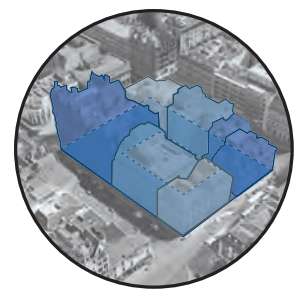


172-184 Sauchiehall Street, Glasgow

Planning Context



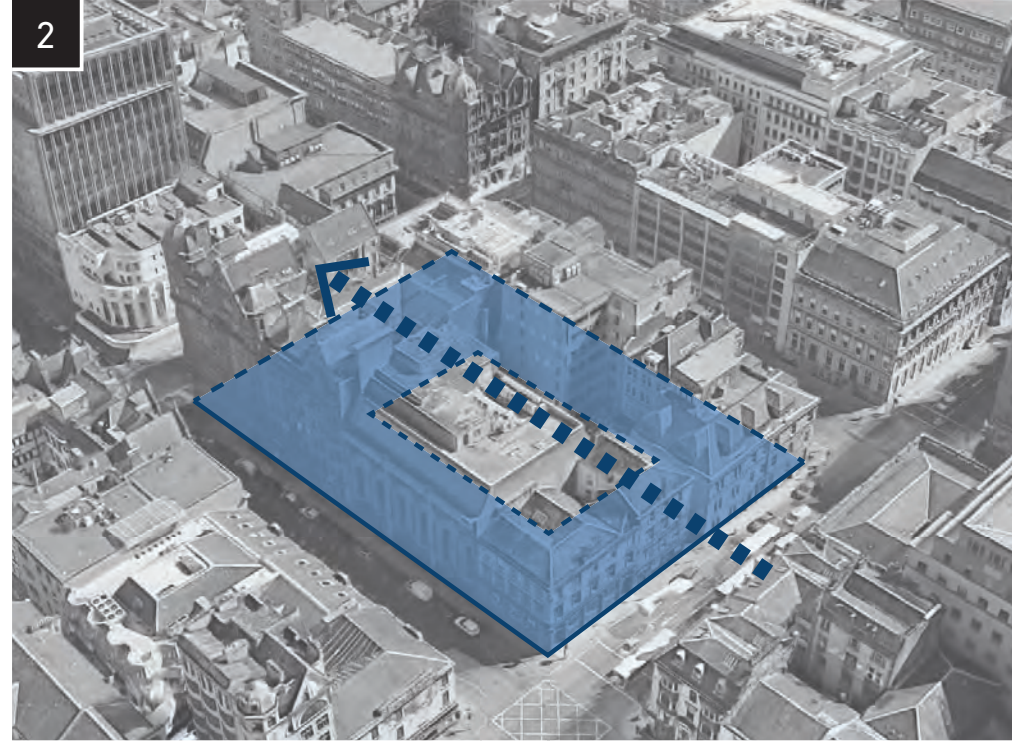
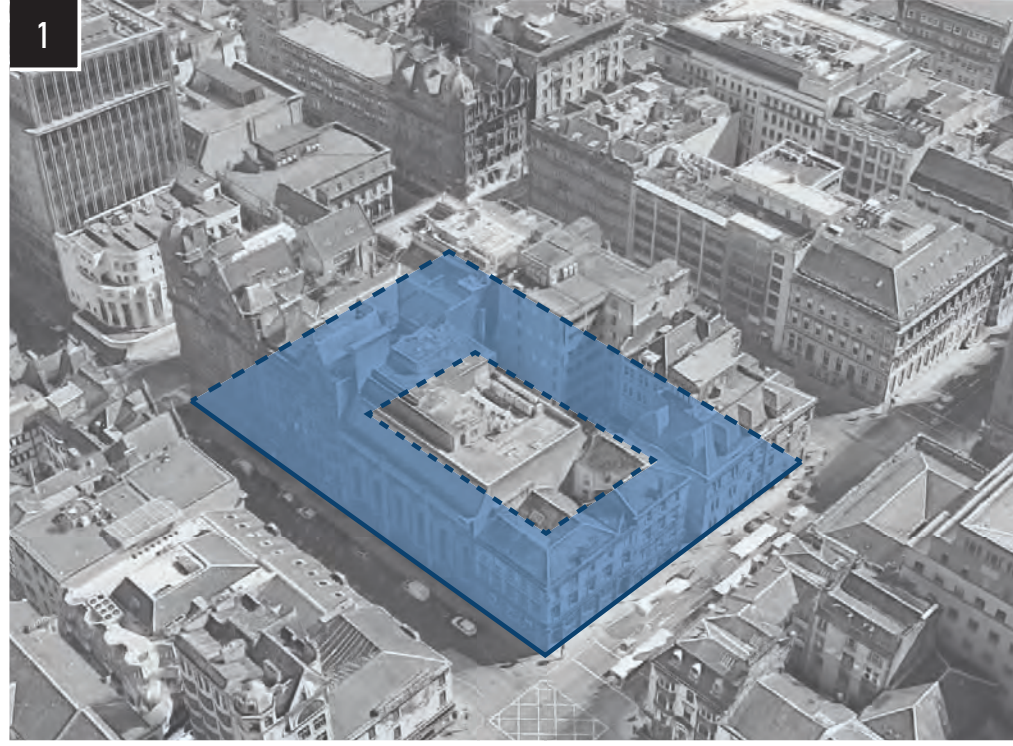
Glasgow City Blocks (Sense of Place Continued)

The rigorous city grid of Glasgow was established during the early 18th century. It led to the creation of a large number of city blocks that are predominantly square in plan and provide coverage across the majority of the extents of the city centre.

Although there is relative consistency in the footprint of the city blocks, the articulation of the built form within them differs on a block-by-block basis reflecting their individual historical development to their present day condition.

Despite these differences, there is an underlying rationale which is consistent across city blocks:

1. City Blocks are generally provided as a 'donut' footprint.
2. Lanes provide a route through the block.
3. The City Blocks are further segmented into individual building blocks.
4. These individual building blocks are then extruded to varying heights and roofscapes providing a rich mix to the city grain.



Planning Context

The proposals will be considered in the context of the Glasgow City Development Plan (CDP) (2017) and the associated Supplementary Guidance. This provides the main planning policy framework for determining planning applications within the Glasgow City Council administrative area.

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

In the context of the CDP, the site is subject to the following designations:

- Within Glasgow City Centre;
- Within Strategic Economic Investment Location (SEIL);
- Within the Principle Retail Area; and
- Within the Central Conservation Area

The extract of the CDP proposals map displayed to the right shows the approximate site location edged in red.



Other Relevant Considerations

City Centre Strategic Development Framework (SDF)

The Council has recently approved the City Centre Strategic Development Framework which contains an action plan for future studies, strategies, masterplans and projects to progress delivery of the vision and to take forward the transformation of the City Centre.

One of the central visions and outcomes in the SDF is 'a sustainable city centre which will be liveable and inclusive'. In order to achieve this the SDF promotes city centre living within sustainable 20 minute communities.

Glasgow City Centre Living Strategy

Approved in 2020, the strategy aims to enable a sustainable, inclusive and diverse city centre population. It aims to double the city centre residential population to 40,000 by 2035 by supporting and enabling city centre living. The proposals would facilitate the densification of the city centre and increase levels of city centre living.

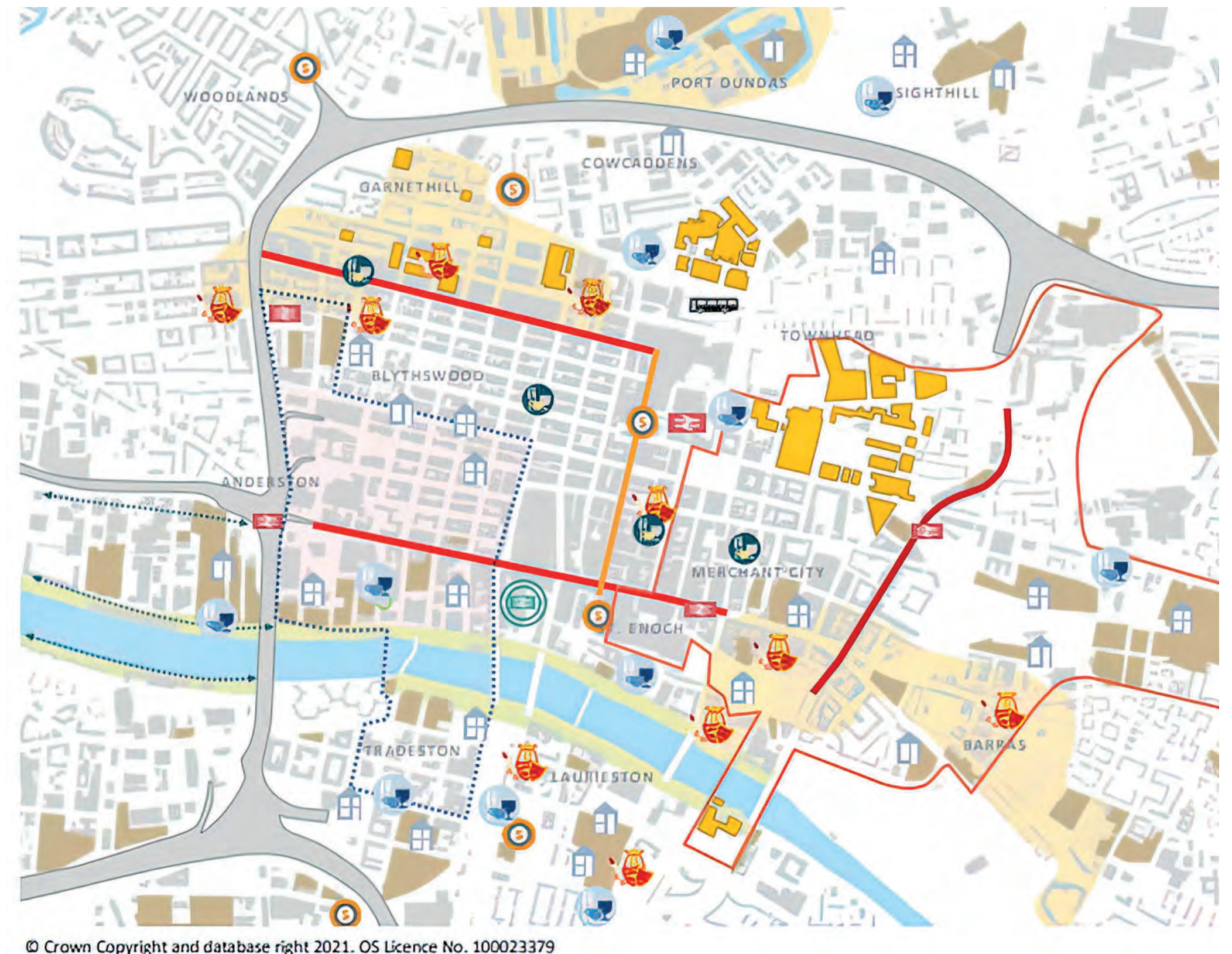
Increasing the city centre population will have widespread benefits for the area and the proposals aim to ensure creation of an attractive environment for residents and visitors alike. This is combined with delivering an environment which is responsive to the climate change emergency, by being greener, safer and better connected.

Glasgow City Centre Recovery Plan 2022-2024

The City Centre Recovery Plan sets out to provide clarity to business and other stakeholders on the priorities and principles the City Centre Taskforce will follow to support the recovery of the post-Covid city centre economy.

The plan has four main priorities: maximise activity and footfall; maximise employment and business development opportunities across all sectors; maintain and enhance the city centre so that it attracts people to work, stay, invest, visit and learn; embed climate mitigation and adaptation from the climate plan at every opportunity.

- Stations and Subway – improved environments
- Central Station - explore potential for riverside access
- Higher and Further Education institutions
- Vacant Land (potential development sites)
- Glasgow City Innovation District (GCID)
- IFSD
- Potentially expanded IFSD
- Repopulated neighbourhoods
- Existing focus of night time economy (café, dining, bars)
- Introduce social uses (shops, cafes, restaurants)
- Expanding clusters of cultural production
- Growing clusters of cultural attractions
- Improved Links to the S.E.C. and Pacific Quay
- Sauchiehall Street & Argyle Street - reinvigorated civic & cultural streets, with independent retailing, cafes and restaurants.
- Buchanan Street – primary focus for retail, supported by greater leisure offer across commercial core
- Reinvigorated Riverside – Reinvigorated riverside – River Park with enhanced frontage to IFSD and Custom House Quay
- Reactivated High Street – action plan delivery of creative uses and heritage enhancements



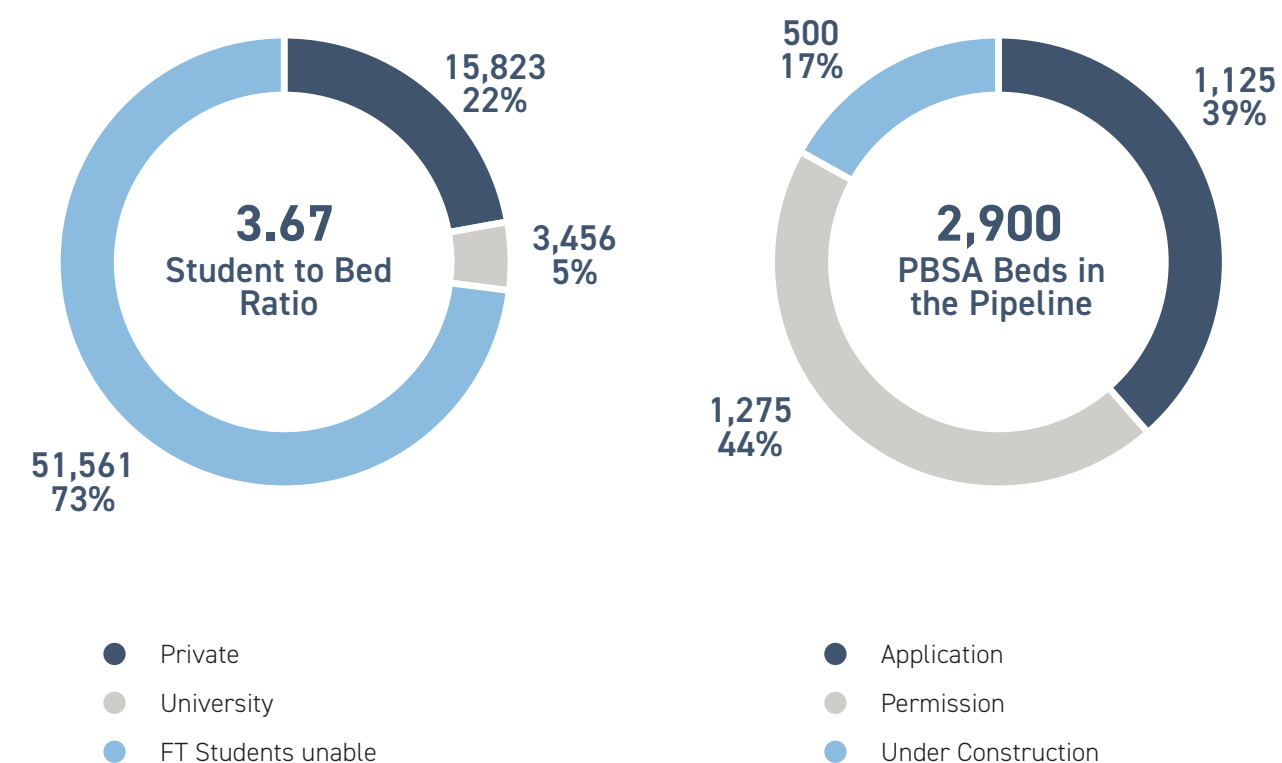
Student Accommodation Market Overview

Market Overview

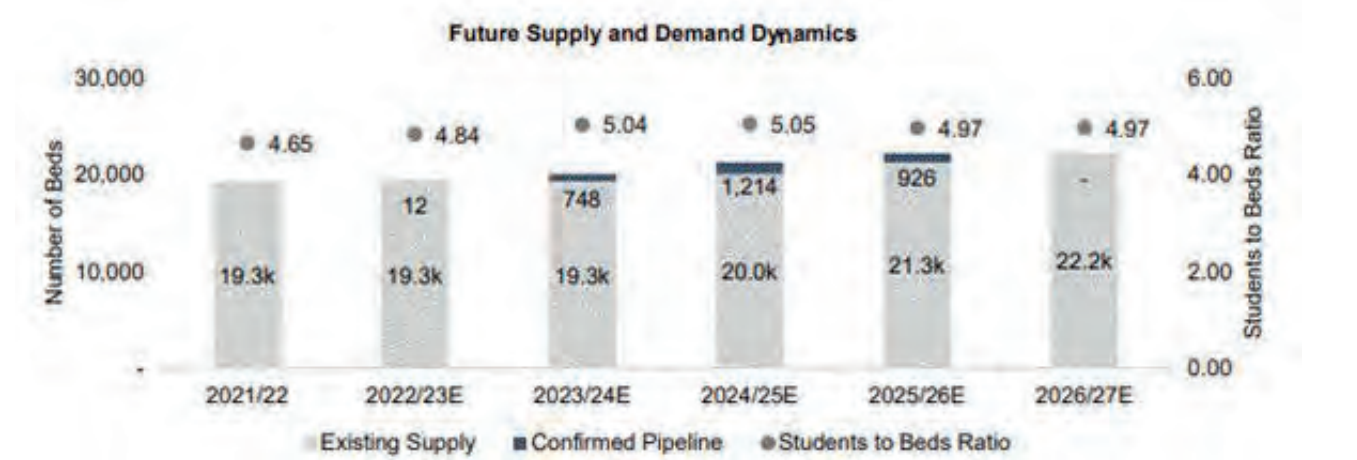
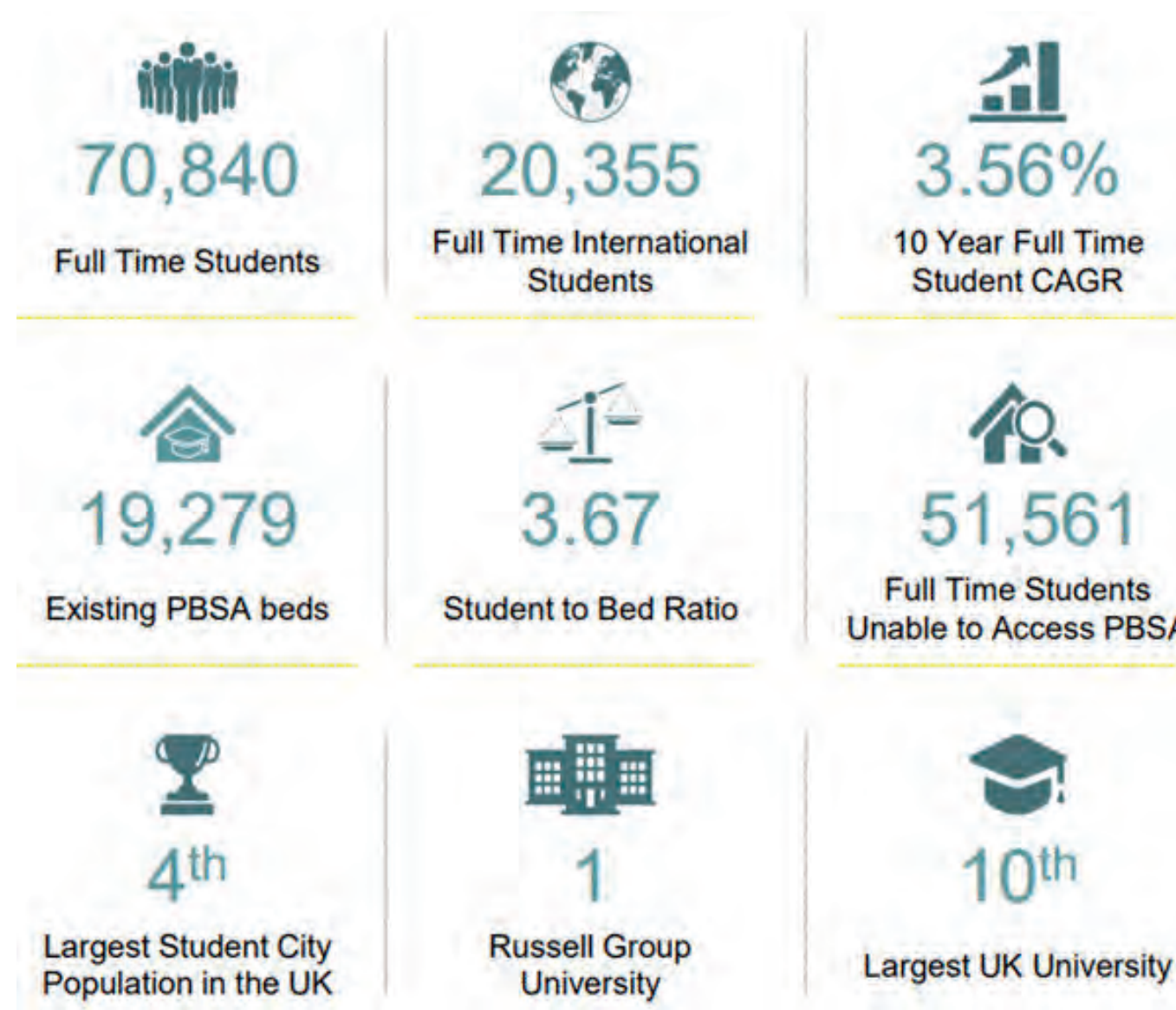
There is a significant undersupply of PBSA in Glasgow as publicised in national press and local Universities. 73% of full-time students are unable to access PBSA at current supply levels, with the current pipeline representing 15% of existing stock.

Current Supply and Demand Dynamics

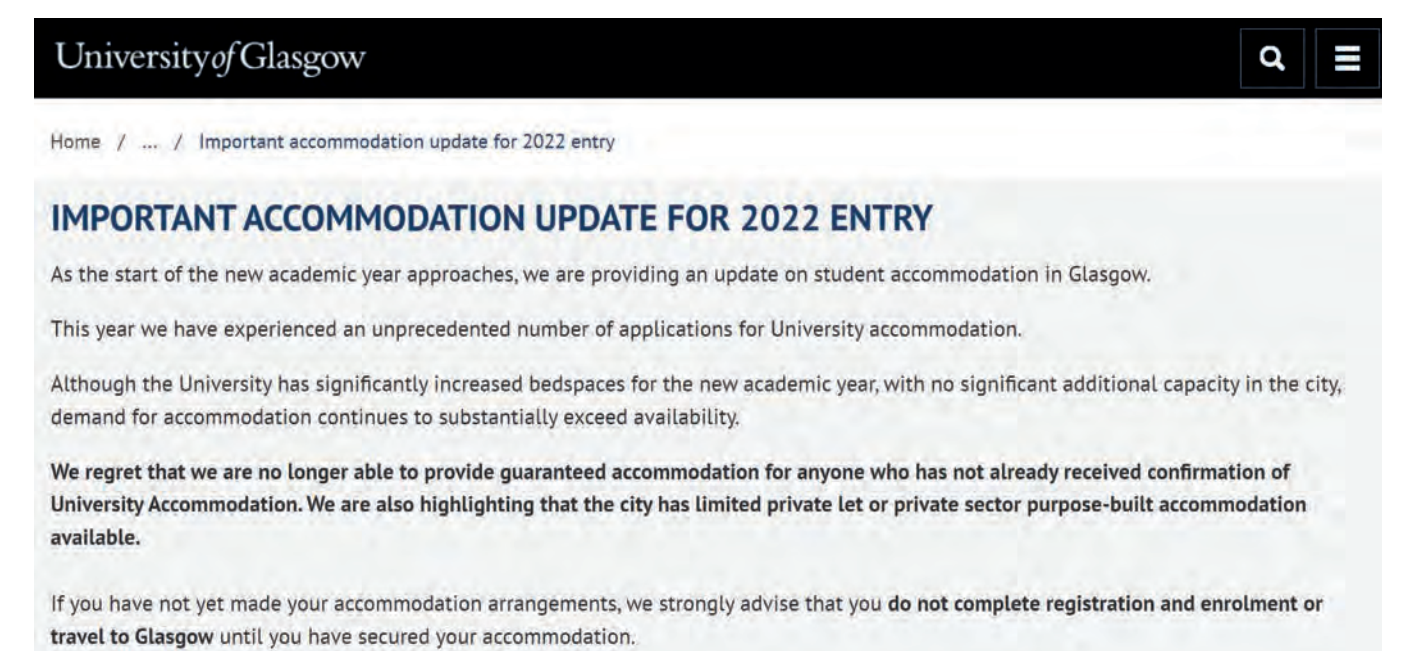
Planning Pipeline



Glasgow by Numbers



Recent University Statement:



172-184 Sauchiehall Street, Glasgow

Heritage Context

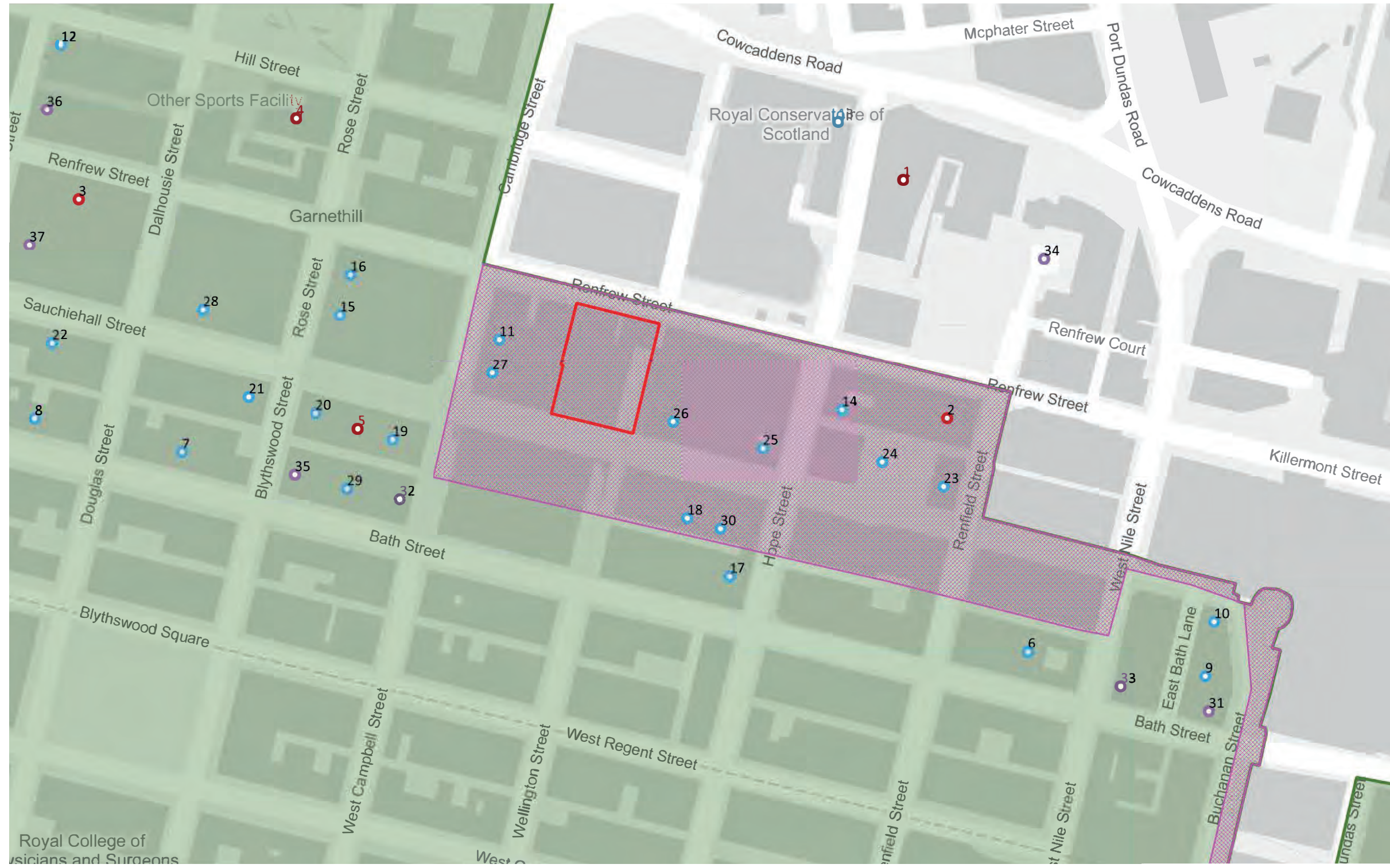


Heritage Designations

The Site is located within the Glasgow Central Conservation Area, at its northern-most extent, following extension to the boundary in 2010/11 to include this part of the Glasgow grid plan. Conservation Areas are defined as areas of special historic and architectural interest the character and appearance of which it is desirable to preserve or enhance.

There are several listed buildings located within this part of the Glasgow Central Conservation Area close to the Site including the Category B listed Savoy Centre and the Category B listed 212-230 Sauchiehall Street (located at the corner of the block at the junction of Sauchiehall Street and Cambridge Street).

The diagram to the right shows the location of the many listed assets in close proximity to the site, with a few key assets identified.



- Site Boundary
- Glasgow Central Conservation Area
- Sauchiehall St Extension to Conservation Area
- Category A
- Category B
- Category C

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Ref	Listed Building Name
1	254-290 (Even Nos) Hope Street, Theatre Royal
2	121-125 (Odd Nos) Renfrew Street and Renfrew Street, the Pavilion Theatre
3	157 Renfrew Street and 11, 15 Dalhousie Street, Glasgow School of Art
4	23, 25 Rose Street, St Aloysius' Church (Roman Catholic)
5	217 Sauchiehall Street, and 114, 116 Sauchiehall Lane, Formerly Willow Tea Rooms
6	38, 38a Bath Street and Sauchiehall Lane, Former Mechanics' Institute
7	182-200 (Even Nos) Bath Street Also Known as Athol Place
8	202-218 (Even Nos) Bath Street, 121 Douglas Street, Adelaide Place (North)
9	235-245 (Odd Nos) Buchanan Street, the George Hotel
10	249 Buchanan Street and 1-7 (Odd Nos) Sauchiehall Street "Cleland Testimonial Building"
11	16-20 (Even Nos) Cambridge Street
12	45-47 (Odd Nos) Hill Street, and 21 Dalhousie Street, St Aloysius College
13	307-335 (Odd Nos) Hope Street and 91, Cowcaddens Street, McCombe's Building
14	226-228 (Even Nos) Hope Street, and 55 Renfrew Street, Hope Street Post Office
15	6 Rose Street
16	12 Rose Street, Glasgow Film Theatre
17	119-121 (Odd Nos) Sauchiehall Street, Hope Street and Bath Street and including Arch Over Sauchiehall Lane
18	137-143 (Odd Nos) Sauchiehall Street
19	199-215 (Odd Nos) Sauchiehall Street and 289 West Cambell Street
20	219-233, (Odd Nos) Sauchiehall Street and 134-140 (Even Nos) Blythswood Street
21	235 Sauchiehall Street, 147 Blythswood Street, Bank of Scotland
22	269-305 (Odd Nos) Sauchiehall Street, 123-127 (Odd Nos) Douglas Street, 192-200 (Even Nos) Pitt Street, Osborne Buildings
23	76-82 (Even Nos) Sauchiehall Street and 109-117 (Odd Nos) Renfield Street
24	94-102 (Even Nos) Sauchiehall Street, Crown Rooms
25	116-120 (Even Nos) Sauchiehall Street and 257a, 259 Hope Street
26	130-158 (Even Nos) Sauchiehall Street, the Savoy Centre
27	202-212 (Even Nos) Sauchiehall Street and 8-12 (Even Nos) Cambridge Street
28	254-290 (Even Nos) Sauchiehall Street, 5, 7 Rose Street, 2, 6 Dalhousie Street And 145, 147, 149 Renfrew Street, McElihan Galleries
29	156-174 (Even Nos) Bath Street
30	123, 131 and 133 Sauchiehall Street

Marks & Spencer in Scotland

Marks & Spencer first established their store at 172-182 Sauchiehall Street in 1935/6 (Fig 6). The building was part of a wider growth of M&S in Scotland's towns and cities during the mid 1930s which included four other new stores in Ayr (Fig 2), Dundee (Fig 3), Falkirk (Fig 4) and Kirkcaldy (Fig 5). These buildings all designed by Monro & Partners adopted Lutyens's modular grid system in their design. The M&S building at 45 Murraygate, Dundee is of very similar design to the Sauchiehall Street building. The corner location of the Dundee store however allows the frontage design for the building to continue around to the gable bays. The inclusion of window openings in the gable ends gives depth to the frontage block.

The M&S Store, Sauchiehall Street

The M&S building on Sauchiehall Street was almost immediately extended, in 1938, to occupy the empty plot to the immediate west (Fig 7). The 1938 extension (at the western end of the building) has different proportions from the earlier frontage, and appears larger than the original building with a central taller, wider single window with deeper recesses and heavier moulding, and disrupts the original symmetrical design for the building (Fig 8). As such, the building does not conform to the intended outcomes for the creation of the modular grid system as devised by Robert Lutyens for adoption in the construction of M&S stores across the UK.

Recent History

In c.1985 M&S expanded to the east, acquiring and redeveloping the building, which had originally been constructed as a Woolworths store. This building, redeveloped according to designs by Monro & Partners comprises a simple, flat-fronted brick clad, four-storey frontage (Fig 9).

The adjoining frontages to Sauchiehall Street are the primary frontage of the two buildings which together formed the M&S store, prior to its closure in April 2022 (Fig 10). To the rear, the buildings are made up from the amalgamation of a series of extensions, extending through to Renfrew Street. Internally the building has been extensively altered to respond to changing retail patterns and the expansion of the store. The ground floor shop frontages have been altered through the addition of a modern frontage with black fascia and cladding panels to the wide pilasters between modern shop window bays, and a large single entrance has been added at the western end of the frontage.

All of the buildings within the Site are unlisted, and are currently unoccupied closed retail units, the former M&S Store.

Heritage and Townscape Assessment

The planning application will be accompanied by an independent assessment of the effects upon the surrounding townscape and upon the heritage assets in the vicinity. The key issues which will be considered are:

- Effects upon the special character and appearance of the Glasgow Central Conservation Area
- Effects on the special interest of the adjacent listed buildings
- Effects on townscape and visual character

The assessment will be carried out in accordance with all relevant legislation, planning policy and guidance. A series of representative viewpoints will be used to inform the assessment.



M&S on the corner of Argyle Street and Cambridge Street, c.1930



M&S store at 44-48 High Street, Ayr, c.1955



M&S store at 45 Murraygate, Dundee, c.1936



M&S store on High Street, Falkirk, c.1959



M&S store on High Street, Kirkcaldy, c.1938



172-184 Sauchiehall Street (Marks & Spencer) in 1935 showing the building under construction. Note the plot to the immediate west which is unoccupied.



Photograph taken in June 1938 showing 172-184 Sauchiehall Street including the western extension. The Marks & Spencer Ltd building was extended into the adjacent gap site not long after construction.



Front elevation of 172-184 Sauchiehall Street. Photograph taken in 1960.



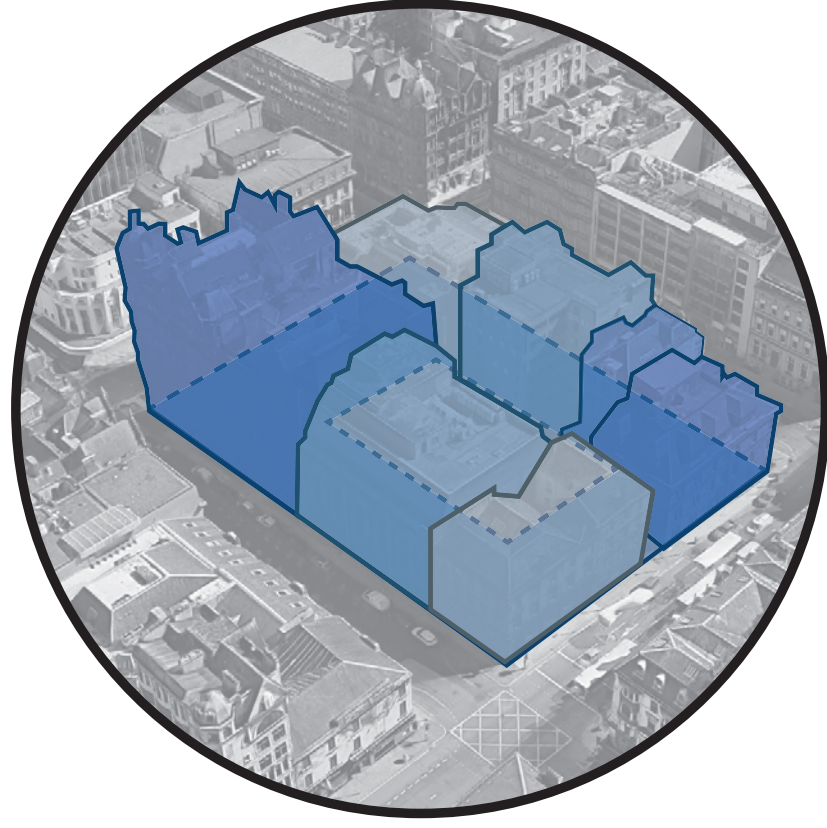
Full former M&S frontage, prior to closure of the store in April 2022, including the eastern brick-clad frontage from 1985



1930s M&S shop front as seen today, with the 1938 extension and the replaced ground floor shop frontage.

Overarching Concept

The architectural response to the brief is informed by the contextual and historical analysis undertaken which is displayed on accompanying boards. The response can be distilled as follows:



Grid & Block

Respond to the established urban grid and block typology with a contextually considered massing approach



Robustness & Solidity

Evoke a feeling of solidity through the use of robust materials and design, referencing local historic facades and detailing

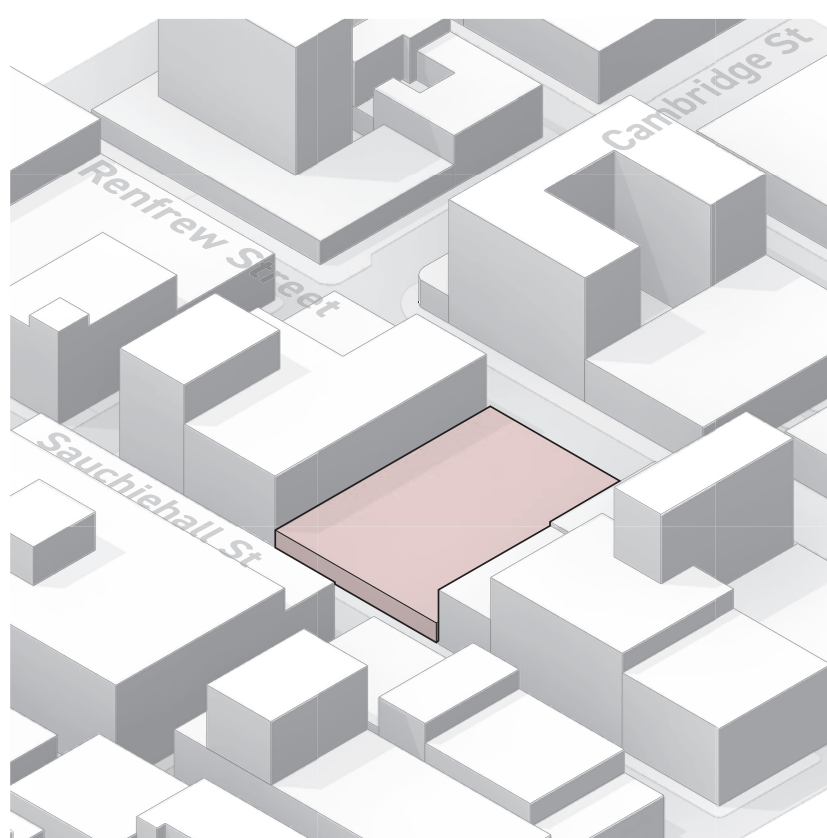


Arcade Reference

Create connections through the site by reinstating the historic arcade route and creating a new internal environment full of active uses

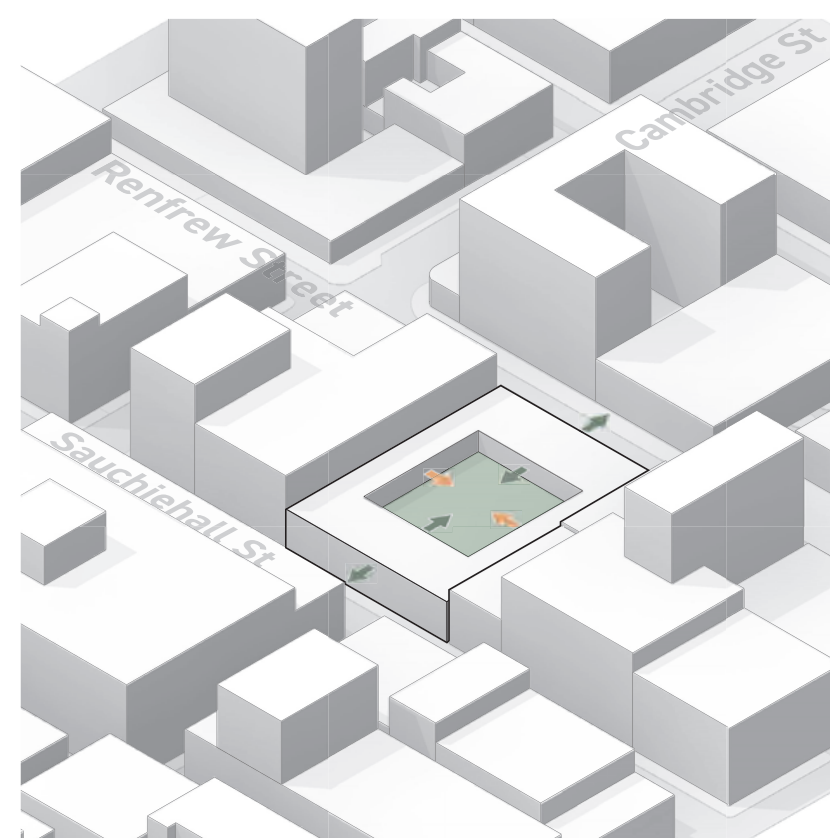
Sequential Diagrams

The nine images below demonstrate key massing moves and associated design considerations, illustrating how the Overarching Concept has been implemented in the design of the proposal



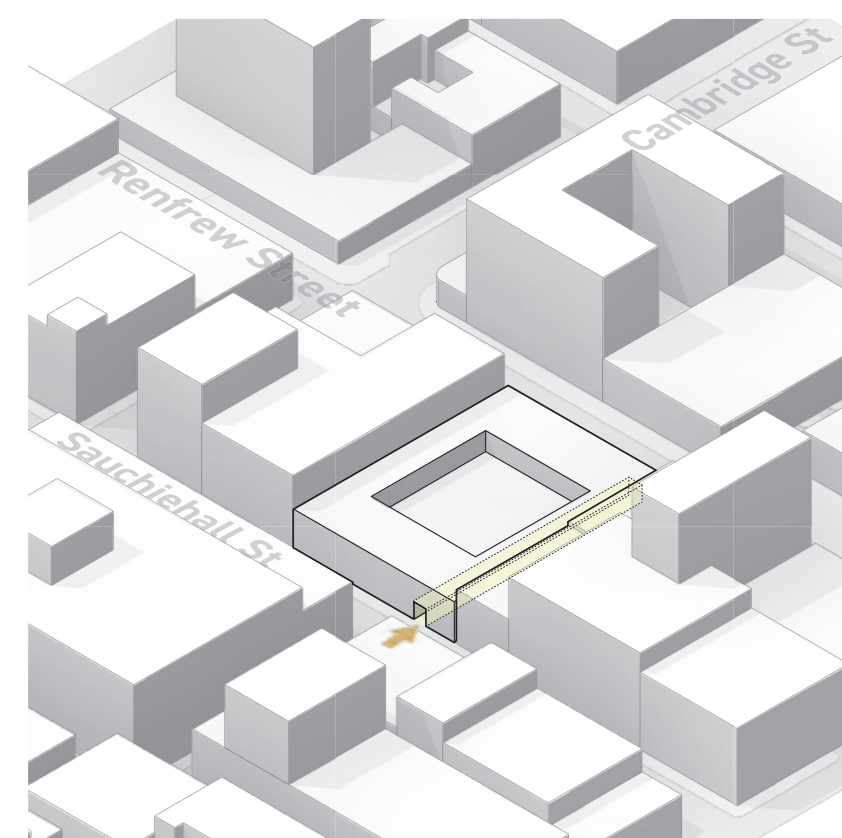
1. Full Block

As with existing layers of historical development evident in the city, the footprint occupies the entire site and creates strong street frontages



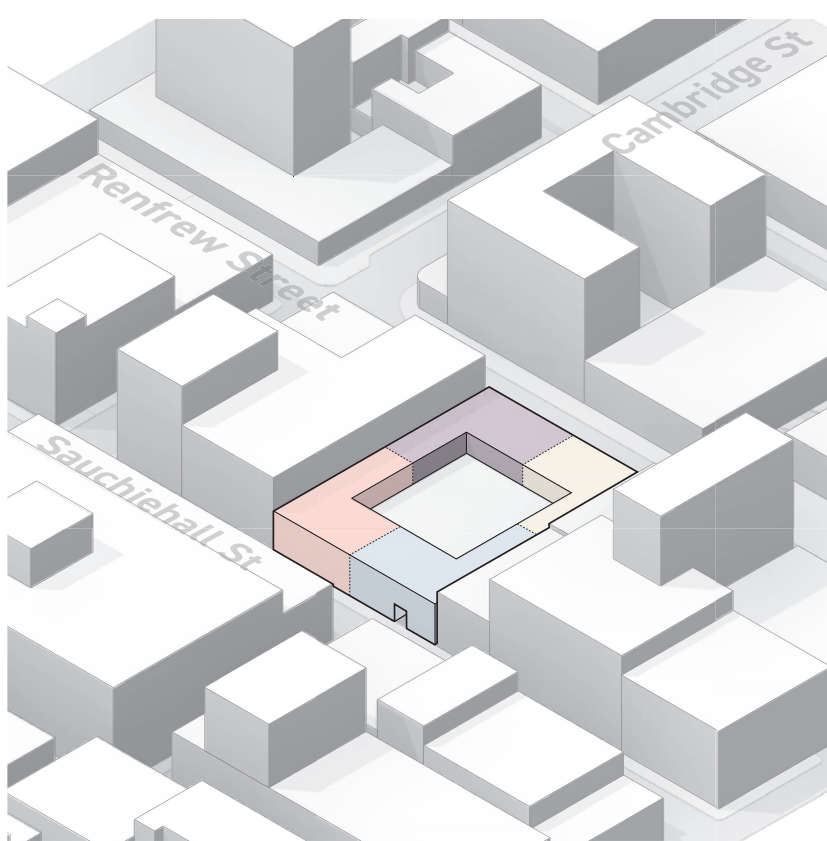
2. Inner Courtyard

The creation of a raised podium courtyard in the middle of the block provides internal aspect for units to all 4 sides



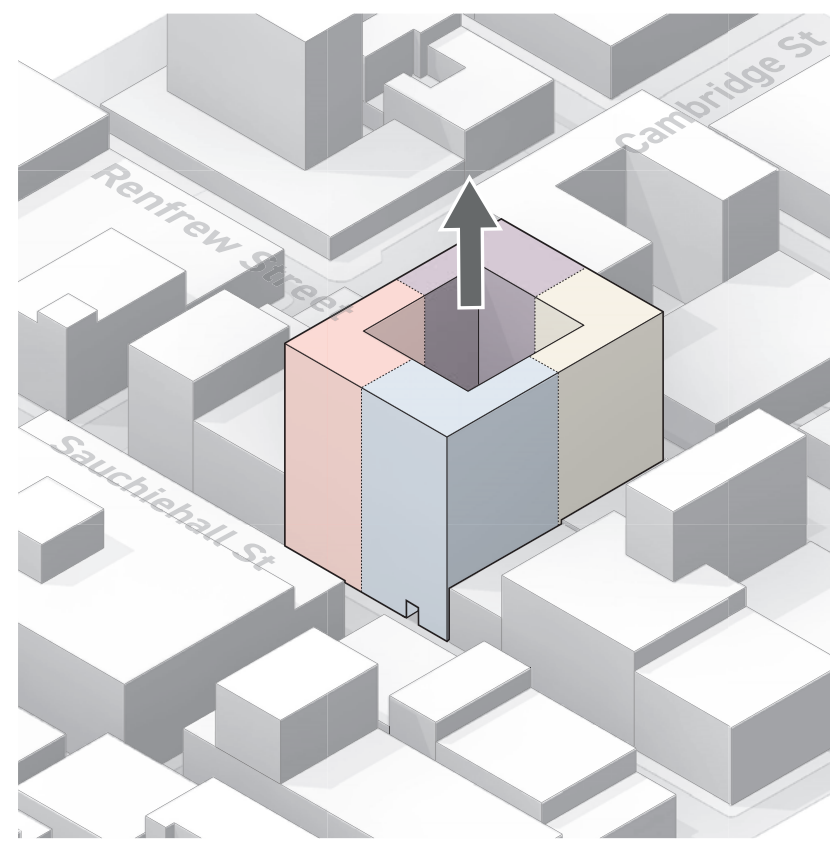
3. Connection

Located centrally within its urban block, the site provides a useful opportunity for a link between Renfrew Street and Sauchiehall Street, reinstating the historic arcade



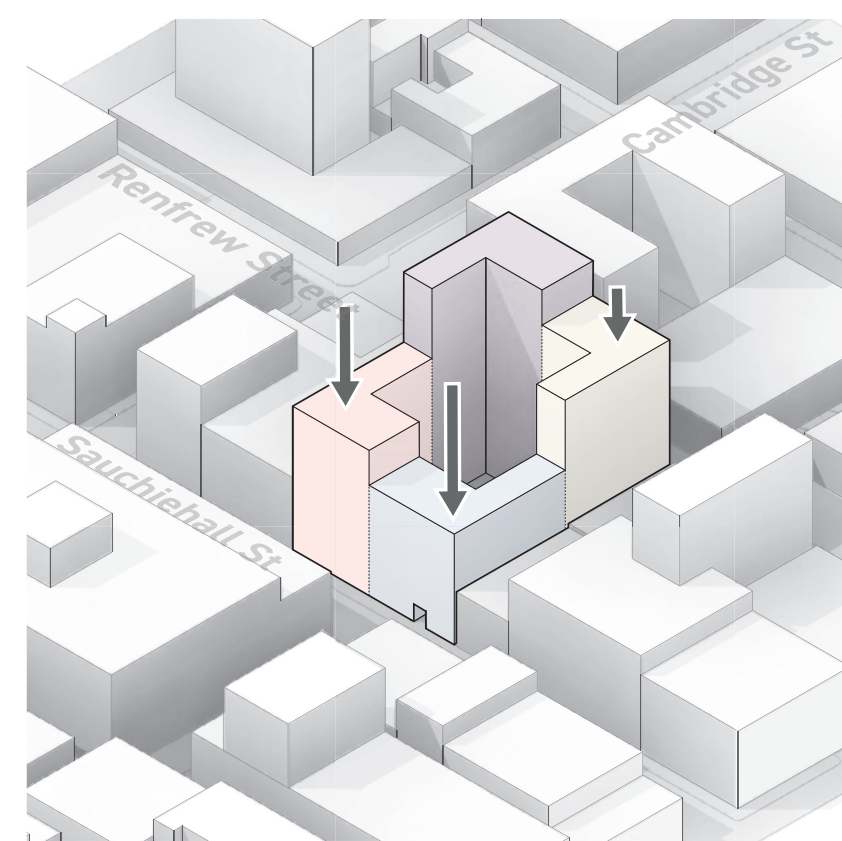
4. Footprint Split

The building is split into four blocks to efficiently distribute building uses and circulation cores



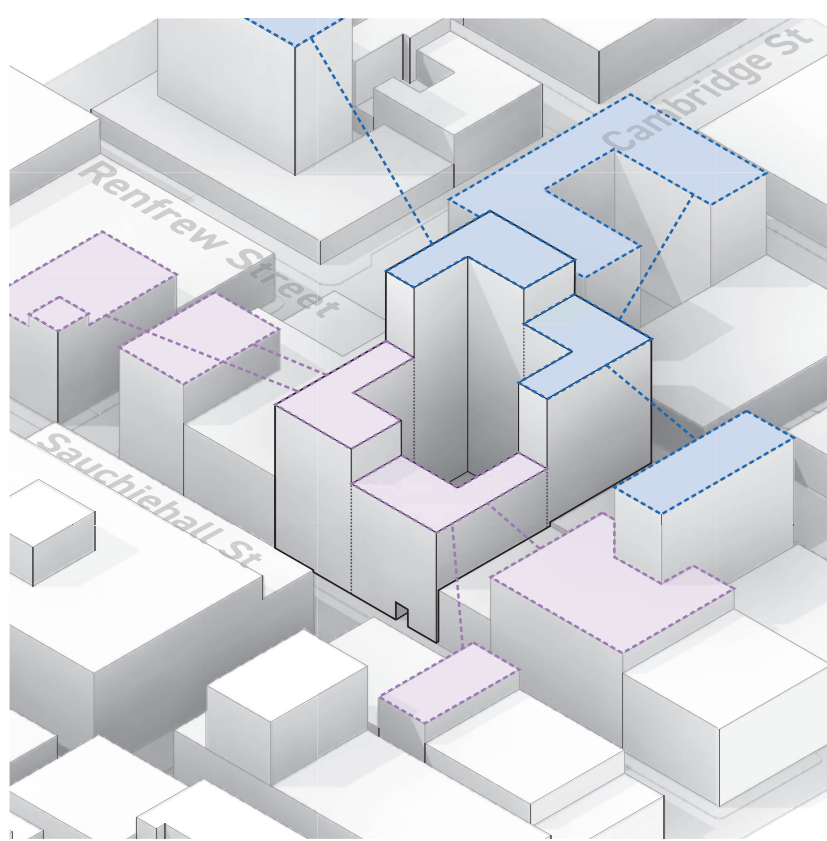
5. Inner Courtyard

The 'donut' form is extruded upwards to create a strong massing to all four edges of the site



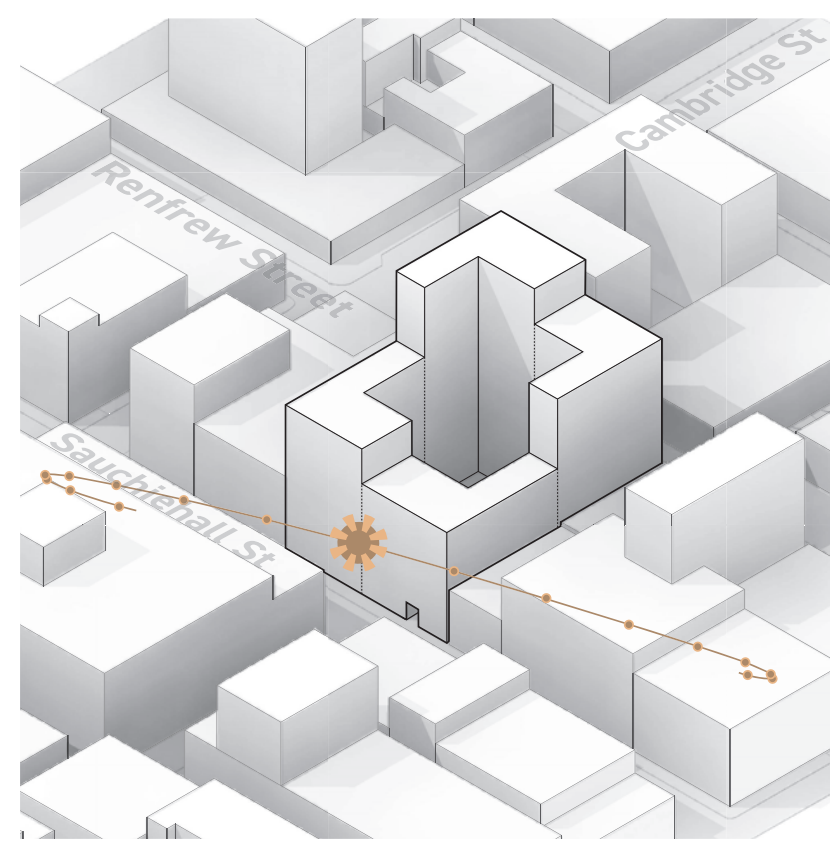
6. Stepped Form

From its maximum height, each quadrant then steps down to break up the massing and create a contextual response



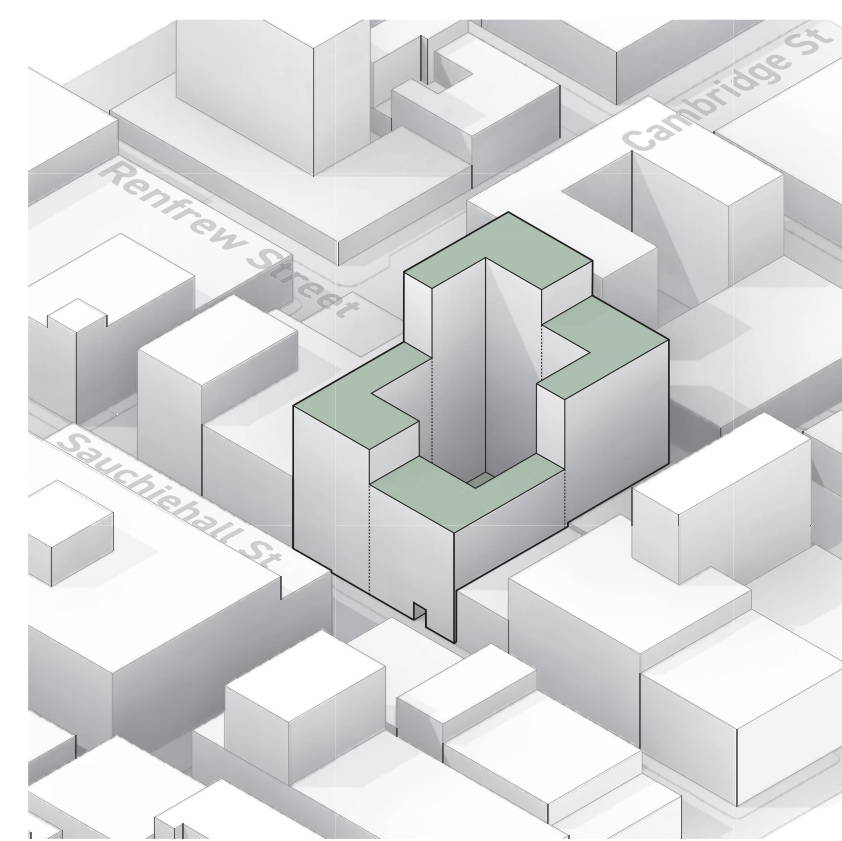
7. Respectful Massing

The steps in the form acknowledge the taller context along Renfrew Street and the shorter buildings on Sauchiehall Street



8. Sun Path

The orientation of the tiered form also takes advantages of the Sun's path to maximise daylight to all units and to regulate sunlight exposure and shading to the central courtyard



9. Terraces

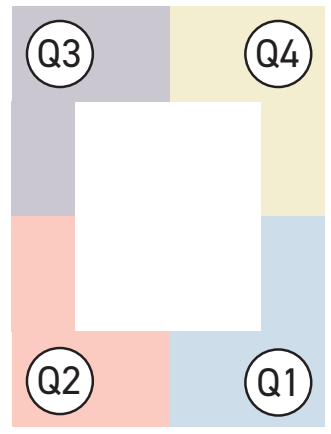
The steps in the form acknowledge the taller context along Renfrew Street and the shorter buildings on Sauchiehall Street

Lower Ground Floor Plan

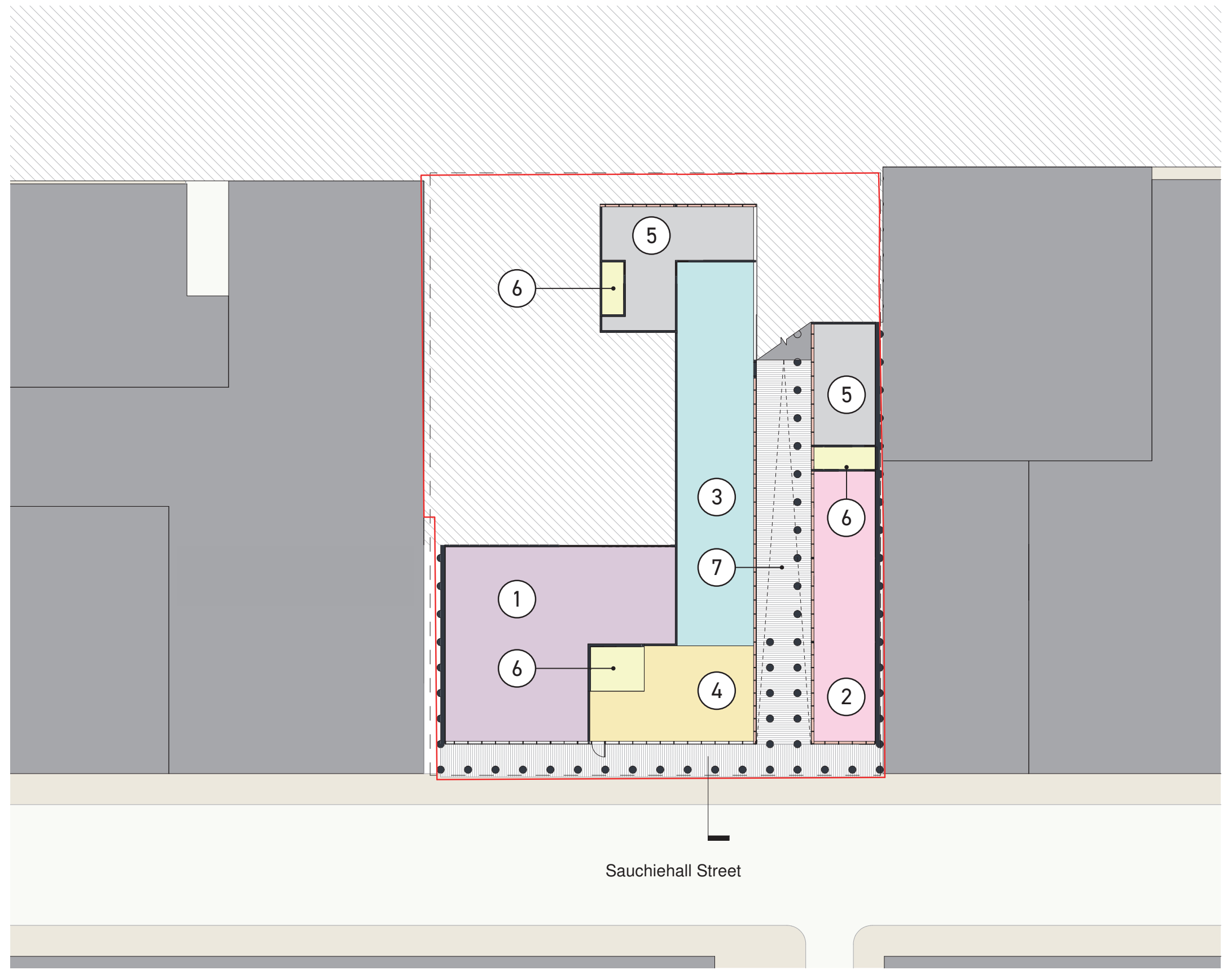
The lower ground floor is accessed principally from Sauchiehall Street to the south. It's demarcated with a full-width colonnade, which lines through with the adjacent buildings. Set behind this colonnade is a run of glazing which provides access to: (1) the large retail store, (4) the student reception which serves Quadrant One and Two, (7) the arcade and, (2) a smaller retail unit.

The arcade runs along the north-south axis, and addresses the level change between Sauchiehall Street and Renfrew Street. Flanking the arcade are a few smaller retail units and the student amenity space, the latter of which is accessed via the arcade or reception area.

Towards the rear of the student amenity space, the ground steps down in order to accommodate an additional level beneath the mezzanine (see plan below) which is accessed via an independent stair and lift. Within this space, there's further amenity provision, and back-of-house provisions such as the kitchen, WC's, storage and plant space.



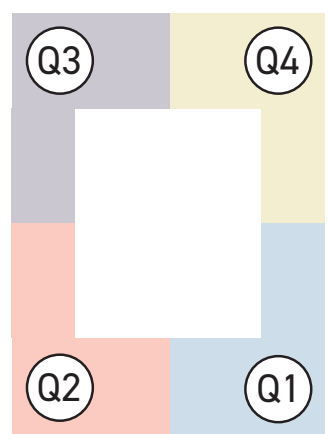
1. Primary Retail Unit
2. Commercial Unit
3. Amenity Space for Residents
4. Reception for Residents
5. Back of House Areas
6. Stair and Lift Cores
7. The Arcade



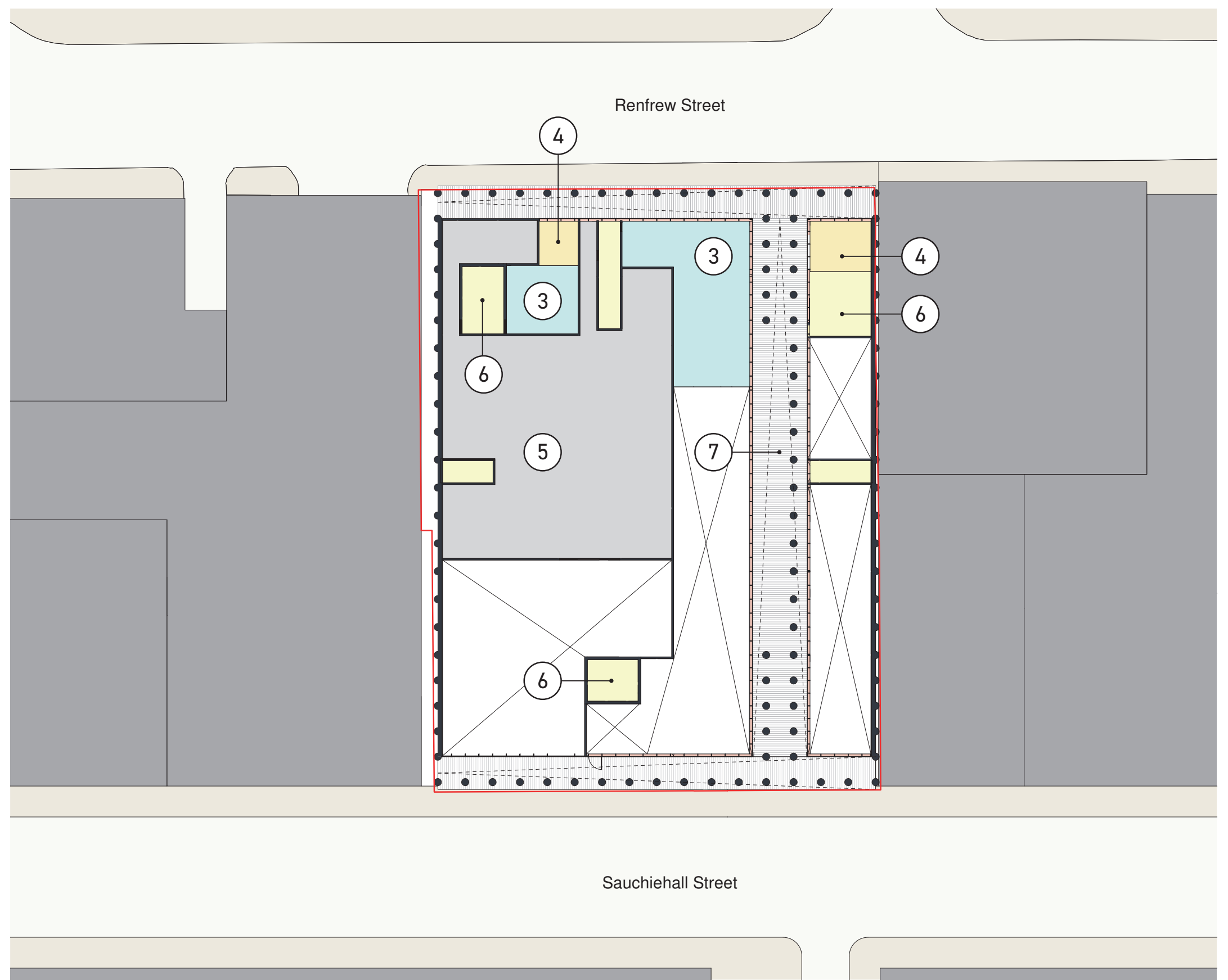
Upper Ground Floor Plan

The upper ground floor is accessed principally from Renfrew Street to the north. Like the lower ground floor, the upper ground has a set back colonnade with glazing, ensuring consistency in the design.

Set behind this glazing are: (4) reception areas to access the accommodation, (7) the arcade's northern threshold, and (3) further student amenity space. These are in addition to back of house areas, which are more extensive at this level to take advantage of the improved access from Renfrew Street to allow for bike storage, bin stores and plant rooms, including substations directly access from Renfrew Street.



1. Primary Retail Unit
2. Commercial Unit
3. Amenity Space for Residents
4. Reception for Residents
5. Back of House Areas
6. Stair and Lift Cores
7. The Arcade

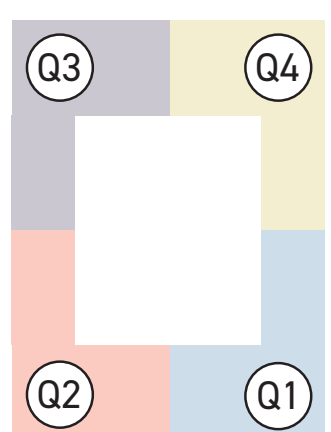


Typical Upper Floor Plan

From level 02 upwards, the typical residential plan is introduced, which progressively cuts back at levels 8 (Quadrant 1), 11 (Quadrant 2), and 14 (Quadrant 4), with Quadrant 3 rising to Ground+16 storeys. The layouts and mix of accommodation types remain otherwise consistent.

The upper levels are dedicated to a range of accommodation types, which have dual aspect on the north and south wings, and single aspect on the east and west wings, looking into the courtyard space. The landscaped courtyard is the primary external amenity space available to residents.

At these levels the corridors and circulation spaces are connected, allowing access to the escape stairs from adjoining quadrants which, subject to further development, will satisfy fire and life safety requirements.



1. Residential Units
2. Landscaped Courtyard
3. Stair and Lift Cores
4. Back of House Areas

