

Introduction

This application for planning permission relates to a change of use of the upper levels (second and third) and a new extension at roof level to form 9no. mainstream residential flats at 104-106 Renfield Street. Planning permission (21/00036/FUL) was granted for the scheme in March 2021. As the approved application is due to lapse and the client is still motivated to develop the site we are resubmitting the previous application. An initial application for planning permission (20/00798/FUL) was submitted in March 2020 but was refused by Local Review Committee (20/00052/LOCAL) in December 2020. As a result, this application takes account of the reasons for refusal which are described in the following page.

The ground, first and basement floors of the building are currently occupied by KFC and the second and third floors are currently vacant. Access is provided to the upper levels from Sauchiehall Lane which will receive improvements to become a welcoming entrance to the flats. The stair will then be extended vertically to a new roof extension with a simple form in keeping with adjacent context.

Site Context

The building is positioned on the corner of Renfield Street and Sauchiehall Lane and is adjacent to Sauchiehall Street which is one of the more prominent shopping streets in Glasgow. The buildings position means that it is very close to all amenities and public transport links with Glasgow Queen Street, Glasgow Central and Buchanan Street Bus Station all within a five minute walk. Access to the subway is also in close proximity.

Planning Context

The existing building is within the Principal Retail and Commercial Office Area of Glasgow City Centre, however it is not positioned on one of the Primary Retail Streets. Policy SG4 Network of Centres will generally support alternative uses within this area providing they are limited to the upper floors, and more residential will make a positive contribution towards retail activity. The proposals maintain the existing retail frontage which is fundamentally important to Policy SG4 and also proposes to introduce a new section of frontage to activate part of Sauchiehall Lane as the entrance to the flats.

The City Centre is a Strategic Economic Investment Location (SEIL) as outlined in Policy SG3 Economic Development. This policy will support the refurbishment of obsolete floor space and generally encourages uses that will complement retail and commercial uses and also extend activity outwith typical trading hours. Flats in this position will help to sustain the existing building by occupying vacant floors and also provide residents with an opportunity to live and work in the city centre.

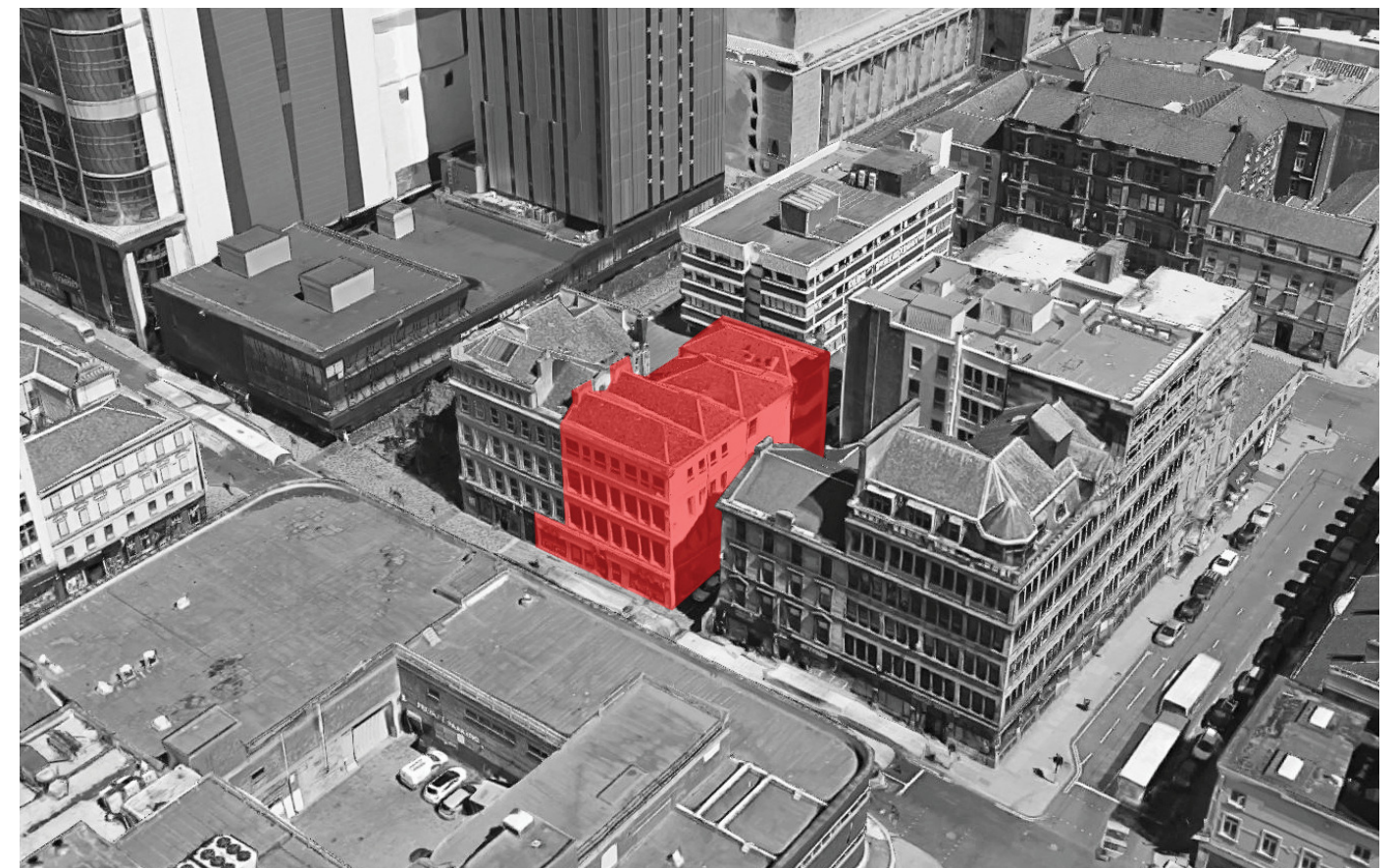
Policy SG11 Sustainable Transport requires one cycle space per flat which will be satisfied by the proposals and as this is a city centre development car parking is not required.

The existing building is within the Central Conservation Area but it is not listed or identified as an unlisted building of townscape quality by the Central Conservation Area Appraisal. However, the scale of the new roof extension will respect the historic context and will also be recessive in form.

Glasgow City Council considers the cities lanes to be as important as its main streets as stated in the Lane Strategy. The strategy describes the lanes as being a potential asset however clarifies that some suffer challenges relating to poor physical environments, surface finishing and lighting. These proposals account for an improved access on Sauchiehall Lane which will effectively become an extension of the public realm on Renfield Street. The elevation treatment will attempt to encourage movement down the lane through the use of rhythm and light to improve the physical environment.



Aerial Location



Aerial View Existing

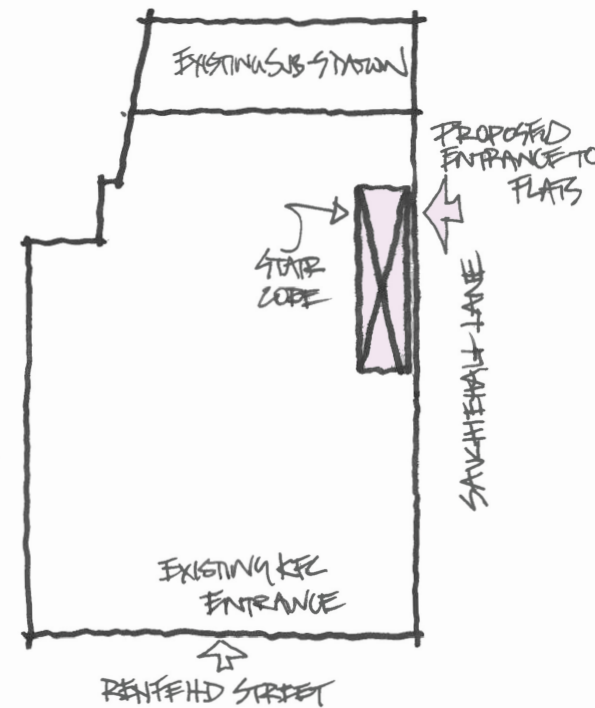
Prior to the initial planning application a pre-application established that the council will support the use of the upper floors of city centre properties but it also raised some issues which were addressed through design development as follows:

- Residential Layouts - the flat layouts have been refined in response to comments received.
- Ventilation - all sanitary accommodation stacks will be ventilated at roof level developed further at detail design.
- Amenity space - amenity areas have been provided at all floor levels.
- Privacy - the amenity areas provided overlook the existing light well to maintain privacy. The extent of overlooking from windows on the building opposite on Sauchiehall Lane is minimal. They account for an escape stair and open plan office space which is not considered to cause privacy issues.
- Lane Alterations - additional glazing has been provided to the entrance off Sauchiehall Lane to increase security.
- Window Alterations to Lane - the insert panels have been omitted to maintain the character of the existing windows.
- Rooftop Extension - the design has been developed and the scale, massing, proportions and materiality are considered appropriate.
- Removal of Paint - The proposals account for a fresh coat of masonry paint externally and Policy SG9 states that the repainting of previously painted stonework is acceptable in exceptional circumstances where it can be proven to have been continuously painted for over 10 years which applies in this case. A main principal of SG9 is to preserve and enhance and attempting to remove the paint will risk damage to the historic fabric of the existing building.

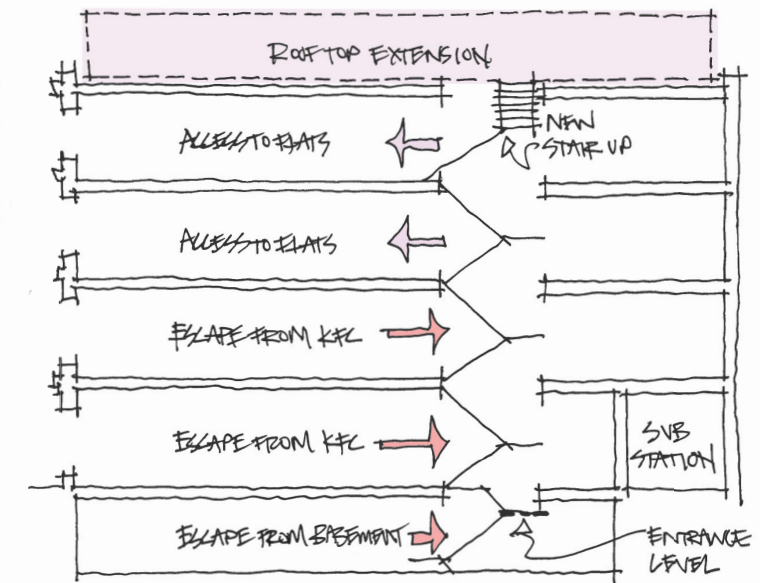
An application for planning permission (20/00798/FUL) was submitted in March 2020 and was refused by Local Review Committee (20/00052/LOCAL) in December 2020 for the following reasons:

1. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
2. The proposal is contrary to CDP1 and accompanying Supplementary Guidance SG1 The Placemaking Principle of the City Development Plan (adopted 2017) in that the proposal would result in the roof extension window pattern which would not reflect that of the window bays on the lower floors of the building, and therefore would not complement the period, style and architectural character of the building or the surrounding area.
3. The proposal is contrary to CDP 9 and accompanying Supplementary Guidance SG9 Historic Environment of the City Development Plan (adopted 2017) in that the proposed roof extension, by reason of its design and materials would not complement the period, style and architectural character of the building or the surrounding area.
4. The proposal is contrary to CDP 9 and accompanying Supplementary Guidance SG9 Historic Environment of the City Development Plan (adopted 2017) in that the proposed roof extension, by reason of its scale, massing and proportions, would dominate the existing building.

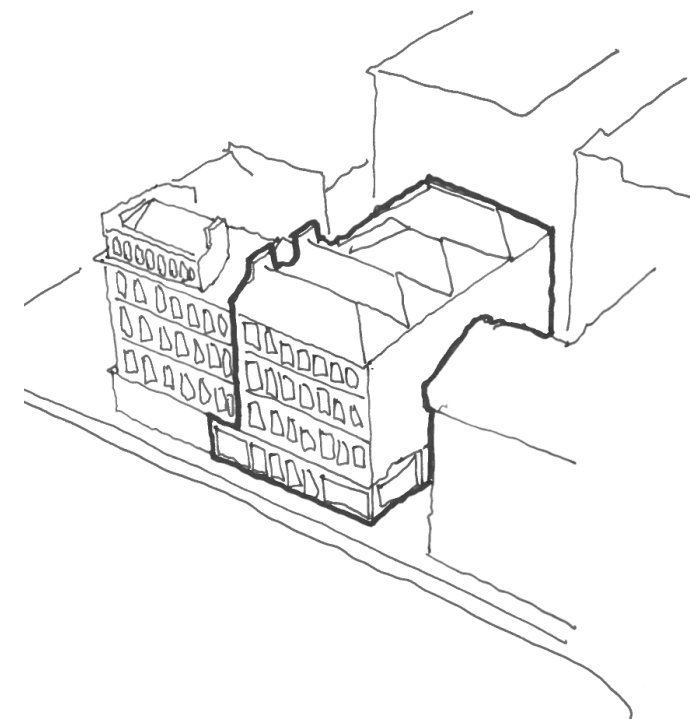
As a result the design proposals have been developed to address the materiality of the new roof extension and to improve the window alignment between the existing and proposed arrangements in response to the above reasons for refusal as agreed with the planning case officer.



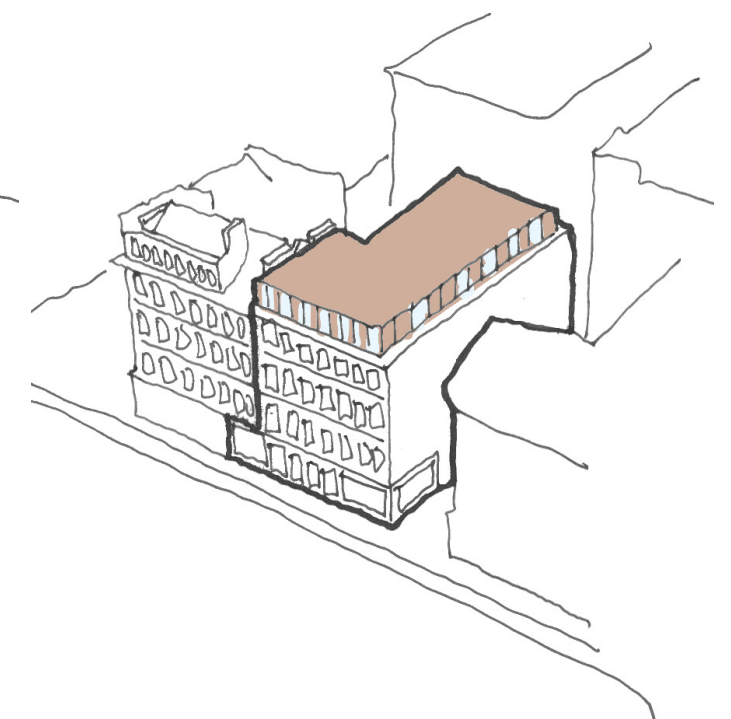
Plan Diagram



Sketch Section



Sketch Aerial Existing



Sketch Aerial Proposed

Design

The internal layouts of the proposals are organised around an existing stair which is accessed from Sauchiehall Lane. The stair currently provides direct access to the vacant upper levels and also serves as an escape route from KFC as indicated by the sketch section on the previous page. The proposals account for three flats on the second and third floors and the existing stair will be extended vertically to facilitate a new roof extension comprising a further three flats making 9no. in total. Each flat will be of good size and proportions ranging from 60-80sqm and all of the floors will contain dedicated areas for the safe and secure storage of cycles along with practical areas for refuse and access to amenity areas.

Externally the scale of the new upper floor level will match the wall head of the adjacent building in the same city block and it will be formed with bronze aluminium cladding panels with recessed joints to reflect the window arrangements of the existing building. The roof extension will appear recessive in nature when compared with the painted masonry of the existing building and the form will also be held back from the wall head of the Renfield Street facade to form a clear step, as indicated in the sketch section on the previous page and on the accompanying elevation drawings.

The First Floor windows of the existing building are timber sash and case which differ to the existing windows of the Second and Third floors. As a result the proposals account for replacing the upper floor windows with timber sash and case for consistency and to be sympathetic to the existing building. However, the existing steel windows to the rear of the building which address Sauchiehall Lane will be retained and refurbished as required. The external walls addressing Sauchiehall Street and Sauchiehall Lane will receive a fresh paint finish to match existing. As the Upper Levels are accessed by an existing stair off Sauchiehall Lane the proposals also account for external improvements to mark the new entrance.

The entrance to the flats will act as an extension of the Renfield Street shop front which will wrap around the corner onto Sauchiehall Lane as described in the opposite sketches. The main aspect of the new treatment will be bronze aluminium vertical fins to match the new roof extension to create a rhythm that will naturally draw the eye and encourage movement towards a simple canopy and glazed screens that will mark the new entrance.

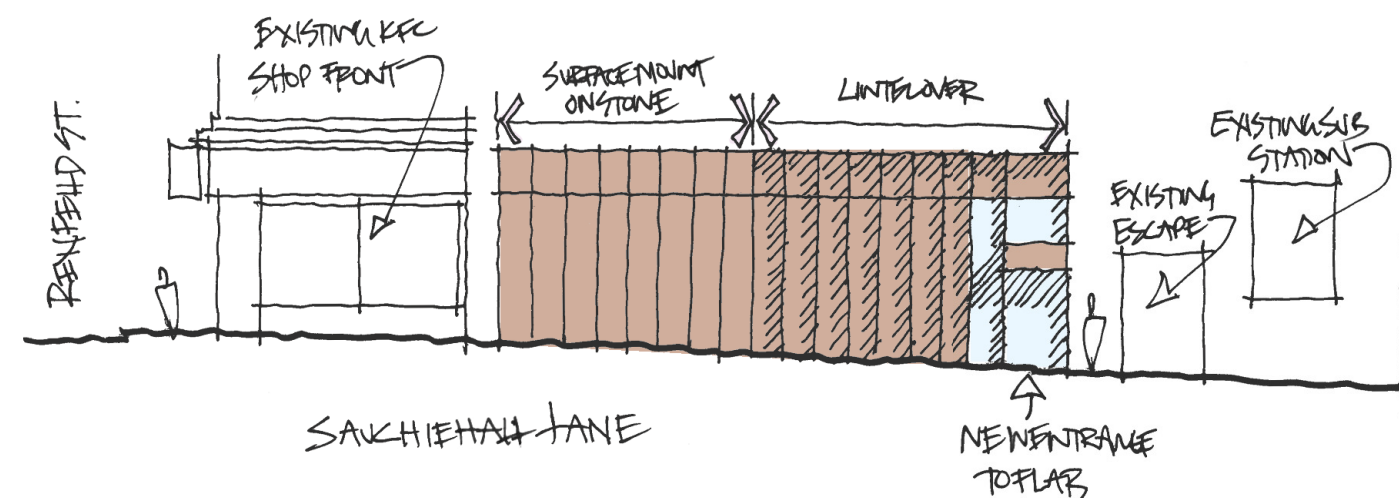
The first section will be face fixed to the existing masonry before becoming recessed within the masonry to achieve more depth and provide a hierarchy as you approach the entrance. In order to improve lighting in the lane the fore edge of the fins will be finished with diffused vertical LED strip lights that will create a soft and welcoming environment and the entrance canopy will also have diffused LED lighting to the soffit.

The proposals will also account for new surface finishing to the existing pavement down as far as the applicant's demise and the kerbing will also be upgraded to complete a new and welcoming entrance.

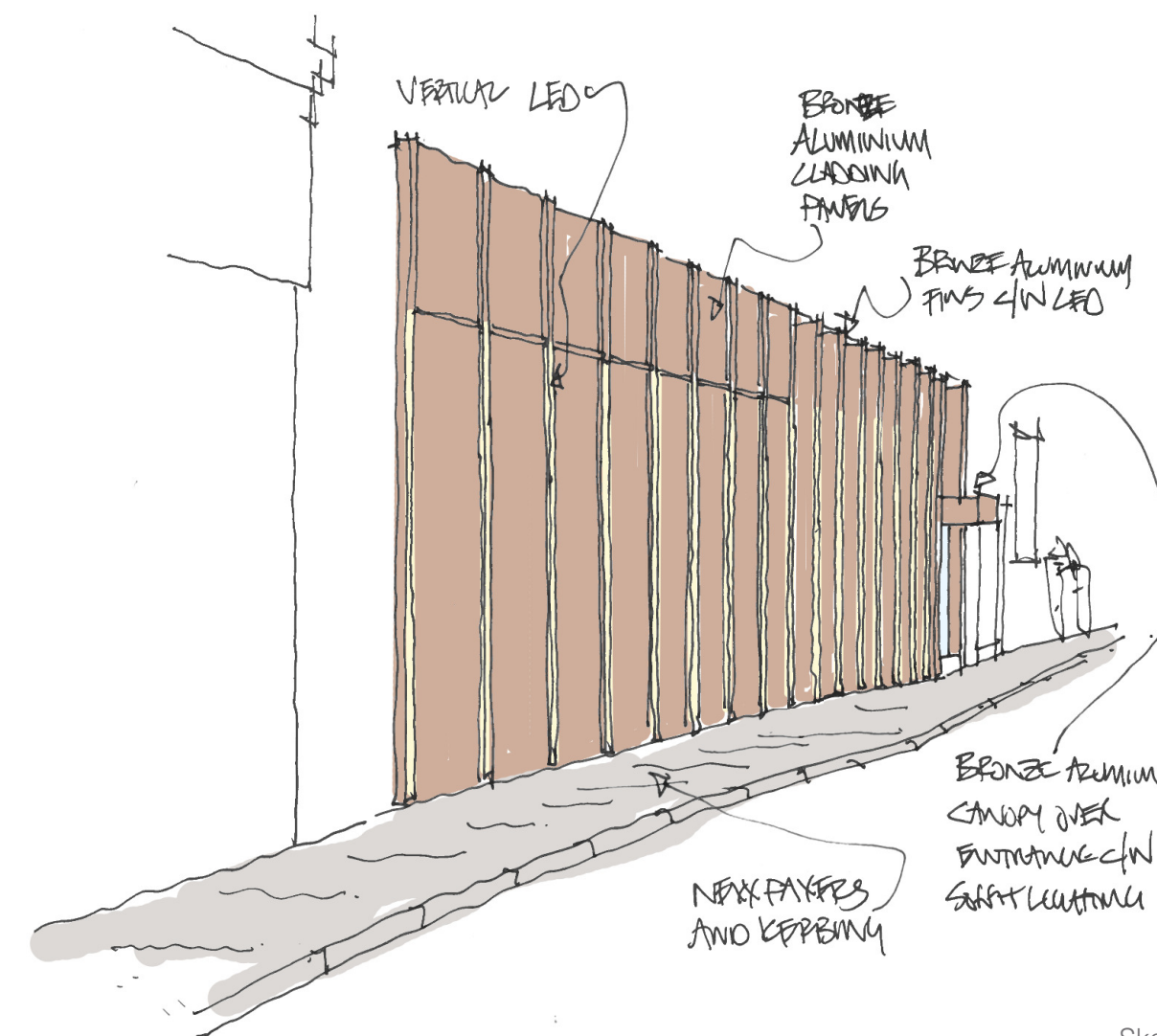
Access

As previously stated car parking is not required and the city centre location provides excellent public transport connections. The proposals will also meet the requirements of SG11 and provide one cycle space per flat in a safe and secure position internally.

Waste will be managed in the building by a factor. It will be their responsibility to present the bins on Renfield Street on the appropriate day for collection by GCC. They will then return the bins to the building directly after collection. The factor will also be responsible for maintaining the common areas and the main entrance to the flats.



Sketch Elevation



Sketch of Entrance

Summary

This statement has described the proposals for planning permission relating to a change of use of the upper levels and a new extension at roof level to form 9no. mainstream residential flats at 104-106 Renfield Street.

Planning permission (21/00036/FUL) was granted for the scheme in March 2021. As the approved application is due to lapse and the client is still motivated to develop the site we are resubmitting the previous application.

The initial application for planning permission (20/00798/FUL) submitted in March 2020 was refused by Local Review Committee (20/00052/LOCAL) in December 2020, this statement has described how the proposal was developed in response to the reasons for refusal.

The proposed use is supported by policy and the new roof extension is sympathetic to adjacent context. The access to the flats will make much needed improvements to the physical environment of Sauchiehall Lane through the new elevation treatment, lighting and surface finishing in line with the council's aspirations for the cities lanes to become an asset as important as the main streets.



Existing Photos

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