

301 ST VINCENT STREET GLASGOW



MARCH 2024

PLANNING STATEMENT

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1.0 INTRODUCTION

- 1.2 An application for Planning Permission has been submitted to Glasgow City Council (GCC) on behalf of Santander UK Ltd and OCIM Ltd ('the applicant') for the proposed design and redevelopment of their asset at 301 St Vincent Street in Glasgow ('the property'). Porter Planning Ltd are retained as Planning Consultants on this project and provide this Planning Statement in support of this planning submission. This document should be read in conjunction with the Design and Access Statement provided by LOM Architecture and Design.
- 1.3 The property is located to the west of Glasgow City Centre on the corner of St Vincent Street and Pitt Street and sits outside the Glasgow Central Conservation Area. The building was constructed in the 1980s as a headquarters for the oil company Britoil. It was the largest single occupancy office building constructed in the 1980s. The building currently used by Santander Bank and occupies an approximate area of 0.91ha in the city centre.
- 1.4 The building occupies a key gateway site on arrival to the city from the M8, with the east bound slip road running along the southern edge of the site to join Bothwell Street. The site has excellent connections to public transport bus links and is within a short walk to city centre underground stops and four railway stations. The central location ensures the site is surrounded by a host of city amenity including hotels, restaurants, bars and cafés.
- 1.5 The extent of the property is outlined on Figure 1, the Application Site Boundary below.

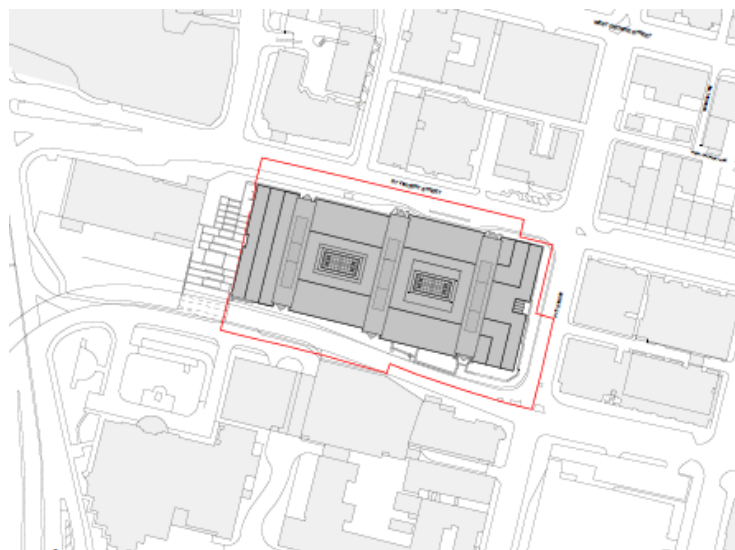


Figure 1 - Application Site Boundary from Location Plan prepared by Lom

THE APPLICATION

- 1.6 Submission of this application follows three separate pre-application meetings with the planning authority during September, December 2023 and January 2024. The detail from these meetings is

outlined at page 9 of the Design and Access Statement. Generally discussions were constructive and meaningful with the outcome being the conclusion of this planning application.

1.7 The description of development has been agreed in advance with GCC. Planning Permission is sought for the following proposal:-

“External and internal re-design of office building with associated ancillary works.”

1.8 This Planning Statement should be considered alongside a full suite of supporting documentation and drawings which have been submitted with this application and are outlined below. Drawings submitted in support of this planning application are listed in **Appendix 1** of this Statement.

1.9 The extent, and scope, of documents has been agreed with Council Officers during the pre-application process:-

- Design and Access Statement – LOM
- Planning Statement – Porter Planning Ltd
- Stage 2 Whole Life Embodied Carbon Assessment Report – Cundall
- Building Life Cycle Assessment – Cundall
- Energy and Sustainability Statement - Cundall
- Landscape Design Report – Murray & Associates
- Preliminary Ecological Appraisal – Wild Surveys

1.10 This Planning Statement is structured as follows:-

- Section 2.0 - Planning History
- Section 3.0 – Proposed Development
- Section 4.0 – Overview of the Development Plan Context
- Section 5.0 – Planning Assessment of the Proposals
- Section 6.0 - Summary and Conclusions

2.0 PLANNING HISTORY

2.1 A review of Glasgow City Council's online portal has been undertaken. Table 2 below provides a summary of relevant planning history associated with the application site (from 1994 onwards).

Reference	Description	Decision
21/00675/ADV	Display of replacement double-sided free-standing digital advertising unit.	Approved subject to conditions 24 March 2021
18/02528/FUL	Installation of steel hand railing system to perimeter edges of roof.	Approved 19 Oct 2018
17/01519/DC	Re-cladding of rooftop plant and installation of rooftop safety fence.	Approved subject to conditions 4 Aug 2017
99/03106/DC	Installation of satellite dishes.	Approved subject to conditions 19 Jan 2000
96/01984/DC	Erection of new external staircase between existing car park and St. Vincent Street and modifications to existing vehicular access.	Approved subject to conditions 22 Aug 1996 (Car park since built over)
96/00556/DC	Erection of floodlight columns in car park.	Approved subject to conditions 12 Jun 1996
96/00031/DC	Erection of new external staircase between building and car park.	Approved subject to conditions 21 Nov 1994
94/02673/DC	Erection of chiller compound within service yard	Approved subject to conditions 21 Nov 1994

Table 1: Application Site Planning History, source GCC planning portal

2.2 Various other applications are registered to this address in connection with signage and lighting.

2.3 The above planning history illustrates the longevity of this important building and significance to Glasgow City. The proposals will ensure this important business space can adapt and most importantly perform in line with the highest of sustainability targets.

3.0 PROPOSED DEVELOPMENT

- 3.1 The planning application is sought for external and internal improvements to redevelop the property to establish a best-in-class office space capable of rivalling a new-build equivalent. This includes 861sqm GEA of additional office floorspace.
- 3.2 The energy efficiency interventions to the property will contribute to meeting the project's targeted sustainability credentials and achieving environmental excellence in terms of design, construction, and building operations.
- 3.3 Given the site's prominent location within the city centre, and its location within Economic Development area and the Strategic Economic Investment Location zone, the proposals represent a unique opportunity to retrofit and adapt a building to ensure the facilities remain attractive to prospective tenants for years to come. The proposals are underpinned by Environmental, Social and Governance factors (ESG) and driven by sustainable initiatives that seek to benchmark standards in building retrofit.

THE APPLICANTS

- 3.4 OCIM Ltd, the applicant company, are a subsidiary of Osbourne and Co are bringing forward proposals for the subject site in association with the site owners Santander.
- 3.5 Osborne+Co is a globally focused developer and investor in mixed-use, office, industrial and masterplan schemes. Their core mission is to ensure the buildings and places they create offer the companies and colleagues they house the best environment to thrive, always focused on meeting the strictest of internal thresholds around ESG and social value as a return metric. More information on Osbourne + Co can be found here <https://osborneandcompany.com/>.
- 3.6 Santander UK is the leading scale challenger bank, with an innovative value proposition for retail, business and corporate customers. Its portfolio is based on an established mortgage and savings market presence while successfully challenging the big four UK banks in current accounts and corporate and commercial banking. One of Santander core strategic priorities is to be a responsible and sustainable business. More information can be found here <https://www.santander.com/en/home>.

PROPOSED REDEVELOPMENT

- 3.7 Santander have appointed Osborne + Co to undertake the design and redevelopment of 301 St Vincent Street, following a detailed strategic analysis of the buildings operational overheads and commercial potential within the city of Glasgow.
- 3.8 The building provides circa 300,000sqft of net floor area across seven floors with over 40,000sqft of landscaped external amenity space in the form of terraces and courtyards.
- 3.9 Environmentally, the proposal targets a reduced embodied carbon intervention, evaluated under a

whole life carbon assessment and fully transitioned for low carbon operations.

- 3.10 The proposals will allow diversification away from a single occupancy building, toward a multi-disciplinary space catering for events, food and office-as-service facilities will build in market resilience and deliver a new business hub capable of generating significant employment.
- 3.11 Activation of the site will drive footfall and increase local population, energising the surrounding area and providing opportunities for local business. With a swell in activity, the principle of place-making will be further addressed with improved building frontage and enhance permeability at pedestrian level.
- 3.12 The proposals will provide 244,000sqft of refurbished, Grade A office Space configured for flexible tenancy configuration with 50,000sqft of amenity space including state-of-the-art meeting space, events areas, co-working provision, health and fitness areas and dining facilities, configured to optimise upper floorplates and activate the lower floors. To achieve this, the proposal includes 861sqm GEA of additional office space with this breaking down as follows:-
 - Level 1 – 73sqm, increase derived from new façade depth which on this level is only to half of the building. The other half of the façade is the double height glazing from ground floor.
 - Level 2 – 147sqm, increase derived from new façade depth.
 - Level 3 – 274sqm, increase derived from new façade depth as well as extension and infills.
 - Level 4 – 367sqm, increase derived from new façade depth as well as extension and infills.
- 3.13 Driven by the need to improve the buildings energy performance, the glazed façade will be replaced with a new curtain system. The design will increase the volume of daylight into the internal space.
- 3.14 The main entrance will be reconfigured to improve permeability and promote activation of the streetscape.
- 3.15 The proposal includes the following:-

Item	Type	Total
Cycle Spaces	Internal	250
	External	16
	External (EV)	2
	Showers	31

Motor Cycle Spaces	Internal	5
	External (EV)	1
Car Park Spaces (NB – existing on site 161 including 8 external)	Internal (Basement)	52
	Internal (Mezz)	75
	EV (External)	9

Table 2: Modal Metrics

3.16 More detail on the scale and scope of intervention is contained at page 18, Scale and Scope Section of the Design and Access Statement and accompanying drawings. We believe the proposal subject of this application delivers an extremely well-designed redesign of this prominent building.

4.0 DEVELOPMENT PLAN POLICY

4.1 This section of the report sets out the relevant planning policy framework and material considerations, against which the application proposals have been developed and should be considered.

DEVELOPMENT PLAN

4.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that where:

“In making any determination under the planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan.”

4.3 The Statutory Development Plan covering the site comprises:-

- Fourth National Planning Framework 4 (“NPF4”) adopted 2023 &
- Glasgow City Development Plan (“CDP”) adopted 2017.

4.4 As NPF4 and CDP policies now form the Development Plan, all the policies are to be read and applied as a whole. Where there is deemed to be an incompatibility between a provision of NPF4 and a provision of the LDP, whichever of them is the later in date is to prevail. Having regard to the statutory development plan for Glasgow, the later of the plans is NPF4. Therefore, in the situation where an incompatibility exists, any incompatible LDP policy will be set aside in favour of applying NPF4 policy as the preferred statement of planning policy. This assessment section responds to the applicable policy identified below.

4.5 Following its adoption on 13th February 2023, NPF4 superseded both NPF3 and Scottish Planning Policy 2014, as well as Strategic Development Plans which no longer form part of the development plan. We review the applicable policy of NPF4 and CDP below and provide an assessment of these at Chapter

NATIONAL PLANNING FRAMEWORK 4 – APPLICABLE POLICY

4.6 NPF4 is a new spatial plan for Scotland that looks ahead to 2050 to set out where future development can bring benefits for people, the economy and environment.

4.7 We outline the applicable policy from NPF4 below.

- Policy 1 - Tackling the Climate and Nature Crises;
- Policy 2 – Climate Mitigation and Adaptation;
- Policy 3 – Biodiversity;
- Policy 9 – Brownfield;

- Policy 12 – Zero Waste;
- Policy 13 – Sustainable Transport;
- Policy 14 - Design, Quality and Place;
- Policy 19 – Heating and Cooling;
- Policy 23 – Health & Safety;
- Policy 25 – Community Wealth Building;
- Policy 26 – Business and Industry;
- Policy 27 – City, Town, Local and Commercial Centres.

CITY DEVELOPMENT PLAN – SITE SPECIFIC DESIGNATIONS

4.8

The Proposals Map which accompanies the adopted City Development Plan provides a spatial representation of the key LDP policies. Those related to the application site (extract of proposals map below):

- Policy CDP1: City-Wide Placemaking Principle;
- Policy CDP2: City-Wide Sustainable Spatial Strategy;
- CDP3: Economic Development;
- CDP 5: Resource Management;
- CDP 11: Sustainable Transport.

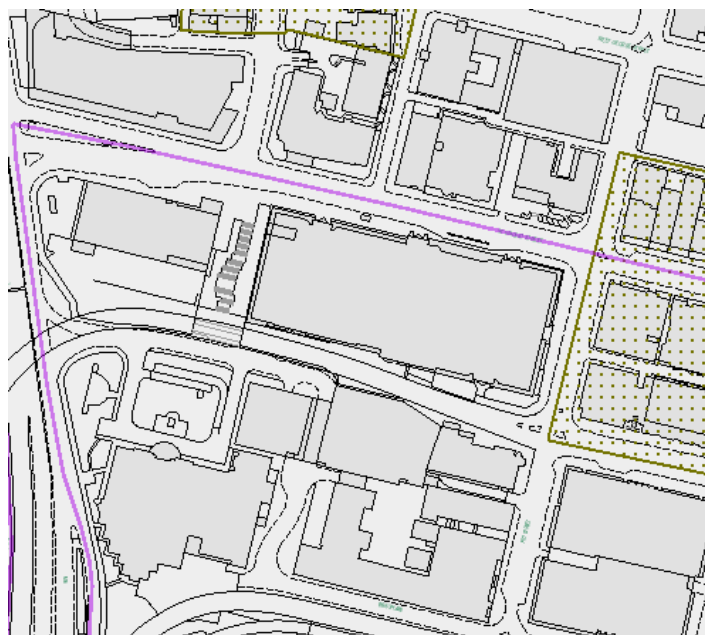


Figure 2: Extract from Glasgow City Council Local Development Plan Proposals Map

SUPPLEMENTARY GUIDANCE

- 4.9 A suite of Supplementary Guidance (SG) documents accompanies City Development Plan setting out how policies are to be implemented. Relevant SG are as follows:-
- SG1: Placemaking Parts 1 and 2 (June 2018);
 - SG5: Resource Management (February 2017);
 - SG11: Sustainable Transport (March 2017); &
 - IPG3: Economic Development (February 2017).
- 4.10 Section 6 of this Statement will consider supplementary guidance in more detail as part of the appraisal of the proposal.

STRATEGIC DEVELOPMENT FRAMEWORKS (SDF's)

- 4.11 The Glasgow City Development Plan (CDP) identifies six key areas where a strategic approach is needed to co-ordinate development activity, direct investment and address emerging opportunities. The areas identified are River Clyde Development Corridor, Govan, Partick, City Centre, Glasgow North, Inner East and Greater Easterhouse.
- 4.12 Strategic Development Frameworks (SDF) have been prepared for each area to provide a long-term vision for regeneration. The SDFs have the status of Supplementary Guidance, and thereby form part of the statutory City Development Plan.
- 4.13 There are direct relationships between a number of the SDF's with the respective documents reinforcing the framework of strategic spatial guidance. The site is considered within the City Centre Strategic Development Framework (May 2021). This is considered in more detail at Section 6 of this report.
- 4.14 Other material considerations are noted in the following section.

6.0 PLANNING ASSESSMENT OF PROPOSALS

6.1 The following section sets out a review of relevant policy, based on the policy documents identified above, and assesses the proposals for the site. The focus of our assessment will be NPF4 and the local planning policies contained within the LDP and associated guidance.

6.2 The following sections address each of these issues in turn. For ease of reference, comment will be included alongside the policy / guidance requirement.

PRINCIPLE OF DEVELOPMENT

6.3 The adopted City Development Plan Proposals Map confirms the application site is included within the settlement boundary, within the City Centre Strategic Economic Investment Location (SEIL).

6.4 **NPF Policy 26 Business and Industry-** the proposals support Policy 26 as they will ensure an existing office building continues to provide first class business space in a Strategic Economic Investment Area. Furthermore the proposals are to facilitate the buildings response to the changes in working culture and provide a varying selection of facilities for the modern business which also fulfil the aims of Policy 26.

6.5 **NPF Policy 27 City, town, local and commercial centres** - the proposals embody the aims of Policy 27 by adapting an existing business asset within the City Centre to respond to societal changes in working pattern, to attract the workforce back to the city centre and adding the vibrancy of the City Centre as a result. The building is within a highly sustainable location accessible by a range of sustainable transport measures and is ideally located for access to a range of cafes, restaurants and shops.

6.6 **Policy CDP3, Economic Development** - the proposals for this redevelopment of an existing business facility within the City's Strategic Economic Investment Locations (SEILs) achieve the aims of Policy CDP3 and fully comply with this policy by reinforcing the role of the City Centre as the primary location within the City-region for employment uses. The proposals will also bring back currently vacant office floorspace and it is hoped to generate new jobs as a result.

6.7 **IPG 3** supports the aims of CDP3 and encourages the redevelopment and refurbishment of obsolete office floorspace, to maximises employment opportunities and encourage uses that complement the office function and extend activity outwith office hours. The proposals are fully compliant with these aims.

6.8 **City Centre Strategic Development Framework (SDF)** – the proposals support this SDF and the transition for the City Centre to become a more a people-centred, socially inclusive and climate resilient place. The SDF calls for a focus on renewal for ‘people, place and planet’ to attract more people to work, visit and invest in the city centre in future.

6.9 This SDF also advocates an acceleration in the scale and pace of City Centre transformation in response to the climate emergency and to strengthen its future social, economic and environmental

resilience.

- 6.10 The proposals support the key aspirations of this SDF by the proposed environmental improvements as discussed later in this section thus improving the buildings impact on the strategic climate resilience of the City Centre. The proposals also seek to improve the buildings interface with the road and activate the street via improvement works at the ground floor of the building, furthermore the external improvements proposed will demonstrate the highest of design quality.

DESIGN– KEY POLICY & APPRAISAL

- 6.11 **NPF Policy 14, Design, quality and place**, requires development proposals be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. And to be consistent with the six qualities of successful places. The proposals comply with this being that they:
- **Healthy:** will contribute to the health and wellbeing by providing a range of alternative functions within the existing office space. They will provide health and fitness facilities and enhance the buildings welfare facilities that will realign with accessible and inclusive design principles. The external spaces will provide inviting green areas that will contribute to health and wellbeing.
 - **Pleasant:** the proposals internal improvements will provide a safe and pleasant working experience and the enhanced external spaces will introduce native species, activate the building and increase biodiversity.
 - **Connected:** the proposals include 268 cycle spaces and are located within walking distance of four stations, and underground stations as well as being located on a major bus route.
 - **Distinctive:** the existing building is distinctive being it was designed to resemble a ship. The proposals retain this distinctiveness but ensure the materials meet with sustainability requirements in respect of the curtain walling and daylighting.
 - **Sustainable:** the enhancements aim to set a high standard in sustainable retrofit in Glasgow.
 - **Adaptable:** the floorplates will be configured for flexible tenancy configuration.
- 6.12 **Policy CDP1, The Placemaking Principle** mirrors NPF Policy 14 in seeking that new development should aspire to achieve the six qualities of place. We have demonstrated above and within the Design Statement how the proposals will meet the requirements of CDP1. The replacement of the existing building envelope will employ a fabric first approach to passive measures. The design of the facade will respond to the building massing and orientation, and the extent of exposure to direct sunlight.
- 6.13 301 St Vincent Street is a distinctive example of late modernist architecture, with an external envelope that presents a uniform, mirrored glass façade. The proposal will ensure that this unique style of building will remain and the interventions will react to the existing proportions of the building form.
- 6.14 The proposals will enhance the curb side presence of the building with a facade that increases the

- active frontage and improves the level of transparency to reveal the activity within. They will also adopt a whole building approach to solar gain and passive technologies to ensure the internal temperature is ambient and conducive to office working.
- 6.15 The proposals are design-led and demonstrate the highest standards of design while respecting the buildings heritage. The following sections detail how the building will achieve sustainable benchmark using innovative standards in design. We also detail how the proposals will promote connectivity.
- 6.16 **SG1, Placemaking**, supports CDP1 as a key guidance document and is considered in detail within the Design and Access Statement. For the purposes of this Planning Statement, consideration is given to Section 1 of SG 1, Part 2, which provides guidance on Inclusive Design, Energy Efficient Buildings, and Section 5, Building Materials.
- 6.17 At paragraph 1.23 of SG1 guidance states that inclusive design puts people at the heart of the planning process and sets out the principles of inclusive design to be:
- Ease of use/versatility – the building will be clearly signposted and the improvements proposed will increase versatility throughout.
 - Logic, safety and legibility – Page 71 of the Design and Access Statement sets out various security measures that will be put in place including preparation form Hostile Vehicle Mitigation.
 - Diversity – The proposals are designed to allow diversification via easily reconfigured floor plates. The access control to be located around cores in order to maintain future adaptability in accommodating a number of potential co-tenants.
 - Management – the proposed building will have streamlined management systems in place including state of the art security and fire systems.
 - Accessible – The principles to the redesign are underpinned by an inclusive and accessible design approach. The building will have greater inclusivity and be accessible to all users regardless of ability. The enhanced main entranceway will improve access, visibility and permeability. Fully accessible blue badge car parking spaces will be provided within the basement car park and will be strategically located adjacent to building entrances to minimise travel distances. Lift access to ground level reception will be provided from all areas of car parking. Fully accessible showering and changing spaces will be provided.
- 6.18 Pages 18 to 20 of SG1 cover energy efficiency in buildings and requires all new development in Glasgow to incorporate a range of resource efficiency measures to minimise energy consumption, reduced CO2 and make best use of the city’s natural resources. The Design and Access Statement detail how the improvements are expected to improve the buildings energy performance.
- 6.19 In aligning to UK and Scottish building standards for refurbishment, and at the conclusion of RIBA Stage 2, aspirational targets have been identified that will establish upfront and whole life embodied carbon consumption for 301 St Vincent Street. These targets will be reassessed at each stage in the design and procurement process. Upfront considerations will seek out opportunities for
- 6.20 retention, re-use and recycling while identifying locally sourced materials and suppliers that are

aligned with the targeted sustainability assessments and benchmarks. Operational or whole life considerations will include a modernisation of building services infrastructure combined with a fabric-first approach to the replacement of the building envelope.

SUSTAINABILITY/ENERGY – KEY POLICY & APPRAISAL

- 6.21 **NPF Policy 1, Tackling the climate and nature crisis**, confirms the overarching aim of NPF that when considering all development proposals significant weight will be given to the global climate and nature crises. The proposals include fully electrified services and a fabric first approach to the façade, along with a range of passive and active design measures will target low-carbon outputs to provide a healthier building environment for occupants. Upfront considerations will seek out opportunities for retention, re-use and recycling of materials while sourcing locally where possible, to minimise embodied carbon.
- 6.22 **NPF Policy 2** welcomes development that encourages, promotes and facilitates the minimisation of emissions. It supports proposals to retrofit existing developments to reduce emissions. The proposals therefore fully comply with NPF Policy 2.
- 6.23 **NPF Policy 19 Heating and Cooling** seeks to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensures adaptation to more extreme temperatures. The proposals include various sector leading proposals to provide sustainable ways of heating and cooling the building. More detail on this is located within the Energy and Sustainability Statement.
- 6.24 **Policy CDP2, Sustainable Spatial Strategy**, seeks the Council's aspirations for a sustainable City. The proposals accord with all levels planning policy. The 'Principle' section above focuses upon development plan policy and other initiatives – demonstrating compliance. The proposal complies with all technical requirements. Active travel is also encouraged with an increase in cycle parking and provision of showering and changing facilities.
- 6.25 As outlined, ESG will be at the core of the building design with a range of passive and natural design strategies adopted to benefit occupants' health and wellbeing. Section 3 of the Design and Access Statement provides more detail on this.
- 6.26 **Policy CDP5, Resource Management**, sets out the Council's recommendations and requires that planning applications are required to provide a Statement of Energy (SoE) including supporting Section 6 energy calculations. Supplementary Guidance 5, Resource Management (SG5) provides guidance in support of Policy CDP5. SG5 lists technologies as eligible solutions to comply with the targets set within Policy CDP5.
- 6.27 An Energy and Sustainability Statement prepared by OCIM Limited accompanies the planning application. The report demonstrates that energy efficiency and carbon reduction have been considered in accordance with Policy CDP 5.
- 6.28 The report outlines the energy and sustainability strategy for the proposed redevelopment and aims

to show how the redevelopment intends to meet the national and local sustainability policies set out in the National Planning Framework and Glasgow City Development Plan (CDP), respectively.

6.29 Section 3 outlines the energy strategy for the building to meet the targeted sustainability credentials and achieving environmental excellence. These are summarised as follows:-

- Replacement or refurbishment of the existing curtain walling (current façade is nearly 40 years old) with an articulated form introducing depth and volume that provide shading to recessed glazing and add visual interest.
- Replacement of existing gas-fired boiler and chiller plant with a high-efficiency electrified system for heating and cooling.
- Replacement of gas-fired Domestic Hot Water (DHW) system with dedicated high temperature CO2 heat pumps.
- Implementation of mechanical ventilation with heat recovery (MVHR) system, with possibility of exploring a mixed-mode ventilation strategy at subsequent stages.
- Replacement of existing lighting with low energy LED lighting fittings throughout incorporating occupancy and daylighting sensors.
- Installation of a rooftop solar Photovoltaic (PV) array.
- Provision of a web-based Building Management System (BMS) with Graphical User Interface (GUI).
- Implementation of rainwater harvesting or greywater recycling systems for non-potable use to be investigated.

6.30 As an alteration of an existing building, 301 St Vincent Street redevelopment is required to comply with Section 6 of the latest Scottish Building Regulations as included within the Non-Domestic Technical Handbook (applicable to works from 5th June 2023 to 31st March 2024)¹. However, recognising the specific constraints that arise when working with existing buildings, compliance with individual standards (applicable to new builds) is not required for alterations of buildings.

6.31 301 St Vincent Street redevelopment scheme has been devised to reduce its annual energy consumption, provide energy in an environmentally friendly way, and minimise its annual CO2 footprint by setting aspiring sustainability targets and committing to deliver a best-in-class office design. To achieve this, the adopted energy strategy for the project follows our “steps to net zero carbon” methodology which aligns with the industry recognised Energy Hierarchy and Glasgow’s City Development Plan – Policy CDP5: Resource Management.

- Be Lean: The design will consider the building form and fabric to provide a highly efficient envelope to drive down the energy demand from heating and cooling.
- Be Clean: The building services plant and equipment that is specified will be as efficient as possible to drive down energy consumption.
- Be Green: The remaining energy demand will be met through low and zero carbon energy sources.

- 6.32 The supporting Energy Statement confirms the energy efficiency and low carbon design measures incorporated into the proposals and demonstrates compliance with requirements of Policy CDP 5.

TRANSPORT, ACCESS & PARKING – KEY POLICY & APPRAISAL

- 6.33 **Policy 13: Sustainable Transport**, supports development proposals that can demonstrate sustainable travel and investment hierarchies have been used. Low/no car parking is supported, and for significant travel generating uses, a Travel Plans should be provided that set out clear arrangements for delivering against targets, as well as monitoring and evaluation.
- 6.34 **CDP11, Sustainable Transport**, seeks the provision or enhancement of such services and encourages active travel. **SG11, Sustainable Transport** provides further detailed guidance on Policy CDP11.
- 6.35 The proposals are well located for access to the existing public transport network in Glasgow as well as the National Cycle route network and pedestrian facilities in the city centre, making it well suited for access by sustainable transport modes. The proposal provides 268 cycle spaces in line with requirements.
- 6.36 6 fully accessible blue badge car parking spaces will be provided within the basement car park and will be strategically located adjacent to building entrances to minimise travel distances. Lift access to ground level reception will be provided from all areas of car parking. An additional blue badge cap parking bay will be provided within the secure external compound.
- 6.37 While public transport access to the site is ample, it is envisaged that there may still be a reliance on private car usage. To promote the shift from traditional petrol and diesel vehicles to Ultra Low Emission Vehicles (ULEVs), the existing basement parking facility will be equipped with electric vehicle charging points, with an additional ten charging points made outside of the basement.
- 6.38 The proposed development follows the guidance in local and national transport policies. To promote the use of sustainable transport among employees at the proposed development. The intent is to encourage use of public transport and discourage car-use, particularly the use of single-occupancy private cars and seeks to reduce the number of vehicle trips generated by the development. Currently there are 161 car parking spaces on site. To facilitate the reduction in car-use, the proposal significantly reduces car parking with subsequent benefits on surrounding road network.
- 6.39 The proposed development is therefore not expected to have a significant adverse impact on the operation or safety of the local transport or highway networks.

BIODIVERSITY ENHANCEMENT

- 6.40 **NPF Policy 3: Biodiversity** requires development proposals for major developments demonstrate that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention.

6.41 A Landscape Design Report by Murray & Associates has been prepared in support of the planning application. The report advises that the team have established an understanding of the original characteristics of the building. It is clear that only a small percentage of the original plants have survived to the present day.

6.42 The report finds that the naturalistic forms of the original planting scheme are well suited to the intention of introducing a biodiverse, 'wild' aesthetic. Indicative planting lists are provided on the Landscape Plans - See drawings nos. PL_P_01, PL_P_02, PL_P_03, PL_P_04 and also see Section 5 of the Landscape Design Statement.

6.43 Section 4 of the report outlines how the proposals will seek to activate the spaces for greater amenity and enhancing biodiversity. These key points are:-

Activating the Spaces

- Multipurpose and flexible- for breaks, socialising, eating, working or meeting.
- Intimate areas suited for individual people or small gatherings.
- Varied furniture types – Single & combined seating; Regular and high seating & tables; Fixed and movable furniture; Shade & shelter provided.
- Shelters to provide greater functionality and extend the usability of the external spaces.

Enhancing Biodiversity

- Use of Native Plants where possible and Non-Native Pollinator Plants in naturalistic arrangements.
- Create niche habitats; e.g. Micro-mounds for insects, nest boxes (esp. swifts), varied planting, sticks, bricks, etc.
- Distinctive and unique character and value enclosing the amenity spaces.
- Low maintenance planting that provides year round interest.
- Planting colour and textures to soften hard landscape.

6.44 The proposals will improve biodiversity potential of the building whilst also ensuring the spaces are inclusive and respond to the needs of all site users, with emergency access also incorporated into the design.

EMPTY BUILDINGS – KEY POLICY AND ASSESSMENT

6.45 **NPF Policy 9, Brownfield, vacant and derelict land and empty buildings**, states a preference for the re-use of existing buildings where possible if the existing building is suitable for sustainable conversion. The proposal complies with NPF4 Policy 9 in that it will allow for the sustainable re-use of an existing under-utilised building.

ZERO WASTE – KEY POLICY AND ASSESSMENT

- 6.46 **NPF Policy 12: Zero Waste**, states that development proposals will be supported where they reuse existing buildings and infrastructure; minimise demolition and salvage materials for reuse; minimise waste; use materials with the lowest forms of embodied emissions; and use materials that are suitable for reuse with minimal reprocessing.
- 6.47 The promotion of the circular economy design principles for the design will naturally help minimise waste in the projects construction stage. The various KPI's noted in the Energy and Sustainability Statement will help minimise the materials that would typically be sent to landfill during the refurbishment. The project will look to retain the value of any existing materials not required in the new design, The principles also highlight design decisions that can help minimise design waste for new elements of the design.
- 6.48 During the construction phase, waste material will be generated through construction and refurbishment works. Prior to commencement on site, a Resource Management Plan (RMP) covering the waste arising from refurbishment works will be developed and implemented. This should comply with the requirements of current legislation and industry best practice (e.g. BREEAM). The proposals therefore will fully comply with Policy 12.

COMMUNITY WEALTH BUILDING – KEY POLICY AND ASSESSMENT

- 6.49 **Policy 25: Community Wealth Building** supports development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities. The proposals comply with Policy 25 as they will attract new business to the building by offering a state of the art working environment which will in turn increase potential for spending in the City Centre, create jobs and also create place benefits via the redesign of the ground floor which will activate this area of St Vincent Street. The facilitation of complementary activities within this space outside of business hours will also improve activation in the evenings, adding to the improvement of place.

OTHER TECHNICAL MATTERS

- 6.50 The suite of documents which accompany the application consider other technical matters in addition to the above. Please refer to the following documents for further information on additional subject matters:-
- BREEAM 2014 RFO – Mat 01 Building Life Cycle Assessment; and
 - Stage 2 Whole Life Embodied Carbon Assessment Report.
- 6.51 The proposal has been informed by adopted and emerging planning policy and guidance. Where possible, the design responds to feedback received through pre-application discussions with the planning authority, meetings with key stakeholders and engagement with the local community. We believe the proposal complies with relevant planning policy and other technical criteria.

7.0 SUMMARY AND CONCLUSIONS

7.1 This Statement is prepared to support an application for the following development:-

“External and internal re-design of office building with associated ancillary works.”

7.2 The proposal follows extensive pre-application discussions with Glasgow City Council and key stakeholders. Having regard to the proposals we conclude that:-

- The application site is located within Glasgow City Centre and will involve the redevelopment of a long-standing building with a unique design.
- Full cognisance of the existing built heritage has been taken in to consideration during the development of the proposals. We believe the proposals respond positively to the context of the site, including local character and distinctiveness and surrounding built development.
- The application site is located within an accessible location in the City Centre and is minutes from Sauchiehall Street and the key retail area of Buchanan Street. The proposal is well located to access the existing public transport network, as well as the National Cycle Route network and pedestrian facilities, making it well suited for access by sustainable transport modes.
- The proposed development is not expected to have a significant adverse impact on the operation or safety of the local transport or highway networks.
- The applicant has worked closely with Glasgow City Council and key stakeholders to develop a high-quality sustainable redevelopment proposals which will act as an exemplar of retrofitting buildings in Glasgow City Centre.
- The proposal will reactivate the streetscape of Pitt Street and St Vincent Street and in doing so, this will become a more pleasant and welcoming street and important link with the City Centre.
- The proposal complies with the overarching priorities of NPF 4 and LDP Policy CDP5 in including technologies which can deliver carbon reduction targets.
- Other relevant technical matters have been summarised within this Planning Statement, demonstrating full compliance with policy.

7.3 We believe the proposed development is in accordance with national and local planning policy. Subject to planning permission, the hotel could be delivered by Spring 2022. As such, the overall planning merits of the proposal weigh in favour of granting planning permission.

Appendix 1

DRAWING LIST

Drawing Title	Drawing Number	Revision
Location Plan	2088-A-P0000 @ A1	
Existing Site Plan	2088-A-P0005 1:200 @ A1	
Existing Lower Ground Floor GA Plan	2088-A-P0010 1:200 @ A1	
Existing Basement Mezzanine GA Plan	2088-A-P0015 1:200 @ A1	
Existing Basement GA Plan	2088-A-P0020 1:200 @ A1	
Existing Ground Floor GA Plan	2088-A-P0100 1:200 @ A1	
Existing Level 1 GA Plan	2088-A-P0110 1:200 @ A1	
Existing Level 2 GA Plan	2088-A-P0120 1:200 @ A1	
Existing Level 3 GA Plan	2088-A-P0130 1:200 @ A1	
Existing Level 4 GA Plan	2088-A-P0140 1:200 @ A1	
Existing Level 5 GA Plan	2088-A-P0150 1:200 @ A1	
Existing Roof GA Plan	2088-A-P0160 1:200 @ A1	
Existing Elevation North	2088-A-P0210 1:200 @ A1	
Existing Elevation East	2088-A-P0220 1:200 @ A1	
Existing Elevation South	2088-A-P0230 1:200 @ A1	
Existing Elevation West	2088-A-P0240 1:200 @ A1	
Existing Courtyard Elevation AA & BB	2088-A-P0250 1:200 @ A1	
Existing Courtyard Elevation CC + DD	2088-A-P0260 1:200 @ A1	
Existing Courtyard Elevation EE + FF	2088-A-P0270 1:200 @ A1	
Proposed Site Plan	2088-A-P1000 1:500 @ A1	
Proposed Lower Ground Floor GA Plan	2088- A- P1010 1:200@A1	
Proposed Car Park Mezzanine GA Plan	2088- A- P1015 1:200@A1	

Proposed Basement GA Plan	2088- A- P1020 1:200@A1	
Proposed Ground Floor GA Plan	2088- A- P1100 1:200@A1	
Proposed Level 1 GA Plan	2088- A- P1110 1:200@A1	
Proposed Level 2 GA Plan	2088- A- P1120 1:200@A1	
Proposed Level 3 GA Plan	2088- A- P1130 1:200@A1	
Proposed Level 4 GA Plan	2088- A- P1140 1:200@A1	
Proposed Level 5 GA Plan	2088- A- P1150 1:200@A1	
Proposed Roof GA Plan	2088- A- P1160 1:200@A1	
Proposed Elevation North	2088-A-P2010 1:200 @ A1	
Proposed Elevation East	2088-A-P2020 1:200 @ A1	
Proposed Elevation South	2088-A-P2030 1:200 @ A1	
Proposed Elevation West	2088-A-P2040 1:200 @ A1	
Proposed Courtyard Elevation AA & BB	2088-A-P2050 1:200 @ A1	
Proposed Courtyard Elevation CC & DD	2088-A-P2060 1:200 @ A1	
Proposed Courtyard Elevation EE & FF	2088-A-P2070 1:200 @ A1	
Proposed Site Sections	2088-A-P2080 1:200 @ A1	
Area Schedule	2088-A-P8000	

