

## Design & Access Statement

Old Wynd Street, Glasgow  
March 2019

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### Objective

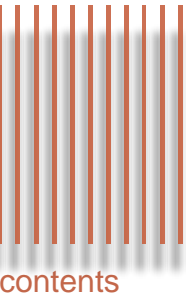
This report sets out the principles for the site wide development at Old Wynd Street, Glasgow. It will illustrate in detail the design for the new building and how it integrates into the surrounding context.

The design will create a building that compliments the surrounding area and its uses. It will infill this gap site in the city.

### How to use this document

This Design & Access Statement has been prepared by Urban Innovations on behalf of Dominvs Project Company 12 Ltd. It accompanies and supports the package of drawings for full planning permission for the redevelopment of the site. This statement should be read in conjunction with the accompanying supplementary information which together make up the application submission.

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## Introduction

This Design & Access Statement will illustrate the development and evolution of the design for the redevelopment of the Old Wynd site in Glasgow.

It is the intention to redevelop the site integrating it sympathetically to the existing built form whilst creating an architectural statement that addresses the streetscape and adds vibrancy and life back to this area of the city.

The purpose of this Design & Access Statement is to demonstrate how this scheme has evolved through as a result of viability, end user consultation and pre application process with Glasgow City Council.

The proposed use is hotel. A hotel operator is on board and the building, internally has been designed to their brief and requirements.

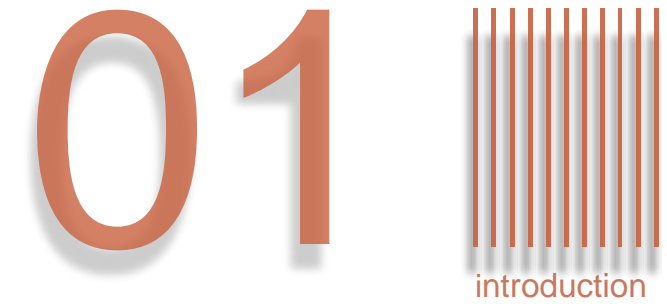
The proposed scheme is for a proposed 165 bed 12 storey hotel. The main entrance to the building is on the corner of Old Wynd Street and Osborne Street. Here the Welcome Zone reception area, is located long with Back of House plant and staff facilities. First floor level provides a living zone with eating area, gym and kitchen. Second floor and above is made up of bedrooms arranged around a small internal courtyard space.

In designing this building we have been careful to respond to and respect the adjacent historic buildings along Osborne Street.

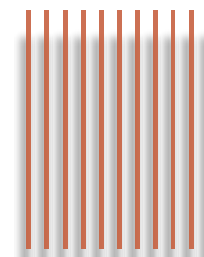
In summary, the proposed scheme infills the vacant site that fronts onto Old Wynd Street and Osborne Street. The intention is to gain full permission in accordance with design guidelines established for Glasgow. A more detailed description of the proposed accommodation is described later in this document.

Dominvs Project Company 12 Ltd are committed to the regeneration of this site and providing long term economic stimulus and activity to the area.

The Design & Access Statement should be read in conjunction with the Planning Application Drawings and other supporting documents included as part of the Planning Submission.



02



involvement

Dominvs Group



Dixon Hotel, London

Urban Innovations



Holiday Inn, Manchester

McAlear & Rushe



W Hotel, London

**project team**

**developer / site owner**  
Dominvs Project Company  
12 Ltd

**architect**  
Urban Innovations Ltd

**contractor**  
McAlear & Rushe

**planning consultant**  
CBRE

**acoustic / noise consultant**  
Adnitt Acoustics

**air quality consultant**  
Hydrock

**drainage consultant**  
Brian Murray Consulting

**delivery & servicing management**  
McCreagor Traffic Solutions

**energy consultant**  
Building Performance Prediction

**ecology consultant**  
The Ecology Consultancy

**flood, drainage and surface water risk consultant**  
Graham Murray

**geo environmental / site investigation consultant**  
CGL

**heritage assessment**  
Hurd Roland

**topographical / GPR consultant**  
MHLS

**transport & travel consultant**  
McGregor Traffic Solutions

**wind analysis**  
Hydrock

**3D views**  
Digital Aspect

**project address**

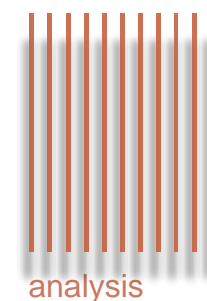
Old Wynd Street  
Glasgow

**local authority**

Glasgow City Council

In addition a wider technical team have been consulted to ensure the application proposals are robust and capable of delivering the vision outlined in this statement.

03





## Site Location

The application site constitutes the middle of three vacant sites on Osborne Street and near the Glasgow Riverfront. This could again be a potentially key part of the city centre that helps connect the river to the city centre and shopping areas.

Surrounding the site, directly to the east and west, are vacant plots. To the north is two and three storey warehousing connecting onto the back of the shop fronts on Tron Gate. To the south of the site across Osborne Street is a surface carpark.

The development site is very well served by a range of public transport, within a 10min walk of Glasgow Central Station and Queen Street Bus station to the North with the St Enoch Subway Station to the West.

Directly to the west is Old Wynd Street which provides the opportunity for the site to reconnect Osborne Street and Tron Gate.

The site has two main frontages - primarily onto Osborne Street and one to Old Wynd Street. The main face of the building will help infill an existing gap on Osborne Street which will help revitalise and assist in the wider rejuvenation of this part of Glasgow City Centre.



Historic Map - 1547



Historic Map - 1772



Historic Map - 1856-1933 Lanarkshire Plan

**Site Extents**

The historic maps on these pages focus on the progression of the site within the city and help trace its development from its early beginnings. One of the earliest parts of the city formed the old town with Trongate which became the main route into the central area from the East End.

Trongate area itself is one of the earliest parts of Glasgow City. Argyle Street, Trongate Street, High Street and Gallowgate Street formed the old town with Trongate eventually becoming the main route into the central area from the East side of Glasgow.

As the city grew, it spread to the North, West and the old town declined. However, as trading routes with the rest of the world grew, the area experienced a renaissance as a merchant district. During this period the surrounding streets were largely re-planned and a formal grid was gradually imposed on the early medieval settlement although the core street pattern of the original settlement formed around Trongate and High Street remains.

One of the main building typologies within the new 'Merchant City' was the trading warehouse. These buildings served as storage and trading centres for the newly wealthy Merchants and were often grand and imposing building. The building typology largely defines the urban form of the area today.

In the eighteenth century the site did not exist in its own right but sat within one larger block. Through time this city block was divided and recreated by the addition of connecting streets and alleyways.

The Lanarkshire Plan below shows what the site originally contained and how it progressed from a collection of smaller buildings.

Throughout the late Nineteenth and early Twentieth Century, the Merchant City again went into decline with the focus and benefits brought by the industrial revolution located elsewhere in the city.

More recently the district has been experiencing a renaissance with many news bars and restaurants, exclusive retailers along with artists studios and galleries moving in to the Victorian buildings and many warehouse buildings converted into high end residential properties.

The application does not propose to change to the entirety of the block, and although a number of buildings and spaces comprise the block are vacant and out with the applicant's prospective ownership, it has been important for the project team to develop a thorough understanding and description of the street as a whole.

The Architectural Context of Trongate and the wider Merchant City is characterised by its Victorian warehouses. Many of which have been converted and adapted to modern use and there are also examples of contemporary interpretations of the warehouse building.

A detailed analysis of the history of the site and its urban context is offered in the Heritage Statement.



Historic Map - 1887 Insurance Plan



Stockwell Street



Trongate Street looking East





### Planning Context

The surrounding area has seen various planning applications in recent years for variety of sites, uses and size. This feeds into the potential regeneration and wider planning aspirations for the area.

The design proposed for the site will be considered in its own right but also with the potential future developments and aspirations of Glasgow City Council.

The aim being that this particular application may act as a wider catalyst for the area, infilling part of the gap on Osborne Street while encouraging reconnection to the Trongate via Old Wynd Street.

Trongate Apartments - April 2015



Candlerigs - November 2016



Custom House - June 2018

### Development Plan

The current proposal was designed in accordance with the following Development Plan Design Policies:



Adopted Policy CDP1(Placemaking Principle) sets out that all developments should be distinctive, safe and pleasant, easy to move around and beyond, welcoming, adaptable and resource efficient. All developments should be design driven.

Supplementary Guidance 1 Part 2 (Placemaking) stating that proposals for public realm works should have appropriate layout and design, appropriate materials, street furniture. They should be designed to enhance the security and provide public art where possible.

### Local Planning Policy

CBRE have provided a separate supporting planning statement setting out the planning policy in support of the proposed hotel.

This planning document will provide an overview of the planning policies which are relevant for this planning application and will establish the relevant Development Plan policies that need considered along with other material considerations.

All planning matters are dealt with in the accompanying report prepared by CBRE Planning Consultant.



- Site
- Hotel
- Residential
- Retail/Commercial
- Public Realm/ Car Park
- Mixed Use
- Place of Worship
- Government

### Land Uses

CBRE will provide a separate supporting planning statement setting out the planning policy in support of the proposed use on the site.

Glasgow draws people for business, conventions and leisure. Regarded as one of the UK's financial centres and best cities for shopping and subsequently the hospitality industry enjoys a high level of occupancy all year round.

The cities reputation as a tourist destination means Glasgow already hosts a broad spectrum of hotel brands. However the city still has a requirement for new hotels to service the ever increasing demand.

The plan opposite indicates the existing and possible future uses in the immediate surrounding area.

The addition of new bedroom accommodation in the area will help draw pedestrian movement and help encourage future development in the area.

Hotels operate on a 24hr basis with people coming and going at different times. This along with the operational management of the hotel will be beneficial to the area providing a safer accessible environment.

All planning matters are dealt with in the accompanying report prepared by CBRE Planning Consultant.

## Site Analysis

The site lies within Glasgow City centre. The City buildings vary in scale and use from hotels, offices and retail. The commercial scale will help inform the design.

The site is roughly rectangular in shape with the long leg (c.37.5m) extending down Old Wynd Street with its primary frontage on Osborne Street (c.23m).

The site is located in within walking distance of all Glasgow's amenities including Glasgow Central Station.

The site is predominantly level and currently used as a surface car park.

Currently vacant the site has a detrimental impact on the "Grain of the Area" and has damaged the continuity of the both Osborne and Old Wynd Streets. The new development will help reinstate these street frontages.

The Osborne Street boundary faces Southwards and will benefit from direct sunlight from the morning through the day into the afternoon.

The following outline the key opportunities and constraints that avail with the development of this site;

### opportunities

Reinstate frontage and infill the gap on Osborne Street to provide visual continuity.

Create a recognisable building that is visible and identifiable at pedestrian and vehicular level.

Add a positive contribution to the Glasgow sky line.

Increase live frontage at street level.

Encourage further footfall and pedestrian activity to the surrounding area and through Old Wynd Street.

### constraints

Designing to accommodate the neighbouring vacant sites

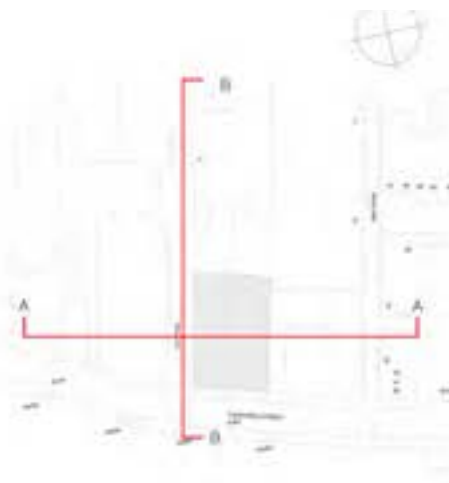
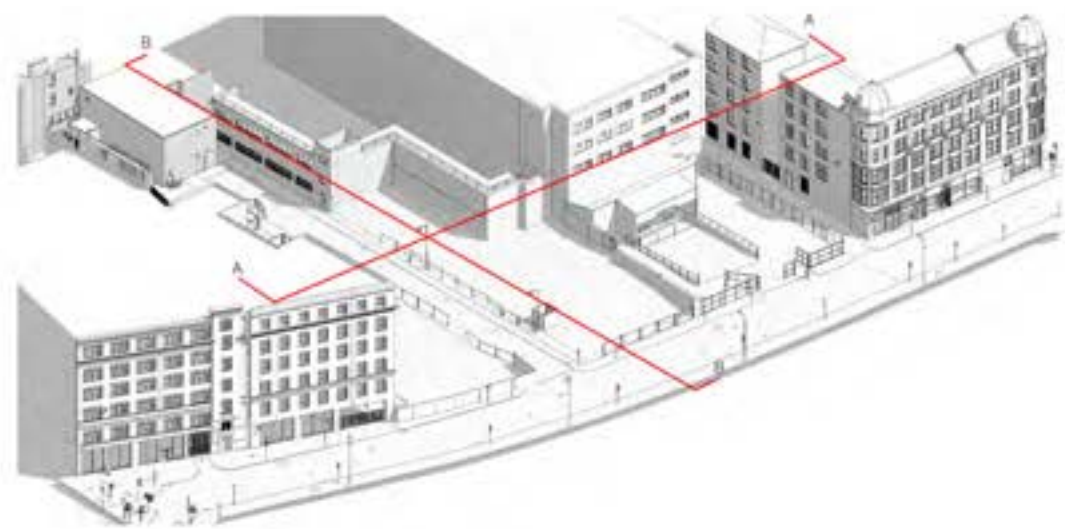
Limited accessibility, parking and traffic.

Reduced pedestrian movement.

Restricted views from the rear and sides

Limited access / servicing opportunities



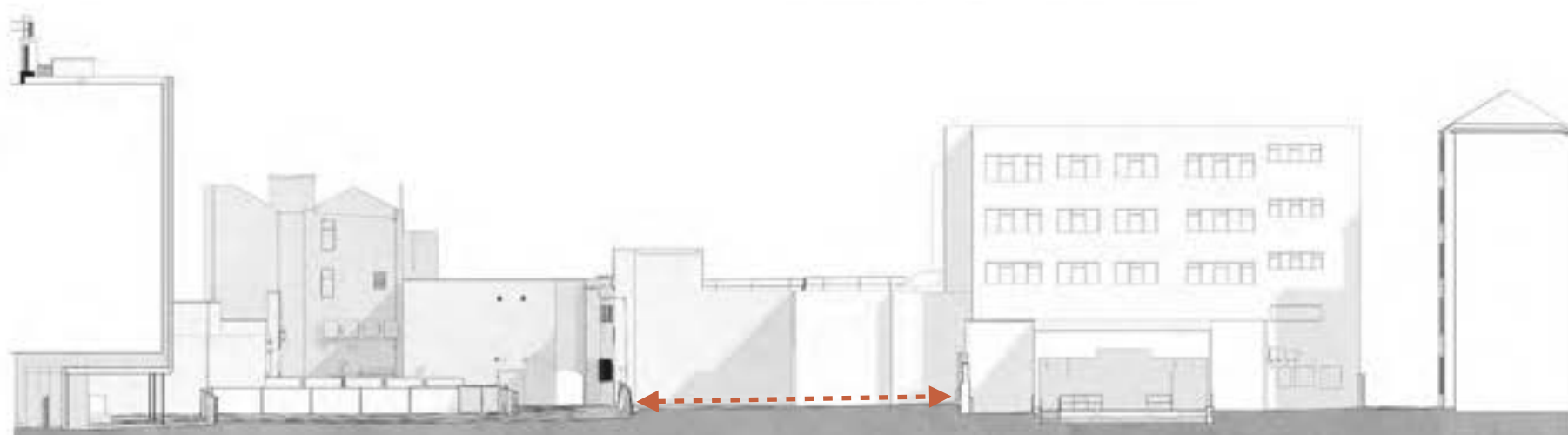


### Topography

A topographical survey was undertaken of the site and surrounding area as it is important for the design to respond to the existing levels and inform how the proposed building will integrate at ground level.

The site levels are reasonably consistent from East to West along Osborne Street.

Along Old Wynd Street the levels rise by approximately 0.5m towards the rear of the site. The ground floor is level throughout to ensure ease of movement for both guest and staff. To accommodate the change in level along Old Wynd Street steps have been implanted to provide access onto Old Wynd Street.



AA



BB

A scaled detailed topographical survey along with site sections have been submitted part of the application.



View towards the neighbouring site



View from Old Wynd towards the site



View of Old Wynd Pend from Trongate



View of neighbouring site and towards site from New Wynd



View towards site from St Enoch Shopping Centre



View towards St Enoch Shopping Centre



View from Stockwell Street across the surface car park towards the site



View from the surface car park towards the site



View to neighbouring warehouse building



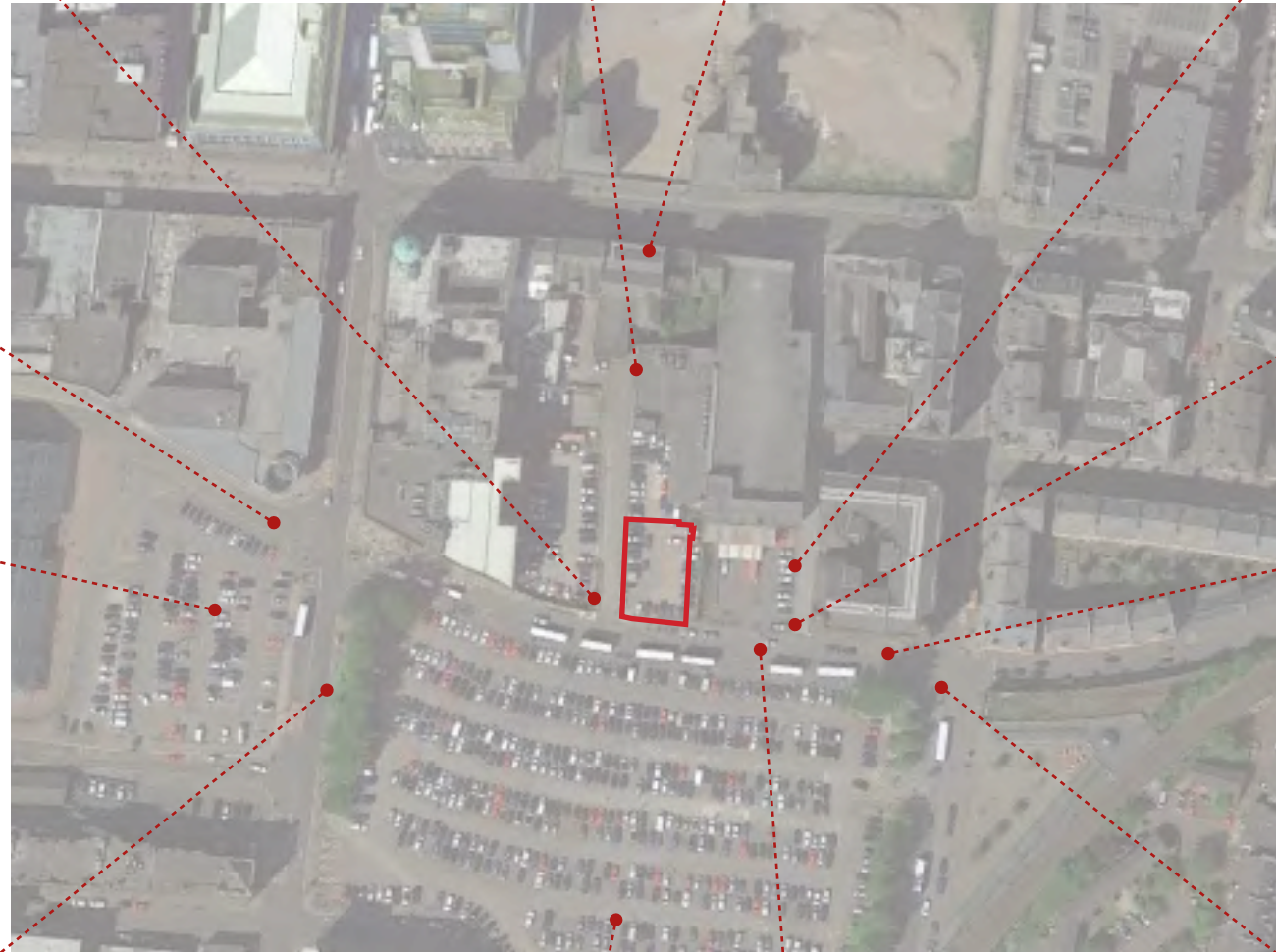
View towards neighbouring building



View to neighbouring site from Osborne Street (East)



View from the corner of King Street and Osborne Street (East) towards the site



### Context

Proposals should respond to neighbouring scale and context. To help with this evaluation of the neighbouring buildings, open spaces and roads must be also be considered.

The front of the site along Osborne Street faces a surface car park which is accessed from Stockwell Street and King Street. This open space may or may not be developed in the future but the proposed building will orientate itself and take advantage of the available views.

To the rear, the site is more confined with a warehouse building and the rear of the shops on Trongate. An existing small pedestrian route links Old Wynd and Trongate through a pend. The development has aspirations that it will encourage further movement between Osborne Street and Trongate.

Directly to the East and West of the site are another two vacant plots that may again be developed in the future. The proposed design will take into account this possibility and how it will work in relation to these plots having working buildings.

Sandstone and brick are the predominant materials in the older surrounding historic buildings and warehouses while the newer commercial buildings incorporate more glass.

The scale, materials and colours of the surrounding buildings will also help to influence the final design.



This part of the Glasgow is served by a various car parking locations. Apart from the multi storey car parks on Candleriggs and Glassford Street there is are further multi storey parking at the St Enoch Centre on Argyll Street and extensive surface car parks to the south of Trongate. All of these help feed pedestrian traffic up through the streets and Wynds heading North into the City Centre.

### Transport Links

The site is located in a highly accessible location in Glasgow City Centre. A number of bus services pass along Holloway Head. Additional bus services are also available from the city centre and Bristol Street which area within a 10-minute walk.

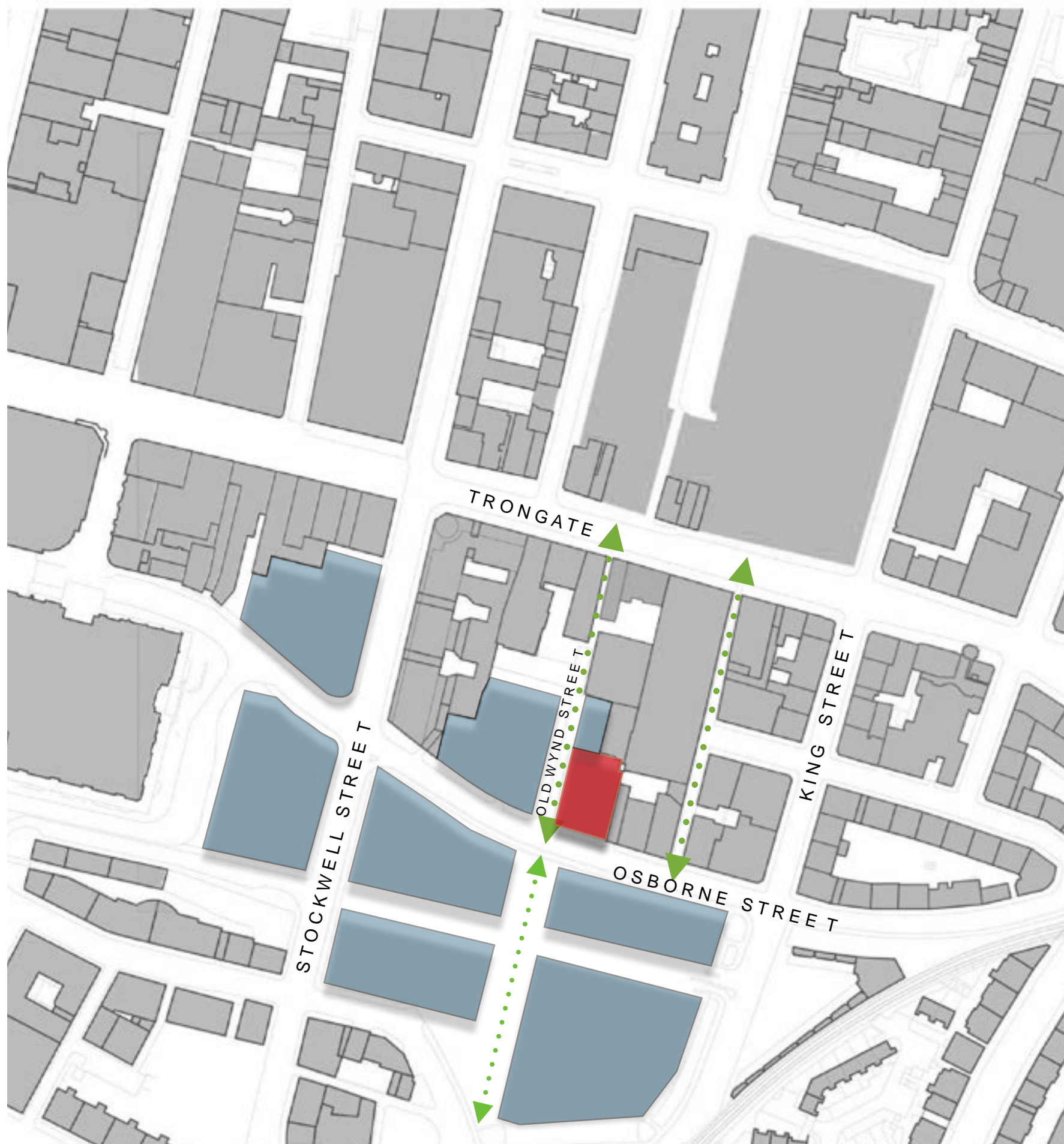
Access to local and National Rail services are available form New Street Station, which is also within a 10-minute walk.

### Traffic

Trongate and Glassford Street form principal bus routes with traffic turning right and left at the end of the pedestrianised areas of Argyll Street which feed Northward to Ingram Street.



- 10 min walking distance
- Pedestrian movement
- Rail network
- Primary Roads
- Secondary Roads
- Parking Facilities



### Pedestrian Movement

Glasgow has a heritage of small laneways and connecting streets. The reinstatement of a building on this site enables the development to present an opportunity to encourage further pedestrian use along Old Wynd Street. This will invigorate the historical connection from the Trongate though to Osborne Street.

The streets around the site to the North and East are given pedestrian priority with high quality surface materials throughout encourage pedestrian movement.

The development brings the opportunity to help develop the character of the streets, encouraging cafes and much more.



Site



Potential, future building infill sites





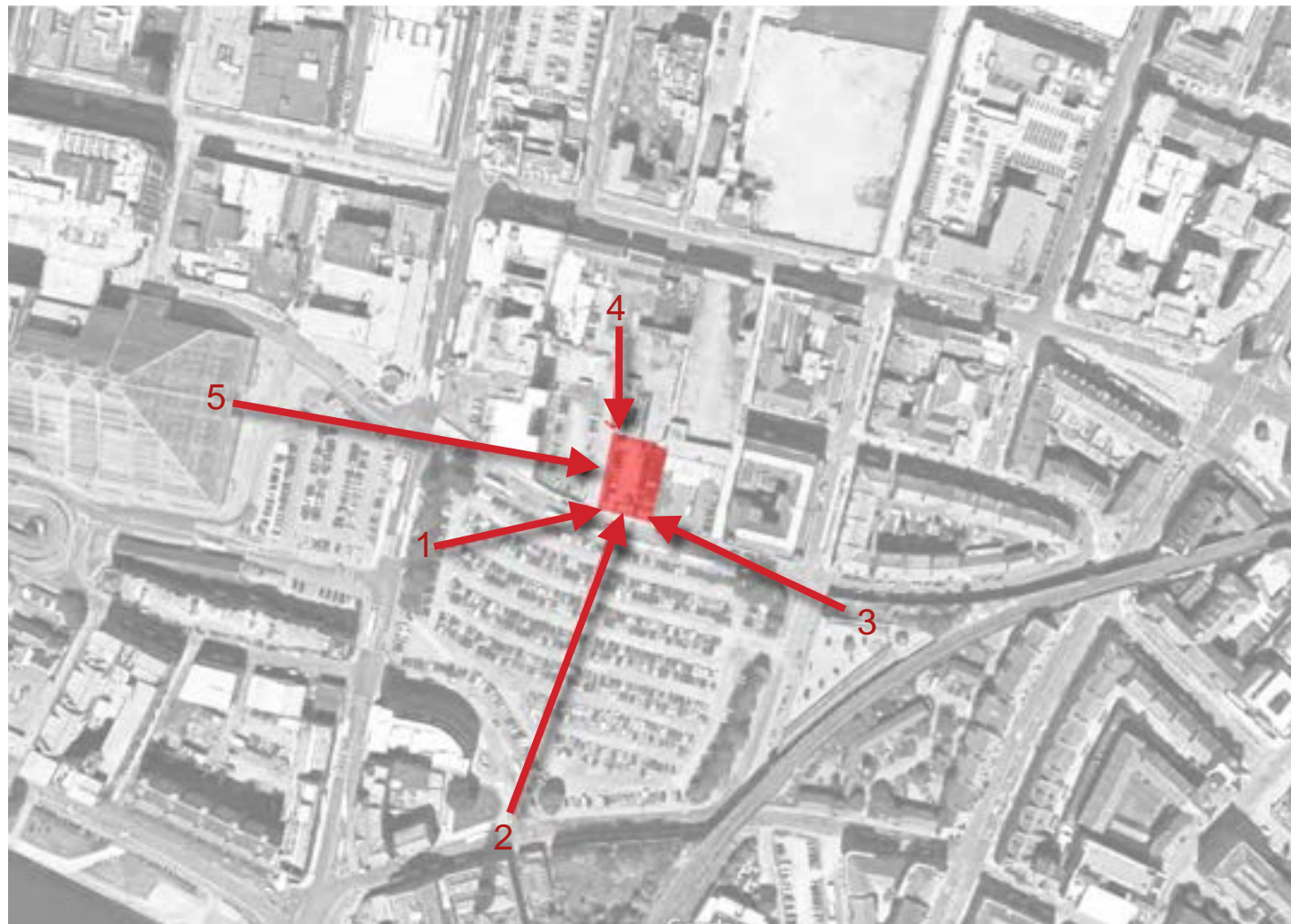
1 View from surface car park along Osborne Street - looking East



2 Overview of Osborne Street from surface carpark - looking North



3 View from Osborne Street, King Street junction - looking West



Aerial overview identifying locations of planning agreed views

Key Views - Immediate

Officers at Glasgow City Council were keen that particular views were agreed to help demonstrate how the new building would sit, integrate into its immediate context and surroundings and also in the wider city context.



Agreed Immediate Views



4 View from the Pend on Old Wynd Street - looking South



5 View from Enoch Centre car park - looking East

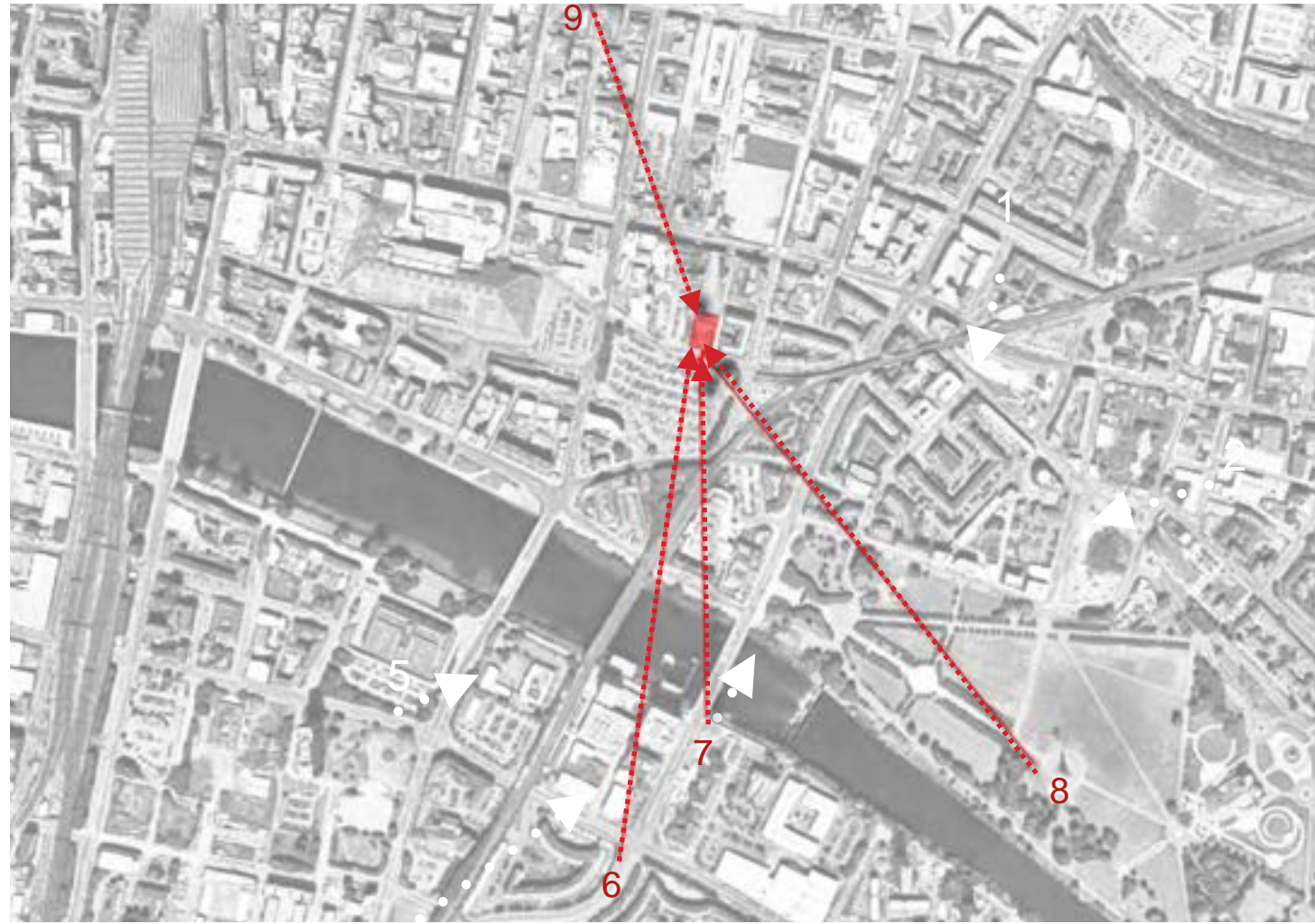




6 View from Crown Street across the river - looking North



7 View from Albert Bridge across the river - looking North



Aerial overview identifying locations of planning agreed views

Key Views - Distant

Particular long distant views were agreed with Glasgow City Council to help demonstrate how the new building would sit, integrate into its immediate context and surroundings and also in the wider city context, in particular from numerous crossings across the Clyde.



Agreed Distant Views



8 View from from Glasgow Green - looking West



9 View from George Square - looking South



- 1 - 2 Stories
- 2 - 3 Stories
- 3 - 4 Stories
- 4 - 5 Stories
- 5 - 6 Stories
- 6 - 7 Stories

### Height

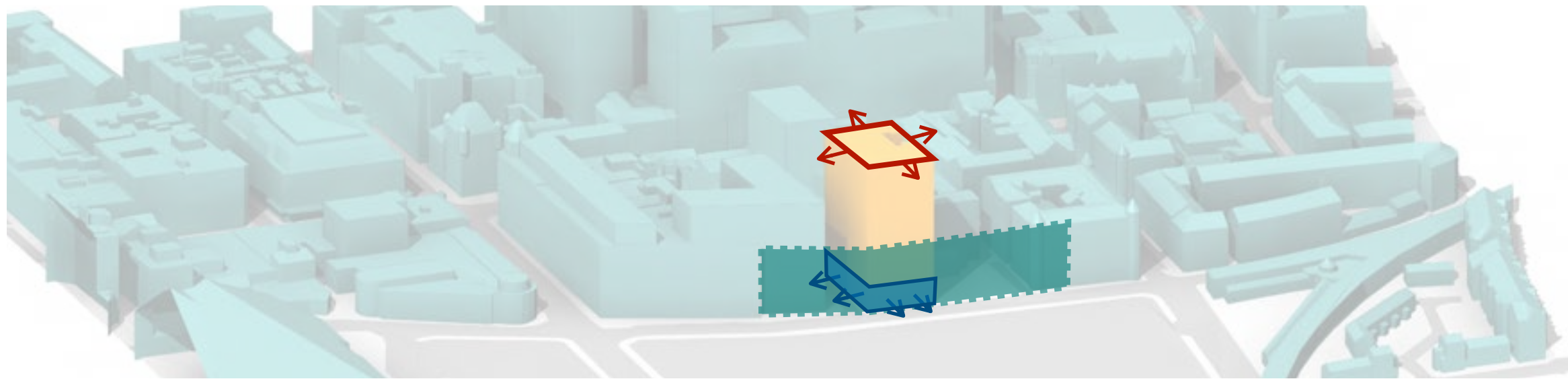
When looking at this area of Glasgow, it became clear that the grain of the city has gone through various stages of development.

The number of smaller historical footprints have reduced over the years and been replaced with larger scale developments that provide a more consistent 4-8 storey shoulder height to the area. Further punctuations in height happen around the city occur with buildings over 10 storey.

The proposed building will focus on addressing the immediate scale and height of Osborne Street. Wider consideration will be given for the building to help bridge the grain and scale of the surrounding cityscape.

To help the building height to integrate successfully the new building will be broken up into two different massing sections on Osborne Street. A lower level will acknowledge the heights of the surrounding buildings along with the additional height that reflects the aspirations of a modern city.

NOTE: A detailed heritage statement has been undertaken and will support this application.



### Initial Considerations

- Respect context & grain
- Reinstate strong street frontage
- Consider the wider context
- Consider building heights
- Address Glasgow City and human scale
- Present four faces to the city



### Height

Initial studies were carried out based on the proposed use and surrounding context. This was then modelled up in 3D form to see how they might sit in context.

The massing is also informed by the orientation of the site, working to address the surrounding scale while opening up to provide a human and welcoming scale at street levels. The views opposite demonstrate options for the potential number of floors and reflect what has been discussed with Glasgow City Council at pre app stage.



SITE

The site sections and massing to the left demonstrate initial ideas on how the building might sit on the site, the massing and levels will be progressed and finalised during the design development.



20 Storey



15 Storey

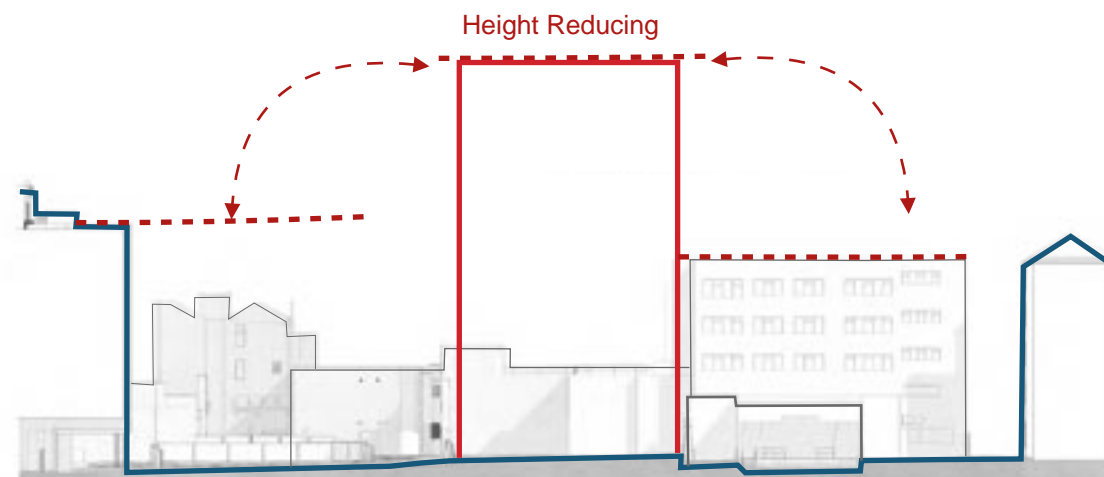


12 Storey

Note : Numerous heights and massing options were tabled at the Design Meetings. Following further consultation with the planners a new strategy was developed to adjust the massing to provide a scale more suited to Osborne Street.



The section line above demonstrates the existing levels along the front of the site at Osborne Street / Queensway.



## Height

Potential variation in the heights can help assist break down the building mass and integrate the scheme with the immediate street context

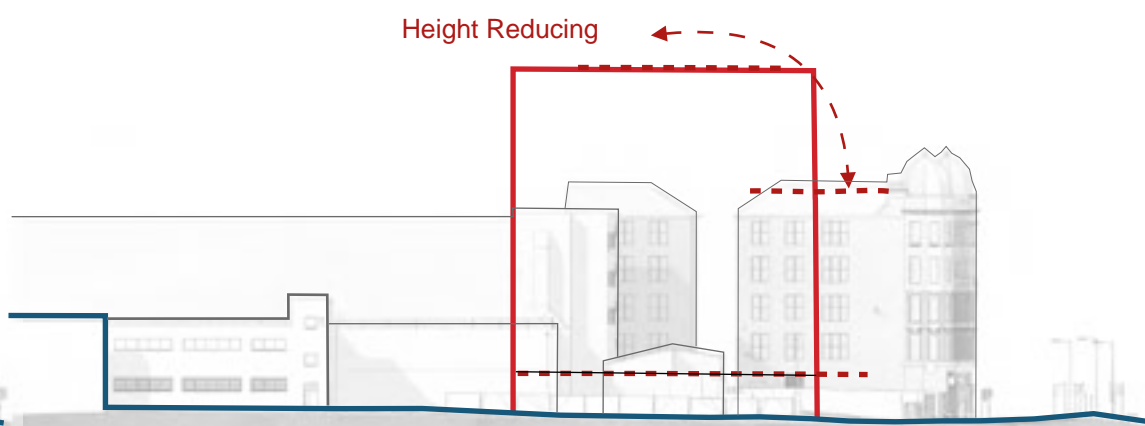
This suggested red line massing demonstrates:

The building divided into three different parts

- Facade broken at ground level to reflect human scale
- Suggested step at 7th floor to replicate the neighbouring shoulder line on Osborne Street
- 12 storey height to the central body to address the wider city scale.

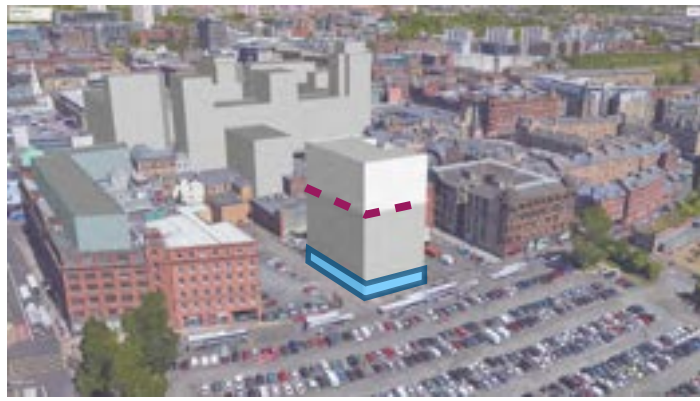


The section line above demonstrates the existing levels and massing at Old Wynd Street

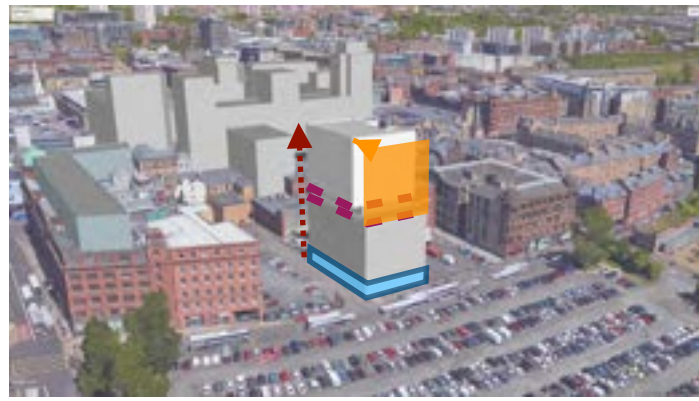


The red lines demonstrate a concept of how the design of the building can potentially address the scale.

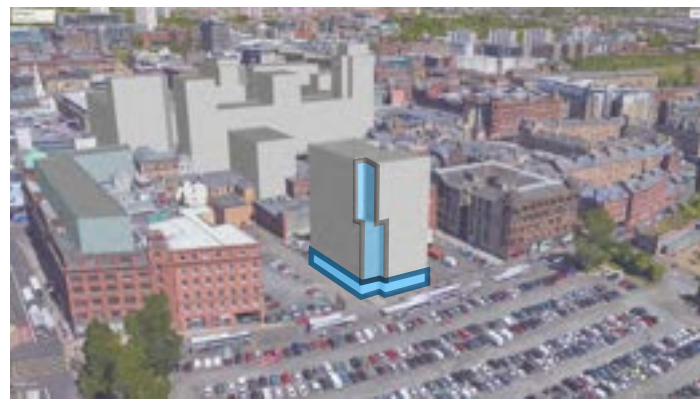
The height is also informed by the orientation of the site, maximising views from and to the site. The views opposite demonstrate the potential number of floors and reflect what has been discussed with Glasgow City Council at pre app stage.



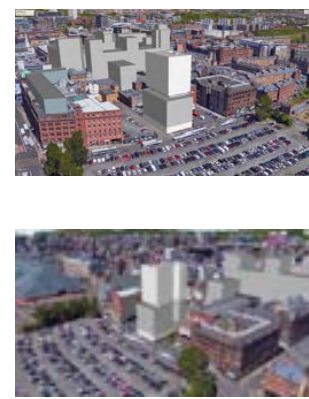
A  
Provide active frontage at street level.  
Change material to emulate shoulder line of neighbouring buildings



B  
Provide active frontage at street level.  
Create a recess set back at shoulder line  
Push facade back on Osborne Street and Old Wynd Street  
Consider additional height



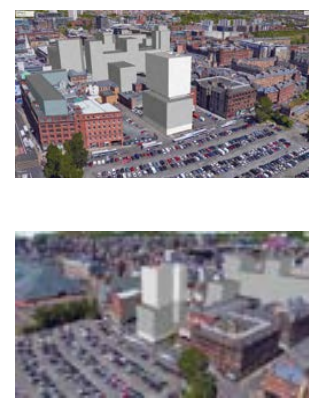
C  
Provide active frontage at street level.  
Add corner interest to Old Wynd and Osborne Street



D  
Provide active frontage at street level.  
Create a recess set back at shoulder line  
Push facade back on Osborne Street and Old Wynd Street  
Consider additional height



E  
Provide active frontage at street level.  
Create a recess at shoulder line



F  
Provide active frontage at street level.  
Create a recess set back at shoulder line  
Push facade back on Osborne Street and Old Wynd Street  
Consider additional height  
Add corner interest

### Massing

Initial studies were carried out based on the proposed use and surrounding context. These were then modelled up in 3D form to see how they would sit in context.

Massing and height implications were initially tested in a range of views. In conjunction with the planning authority, a suite of key views were identified which formed the basis for much of the design development which followed.



Inner city scale / grain

Site, street scale / grain

River Front scale / grain

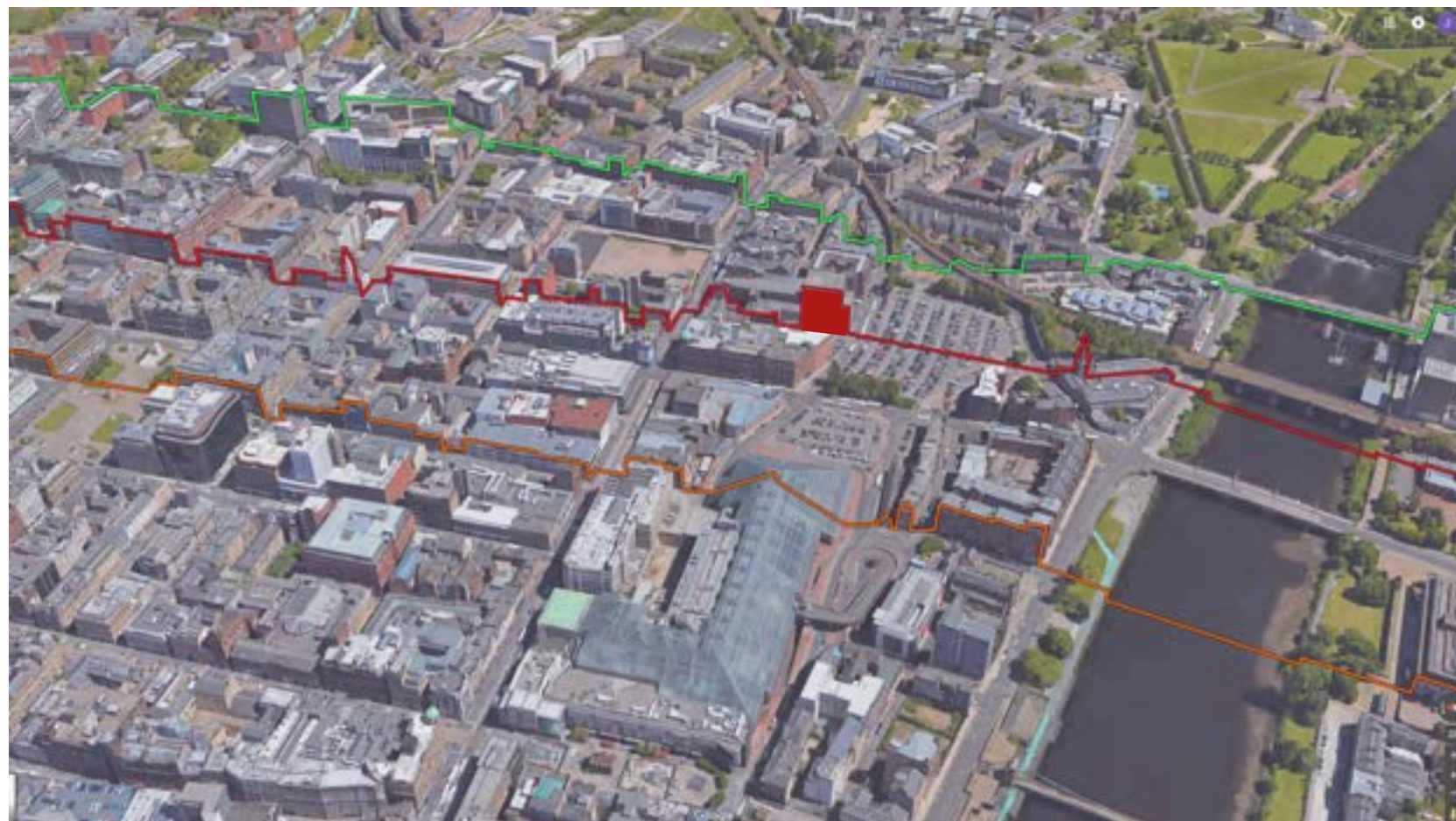
### City Scale & Grain

As part of the older part of the city, the commercial grid of the wider city isn't as evident. Historically the buildings in the area would have had smaller, more traditional plot sizes.

Historically, the building scale was of low-rise industrial buildings and housing stock. The growth of industry in the area along with river traffic brought an increase in scale for new warehouse buildings. The warehouse buildings saw taller six to eight storey buildings built.

Following the decline of industry, a more commercial growth in the city saw the removal of many of the smaller tenement buildings.

A new opportunity for the future regeneration of the area should be considered. There is potential for some taller buildings that will reengage this part of Glasgow with the river and wider city context.



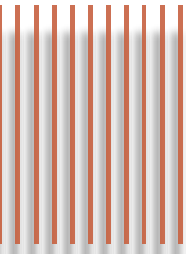
Peripheral city scale / grain

Site, street scale / grain

River front scale / grain

The aerial views on this page help illustrate the scale and grain of the building in the site streetscape (red) as well as closer towards the city centre (yellow & orange), along the river front (blue) and as you out to the edge of the city's influence (green) where it has more open and green space.

04



consultation

## Aug 2018 - Pre app 1

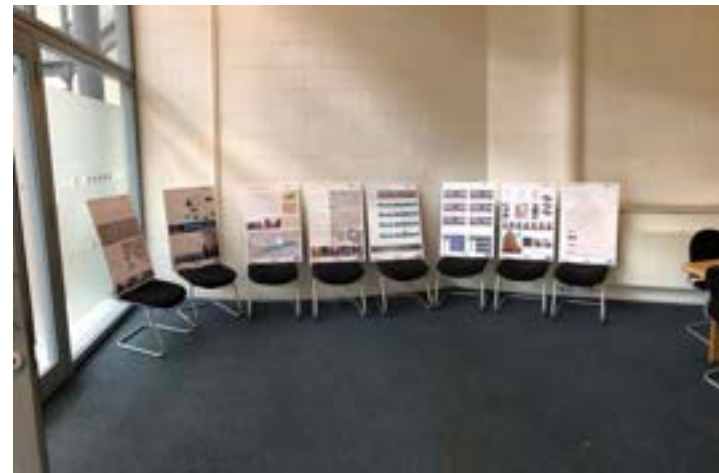
The first pre app consultation took place with Glasgow City Council Planning Department in March 2019 and included the Lead Planner and Urban Designer.

This first meeting was used to identify the aspirations and establish the potential hotel use for the site while also presenting initial layouts and suggested massing.

Following constructive feedback amendments were made to the scheme.

- Principle of proposals in terms of use were confirmed by Officers to be acceptable.
- Approach to massing configuration was to be further considered.
- Impact on the wider city to be considered and demonstrated.
- Approach to servicing generally acceptable although will need to be discussed with Highways Department.

The Design Officers confirmed that the City Council are fairly open to any potential design and approach.



## Oct 2018 - Pre app 2

The second pre app with the planners presented 6 potential massing options and building heights from 20 down to 12 storeys. These were options were demonstrated in the wider city context.

Initial facade analysis and visualisations were also provided to help provide a concept for the potential look and feel of the building.

To summarise the main discussions, Officers confirmed that:

- Preference was given to have a set back in the main building facade.
- Height still to justified and agreed.
- Clarification of room orientations to be provided.
- Consideration of potential materials and finishes to be progressed.

Discussions then progressed to explore the potential look and how the scheme will integrate with the surrounding area and community.

## Love 2018 - Public Consultation / Presentation

A full day of Public Consultation event was undertaken on 20th November 2018. Eight display boards shared and demonstrated the initial proposal with the wider public.

Comments and feedback were discussed and considered and incorporated into the design were appropriate.

## Dec 2018 - Pre App 3

Following the second pre app meeting the design team presented further massing of 15 and 12 storey options for consideration.

- Massing agreed at 12 storey.
- Massing shown in the wider city context
- Initial room layouts presented and discussed.
- Potential servicing strategy discussed.
- A variety of 3D views were presented to demonstrate facade options. It was agreed that the metal fin facade option was the preferred approach.

## Feb 2019 - Pre App 4

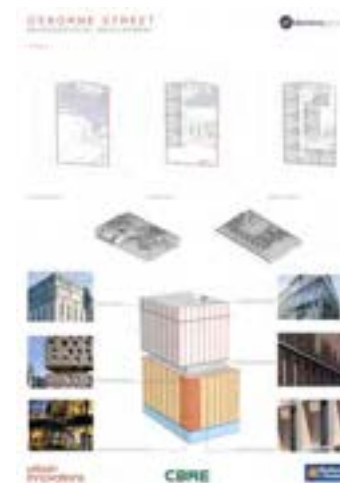
With the overall massing and form agreed in the previous Pre App the fourth Pre App was focused on the detail of the facade and how it could be delivered

- Facade build up demonstrated and discussed.
- Landscaped terrace provided.
- Servicing strategy clarified.
- Layouts clarified.

## Pre App Conclusion

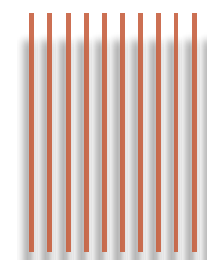
The design team wanted to actively respond to issues raised with Glasgow City Council and so the design was revisited and evolved with several things implemented in response:

- Height of building reduced from 15 storey to 12storey.
- Massing set back created to reflect neighbouring building heights.
- Landscaping and access to 7th floor terrace provided.
- Architectural continuity provided between lower and upper floors provided.
- Clarification on facade build up provided.
- Orientation of fins considered
- Servicing & Collection located via Osborne Street.





05



development



### A place to stay

This development is committed to making a better quality & standard of hotel accommodation.

The proposed development is intended to enhance Osborne Street and mesh with the existing fabric of the surrounding area.

The ambition is to deliver a high quality hotel building which complements but does not compete with the surrounding buildings. We have sought a design solution that is driven from the immediate historic context and the modern urban form.



What will make up the hotel:

- 165 bedrooms
- Aimed at the recreational market
- Secure Reception Areas and Foyers
- Restaurant / Bar
- Business Centre
- Gym
- Full accessibility
- Landscaped Terrace
- Staff Facilities





Original Massing Option

- 15 Storey
- 200+ rooms



Intermediate Massing Option

- 15 Storey
- 200 rooms



Preferred Massing Option

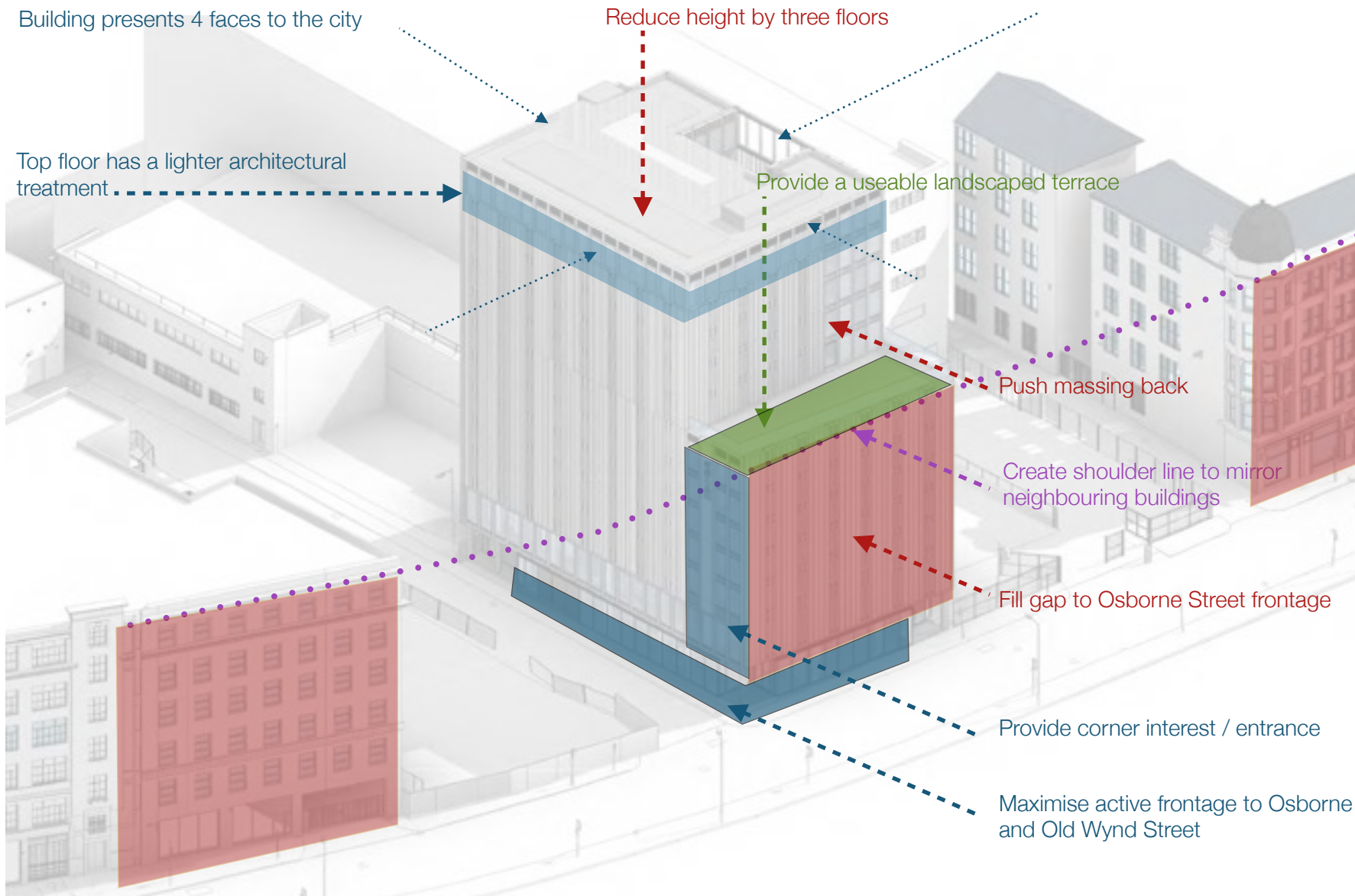
- 7-12 storey, set back along Osborne Street
- 165 rooms

Following various Pre App consultations, key design objectives were agreed with Glasgow City Council to inform the design.

The dashed red line reflects the original 15 storey massing that was subsequently reduced by three floors.

### Glasgow City Council Preferred Urban Massing

Initial 3D massing studies were carried out based on the proposed use and surrounding context. These were tabled and discussed during the joint Pre App meetings with Glasgow City Council.



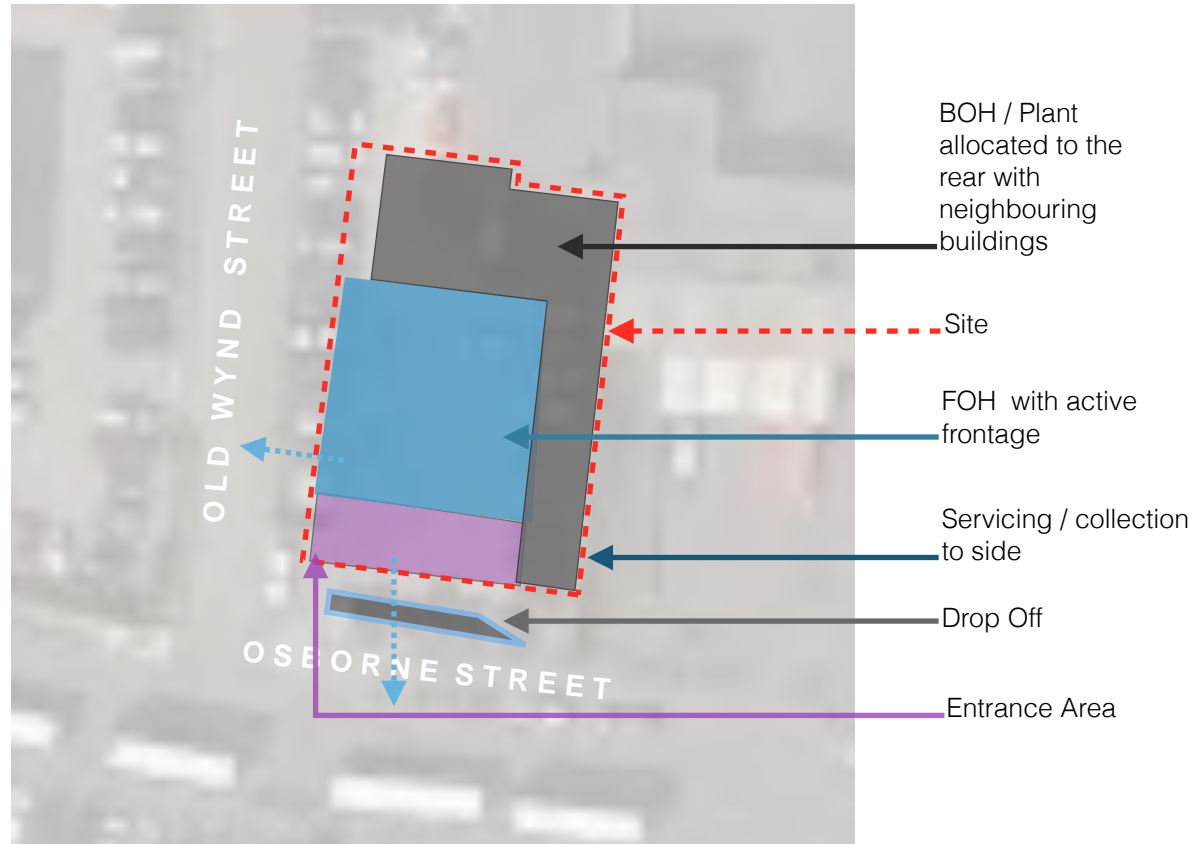
### Considerations

- Respect context & city grain
- Reinstate strong street frontages
- Acknowledge primary routes
- Encourage pedestrian movement
- Consider the wider context
- Consider building heights
- Address city and human scale

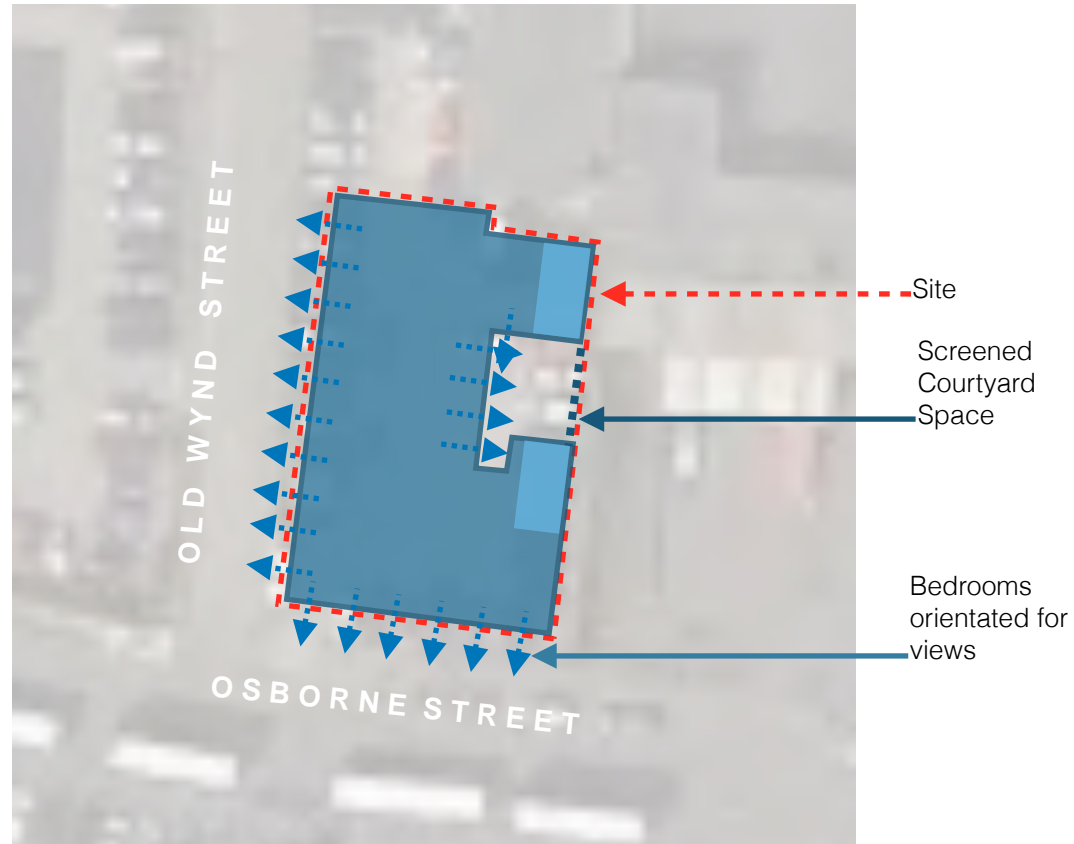
The proposal integrates into the historic pattern of the Glasgow City block and provides a building that reflects the different scale and change that the site has seen over the years.

The creation of the new building required a design solution that would address the existing and potential massing along Osborne Street.

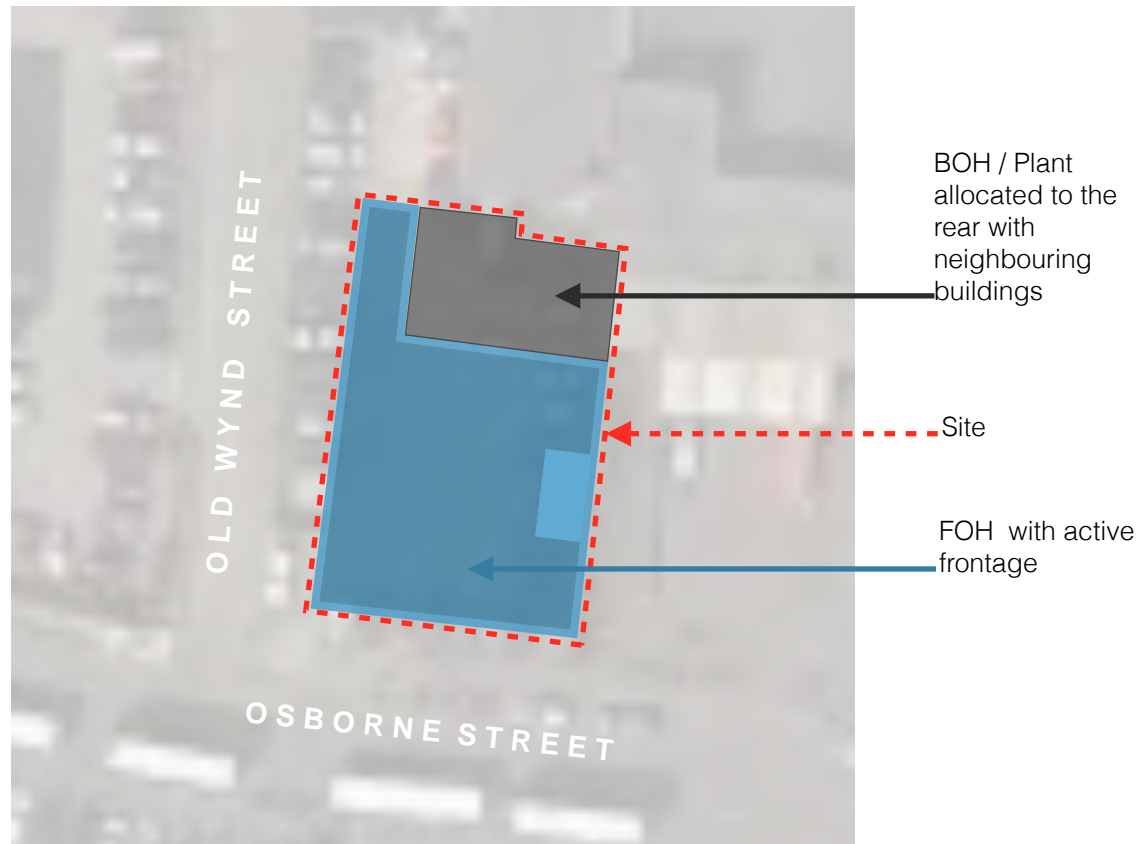
The preferred option divides the massing into two distinct elements that enable a distinct reference and change in scale along Osborne Street. This helps to break down the overall perception of the building mass and integrate it with the immediate street context but in a contemporary and new way.



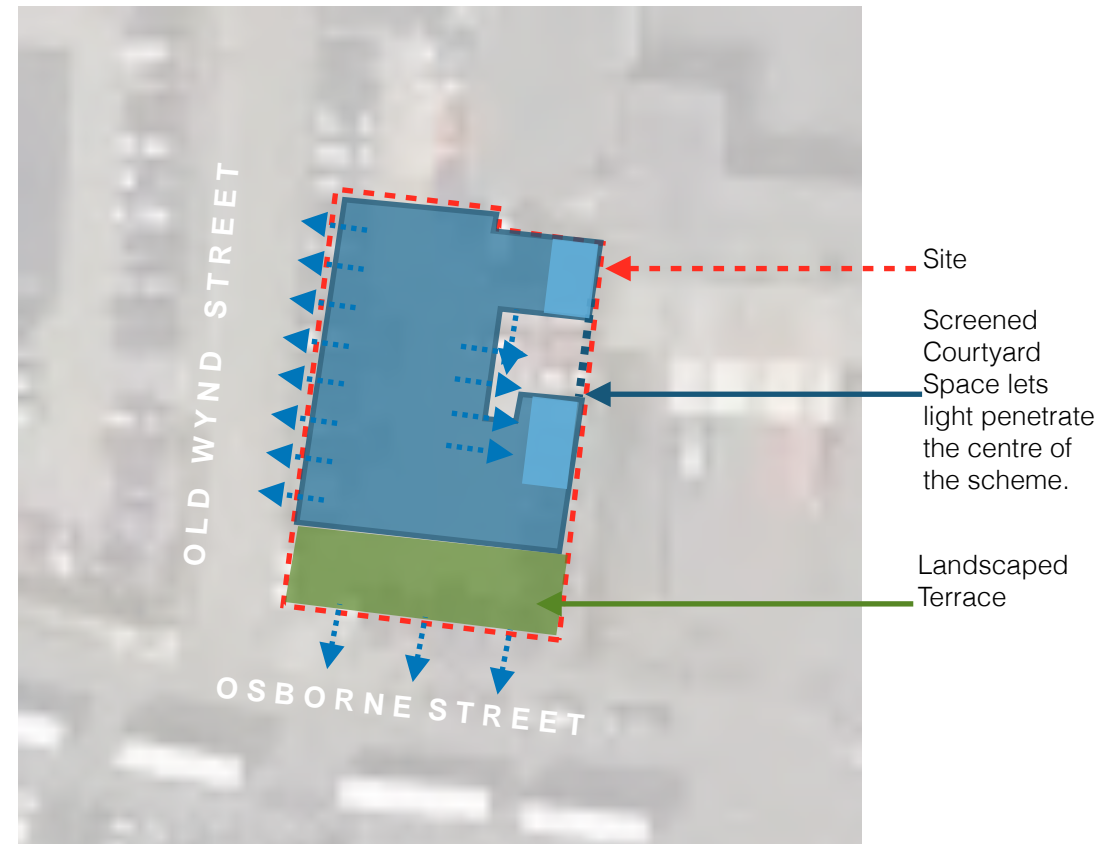
Ground Floor



Typical Bedroom Floor



First Floor



Typical Upper Bedroom Floor

### General form and arrangement

Following the pre app process and the subsequent feed-back received the design went through various development iterations.

The overall form of the proposal is primarily 'rectangular' shaped building.

The Ground Floor plan aims at maximising active frontage on Osborne Street and Old Wynd Street. Back of House, plant and servicing are allocated to the rear and sides of the site that may have neighbouring buildings or dead frontage. Restaurant and bar space will front onto Old Wynd and Osborne Streets.

The main entrance to the building is recessed at the corner of Old Wynd and Osborne Street.

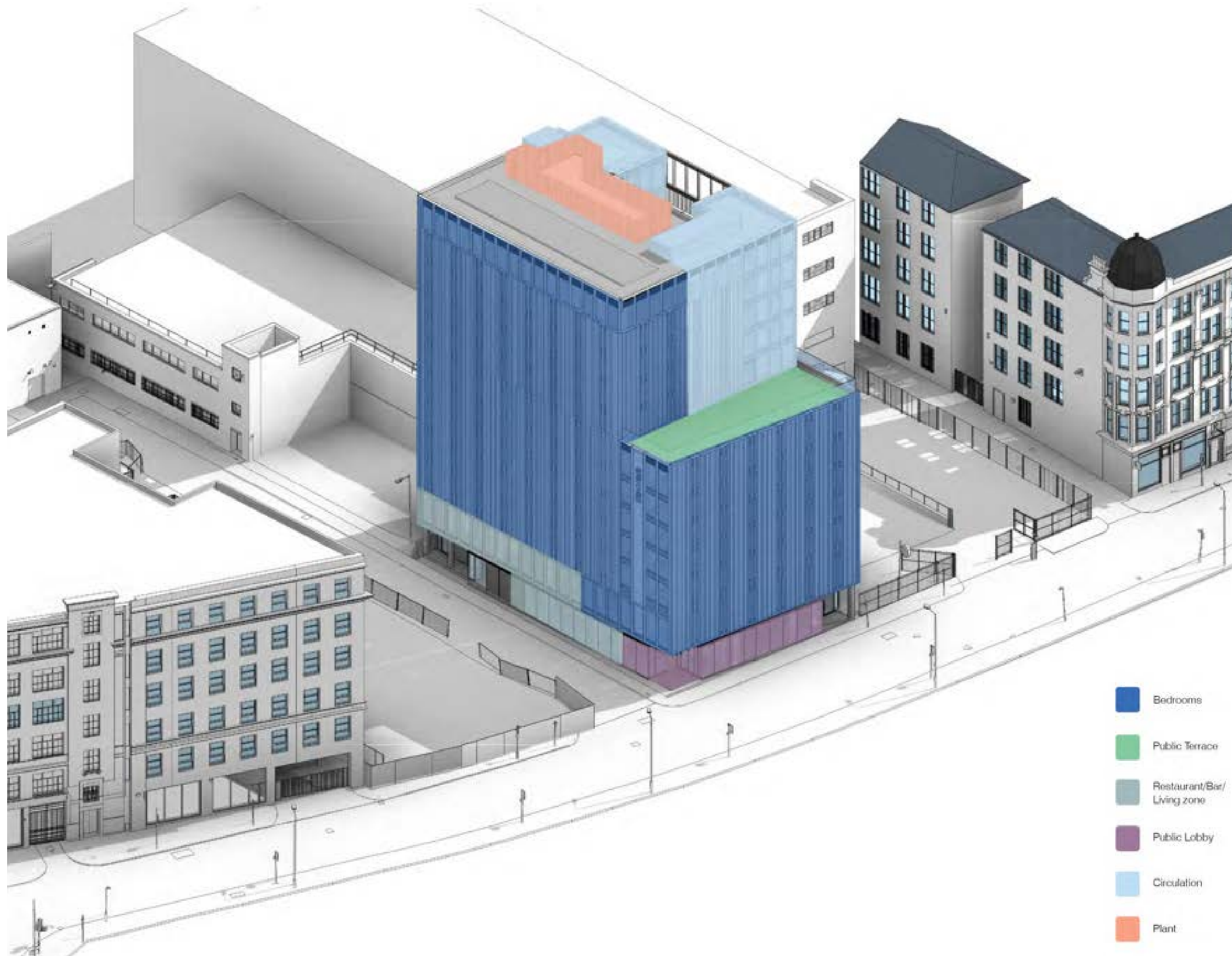
The First Floor maintains a similar approach to the ground floor, maximising the active space onto Osborne and Old Wynd Streets.

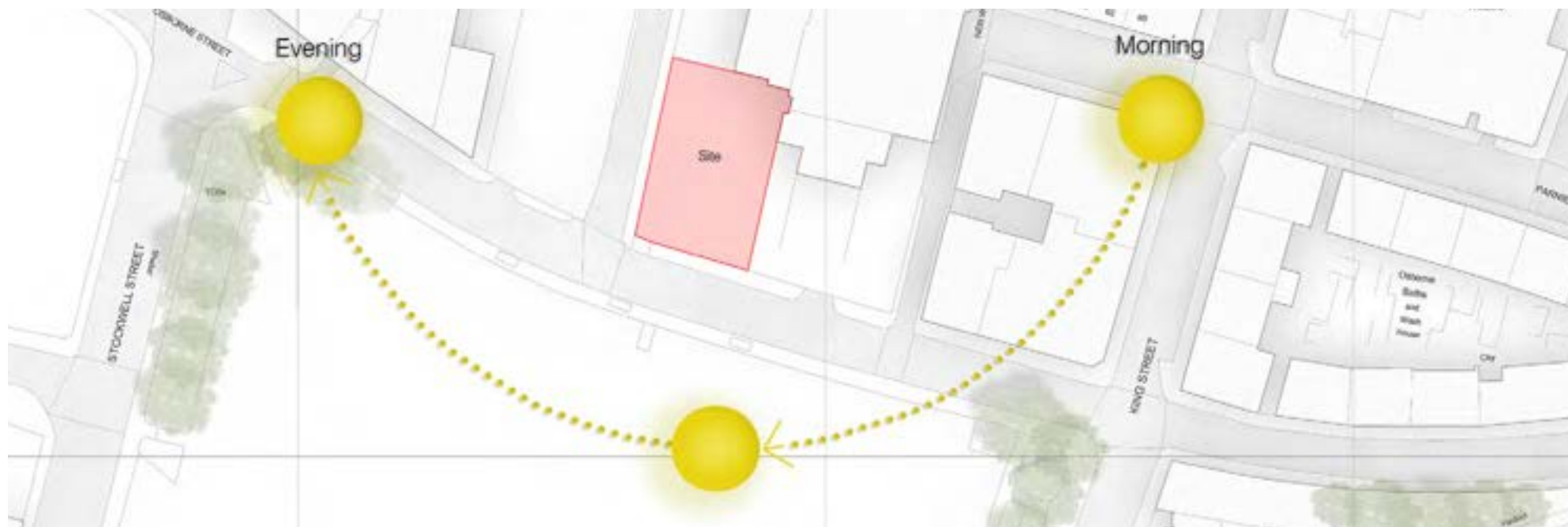
On the typical bedroom floors a courtyard section has been removed on the East boundary to enable light and views to the adjacent bedrooms.

A set back is suggested at the 7th floor which provides an opportunity for external landscaped amenity space with views.

The roof level will accommodate a set back and screened plant.

The diagram to the left demonstrates how the building uses are allocated across the various floors.





## Shade & Wind

Creating a building that is taller than its immediate neighbours raised additional questions that needed considered, regarding overshadowing and how the wind may affect street level or create a tunnel effect at street level. These elements have been carefully considered throughout the design process.

The overall form of the proposal is primarily 'rectangular' shaped building.

The elevational treatment will be designed to help mitigate any potential light and wind concerns.

The terrace on the 7th floor will receive light though the day and into the evening. Glazed screens will surround its perimeter to provide shelter from the winds while still facilitating views outward.

The main entrance to the building is on the corner of Osborne Street and Old Wynd. This has been recessed to provide shelter and mitigate any down draughts.

Both summer and winter sunlight have been considered and how the building and surrounding area is affected. The conclusion is the site is capable of height without having a detrimental impact on the neighbouring buildings.

NOTE: A wind analysis / statement has been undertaken and will support this application.



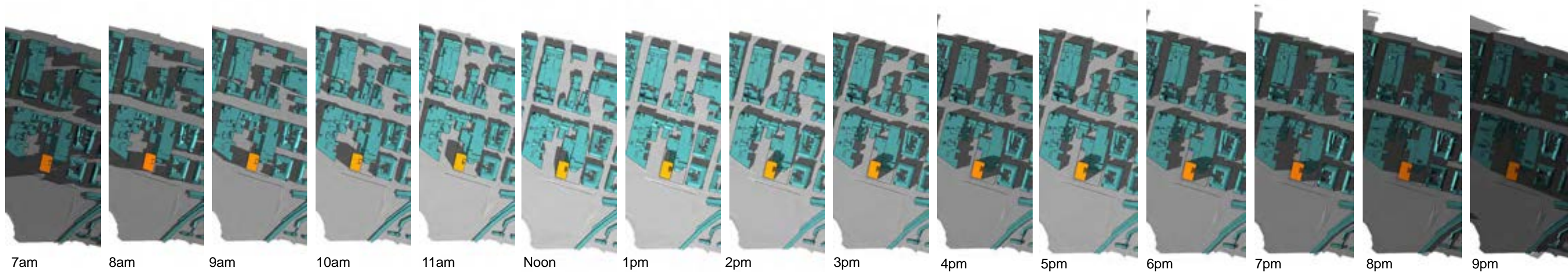
April - Midday



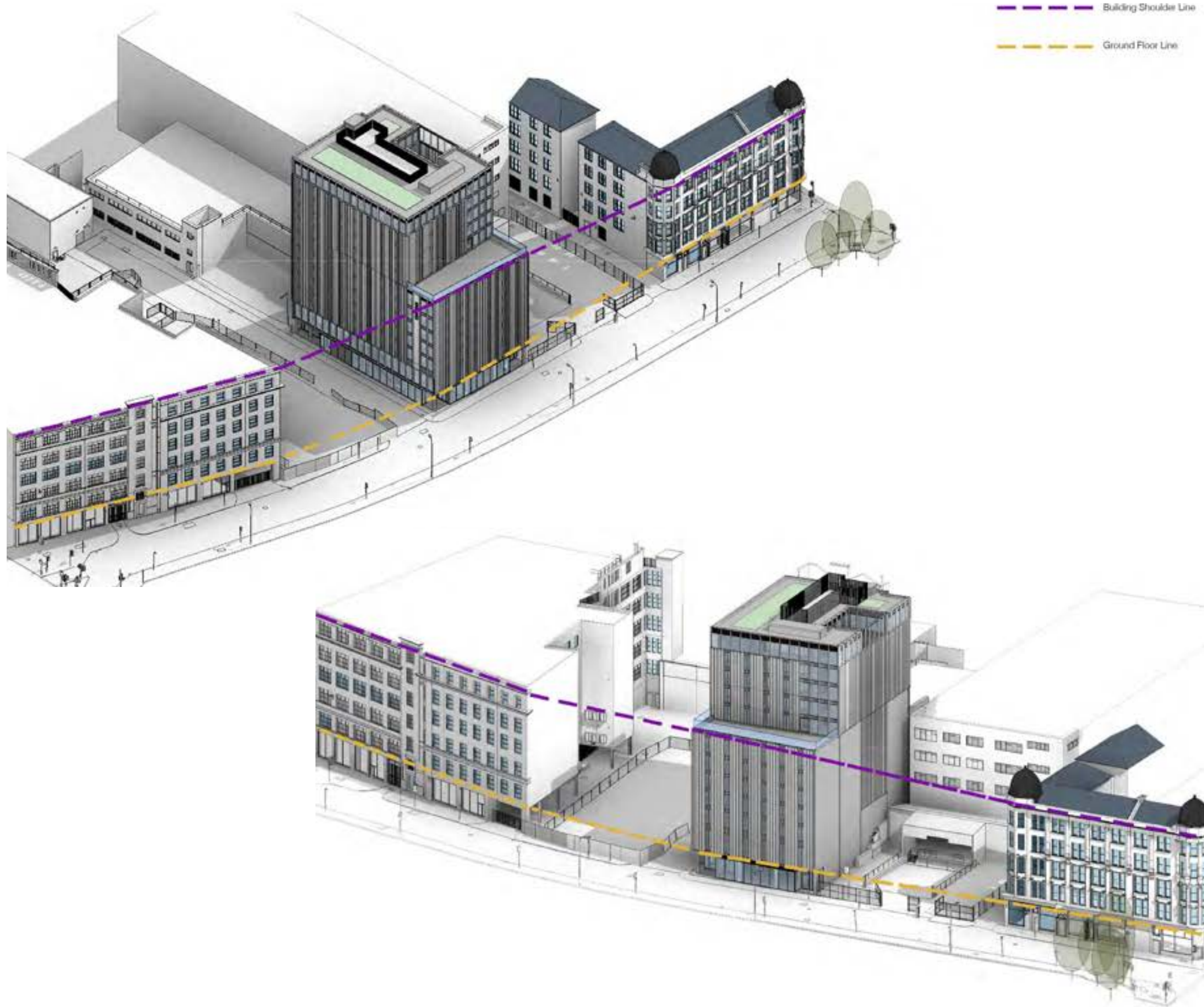
August - Midday



December - Midday



7am 8am 9am 10am 11am Noon 1pm 2pm 3pm 4pm 5pm 6pm 7pm 8pm 9pm



- - - - - Building Shoulder Line  
- - - - - Ground Floor Line

### Street Composition

The historic pattern of the area is based on city blocks that evolved over the years. The existing buildings provide a variety of street scales that span different periods of development. All of these features create a varied streetscape. The architectural details and character of the area are defined by a mix of warehouses, open space, retail and bridges which are predominantly from the Victorian era. The buildings are predominantly masonry facades with deep reveals.

The base of the buildings are usually clearly defined and can be more than one storey in height. Strong horizontal string courses are evident along the principal streets and these create a hierarchy on each building. The upper floors often also have their own character and overall this composition creates an arrangement that reflect classical proportions of base, middle and top. The secondary streets tend to have less detail and material on their facades but still adhere to the same classical principals.

The proposed building is separated into several elements that mitigate the scale of the building along Osborne Street. A strong street level face relates to the existing shop front datum while promoting a human scale at ground level. The idea is to create architectural details and components that acknowledge the existing urban composition but in an appropriate and modern way.

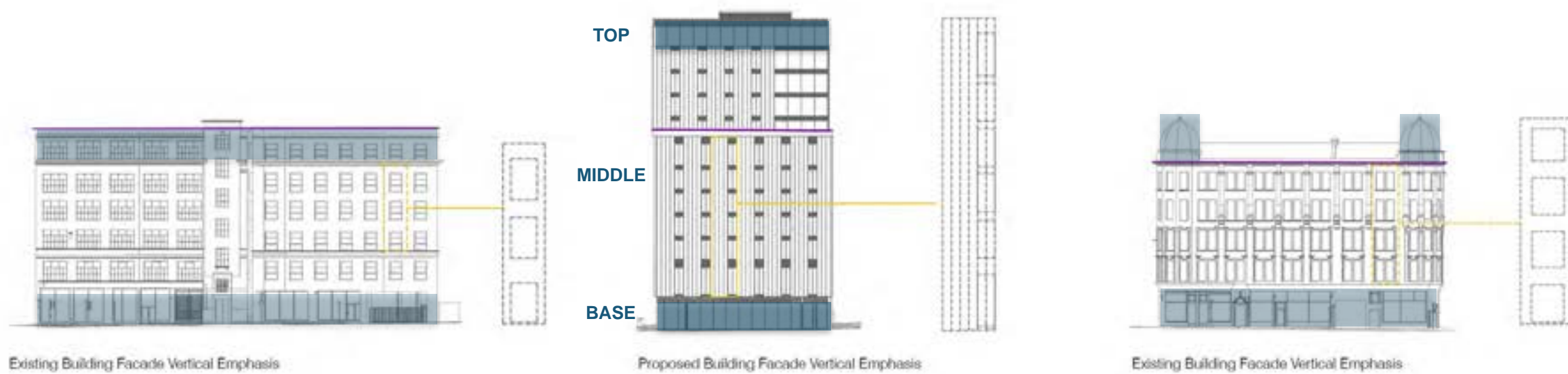
## Facade Composition

Existing buildings within the area have a mixed appearance from historic red stone, 1960s concrete through to more modern glazed facades. This established palette will help inform the design process.

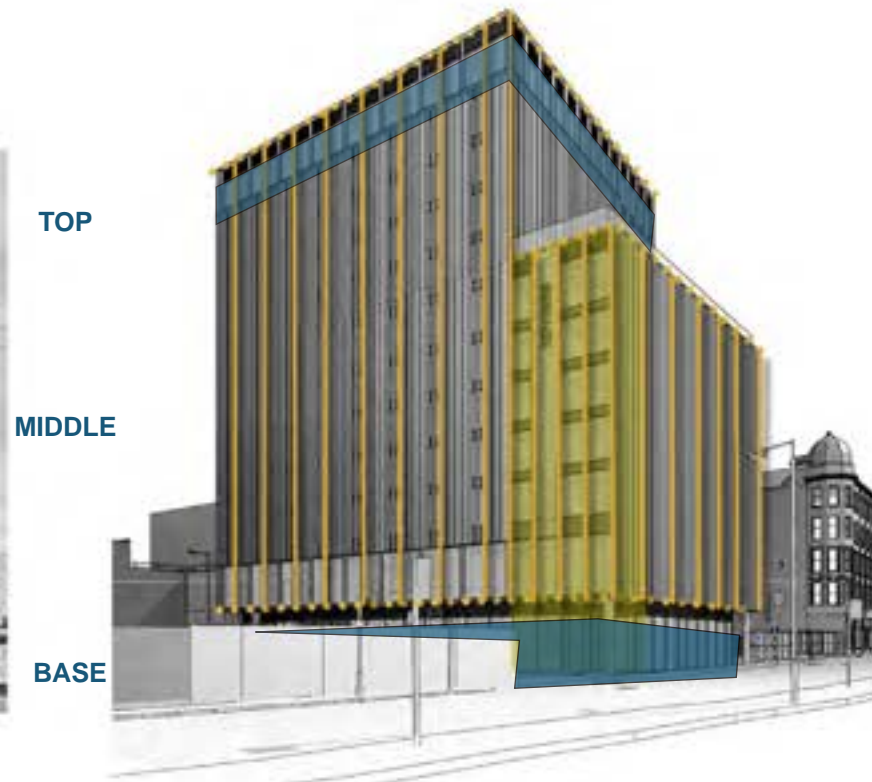
The area consists of a collection of warehouse buildings that feature industrial stone facades with brick sides and rears that reach back to the buildings on Trongate.

These merchant buildings tend to have gridded facades with distinct window rhythms. Horizontal emphasis is provided with horizontal stringer courses to separate the lower and top floors. Where building corners meet the street edge the design is usually adjusted to reflect and give the buildings corner prominence.

The drawings to the left help how illustrate the historic architectural language of the neighbouring buildings but in a more modern approach.



- Building Shoulder Line
- - - Horizontal Extrusions
- Strong Vertical Emphasis
- Building addressing the corner



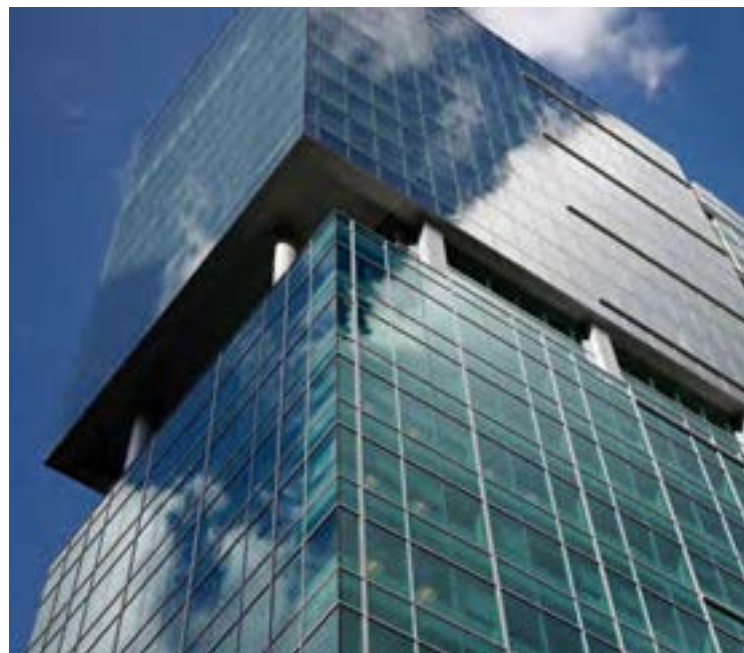
## Proposed Composition

The design will feed off the classical principals formed in the neighbouring historical buildings providing a base, middle and top. At the Base level a glazed (active) frontage is proposed which is modern interpretation of the base principal.

A consistent and regular facade will give the building a recognisable 'Middle'.

The upper floors will be distinguished with a combination of curtain walling with fewer fins. This will lighten and give the building a 'Top'.





#### Precedent Facade Materials

Existing buildings within the area have a mixed appearance from historic red stone, brick through to more modern glazed facades. This established palette will help inform the design process.

In a contemporary response to the strong Glasgow City identity we therefore propose to use, metal panels and glazing with projecting metal fins in a modern way to illustrate the advances of technologies. This mix of traditional and new materials used in a modern way will help the building integrate successfully while respecting the existing character.

The images on this page demonstrate other recent buildings that have design principals that could work successfully with this location and proposal.





Glazed upper floor



Vertical glass break provided



### Palette of Facade Materials

Careful consideration has been given to the potential materials for the building and you will see that various compositions of these have been tested during the Pre App process.

Particular focus was placed on the building materials to help:

1. Reflect the historic context.
2. Integrate with the wider Glasgow City.
3. Provide a sustainable and durable quality

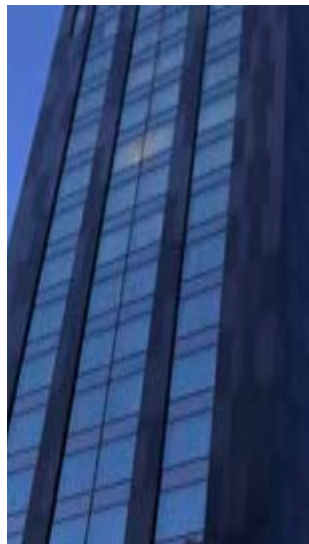
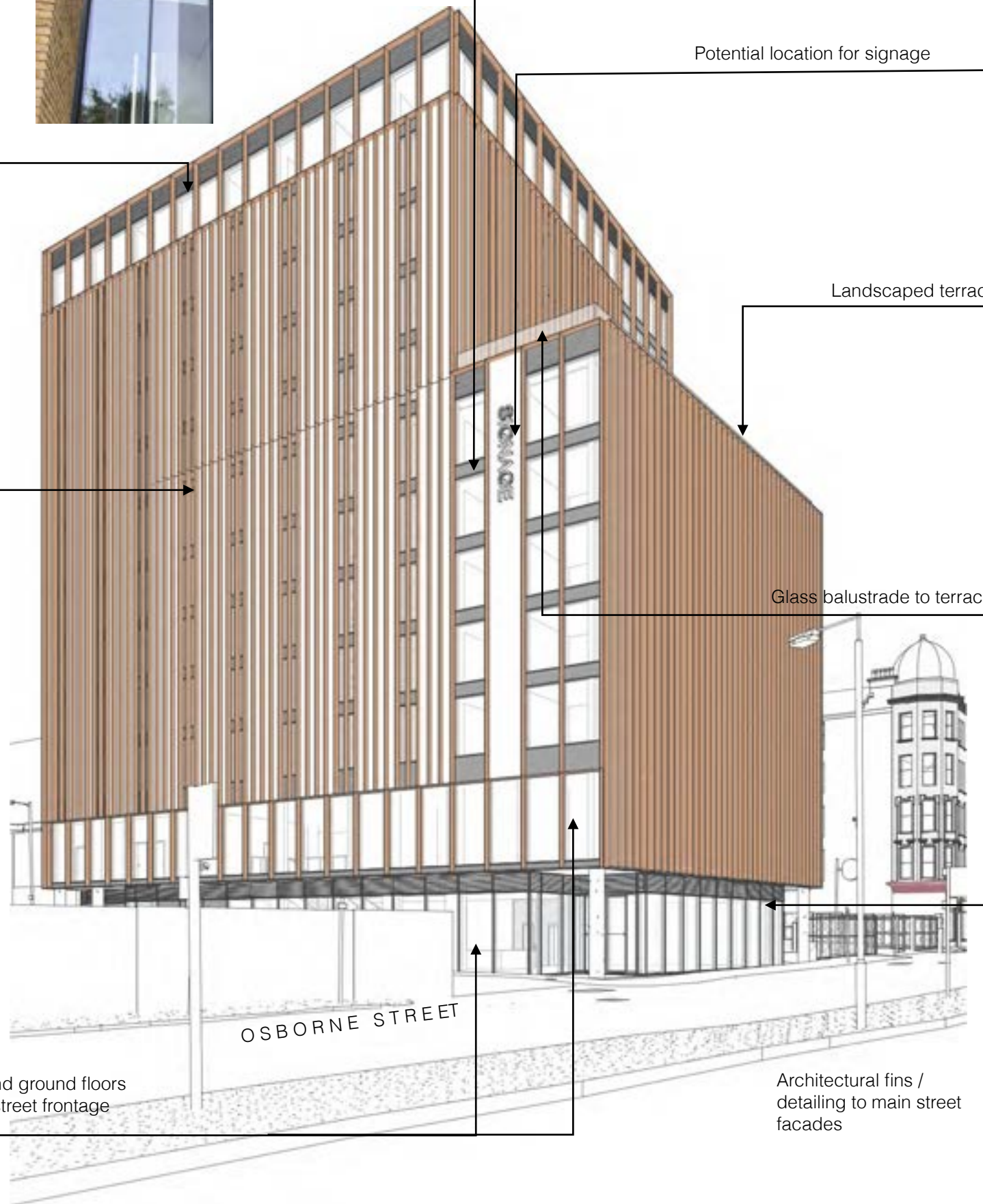
The composition of how the materials are positioned help address the various aspects derived from the analysis of the site and its context.

The design will respect the classical proportions with a Top, Middle and Base.

Quality materials and colour palette will help integrate the scheme into the streetscape.

The warm colour tones combined with the facade depth and articulation will ensure the buildings appearance has an ever changing quality.

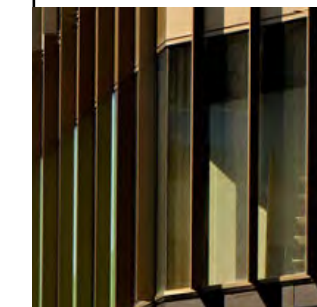
The ground floor of the building that faces onto Osborne Street and Old Wynd Street will both have large sections of glazing that announce their larger city scale architecture, provide active frontage and strengthens the integration at ground level.



Glass and metal panels



Glazing to lower and ground floors encourage active street frontage



Architectural fins / detailing to main street facades



- 1
- 15 storey massing
  - Red brick
  - Regular window rhythm provided.
  - Horizontal detailing provided
  - Additional glazing to lower floors
  - Additional glazing to corner



- 2
- 15 storey massing
  - Red brick base
  - Horizontal recess created
  - Alternative material to upper floor
  - Regular window rhythm provided.
  - Additional glazing to lower floors
  - Vertical detailing added



- 3
- 15 storey massing
  - Red brick reduced
  - Horizontal recess created
  - Alternative material to upper floor
  - Regular window rhythm provided.
  - Additional glazing to lower floors
  - Vertical detailing added



- 4
- 15 storey massing
  - Red brick sides
  - Continuous material to Osborne Street
  - Irregular window rhythm created.



- 5
- 15 storey massing
  - Set back created at 7th floor
  - Red brick base with vertical brick columns
  - Vertical fin facade to upper floor
  - Simple regular window rhythm.
  - Additional glazing detail to corner



- 6
- 15 storey massing
  - Set back created at 7th floor
  - Fins extended down from upper floors
  - Red brick base with vertical brick columns
  - Vertical fin facade to upper floor
  - Simple regular window rhythm.
  - Additional glazing detail to corner



- 7
- 15 storey massing
  - Set back created at 7th floor
  - Fin facade repeated on lower floor
  - Red brick base to Osborne Street
  - Additional glazing detail to lower floors

## Design Evolution - 15 Storey Option

The architectural faces of the building were considered along with the earlier massing and heights being considered. This was intentional as this element of the architecture can have a significant impact on the impression on the scale and massing depending on how and what materials are used

The sequence shown on this page illustrates the journey undertaken with the initial 15 storey, single material approach.

Throughout the design development process an extensive number of elevational options were considered.

From the outset the scheme was to be of contemporary design; a new development which is sympathetic to its adjoining neighbours but reflects the current day construction and design methods without producing a bland pastiche development.

This infill again expressed a contemporary approach using a variety of glazing sizes and formats.

Various options were tabled throughout the design development period resulting in a crisp façade with metal panels, and glazing that are dressed in vertical metal fins.



- 8
- Red brick to Old Wynd St
  - Upper floors in alternative metal material
  - Vertical window rhythm to Old Wynd St.
  - Set back at 7th Floor
  - Horizontal louvre break
  - Additional glazing to lower floors
  - Bold Brick corner



- 9
- Red brick to Old Wynd St
  - Alternative detail to upper floors
  - Vertical window rhythm to Old Wynd St.
  - Set back at 7th Floor
  - Horizontal louvre break
  - Additional glazing to lower floors
  - Bold Brick corner



- 10
- Metal fin detail to lower floors
  - Contrasting smooth detail to upper floors
  - Set back at 7th Floor
  - Horizontal louvre break
  - Glazing adjusted on Ground & First floors



- 11
- Brick face to Osborne St
  - Continuous metal detail to Old Wynd St
  - Set back at 7th Floor
  - Horizontal louvre break
  - Glazing adjusted on top floor
  - Strong brick corner

### Design Evolution - Reduced Height, 12 Storey

During the Pre App process, 12 Storey massing became the preferred and agreed preference with Glasgow City Council

Removing three floors from the original proposal would have a considerable impact on the look of the design . To seek reassurance the design of the building was reconsidered from first principals.

The images to left illustrate the principals that were tested for the taller option and help demonstrate the evolution the building undertook.

Following the wider facade development and composition, further consideration was then given to the colour of the finishes and materials.

The original intent was that the materials should mirror the neighbouring red stonework. Following this the design team tested a variety of material colours and combinations as indicated. These options were presented to the Glasgow City Council who advised that Option 8 was the preferred palette and approach.



- 12
- Brickwork removed
  - Metal panel & fin detail detail
  - Set back at 7th Floor
  - Horizontal louvre break
  - Glazing adjusted on top floor
  - Additional glazing to corner



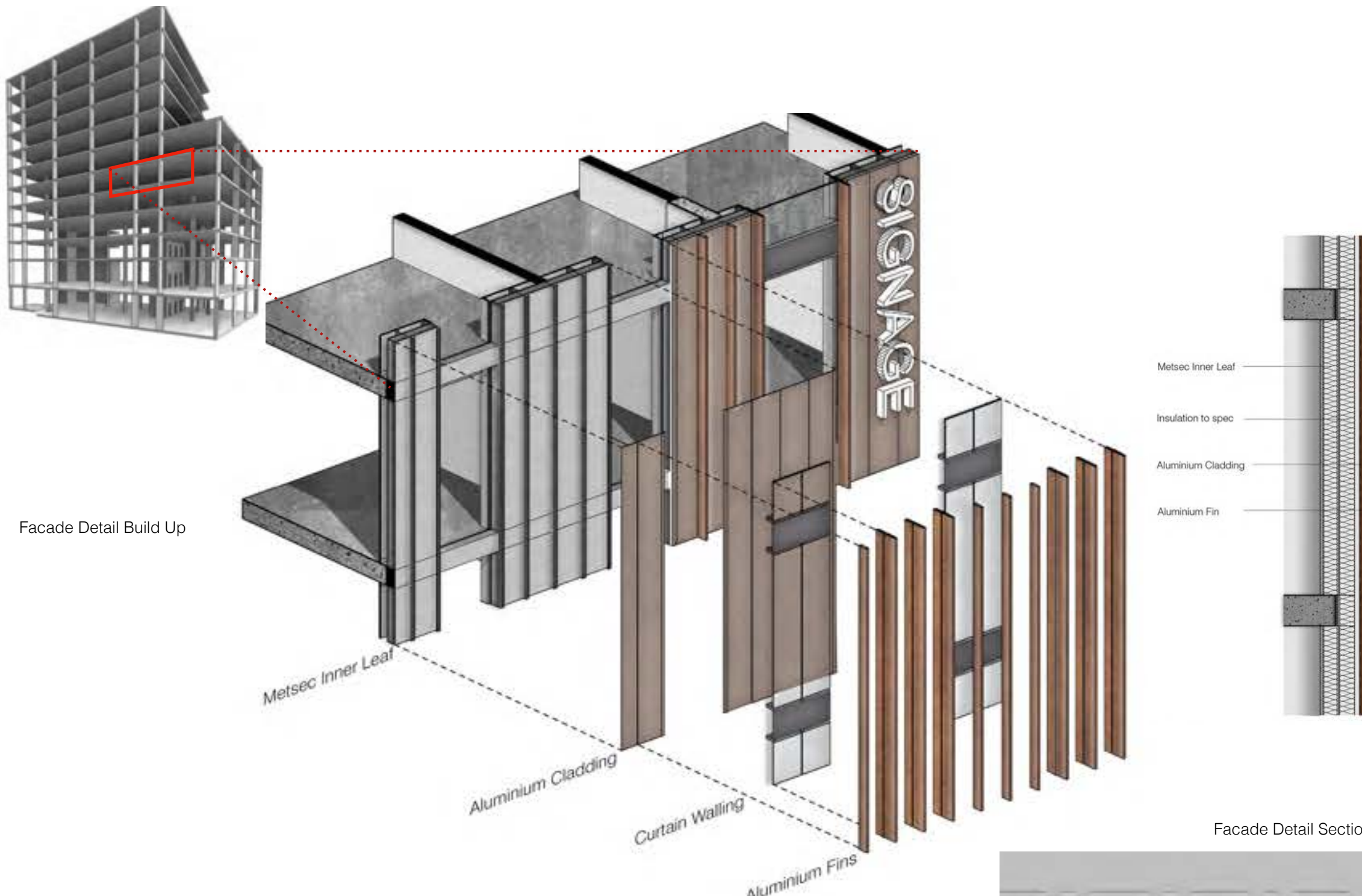
- 13
- Metal panel & in facade throughout
  - Fin length detail adjusted
  - Metal fin detail removed from curtain walling on lower and upper floors



- 14
- Metal fin length adjusted
  - Fin detail added to the curtain walling on lower and upper floors.
  - Potential terrace area provided on 7th floor.

The final proposal is based on Option 14 and comprises:

- Masonry frame
- Coloured metal panels
- Coloured metal fins frames
- Curtain walling & glazing
- Coloured render
- Location for signage



Facade Detail Build Up

Facade Detail Section

### Facade Detail

The facade is the skin that provide the functional and decorative faces to the building. The functionality relates to the following:

- Shelter
- Privacy
- Acoustic shading
- Solar Shading
- Lighting
- Pleasure

The detail of the envelope will help the building to take on a sympathetic and high quality that is reinforced through its detailing.

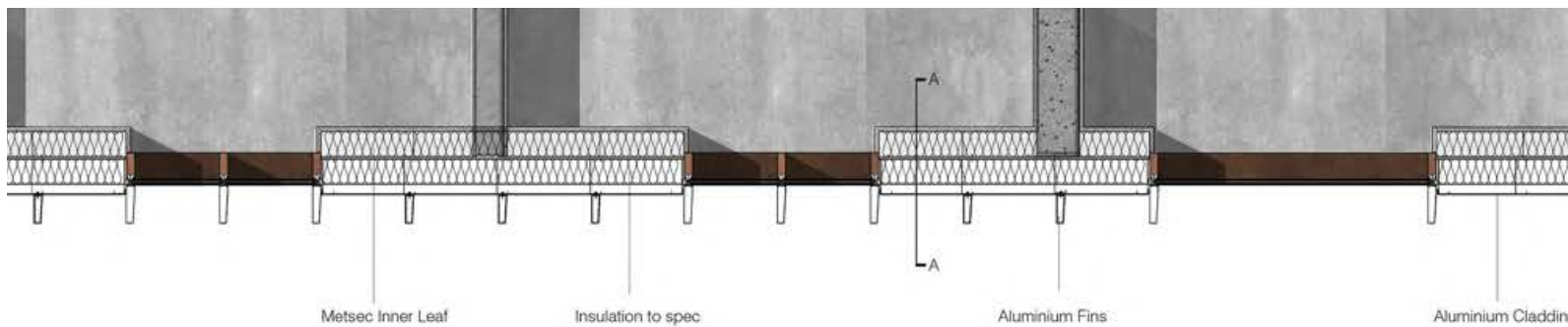
The facade design will express relief between the various blocks and floors, providing controlled and modest articulation with regular expression / positioning of glazing.

The choice of proposed materials are influenced by the the planning process which ensure the building respects the architecture of Glasgow City Council and yet is viable for the proposal to be constructed.

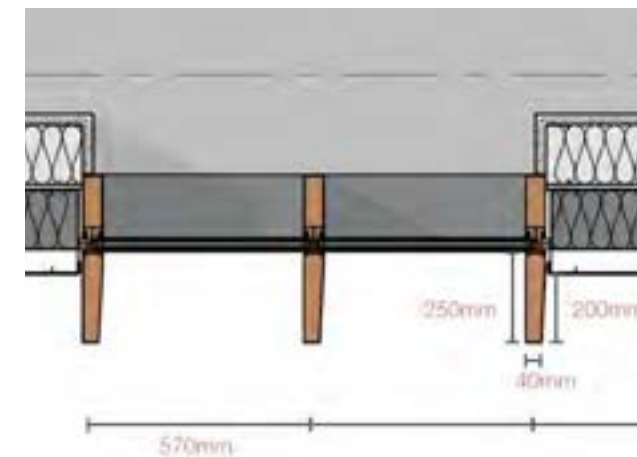
Consideration must also be given to the long term performance of the materials, which includes appearance, durability and weathering to ensure that future maintenance is kept to a minimum.

The facade is proposed as a rain screen system with a combination of metal panels and glass curtain walling acting as the skin of the building.

Metal fins are the outer most feature that provide depth, additional privacy to bedrooms while assisting against solar shading and wind movement. Various fin lengths were tested to understand how they adjust the appearance and how they can be constructed.



Facade Detail Plan



Fin Detail Plan

The details on this page help demonstrate the methodology required to construct the facade in a manner that is deliverable while maintaining the desired appearance for the scheme.