

Development Timeline



What Happens Next...

It is important that we gather as much feedback as possible following this consultation event. All of the feedback received will be used in shaping the final design for the proposals. With this in mind, please do take the time to speak to the team today and also please leave written comments either before you go today or later in writing to:

savills Savills Planning
163 West George Street
Glasgow
G2 2JJ
e: fusionsauchiehallstreet@libertyone.co.uk

Further information on the proposals can also be found on the project website:

www.fusionsauchiehallstreet.consultationonline.co.uk

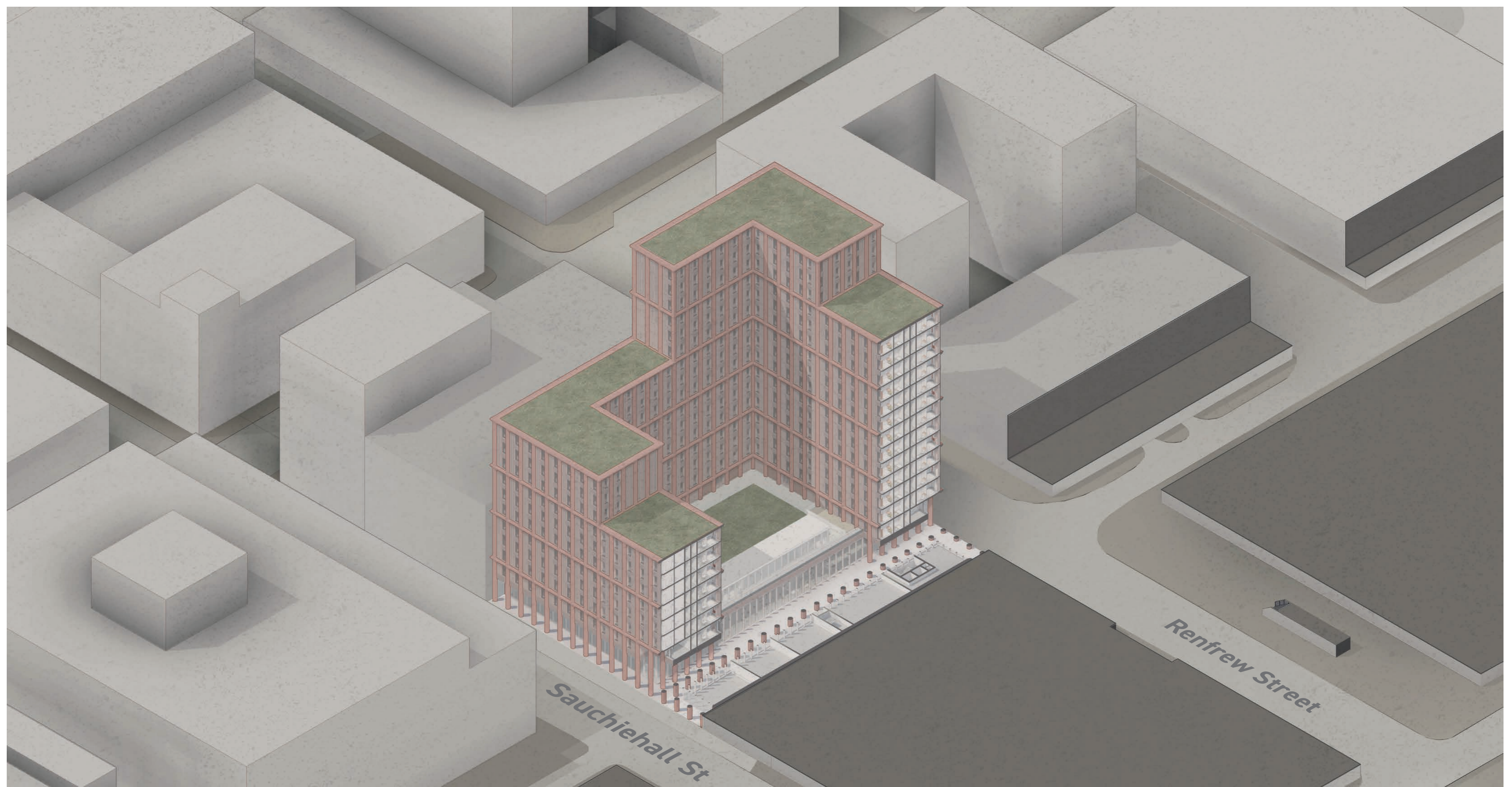
You will have an opportunity to make comments to Glasgow City Council when a planning application has been submitted.

Should you require further information on any aspect of the proposal then please ask the team on hand today or by contacting us at the above address.

Proposed CGI View looking West along Sauchiehall Street



Sectional Axo of the Proposal cutting through the Arcade





Appendix 7

Public Event 2 Feedback Form



172-184 Sauchiehall Street – Questionnaire (Event 2)

Name:

Address:

Email:

1. Are you:

A local resident Employed locally Running a local business

Tick as many as apply.

2. If a local resident, how long have you lived in the area?

Less than 1 year 1-5 years 6-10 years 11-20 years 20 years+

3. What age group do you fall into?

Under 18 18 – 35 35 – 59 60 +

4. What are your current views on the existing site at 172-184 Sauchiehall Street including the surrounding streetscape and public realm?

5. Do you think it is important Glasgow City Centre provides the required purpose built student accommodation to attract students to study in Glasgow?



6. Is the retention of ground floor retail provision important and what are your views on re-establishing the historic arcade link between Sauchiehall Street and Renfrew Street?

7. Overall, are you supportive of the proposals to retain and incorporate the historic M&S façade into the wider development?

**8. Overall, are you supportive of sensitively developing the former M&S store to create a vibrant mixed use development including student accommodation, commercial and amenity uses?
What do you particularly like/dislike?**

9. Do you have any additional / general comments?



How useful have you found this public consultation?

Very helpful Helpful Neither Unhelpful Very unhelpful

Thank you for completing the questionnaire

Please send responses to:

Savills Planning, 163 West George Street, Glasgow G2 2JJ or craig.gunderson@savills.com

The closing date for comments is 5th April 2023

Please note that any comments made at this pre-application stage do not constitute formal representations to the planning authority and would not be considered as part of any future planning application. There will be further opportunity to make representations to Glasgow City Council following submission of the planning application.

Savills on behalf of Fusion Development Company Ltd

If you provide your personal data, then Savills may use these details to contact you if we would like further information in relation to the comments you have submitted. For more information, please refer to our privacy policy which is available from www.savills.co.uk/footer/privacy-policy



Appendix 8

Public Event 2 Display Boards

172-184 Sauchiehall Street, Glasgow

Introduction / Site & Context

Welcome

On behalf of Fusion Students and Marks & Spencer, thank you for taking the time to visit this further public consultation.

The public consultation is in relation to the new proposals for redevelopment of the former Marks & Spencer store at 172-184 Sauchiehall Street. This second consultation event allows us the opportunity to present more detailed ideas for the development and an opportunity for the local community to respond further and influence the emerging proposals.

A Proposal of Application Notice was submitted to Glasgow City Council on 23rd September 2022. An application for detailed planning permission and conservation area consent for the proposed development will be submitted to Glasgow City Council in mid-2023.

These exhibition boards summarise our analysis of the site and its environment and context, alongside depicting more details of our approach to the mixed-use redevelopment proposals.

Members of the project team are on hand to discuss the proposals and answer any questions you may have, including details on how to provide comments and complete questionnaire forms.



*“ Marks & Spencer is excited to be working in partnership with Fusion Students and a **best-in-class professional team**, to repurpose our building on Sauchiehall Street.*

*As an **opportunity area in Glasgow**, we are keen to find an alternative use for this site characterised by **strong design and sustainability credentials**, closely in line with the City and Council’s vision.*

*Glasgow and our customers remain a **key priority for the business**, and we hope to see future investment both directly and indirectly into the wider region.”*

FUSION STUDENTS

High Quality Student Communities

Fusion Students deliver a purpose built solution for students offering unparalleled design and specification. Fusion Students have a track record for delivering high quality student accommodation across the UK and challenge the usual conventions for how students live and use space as part of their studies.

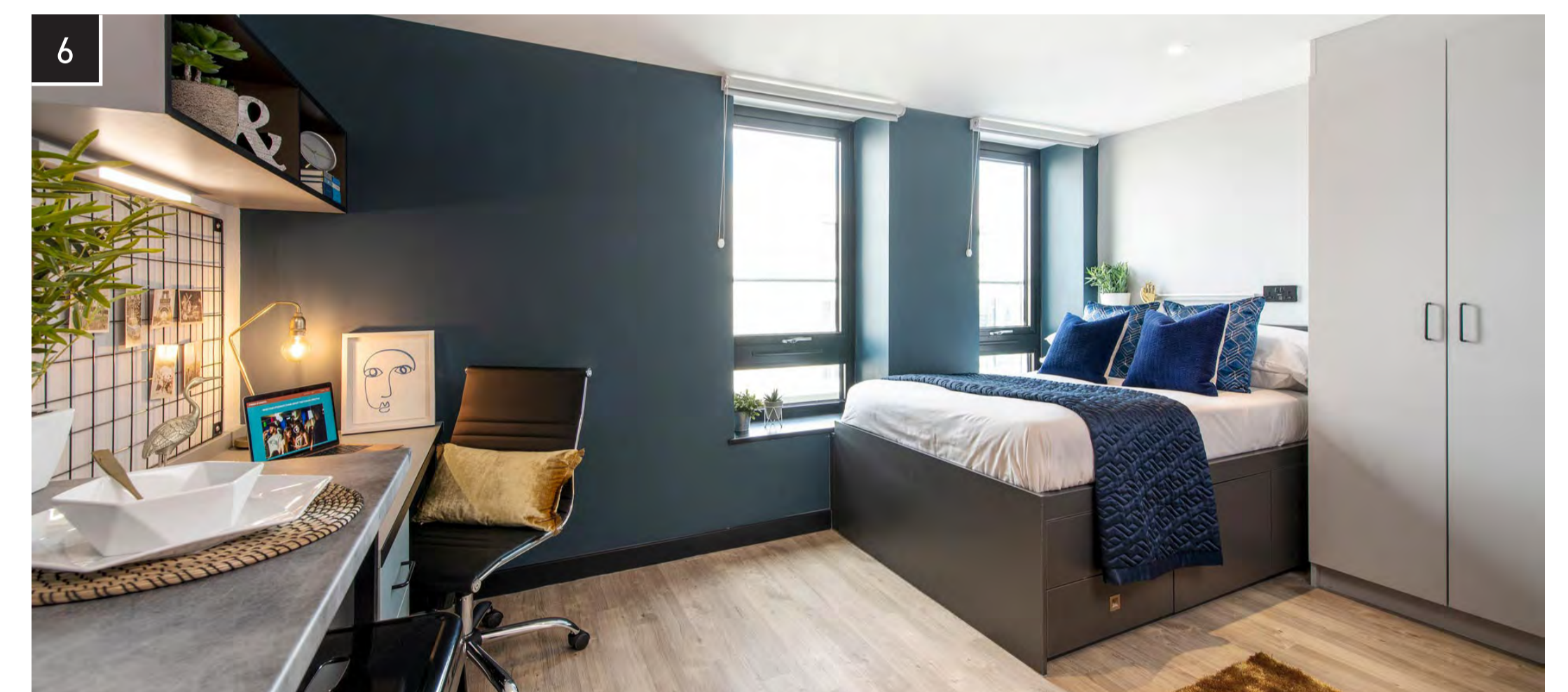
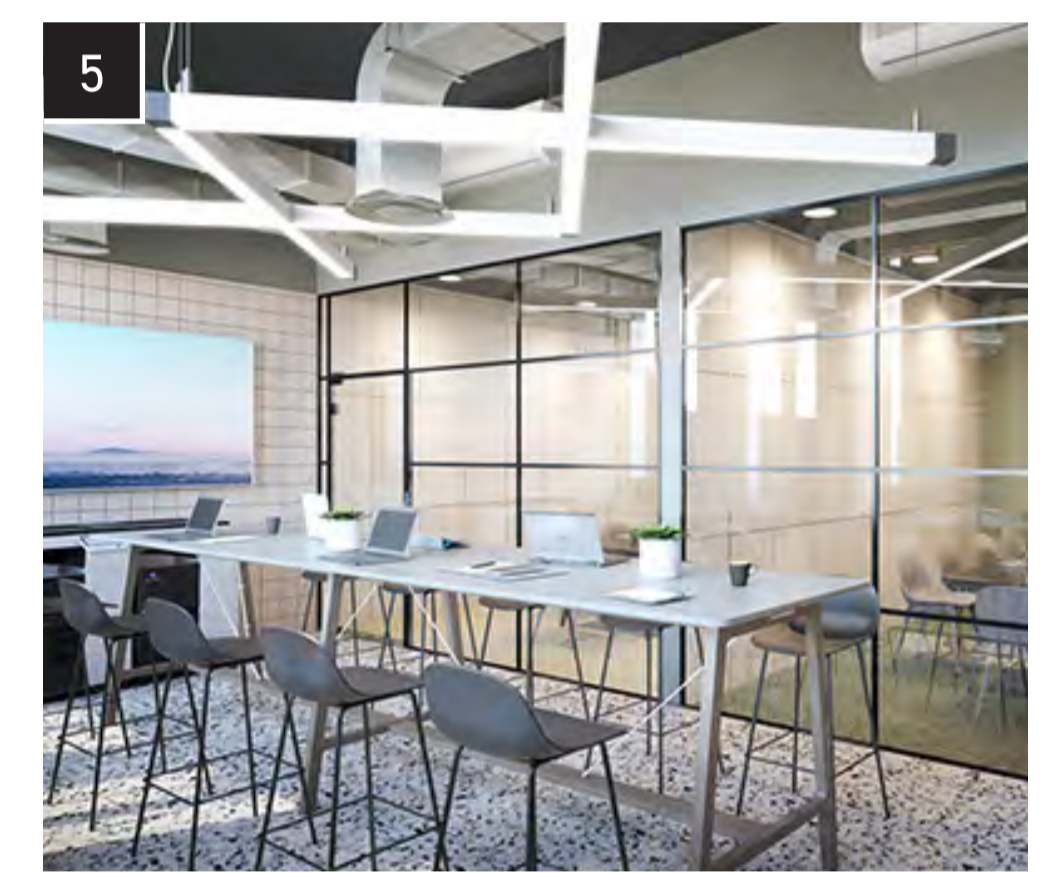
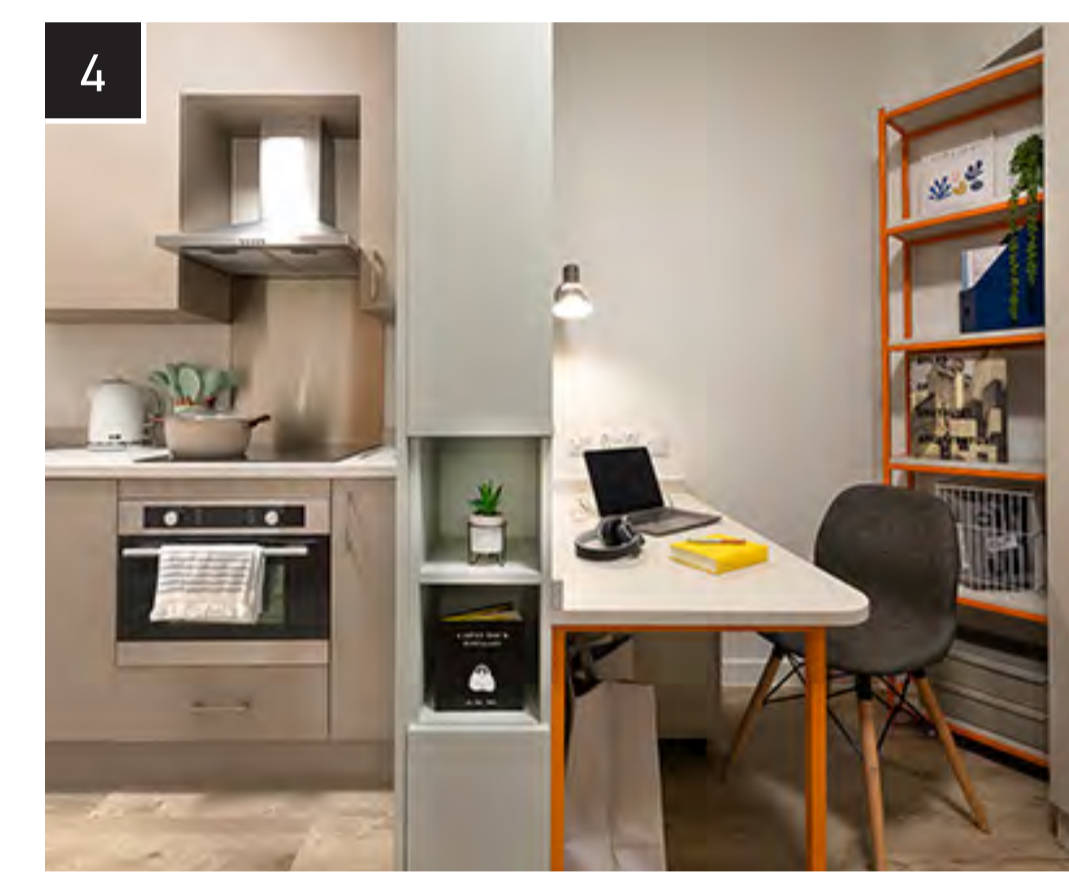
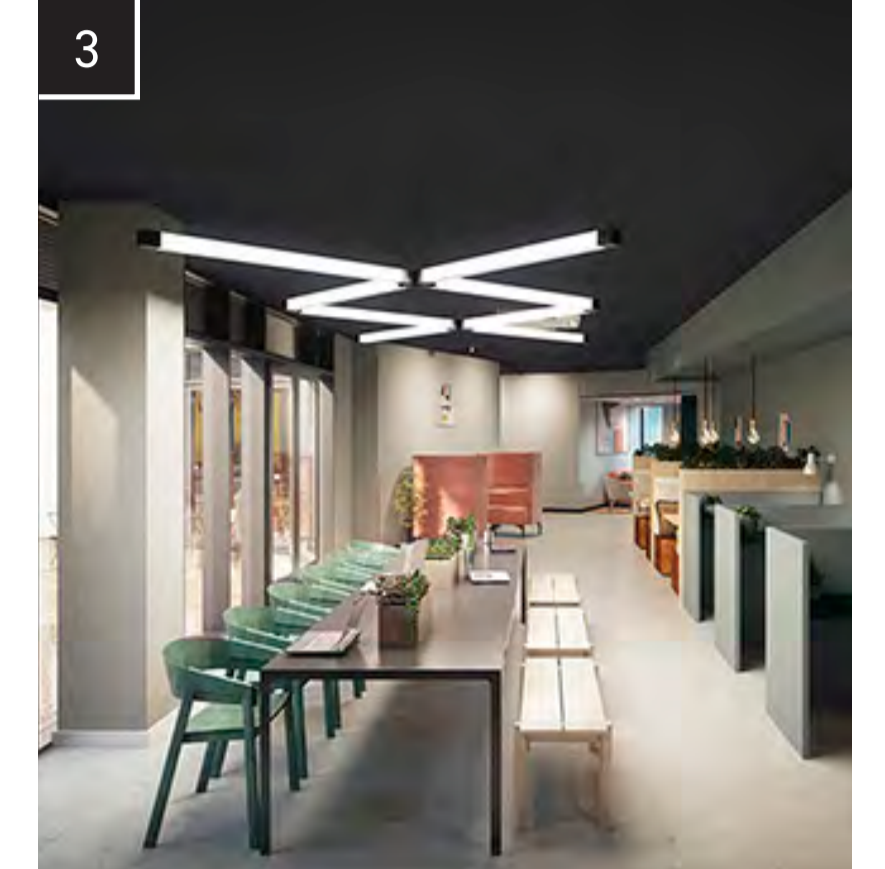
Facilities are designed and built around students’ needs, with access to high quality, interior-designed common areas, cinemas and study spaces, free bike rentals and high speed Wi-Fi.

Prior Experience

Fusion Students have established a strong reputation as an operator/developer, having delivered all schemes that have achieved a successful Planning Consent.

By building strong relationships based on the successful delivery of high-quality and innovative schemes, Fusion have consistently delivered on a series of prominent and large-scale developments in recent years.

Schemes are developed in close collaboration with the relevant local authorities and involved in-depth discussions with local residents and interest groups, in addition to offering improved public realm spaces and art installations.



1. Brent Cross, London
2. Brent Cross, London
3. Seren, Swansea
4. Seren, Swansea
5. Cosmos, Sheffield
6. Typical Bedroom Interior

Site & Context

The site is located within the Sauchiehall and Central districts of Glasgow, bordered by Cambridge Street to the West and Hope Street to the East.

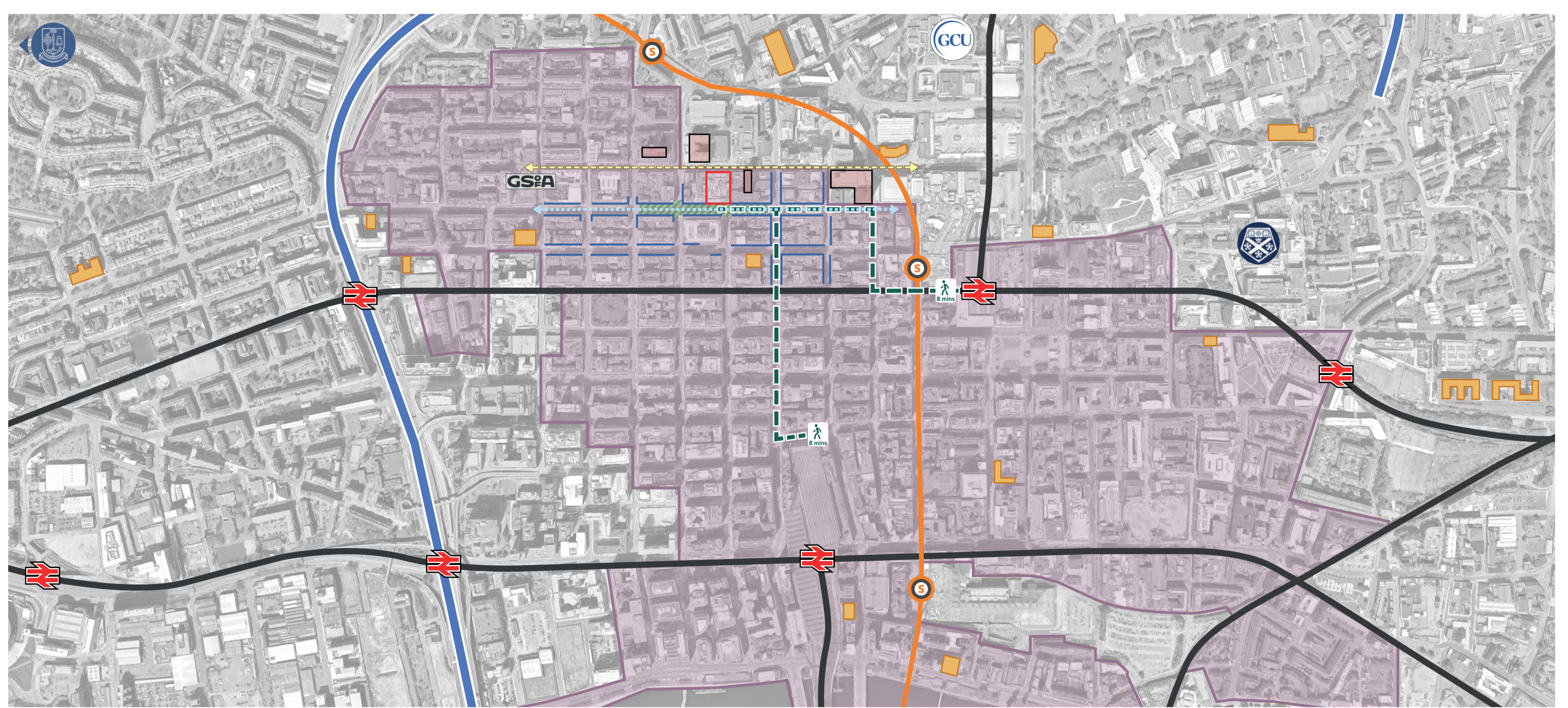
The Southern edge of the site is bounded by Sauchiehall Street, which serves as one of the primary Civic and Retail routes through the City Centre. The Northern edge of the site is bordered by Renfrew Street, a busy road that currently serves as a primary vehicular route.

Until recently the site was occupied by a Marks & Spencer department store with primary access via Sauchiehall Street, a street which is pedestrianised outside of the existing building, servicing was to the rear of the store on Renfrew Street.

With Glasgow long serving as a major centre for higher education in the UK, four institutions are located within walking distance of the site. New student accommodation provisions continue to offer the highest standards for students of all ages.

Glasgow’s City Centre is a pedestrian-orientated network, with links provided across the city. Multiple stations can be reached on foot from the site within 10-15 minutes.

- | | |
|-----------------------------------|-------------------------------|
| Site Boundary | Underground Line / Station |
| High-rise Buildings | Motorway |
| Glasgow Central Conservation Area | Walking Distance |
| Sauchiehall Street | Glasgow Caledonian University |
| Active Frontage | University of Strathclyde |
| Pedestrianised Zone | GS&A Glasgow School of Art |
| Principal Vehicular Route | University of Glasgow |
| Railway / Station | Student Residences |



Constraints & Opportunities

The site is within the Glasgow Central Conservation Area as well as being bounded on two sides by existing structures. There is a change of level between Sauchiehall Street and Renfrew Street of circa. 6m as well as ramping along Sauchiehall Street. Vehicular access to the site is limited to Renfrew Street, with Sauchiehall Street being pedestrianised. Since the removal of the historical arcade linking Sauchiehall Street and Renfrew Street, there is no through-access available, increasing pedestrian journey times.

Pedestrian access to the site is generally easy and safe, and with numerous public transport links close to the site. Sauchiehall Street is generally well-kept and has many active frontages and benefits from green infrastructure in the form of tree planting along it. There is also the opportunity to reinstate the historic arcade that previously passed through the site increasing permeability for the local area. Local tall buildings are generally to the north meaning that the site is relatively unconstrained by overshadowing.

- | | |
|--|--|
| Respectful Response to Glasgow Central Conservation Area | Improved Connection to Pedestrianised Area |
| Respond to Existing Urban Form | Address Level Change with Multiple Entrances |
| Maintain/Introduce Active Frontage | Improve Pedestrian Access/Entrances |
| Utilise Site Orientation | Discreet Site Access for Service/Cycles |
| Improve Existing Pedestrian Access | Reinstate Historic Thoroughfare |
| Establish Nodes along Sauchiehall Street | Enhance Existing Green Infrastructure |

