



Scottish Opera @ **NEW** **ROTTERDAM** **WHARF**

PUBLIC CONSULTATION No.2

Scottish Opera is planning to extend and add to its Production Studios at Edington Street to the north of Glasgow city centre, as part of a comprehensive mixed use development fronting the Glasgow Branch of the Forth and Clyde Canal.

Before submitting an application, public consultation is being undertaken in order to seek the community's views on the proposals. The team recognise the importance of providing local businesses, community interest groups, and those who live in, work in, or otherwise make use of the local area, an opportunity to learn about the emerging proposals and to make their views known.

The first consultation was held on 24th October 2023.

The purpose of this second consultation is to provide feedback to the public on the views gathered during the first consultation period. Voice your comments to us by Friday 5th January 2024.

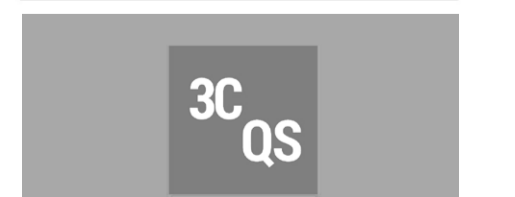


tX-2 project management

PAGE \ PARK



MAX FORDHAM



HarrisonStevens+

Ryden

BUROHAPPOLD
ENGINEERING

Introduction & Aims



Scottish Opera

Founded in 1962 by Sir Alexander Gibson, Scottish Opera has played a fundamental role in the cultural ecology of both Glasgow and Scotland for over 60 years.

Scottish Opera is one of four National Performing Companies to be based in Glasgow contributing to the City's creative impact and well-being. It is a crucial component of each of the music, theatre, film, education, and health sectors.

Scottish Opera productions, made here in Glasgow, are globally recognised for their excellence. In 2023, our productions have been rented to, and performed in, Seville, Madrid, Toulouse, Paris, Santa Fe, Los Angeles, Detroit, Vancouver, Toronto, and Cardiff.

Touring to over 60 communities across Scotland in our 60th Anniversary, over 80,000 people from a wide range of backgrounds engaged with Scottish Opera. It is estimated that over the years, more than half a million pupils have taken part in Scottish Opera's widely recognised programme for schools.

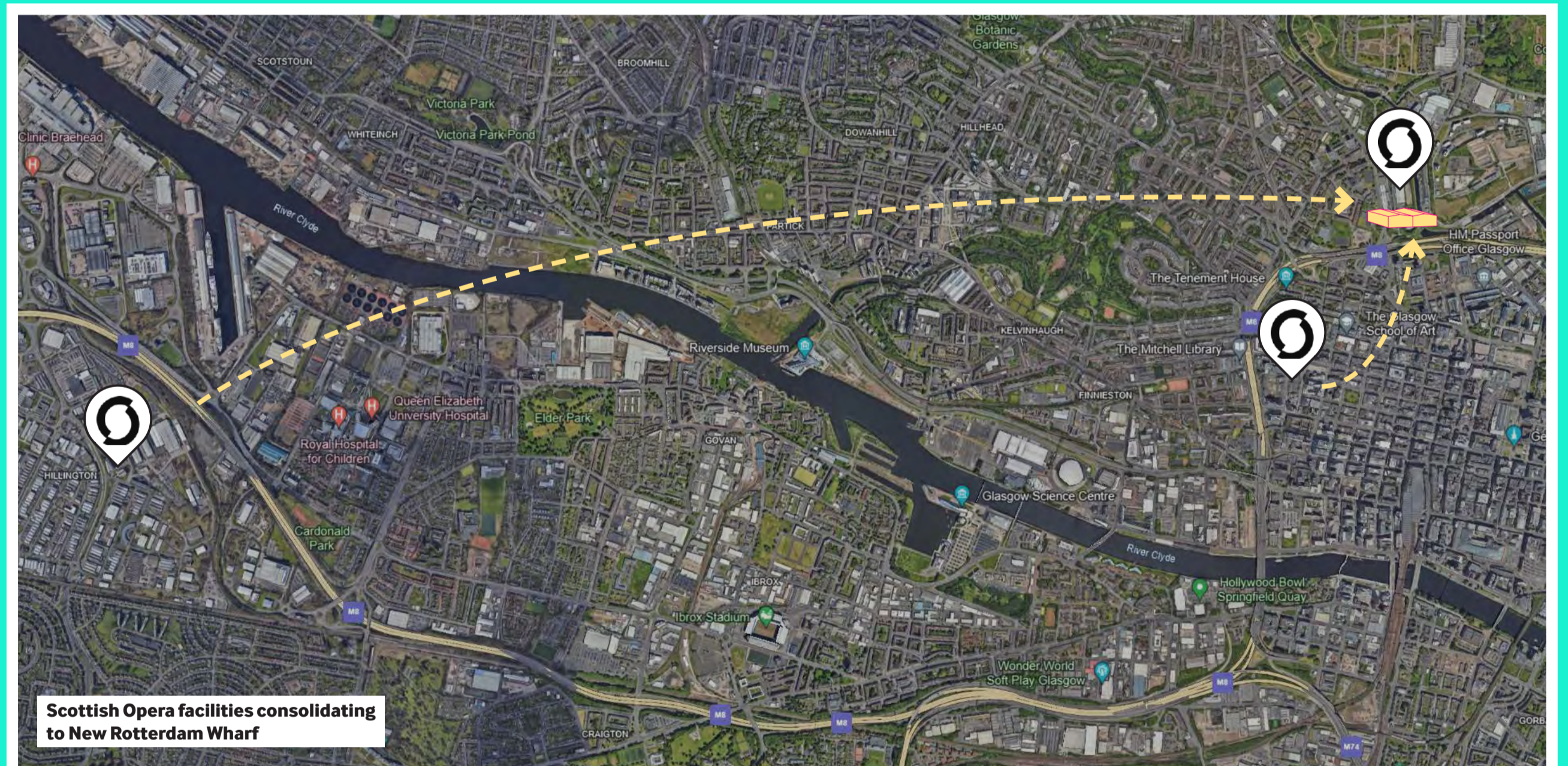
At the heart of this proposal is a fit-for-purpose 21st century headquarters for Scottish Opera and a creative Education and Community outreach hub for the citizens of Glasgow. The proposal includes state of the art rehearsal and performance spaces adaptable to becoming a recording studio, classrooms for skills development courses, music practice rooms for hire, and a café with panoramic views over Glasgow.



Aims

We wish to advance our ambition to remain in, and reaffirm our commitment to, Glasgow. This proposed development would help to secure Scottish Opera's presence within Glasgow for the next 60+ years by rationalising and consolidating three of our current scattered five premises under one roof to demonstrate measurable economic, business, and artistic advantage.

Our current premises include our rented HQ in the ageing Victorian building at 39 Elmbank Crescent, Charing Cross, Glasgow, and a large orchestra rehearsal space out at Hillington Park, Renfrewshire on a short-term lease.



Cultural Context

As one of its earliest cultural tenants, the opening of Scottish Opera's Production Studios in 1999 led the way in transforming the Speirs Wharf / New Rotterdam Wharf area into a hub of cultural workplaces and activities.

Twenty years on, the area is a diverse representation of Scotland's creative industries, and it continues to grow; stimulated by investment in the wider setting, and by the long-term commitment of its tenants to develop their facilities and engage meaningfully with the wider community.

Scottish Opera's neighbours today include:

Royal Conservatoire of Scotland [1]

Wallace Studios at Speirs Locks was opened in 2011, providing teaching space for modern ballet, production arts and musical theatre students.

Civic House [2]

The former home of Civic Press Ltd, Civic House is a workspace, venue and canteen, open to hire for a wide range of functions.

The Glue Factory [3]

An independent arts venue in a decommissioned glue factory, the building is made up of affordable workspaces and studios, and exhibition space.

GAMTA [4]

Founded in 1994, GAMTA offer intensive and highly specialised courses in musical theatre.

The Whisky Bond [5]

Since 2012, the former warehouse of Highland Distilleries has been home to seven floors of studios, offices, co-working and social spaces. It is also the home of Glasgow Sculpture Studios.

National Theatre of Scotland [6]

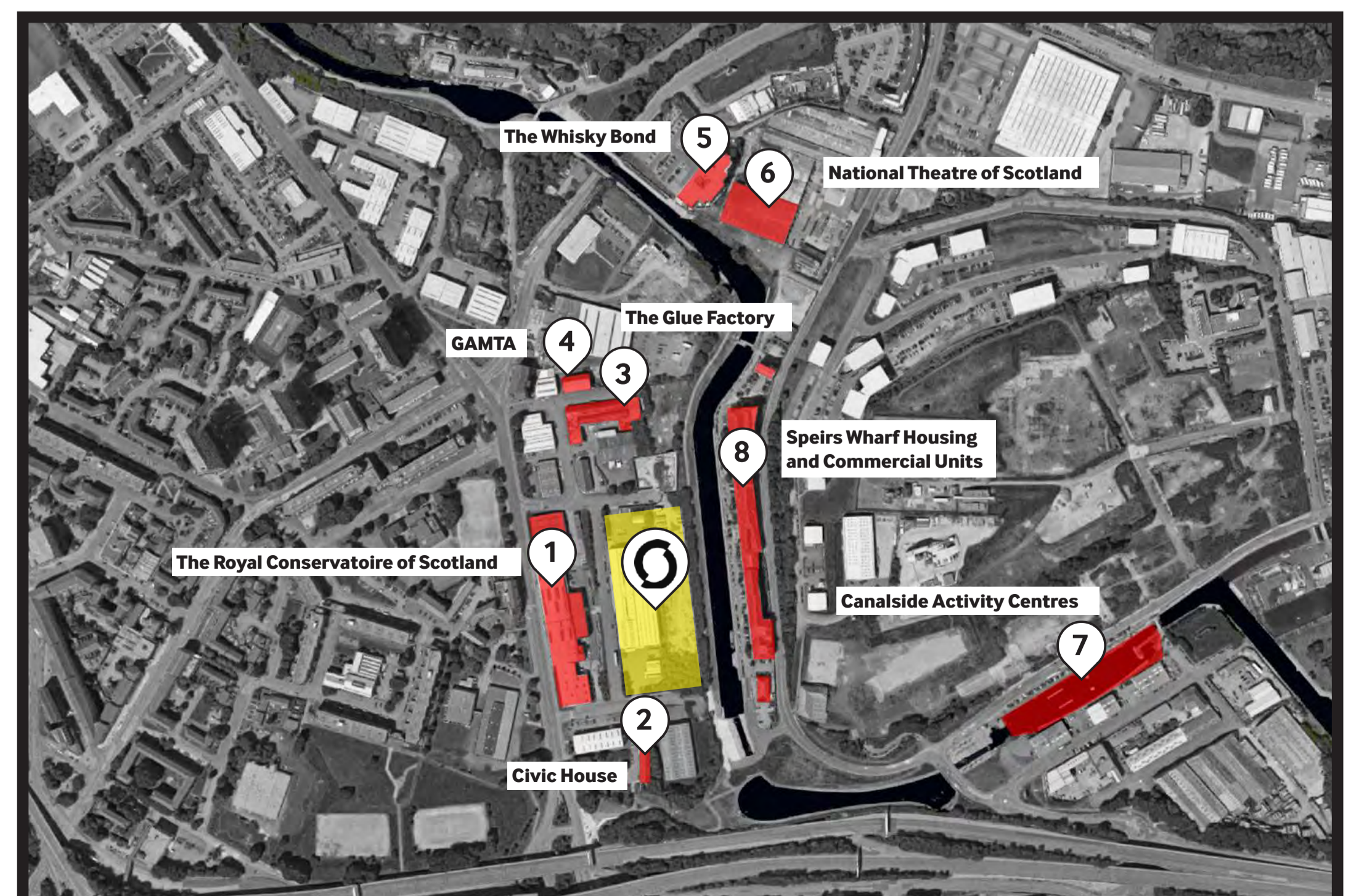
Opened in 2016, 'Rockvilla', the new home of National Theatre of Scotland, is a purpose-built facility housing rehearsal spaces, production workshops and office accommodation.

Canalside Activity Centres [7]

A legacy project from the 2014 Commonwealth Games, Pinkston Watersports offers Scotland's only artificial white water course, open to organisations and individuals

Speirs Wharf Housing and Commercial Units [8]

And various other retail and commercial units.



Scottish Opera

@ Edington Street



Opera Highlights Autumn 2023 Tour
Opera Highlights Spring 2024 Tour
Pop-up Opera
Scottish Opera Young Company

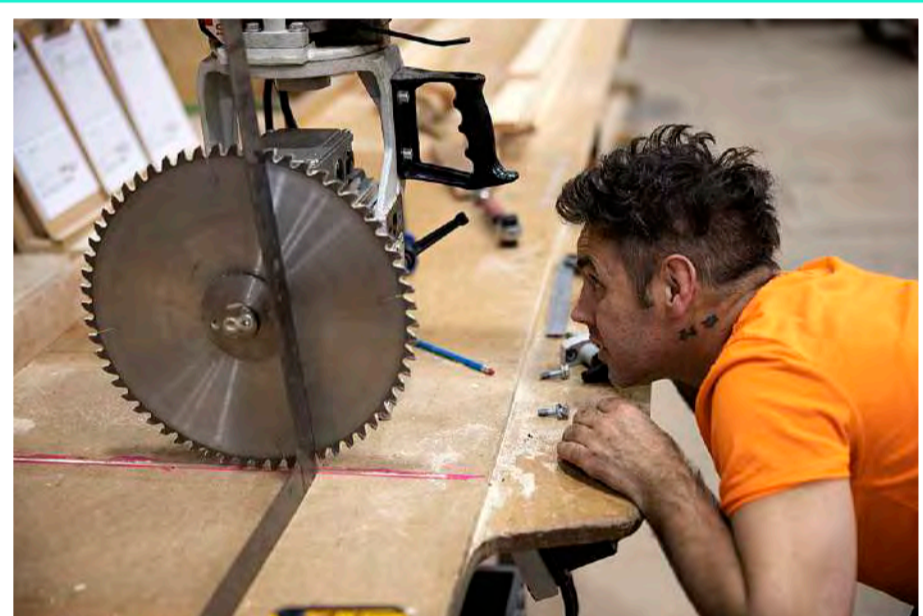
Props, wigs and costumes - Our makers are internationally renowned for their knowledge, quality of work, and commitment to traditional methods of making. We produce work to the highest standards for performing arts companies and screen production companies from around the world.



The **Education** programme supports over 10,000 primary school pupils from across Scotland each year. **Outreach** includes an active health and wellbeing programme with a particular focus on people living with dementia or long COVID. A large community choir brings people together from all corners of Glasgow and a skills development programme supports young people.



Productions made in Edington Street are renowned worldwide for their excellence. They are built to be flexible for different theatre spaces and are typically seen by around 18,000 people in Scotland before being rented to companies across the globe.

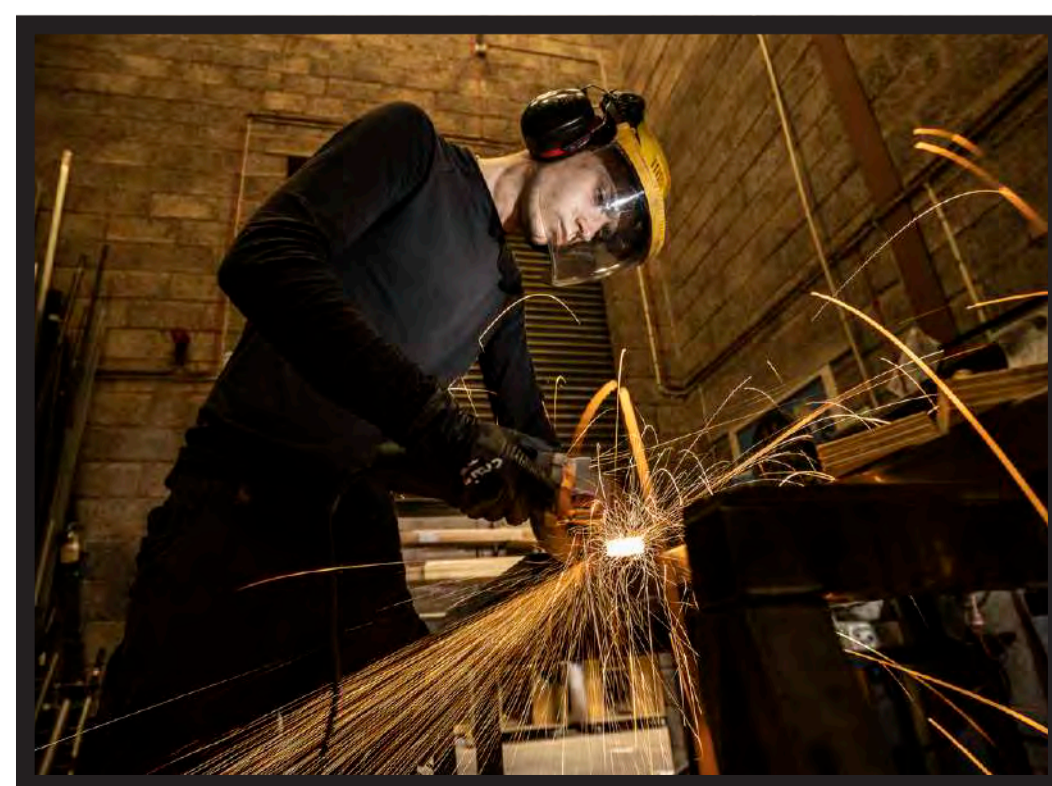


Workshops - Scenery is constructed and finished to an excellent standard, using a variety of methods and materials for clients across Scotland. Scenic artists paint huge backcloths and sets to an intricate level of detail. Joiners are skilled in traditional scenic carpentry and metal work techniques.

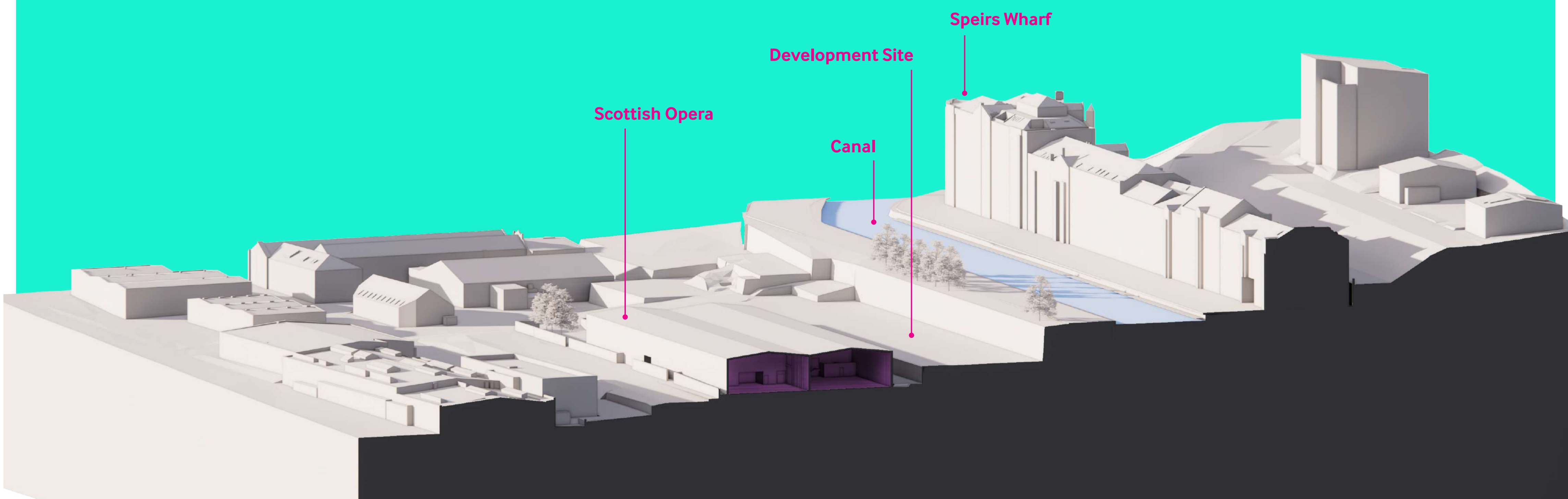
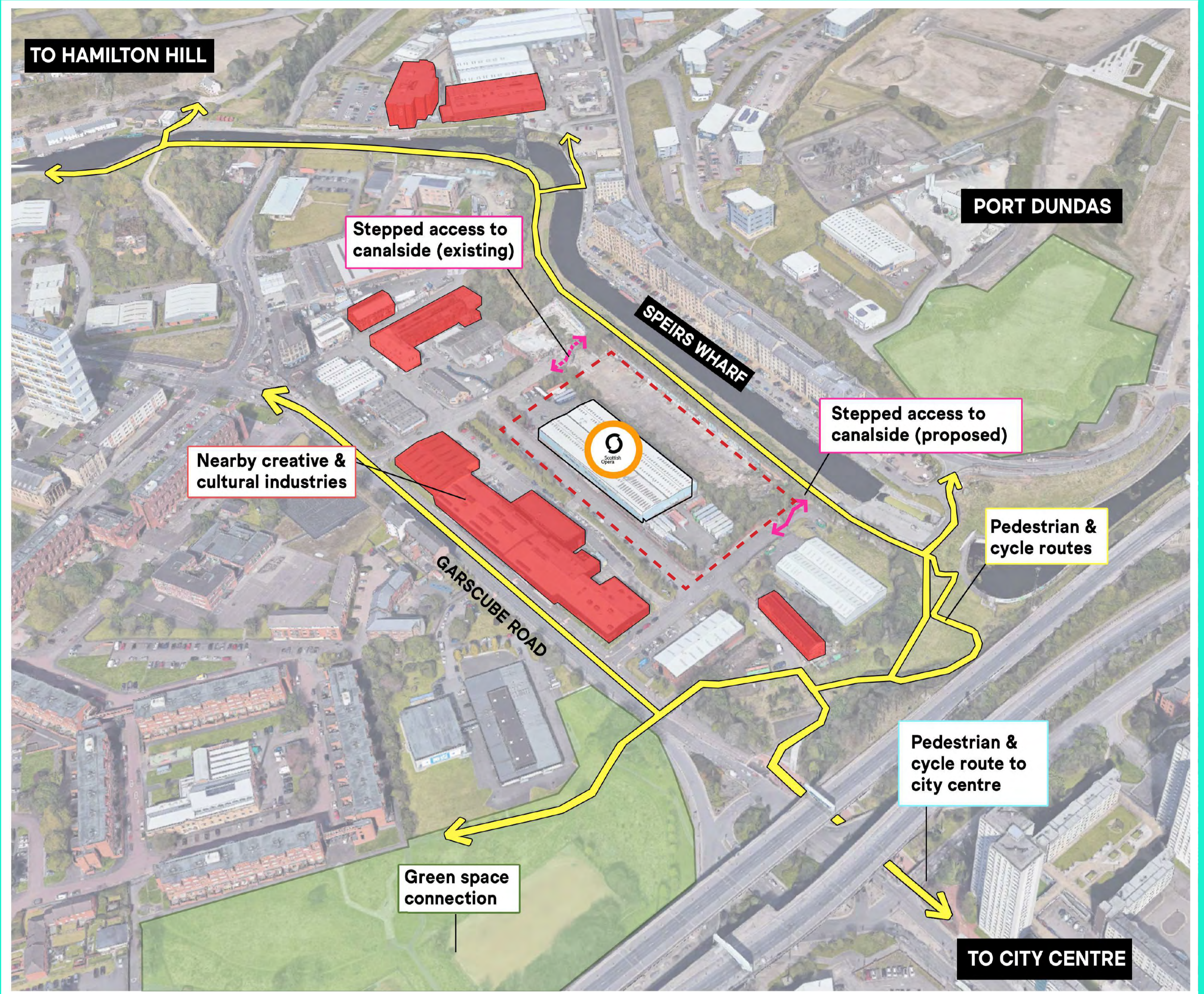


At 40 Edington Street

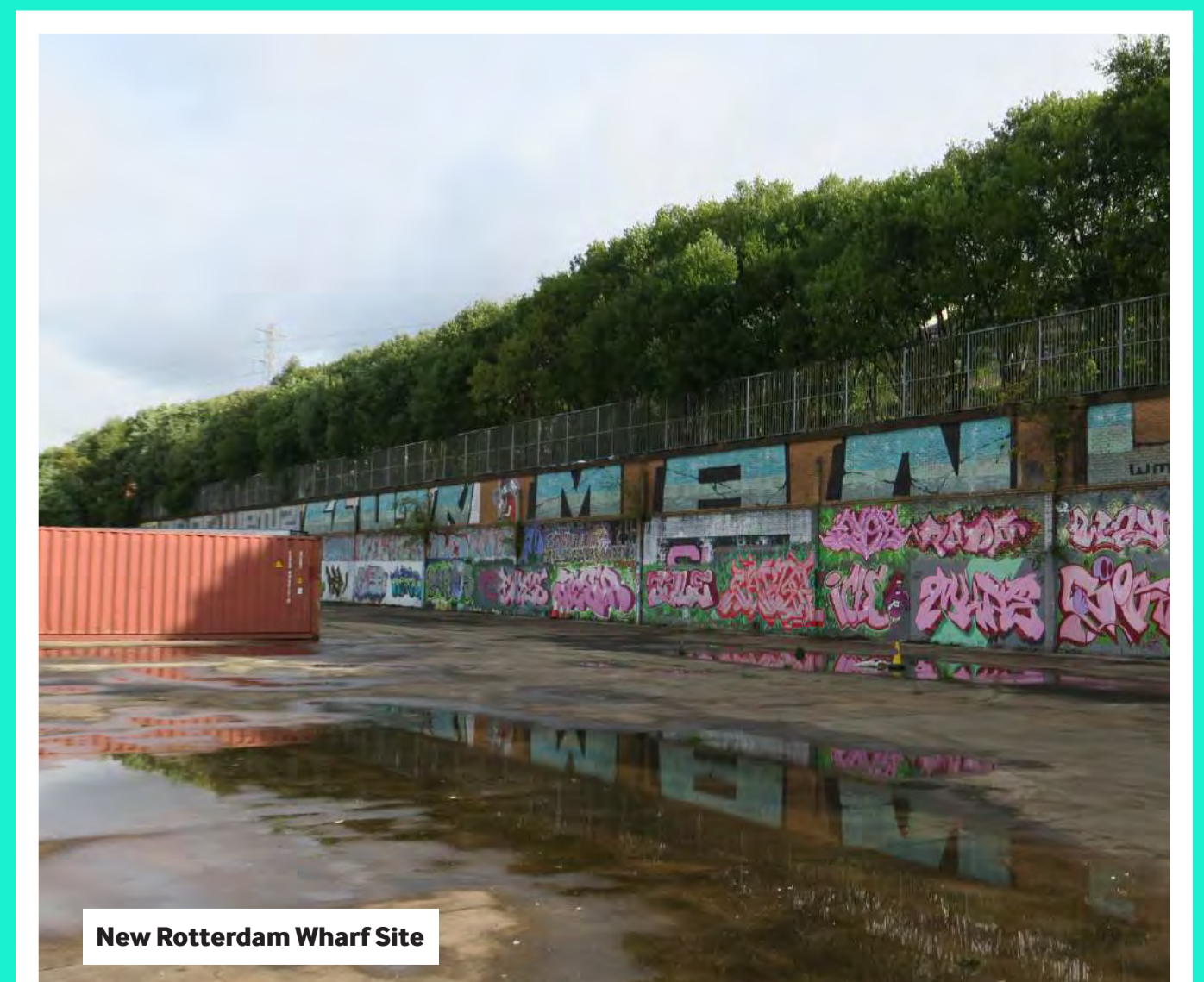
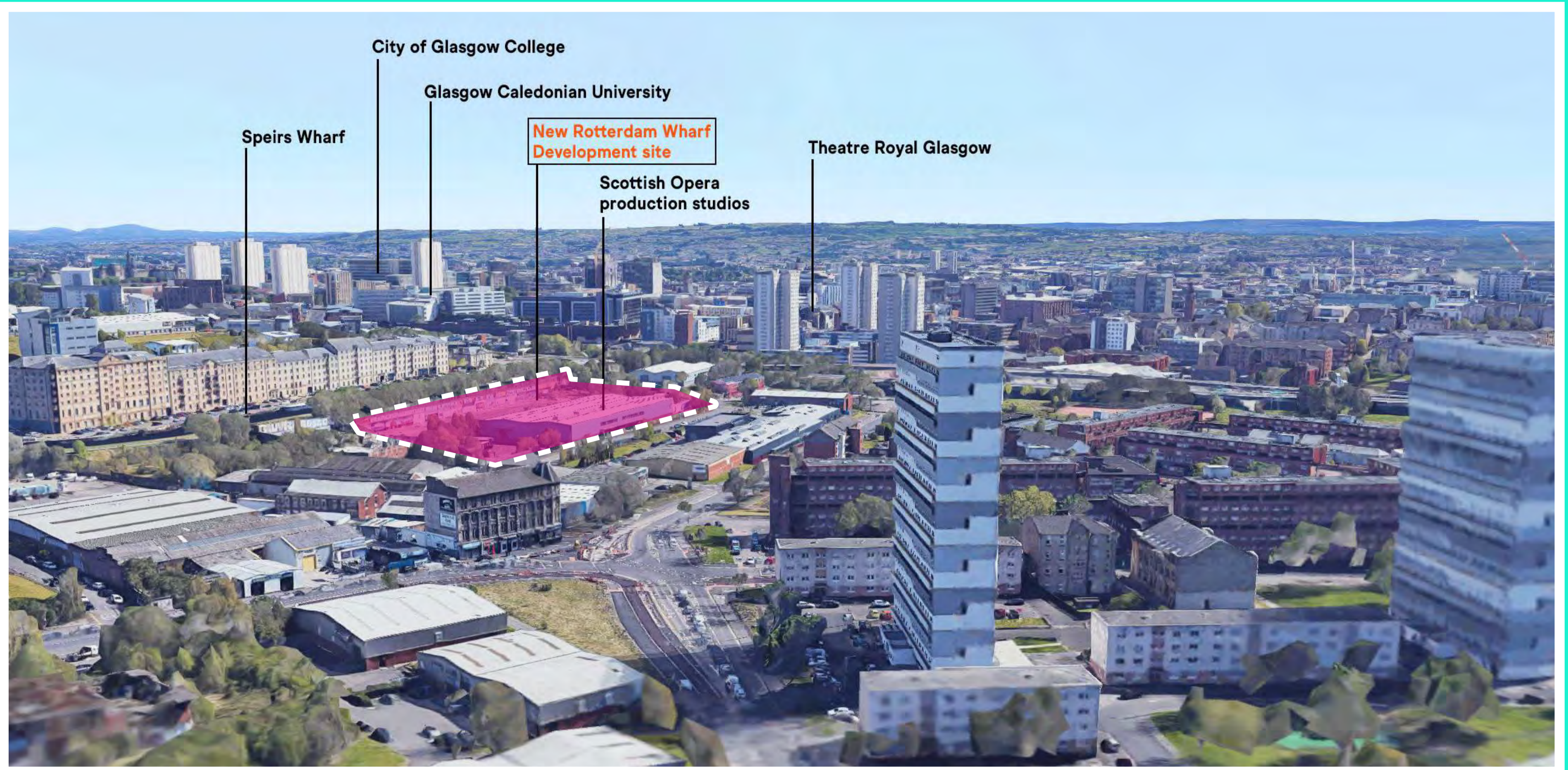
Edington Street Production Studios are the only integrated manufacturing and rehearsal facility in Scotland. It is the workspace for many highly skilled artisans. Bespoke sets, props, costumes and wigs are made for each production alongside teams of specialist stage managers, lighting and stage technology technicians. The studios host orchestral players and singers from around the world for rehearsals. They are also the hub for a huge national education and outreach programme.



The Site



Site Context

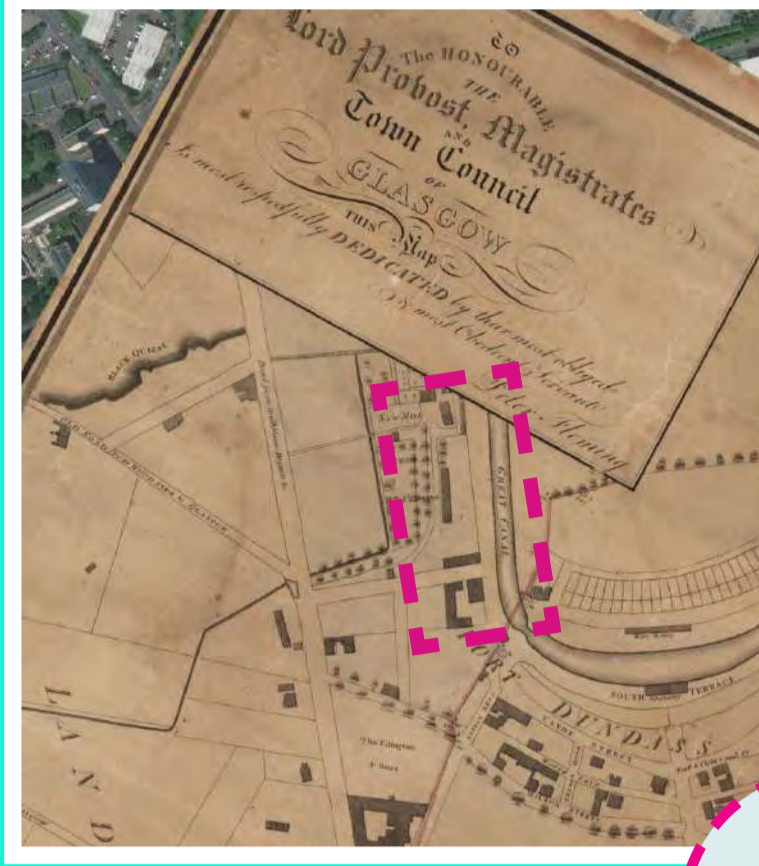


Site History



1752-55
Roy, Lowlands
Map

Prior to the construction and opening of the canal, North Glasgow was mostly undeveloped farmland. The urban centre of Glasgow was the present-day High Street and Trongate areas, though familiar place names of Woodside and Cowkeddin (sic) appeared as early as the 1750s.

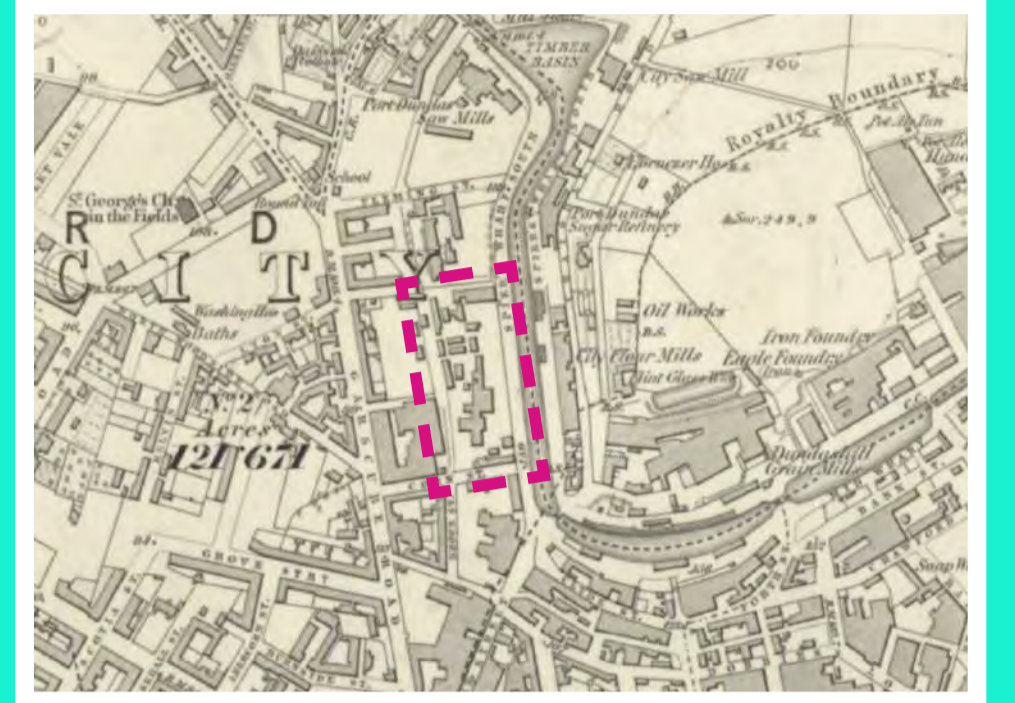


1807
TOWN PLAN

In its earliest recorded stage of development, the site was occupied by a saw mill, owned by a Wm. Fleming. Around the mill buildings the plot is a mix of fields and trees, as is much of the wider area. The land on the east bank of the canal is undeveloped.

Garscube Road, Civic Street, and Corn Street all exist, though are not yet named as such. Sawmillfield Street and Edington Street do not yet exist, and the plot of land extends east-west from the 'Great Canal' to the present-day Garscube Road, and north to the canal basin. Entry to the site is from the present-day junction of Civic Street and Corn Street.

By 1816 the plot is denoted on maps as Sawmillfield and is still under the ownership of Mr Fleming. 1816 maps show little detail regarding structures on the site but show more clearly the burn or river that offshoots from the canal basin to the north, and bisects the plot of land, before passing under Garscube Road.

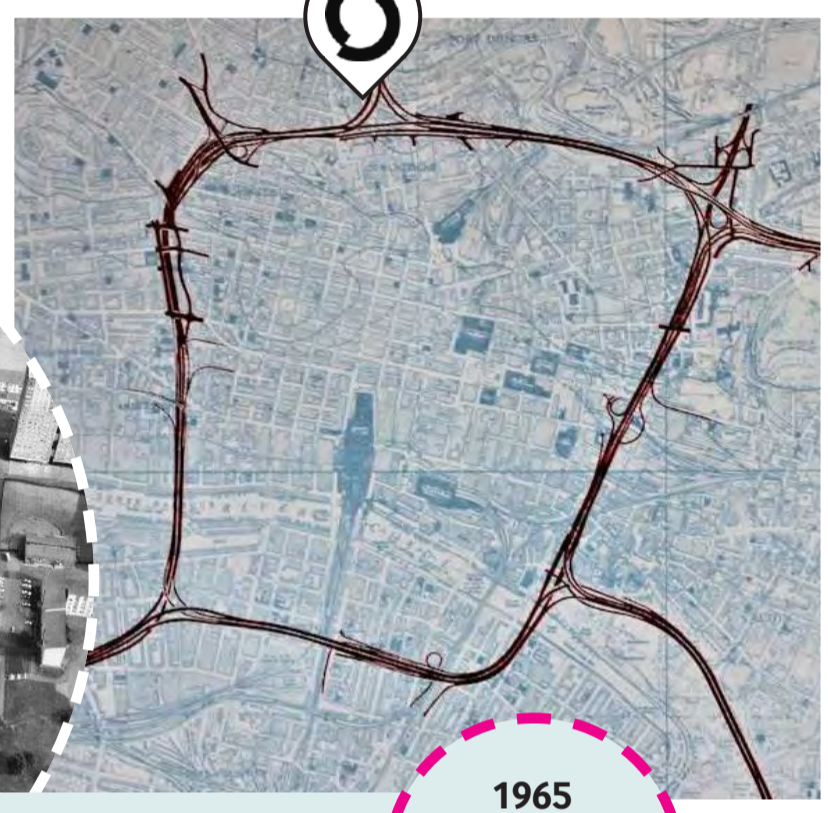


1843 - 1882

By the mid-19th century, the area has undergone significant industrial development, with both sides of the canal bank now home to mills, factories, and distilleries. The plot has been subdivided, with the formation of Sawmillfield Street, and an informal service route that would eventually become Edington Street.

The Milton Foundry now occupies the south-west corner of the site. McDowall, Steven and Co Ltd, who operated the foundry were among the pre-eminent decorative cast iron manufacturers in Victorian Scotland.

The area of the site today occupied by Scottish Opera remained as a saw mill and yard. The site was home to numerous small and large structures, in line with increased production. The canal edge is denoted as 'Speirs Wharf South', and the street names of Garscube Road and Corn Street are formally noted. Civic Street is at this time named Brown Street, with the site of the current Civic House occupied by the Phoenix Iron Works.

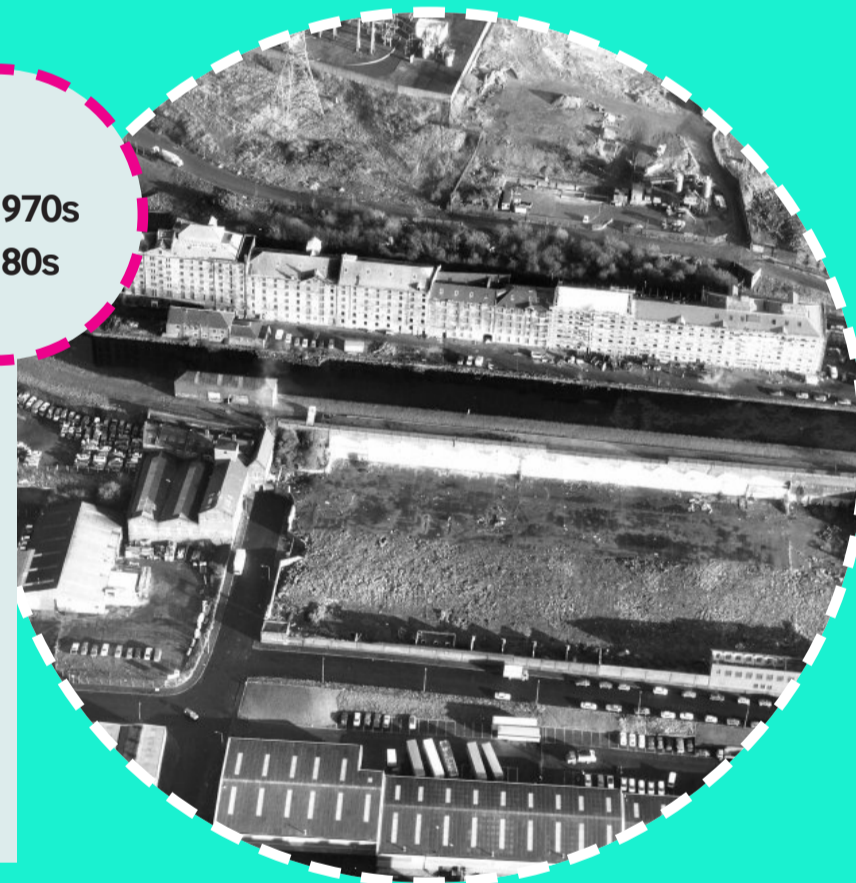


1965
Highway Plan
for Glasgow

The 1965 publication "A Highway Plan for Glasgow" shows the proposed ring-road and the impact it might have had on the canal and the Rotterdam Wharf site had its north junction been completed as intended.

The north junction was later omitted, along with the east and south flanks of the ring road.

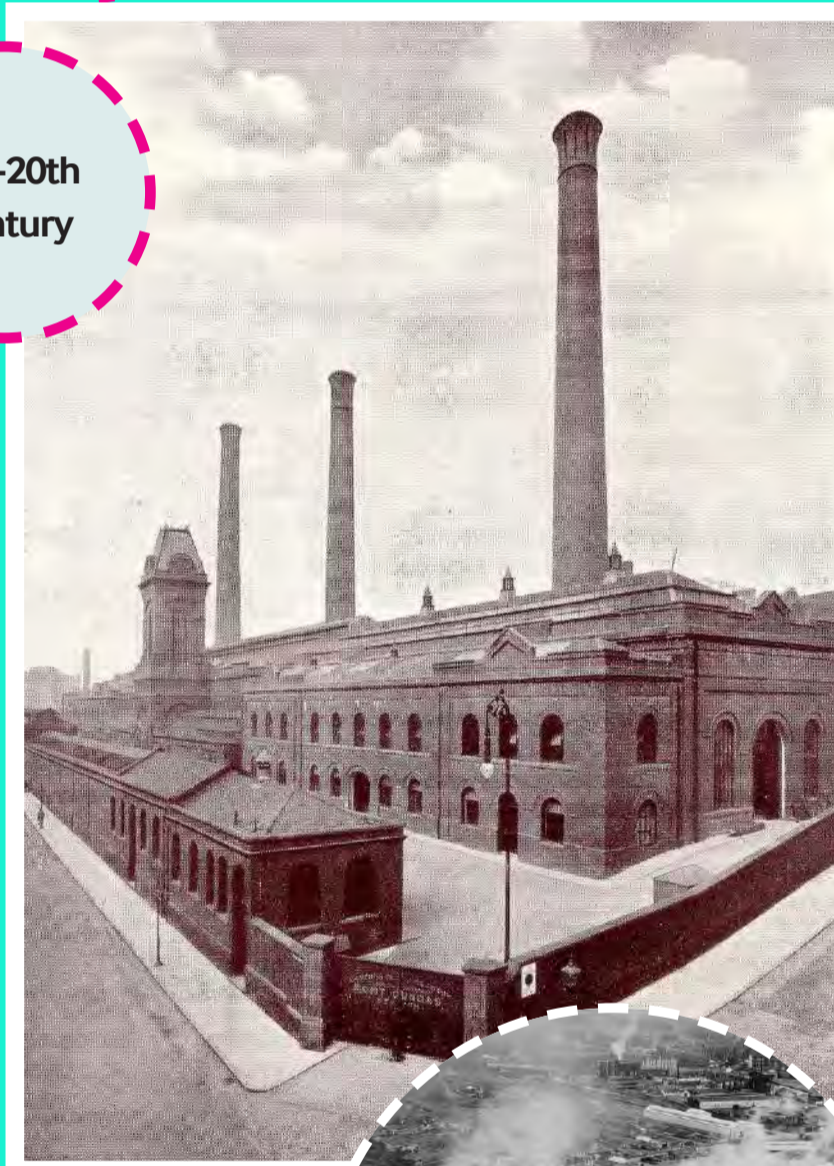
The 1970s
and 80s



Despite having a large output at the time of its opening, Port Dundas Power Station quickly became unable to meet demand and closed between the First and Second World Wars.

The buildings were later used as workshops and storage, and photographs from the 1960s show the chimneys were removed in this period. The tenements along Edington Street were cleared in the late 60s / early 70s, and the Power Station was demolished soon after.

Mid-20th
Century



Port Dundas Power Station



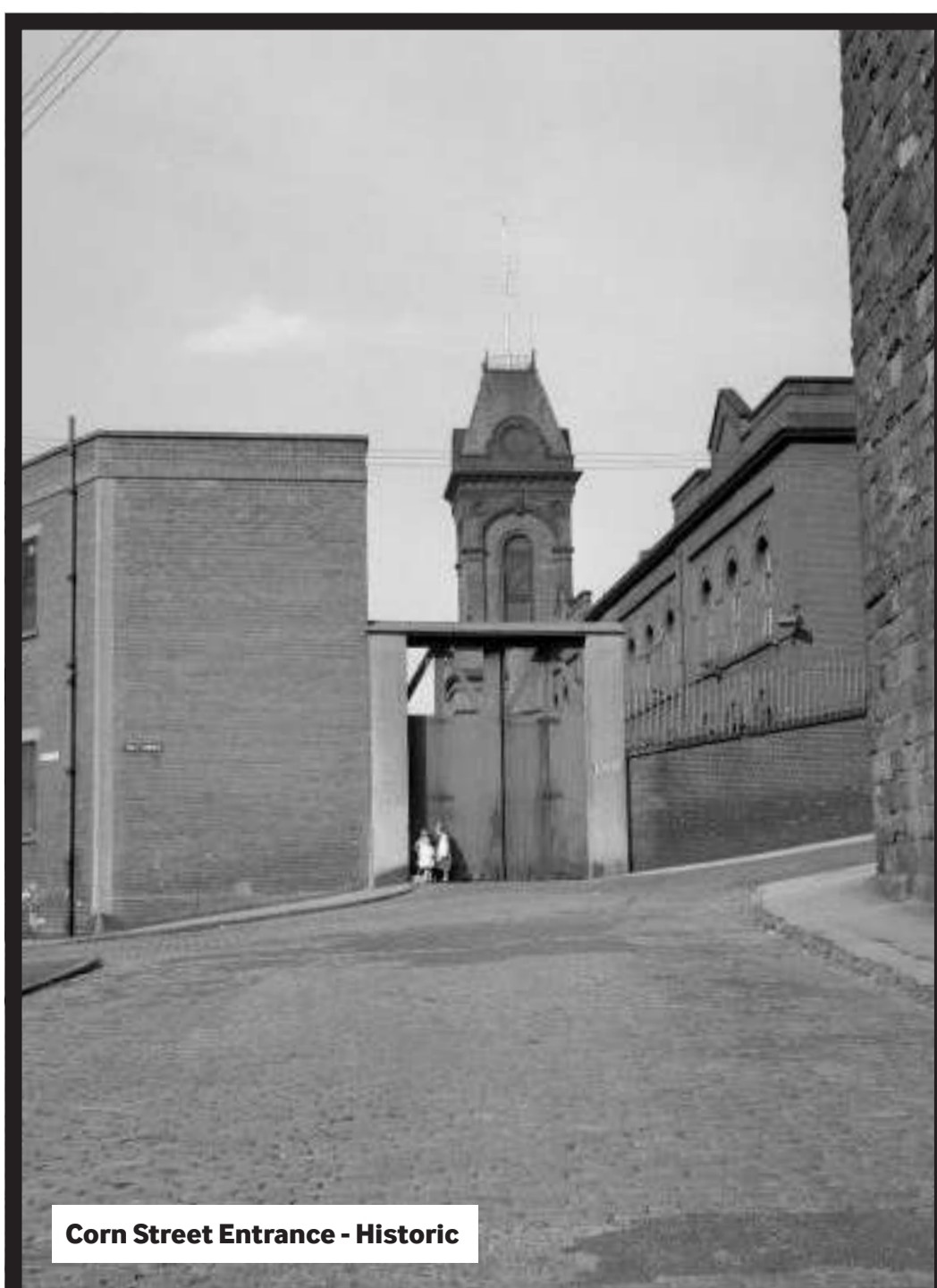
The turn of the 20th century marked the demolition of the foundry and saw mill buildings, and the formation of Edington Street, named for the Edington family, generations of which owned both the Milton and Phoenix Foundries. The layout of the surrounding streets became as it is today. In the 1920s Brown Street became Civic Street, with the construction of Civic House on part of the old foundry site.

In 1898, Port Dundas Electricity Generating Station was built on the present-day Scottish Opera site, with later additions made in 1913. The canal provided cooling water and supplied coal to the station. Designed by architect Andrew Myles, the building has a handsome terracotta brick façade, with a central tower and three large cooling chimneys to the canal side. It was faced on the opposite side of Edington Street by a row of tenements.

At Present



New Rotterdam Wharf Site



Corn Street Entrance - Historic



Corn Street Entrance - Today

24 Years of Scottish Opera at New Rotterdam Wharf

In 1999, Scottish Opera moved their production operations into a new custom-built Production Studio on Edington Street, on the site of the former Power Station. It contains set and prop building facilities, the costume department, and rehearsal spaces for productions. The building is technical and specified to meet Scottish Opera's technical requirements, and external service yards allow direct access for lorries and production vehicles.

Remnants of the Power Station boundary wall are visible on Edington Street, and notably at the service entrance to the Scottish Opera Production Studios on Corn Street. This historic entry point has been in constant use since at least 1807.

Planning Policy

The Statutory Development Plan covering the application site is the Glasgow City Development Plan ("CDP") adopted in 2017, and associated Supplementary Guidance ("SG"). The key aims of the CDP are creating and maintaining a high quality healthy place and developing a compact city form that supports sustainable development.

Within the CDP the site is designated as:

- Within the City boundary
- Economic Development Area
- The site does not have any listed buildings on it and located outwith the Central Conservation Area. Although there is a Scheduled Monument and listed building(s) in the vicinity.
- In October 2021 GCC approved a new purpose built student accommodation policy ('SG 10 Student Accommodation'). We will evidence that the proposed development complies with criteria set out within the policy, including but not limited to:
 - Meet minimum space standards.
 - Demonstrate that the proposed development will not undermine the character and amenity of the surrounding area, including access to shops, services, healthcare, leisure and community facilities and will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed.
- Design Criteria – we can evidence the following:
 - Ground floor amenity
 - Useable and mix of amenity with a specific purpose;
 - The provision of usable resident open space;
 - Built form that is sensitive to the local architectural vernacular and heritage in terms of the arrangement of buildings, their design, height, massing, and materiality;
 - Utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses.
 - Mixed tenure approach to the masterplan with a unique opportunity to promote a significant cultural quarter destination with international presence.

In terms of other policy matters, we are working with the Council on matters related to transport, ecology, access, flooding and drainage, sustainability to ensure the proposed development is deliverable and sympathetic land use.



National Planning Framework 4

In addition, following the approval by the Scottish Parliament of National Planning Framework 4 ("NPF4") on 13 February 2023, NPF4 forms part of the statutory development plan, along with CDP.

NPF4 is underpinned by six overarching spatial principles:

Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.

Conserving and recycling assets. We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.

Local living. We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.

Compact urban growth. We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.

Rebalanced development. We will target development to create opportunities for communities and investment in areas of past decline, and manage development sustainably in areas of high demand.

Rural revitalisation. We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

The proposed development will be assessed against the policies of NPF4 and can draw significant support from each of the above principles and fact it is brownfield land, and that where necessary, the appropriate balance has been struck between promoting health, sustainability, conservation, and promoting development and cultural investment.

Cowcaddens District Regeneration Framework

The Cowcaddens District Regeneration Framework ("DRF") makes reference to the underutilisation of Canal areas and specifically reference Speirs Locks creative quarter throughout the document. In particular, the need for mix of uses and improved wayfinding, creating a focus point of the quarter as a public destination, and repairing the M8 severance. The proposal to invest and create an improved mixed use creative culture cluster by Scottish Opera can take significant support from the DRF.

Wider Developments

The creation of a **Cultural Hub** at Speirs Wharf sits as a focal component of a wider and extensive regeneration of North Glasgow.

At **Hamiltonhill**, Queens Cross Housing Association are delivering a masterplan for over 600 homes, including both private and affordable units.

The adjacent **Claypits Nature Reserve** has recently been completed and provides a wonderful public space and environmental asset for the area.

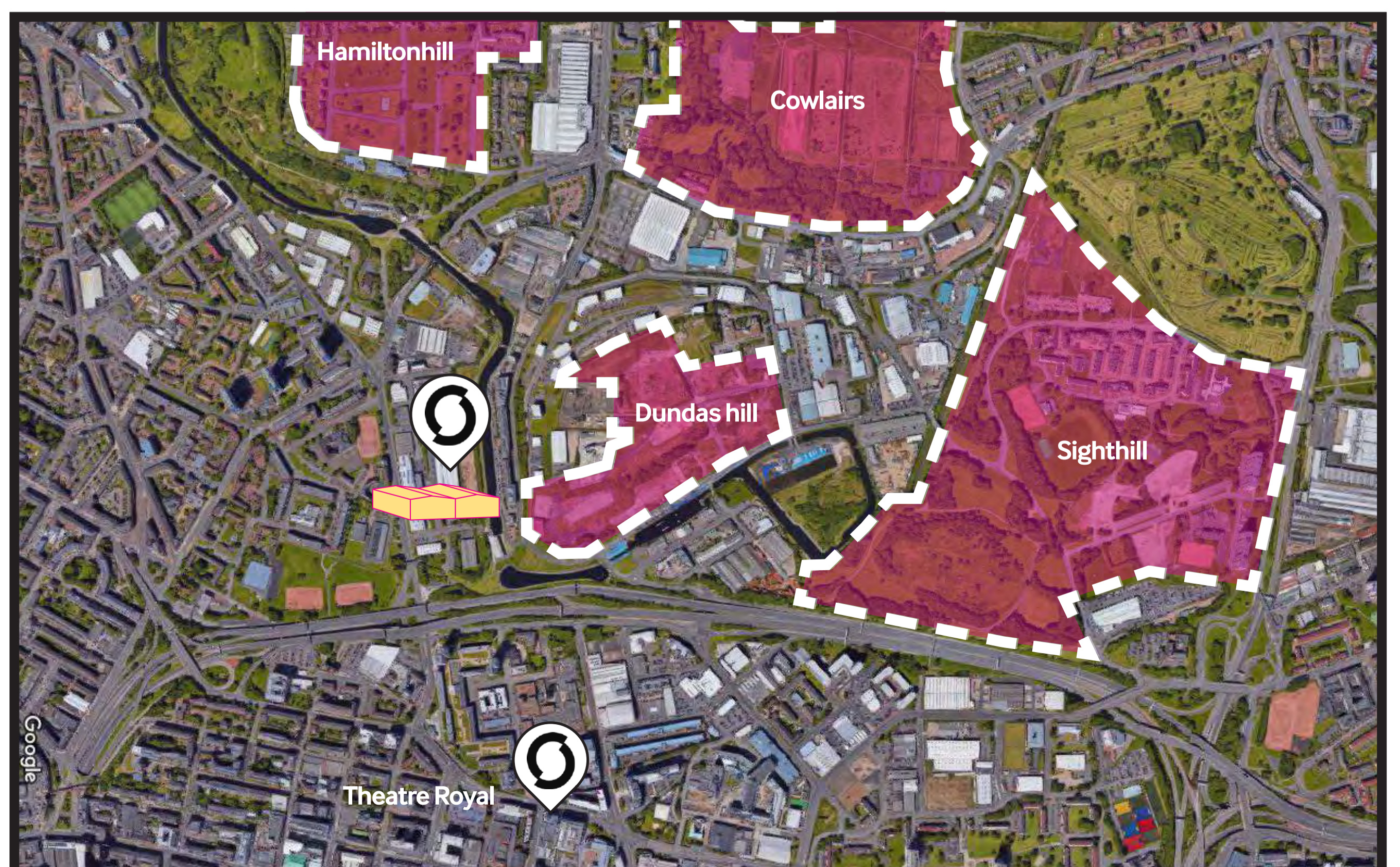
At **Sighthill**, the tower blocks have been cleared and over eight-hundred homes for private sale and mid-market rent are being constructed. A new pedestrian bridge over the M8 has been constructed connecting the site directly to the City Centre.

At **Dundashill** 600 more new homes including high quality public realm and open space are being constructed, and

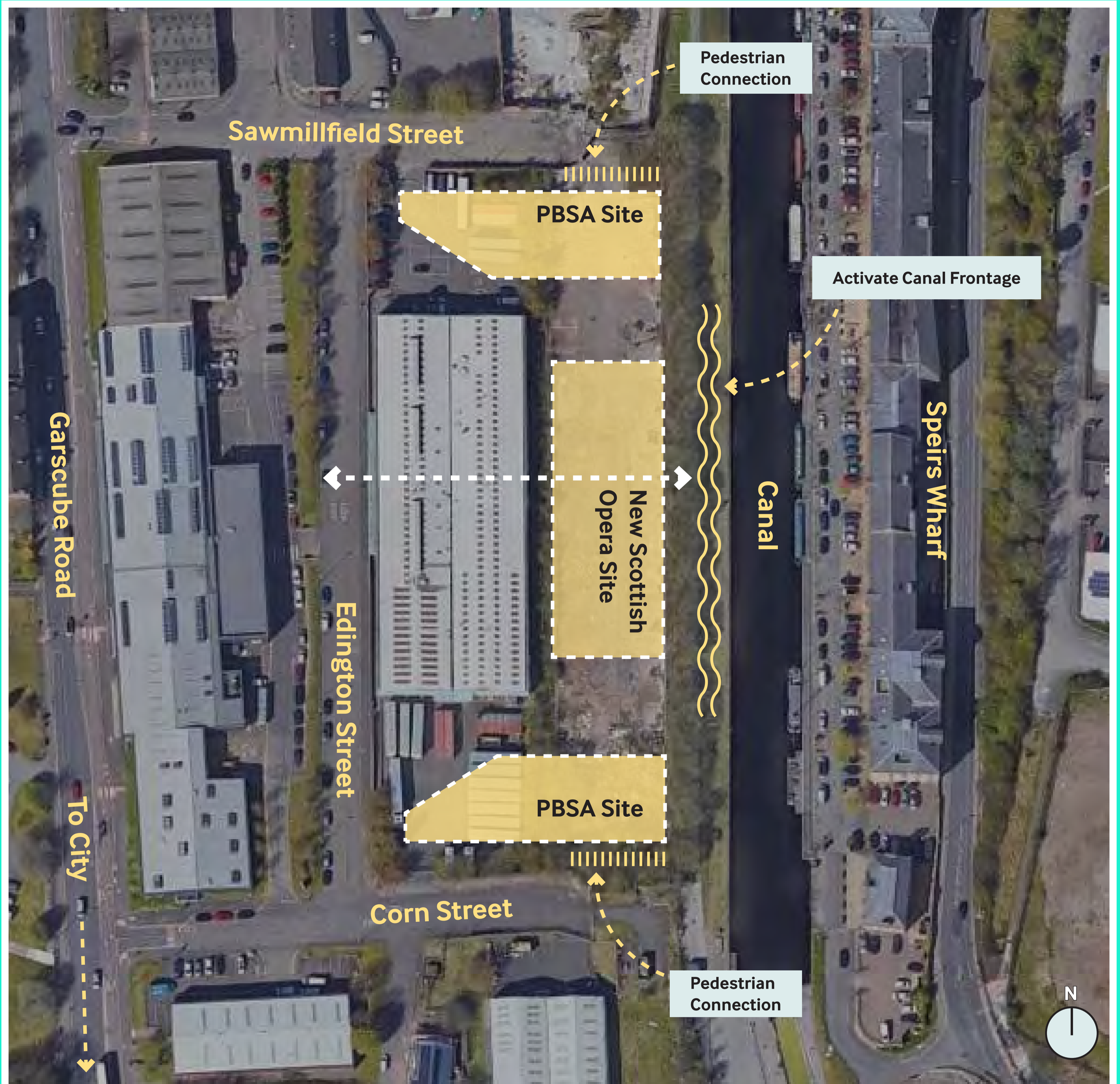
At **Cowlairs**, the City are planning to deliver 850 new mixed tenure homes.

In summary

- Over 2850 new homes to be delivered within a 2km radius of the site
- Infrastructure upgrades to the canal and surrounding area
- Improved connections to the City Centre inc. active transport
- All embedded in a growing community of cultural tenants



Strategy



Site Development Strategy

The opportunity presented at New Rotterdam Wharf is to transform a single sided 'industrial estate' plot into a mixed use vibrant urban block, activated on all sides with new cultural, student use and commercial opportunity, all crucially connecting with the western tow-path of the Forth and Clyde Canal, bringing life and vitality to this amazing city centre asset.

The development strategy that has evolved for the site is to place the proposed new Scottish Opera rehearsal and support building between the existing Edington Street production studios and the canal towpath. A core circulation route through this new building will link a new canal-side

entrance down into the existing production studio and to the existing entrance on Edington Street.

To the north and south, two student accommodation blocks (PBSA) are proposed, with stepping scales, effectively 'book ending' the site and providing activated frontages to all four corners of the plot. Pended access under each PBSA block provides access to two internal courtyards providing service and visitor access to the Scottish Opera building. New broad feature steps at both the north and south ends of the site provide connection between the ends of Sawmillfield St and Corn Street, connecting up to the canal edge.

Feedback from consultation No.1



31



people attended our first consultation

15



feedbacks were received: 9 of which are positive comments and 6 highlighted some concerns, which we have responded to below;

1. The two towers are too tall and should be lower

The scale of the development has been carefully considered. The towers are split into two elements, with the lower parts adjacent the towpath and fronting Speirs Wharf set lower to respond to the scale of the Speirs Wharf buildings. See section A-A below. Through design development, the north east portion of the PBSA development has been reduced in height by 2 storeys.

2. There will be a negative townscape impact upon the outlook and views of Speirs Wharf residents

Views to and from Speirs Wharf have been a central consideration of the design approach taken. The floorplates of the PBSA blocks have been designed to minimise the impact on views by orientating the blocks perpendicular to the Speirs Wharf elevation (minimising the elevation width presented to the Wharf). In addition, by chamfering the corners of the blocks, this increases the openness of views, reducing the impact. See Plan 1 on this page and refer to FAQ board

3. What are the sunlight and daylight impacts for residents?

Refer to the environmental impact assessment within the FAQ Boards board

4. Will there be any noise issues associated with the development?

Refer to FAQ board

5. What is the parking solution?

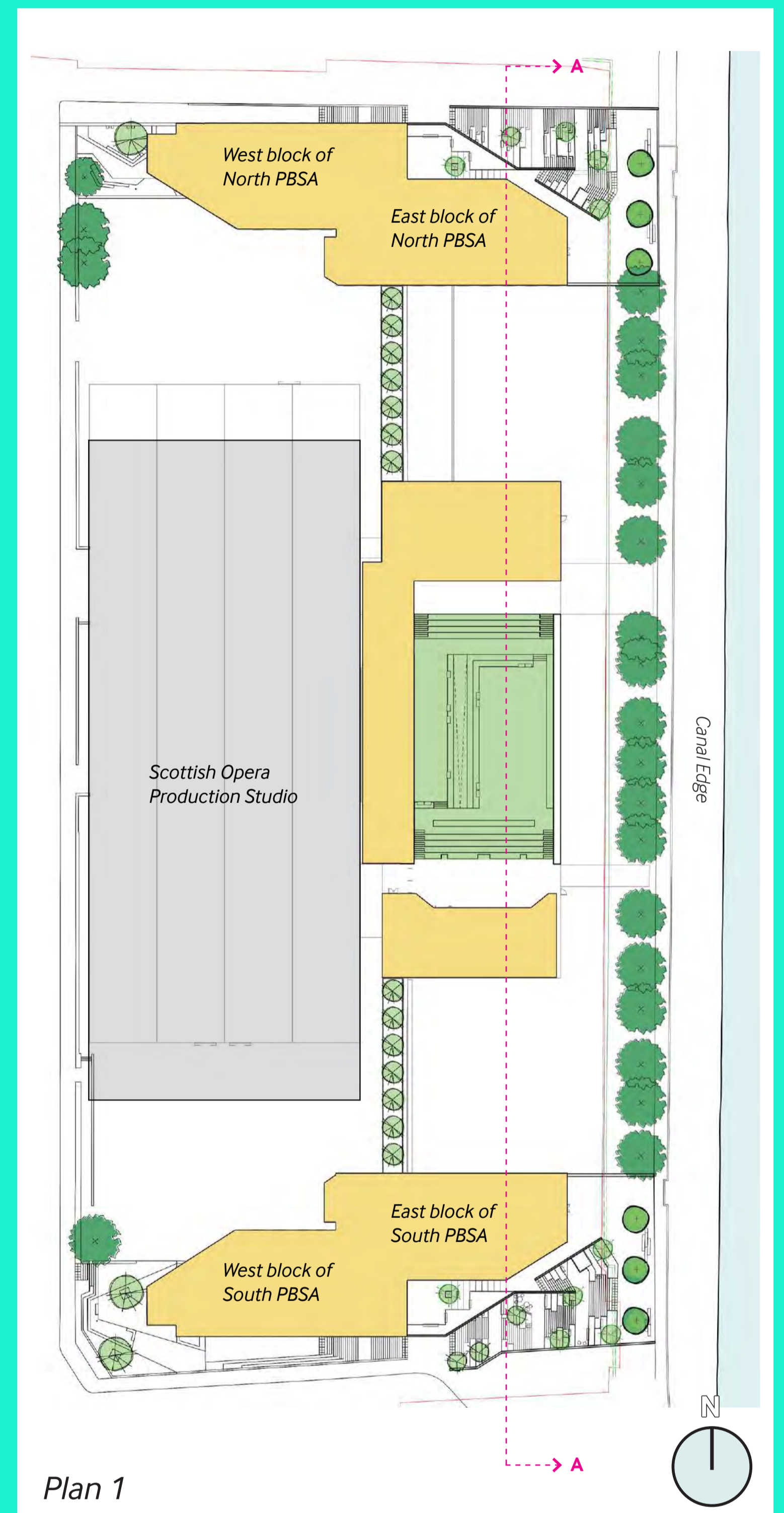
Refer to FAQ board

6. What are the proposed commercial units going to be?

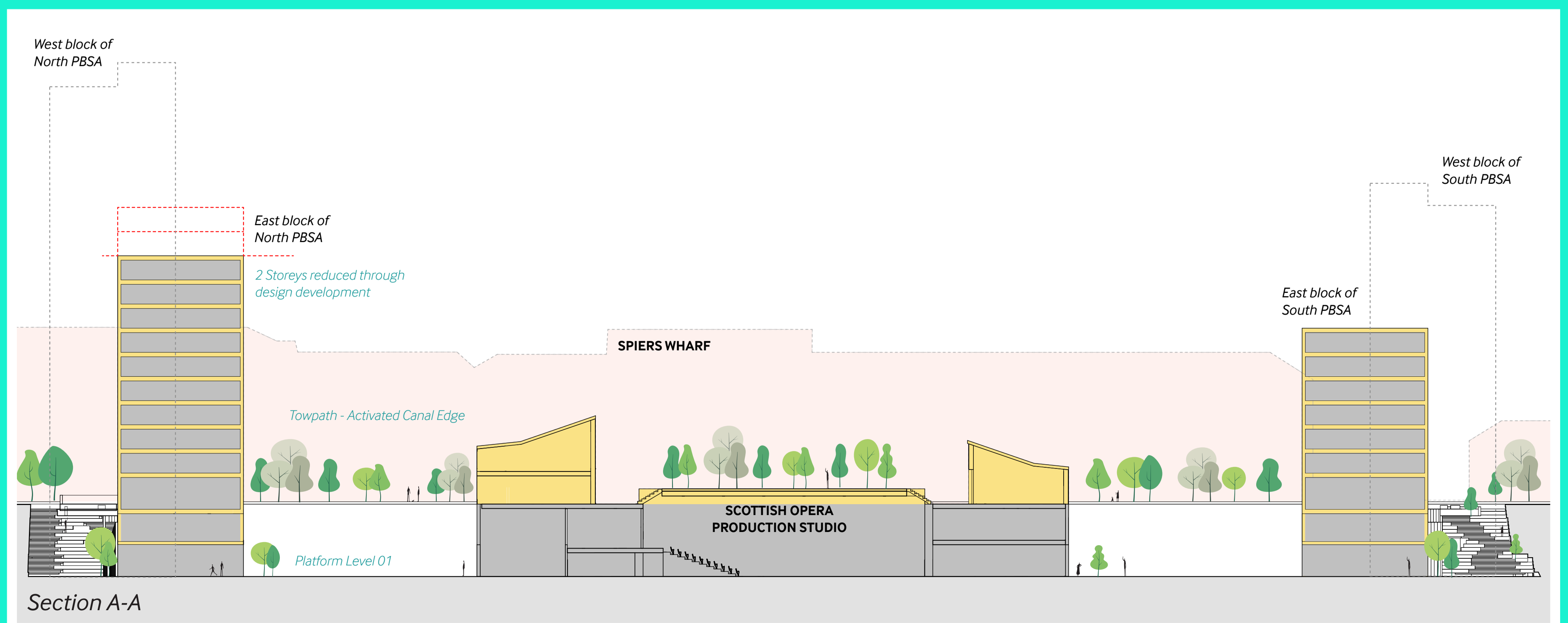
Café at the Walled Garden with an emphasis on weekend hours, Gym that is open to public membership and the possibility of a supermarket chain is being explored at the moment. There have also been early discussions with a Medical Practice and a Dental Practice about a possible relocation. Refer to board 8

7. How will the community spaces be curated and truly open to everyone?

The Walled Garden will be curated by Scottish Opera with the intention of hosting small scale music performances in the warmer months – both in the garden space and in the southern rehearsal room with the audience seated on the tiered steps. In addition, the Education Room on the lower northern end will (when not required for Scottish Opera projects) be available for performances for (and by) the Primary Schools of North Glasgow. The room will also be available to the wider community for events, meetings and displays.



Plan 1



Section A-A

Massing



Public Benefits



CAFÉ

Publicly accessible cafes will form part of the Scottish Opera and PBSA developments - each providing differing offers with views over the city and to the canal.



GYM

Publicly accessible gym facility within the PBSA development



PUBLIC GARDEN

The garden is an accessible space that the public is invited to discover as it offers a quiet and tranquil experience for everyone with amazing views over the west of Glasgow.



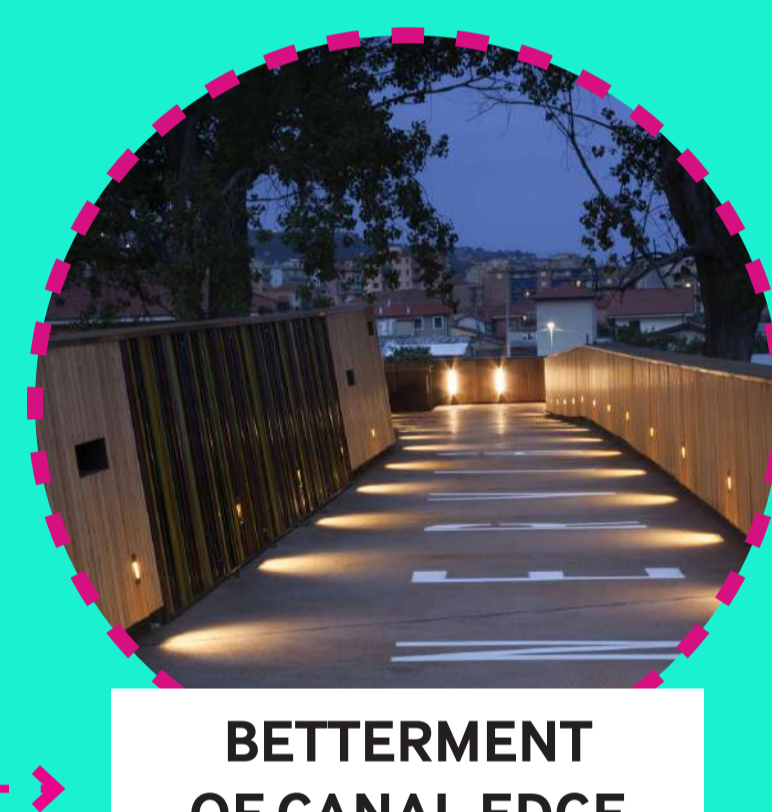
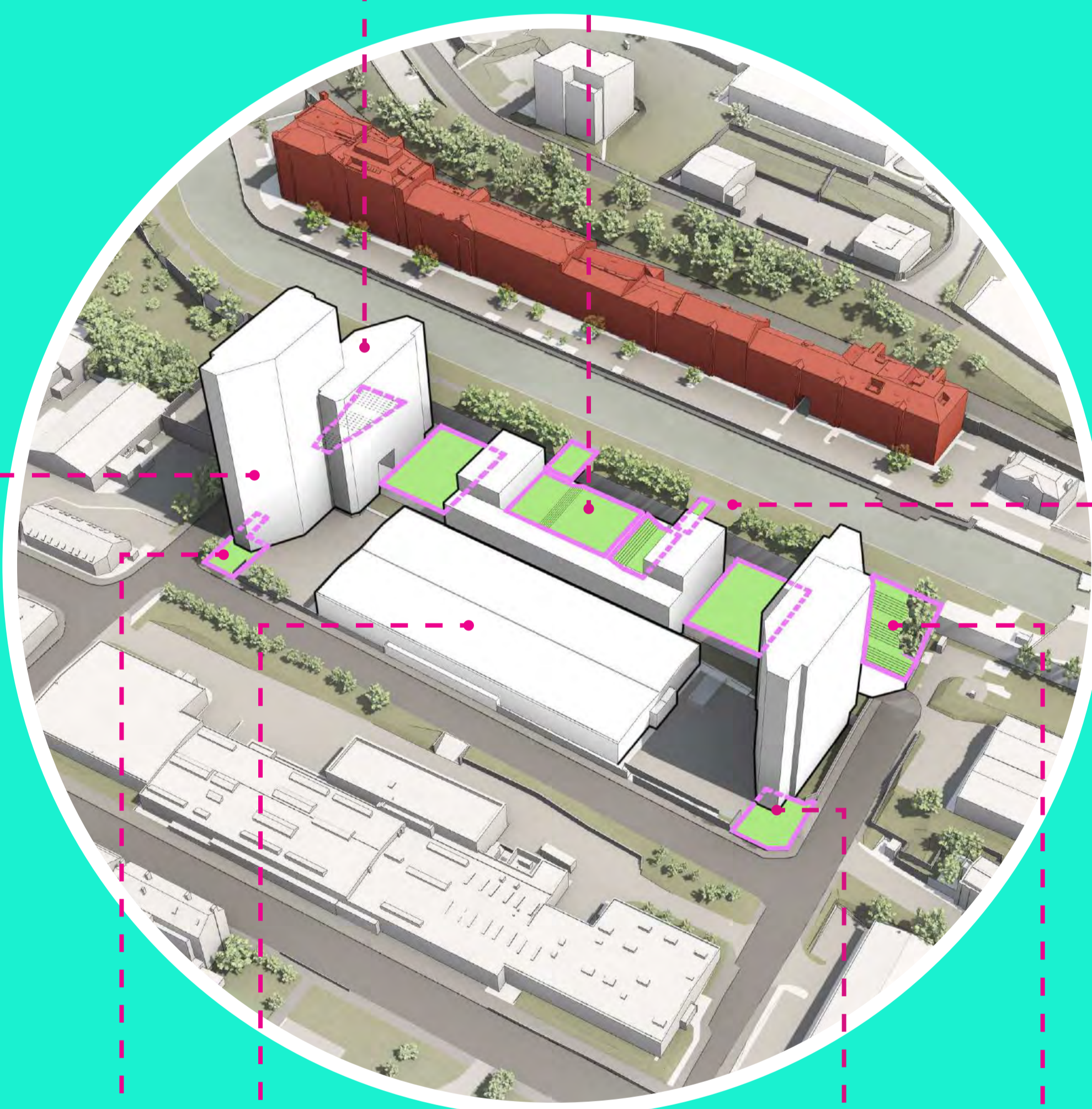
AMPHITHEATRE & PAVILION

Within the walled garden, these south-facing seating steps create a welcoming setting to rest and could be used for occasional performances held in the Scottish Opera southern pavilion.



COMMERCIAL

Opening to the North square, a commercial facility that will enhance the amenity of the area



BETTERMENT OF CANAL EDGE

Connecting the towpath to the proposed development, the two new pedestrian bridges provide access to the garden space and the new Scottish Opera facility. New low lighting and landscape will make the area more attractive and safe.



PLAZA

This plaza acts as a north-west entry point from the city and creates opportunities for the public and students to come together and meet with impromptu activities like markets and pop up events.



SCOTTISH OPERA ENGAGEMENT

A new Education studio will support Scottish Opera engagement activities. This space will be available to local schools for performances and the wider community for events, meeting and displays.



PLAZA

This plaza acts as a south-west entry point from the city and offers a shared space that is both public and social as well as functional to allow daily servicing of the Scottish Opera Production Studios.



BETTER CONNECTION

Acting as a main point of access between Edington Street and the towpath, these south-facing steps are nestled in the green setting and create inhabitable pockets of space where activities can happen. Enhancing the connection to the west From canal path to Garscube Road with transport links to city

Canal Edge



View 4 - Along the Canal Edge at the top of Southern Steps looking North

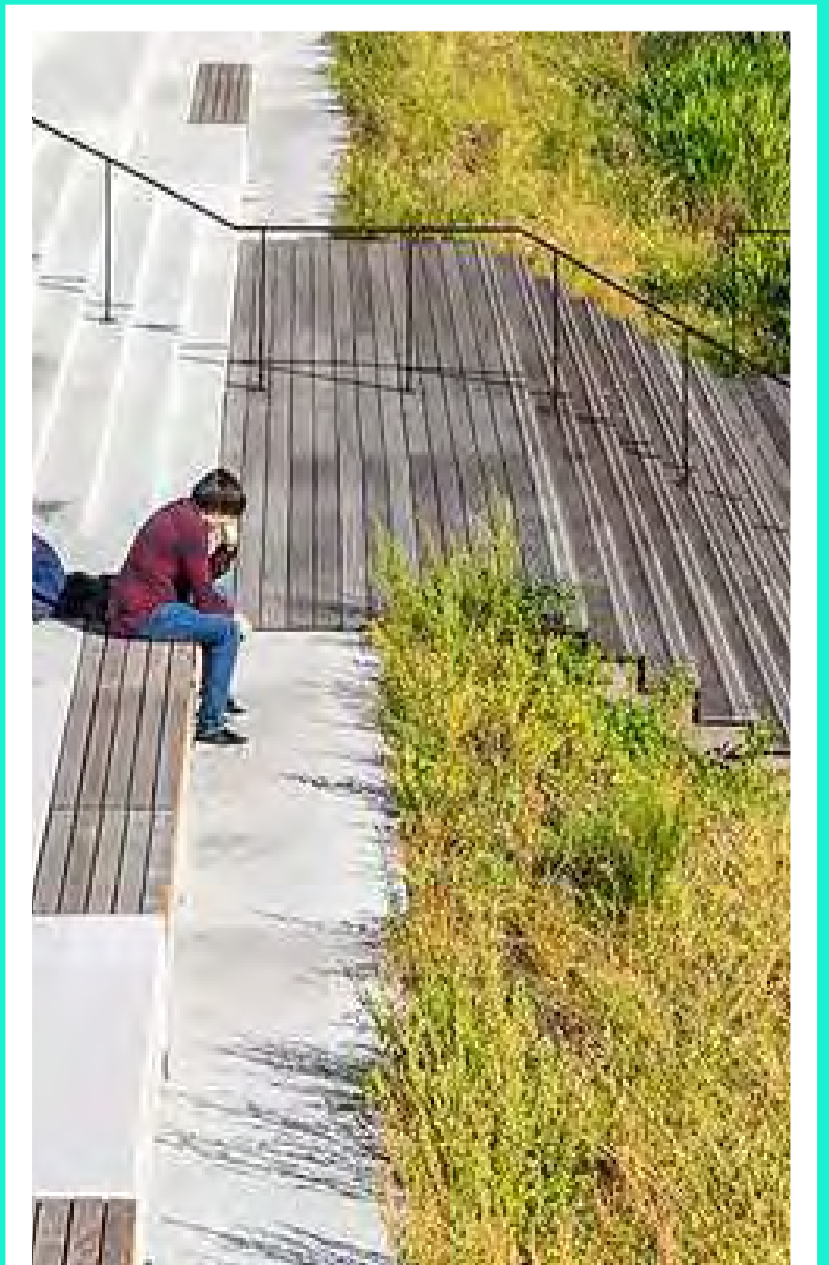
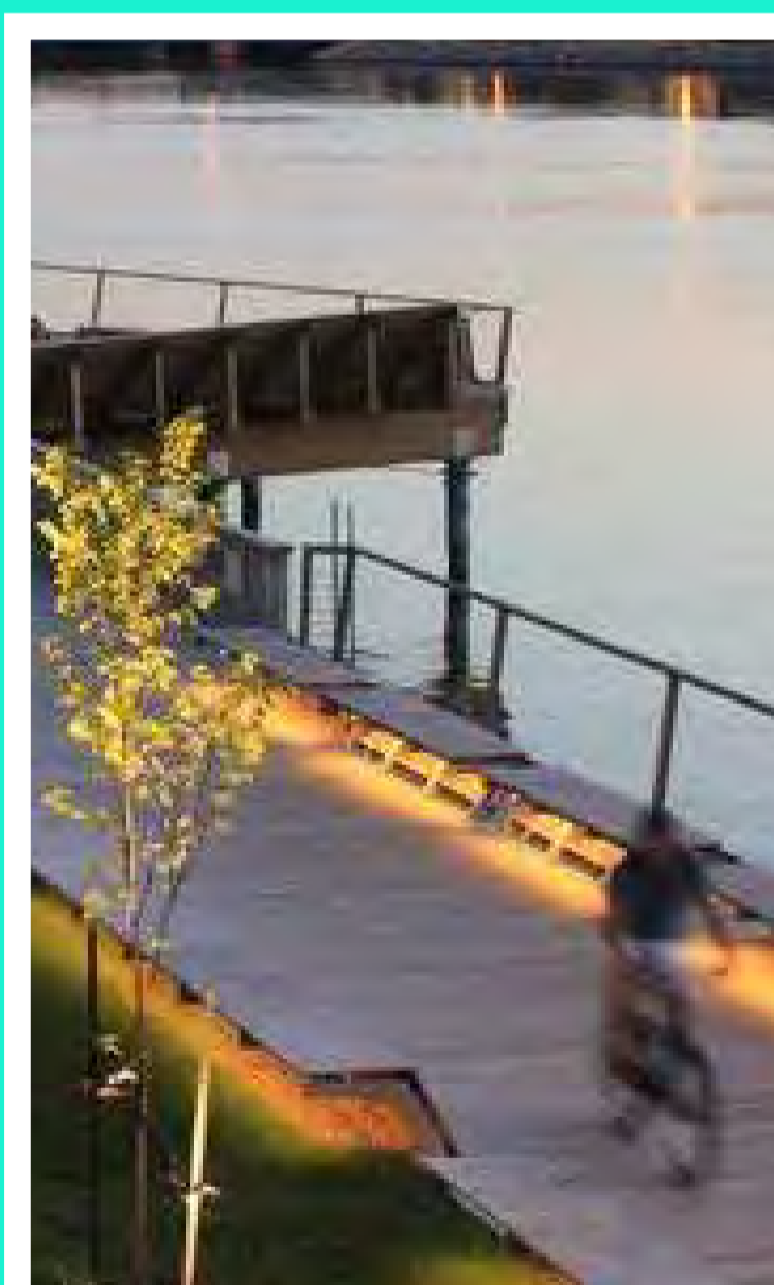


Life by the Canal

One of the key opportunities of the Scottish Opera project is to enhance the experience of the Forth and Clyde towpath and create an exciting relationship with the water's edge. The proposals engage directly with the towpath with new public spaces at the north and south ends of the site connecting the existing towpath down to Edington Street to the west. These links connect with existing active travel routes, improving accessibility for all.

New paths and deck access provide varied accessible options to the water's edge, offering the potential for moorings and small craft launches. The new buildings and public realm will provide improved lighting, security and safe environment for all, creating a more attractive and safe place along the canal. This will all be done sensitively respecting the canal wildlife corridor along the canal edge. Animating the canal edge improves the experience for all and helps to reinforce the essence of 'Place' between Speirs Wharf and the Scottish Opera/PBSA, creating a destination for the benefit of the community, both new and existing.

The existing trees along the towpath boundary will be retained between the key connecting points. Between these proposed connections, the trees will provide a screen and shelter from westerly winds, while the breaks in the trees offer views west out towards the Glasgow skyline.



Connection



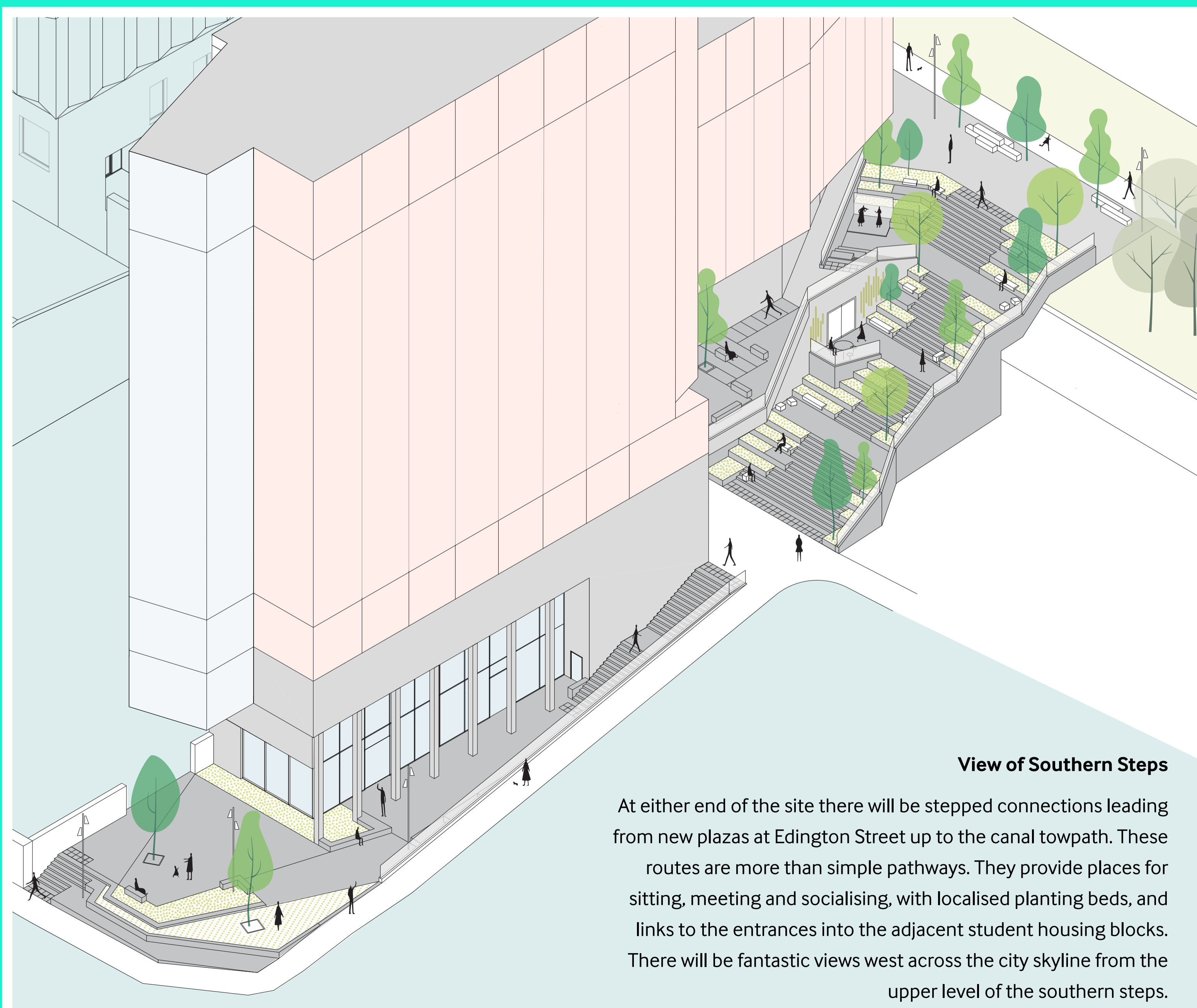
Scottish
Opera

View 5 - Overlooking Southern Steps towards the West



Canal Activity

The enhancement of the environment along the canal will create an attractive space for a potential range of activities. Visitor moorings for canal boats and launch facilities will all be possible, and the regeneration will encourage more water-based activities along the canal – for example stand up paddle boarding, kayaking, canoeing, and launching model boats with schools and community groups. The proposed public realm to be delivered with the is designed to encourage a number of outdoor events and incidental performances which further animate and activate the canal edge.



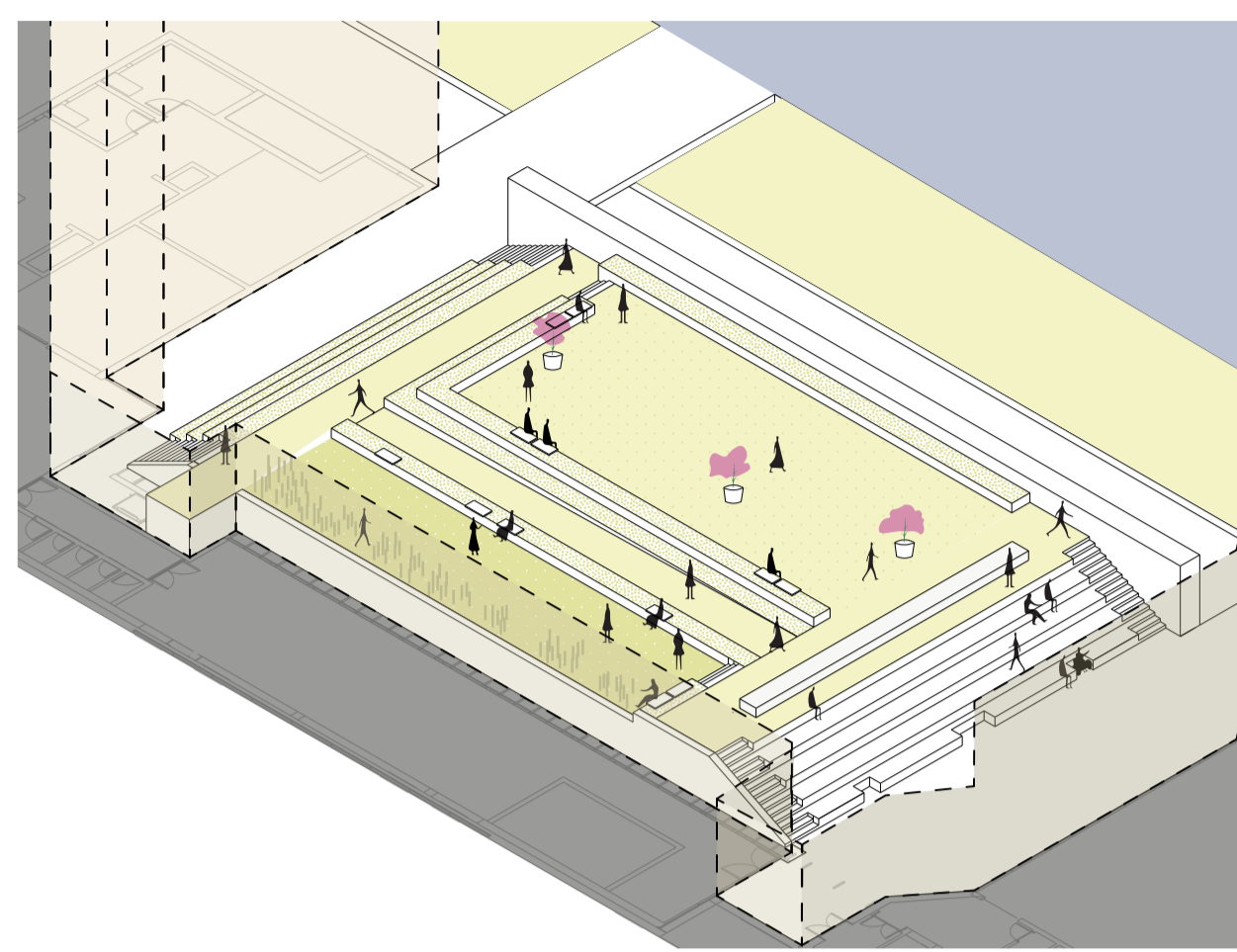
View of Southern Steps

At either end of the site there will be stepped connections leading from new plazas at Edington Street up to the canal towpath. These routes are more than simple pathways. They provide places for sitting, meeting and socialising, with localised planting beds, and links to the entrances into the adjacent student housing blocks. There will be fantastic views west across the city skyline from the upper level of the southern steps.

Walled Garden



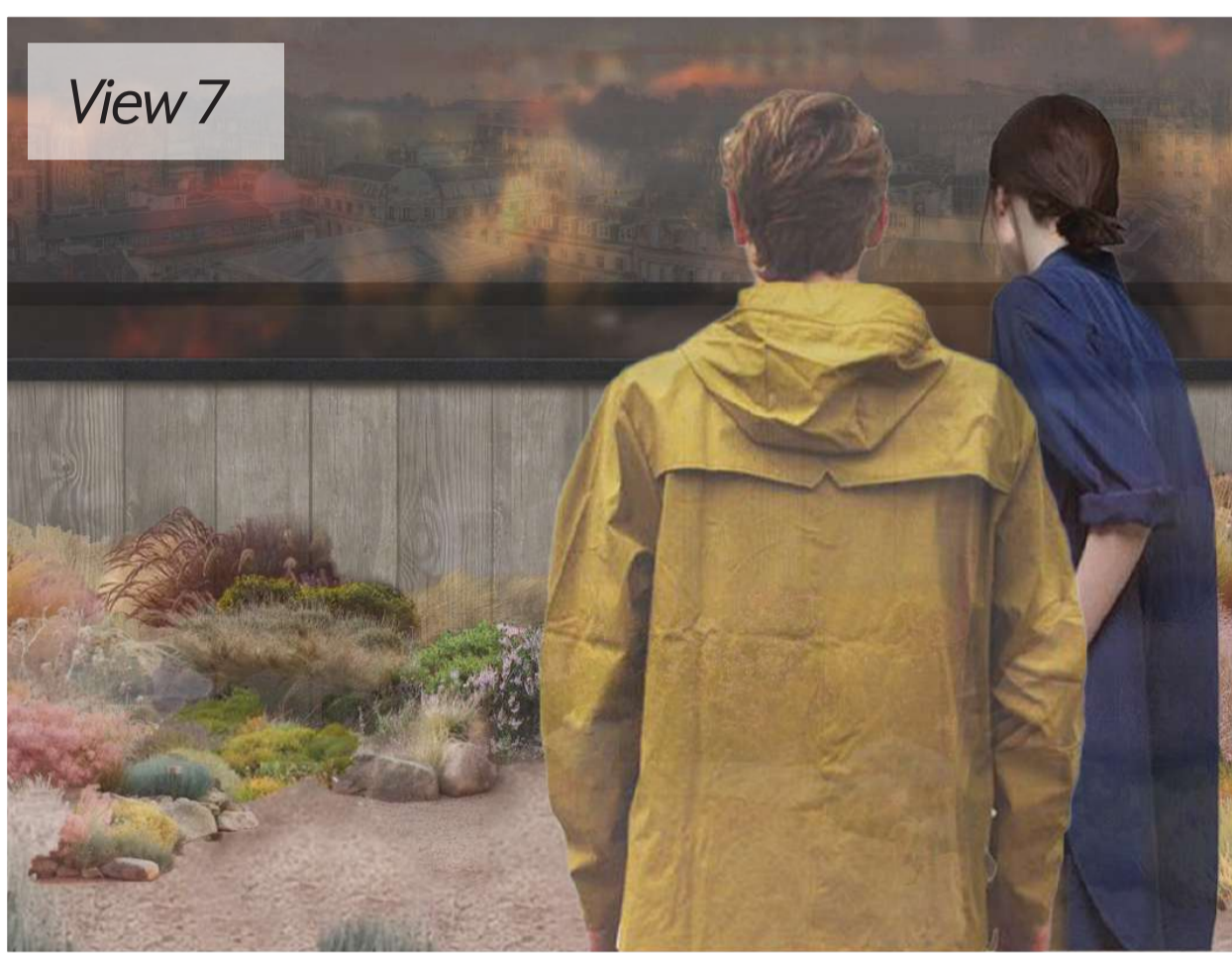
View 6



The walled garden is a place to discover and explore. The rooftop garden is discovered by crossing bridges from the canal towpath and provides a publicly accessible space which will be secured at night. The 'walled' garden is enclosed by two pavilions to the north and south and a linear pergola to the west.

The northern pavilion will provide an entrance into the Scottish Opera complex and will house their offices and meeting rooms. The southern pavilion is a rehearsal room / flexible studio. This space has the ability to open up to the garden, with raked steps providing opportunity for an amphitheatre type audience to sit and enjoy summer performances.

View 7



View 8



To the west a single storey glazed pergola provides a café and social space that enjoys stunning views out to the West End of the city. The glazing to both sides of the pergola provides city views from within the walled garden itself.

The roof top garden will be curated by Scottish Opera with the intention of hosting small scale music performances in the warmer months – both in the roof top garden and in the southern rehearsal room with the audience seated on the tiered steps.

View 9



Biodiversity

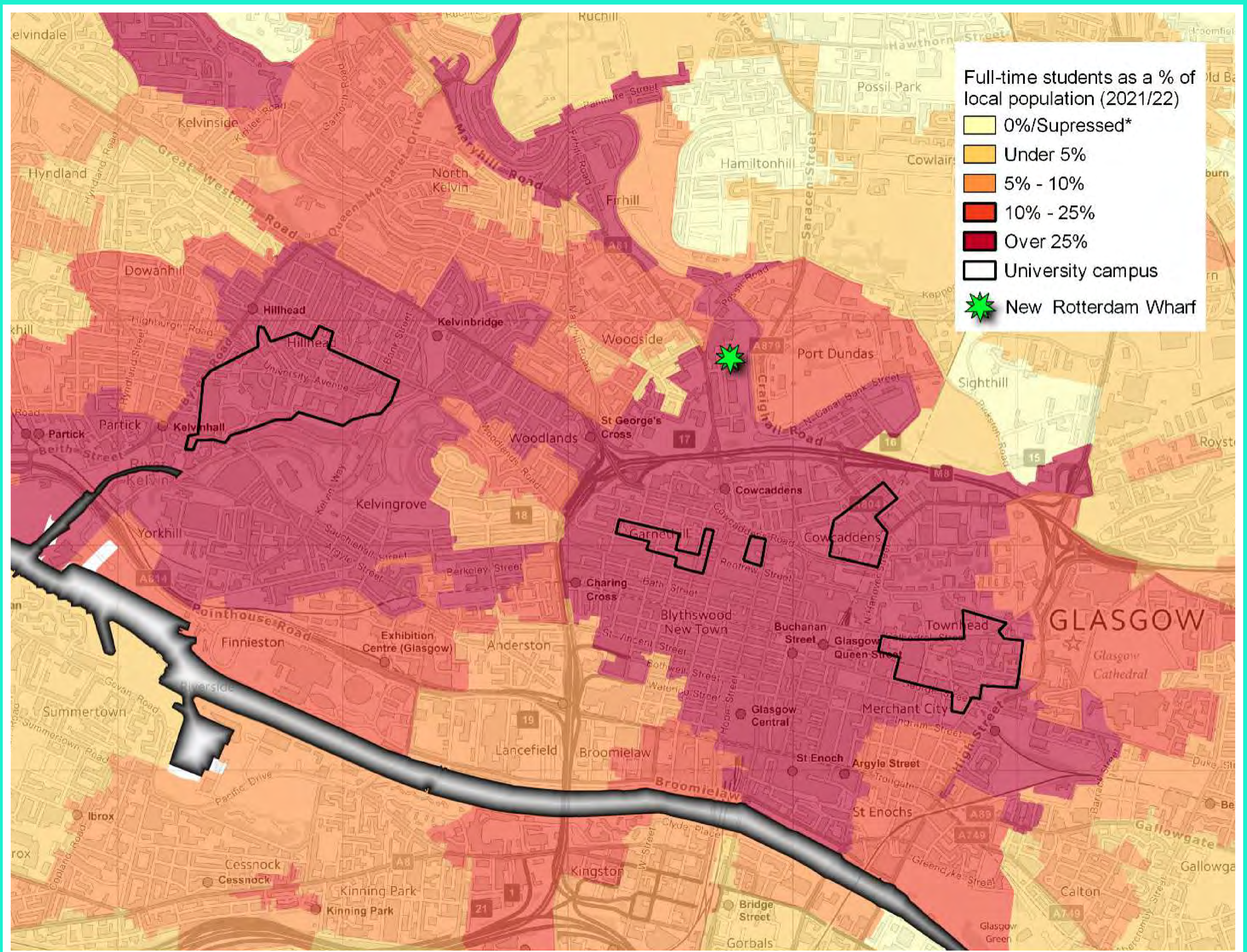
The site at present has a number of self-seeded trees and shrubs in opportune gaps in paving and to the base of walls. These do not offer great value to the site from a biodiversity and habitat perspective. With new planting areas and significant tree planting across the public realm spaces the extent of habitat provision will increase. The planting palette will be native, diverse and climate resilient to ensure that when the project is complete we are leaving a positive contribution to the site's biodiversity. In line with the National Planning Framework 4 the project will deliver biodiversity net gain through the introduction of the planting strategies and management regimes noted above.

Furthermore it is proposed to retain the existing tree line to the canal boundary, breaking through this in four places to provide for connections onto existing streets or into the Scottish Opera facilities. These retained trees provide a wildlife corridor along the canal. The project will enhance this landscape screen through considered management and enhanced planting among the trees and understorey. The native planting swathes across the proposed development will offer increased habitat potential while providing seasonal colour, varied textures and graceful movement throughout the year to compliment the new public spaces.

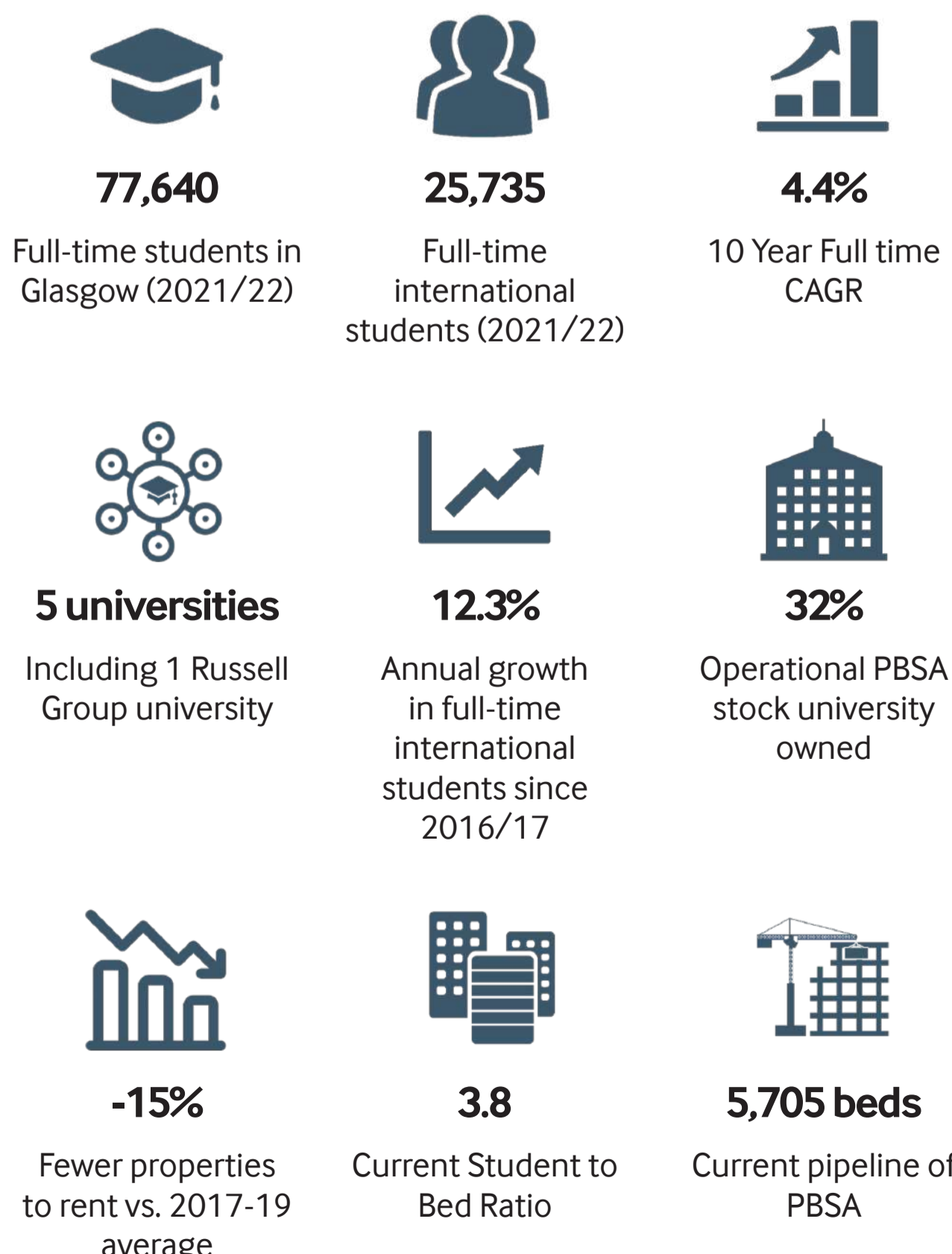
PBSA Demand



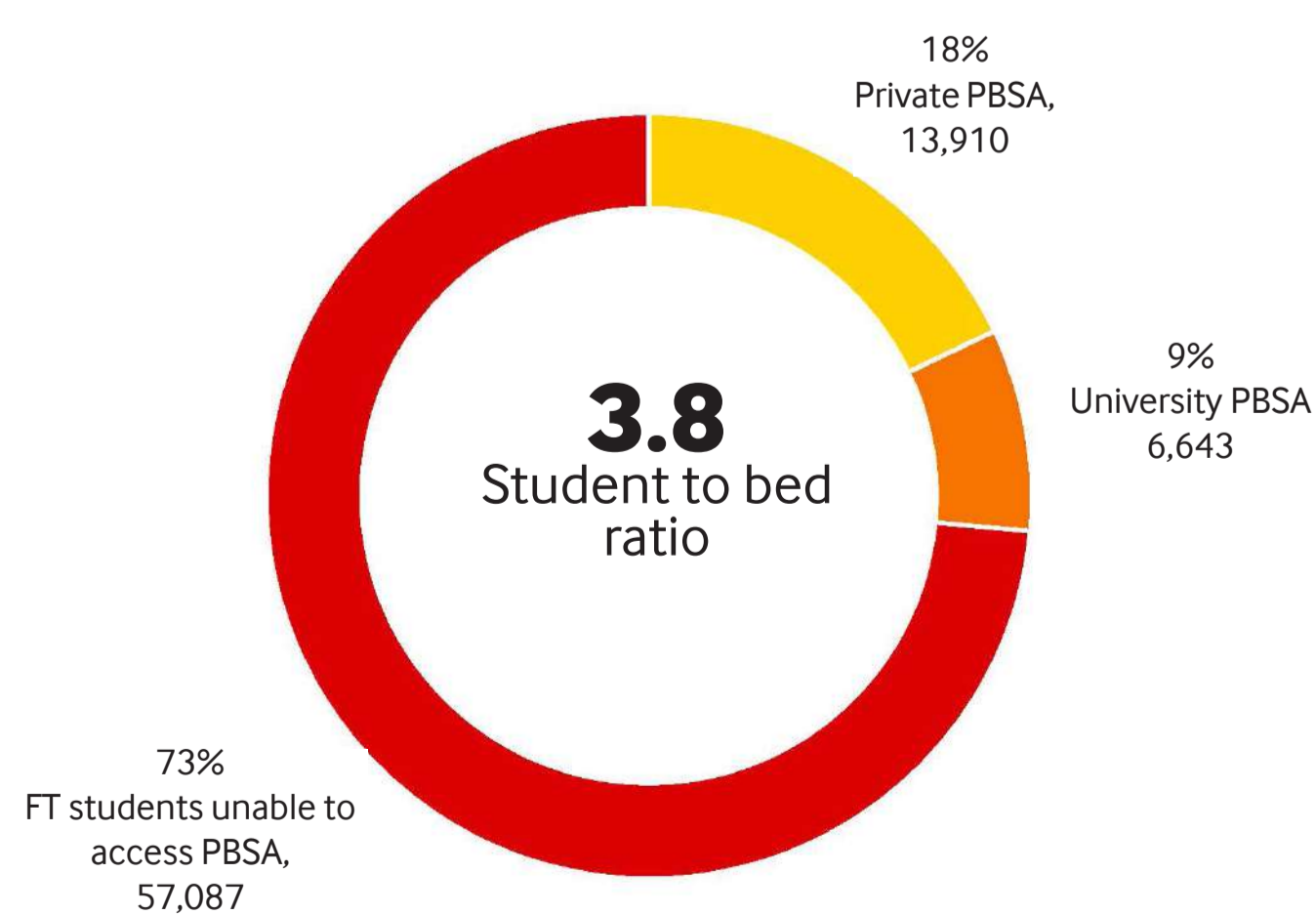
Purpose-Built Student Accommodation



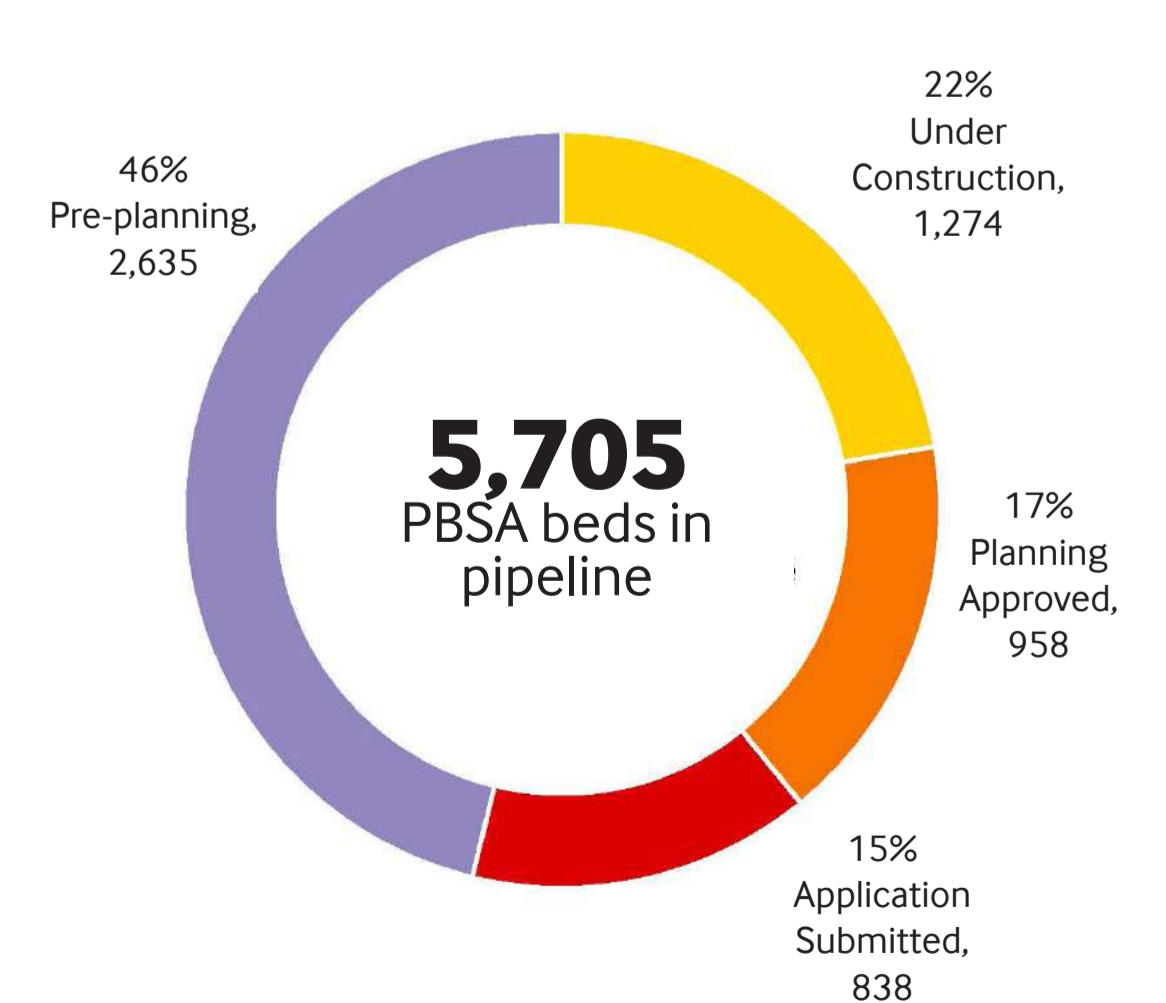
New Rotterdam Wharf, Edington Street, is situated in an area of high student density in Glasgow, north of the city centre universities and east of the main University of Glasgow campus.



Current Supply and Demand Dynamics



Planning Pipeline



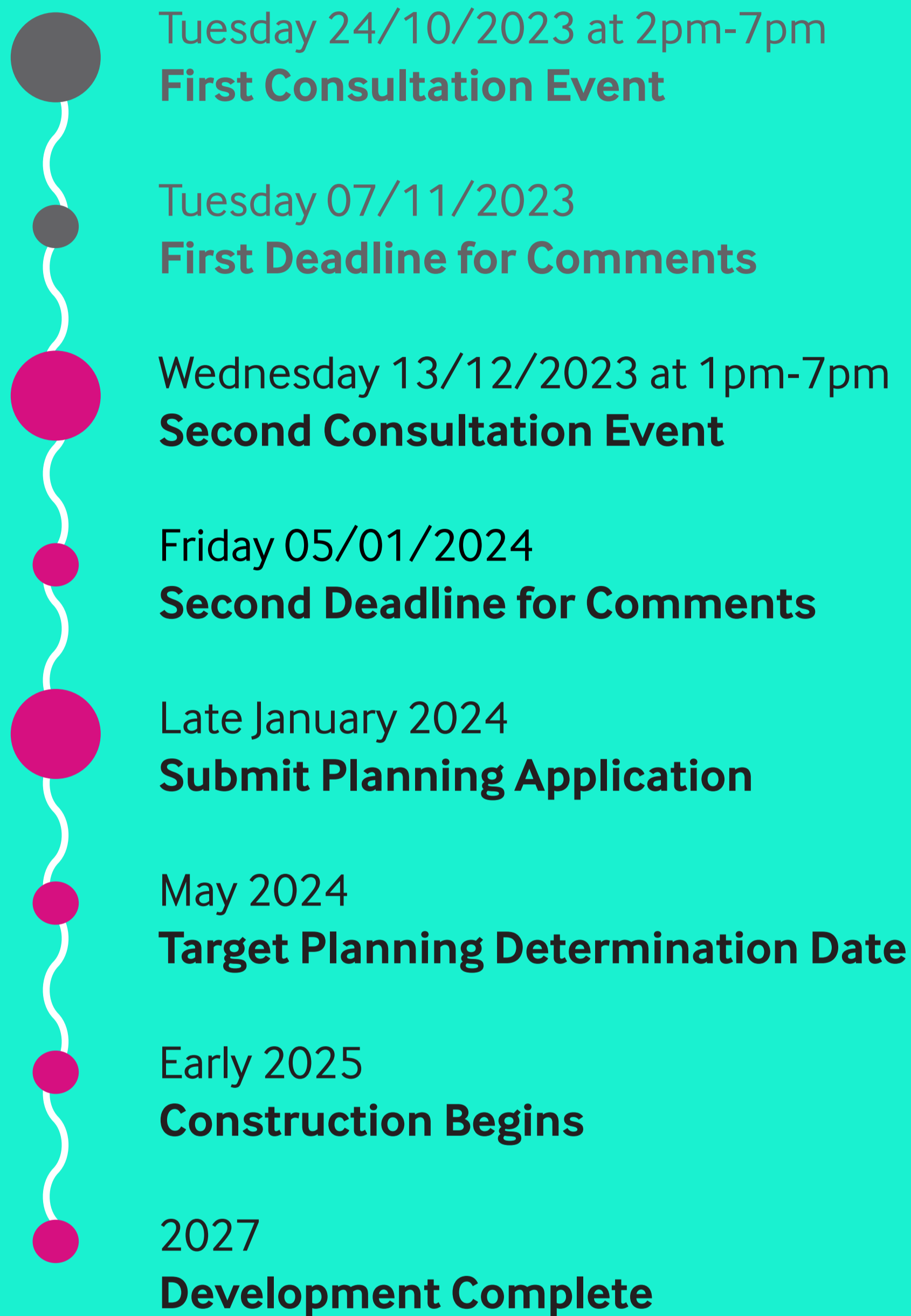
There is a significant undersupply of PBSA in Glasgow. 73% of full-time students are unable to access PBSA at current supply levels. Building out the current pipeline would represent a 28% increase in stock, however, only 1,300 units are currently under construction.



Next Steps



Timeline:



Thank you for attending this consultation. It is important that we gather as much feedback as possible following this event. All feedback received will be used in shaping the final design for the proposals. With this in mind, please take the time to speak to members of the project team who are on hand to discuss the proposals and answer any questions you may have.

You can leave your feedback in various ways:

- Please fill in the **'Your Comments'** feedback form before you leave today
- Email us at: feedback@scottishopera.org.uk
- Visit our website: www.scottishopera.org.uk/newrotterdamwharf
- Phone us by calling: **0141 248 4567**
- Write to us at: Scottish Opera, 39 Elmbank Crescent, Glasgow G2 4PT
- Normal office hours are **Monday - Friday, 9.30am-5.30pm**

For more information about the project and to submit comments online, please scan the QR code or visit:
www.scottishopera.org.uk/newrotterdamwharf

thanks

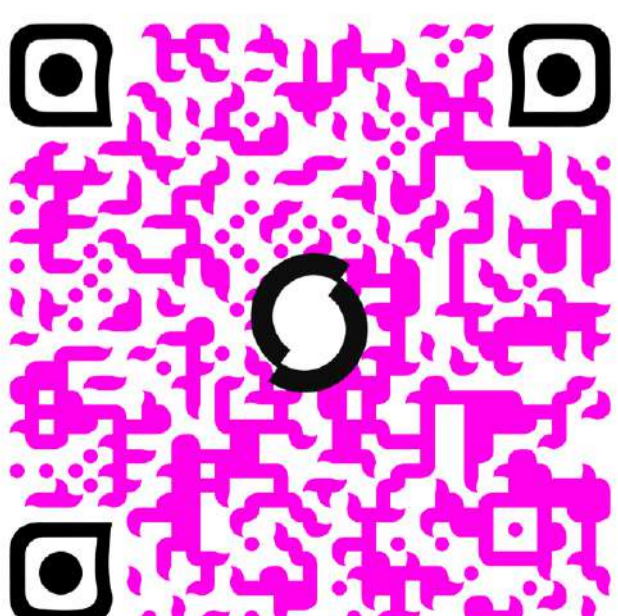
Contact us

Have we missed anything?

If you have further questions, please contact:

SCOTTISH OPERA
39 Elmbank Crescent,
Glasgow G2 4PT
0141 248 4567

SCOTTISH OPERA PRODUCTION STUDIOS
40 Edington Street,
Glasgow G4 9RD
0141 332 9559

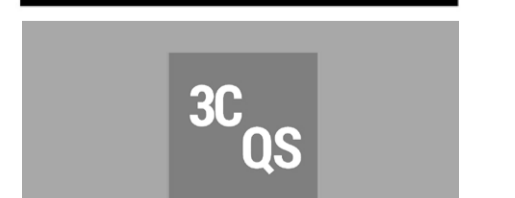


tX-2 project management

PAGE \ PARK



MAX FORDHAM



HarrisonStevens+

Ryden

BUROHAPPOLD
ENGINEERING

FAQ:



Why is Scottish Opera consolidating its operations on this site?

We need to bring our operations together on site for improved artistic and operational efficiencies having been spread across 5 separate buildings for 61 years across Glasgow. This site has particular appeal given its immediate proximity between our Production Studios in Edington Street and to our home, the Theatre Royal Glasgow on Hope Street thereby bringing factory and showroom within 5 minutes walk of each other. We open all our award-winning international productions in the Theatre Royal before sending them on tour across Scotland and further afield including New York, Toronto, Vancouver, Paris, Houston, Los Angeles and Detroit in 2023 and 2024.

What do you define as community benefits of the development?

The quality of the new public realm and amenities will be a unique community resource. The development will be available to be enjoyed by neighbours and visitors from across the city.

This will include but not be limited to:

- Community spaces for activity, including voluntary groups and meeting space
- Enhanced relationship with primary education providers in North Glasgow via the Scottish Opera Education & Outreach programme delivered in the new Education Room
- Proposed café with enhanced views across Glasgow
- Public amenity spaces including accessible roof top garden
- Improved relationship with canal towpath including way finding and access
- The potential for ancillary commercial uses, including retail, health, or leisure.
- Performance spaces available for the city to utilise
- Recording facility available for the Scottish film and audio sector

How will you assess townscape impacts and neighbours views?

How the development sits within the existing historic setting is a key consideration for the design team. The prominence of the Speirs Wharf buildings and views to and from them is being carefully analysed using a software platform called VuCity. This platform, with accurate 3D model of the whole of Glasgow, allows design teams to place proposals into an accurate model of the city, assess visual impact and look at key views towards the development and from nearby buildings. This platform is also used by the City Planners to assess proposals.

Images from VuCity form part of the consultation boards and presentation.

How will the development approach sustainability?

A key aspect of the development will be the integration of sustainable design practices.

Sustainability is a far reaching topic that has been addressed within the development through a 'fabric first' approach to reduce the site's energy demand and to remove the reliance on fossil fuel from the entire energy mix of the development.

The intention is to design and construct the buildings according to Passivhaus principles (where appropriate) - in line with Glasgow City Council planning guidance and the most recent Scottish Government National Planning Framework (NPF 4). The development will meet Section 7 Gold level of the Scottish Building Standards Technical Handbook (2023). This latest standard sets stringent targets for energy efficiency and reduction of carbon emissions.

Will any trees be felled and any compensation?

A tree survey will be carried out and will be submitted to support the planning application. This tree survey will assess the quality of the existing trees on the site and adjacent to the site.

We do not know the outcome of this yet. Where trees are deemed unsafe in proximity to public spaces, these will be removed. We anticipate that a small number of trees to the Canal boundary will be felled to allow the proposed buildings and spaces to have a direct connection to the canal towpath.

It is however the intention to retain the integrity of these canal boundary trees as they make a positive contribution to the setting of the proposals. The developing proposals include new tree planting as part of these proposals and overall there will be more trees proposed than those existing to be felled.

Biodiversity enhancement will be a significant contributor to the landscape and public spaces design approach. Therefore, as well as retaining as many trees as possible and planting new trees we will be proposing diverse species of planting across the site with native shrubs, grasses and herbaceous planting which will provide seasonal interest and a variety of habitats.

Is car parking proposed and how is the site to be serviced?

The proposed development will be submitted in accordance with Council transport and parking guidelines and discussions are ongoing with the Council transport team.

At the time of writing it is expected that the student development will be car-free given it is student accommodation and located within a high accessibility location.

Have you done any research into environmental impacts?

Scottish Opera has agreed with Glasgow City Council what environmental information must be addressed as part of the planning process. This includes design statement, archeology, ground conditions, daylight and sunlight analysis, drainage and flooding, ecology, heritage, wind study, noise, sustainability, trees, student needs assessment, and transport matters. These will be submitted as part of the Planning Application.

Preliminary CFD wind analysis of the area in a radius of 300 m from the new development, containing all relevant buildings and notable landscape features, has validated its beneficial effect on Speirs Wharf. Wind speed from the prevalent wind direction (south-west) is reduced on the canal and to the west of Speirs Wharf due to shielding from the massing of the new development and to the lifting effect of the terraced landscaping

All windows on Speirs Wharf comfortably pass the Vertical Sky Component (VSC) test. This means that the portion of the sky dome seen from each window is not overly obstructed. The windows also all clearly pass the Annual Probable Sunlight Hours (APSH) test. This means that the number of hours of sunlight incident on the window is suitably high, such that it is very likely the sunlight access to the room will not be adversely affected.

Will the development generate noise likely to be a nuisance to the neighbouring community?

The music rehearsal spaces will be fully mechanically ventilated and conditioned, with air intakes and exhausts protected by acoustic attenuators. This allows them to act as acoustically 'sealed spaces', in order to achieve high levels of sound insulation.

The noise from any plant equipment necessary for the operation of the development where required will be attenuated in order to reduce any adverse effects.

In any event, a noise impact assessment will be carried out and submitted as part of the planning application.

If consented, when would development commence and how will construction works respect neighbours?

The current programme is anticipating construction commencing early 2025. It is important to note that the applicant – Scottish Opera – will themselves be resident through the construction period, and will therefore be a neighbour themselves. It is therefore in their and all other neighbours' interests to carefully manage the construction process to minimise its impact on the local community.

To this end, Scottish Opera is looking to make it a requirement for any contractor appointed for the construction to register the site with the Considerate Constructors Scheme <https://www.ccscheme.org.uk/for-clients-partners/client-partnerbenefits-and-support/> Clients of construction projects, where the principal contractor is registered with the Scheme, are part of the Scheme's community. This means the client will receive reports that the Scheme Monitors produced after they have visited the construction site. These reports give information on how the site is conforming to the Code of Considerate Practice in its three areas:

- Respecting the community
- Protecting the environment
- Caring for the workforce.

Site conditions, transport statement, ecological surveys, flood and drainage assessments, air quality, noise assessment, townscape and heritage analysis, and sustainability statement are being prepared and will be submitted with the application.

These studies are ongoing and feeding into the design process.

How do I provide comments on the proposal?

Scottish Opera would be pleased to hear any comments you have on the proposed development. You can provide comments via email and telephone, feedback forms on the day, as well as the website. All written representations must be made via these channels and not to Glasgow City Council. Any comments made at this stage are to the prospective applicant and not representations to the planning authority. A planning application will be submitted in the future and there will be an opportunity to submit formal comments to Glasgow City Council on the proposal within the statutory consultation period.

What are the next steps?

It is important to us that we gather valuable feedback and suggestions through this consultation process and meetings with stakeholders. This is informing the design and planning process, prior to submission of a detailed planning application.

Is there a need for additional student accommodation in Glasgow?

There is a significant undersupply of PBSA in Glasgow as publicised in national press and local universities. Please refer to the presentation board on PBSA for details.