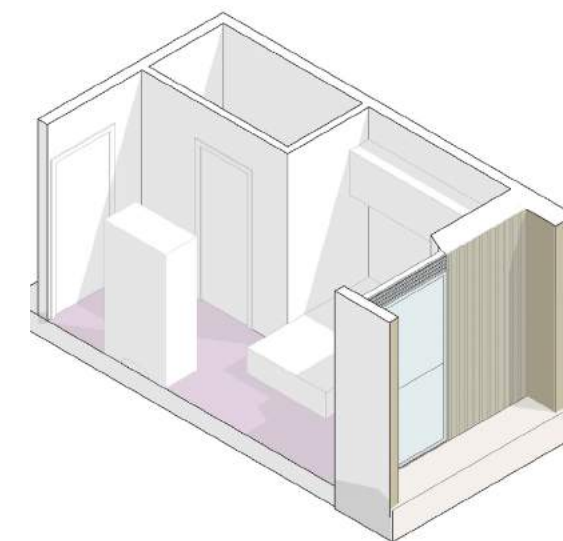
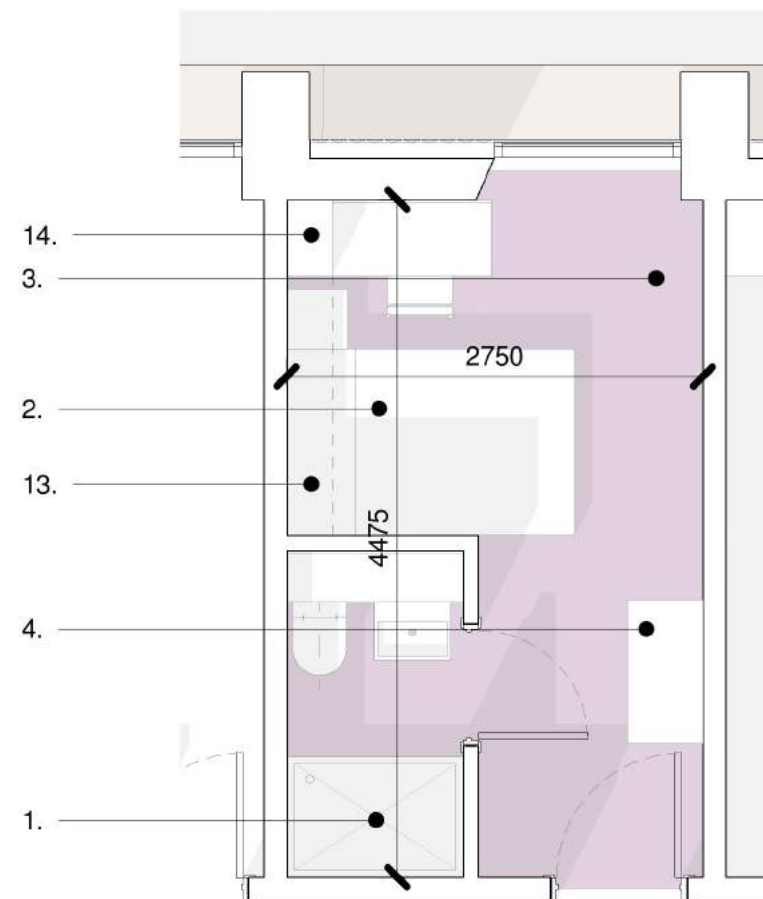
5.4 Layout

5.4.4 Indicative Room Layouts

Ensuite Room - 14.3sqm

Plan

Axonomic View

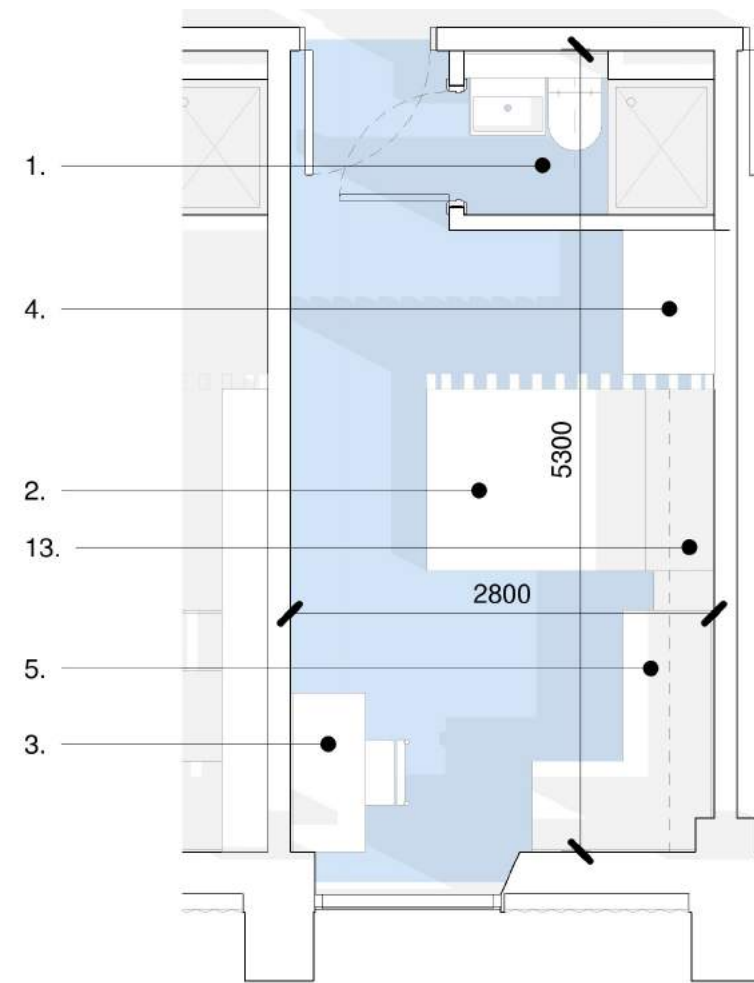


- 1. Ensuite
- 2. Double Bed
- 3. Desk with Task Chair
- 4. Wardrobe
- 13. High Shelving Unit
- 14. Tall Shelving Unit

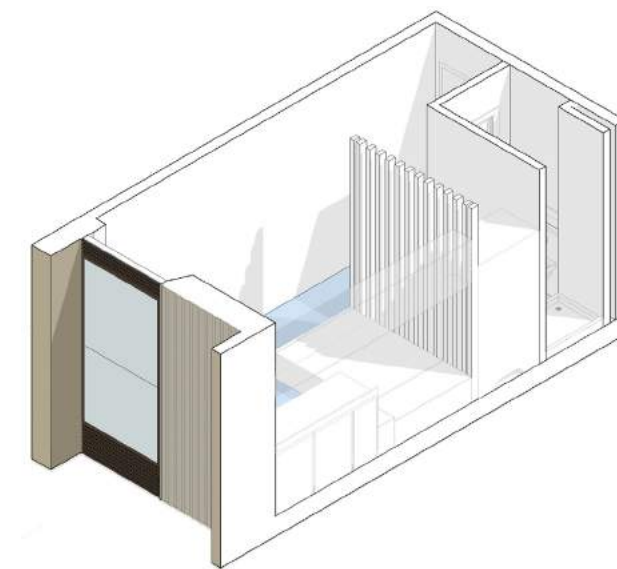
5.4 Layout

Social Studio Room - 15.1sqm

Plan



Axometric View



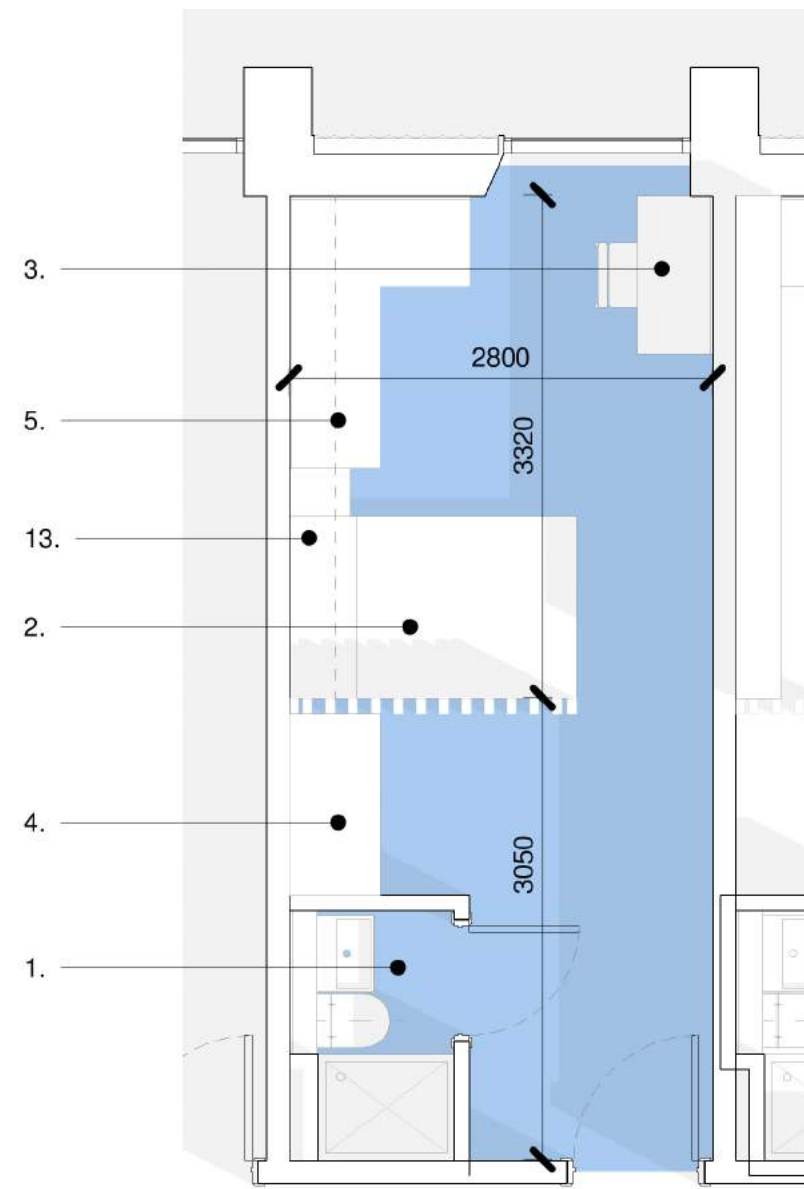
- 1. Ensuite
- 2. Double Bed
- 3. Desk with Task Chair
- 4. Wardrobe
- 5. Kitchen Base Units with Countertop
- 6. Bedside Table
- 13. High Shelving Unit



5.4 Layout

Studio - 20.1sqm

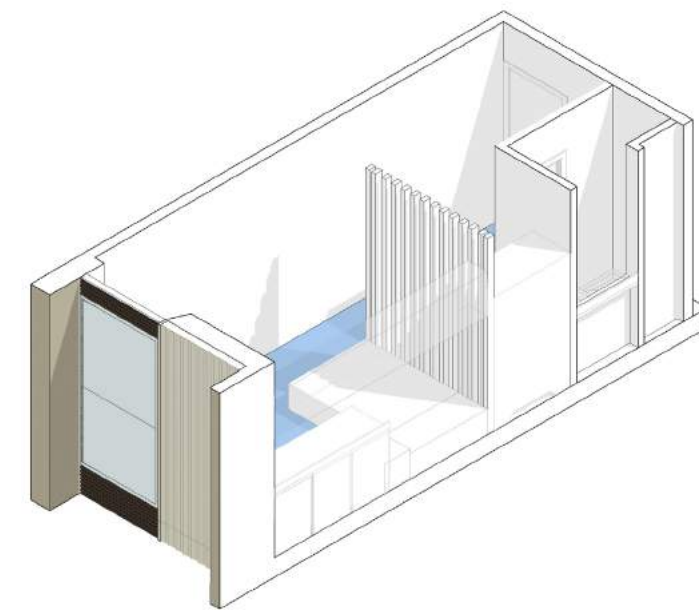
Plan



- 1. Ensuite
- 2. Double Bed
- 3. Desk with Task Chair
- 4. Wardrobe
- 5. Kitchen Base Units with Countertop
- 6. Bedside Table
- 13. High Shelving Unit



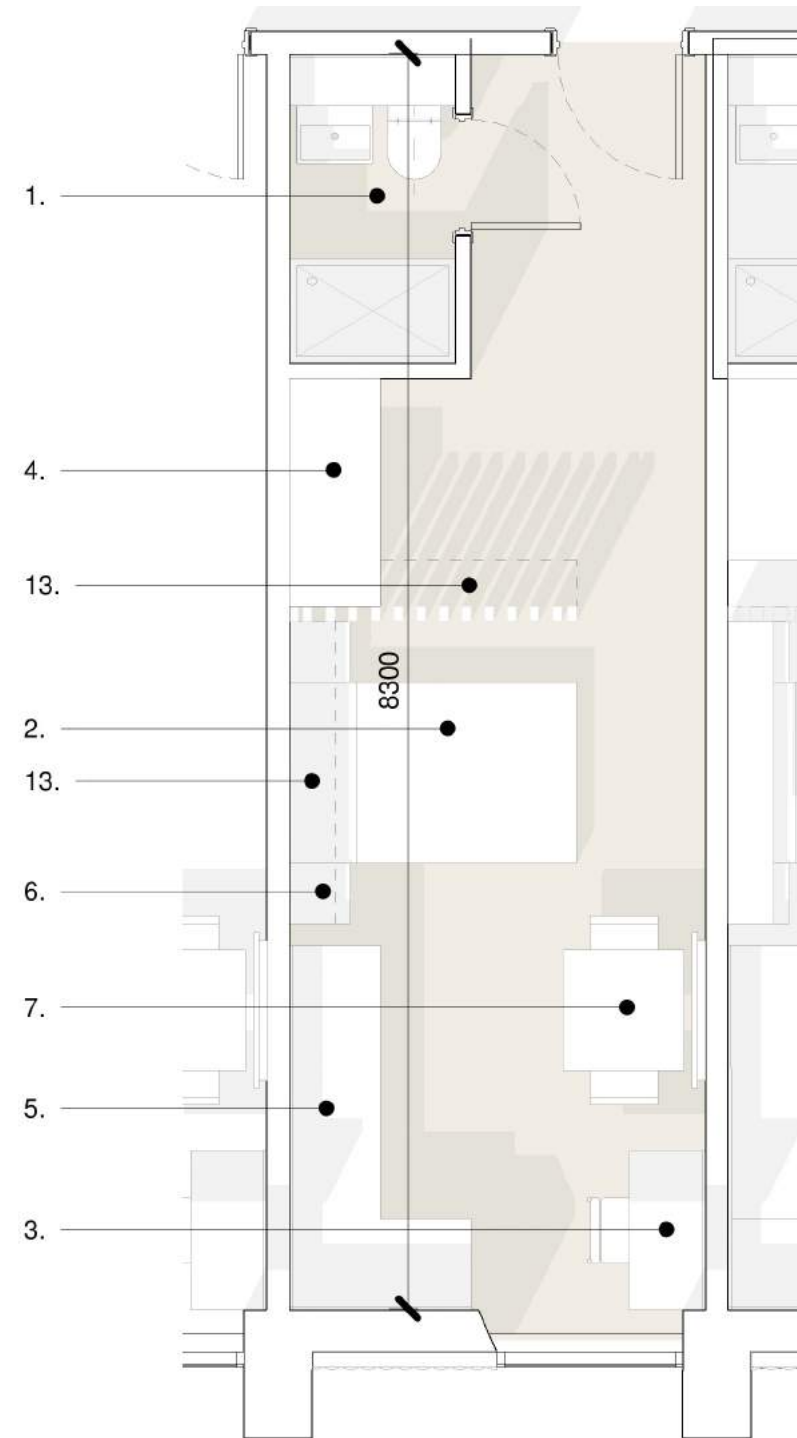
Axonomic View



5.4 Layout

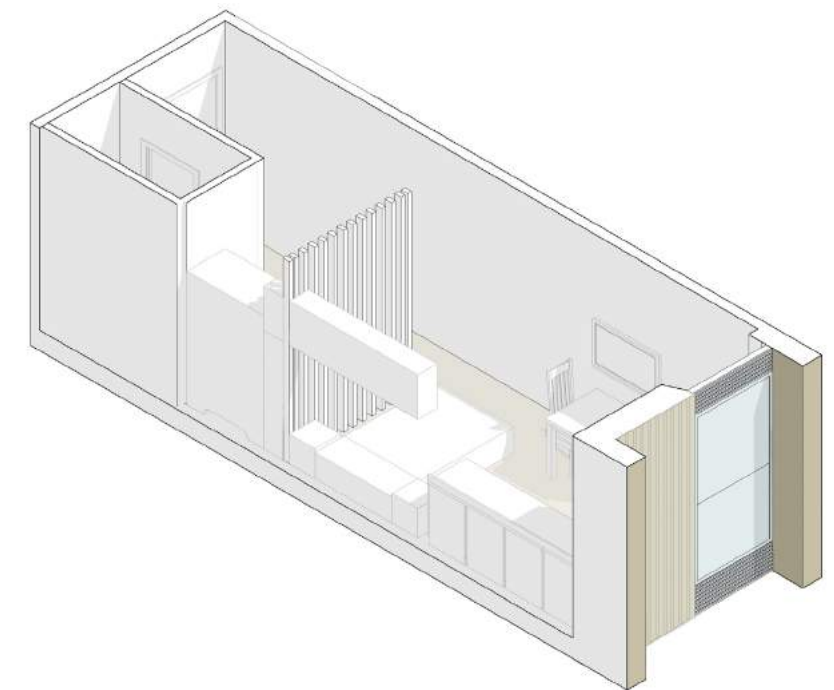
1 Bed Apartment - 23.1sqm

Plan



- 1. Ensuite
- 2. Double Bed
- 3. Desk with Task Chair
- 4. Wardrobe
- 5. Kitchen Base Units with Countertop
- 6. Bedside Table
- 7. Dining Table
- 13. High Shelving Unit

Axonomic View

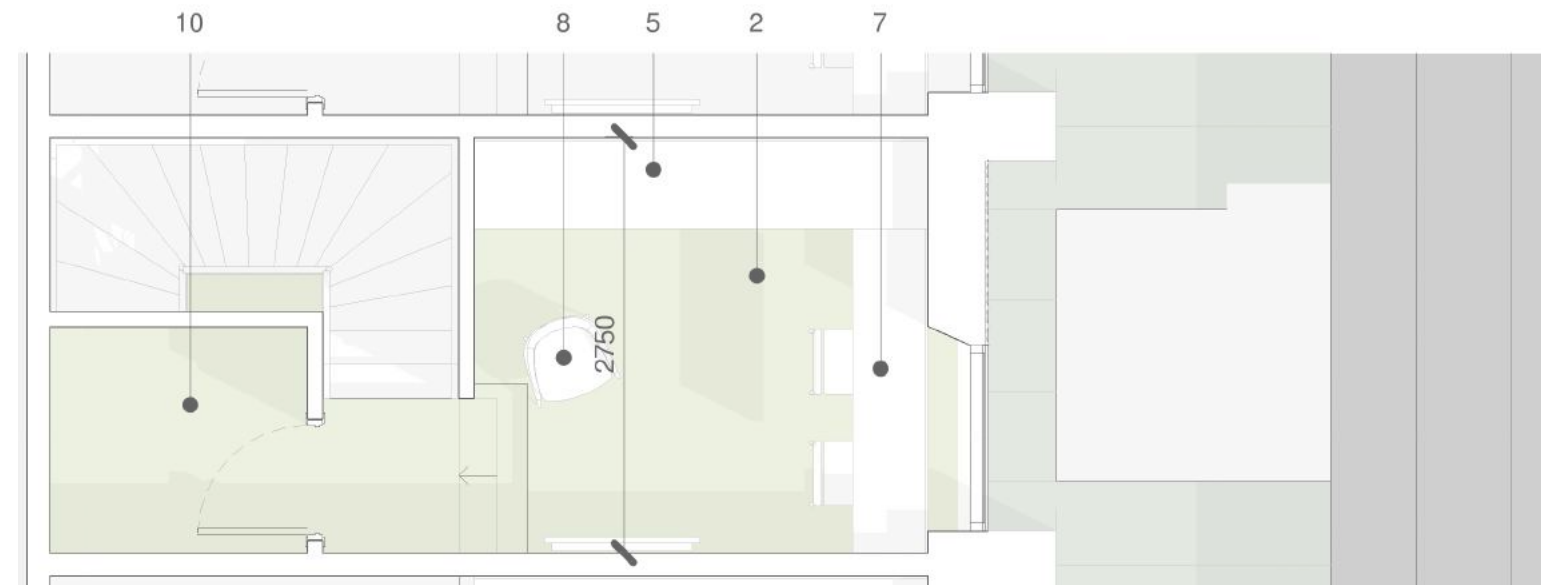


5.4 Layout

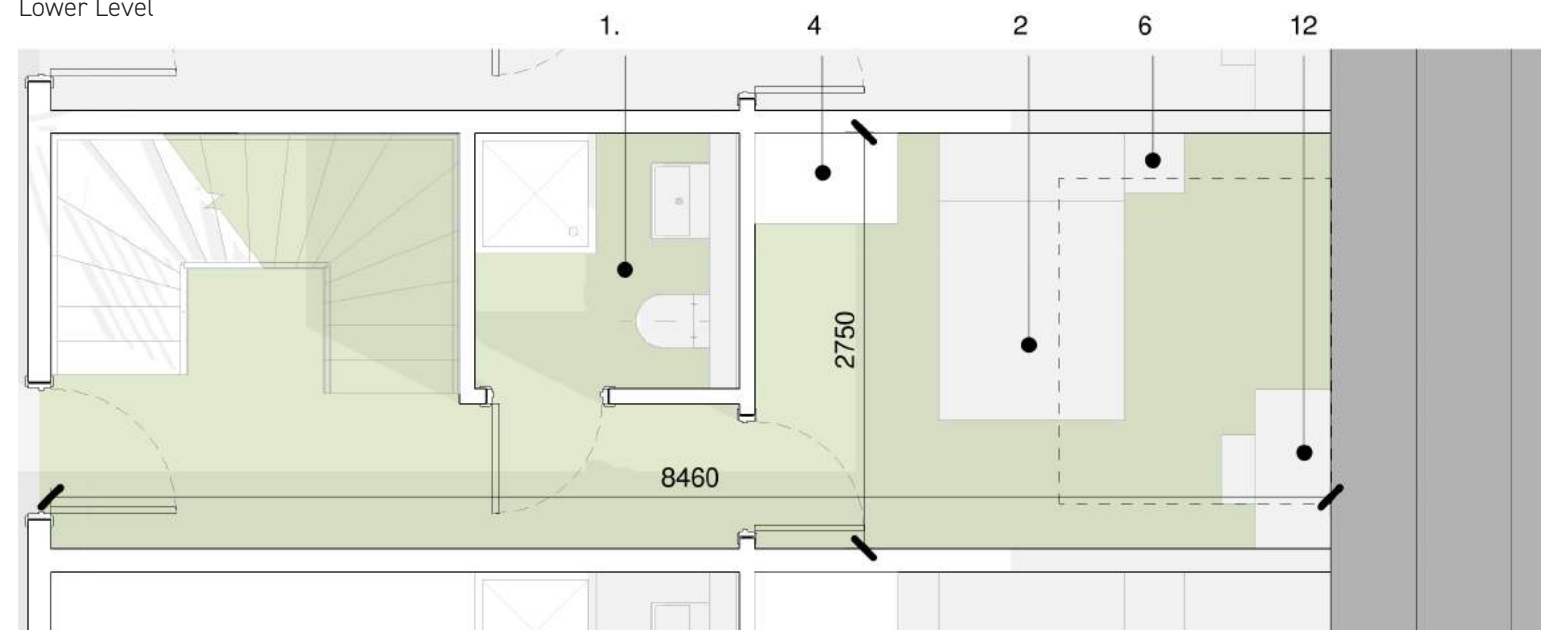
Duplex Apartment - 39.4sqm

Plans

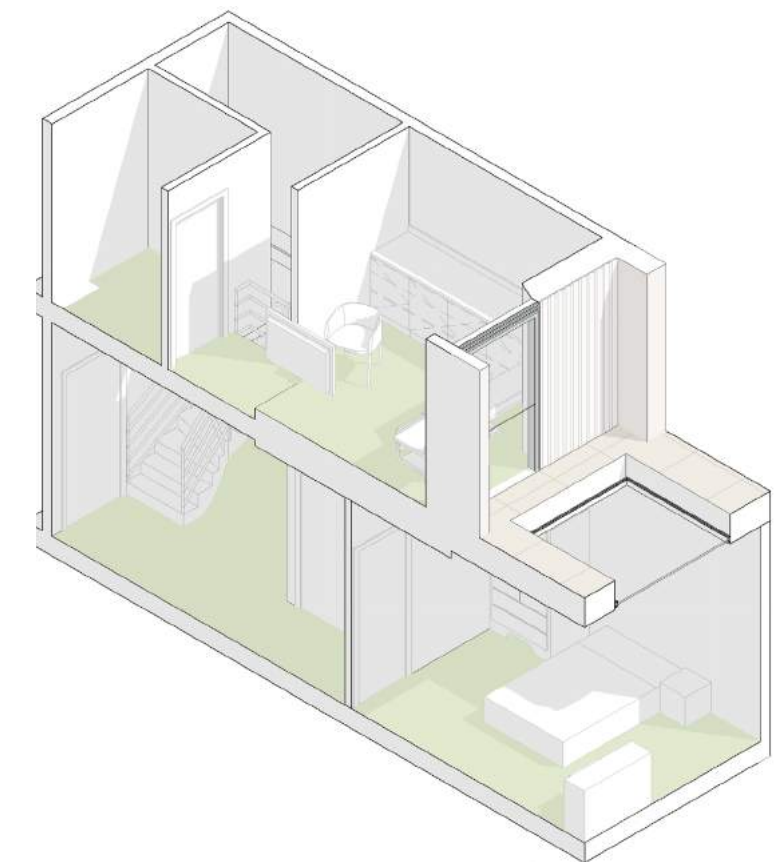
Upper Level



Lower Level



Axonometric View

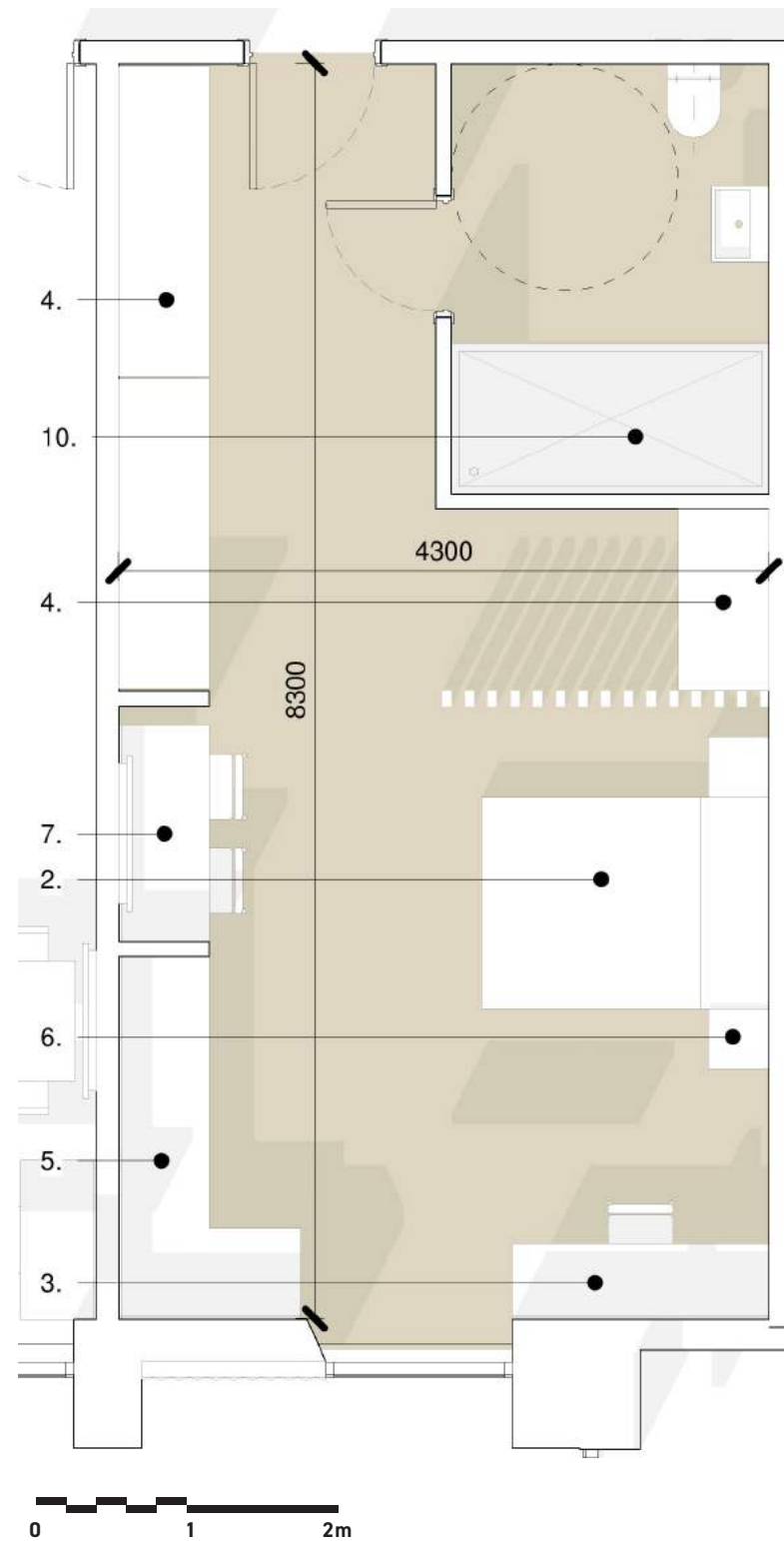


- 1. Ensuite
- 2. Double Bed
- 3. Desk with Task Chair
- 4. Wardrobe
- 5. Kitchen Base Units with Countertop
- 6. Bedside Table
- 7. Dining Table
- 8. Lounge Chair
- 9. Countertop
- 10. Accessible Wet Room
- 11. Coffee Table & Sofa
- 12. Wardrobe

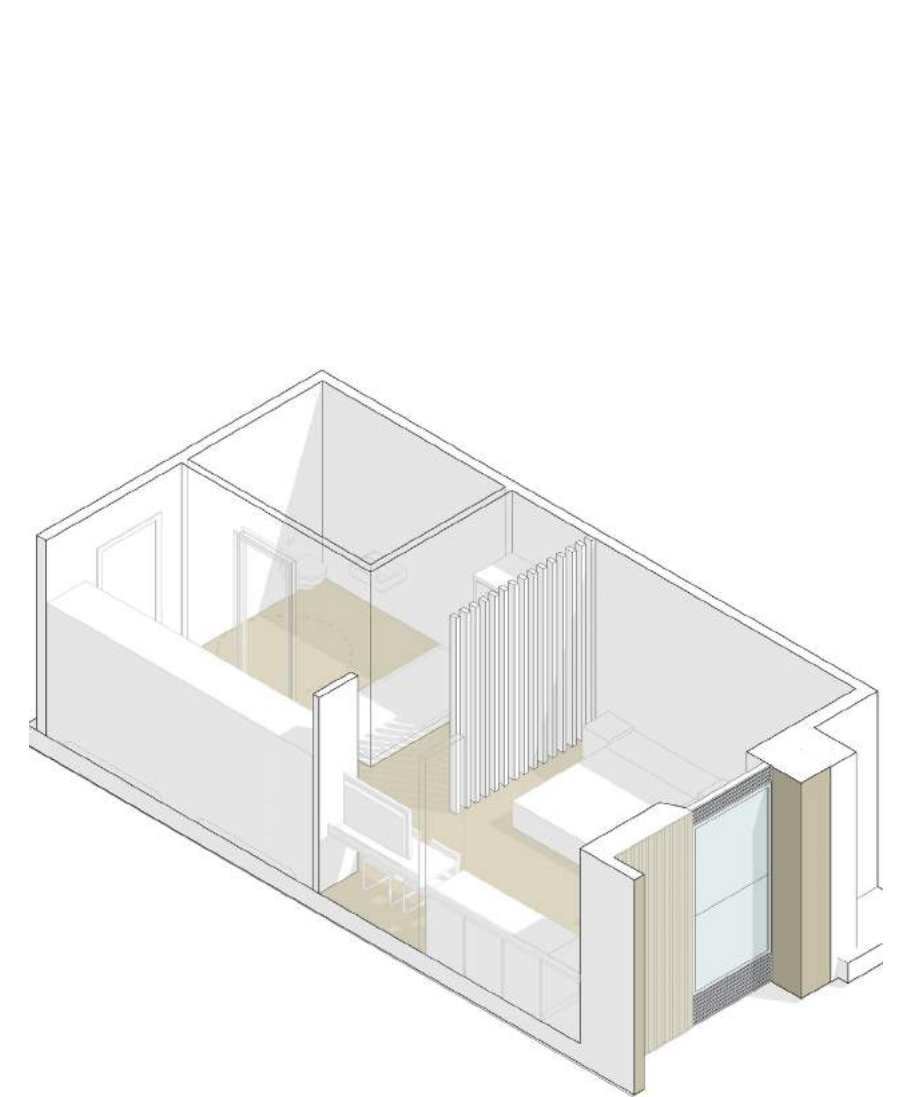
5.4 Layout

1 Bed Accessible Apartment - 36.0sqm

Plan



Axonomic View



- 2. Double Bed
- 3. Desk with Task Chair
- 4. Wardrobe
- 5. Kitchen Base Units with Countertop
- 6. Bedside Table
- 7. Dining Table
- 10. Accessible Wet Room

5.4 Layout

5.4.5 Internal Amenity Provision

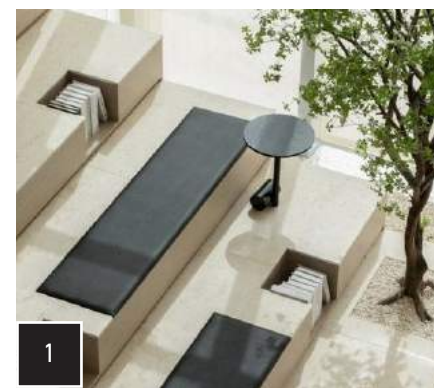
There are a range of amenity spaces within the building, both internal and external, to provide a full suite of facilities and experiences within the building, that are accessible to all users, high quality and well managed. The priority is to create an environment that encourages wellbeing for residents and respects the local community and our neighbours - security and safety are also of paramount importance to all communal facilities in and around the building.

The design of the accommodation allows residents to have access to multi-functional spaces on the ground floor, private dining spaces, study spaces, TV and game zones and laundry facilities as well as the outdoor roof terraces. A dedicated fitness suite and sports area on first floor are integral to the overall wellbeing strategy for the building.

The total amenity provision across the building, both internal and external, is scheduled on the layouts overleaf.



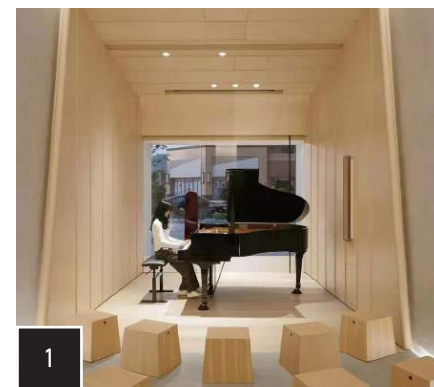
1



1



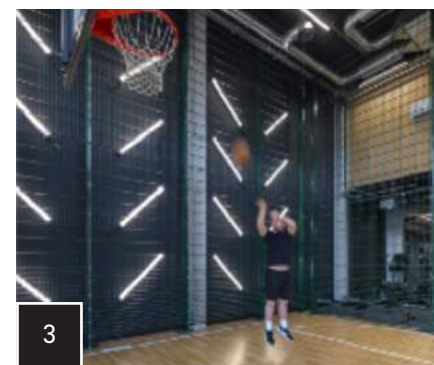
1



1



2



3



4



5



Ground Floor - Internal Amenity



First Floor - Internal Amenity



Second Floor - Internal Amenity



Fifth Floor - Internal Amenity



Fourteenth Floor - Internal Amenity

5.4 Layout

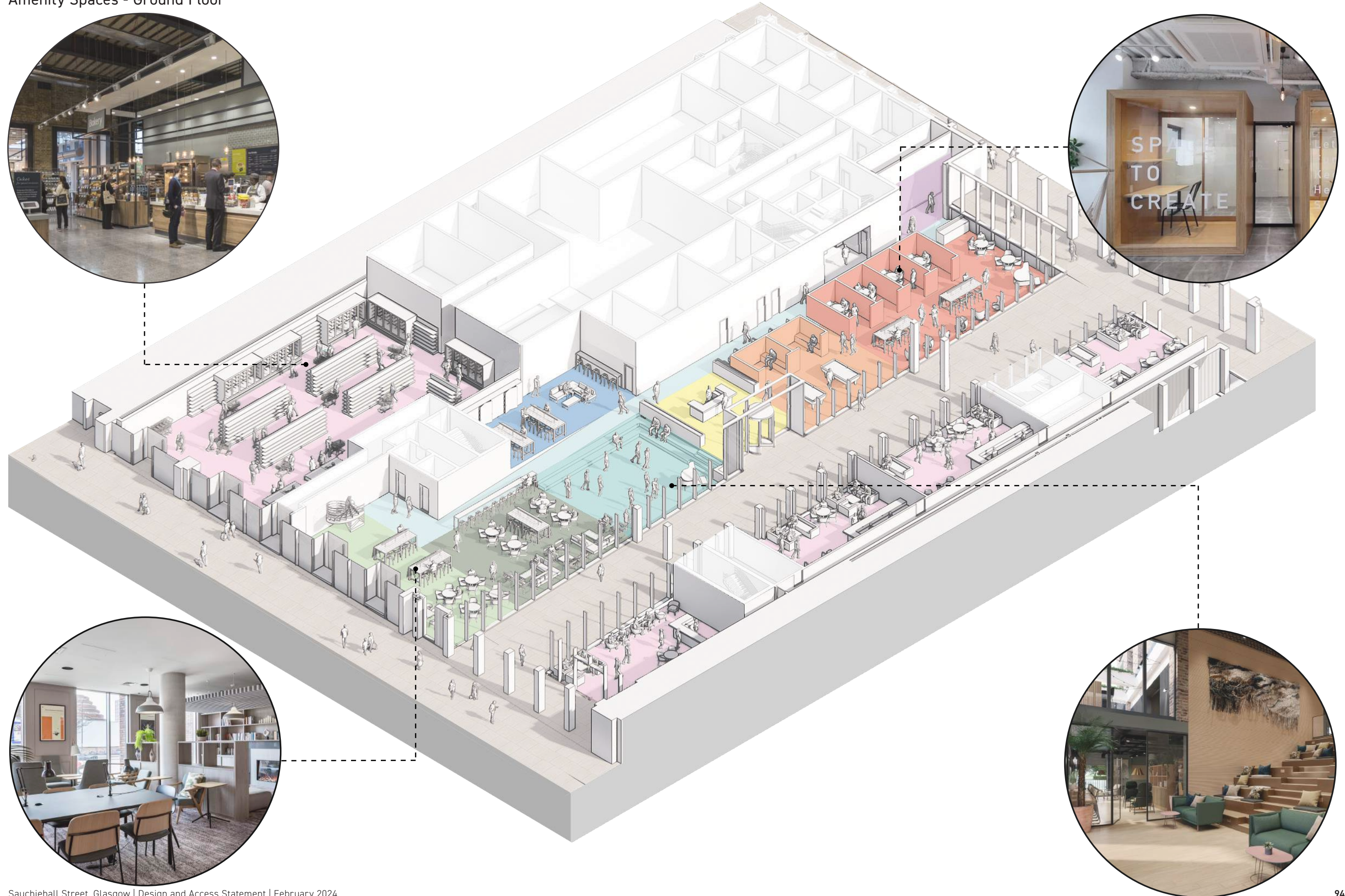
5.4.5 Internal Amenity Provision

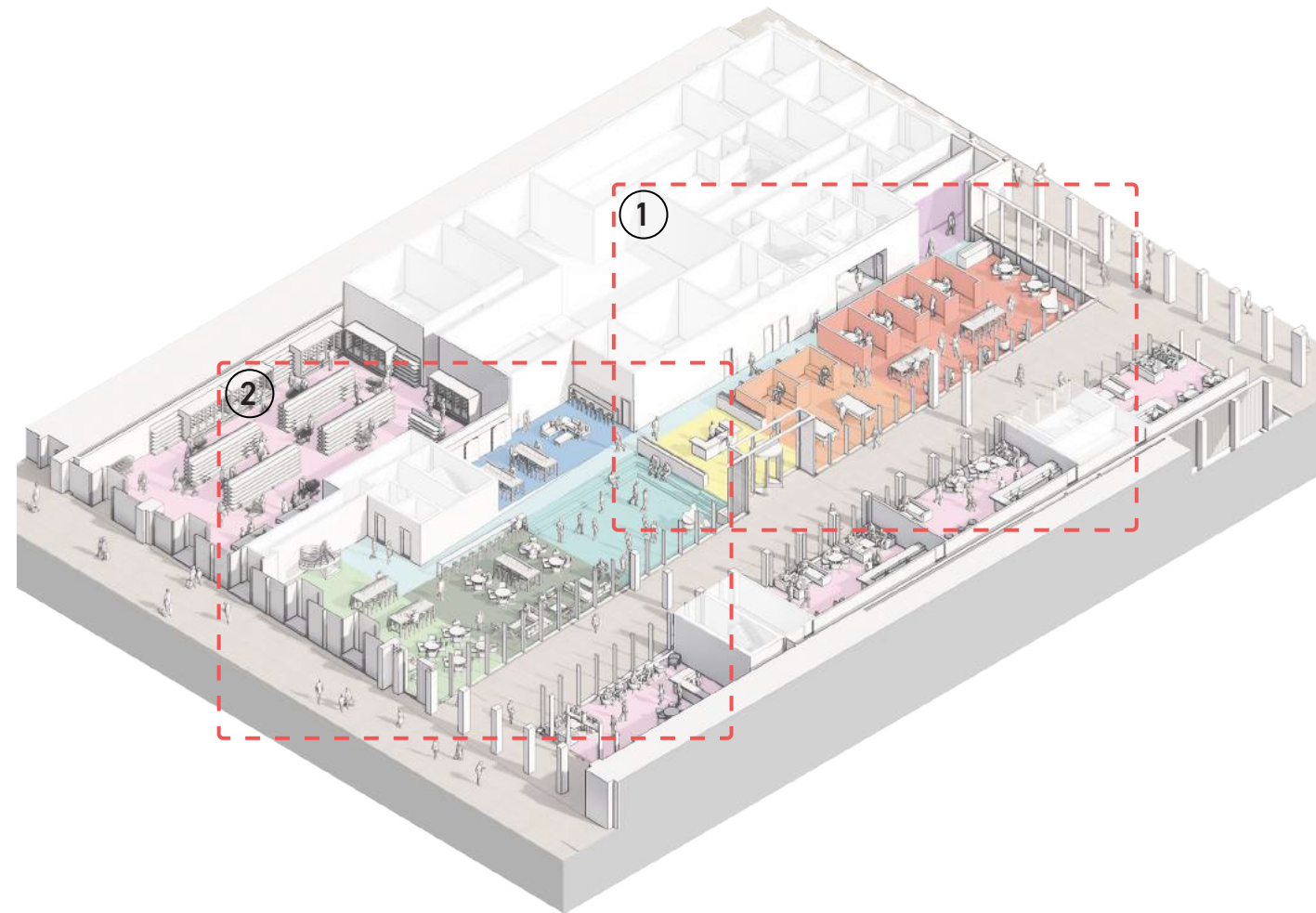
An indicative zoning approach is depicted opposite, showing how the ground floor amenity space is intended to be activated, with a range of uses across the ground floor, making use of natural light and enlivening frontages:

A range of active uses will be incorporated into the space, from creative and gaming spaces to the Renfrew Street side of the arcade, through to a welcoming and interactive reception and performance space, and shifting to more relaxed social and study spaces fronting Sauchiehall Street.



Amenity Spaces - Ground Floor

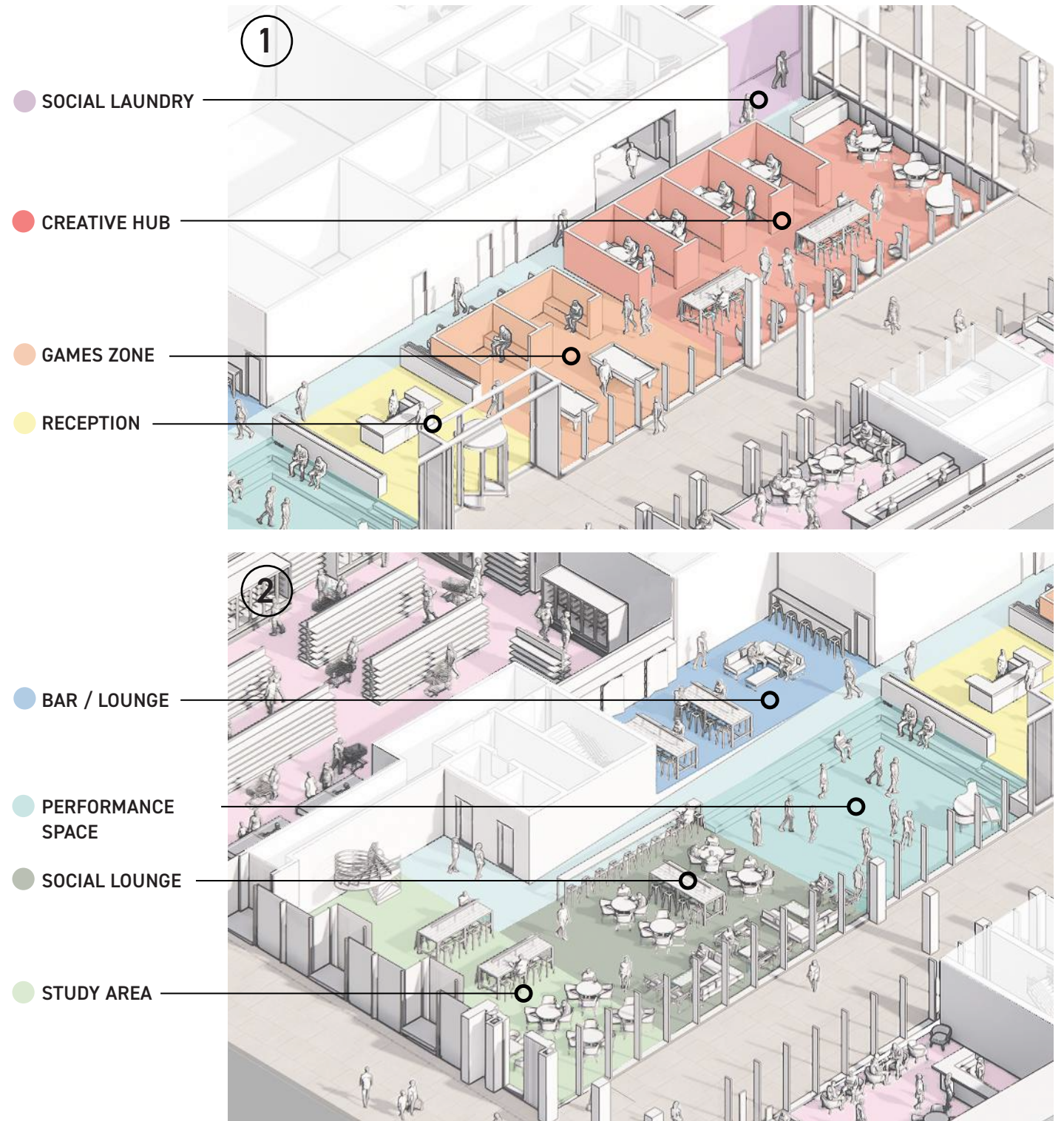




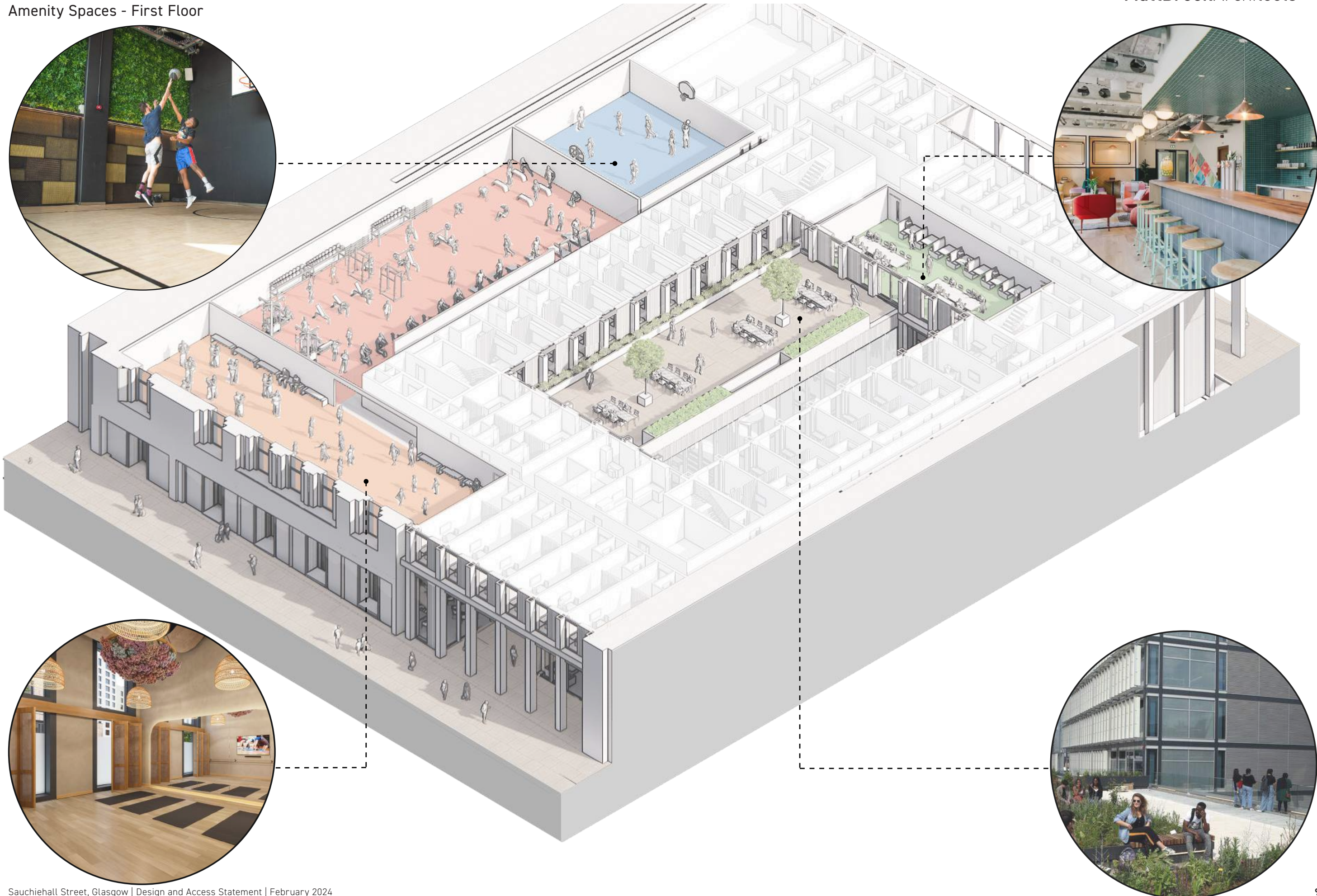
● AMENITY CIRCULATION

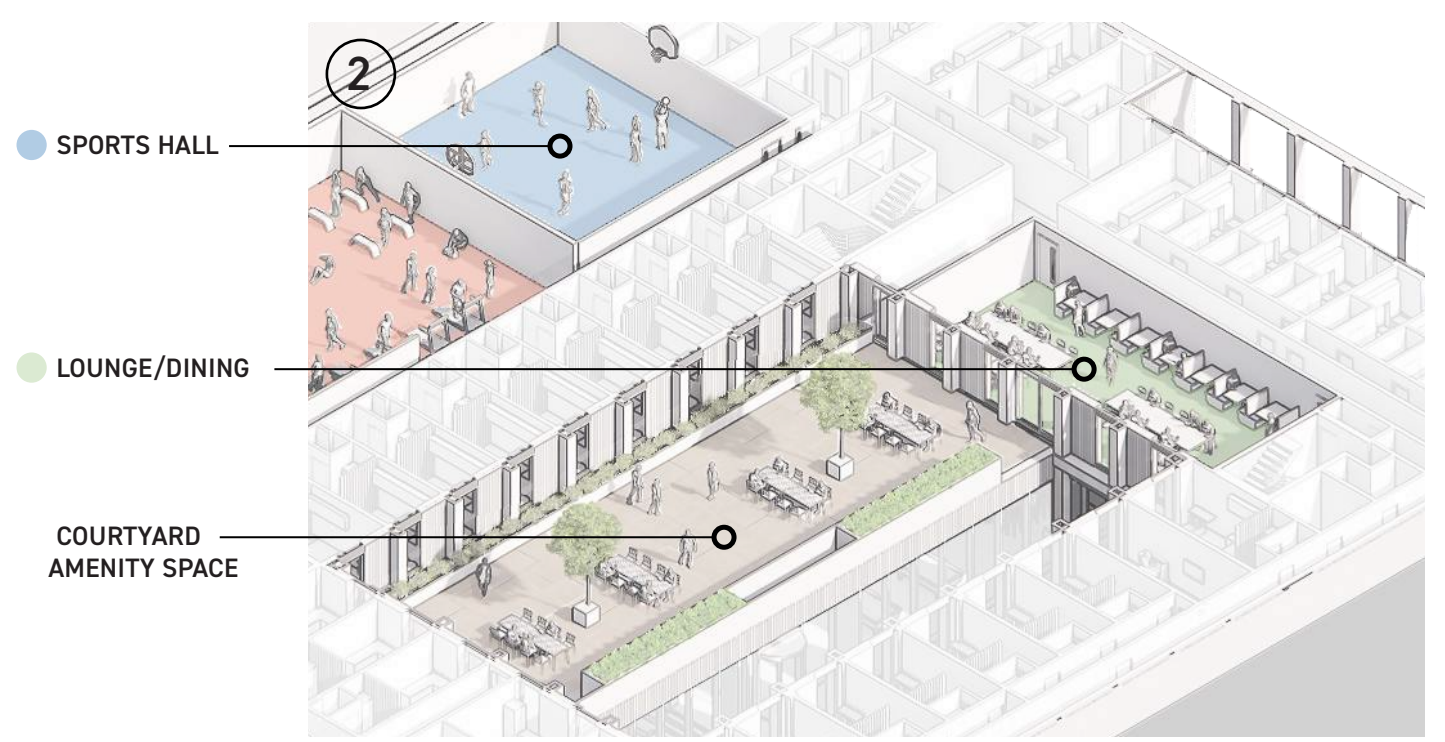
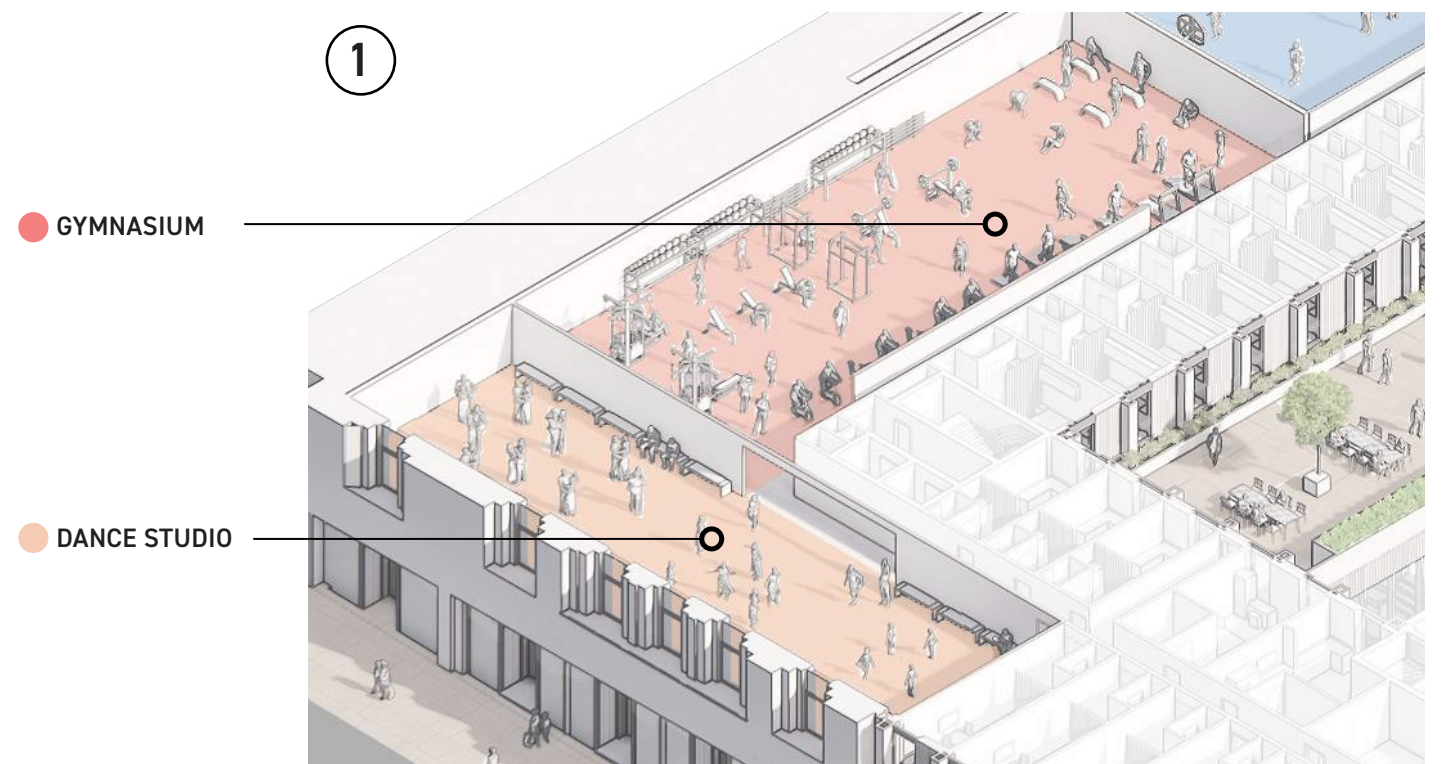
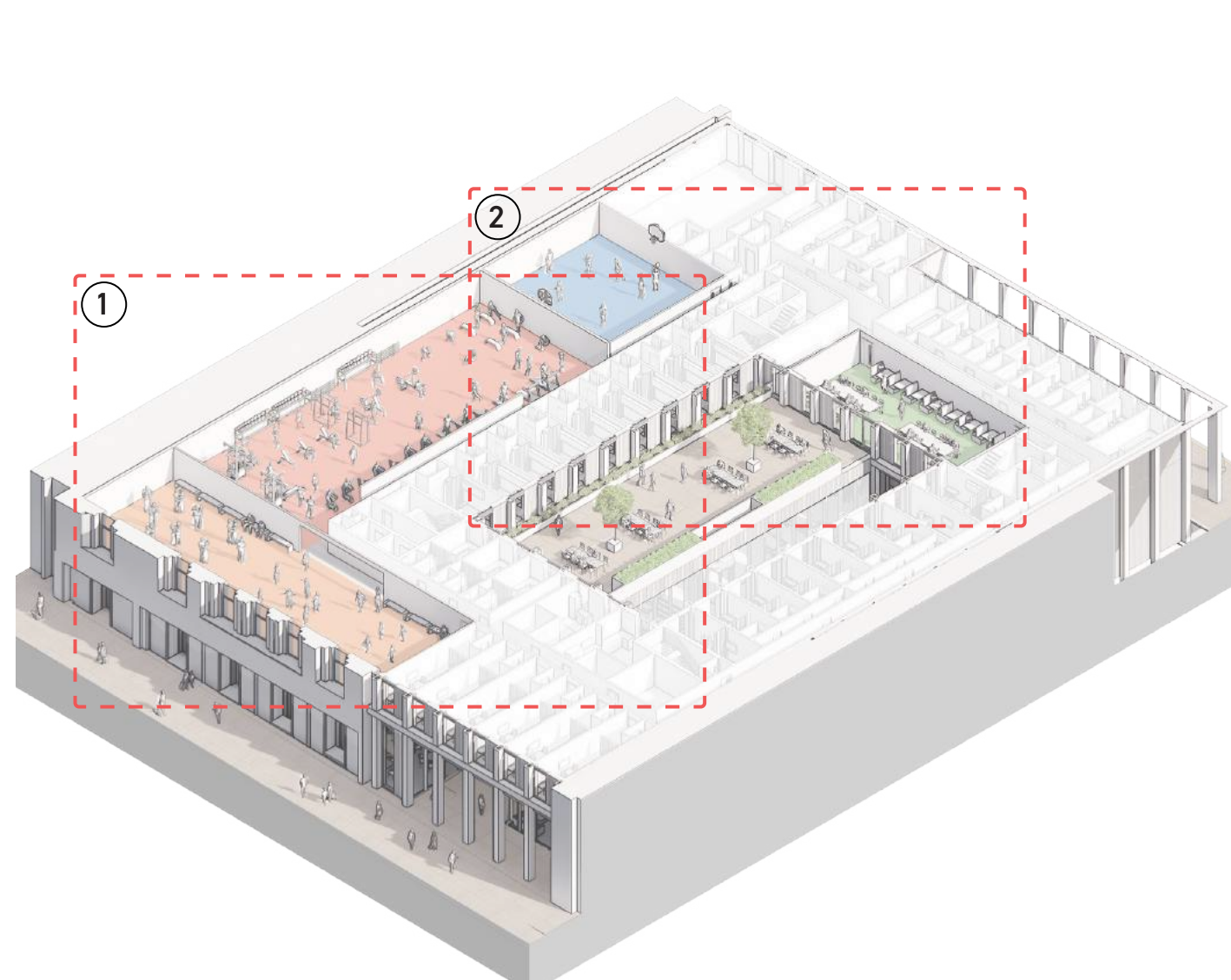
● RETAIL SPACE

* indicative layouts



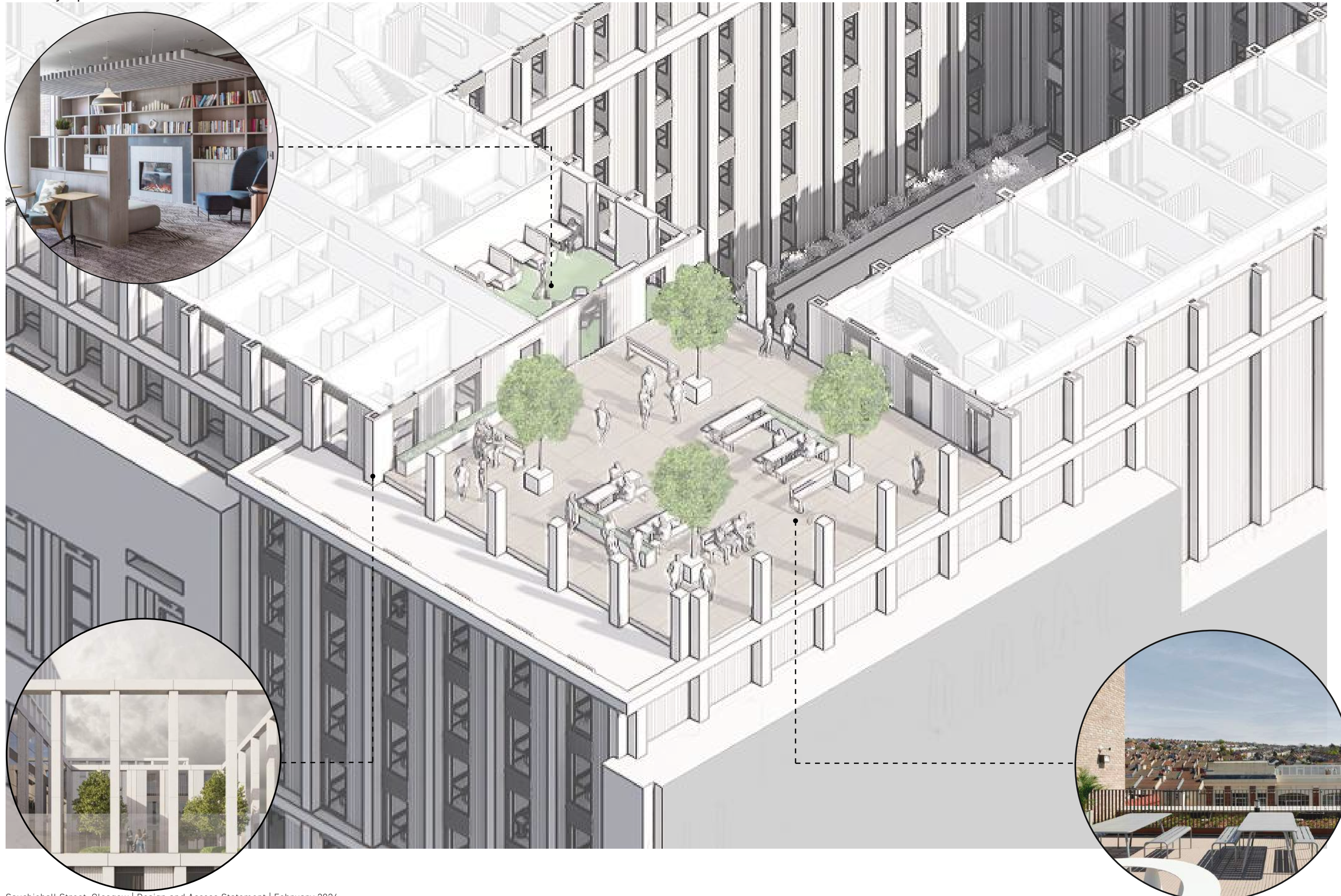
Amenity Spaces - First Floor





* indicative layouts

Amenity Spaces - Fifth Floor



5.4 Layout

5.4.6 External Amenity + Landscaping

There are a range of external amenity spaces accessible to all users, which offer a range of experiences

- The first floor courtyard space is intended to connect visually and functionally to the internal amenity space at first floor and will be primarily paved – it also has the function of connecting the two primary sides of the building, allowing external circulation around the building when conditions allow
- Planting in the form of raised planters is provided along the edge of the courtyard space to provide safe guarding to the edge which interfaces with the arcade below.
- Raised planting at the building perimeter will create defensible space against the living accommodation which directly adjoins the landscaped courtyard.
- At upper floors the roof terraces sit within the expressed structural framing of the building, and 1.8m high glass guarding is provided at these levels to provide a secure environment in these locations.
- At Level 5, a terrace set back from Sauchiehall Street allows distant views to the south and east, and glimpses north down into the arcade itself. Raised planters and furniture at this level will create an environment that is connected to nature and intended to be functional for a range of purposes from private study to small events.
- At Levels 8 and 14 smaller terraces interface with Renfrew Street, and allow distant views to the north, east and west – these environments will also feature suitable furniture on hard paved surfaces for a range of uses and raised planting.

High quality paving is intended to be provided to all ground floor external spaces that interface with Sauchiehall Street and Renfrew Street, including the paving that runs through the arcade itself connecting the two streets. The module and setting-out of the paving will relate to the structural grid of the building, and will be fully integrated with the overall design and palette of materials.



First Floor - External Amenity



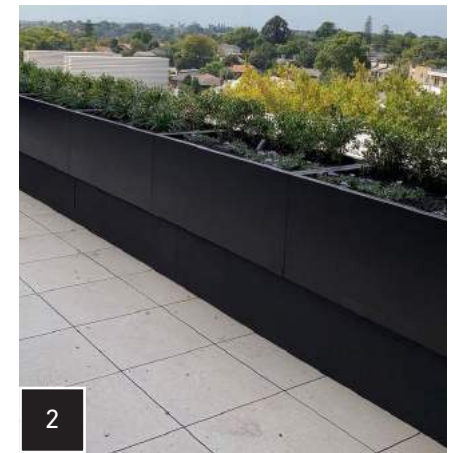
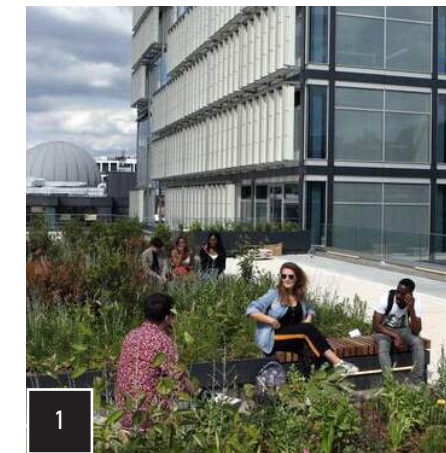
Fifth Floor - External Amenity



Eighth Floor - External Amenity



Fourteenth Floor - External Amenity



5.4 Layout

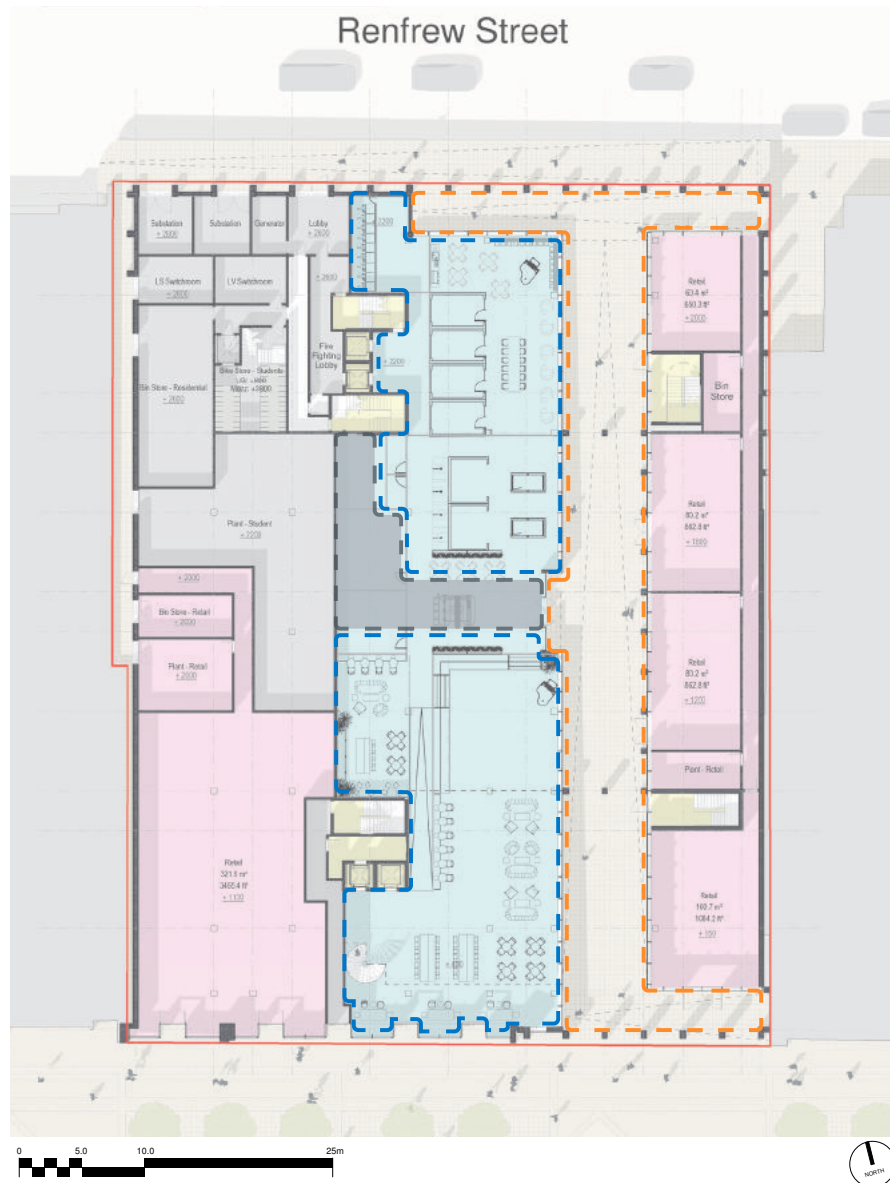


Fifth Floor Roof Terrace

5.4 Layout

5.4.7 Overall Amenity Provision

Ground Floor



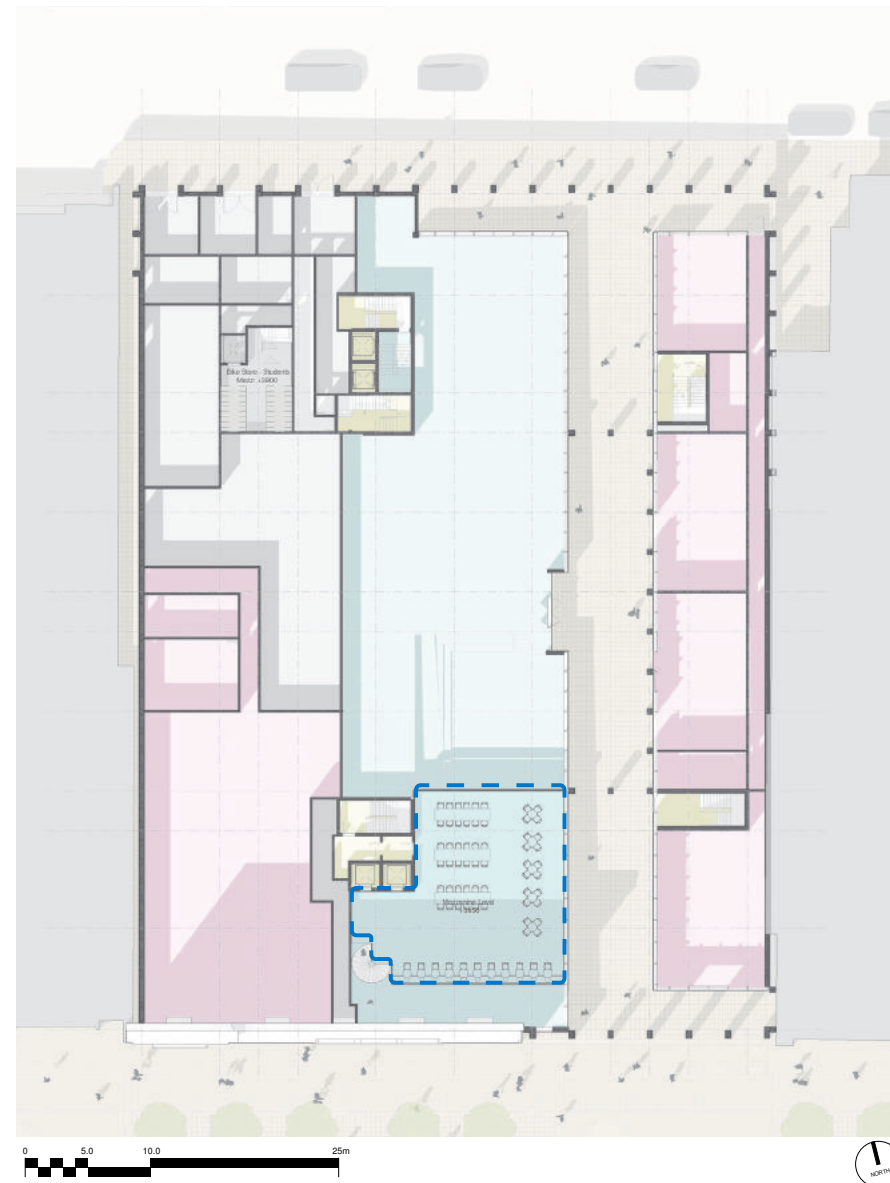
Proposed:

761m² Internal Amenity

475m² Public Realm

Back of House & Reception not included

Mezzanine Floor



Proposed:

183m² Internal Amenity

First Floor



Proposed:

855m² Internal Amenity

242m² External Amenity

1500mm privacy buffer to courtyard facing bedrooms not included

5.4 Layout

Second Floor



Proposed:

542m² Internal Amenity

1. 20m² Amenity space on floors 1 - 4

Fifth Floor



Proposed:

37m² Internal Amenity

213m² External Amenity

Eighth Floor

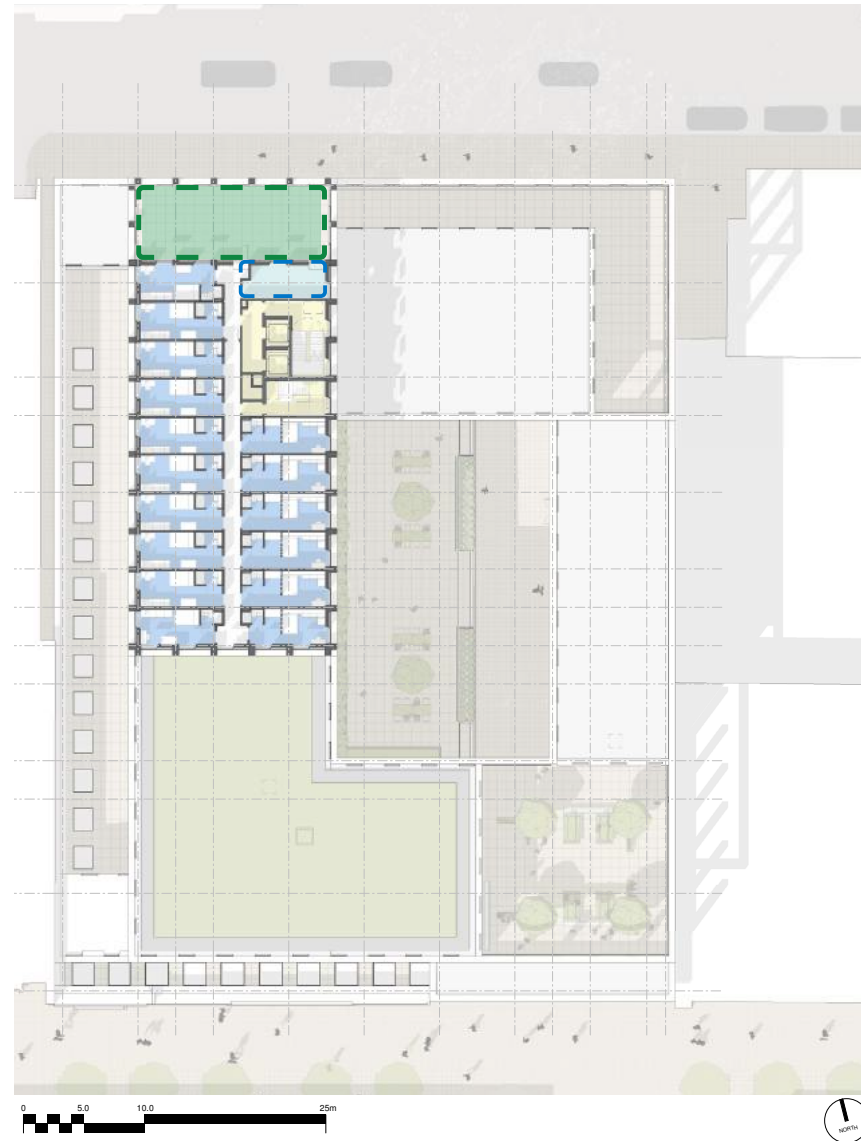


Proposed:

Roof terrace provided for use by residents (100m²)

5.4 Layout

Fourteenth Floor



Proposed:

17m² Internal Amenity

85m² External Amenity space

Total internal & external amenity: 3,070m²

Amenity provision : **4.96m²** per bed

Total internal & external amenity + Public Realm: 3,545m²

Amenity provision : **5.73m²** per bed

5.4 Layout

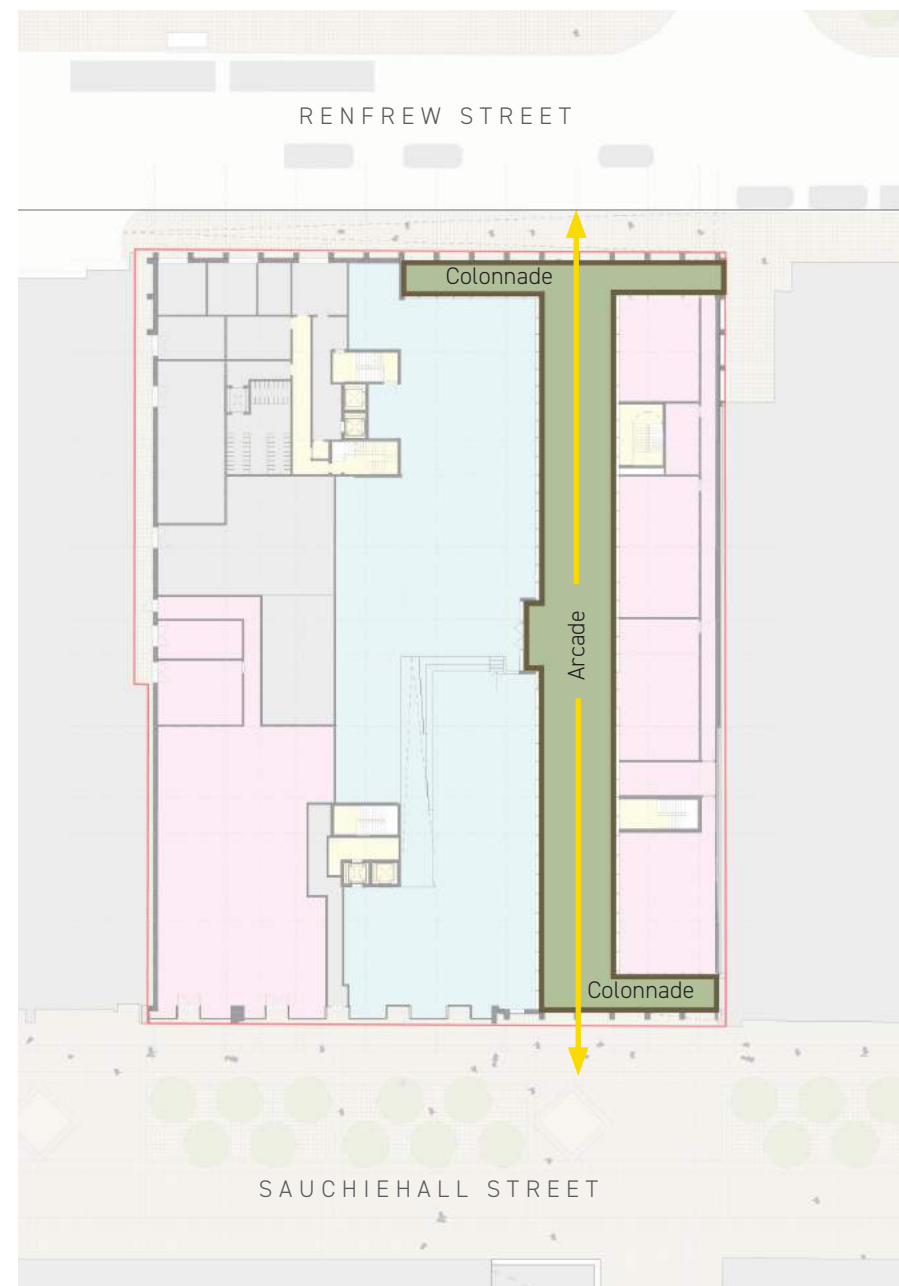
5.4.8 The Arcade and Public Realm

The re-introduction of the former Wellington Arcade is an opportunity to create some high quality commercial spaces as well as an extensive active frontage for the main student amenity space on the ground floor. This new route through the site also interfaces with 100sqm of newly created public realm, which forms covered colonnade spaces at each end of the arcade route, both on Sauchiehall Street and Renfrew Street.

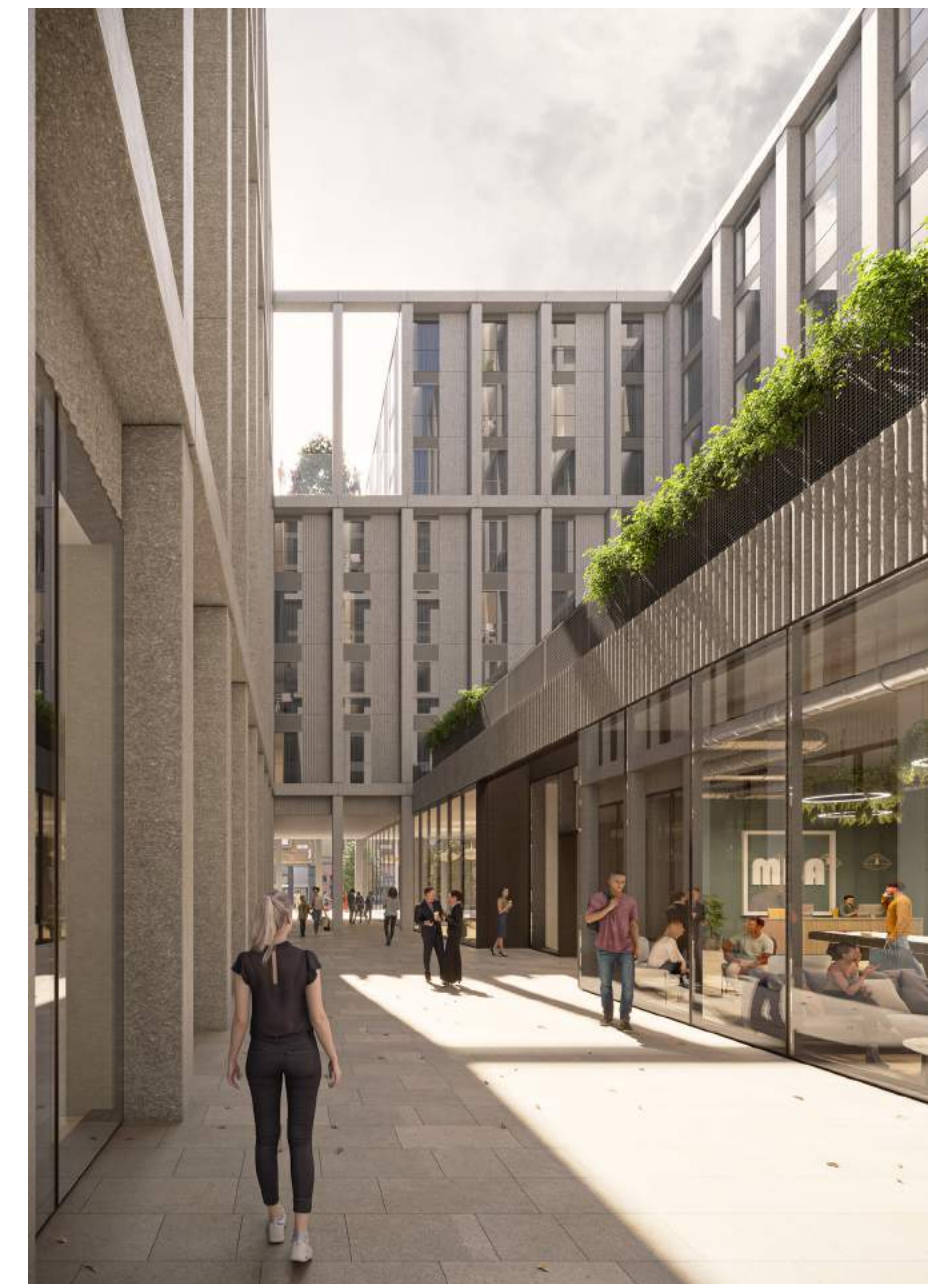
The arcade creates a range of fully active frontages from Sauchiehall Street through to Renfrew Street, and the extended colonnade on Renfrew Street helps to widen the currently narrow pavement here to create a more pleasant environment for pedestrians on a busy road.

The colonnades will assist in drawing pedestrians through the site from both sides of the development, connecting Sauchiehall Street and Renfrew Street - a key recommendation of the Golden Z strategy, which can be delivered with this proposal.

This newly created arcade will contribute to the long-term vibrancy of the city centre, and function in helping to revitalise Renfrew Street itself and create a more positive pedestrian environment on the northern edge of the development.



■ new public realm - Arcade (400sqm) and Colonnades (100sqm)



5.5 Scale + Massing Update

5.5.1 Summary

The scale of the proposals have been carefully considered to respond to the existing building context, including the immediate and localised neighbouring buildings as well as from a number of key townscape viewpoints.

The Concept Design section of the Evaluation chapter provides a summary rationale for the scale and massing of the proposals, explaining how it is the result of a careful process that considers a number of parameters in its development.

The application site is located within the Glasgow Central Conservation Area with a number of listed buildings in the vicinity of the site. The scale and massing of the building proposals is cognisant of the impact upon the setting of the Conservation Area and associated listed structures with the building proposals assessed from key townscape viewpoints.

Previous Application

The previous application - reference 23/01369/FUL- was refused by the Planning Applications Committee in November 2023 with the formal Decision Notice being issued in January 2024.. The reasons given for refusal are listed below:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

02. The proposal is contrary to Policy CDP9 and SG9 Historic Environment in that it would have a harmful impact upon the setting of, and views into and out of, the Central Conservation Area, would fail to enhance the Central Conservation Area and have an over-dominant impact upon nearby listed buildings.

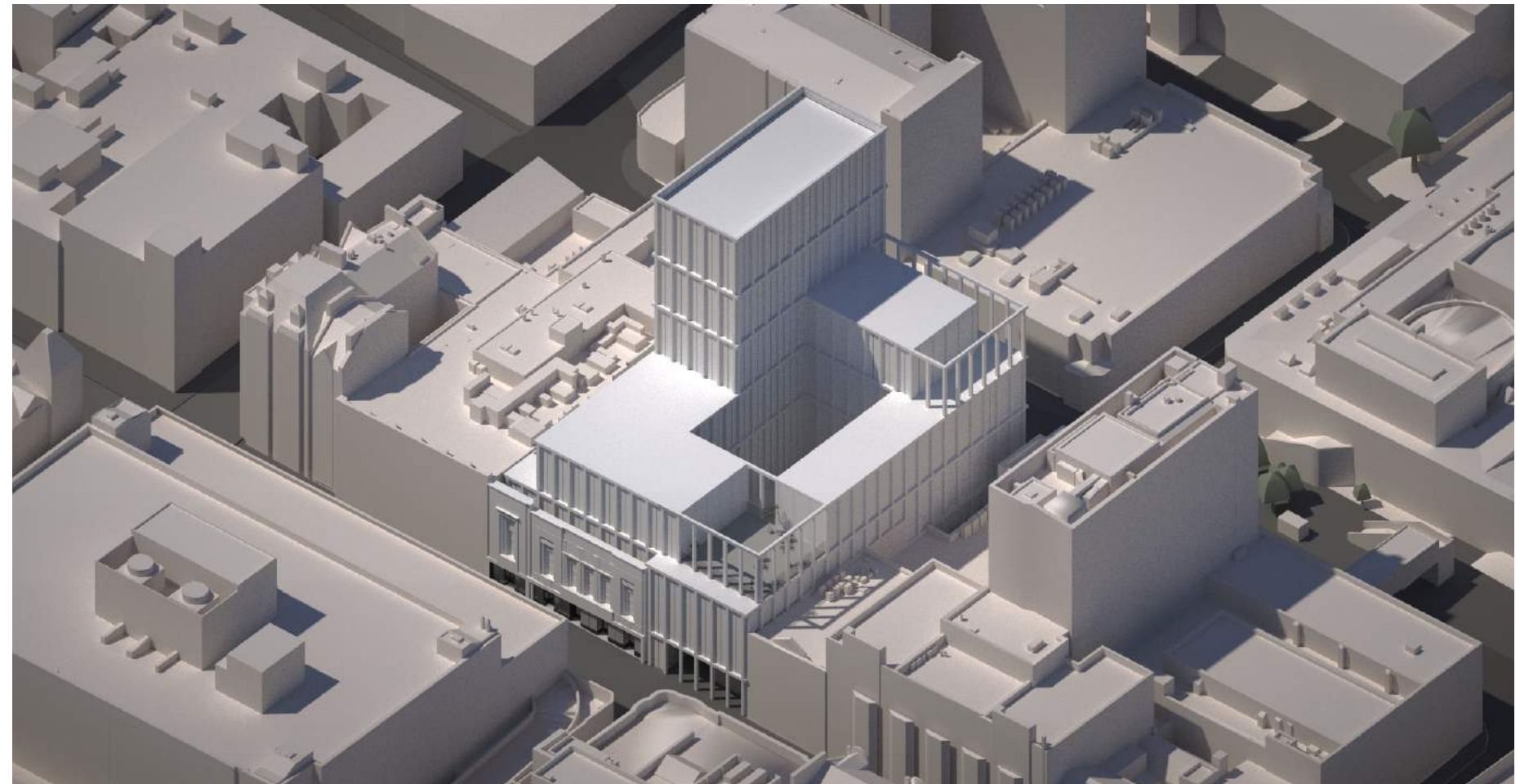
03. The proposal is contrary to SG10 Meeting Housing Needs (Student Accommodation) as it would contribute to an over-provision of student accommodation in the vicinity relative to mainstream residential accommodation.

04. The proposal is contrary to SG10 Meeting Housing Needs in that it fails to provide a proportion of mainstream accommodation within the development and would thereby have a harmful effect upon the sustainability and vibrancy of the city centre.

05. The proposal is contrary to SG1 Placemaking in that it would have a dominant visual impact relative to upon the local conditions and prevailing datums on Renfrew Street and fail to sufficiently activate or animate the Renfrew Street frontage at street level.

The following pages detail how some of these issues have been addressed, as regards the massing and design of the proposal, including significant changes to the scheme particularly to the tallest component on Renfrew Street, which has the most visual impact.

Submitted Massing - May 2023



5.5.1 Summary

GCC Officer Discussions

Following the outcome of the previous application and the reasons for refusal provided, the Applicant and GCC Planning and Design Officers undertook a series of further design workshops. This was a collaborative approach with the key intention of responding directly to the key themes raised by the Committee and to devise a revised building form. This massing update has been arrived at following discussion however the applicant and design team remain of the view that the previous form was an acceptable mass for this site. The meetings that occurred can be summarised as follows:

- GCC Design Review – 30th November 2023 – review of concerns with previous design;
- GCC Design Workshop – 12th December 2023 – present options for amending the scale and massing of the proposals;
- GCC Design Workshop – 24th January 2024 – updated options for amending the scale and massing of the proposals;
- GCC Design Workshop – 1st February 2024 – agreement on proposed amendments to scale and massing of the proposals.

Massing Update

Following this feedback from the previous submission, the height and articulation of the Renfrew Street block has been reviewed, and the proposal adjusted to respond to that feedback regarding the mass of this component of the scheme in relation to its immediate context, and the impact it has in the Central Conservation Area.

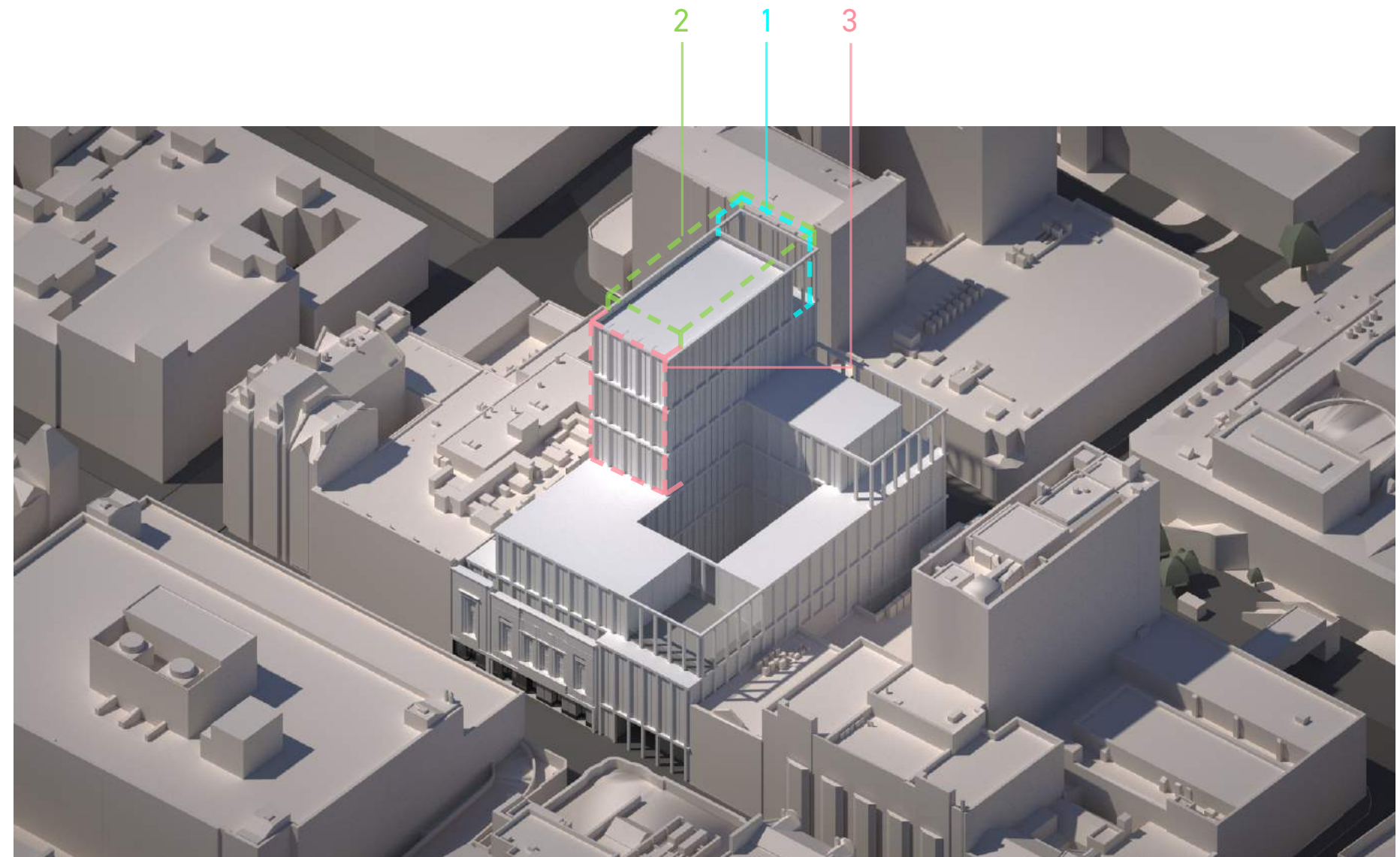
As a result of this review, the Renfrew Street block incorporates a reduction in mass of four storeys to the Renfrew Street side, now including an open-framed section with a further roof terrace **(1)**, and is now proposed to be a storey shorter in its entirety **(2)**. The remaining floors from level 8 to 16 have been extended by one bay (one room) to the south **(3)**.

Further detail regarding this reduced massing and articulation is given in the following pages.

Building Heights

The proposed building is a single building with a careful articulation of massing that responds directly to the neighbouring buildings. The result is a massing that is stepped in its form. Facing onto Sauchiehall Street the building is 5 and 8 storeys in height, whilst facing Renfrew Street the building is 11 and 17 storeys in height, with open-framed sections to both sides of the site to decrease the impact of its mass and provide roof terraces for residents.

Proposed Massing - Feb 2024



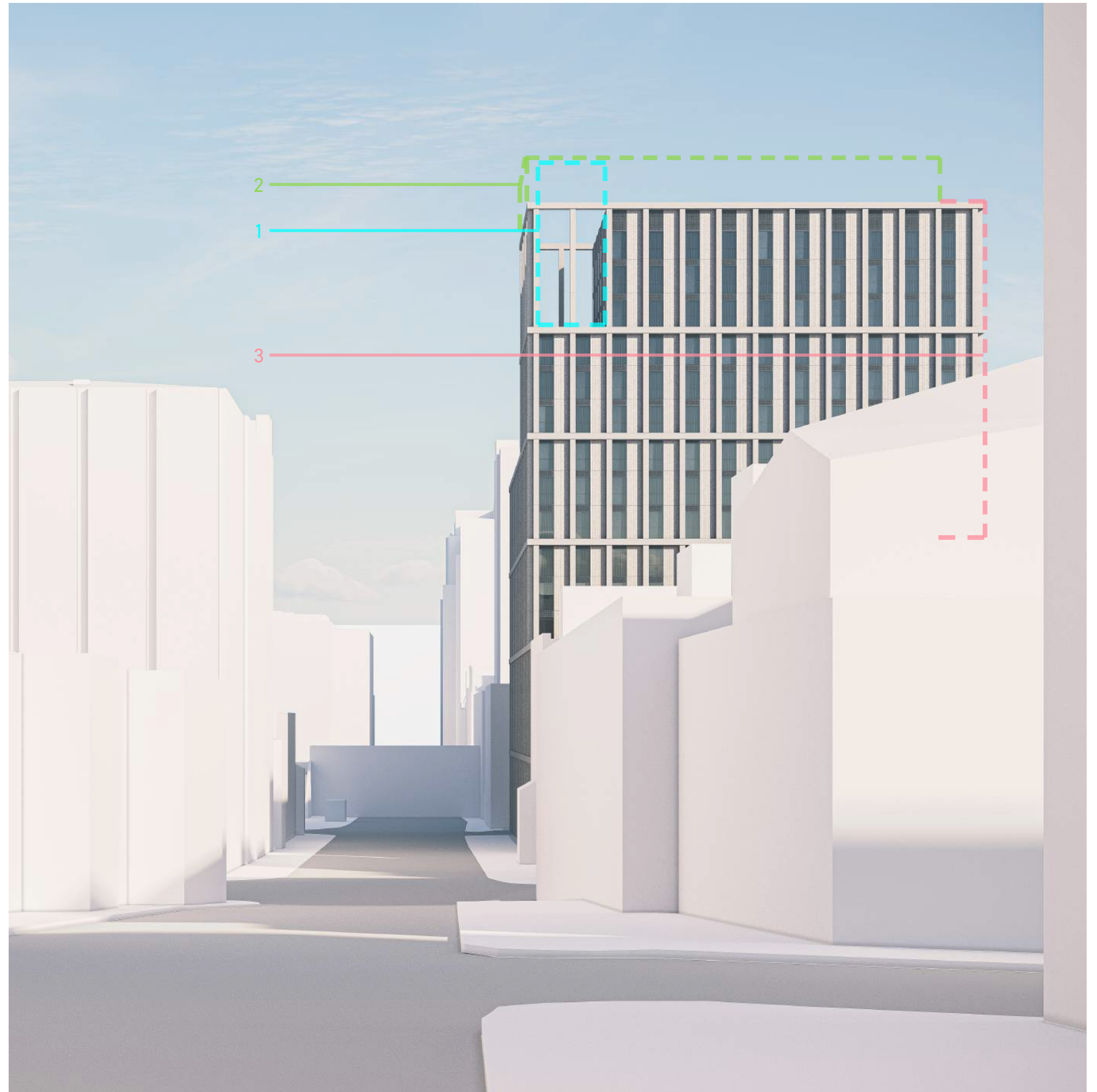
- 1 Reduction in mass of four storeys to north side of Renfrew Street block, and provision of framed terrace
- 2 Renfrew Street block one storey shorter in entirety
- 3 Levels 8 to 16 of Renfrew Street block extended one bay to the south

5.5 Scale + Massing Update

5.5.2 Massing Update

Compared with the previously submitted scheme, the Renfrew Street block incorporates a reduction in mass of four storeys to the Renfrew Street side, now including an open-framed section with a further roof terrace **(1)**, and is now proposed to be a storey shorter in its entirety **(2)**. The remaining floors from level 8 to 16 have been extended by one bay (one room) to the south **(3)**.

These refined proposals respond to the issues relating to the impact of the previously proposed massing on the Central Conservation Area, and thus lessen the overall mass of the building, notably to the Renfrew Street elevation where the mass has been reduced by four storeys, and an additional roof terrace introduced. This in turn provides further amenity space to residents.



5.5 Scale + Massing Update

5.5.2 Massing Update

The reduction in massing to the Renfrew Street block has created a new type of floorplate at these levels, as depicted opposite.

At level 14 a new external roof terrace is created, which has communal access with an adjoining internal amenity space - this additional amenity space is factored into the amenity illustrations and calculations in section 5.4 of this Design and Access Statement, and results in an overall provision of 5.08sqm per resident.

Previously Submitted Scheme



14th Floor

Current Proposed Scheme



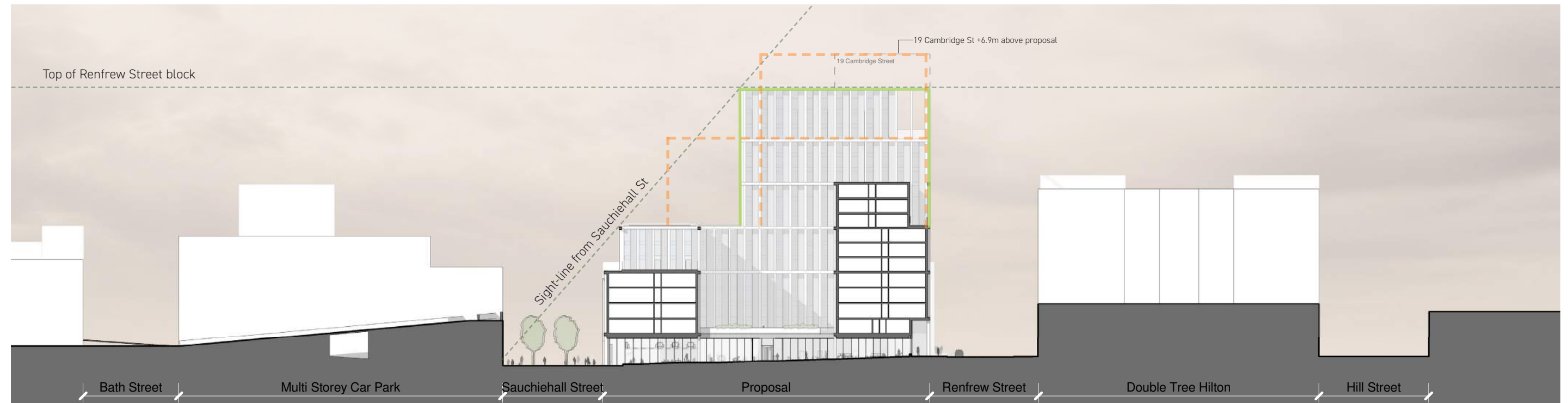
14th Floor

- **Summary of Plan Changes**
- Whole floor removed (Level 17)
- Two bays removed across four floors and new terrace created at Level 14
- Additional internal amenity space created at Level 14
- Bay added across nine remaining floors

5.5 Scale + Massing Update

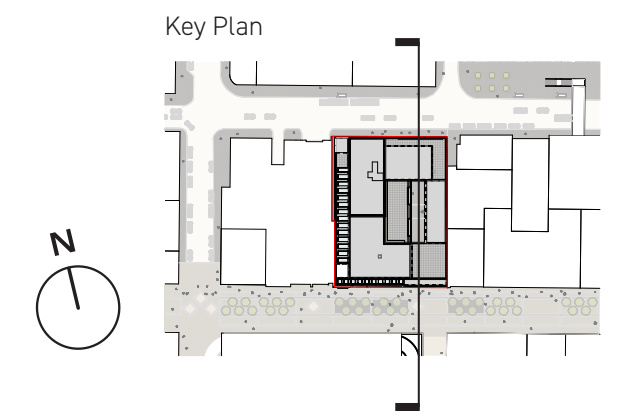
5.5.3 Building Massing Justification

Section running North-South, Wellington Street - Visibility Constraints



- Proposed massing - sits within visibility constraints indicated
- - - Notional massing which would be highly visible either from Sauchiehall Street or Blythswood Square

VuCity view from Blythswood Square



- Consented (19 Cambridge Street - Aparthotel)
- Proposed Scheme

5.5 Scale + Massing Update

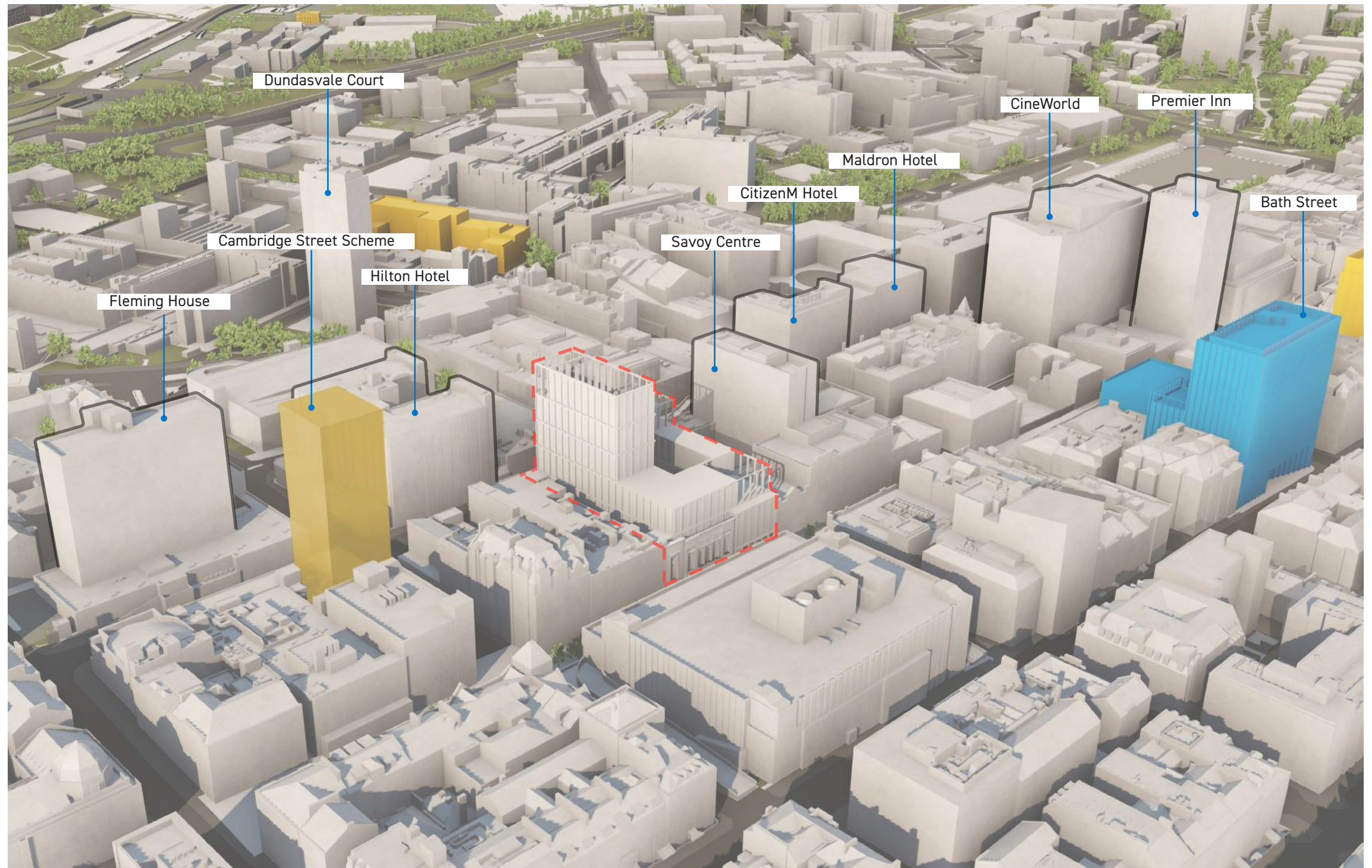
5.5.4 Building Height in Context of Tall Building Cluster

Looking from the South-West

- Application Site
- Consented
- Under Construction
- Recently Completed

The proposal site, which sits just within the Central Conservation Area, is located amongst an area of taller buildings running east-west along the Renfrew Street corridor.

The proposed height and mass is comparable to neighbouring buildings, and significantly lower than the approved 19 Cambridge Street Apart-hotel scheme, which reaches 6.9m higher.



5.5 Scale + Massing Update

5.5.4 Building Height in Context of Tall Building Cluster

Looking East along Renfrew Street

- Application Site
- Consented
- Under Construction
- Recently Completed

The proposal site, which sits just within the Central Conservation Area, is located amongst an area of taller buildings running east-west along the Renfrew Street corridor.

The proposed height and mass is comparable to neighbouring buildings, and significantly shorter than the approved 19 Cambridge Street Apart-hotel scheme, which reaches 6.9m higher.

