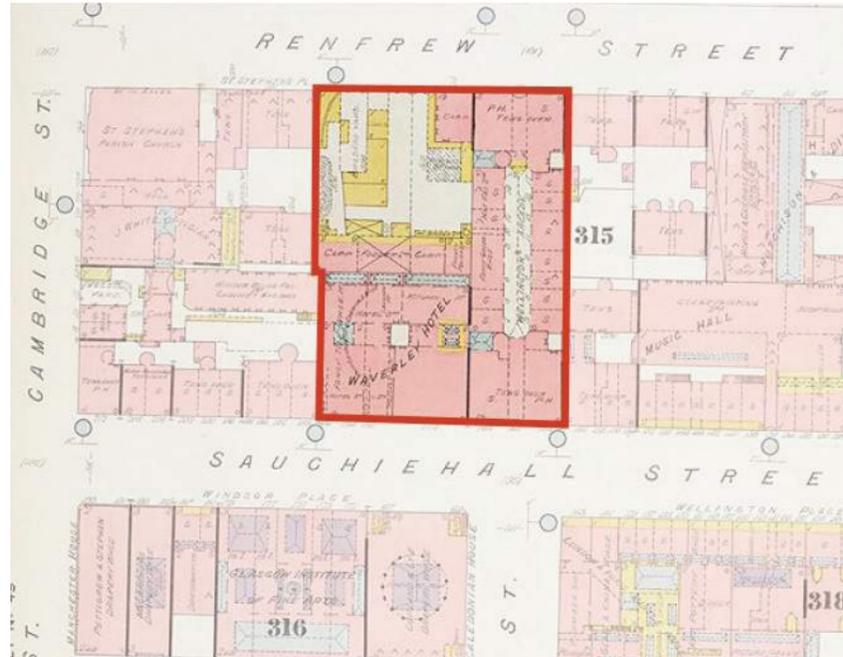


2.7 Site History

2.7.2 Waverley Hotel



1890 - Waverley Hotel, Wellington Arcade and the tenements above and in between entertainment buildings

Waverley Hotel & Wellington Arcade

Noted by 'CANMORE' the national record of the historic environment, as being constructed between 1864 and 1866, the Waverley Hotel previously occupied the site and was designed by renowned architect Alexander 'Greek' Thomson.

The development of the hotel also saw the creation of Wellington Arcade that connected Sauchiehall Street with Renfrew Street.

Although no photographs of Wellington Arcade could be sourced, provided on this page are images of Argyll Arcade as well as Queen Arcade, which ran north from Renfrew Street from Wellington Arcade to give a sense of what this space could have looked like.



1. Waverley Temperance Hotel, c.1935
2. Entrance to Wellington Arcade, c.1925
3. Queen Arcade, c.1960
4. Queen Arcade, c.1960
5. Argyll Arcade, Argyle Street, c.1960

2.7 Site History

2.7.3 Marks and Spencer

The Marks and Spencer building that currently occupies the site was purpose-built in 1935, following the demolition of the Waverley Hotel, before being extended in 1938. The store was designed by James M Munro and Son, based upon Robert Lutyens' modular design.

During the late-1920s and early-1930s the retailers, including Marks and Spencer, invested in the design and architecture of their stores as a means of attracting more customers. This led to the development of department stores that were larger, with open-plan floors and a greater display of goods allowing customers to browse freely amongst the products rather than choosing items from shelves behind shop assistants.

Typically, during this period, middle-market shops were adopting a new-classical style and ordinary high street shops were incorporating Art Deco design features like geometric glazing, stepped fascias, clean lines and simpler geometric shapes with minimal decoration. This was to create a neutral backdrop for the display of goods in windows.

The store is based upon the standardised house design for Marks and Spencer shop fronts developed by Robert Lutyens, son of Sir Edwin Lutyens, which utilised a grid system and can be described as classical, albeit stripped back in its manifestation. The building was designed by Glasgow architectural firm James Milne Monro and Son, who were responsible for designing all the retailers stores in Scotland. The store front utilises the pared-back classical styling set by Lutyens and includes recessed window openings at first and second floor, circular medallions above, Crittall windows and pilaster detailing - of note is the fact that modular design applies to the facade only, which relates minimally to the structure and retail floors beyond it.

During 1938 a single-bay extension was added which altered the symmetry of the original elevation, realised in the same architectural style as the original

1. Map of Glasgow from 1944 showing the Marks and Spencer building and Woolworths building constructed which would be later combined into one building.
2. Historical photograph of the Marks and Spencer and Woolworths Buildings, Sauchiehall Street.
3. Marks and Spencer Dundee, designed by James Milne Monro and Son and based upon Robert Lutyens' modular design.
4. Marks and Spencer, Leeds, again based upon Robert Lutyens' modular design.



2.8 Localised Context

Sauchiehall Street is widely acknowledged as suffering from a state of decline due to shifting retailing habits and a number of larger format retail store closures.

There is a mix of quality and style to the buildings along Sauchiehall Street - some Listed and some with poor quality design and materials and of varying heights along the street frontage.



1. Sauchiehall Street, east of site - looking west
2. Sauchiehall Street, west of site - looking east



2.8 Localised Context



3. Sauchiehall Street - looking east

4. Sauchiehall Street - looking west



2.8 Localised Context

Heading east and west along Sauchiehall Street, the streetscape character remains consistent. Passing nearby perpendicular street such as Cambridge Street opens up longer views to the north.

Cambridge Street itself leads north to the heavily trafficked Renfrew Street which in turn passes the northern edge of the site. These two streets define the edge of the urban block within which the site is located.



5. Cambridge St. - looking south

6. Renfrew Street - looking east



2.8 Localised Context

The pavement along Renfrew Street is of poor quality and the environment feels like a service road with minimal active frontage.

The historic route through from Wellington Street to the south is currently blocked by the M&S store.



7. Renfrew Street - looking west

8. Renfrew Street / Hope Street - looking west



2.8 Localised Context

Lines of sight towards the Sauchiehall Street from the south are partially obscured by car park ramps, such as this view from Wellington Street. The narrower streets in turn makes the approach to Sauchiehall Street feel less inviting.



- 9. Wellington Street/Bath Street, looking north
- 10. Hill Street, looking north



2.9 Development Context



- 1. West Nile Street - 16-storeys / 183-bed hotel - consented June 2020
- 2. 225 Bath Street - 12-storeys / 551-room student accommodation - consented February 2022
- 3. 520 Sauchiehall Street - 13-storeys / 87-unit co-living scheme - submitted

- 4. Buchanan Galleries - wide-ranging masterplan redevelopment including mix of uses - ongoing
- 5. 292 St Vincent Street - 16-storeys / 321 room student accommodation - consented
- 6. Met Tower - 10-storeys / office - consented

2.10 Social, Cultural & Historical Context

2.10.1 Origins and Early Development

Origins - Saint Mungo

Although people have existed in the area around Glasgow for thousands of years, including the Romans building outposts to protect Britannia from the Caledonians, Glasgow is widely accredited with being founded by Saint Mungo.

Saint Mungo, the patron saint of the City of Glasgow, was a Christian Missionary who worked on the banks of the Clyde, where he built his church, the site of which has become incorporated into Glasgow Cathedral. This spot was named *Glasgui* which translates as 'dear green place'. Mungo's church became the focus of a large community that became known as *Clas-gu* or "dear family".

Early Development

In the centuries that followed, Glasgow's development can be recorded through key events, such as the first bridge over the River Clyde at Glasgow in around 1285, the founding of the University of Glasgow in 1451, the Archdiocese of Glasgow in 1492 and the raising of Glasgow's status to a Royal Burgh in 1611.

Glasgow's development was funded during this period from international trade of sugar, tobacco and then cotton and linen to and from the Americas, the market of which was further expanded through the new British Empire.



St Kentigern, or St Mungo the founder and patron saint of the City of Glasgow with the city's motto above.

2.10.2 Industrialisation and Enlightenment

Industrialisation

Canal building and the engineering of the River Clyde during the 18th Century enabled access to the iron-ore and coal mines of Lanarkshire to support Glasgow's industrialisation and establishing a shipbuilding industry on the River Clyde. Glasgow flourished surpassing the population of Edinburgh by 1821 and by the end of the 19th Century Glasgow was known as the "second city of the empire".

Scottish Enlightenment

During the 18th and early 19th Century Scotland witnessed an outpouring of intellectual and scientific achievements. This enlightenment of culture and society was fostered at intellectual gathering places, including Glasgow University.

Robert Adam

Architect Robert Adam was born in Kirkcaldy and educated in Edinburgh and moved within the same circles as the most significant figures of the Scottish Enlightenment, including David Hume, Adam Smith and William Robertson. In 1754, Robert Adam and his brother James set off from Edinburgh on a Grand Tour with them both visiting London, France and Brussels before Robert advanced to Rome. Robert returned to Britain in 1758 where he set up in business with his brother James. Robert went on to have one of the most celebrated architectural careers in modern British history which included realising The Trades Hall in Glasgow.



Glasgow Trades Hall, designed by Robert Adam.

2.10.3 A New Town

Establishing the Grid and Grain of Modern Glasgow

The latter half of the 18th Century and the first half of the 19th Century saw Glasgow develop beyond its medieval arrangement: one that was split in the upper town around the Cathedral and the lower town focused around Glasgow Cross through four Streets - High Street, Saltmarket, Gallowgate and Trongate.

During the period of Scottish Enlightenment and the interpretation of classical architecture, led by the Adams, Glasgow established the grid and grain of the city which characterises the sense of place that is still tangible today. During the 1790s the Adams brothers designed a new infirmary by the Cathedral and relocated the Trades' Hall. David Hamilton "the founder of the architectural profession in the west of Scotland", James Cleland, William Stark and Peter Nicholson also contributed, helping to establish the streets and neo-classical buildings of Glasgow during this time.

A New Town

Architects of this period established a rigour and order to Glasgow, establishing streets terminated by Civic Buildings, including the Trades' Hall up Garth Street and the Royal Exchange (now the Gallery of Modern Art) at Ingram Street. This 'new town' expanded through second and third iterations which by the early 19th century had Buchanan, St. Vincent, West George, West Nile, Renfield, Hope, Bath and Sauchiehall Streets well established and occupied with Neo-Classical buildings in a 'grid-iron' arrangement of streets.



Glasgow 1860 - a planned grid-iron arrangement of streets with neo-classical buildings designed by architects influenced by the Scottish Enlightenment