

5.5 Scale + Massing Update

5.5.5 Aerial Views of Proposal



View from South-East

5.5 Scale + Massing Update

5.5.5 Aerial Views of Proposal



View from North-West

5.5 Scale + Massing Update

5.5.5 Aerial Views of Proposal

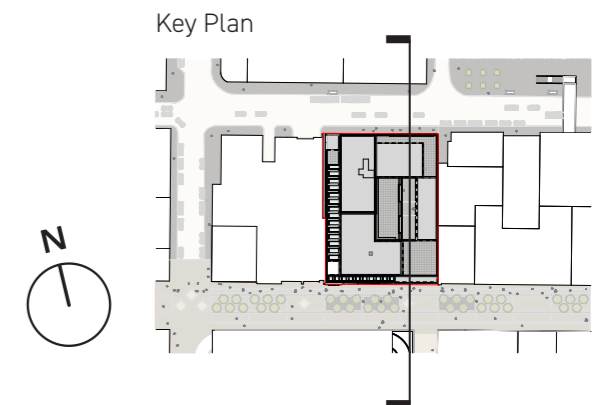


View from North-East

5.5 Scale

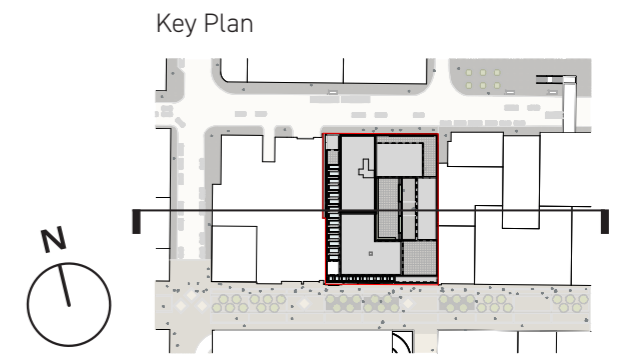
5.5.6 Building Sections

Section running North-South, Wellington Street



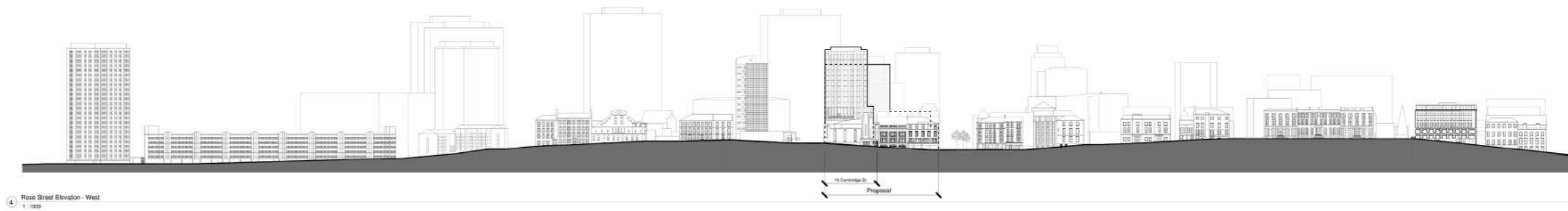
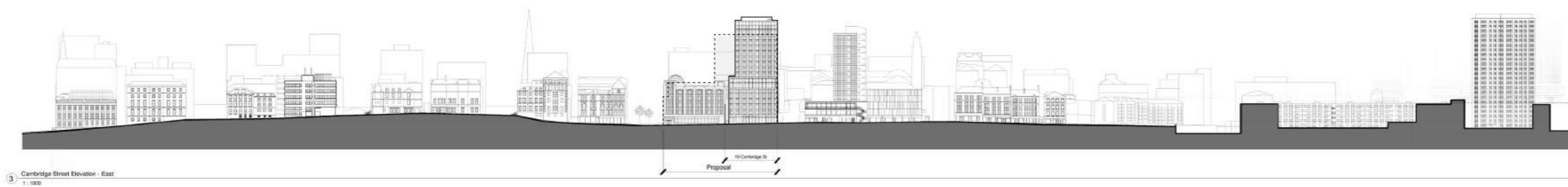
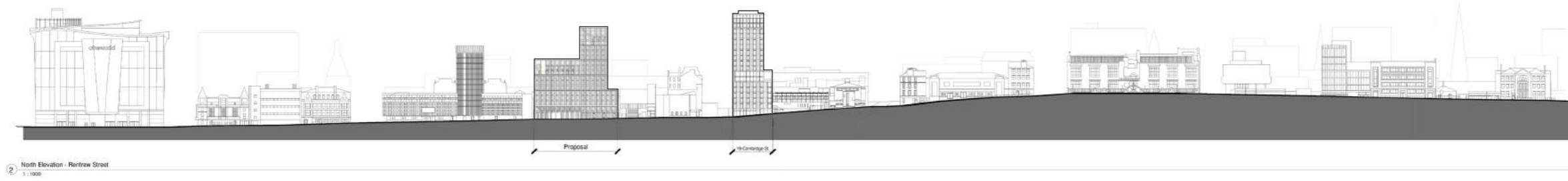
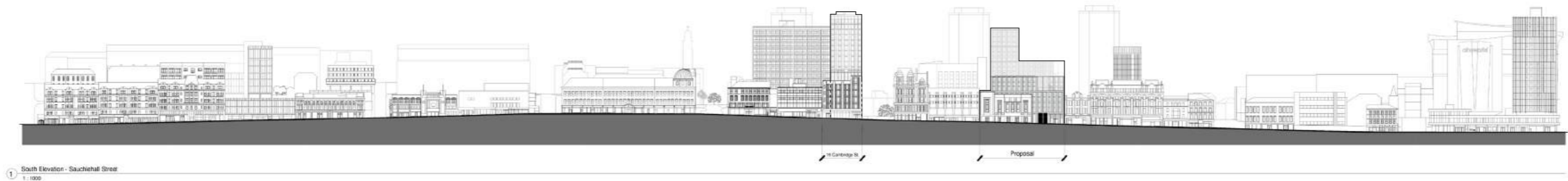
5.5 Scale

Section running East-West, through Application Site.



5.5 Scale

Context Elevations - with 19 Cambridge Street apart-hotel scheme included (approved)



5.6 Additional Information

5.6.1 Mixed Use Constraints







The proposal site occupies the central portion of an enlarged city block. It therefore only has frontages on two sides (north and south), which severely impacts on the ability of the site to function as a mixed-use block.

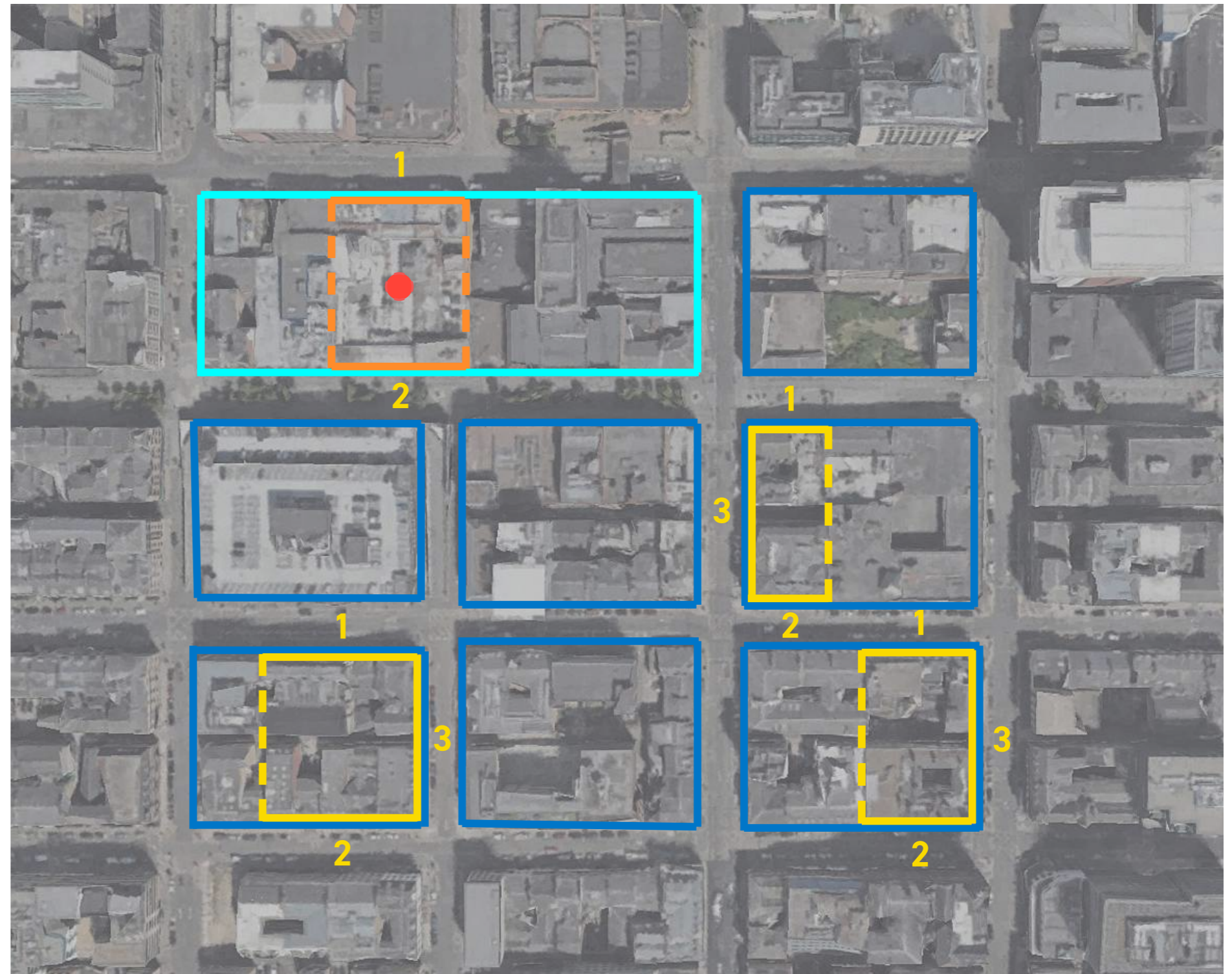
Typical development blocks sit within a portion of a standard city block (half street block), and have three active frontages, which promotes the potential for splitting the site to create multiple uses.

It should be noted that:

- SG10 Guidance was devised with half street blocks in mind.
- Half street blocks typically benefit from three active road frontages.
- This enables appropriate segregation of entrances and blocks without compromising the ability to create high quality residential amenity on upper floors
- Changes in Building Regulations and the Fire Safety Act have increased the need for more cores / escape routes which has complicated mixed use blocks and dramatically affected efficiencies

Further information on the constraints of delivering mixed use/dual tenure at the site is discussed in the submitted Planning Statement and SG10 Response.

-  application site
-  wider city block
-  typical city block
-  application site - mid block
-  typical development block
-  no. of active / accessible frontages



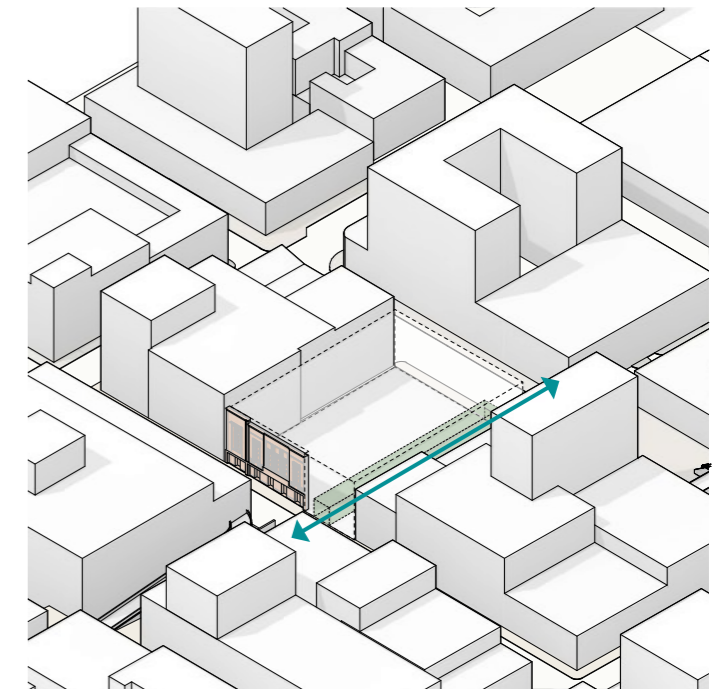
5.6 Additional Information

5.6.2 Golden Z Compliance

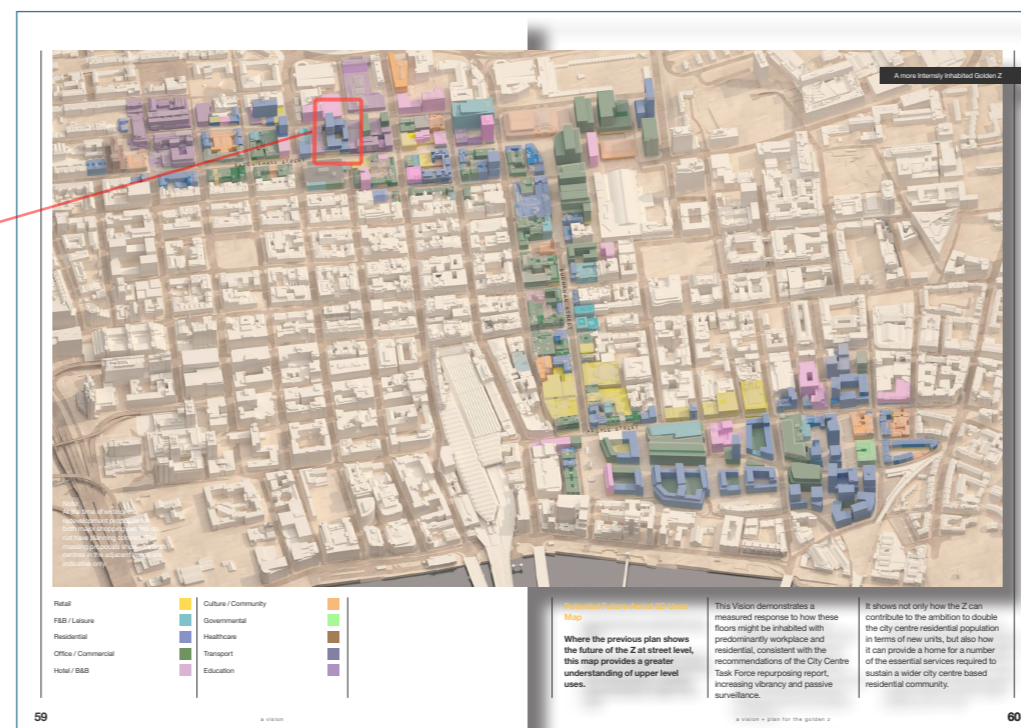
The new Vision and Plan for the Golden Z was approved by the Council in August 2023. Sauchiehall Street forms a key component of the 'Golden Z' and a number of themes, ambitions and objectives are detailed within the wider report focusing on this area of Glasgow City Centre.

A key recommendation for Renfrew Street made within the report is to "strengthen connections to Sauchiehall Street through the introduction of permeable routes through any repurposed or redeveloped retail assets" (p. 97).

The proposed development actively integrates and delivers on this key recommendation to improve permeability between Sauchiehall Street and Renfrew Street, by reintroducing the historic Wellington Arcade into the site, which itself is activated with retail frontages.



The proposal will reinstate of the Wellington Arcade, reintroducing the historic link between Sauchiehall St and Renfrew St with active retail uses.



The reinstated Wellington Arcade, looking south towards Sauchiehall St.

Extracts above from Glasgow City Council's "Golden Z" Vision + Plan

5.6 Additional Information

5.6.3 Activated Frontages

The proposal reactivates the Sauchiehall Street frontage, including reinstating the historic facade - stripping away more recent interventions - bringing a combination of retail units and student amenity spaces onto the street frontage, with smaller retail units designed to suit current market demand running into the reinstated arcade.

The proposed reinstated arcade itself connects Sauchiehall Street and Renfrew Street with a much needed pedestrian route, which is activated on both sides with retail and amenity uses.



Proposed Sauchiehall Street frontage



Existing Sauchiehall Street frontage

5.6 Additional Information

5.6.3 Activated Frontages

The proposals also bring regenerative benefits to Renfrew Street, by activating it with new retail uses, and creating visual links into the student amenity spaces.

The reinstated arcade link also emerges here, creating permeability through the site from Sauchiehall Street to Renfrew Street, and activating that link with new retail units to one side, and student amenity spaces and the main reception to the other side.

The provision of the new colonnade here also increases the footpath width on Renfrew Street, to enhance the link to Sauchiehall Street and retail unit frontages. The proposals offer a true new frontage to a city block which was previously very much an inactive rear elevation.



Proposed Renfrew Street frontage

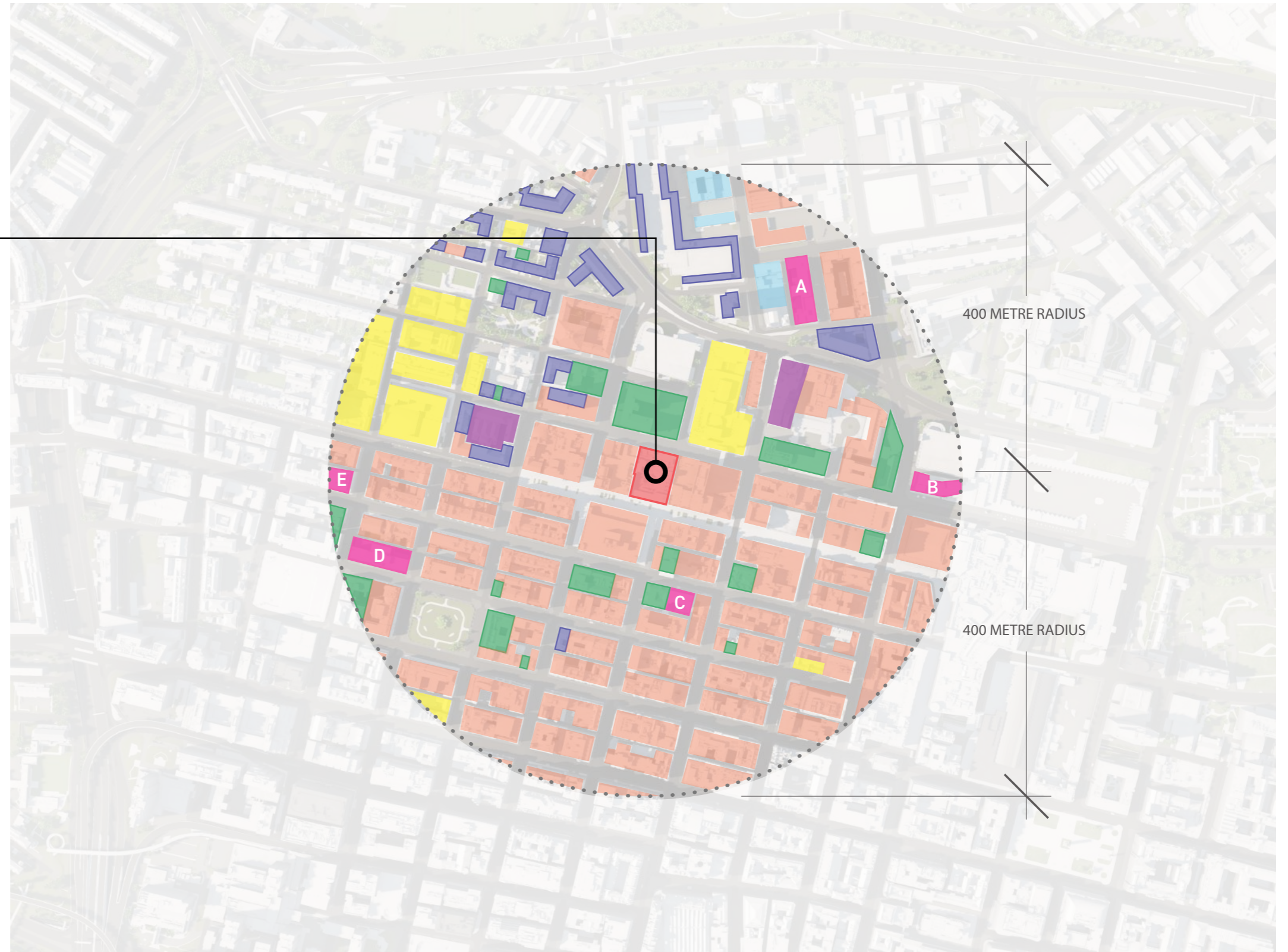


Existing Renfrew Street frontage

5.6 Additional Information

5.6.4 Surrounding Uses

- PROPOSED SITE
- COMMERCIAL
- EDUCATION
- HOTEL
- RESIDENTIAL
- EMERGENCY SERVICES
- LEISURE
- STUDENT ACCOMMODATION
- A Base Glasgow - McPhater Street
- B Gallery Apartments - Killermount Street
- C Robert Owen House - Bath Street
- D Blythswood House - West Regent Street
- E Elgin Place - Bath Street



5.7 Appearance

5.7.1 Summary

The appearance of the proposals has been given careful consideration by the design team and has been brought forward in close consultation with officers at Glasgow City Council. The proposed appearance of the building is a result of consideration of multiple factors that are detailed below.

Existing Area Context

The existing local context surrounding the site includes the nearby Listed 208-212 Sauchiehall Street and 123 Sauchiehall Street and the adjacent Watt Brothers building spanning back to Bath Street, as well as more recent 1960s/70s additions including the Savoy Centre, which are also in close proximity of the site.

Gradual development of the city centre has resulted in an eclectic urban grain and blending of styles from the 19th and 20th Centuries - notable Victorian characteristics include facade ornamentation, sculptural reveals and animated rooflines. Urban blocks are generally formed from linear proportioned elevations which are set to the back of the pavement. The original M&S facade from 1935 itself displays a dominant vertical expression and rhythm, with secondary horizontal expressions.

Our analysis of this existing context highlights qualities such as:

- The use of a range of stone and brick tones, from dark brown, to red sandstone, to pale stone, with repetitive and well-proportioned fenestration within the historic buildings and general conservation area;
- Ordered and considered elevational arrangements, with strong vertical expressions, and expressed structure;
- Darker coloured metal secondary components, including windows, door and ornamentation details.

Initial key responses to this context include:

- Establishing a strong vertical rhythm as part of an overall considered rationale to the form of the building, with a secondary horizontal expression typically every three floors;
- A strong relationship between this facade arrangement and the existing M&S facade to protect and enhance its position on Sauchiehall Street, but also be clearly legible as a new component;
- Establishing an overarching materiality strategy that includes the provision of high-quality materials that match the neighbouring conservation area.

The result of these considerations and their application to the appearance of the proposal is the introduction of a new building that is in visual harmony with the existing and emerging context of its site.

Direct Functional Response

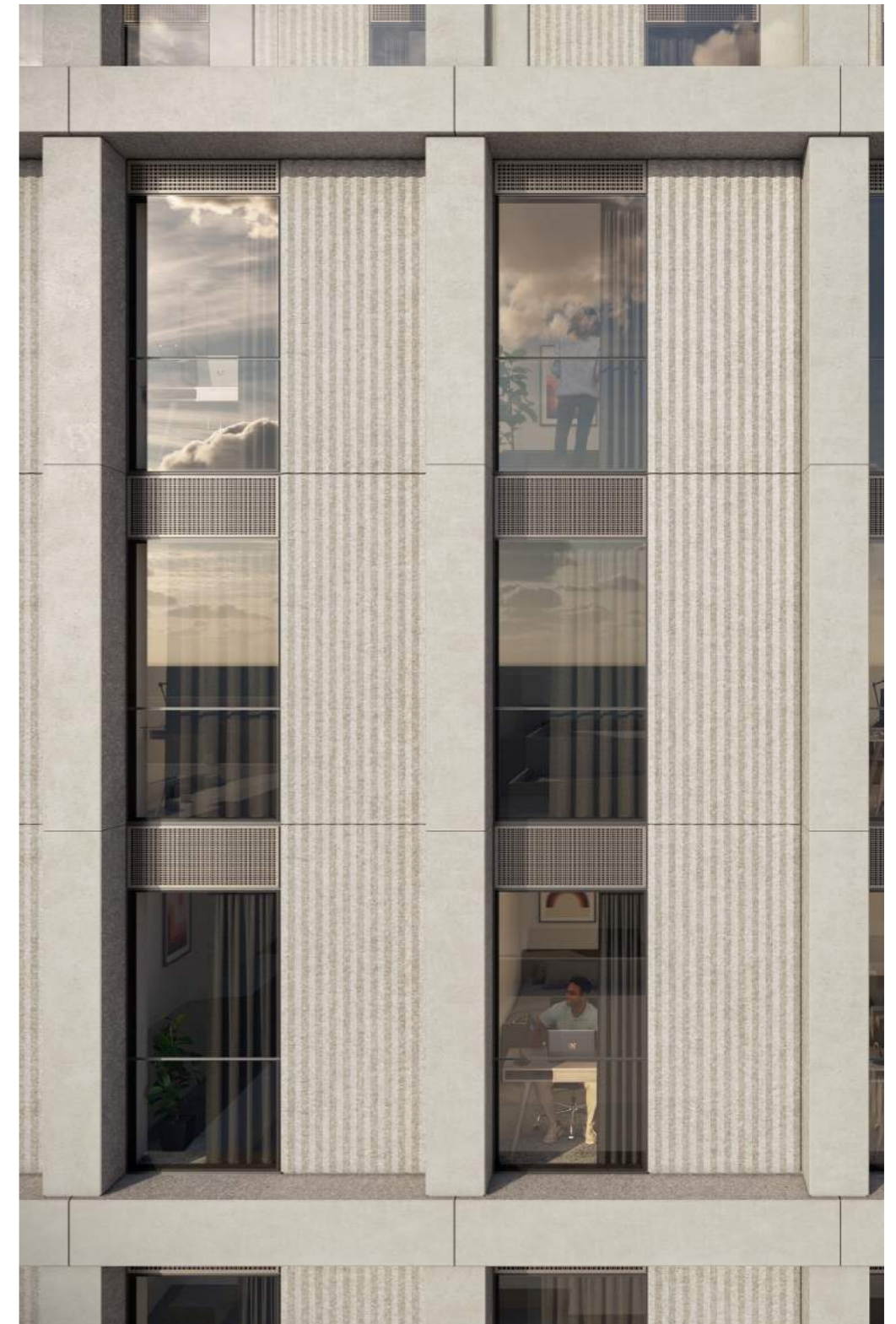
The appearance of the building is also a direct functional response to the programme of accommodation within it. The appearance is bound within the conceptual design rationale noted within this document - this includes a rigid module and fenestration pattern. The projecting vertical components, and secondary horizontal banding, contribute to the three-dimensional quality of the proposal, and continue to be expressed where external roof terraces are provided, with these components framing these amenity spaces.

The depth and character of the facade offer a changing quality to the appearance of the building as you move around it. This changing quality is often found in historic buildings and is further reinforced by the changing light and shadows across the building as the sun moves throughout the day.

A Unifying Grid

The building is planned around a functional grid with accommodation layouts arranged within it. The appearance of the entire building also relates to this grid - the window module sits within vertical components as a half-module and other components are set out to sub-modules of the grid, such as the width of pleating to the adjacent solid cladding. The overall effect of working to this unifying grid in conjunction with the careful consideration of proportion and the use of a limited, high quality material palette is an appearance for the proposal that is both calming and timeless.

Detailed drawing information and CGI visualisations are provided within this section to assist in understanding the proposed appearance of the proposal. This includes detailed bay images to convey how all parts of the buildings will appear.



5.7 Appearance

5.7.2 Materiality

The palette of materials for the building is deliberately simple and timeless. It is proposed to use a robust stone-like cladding or similar for the primary components of the façade, including the expressed framing and pleated solid panels. The finish of the solid cladding is to be a Portland stone colour, to complement and enhance the retained historic façade of the M&S store. Joints in the solid panels will be carefully considered to create the appearance of monolithic components where required to be discrete, or deliberately expressed where required to interface with other materials or components, or allow movement.

The window frames and perforated spandrels between are to be a dark-bronze coloured aluminium material, referencing nearby bronze-coloured components to local historic buildings, and complementing the brighter stone finishes. The perforated pattern proposed for the vents in the spandrel panels is derived from stone detailing on the adjacent 208-212 Sauchiehall Street building, comprising a simple repeated motif of circles and vertical lines. Any other metal components – e.g. external doors and door frames, planters, guarding supports, are also proposed to be finished in the same dark-bronze colour.

Indicative Material Samples



GRC smooth - Portland Stone



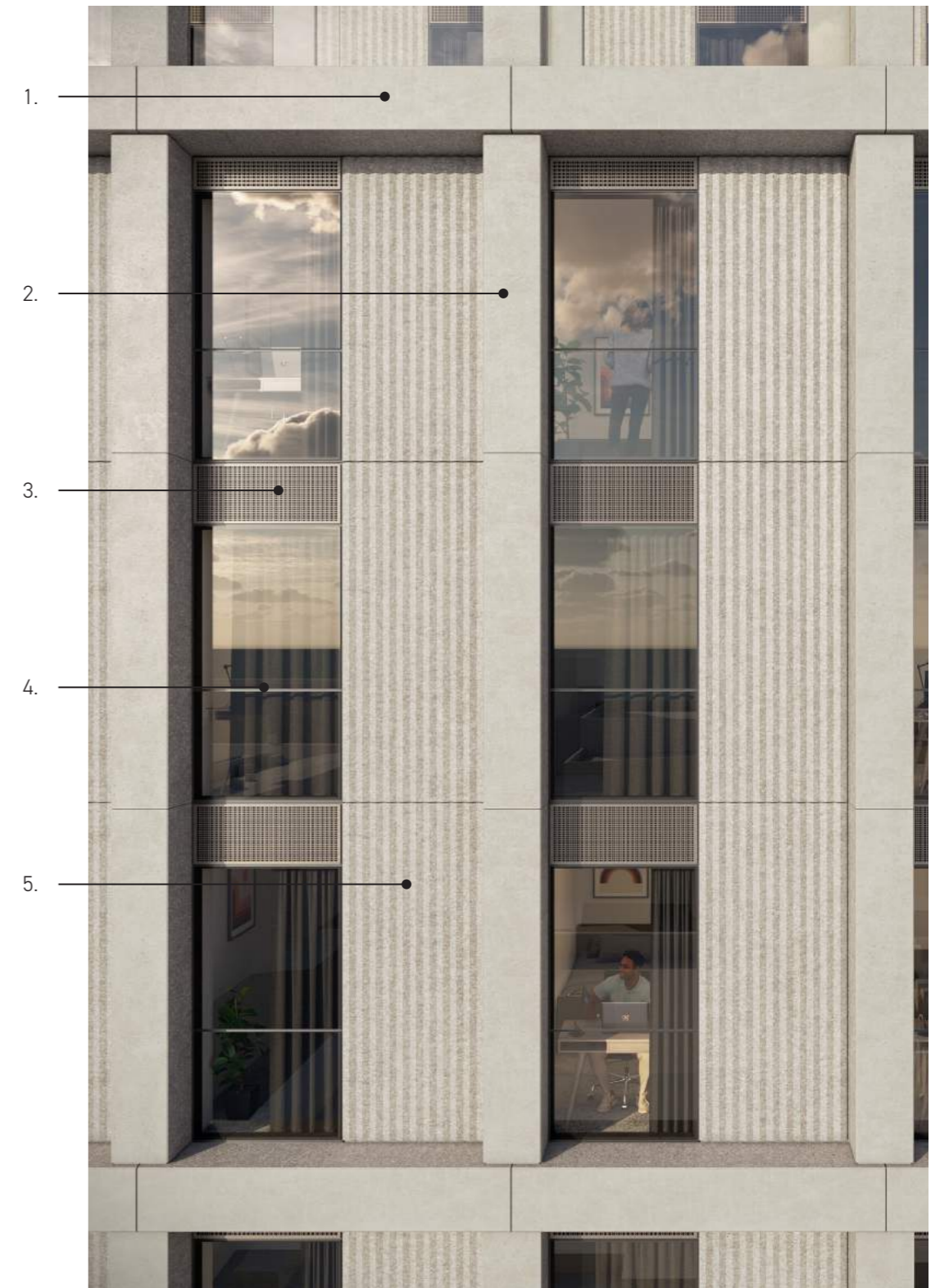
GRC textured - Portland Stone



Dark Bronze - Anomatch PPC

Indicative materials:

1. GRC profiled horizontal band (every three storeys)
2. GRC square profile column cladding
3. Aluminium perforated panel to window head
4. Window with DGU - floor-to-ceiling top-hung casement.
5. GRC single skin profiled cladding panel

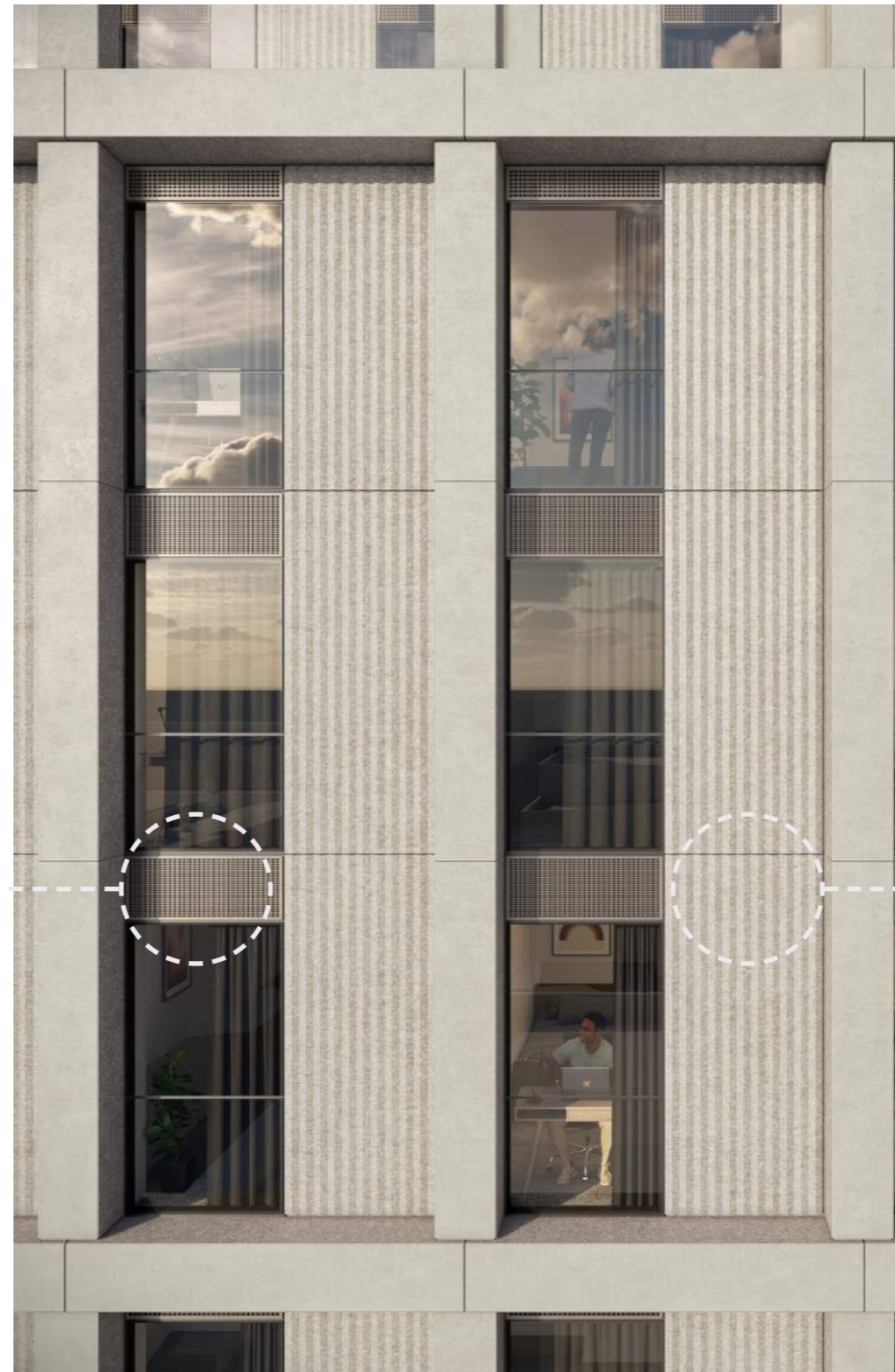


5.7 Appearance

5.7.3 Contextually Driven Details

The appearance of the building proposals is derived from the context of the Glasgow City Centre, in particular the historic building stock of the Glasgow Central Conservation Area and the local vicinity.

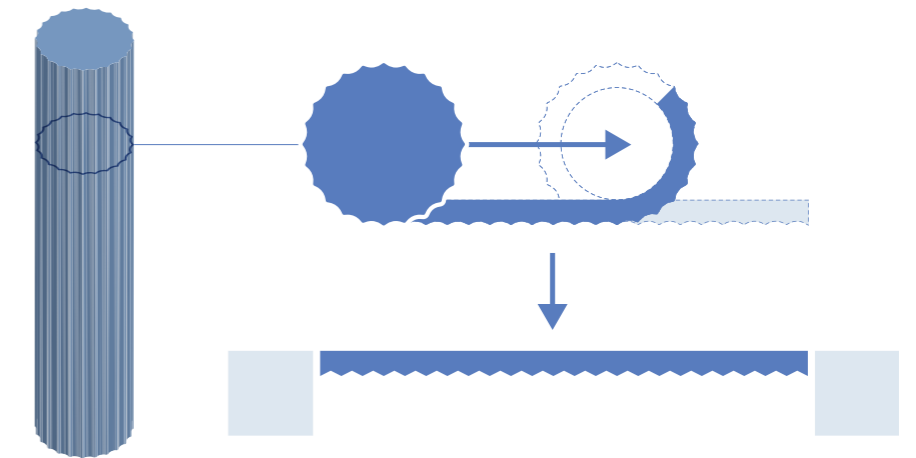
This includes taking inspiration from these buildings to inform the perforation and pleating patterns utilised within the facade design.



202-212 Sauchiehall Street: Perforation Pattern



Watt Brothers, Bath Street: Pleated Stone



5.7 Appearance

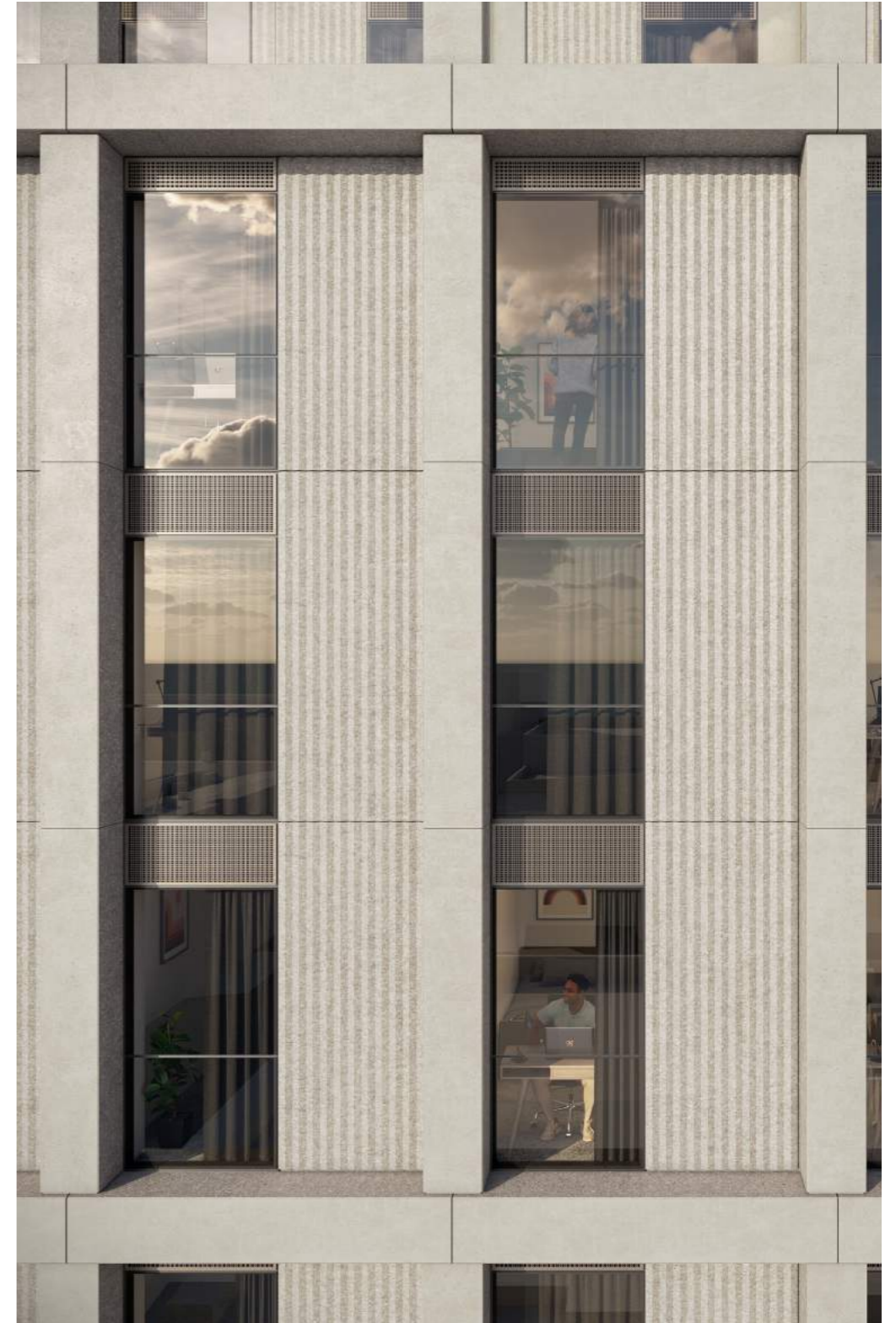
5.7.4 A Hewn Mass - Smooth and Textured

There is a subtle variation in the solid elements of the external envelope, utilising a smooth and textured finish. The arrangement of these finishes is such to portray a solid element that has been carved/ hewn out with a smooth outer face and textured inner.

Smooth Finish



Textured Finish



5.7 Appearance

5.7.5 Light and Shadow

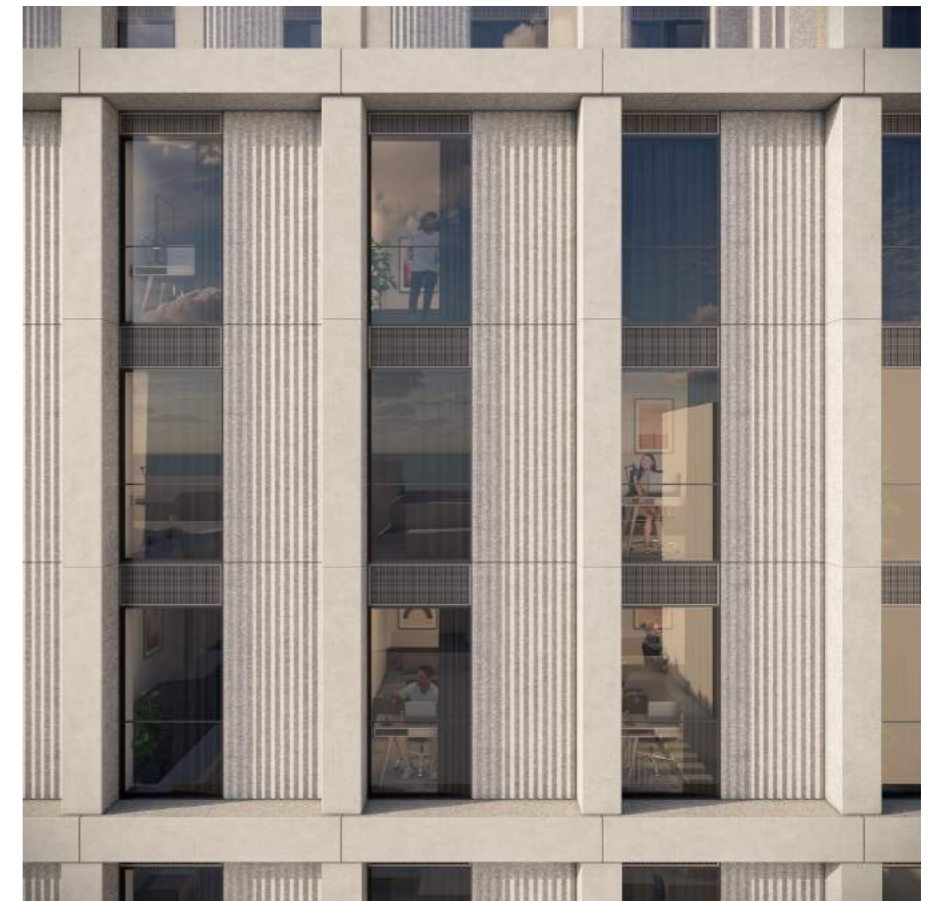
The facade has been carefully designed in order to provide a calm, ordered, cohesive and visually attractive appearance whilst including sufficient facade articulation that enables sunlight and shadow to subtly alter the appearance of the building throughout the day, providing visual interest.



Visualisation of typical facade bay - Morning



Visualisation of typical facade bay - Midday



Visualisation of typical facade bay - Evening

5.7 Appearance



Visualisation of typical facade bay - Morning

5.7 Appearance



Visualisation of typical facade bay - Midday

5.7 Appearance



Visualisation of typical facade bay - Evening

5.7 Appearance

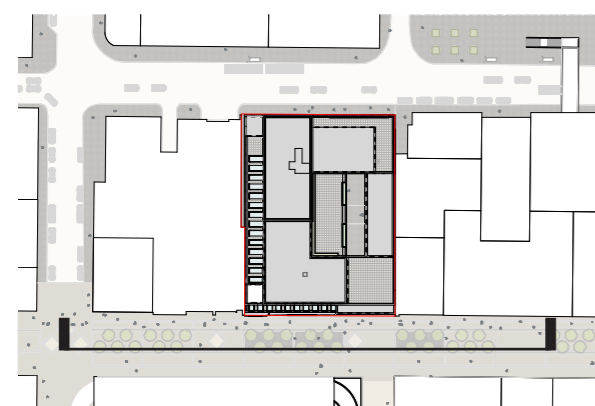
5.7.6 Building Elevations

Sauchiehall Street

Indicative materials:

1. GRC profiled horizontal band (every three storeys)
2. GRC square profile column cladding
3. Aluminium perforated panel to window head
4. Window with DGU - floor-to-ceiling top-hung casement
5. GRC single skin profiled cladding panel
6. Curtain walling to ground floor
7. Glazed balustrade to roof terraces
8. Aluminium external glazed door for roof access
9. GRC profiled horizontal band along boundary edge
10. GRC square profile columns
11. Stainless steel cables for climbing plants

Key Plan



0 10 20m

