



301 St Vincent Street - Glasgow

Design & Access Statement

March 2024



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1. Introduction

Financed by oil.



301 St Vincent Street - 1986
Arup Journal
Published 1986

1. Introduction

1.1 Overview

The city spaces we currently inhabit too often fall short of expectation. We are surrounded by legacy buildings that are often under-utilised, over serviced and ill aligned to purpose. As city shapers, our first responsibility is to rethink the impressive building stock we occupy today, if it is to remain relevant tomorrow.

301 St Vincent Street - 2023
LOM architecture



1. Introduction

1.1 Overview

The redevelopment of 301 St Vincent Street recognises the opportunity to redefine an existing landmark building and to breathe new life into a key location to the western side of Glasgow's city centre.

The vision for the redevelopment is to establish a best-in-class office space, aligned to the emerging values and expectations of prospective tenants and capable of rivalling a new-build equivalent within Glasgow's vibrant commercial marketplace.

The proposed scale of the intervention is driven by commercial viability and markers of success, in seeking to maximise long term lettable value and offer measurable returns on capital investment.

The nature of the intervention will be underpinned by Environmental, Social and Governance factors (ESG) and driven by sustainable initiatives that seek to create an exemplar energy efficient retrofit building.

301 St Vincent Street
Proposal intervention



1. Introduction

1.2 Project description

301 St Vincent Street is currently owned and occupied by Santander (SanUK), and has been a significant property within the banks portfolio since the acquisition of Abbey National in 2004. The building was built as the northern headquarters of Britoil which was subsequently acquired by BP in 1988. Abbey national then started to occupy the building in 1993.

The building provides 308,000sqft of net floor area across seven floors (inclusive of two lower ground levels), together with over 40,000sqft of landscaped external amenity space in the form of terraces and courtyards.

Three floors of the building have been sub-let in recent years, however this agreement has come to an end in the past 12 months, with Santander remaining as the sole-occupier. Occupancy numbers have fallen in recent years with the adoption of more agile working habits and current utilisation no longer aligns with the buildings annual operational expenditure.

Initiating change

Santander have appointed Osborne + Co to undertake the full scale refurbishment of 301 St Vincent Street, following a detailed strategic analysis of the buildings operational overheads and commercial potential within the city of Glasgow.



301 St Vincent Street
Internal concept view

1. Introduction

1.3 Project team

Santander partnership with Osborne + Co and the wider team has grown in strength, following a number of strategic property developments in recent years, including both new-build and building refurbishment. Osborne + Co specialise in turnkey delivery of new and redeveloped commercial space, designed in response to specific occupier requirements and tuned to wider market conditions.

Client and building owner

Santander (SanUK)

Property Agents

Savills

Osborne + Co

Development Manager

Cost Consultants

Thomas and Adamson

LOM architecture and design

Architect & Design team lead

Planning Consultants

Porter Planning

Cundall

MEP Engineers
Structural Engineers
Sustainability Consultants
Civil Engineers
Fire Engineers
Acoustic Engineers

Landscape architects

Murray Associates

Ecology Consultants

Wild Surveys

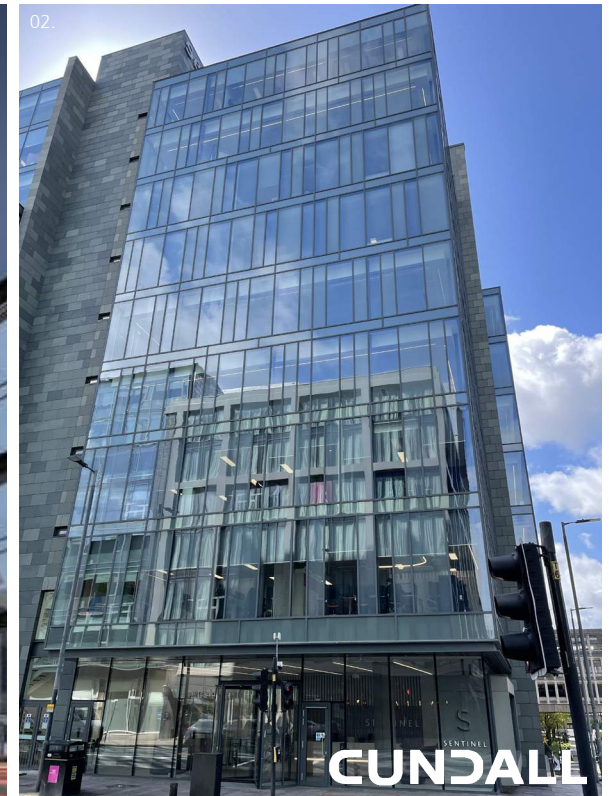
Arup

Facade Engineers

01. Argyle Street, Glasgow

02. Waterloo Street, Glasgow

03. Unity Place, Milton Keynes

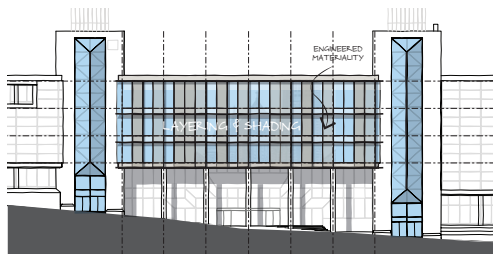


1. Introduction

1.4 Summary of pre-application consultation

Design consultations

Three pre-application meetings with Glasgow City Council have preceded this application. At each stage, the engagement has challenged the design approach, generated further evidence of the design rigour and positively informed the evolution and ambition of the proposed intervention.



September 2023

Pre-application meeting 01

Initial project introduction with overview of team, proposals, drivers and high level parameters.

Feedback incl:

Confirmation of validation / documents

GGs building visit

December 2023

Pre-application meeting 02

Review of developed design proposals, scale and reach of intervention and overarching principles.

Feedback and considerations across design intent, articulation, materiality and access.

January 2024

Pre-application meeting 03

Response to specific interventions and challenges by evidencing design rigour and reasoning:

- Chromatic harmony
- Integration of facade
- Approach to main entrance

March 2024

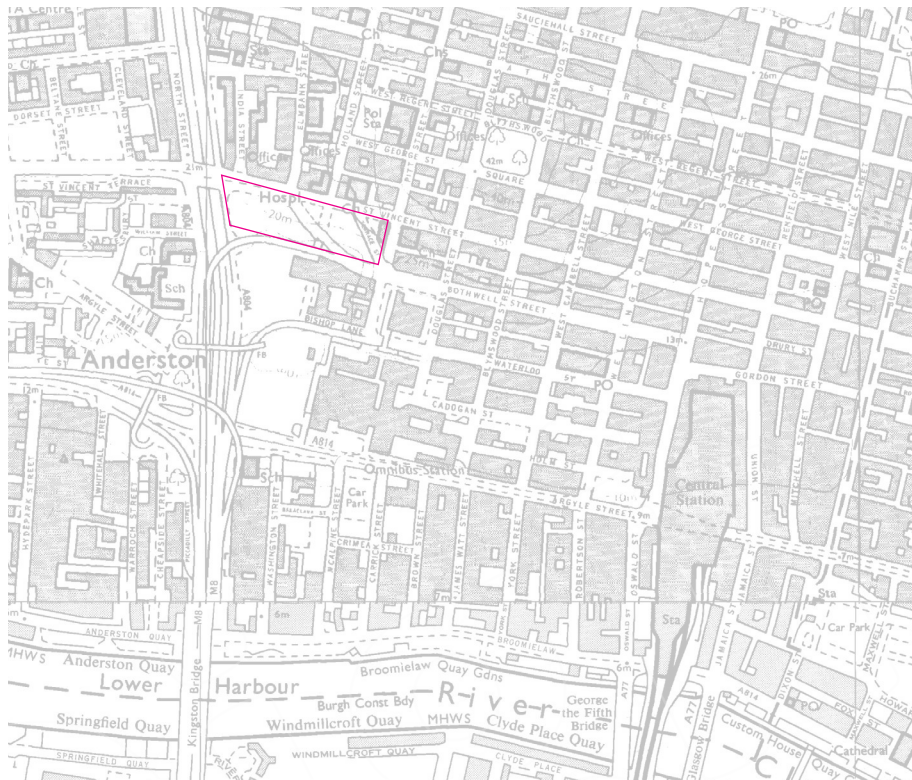
Planning submission

Full Planning application submission, in line with GCC validation and documentation requirements.

2. Building context and planning

2. Building context and planning

2.1 History and heritage



Ordinance survey map, city west - 1980 - Showing the original site boundary



Land acquired on St Vincent Street by Britoil Ltd, 1980

2. Building context and planning

2.1 History and heritage

A legacy of Glasgow's industrial heritage and a building financed by the oil boom of the 1980's, 301 St Vincent Street was constructed as a purpose built headquarters, as Britoil mobilised operations into Scotland.

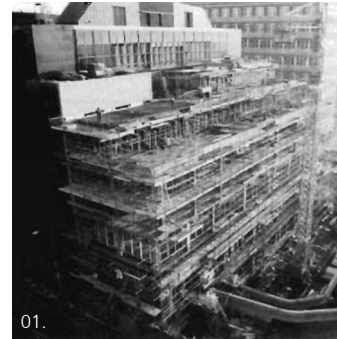
Building origin

The late 1970's and early 80's are often portrayed against a backdrop of strike action, power cuts, rapid inflation and social and economic decline. Cities built on industry felt the greatest disparity, with entire regions in northern England and Scotland suffering mass unemployment. Yet during the same period of unrest, huge oil reserves were being discovered deep beneath the north seabed and these discoveries would shape the UK and world economies for decades to come.

In the early 1980's Britoil Ltd mobilised a workforce into Scotland, with the commissioning of the business's northern headquarters on 301 St Vincent Street in Glasgow.

It was to be the second mega-structure commissioned by Britoil in the region in the early 80's, and while excavation began on the city centre site, the Ocean Alliance, a deep sea oil platform was under construction and destined to set sail from the shipyard of Scott Lithgow, Greenock in 1989.

- 01. Scaffolding along the west facade - 301 SVS - 1986
- 02. Hull cross section - SL of Greenock - 1980's
- 03. The Ocean Alliance oil platform in the firth of Clyde - 1988
- 04. SL of Greenock shipyard - 1980's
- 05. Building cross section - 301 SVS - 1986
- 06. SL of Greenock shipyard - 1980's



2. Building context and planning

2.1 History and heritage

A local landmark, 301 St Vincent Street became the business' northern headquarters, anchoring operations following Britoil mobilisation across the north sea. The building continued to served Britoil after their acquisition by BP in 1988, and in 1993 it became the home of Abbey National.

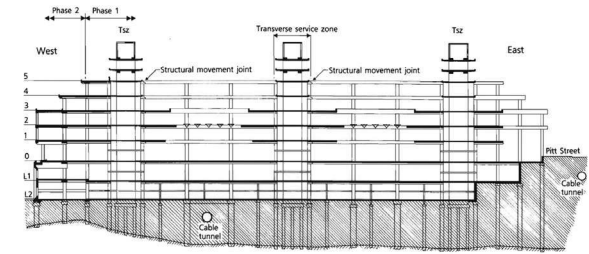
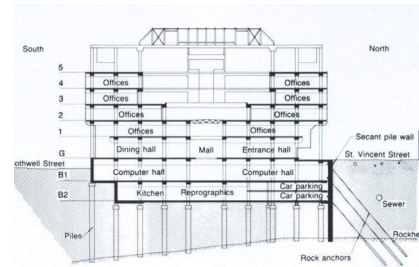
A property of 300,00sqft, it was at the time the largest single-occupant building constructed in the UK. Today it may be considered amongst the most resilient in Glasgow, with a dedicated HV ring, backup substations and three HV standby generators.

The building nestles into the topography of the site, with an arrangement that includes four storeys above ground floor and two storeys below ground.

The basement level accommodates a commercial grade catering kitchen, plant, loading bay and car park. The lower ground floor contains office and ancillary space across deep internal floorplates with limited or no natural light.

The upper levels are divided by three traversing cores that provide vertical circulation and service risers. The floors are arranged around two central courtyards that punctuate the deep floor plans to provide natural light and pleasant views.

The building perimeter steps back from the boundary line to the east and west, creating a ziggurat profile through a tiered arrangement of external terraces.



Client: **Britoil plc**

Architect: **Huge Martin and Partners**

Structural & Civil engineers: **Ove Arup & Partners Scotland**

MEP Engineers: **Blyth & Blyth**

Quantity Surveyors: **Gardiner & Theobald**

Landscape Consultants: **W J Cairns & Partners**

Management Contractor: **Winpey Construction UK Ltd**

2. Building context and planning

2.2 Existing building floorplans

The existing building provides a total NIA of 29,000sqm and a total GIA of 46,000sqm.

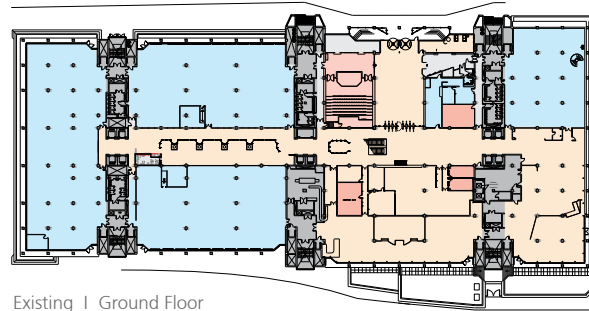
There is currently 4,550sqm of outdoor amenity space in the form of terrace and courtyard space.

Basement	2,272sqm (Non-lettable)
Basement Mezz	2,220sqm (Non-lettable)
Lower Ground	2,229sqm
Ground floor	4,406sqm
Level 1	5,339sqm
Level 2	5,810sqm
Level 3	3,443sqm
Level 4	3,229sqm

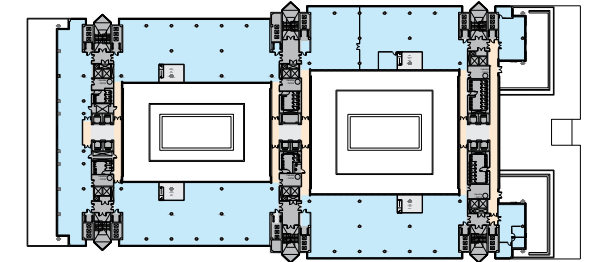
Non lettable Space - Ancillary

Non lettable-Space - Office space

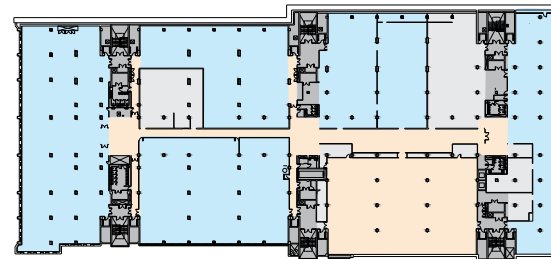
Net Internal Area - Office space



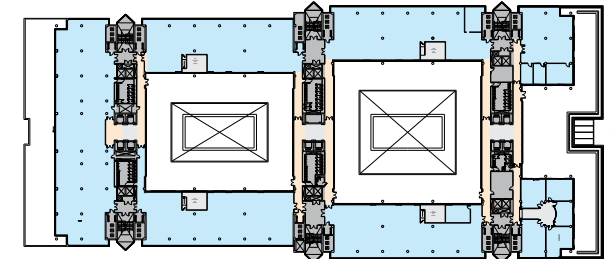
Existing | Ground Floor



Existing | Level 4



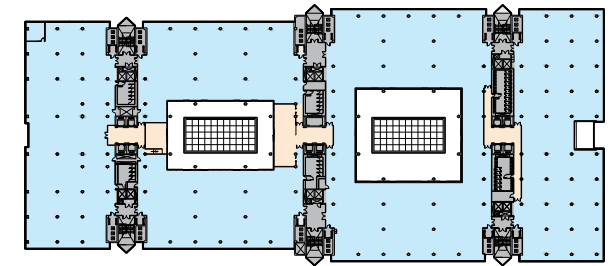
Existing | Lower Ground Floor



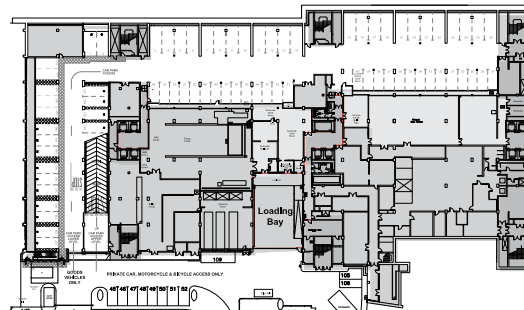
Existing | Level 3



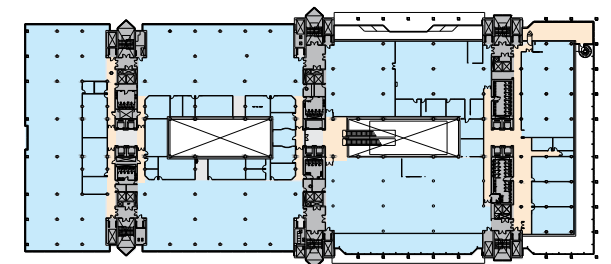
Existing | Basement Mezzanine



Existing | Level 2



Existing | Basement



Existing | Level 1

2. Building context and planning

2.3 City development plan

301 St. Vincent Street is located to the west of the city centre and sits within both the CDP Economic Development zone and the Strategic Economic Investment Location zone (SEIL).

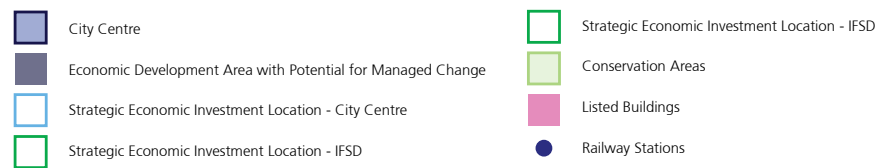
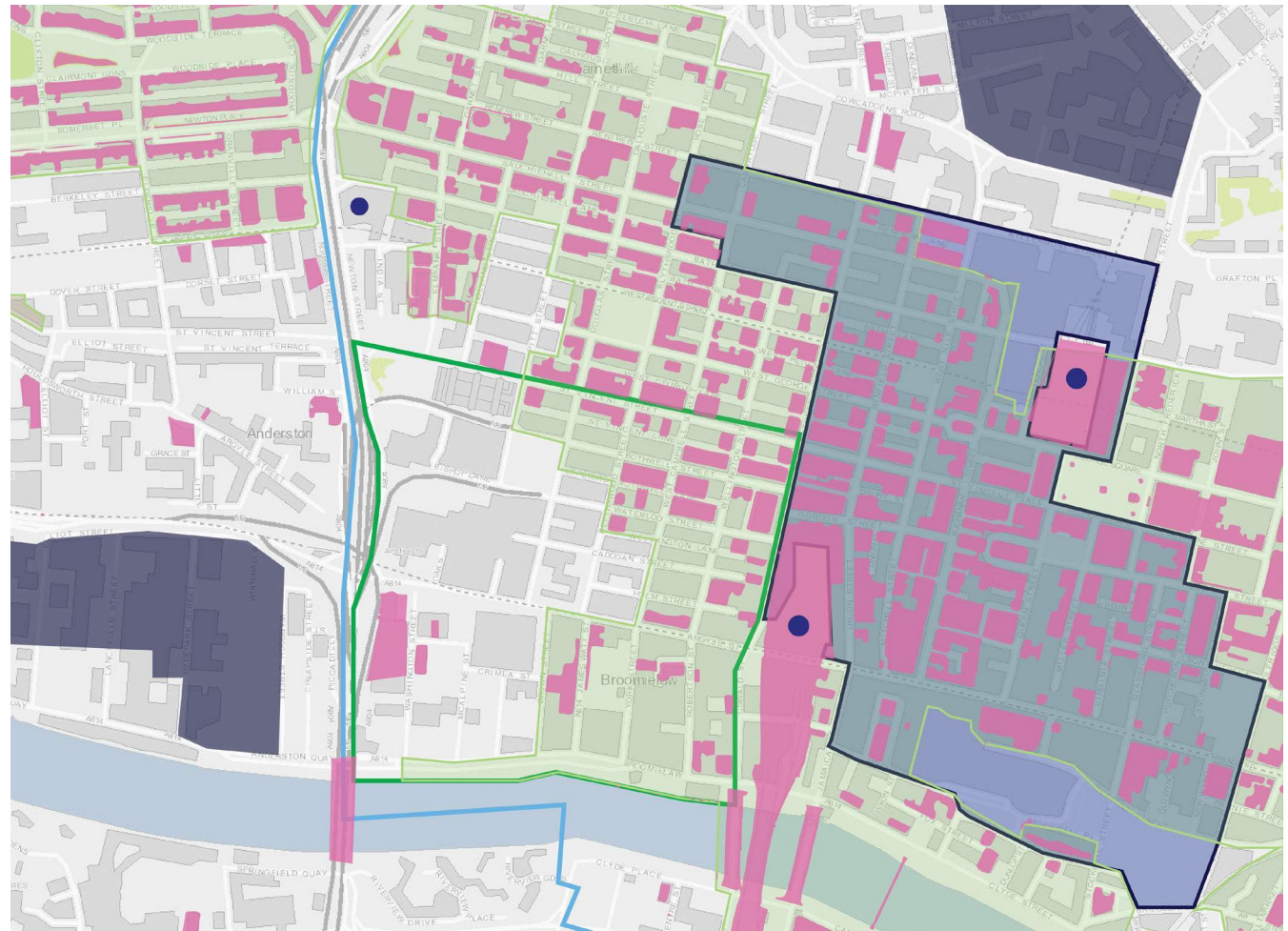
The site is located outside the central conservation area. Pitt Street runs along the east boundary and defines the perimeter of the central conservation area.

The M8 motorway sits to the west with the overpass traversing to the immediate south of the site to join Bothwell Street.

The red sandstone of St. Columba Church of Scotland sits to the north side of St. Vincent Street and is an example of revival Gothic architecture dating back to 1770.

The monumental St. Vincent Street Church sits to the east side of Pitt Street, designed by Alexander 'Greek' Thompson and built between 1857 and 1859.

Both buildings are Category A listed and are not in use at the time of writing.



City development plan - Glasgow

2. Building context and planning

2.4 Site and planning context

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 tube 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.

301 St Vincent Street sits in the company of a number of significant office developments in recent years, including:

Onyx, 215 Bothwell Street - 2022

230,000sqft of recently refurbished Grade A office building

310 St Vincent Street - 2021

64,000sqft of recently refurbished grade A office building

177 Bothwell Street - 2021

315,000sqft newly refurbished office building

Redevelopment of the building presents an opportunity to contribute to a thriving commercial hub within Glasgow's city centre.



Neighbouring Occupiers

- 01 Scottish Power
- 02 KPMG
- 03 Morgan Stanley
- 04 Sedgwick International UK
- 05 PwC
- 06 Chubb
- 07 JP Morgan
- 08 BT
- 09 Virgin Money
- 10 Jacobs
- 11 Student Loans Company
- 12 Smith & Williamson
- 13 Cisco Systems

Hotels

- 01 Glasgow Best Western
- 02 Glasgow Marriott
- 03 Hilton
- 04 ibis Styles
- 05 Hotel Indigo
- 06 Yotel
- 07 Radisson Blu
- 08 Motel One
- 09 Kimpton Blythswood Square
- 10 Dakota Hotel
- 11 Sandman Hotel
- 12 Holland Park, Moda Living

Gyms

- 01 Iron Skull Gym
- 02 Livingwell Health
- 03 The Gym Group
- 04 F45
- 05 Pure Gym
- 06 Cross Fit Glasgow
- 07 Revolution Spin
(Indoor Cycling Studio)

Restaurants / Bars / Retail

- 01 Tinderbox
- 02 The Admira
- 03 Ho Wong
- 04 The Woods Bar
- 05 Piece
- 06 The Smokin Fox
- 07 Caffè Nero
- 08 Nandos
- 09 Kitty O'Sheas
- 10 Rhoderick Dhu
- 11 Bombay Blues
- 12 La Laterna
- 13 The Sir John Moore
- 14 The Waterloo
- 15 Piccolo Mondo
- 16 Tesco
- 17 Argyle Newsagent
- 18 The Dukes Umbrella
- 19 Caffè Nero
- 20 Coffee Republic
- 21 Caffè Nero

2. Building context and planning

2.5 Planning policy

Local and regional significance

The building occupies a highly accessible location and a gateway site to the western end of the city centre. By employing a 'retrofit first' approach to the redevelopment of the site, the proposal places principles in sustainability at the heart of the intervention.

Commercially the proposal offers a viable, long term facility and projected lettable income that will sustain building operations for the foreseeable future.

Environmentally, the proposal targets a reduced embodied carbon intervention, evaluated under a whole life carbon assessment and fully transitioned for low carbon operations.

Retaining existing employment within the building is a key mandate for Santander and will be achieved through a phased redevelopment program.

Diversification away from a single occupancy building and 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.

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.

Planning policy guidelines

The proposed redevelopment will seek to address the following planning policy guidelines in accordance with National Planning Framework 4 and the City Development Plan 2017.

Referenced planning policy guidelines:

- **Policy 1:** Tackling the climate and nature crises
- **Policy 3:** Biodiversity
- **Policy 9:** Brownfield, vacant, derelict land & empty buildings
- **Policy 12:** Zero Waste
- **Policy 13:** Sustainable Transport
- **Policy 14:** Design, quality and place
- **Policy 20:** Blue and green infrastructure
- **Policy 23:** Health & Safety
- **Policy 25:** Community Wealth Building
- **Policy 26:** Business and Industry
- **Policy 27:** City, town, local and commercial centres

Supporting documentation

These points are detailed further in the Planning Statement and addressed throughout this report along with the following consultant reports:

Sustainability and energy reports

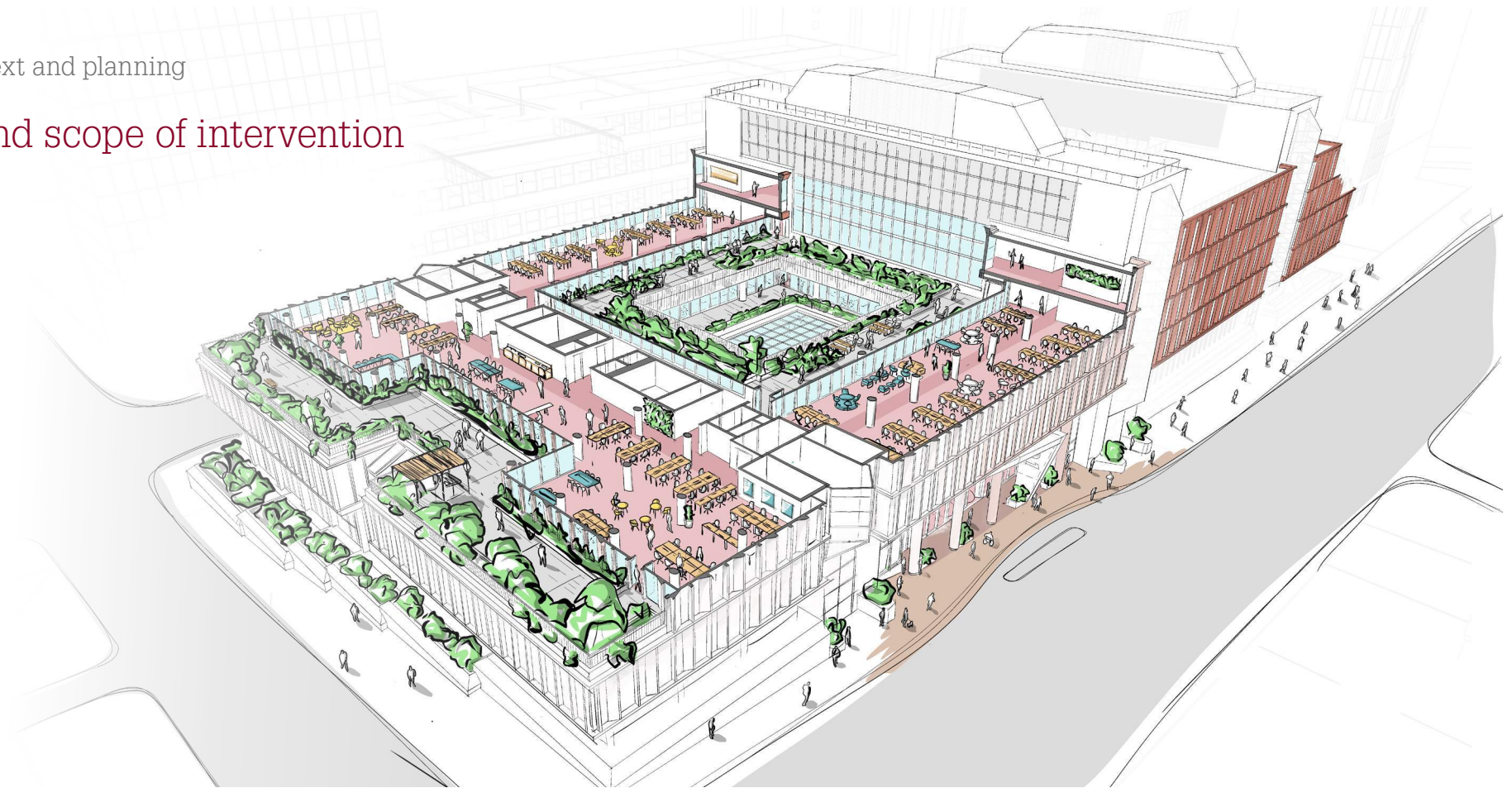
- Stage 2 Whole Life Embodied Carbon Assessment
- BREEAM Building Life Cycle Assessment
- Energy & Sustainability Statement

Environmental and building infrastructure

- Landscaping report
- Ecology report
- Drainage report

2. Building context and planning

2.6 Scale and scope of intervention



Proposed intervention



Office space – 244,000sqft of refurbished, Grade A office Space configured for flexible tenancy configuration



Building facilities – 50,000sqft of building amenity including state-of-the-art meeting, event, co-working, health and fitness and dining facilities, configured to optimise upper floorplates and activate the lower floors.



Building services – Overhaul of end-of-life building services and replacement with 100% electrical system. Highly efficient heating/cooling to provide operational flexibility in line with space utilisation and reduced energy consumption.



Glazed façade – Driven by the need to improve the buildings energy performance, replacement of the glazed façade with a new curtain system. The design will seek to introduce depth, form and articulation to the building elevations, while increasing the volume of daylight into the internal space.



Main entrance – Realign the main entrance, improve accessibility and permeability and enhance the curbside presence, to provide an arrival experience in tune with the future ambition for the building.



Welfare provision – Evaluate current building welfare provision, with the aim of enhancing and realigning with accessible and inclusive design principles.



End of journey – Enhanced facilities for cyclist with 250 internal space supported by 25 showers, changing & personal storage alongside 16 secure external guest cycle bays, to champion a building-wide sustainable travel policy.



External amenity – Enhancement of over 40,000sqft of external amenity space with the introduction of native species, activation and increase in usable space to promote ecological biodiversity and membership health & wellbeing

3. Sustainability

3.1 Overview

The most sustainable buildings for tomorrow are the ones that exist today. Through the retention of the building structure, the redevelopment of 301 St Vincent Street will save approximately 44% of the carbon emissions when compared against a new build equivalent.

Building refurbishment

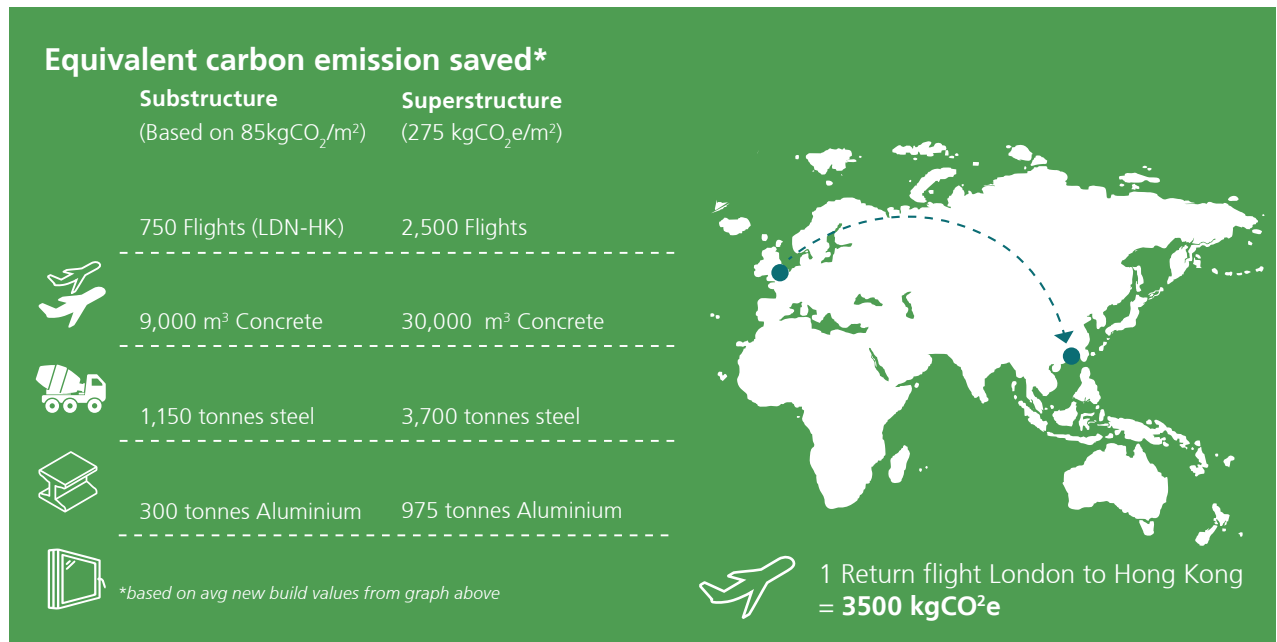
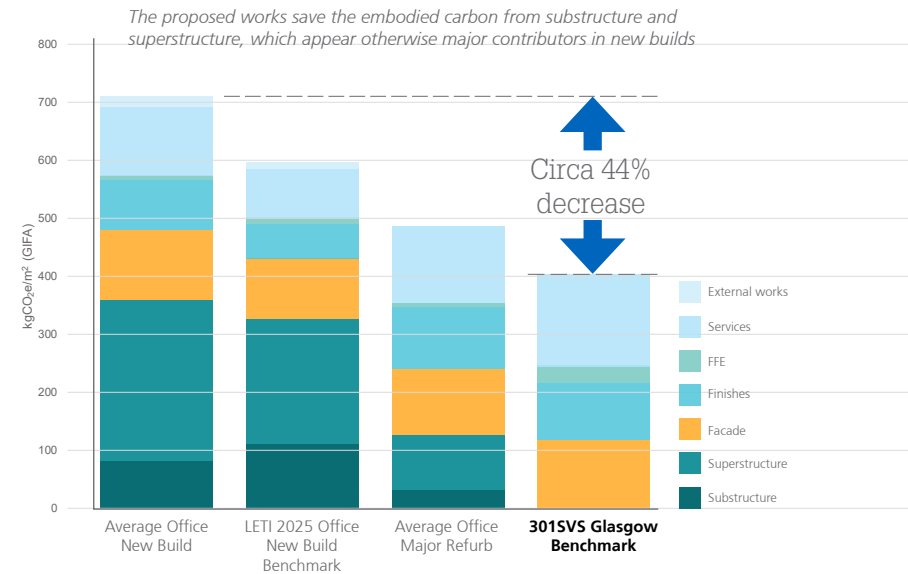
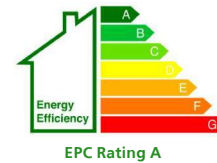
It is claimed that up to 80% of the building stock for the next 30 years is already built, and retrofit is considered the most sustainable way of meeting the future demands of our urban environments.

Whole Life Carbon and Circular Economy

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 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.



3. Sustainability

3.2 Proposals

The proposals will strive for environmental excellence in terms of design, construction and building operations to de-carbonise 301 St Vincent Street as a best-in-class refurbishment. 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.


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.


301 St Vincent Street
Courtyard view





3. Sustainability


3.3 Design strategies


- 


Power conversion – Transition building services away from gas, with removal of boilers, gas infrastructure and appliances and adaptation to 100% electrical power generation.
- 


Power generation – Utilisation of c.4,500sqm of roofscape with the installation of Photovoltaics and the harnessing of solar power.
- 


Energy efficient fittings – Replacement of electrical infrastructure to ensure efficient energy usage based on LED fittings, presence and absence detection.
- 

Mechanical Ventilation – Integration of a new low energy variable refrigerant volume (VRV) system to enable individual and flexible climate control of air conditioned zones.
- 

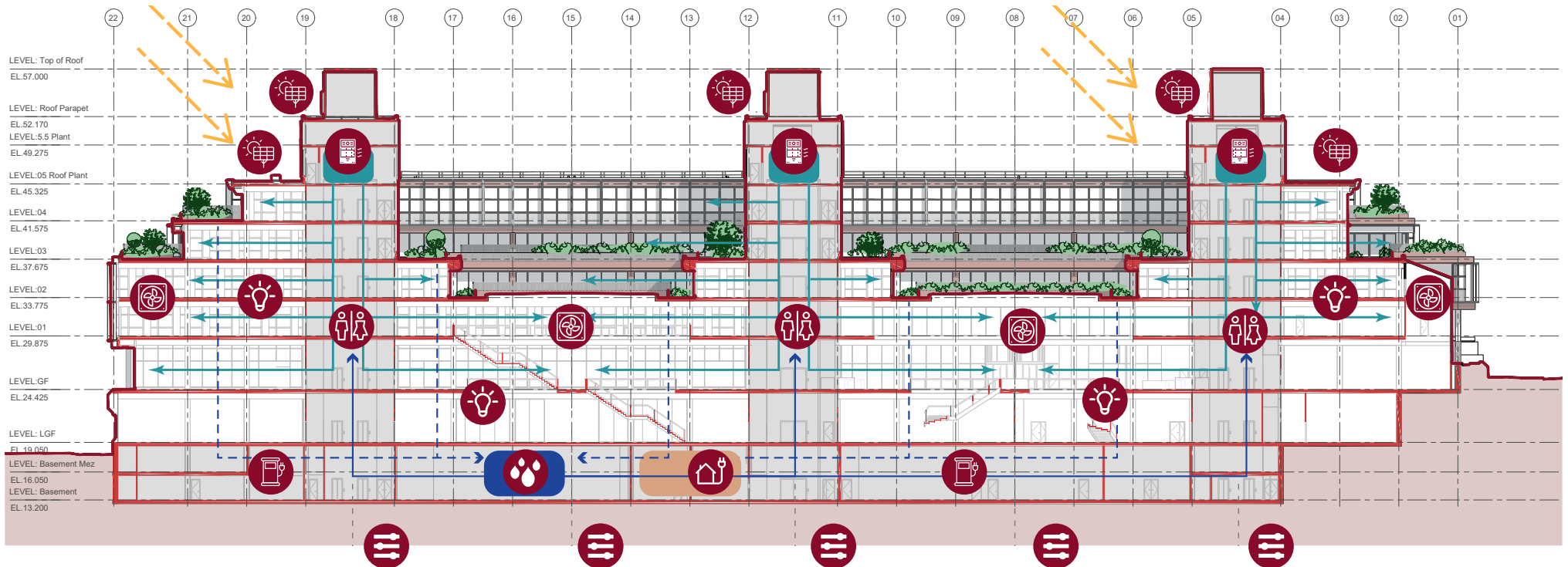
Optimised efficiency – Segregation and sub-division of zones to allow for localised climate control and BMS modelling.
- 

BMS infrastructure – Modern and efficient rooftop air handling units.
- 

Water usage – Accredited sanitaryware fittings and flow restrictors for efficient water usage, and the potential utilisation of rainwater harvesting.
- 

Water harvesting – Utilisation of rooftop drainage and terrace irrigation systems with the potential for rainwater harvesting.
- 

EV charging – Re-purposing of space within the external secure compound with the inclusion of 9 EV car and 1 EV motorcycle charging bays.






3. Sustainability

3.3 Design strategies

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

Passive design measures

-  Fabric first approach to thermal performance and air tightness
-  Facade articulation for solar shading and reduced glare
-  50-50% glazing to wall ratio with enhancements to increase natural daylight

Building provision

-  266 Cycle parking spaces (internal and external) with supporting end of journey changing and shower facilities
-  4,100sqm of newly landscaped external courtyards and terraces
-  Increase in biodiversity with the introduction of native species.
-  Building amenity: Health, leisure and wellbeing spaces
-  Nutritional food offerings for a variety of dietary requirements.
-  Updated building-wide waste management system.

