



Sauchiehall Street

5.7 Appearance



The reinstated 'Wellington Arcade' looking south.

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The reinstated 'Wellington Arcade' looking south.



Renfrew Street



Renfrew Street Facade.



Renfrew Street looking east.



Renfrew Street looking east.- 19 Cambridge Street Apart-hotel scheme added (approved)



Renfrew Street looking east.



Renfrew Street looking east.- 19 Cambridge Street Apart-hotel scheme added (approved)

5.7 Appearance

Renfrew Street looking west.














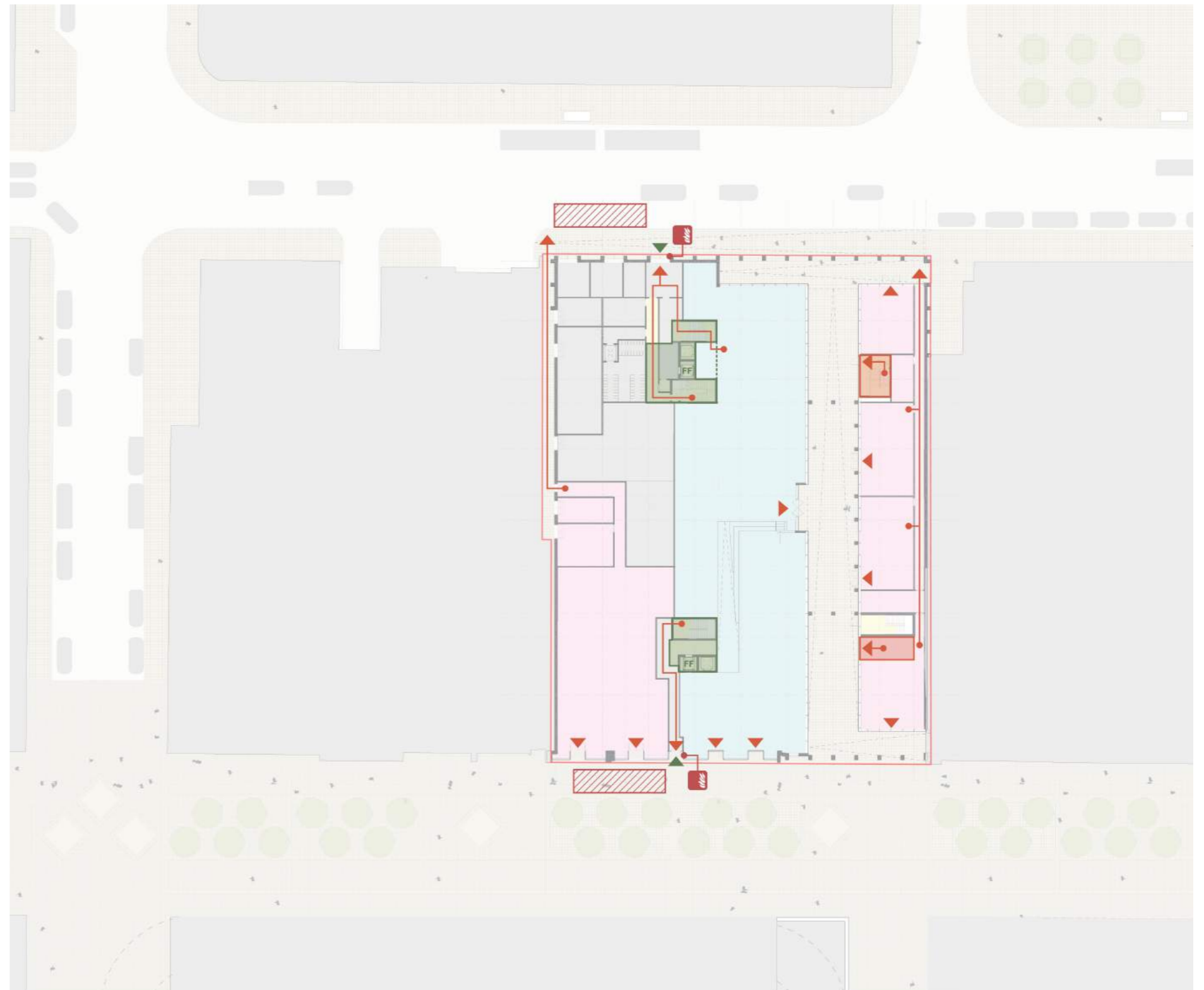
5.8 Fire Strategy

Ground Floor

On both Sauchiehall Street and Renfrew Street fire appliance parking locations are provided in close proximity to both fire fighting access and riser inlets, connected to the vertical cores of the building.

In addition, these cores enable escape from the levels above in addition to two other escape stairs. At ground floor there are number of points of escape externally onto Sauchiehall Street, Renfrew Street and 'Wellington Arcade'.

- | | |
|---|--|
|  Fire Appliance Position |  Core Position Above |
|  Riser Inlet/Outlet |  Firefighting Lift |
|  Smoke Vent |  Escape Stair |
|  Means of Escape |  Stair Position Above |
|  Fire Service Access |  Disabled Refuge |
|  Firefighting Core | |














5.9 Fire Strategy

First Floor

At first floor the firefighting and escape cores continue from the floors below providing multiple means of horizontal escape. This includes escape from the external amenity terrace.

Within the firefighting cores there is smoke vent infrastructure as well as risers for fighting fires.












-  Fire Appliance Position
-  Riser Inlet/Outlet
-  Smoke Vent
-  Means of Escape
-  Fire Service Access
-  Firefighting Core
-  Core Position Above
-  Firefighting Lift
-  Escape Stair
-  Stair Position Above
-  Disabled Refuge

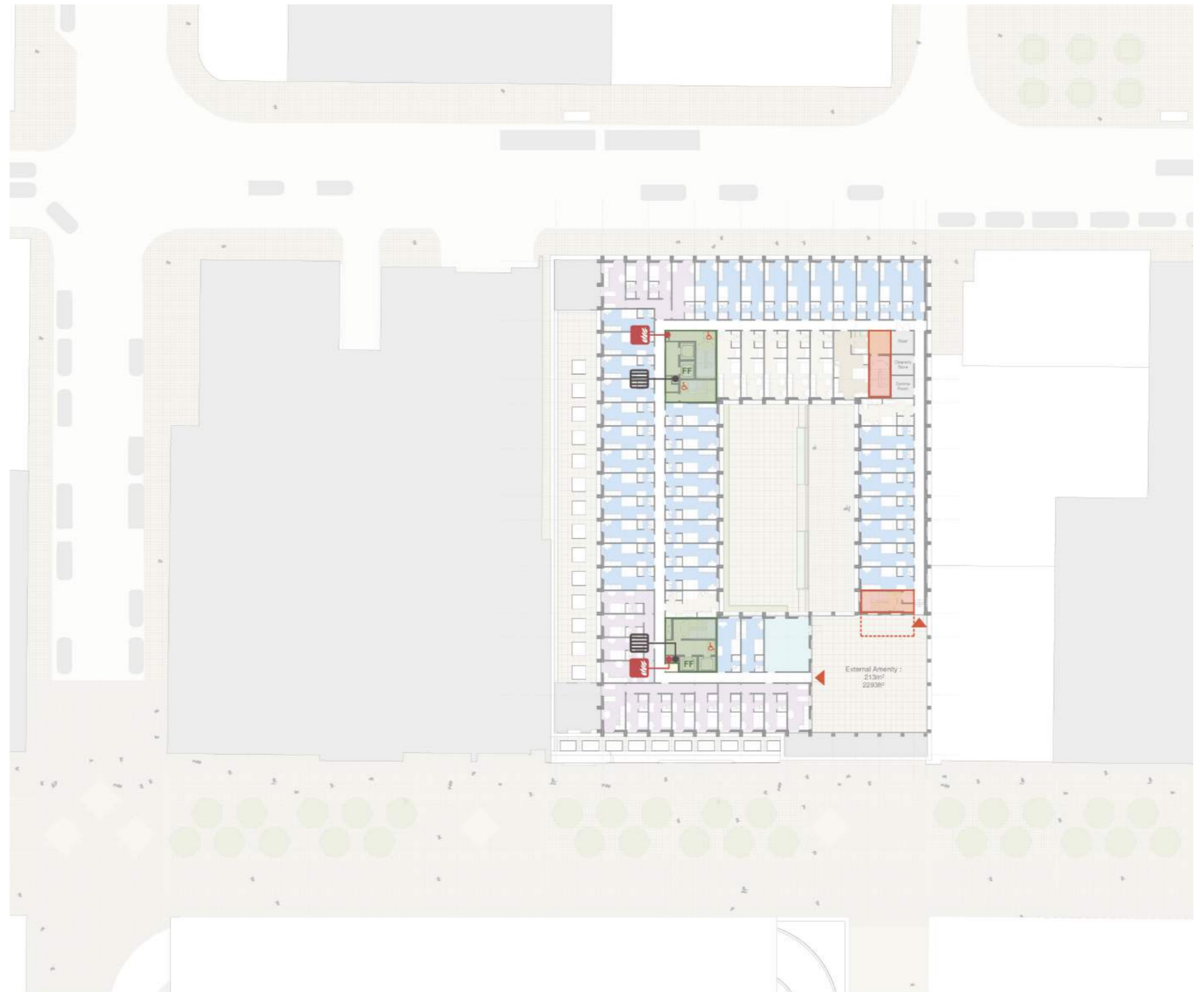


5.9 Fire Strategy

Fifth Floor

At fifth floor the firefighting/ vertical escape provision continues which includes means of escape from the external terrace.












-  Fire Appliance Position
-  Riser Inlet/Outlet
-  Smoke Vent
-  Means of Escape
-  Fire Service Access
-  Firefighting Core
-  Core Position Above
-  Firefighting Lift
-  Escape Stair
-  Stair Position Above
-  Disabled Refuge

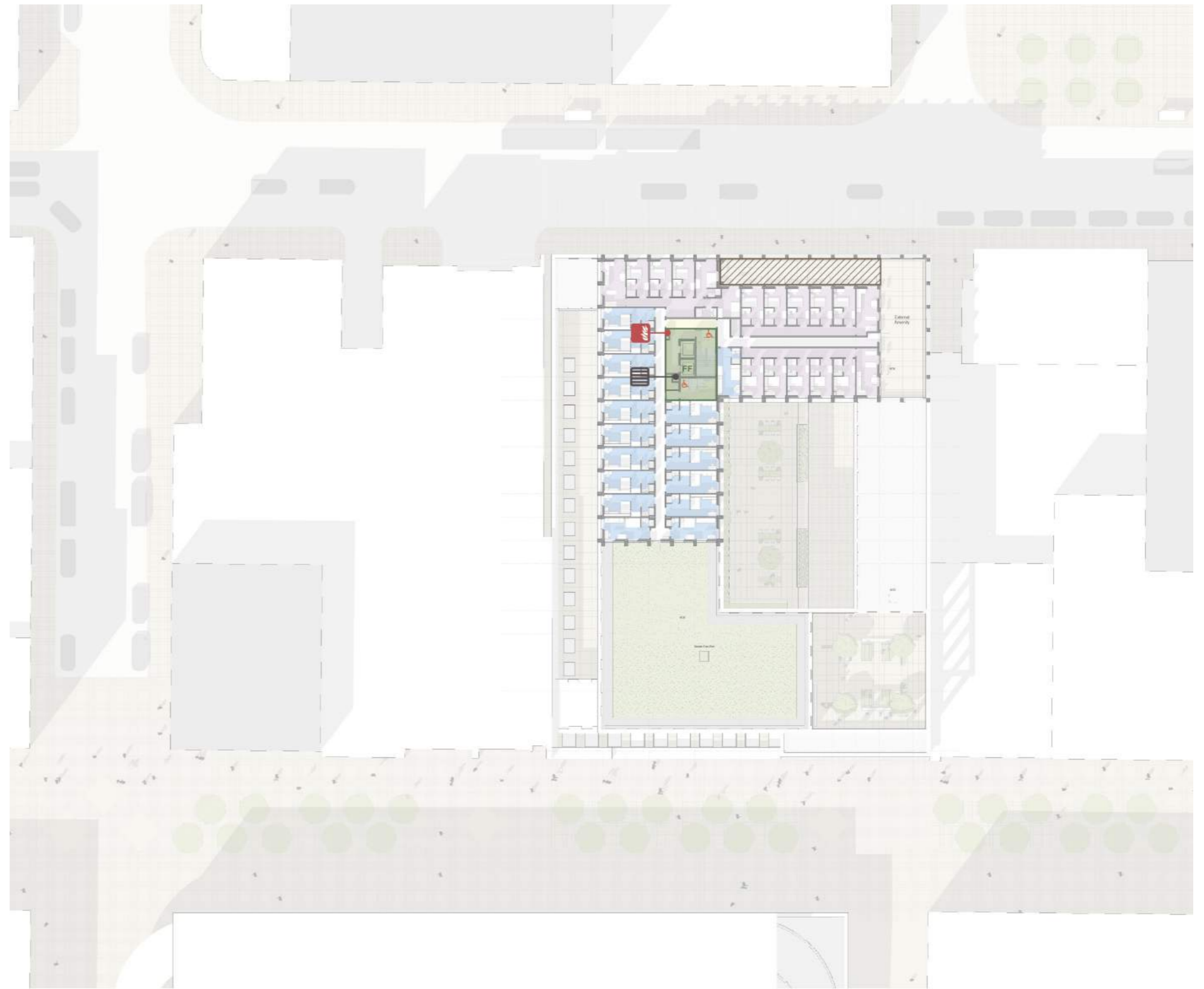


5.9 Fire Strategy

Eighth Floor

The firefighting/ vertical escape provision continues further up the building including means of escape from the external terrace and the roof of the building.

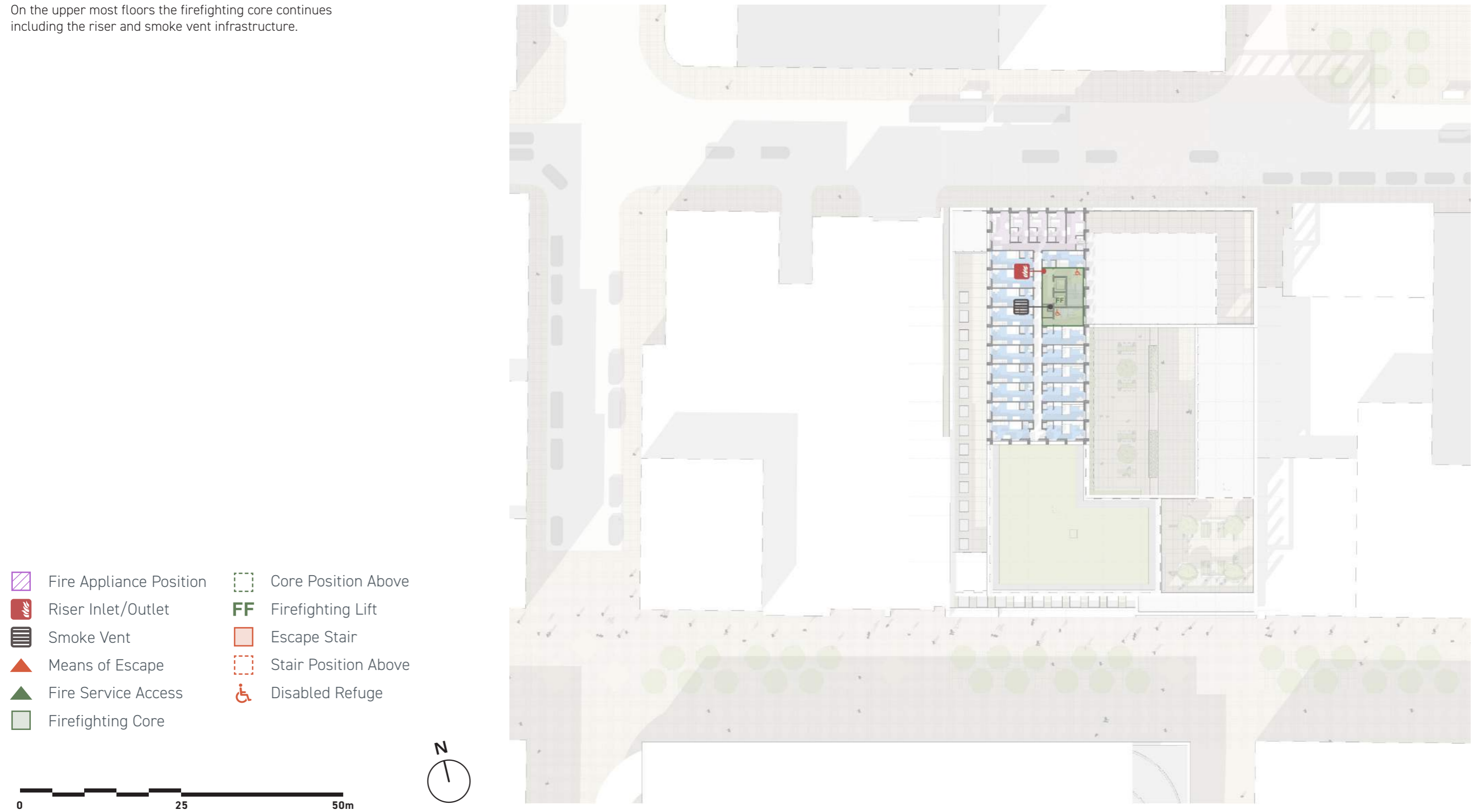
- | | | | |
|---|-------------------------|---|----------------------|
|  | Fire Appliance Position |  | Core Position Above |
|  | Riser Inlet/Outlet |  | Firefighting Lift |
|  | Smoke Vent |  | Escape Stair |
|  | Means of Escape |  | Stair Position Above |
|  | Fire Service Access |  | Disabled Refuge |
|  | Firefighting Core | | |



5.9 Fire Strategy

Eleventh to Thirteenth Floors

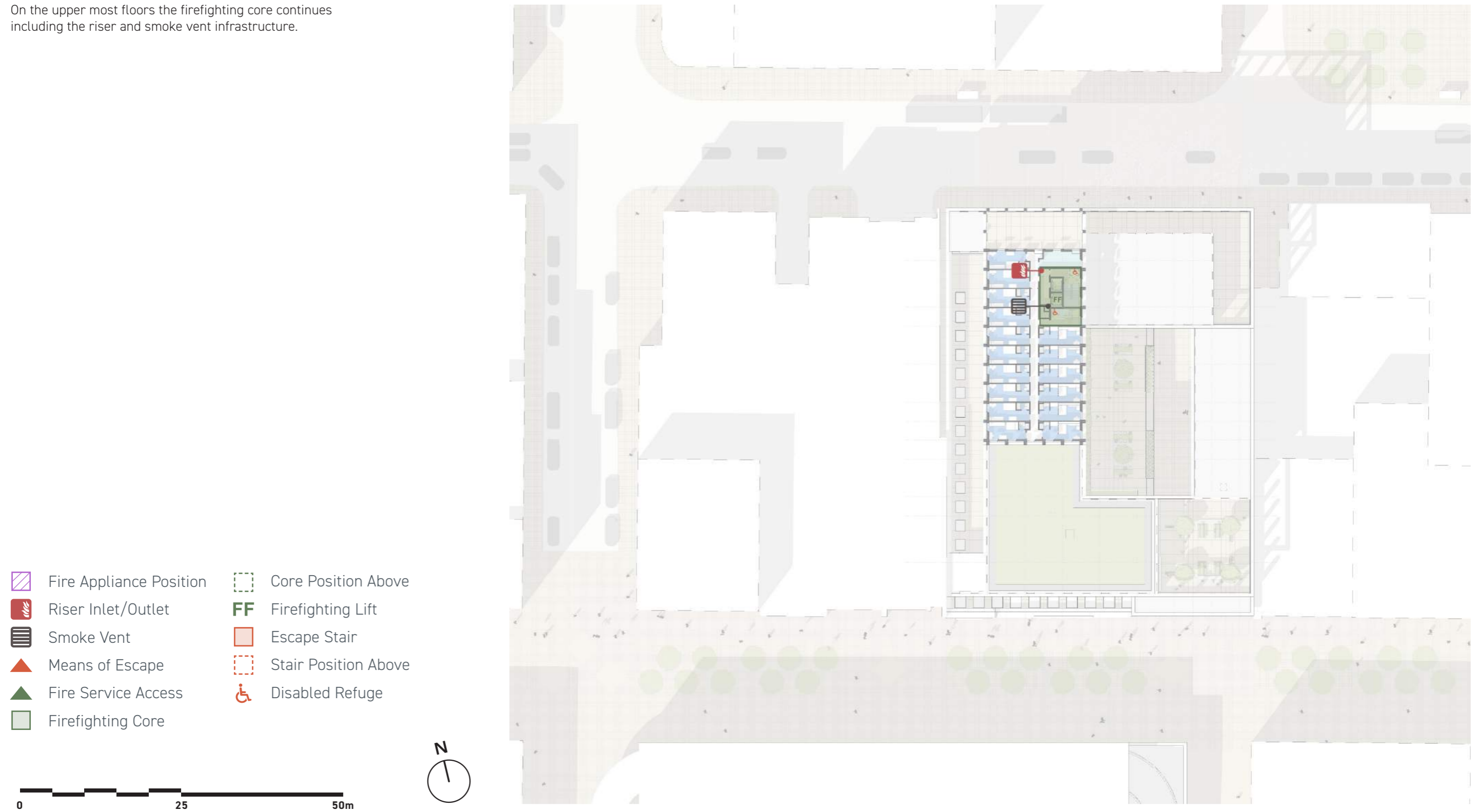
On the upper most floors the firefighting core continues including the riser and smoke vent infrastructure.














5.9 Fire Strategy

Fourteenth Floor

On the upper most floors the firefighting core continues including the riser and smoke vent infrastructure.



-  Fire Appliance Position
-  Riser Inlet/Outlet
-  Smoke Vent
-  Means of Escape
-  Fire Service Access
-  Firefighting Core
-  Core Position Above
-  Firefighting Lift
-  Escape Stair
-  Stair Position Above
-  Disabled Refuge



6.0 Access

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6.1 Inclusive Access

Ground Floor

















The arrangement of the building at ground floor provides access to the building coming from both the east and west along Sauchiehall Street and Renfrew Street to nearby universities and public transport infrastructure.

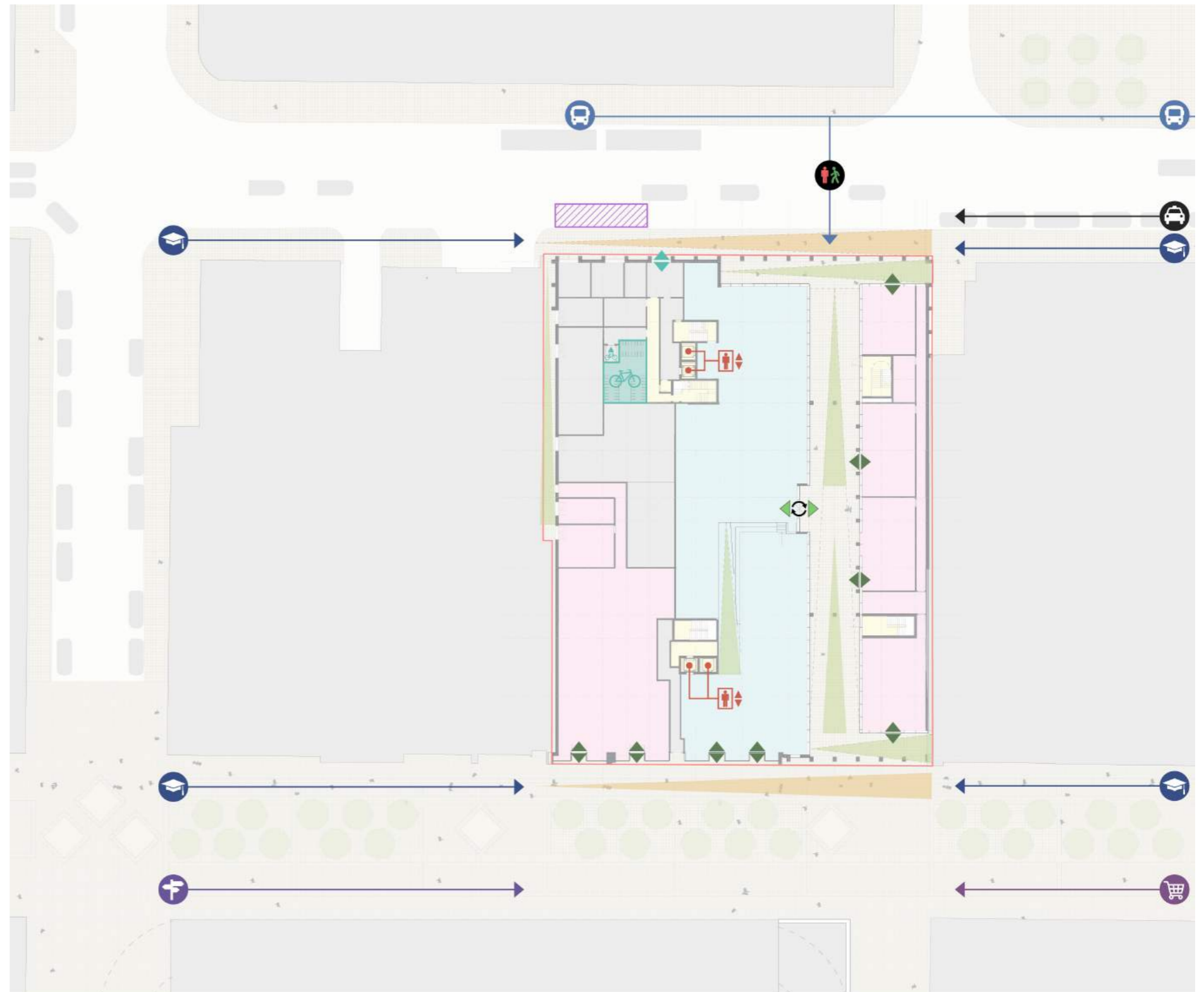
The building design, and entrance points into the building consider the the existing gradients that exist along both Sauchiehall Street and Renfrew Street. The proposed 'Wellington Arcade' that connects Renfrew Street and Sauchiehall Street accounts for the change in level between them and utilises a gradient that complies with Building Regulations. The arcade also aligns with an existing crossing point on Renfrew Street.

A number of level access points are provided into the building on Sauchiehall Street, Renfrew Street and Wellington Arcade. This includes into the central amenity space off the arcade where a circular sliding door provides combined ambulant and wheelchair access.

For cyclists arriving, level access is provided into an at-grade store as well as a lift that takes cyclists to the storage on floors above.

Within the two vertical circulation cores, lifts are provided which benefit from at -grade street access.

-  Level Access
-  Main Entrance (LA)
-  Circular Sliding Door
-  Cycle Entrance (LA)
-  Cycle Store
-  Cycle Lift
-  Passenger Lift
-  Existing Gradient
-  New Ramp/Slope
-  Arrival from Universities
-  Arrival by Bus
-  Existing Pedestrian Crossing
-  Arrival by Taxi
-  Waiting / Loading
-  Approach from City Centre
-  Approach from other Destinations



6.1 Inclusive Access

First Floor

At first floor level access to rooms, amenity spaces and cycle stores from the vertical circulation cores via lifts. Step-free access is provided to all spaces.

- ◆ Level Access
- Step-free Route
- ♿ Accessible Apartment
- 🚲 Cycle Store
- 🚲 Cycle Lift
- 🚶 Passenger Lift

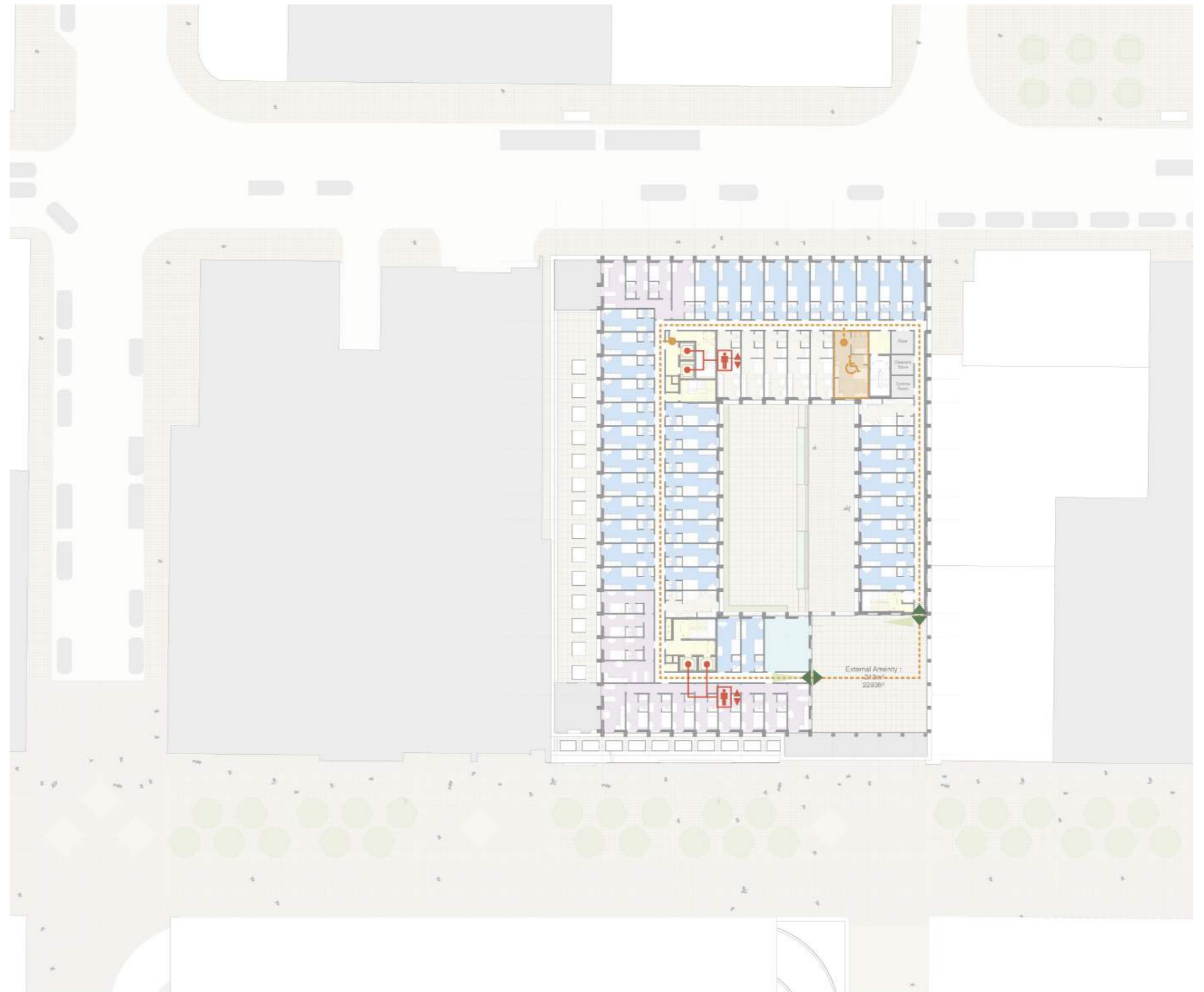


6.1 Inclusive Access

Fifth Floor

The fifth floor level demonstrates how the upper levels work with step free access provided to all spaces from the vertical circulation core. This is almost exclusively at-grade with the exception of small, building regulation compliant, ramps onto the external terrace.

- ◆ Level Access
- Step-free Route
- ♿ Accessible Apartment
- 🚶 Passenger Lift
- ▶ New Ramp/Slope



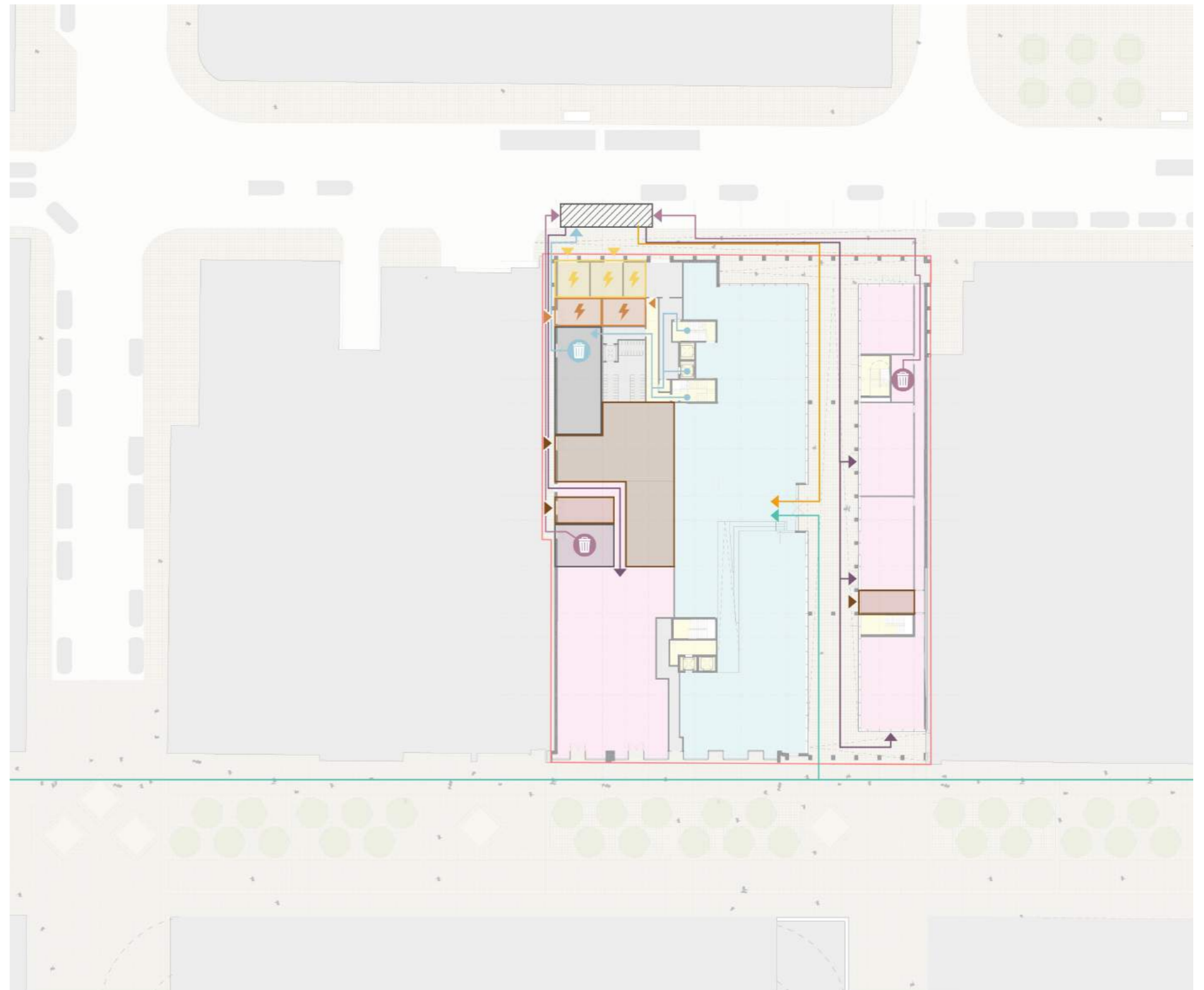
6.2 Vehicular & Service Access

The building layout has been arranged carefully to ensure that it can be accessed and serviced easily. Servicing access is envisaged as occurring from the rear of the building off Renfrew Street where a waiting/ loading area is located.

There are short, direct routes along the arcade and into the building entrance for the differing types of deliveries that will take place on site.

Separate refuse for residents and commercial units is provided which will also be serviced from Renfrew Street. The substation and generator for the building is provided onto Renfrew Street to enable access.

- | | | | |
|---|------------------------|---|-------------------------------|
|  | Waiting / Loading |  | Substation / Generator Access |
|  | Substation / Generator |  | LV Switch Room Access |
|  | LV Switch Room |  | Plant Access |
|  | Bin Store |  | Retail Deliveries |
|  | Plant |  | Parcel Deliveries |
|  | Residential Refuse |  | Food Deliveries |
|  | Retail Refuse | | |










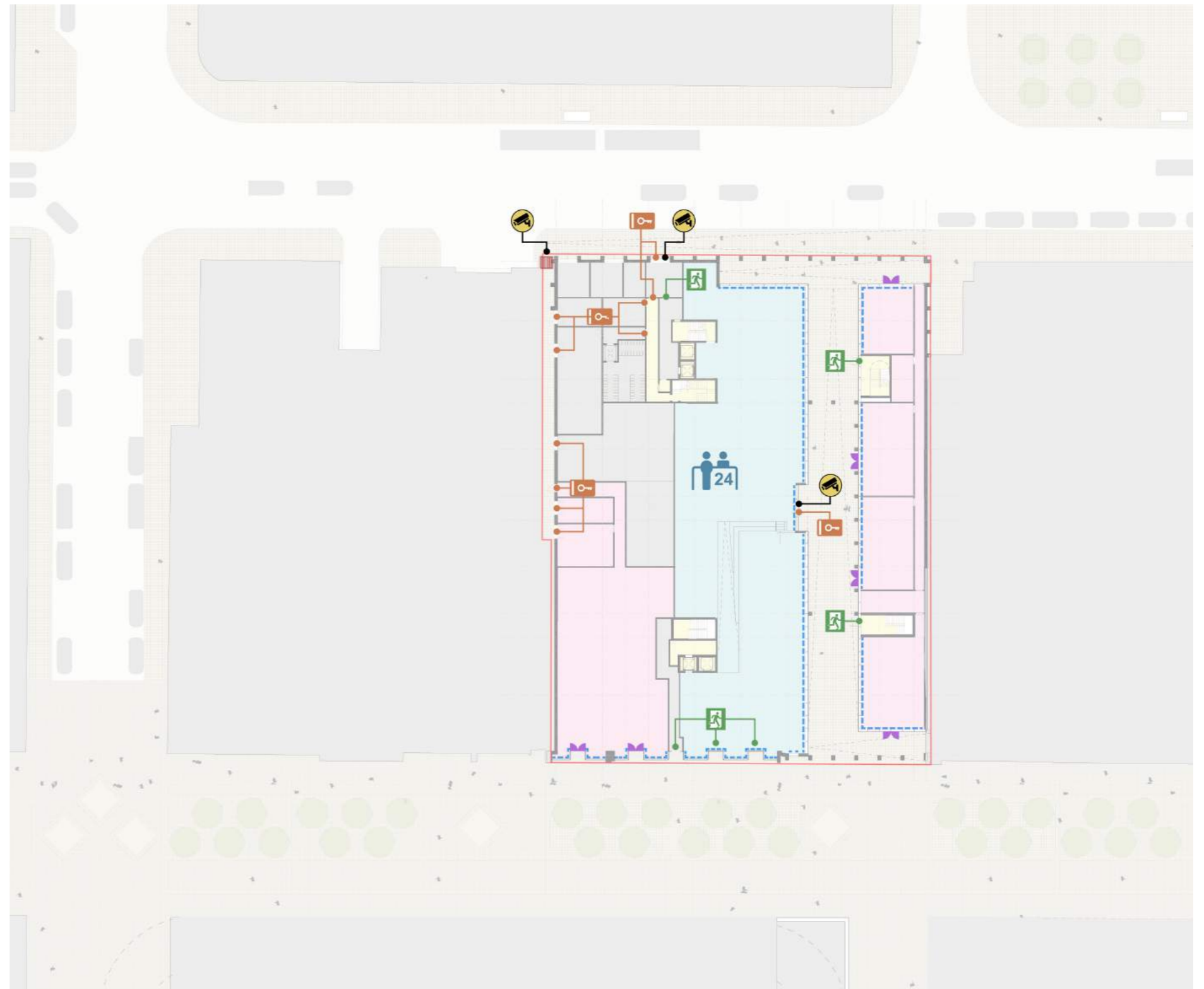
6.3 Security and Management

The building will be supported with a 24-hour, manned reception that will be at the centre of a security and management regime that will enable the safe functioning of the development proposals.

In addition to CCTV security that will provide surveillance to street level, the glazed perimeter of the building will add further natural passive surveillance from occupants of the building.

The commercial units will have entrance doors that the public can use, whilst back of house and the residential facilities will be secured with access control infrastructure. To prevent unsociable behaviours a maintenance gate will be located where the external access route to the west of the site meets Renfrew Street.

-  Access Control
-  CCTV
-  24-Hour Reception
-  Glazed Perimeter for Natural Surveillance
-  Maintenance Gate
-  Retail Entrance Doors
-  Escape Only



7.0 Conclusion & Key Benefits

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As described in this Design and Access Statement, we believe that the proposed development is a positive contribution as part of the broader regeneration of Sauchiehall Street for the following reasons:

- The proposal delivers high-quality city centre student accommodation in a sustainable location, close to the city centre and close to the university sites - the accommodation offers a range of living options in order to appeal to a wide demographic.
- The social value of the scheme is underpinned by the significant internal and external amenity provision incorporated within the scheme, that will help generate a sense of community within the development.
- The proposal has been carefully designed to retain the historic façade of the original Marks & Spencer building, to protect the character of the conservation area and integrate the façade into the internal accommodation in a considered way.
- Extensive daylighting and sunlight studies throughout the design process have objectively proven that the living accommodation provides suitable levels of daylighting and sunlight without compromising adjacent development sites.
- These studies have been supported by streetscape studies that have assessed the impact of the proposed scale and mass in urban terms to the streetscape in the locality of the building – a Townscape and Visual Impact Assessment has objectively assessed the appropriateness of the scale and mass of the proposals in the urban context.
- The proposals will help address a significant demand-supply imbalance in Glasgow's PBSA sector by delivering high quality accommodation capable of accommodating the growing student population who are increasingly facing supply barriers enabling them to access the necessary accommodation in the city.
- The proposals will make a significant contribution towards the Council's 'City Centre Living Strategy' which aims to double the city centre residential population to 40,000 by 2035.
- The proposed development has the opportunity to act as a major catalyst for the wider regeneration objectives of the Council's 'Golden Z' initiative which identifies the importance of growing the city centre population and re-purposing vacant and derelict sites in and around Sauchiehall Street, Buchanan Street and Argyle Street.
- The proposals will bring back a prominent vacant retail department store on Sauchiehall Street back into beneficial active economic use.
- The proposals introduce high quality public realm at ground floor with the creation of a new arcade route between Sauchiehall Street and Renfrew Street in addition to ground floor activation through commercial uses. This actively implements a key recommendation within A Vision and Plan for the Golden Z.
- The provision of extensive high quality internal and external amenity spaces for residents is a core principle within the proposed development which will work to create a cohesive resident community.
- The proposals align with core objectives of Policy CDP 2 (Sustainable Spatial Strategy) and Policy CDP 11 (Sustainable Transport) by directing major development to locations well served by existing public transport routes and access to wider amenities to facilitate the creation of flourishing 20 minute neighbourhoods.
- The proposals have been modified from the refused application to address the reasons of refusal raised by members. The applicant and design team consider the refused scheme to be an acceptable form of development, however they have sought to satisfy the identified concerns in this submission.



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