

Introduction



On behalf of CA Ventures thank you for taking the time to visit this second public consultation event – the first consultation event was held in March this year.

This second event is an opportunity to demonstrate how we've addressed issues raised to date, through detailed design.

This public consultation is in relation to the proposals to build a new residential development on a brownfield site at 82-90 Washington Street.

This event allows us the opportunity to present a more developed proposal which has responded to feedback received at the first March event as well as council and statutory requirements.

A Proposal of Application Notice was submitted to Glasgow City Council on 3rd March 2023 and approved on 17 March. Pre-application discussions with Glasgow City Council are ongoing. We anticipate that an application for detailed planning permission will be submitted to Glasgow City Council early June 2023.

Our exhibition boards display more developed design proposals alongside our analysis of the site and its environment, the planning and heritage context. They also outline comments received and how we have responded to these.

Members of the project team are on hand to discuss and answer any questions you may have.

About CA Ventures

Founded in Chicago, Illinois, in 2004, CA Ventures is an innovative global real estate investment management company. We specialise in the development and operation of exceptional commercial real estate properties that align with the physical and cultural makeup of the city, while also being distinct and unique in their design and features.

Our fully integrated residential platform focuses on delivering and operating residential accommodation that always includes high-end finishes, distinctive architectural features, state of the art technology and quality amenity space that caters to the needs of residents.

We launched in the UK in 2018 and have delivered significant investment in Glasgow and Scotland.

Glasgow is at the heart of our operations in the UK, with our first development – Bridle Works on Cathedral Street – completed in 2021 and providing a 422-bed purpose-built student accommodation (PBSA) development for the city's student population.

In Edinburgh, we have delivered 350 PBSA beds through our Silk Mill and Huxley Studios developments, on Dundee Street and Stanley Place; a further 148 PBSA beds are in the pipeline following recent planning permission at Yeaman Place.

Proposals

The project will create a high-quality mixed-use development with residential 'build to rent' flats (sui generis), ground floor commercial units (class 1A, 3), and associated public realm, amenity space, landscaping, cycle parking, servicing, and access.

The site is in Glasgow City Centre on the north of the River Clyde on ground between Washington Street and Anderston Quay, to the east of the Kingston Bridge; a 'brownfield' derelict temporary car park, once home to the Snodgrass Flour Mill. The proposal will repurpose the site along Glasgow's riverside, to create dynamic east-west and north-south links across the city. The total site area is 0.3 ha.

A tall, landmark, high quality building will be created of between 35-39 storeys with over 400 Build to Rent flats. A mix of 1-3 bedroom flats will be created together with a range of commercial spaces including shops and cafes/restaurants to serve the growing neighbourhood and community.

The buildings will embody the highest levels of sustainable design underpinned by a whole life carbon assessment. It will replace a vacant car park site with a high-density residential/commercial development close to cycle, bus, and train links.

A design is developing for a distinctive building, in partnership with Glasgow City Council planners/urban designers which is driven by:

- City Identity and redefining the gateway into Glasgow with a building of distinctive character
- Generating public space and active frontages to the street, whilst engaging with the river, motorway and north-south connections
- Creating high quality living and communal spaces for residents

The development will create around 450 direct and indirect jobs during the construction period and once the site is in operation. The overall investment will be over £130 million.

Architect
Hoskins Architects

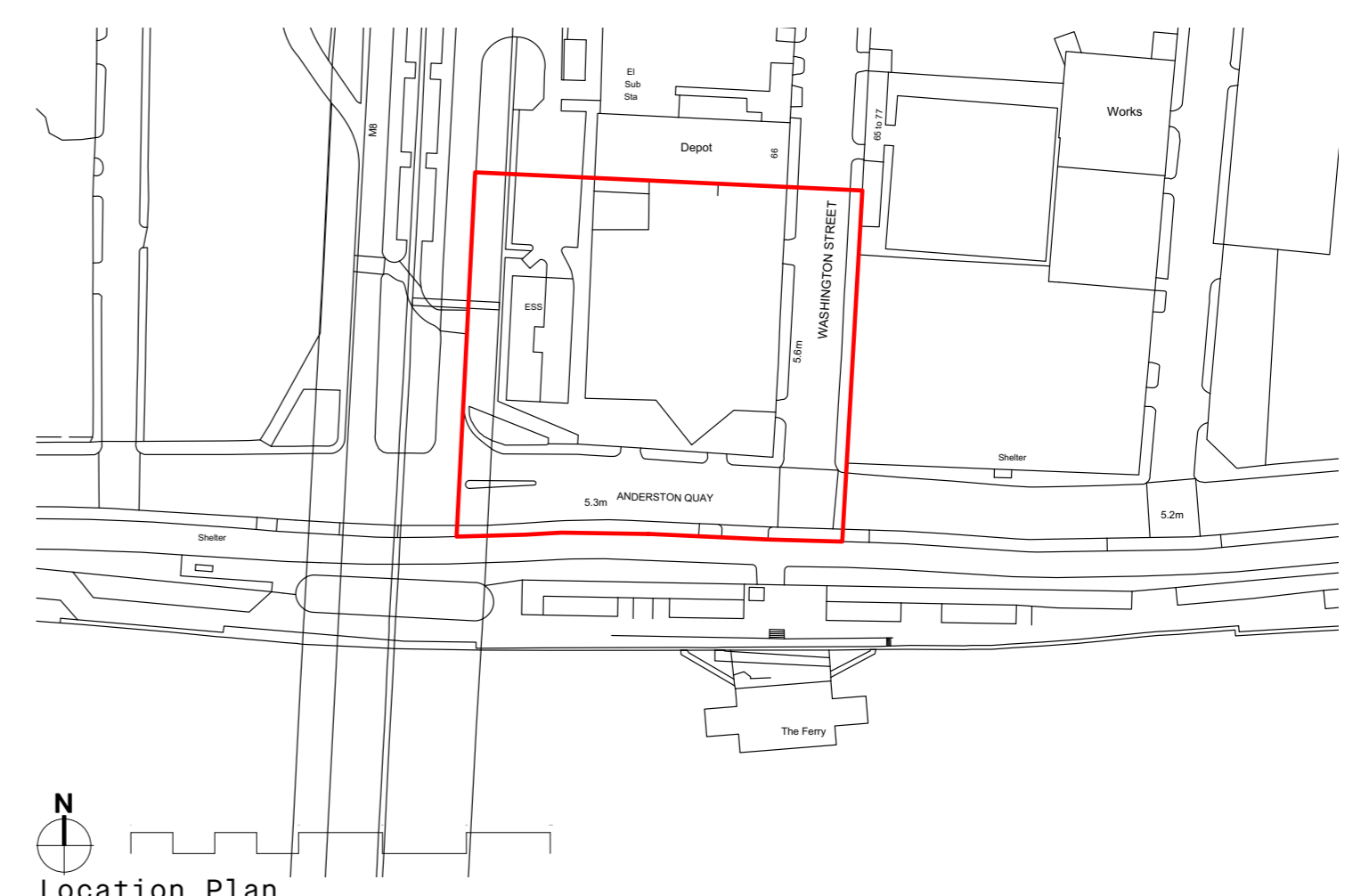
Planning Consultant
Scott Hobbs Planning

Heritage, Townscape and Visual Impact Consultant
Turley (Heritage, Townscape and Landscape)

Project Manager and Cost Consultant
KS4

Structural and Civil Engineer
WSP

Mechanical and Electrical Engineer
Calford Seaden



Planning Context



The site represents an area of change and a 'gateway' at the intersection of the River Clyde, Kingston Bridge, and Glasgow City Centre.

Its long-term status as a vacant brownfield site provides an opportunity to reinvent, reconnect and repair this part of Anderston Quay.

The redevelopment of the site provides all the ingredients for a 'landmark' development of quality, + with the ambition and investment required to allow an inventive and creative approach.

Given the site's proximity to Glasgow City Centre and major transportation routes, including the M8 motorway and Anderston and Glasgow Central train stations, it is a highly accessible and sustainable location.

National Planning Framework 4 (NPF4)

NPF4 was recently adopted (13th February 2023) as Scotland's national spatial strategy and sets out spatial principles, regional priorities, national developments and national planning policy.

Our site meets NPF4's policy to conserve and recycle assets, making productive use of existing places, infrastructure and services, locking in carbon, minimising waste, and helping to build a circular economy.

It addresses the 'sustainable places' policy, particularly Policy 9 which is attributed to 'brownfield, vacant and derelict land'.

It also helps meet 'local living', 'compact urban growth', and '20-minute neighbourhood' objectives.

Adopted Glasgow City Development Plan 2017

The Glasgow City Plan 2017 defines the site as part of the city centre. It is located within a City Centre Principal Office Area, Glasgow City Centre Strategic Economic Investment Location (SEIL) and International Financial Services District (IFSD). The site is neither a recognised masterplan nor regeneration area. Planning history has accepted residential uses on the site and the lack of need to safeguard the land for employment uses. Planning policy allows a flexible approach to different land uses. There is no disputing the suitability of the site for residential development in principle.

Heritage, townscape and key view analysis is required to understand why the urban form has developed in a certain way, to inform a 'placemaking' scale/massing/design response.

The location is outwith Glasgow Central Conservation Area and adjacent to the Category C Listed Kingston Bridge and Pentagon Centre.

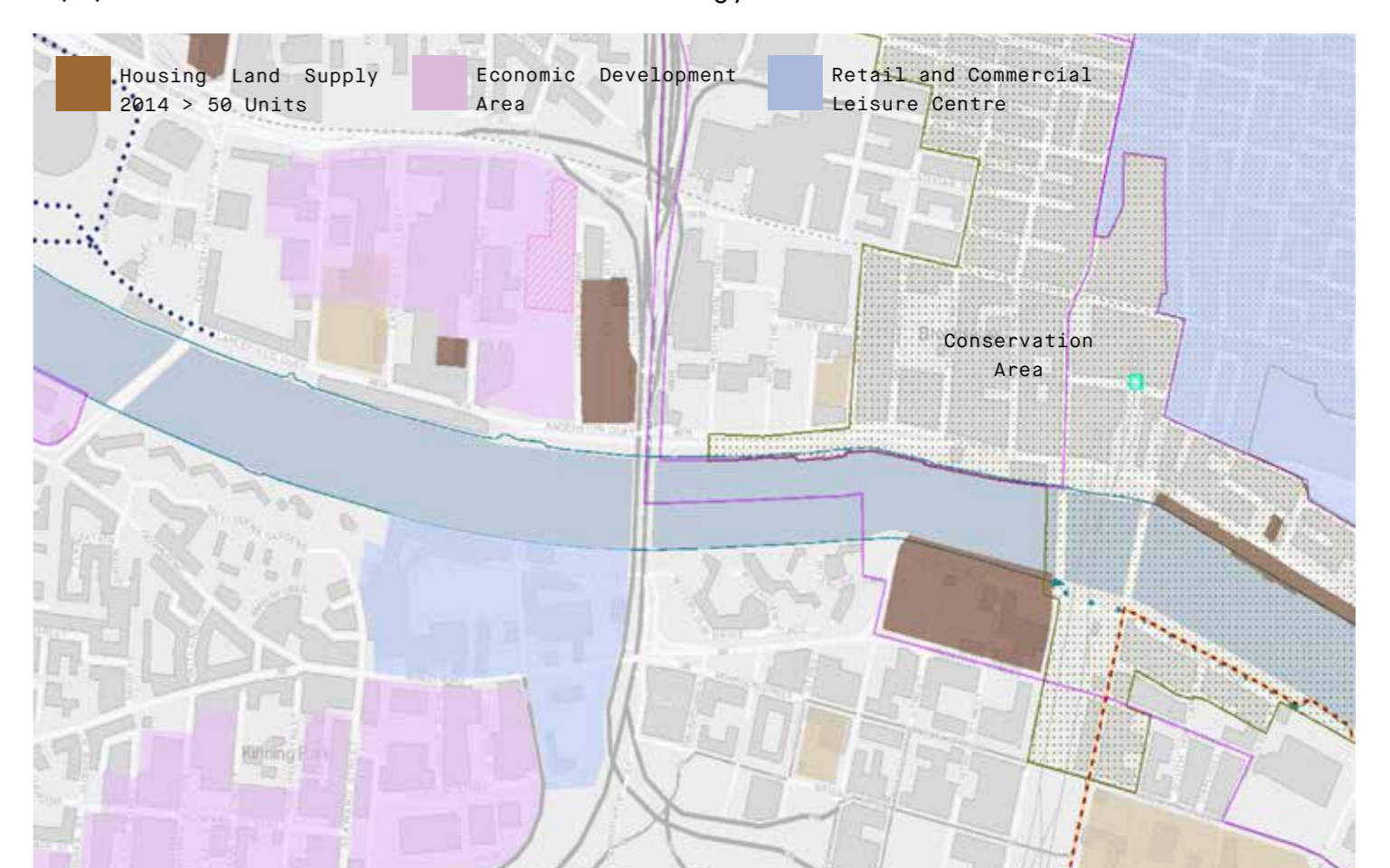
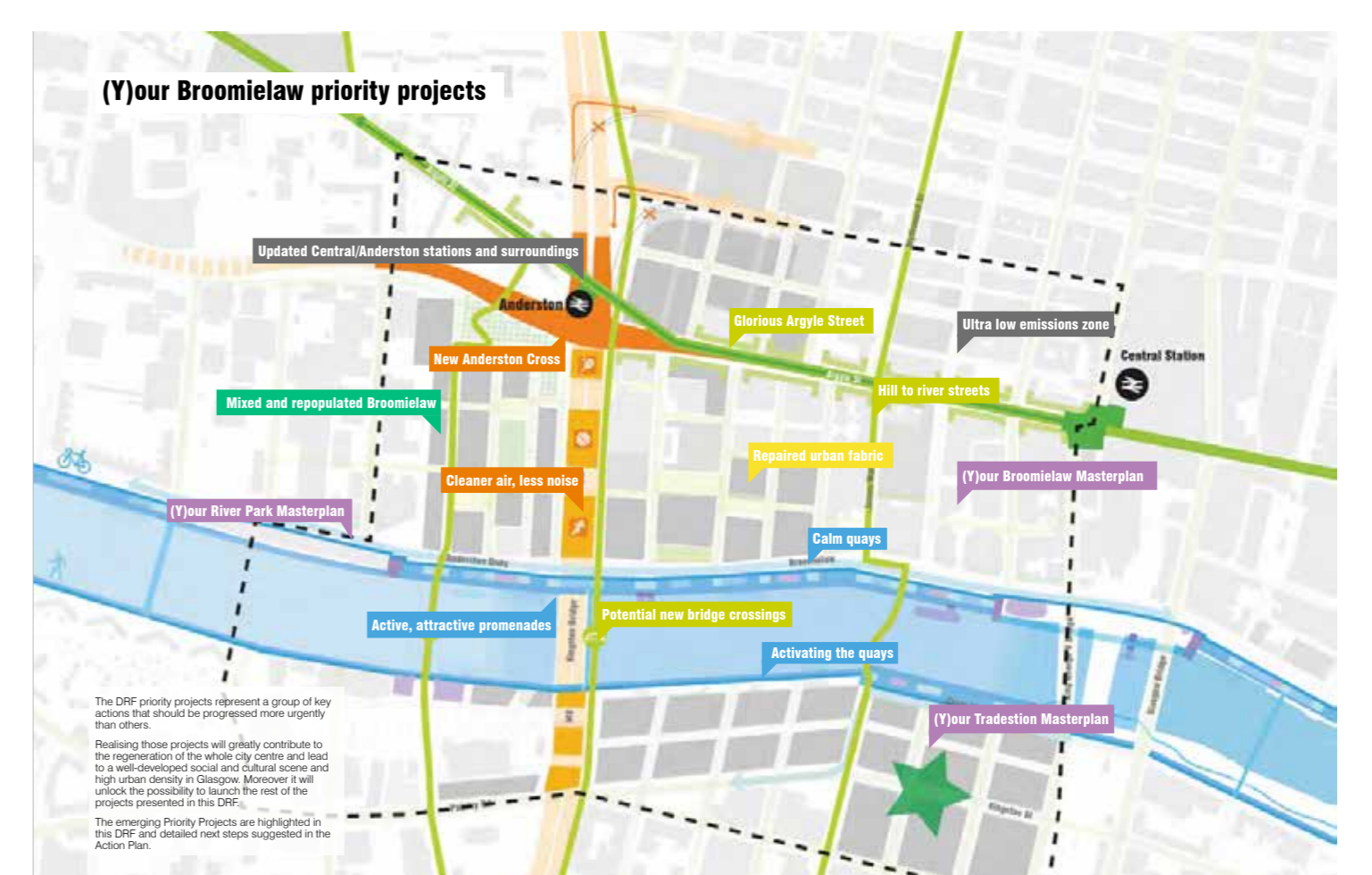
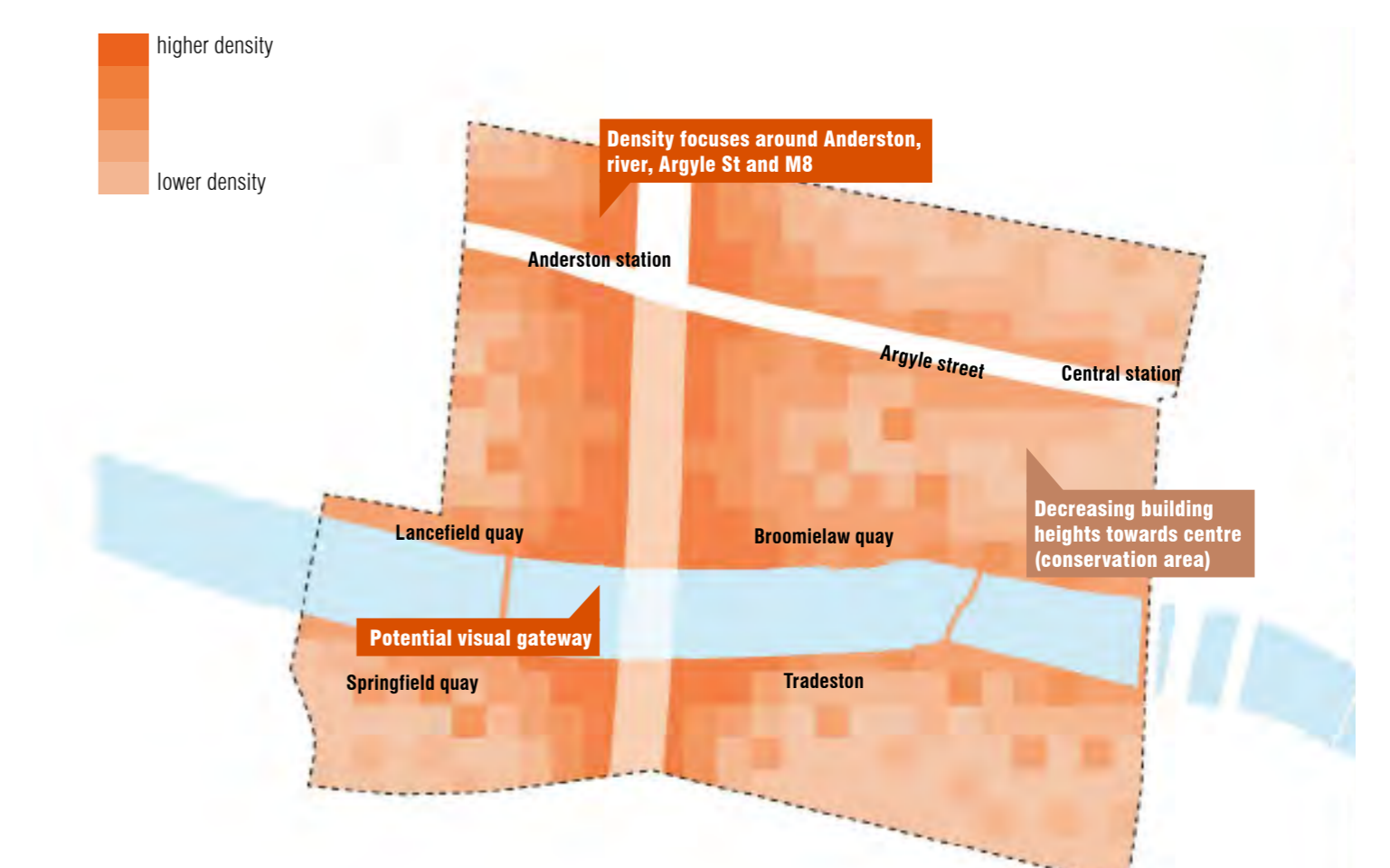
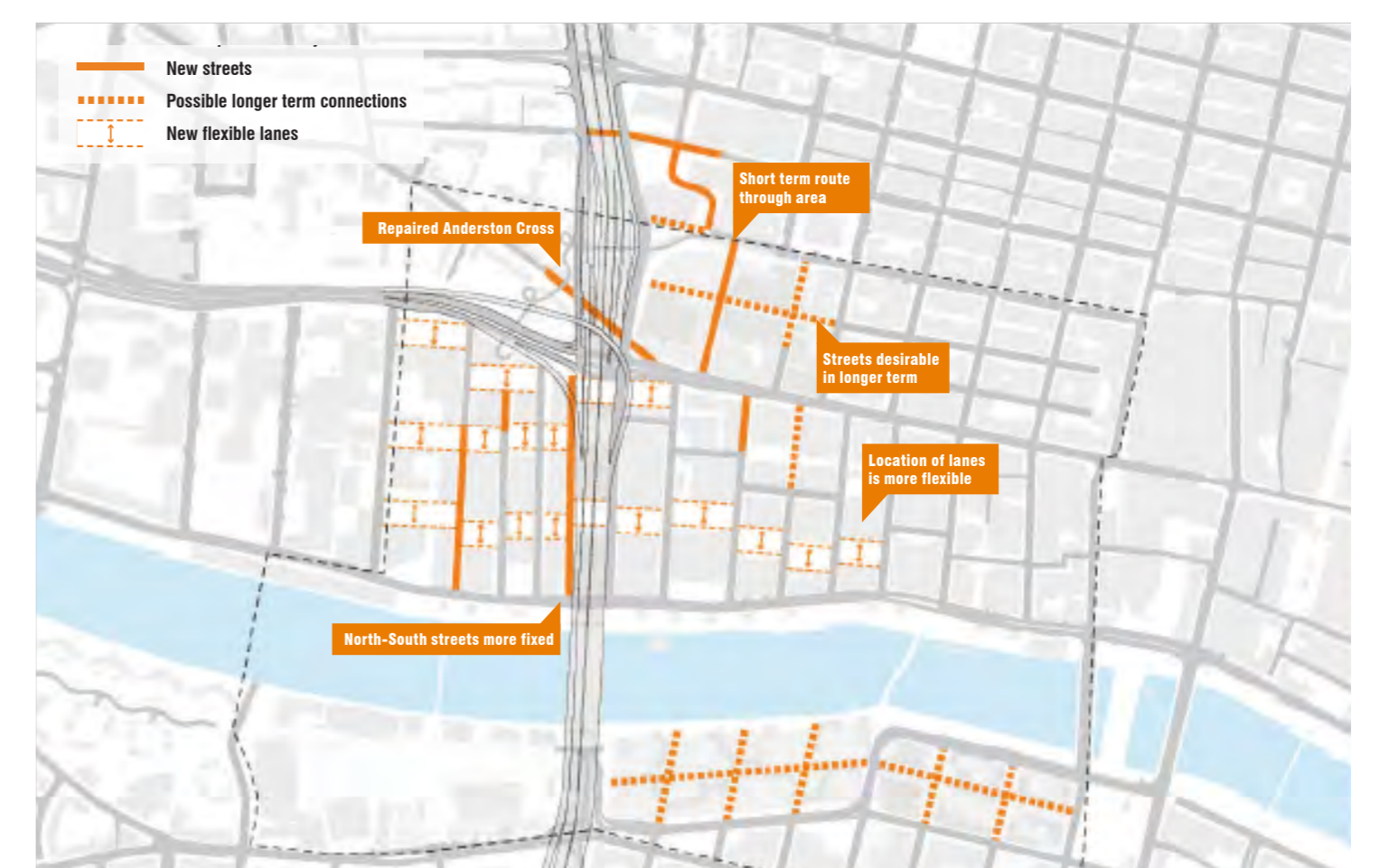
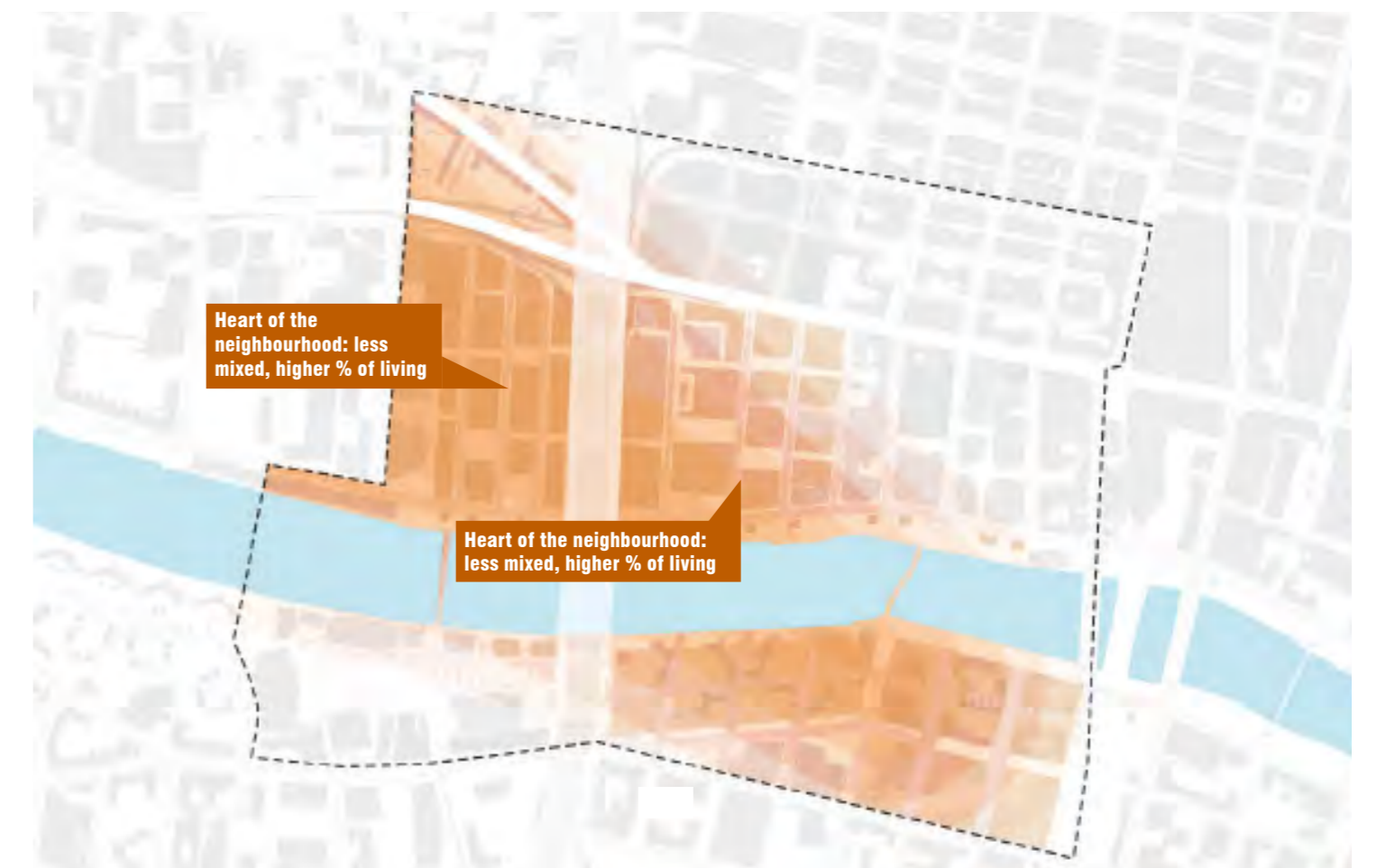
Amenity, open space and public realm is an integral part of the design process the project team is undertaking. The site will also contribute to the River Clyde 'Green Corridor' context as it will create a narrative along the river.

City Centre Living Strategy 2018

The site will make a significant contribution to Glasgow City Council's City Centre Living Strategy (2018) which has ambition to increase the city centre population from 20,000 to 40,000 by 2035.

Broomielaw District Regeneration Framework (DRF) 2019

The Regeneration Framework was approved as Supplementary Planning Guidance in June 2019 and forms part of the Glasgow City Centre District Strategy. It flows from the award winning 'Your Broomielaw' Framework which includes significant analysis of the urban realm/townscape. It recognises the site as having potential to repair the urban fabric, as a gateway opportunity, for increased densification along the M8 and Broomielaw, and the potential for residential accommodation to break up the monotonous business function of the International Financial Services District.



Glasgow City Development Plan: Policy & Proposals (Please see GCC map viewer online for full Key)

Understanding Context - History



A preliminary Heritage and Townscape appraisal has been carried out to understand the historic and current urban context to inform the development proposals.

Key Historic Context

Until early 19th Century

- Site is undeveloped land (open fields) located between the Royalty of Glasgow boundary and Broomielaw Harbour to the east, and the Stobcross Estate where the weaving village of Anderston had become established.

Early 19th Century – Rapid Westward Expansion of the City

- Growth of the city westwards along the expanded Broomielaw Harbour from the 1820s, including steamboat quays along north side of Clyde
- City grid residential street pattern emerging north of Argyle Street, then Anderston Walk to Anderston Town
- Long linear blocks of trading/industrial uses extending to Broomielaw Quayside on north of River Clyde
- Washington Street is the last street of the north-south city grid block to be laid out following expansion of the quayside beyond the Royalty of Glasgow boundary
- Either side of Washington Street are several foundries and two steam corn and flour mills including on the site
- Ferries connecting north and south side of Clyde.

Mid 19th to Mid 20th Century - Major Industrial Expansion, Rapid Growth and Densification

- Land uses reflect the growth in trading goods and products and increased industrialisation, aided by improvements to River Clyde navigation leading to industrial expansion and densification, and infrastructure including railways and shipping
- Intensively developed from the mid 19th Century with housing, commercial banks and public buildings toward northern end, and large scale industrial buildings at southern end close to quayside
- Peak of industrial densification of the area, and within the linear street blocks

Mid to Late 20th Century - Post-War Clearance and Redevelopment

- Industrial decline led to squalid conditions and abandonment of industries in many areas peripheral to the city centre
- City renewal plans lead to major areas of former industry and tenement housing being cleared for new infrastructure and modern housing blocks including a new elevated highway, the inner ring road/M8
- The new inner ring road was to cross the River Clyde around the location of the Clyde Ferry sweeping away the tenement and industries along Clyde Ferry Street
- The Kingston Bridge approaches on the north and south of the River Clyde severed the area to the east and west including the areas around Anderston Quay and the Broomielaw leading to large areas of derelict and vacant land
- The majority of industrial buildings along Washington Street and the quayside initially remained intact as the new inner relief road and approaches were elevated above
- The Washington Street Flour mill was still in active use for several years, demolished in the 1990s

Historic characteristics and elements surviving within the townscape

The disruption to the area during the late 20th Century has resulted in a fragmented historic townscape, with only limited coherent historic townscape characteristics:

- River Clyde as a principal influence on the historic development of the city and relationship of the Clyde navigation and quayside to the expansion and growth of industry within the Broomielaw and Anderston Quay
- North-south street pattern referenced by Washington Street and the former line of Clyde Street under the elevation of Kingston Bridge, views south towards and across the River Clyde
- East-west corridors and axial routes to the city - Broomielaw to Anderston Quay and to the city centre and westwards along the Clyde- important wide east-west corridor connecting to the city and areas to the west and former area of quayside activity, single storey linear goods sheds now gone
- Individual historic buildings and structure – surviving large scale warehouses, public buildings, Kingston Bridge, those that survive are listed buildings or structures, including the Kingston Bridge



Washington Flour Mills © Crown Copyright: HES.

Understanding Context - Block Scale



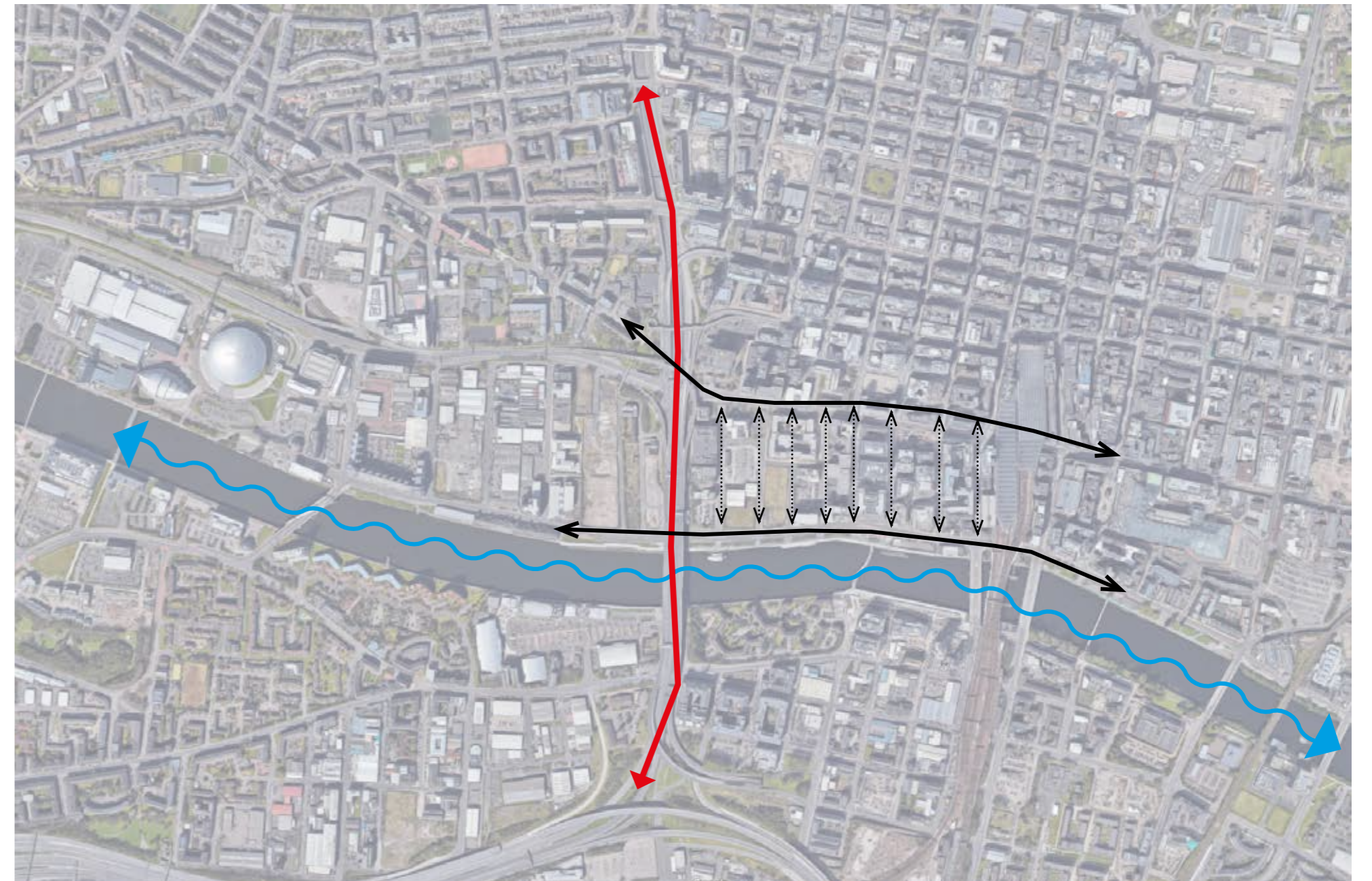
Townscape Grain

The townscape grain is established by a hierarchy of elements:

1. The Clyde
2. The motorway
3. The east / west routes of Broomielaw and Argyle Street
4. The north-south routes between those

The very particular character of the historic Broomielaw blocks is in part a function of the long and narrow streets connecting the river to Argyle Street, which contrast markedly with the character of the city centre gridiron.

The site occupies a very important position within this context - a unique site at the intersection of the nexus of the river and the motorway, on the very edge of this townscape quality, and on a street with a number of existing heritage assets. The opportunity therefore exists for a landmark project, and a gateway into the city.



Immediate Context

Washington Street exhibits some of the last intact 'warehouse scale' built form in the neighbourhood. It sits outwith the adjacent conservation area, but the street contains listed buildings, and the Kingston Bridge is also a listed structure.

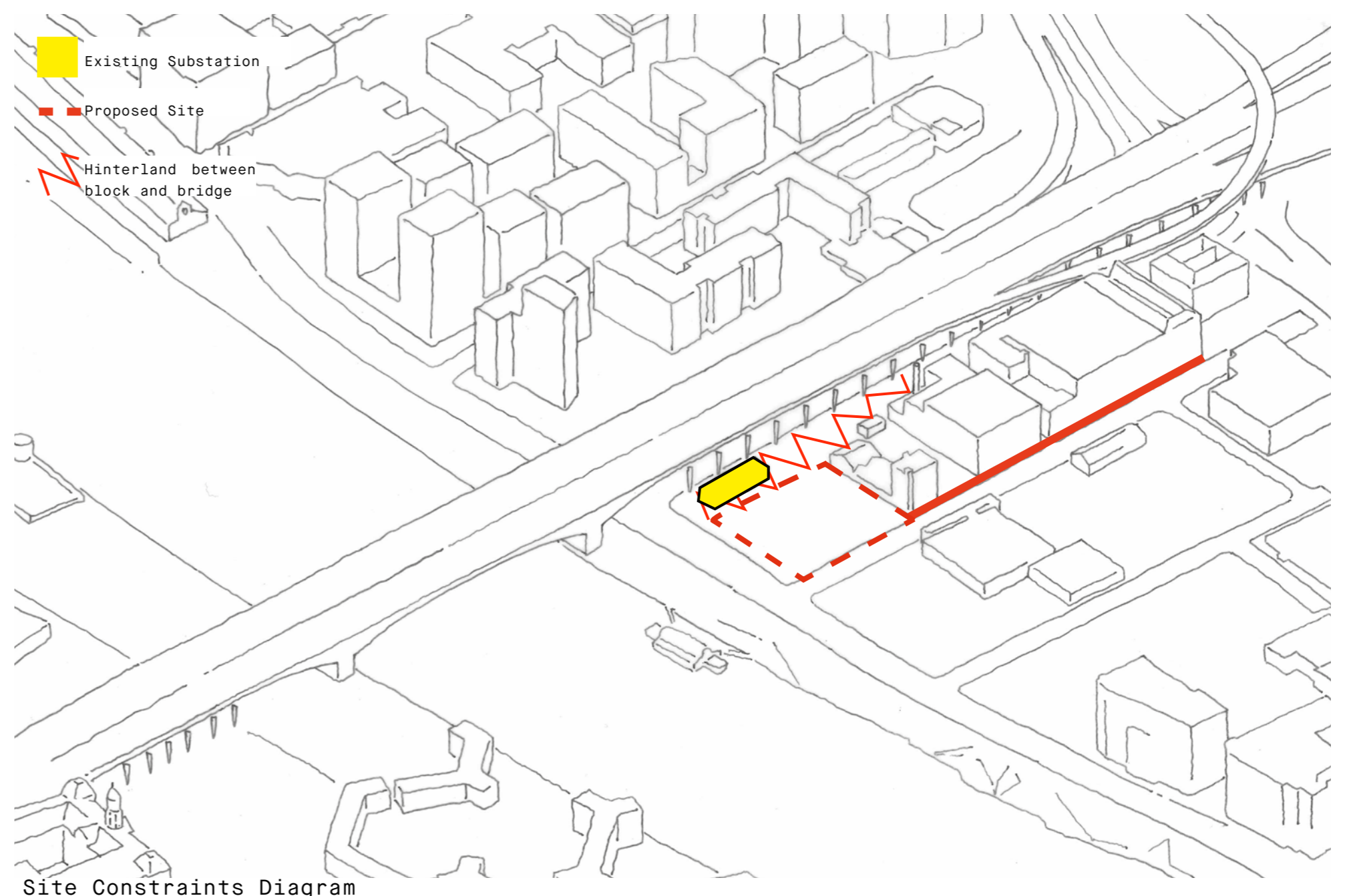
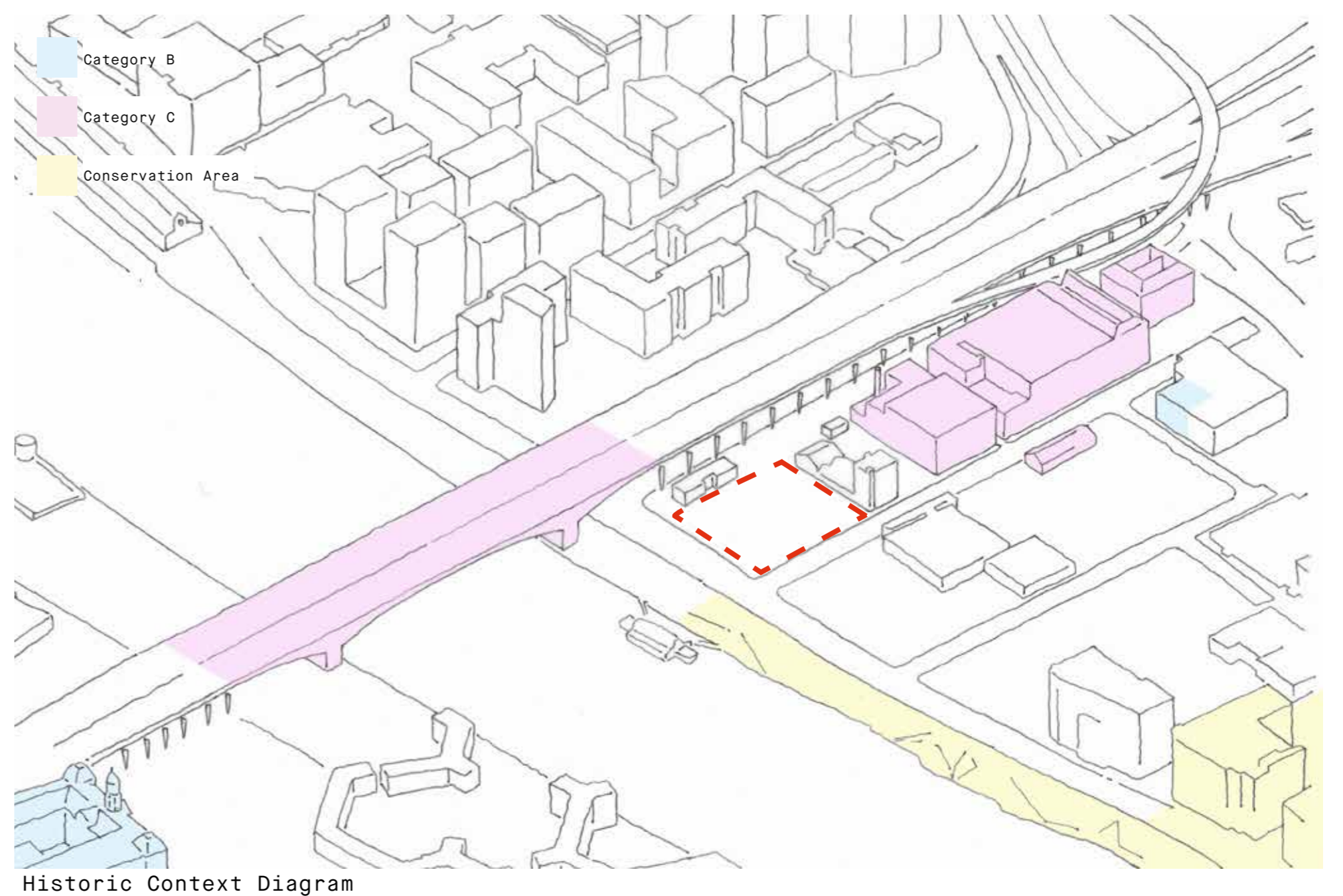
Site Challenges

The existing condition exhibits a number of challenges and opportunities.

- Unresolved 'hinterland' to Kingston Bridge undercroft
- Major substation – a significant barrier
- Generally intact warehouse-scale edge to Washington Street

In this context, we must ask how we can make a positive contribution to the:

- Street
- Riverfront
- Undercroft
- Motorway Experience
- Skyline



Placemaking Principles

This leads us to identify several critical placemaking principles, upon which the success of the development will rely:

- Repair of city block and Washington Street
- Reintegrate the city with the bridge undercroft
- Set standards for riverside frontage
- Explore nature and quality of east-west connections
- Exemplary environmental response
- Innovative amenity provision
- Exceptional landmark project signalling urban redensification

Understanding Context - Landmark City Scale



View from East



View from West



View from South



View from North



Urban Gateway Diagram

Understanding Context - Connections

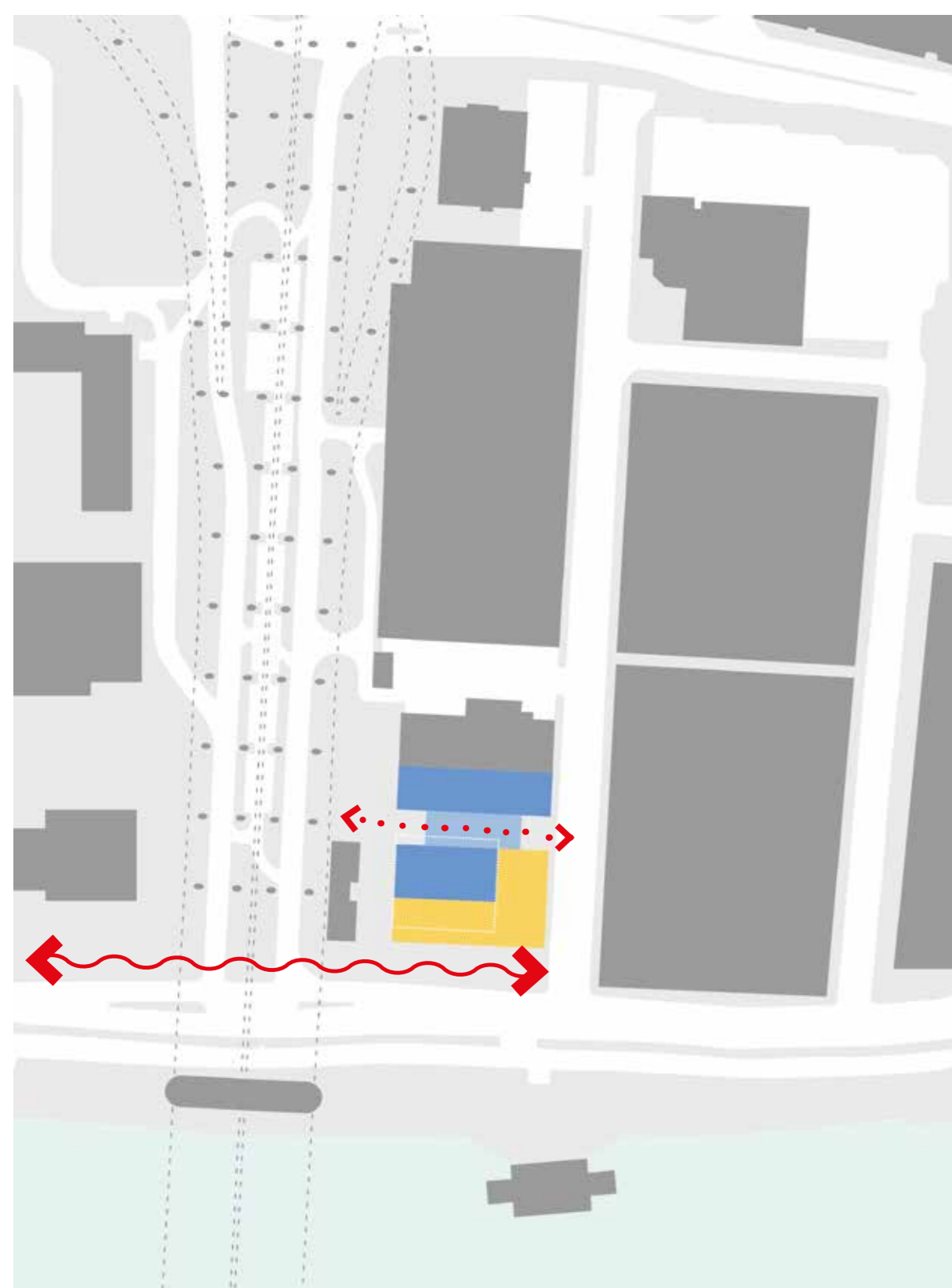


The proposed site is at a unique condition within the city, where the M8 motorway meets the River Clyde and the east-west connection between Broomielaw and Anderston Quay. The aspiration for the project is to engage positively with the Kingston Bridge undercroft and emerging residential developments to the west, whilst reinforcing potential north-south active travel routes between the riverfront, Argyle street and Anderston.

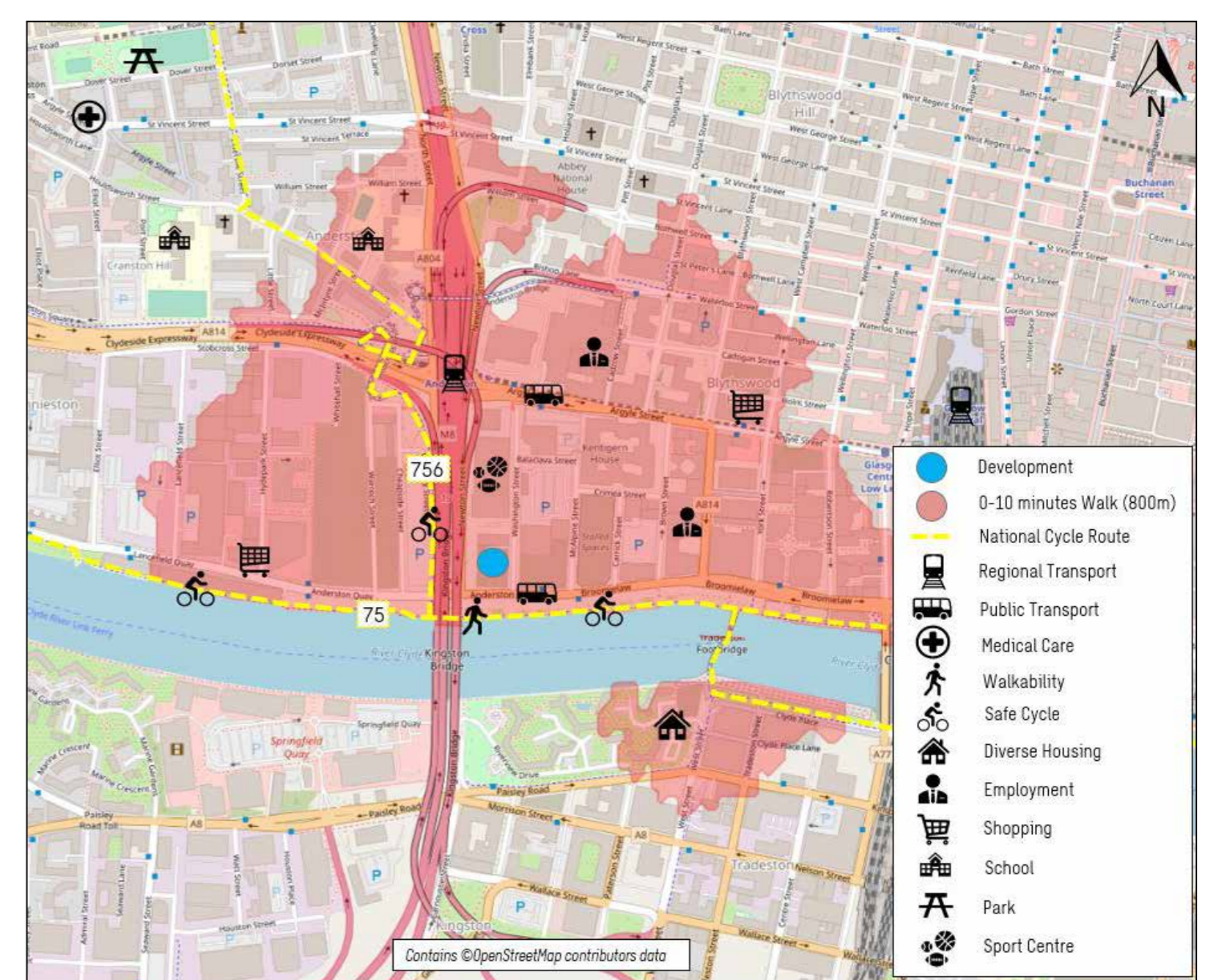
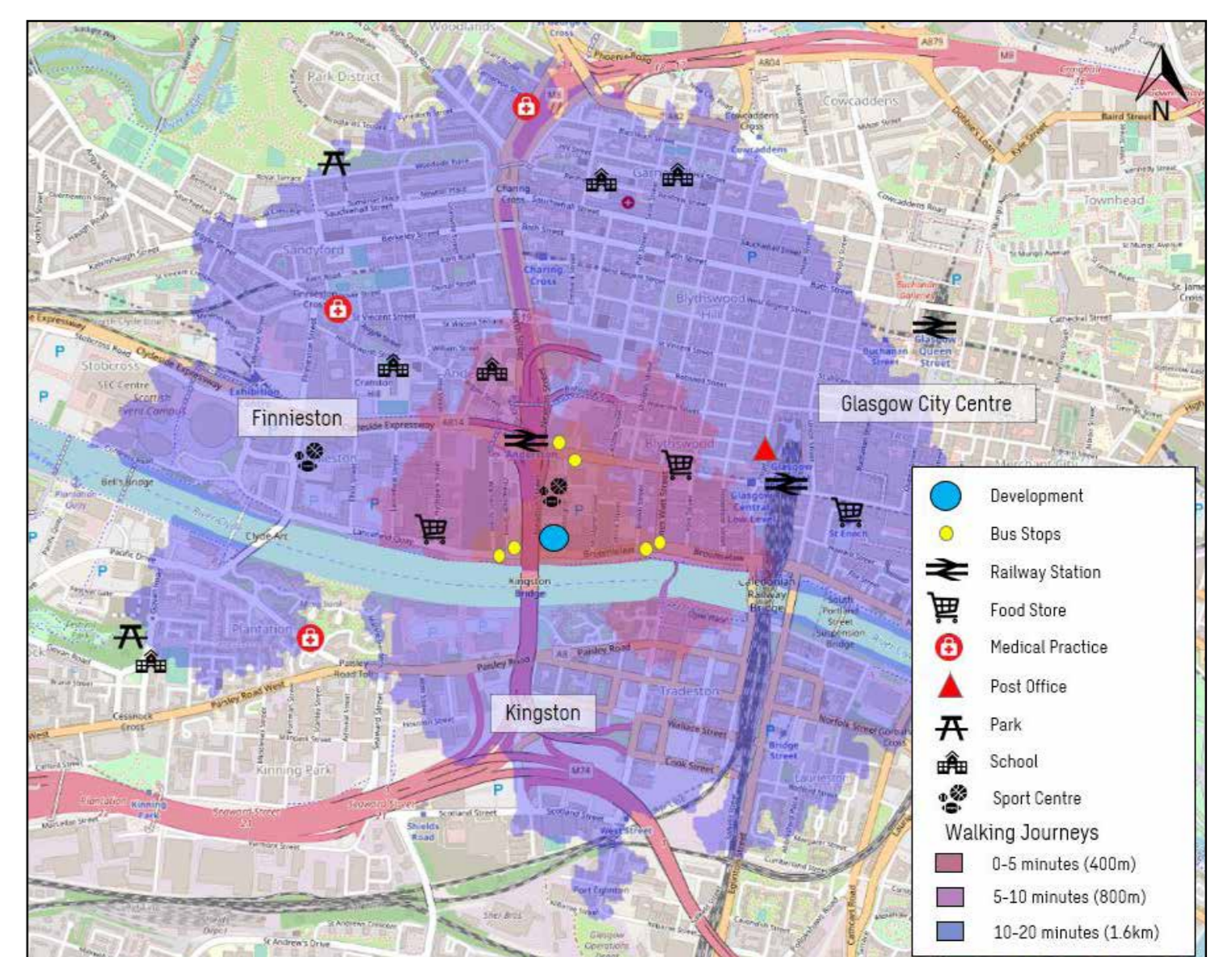
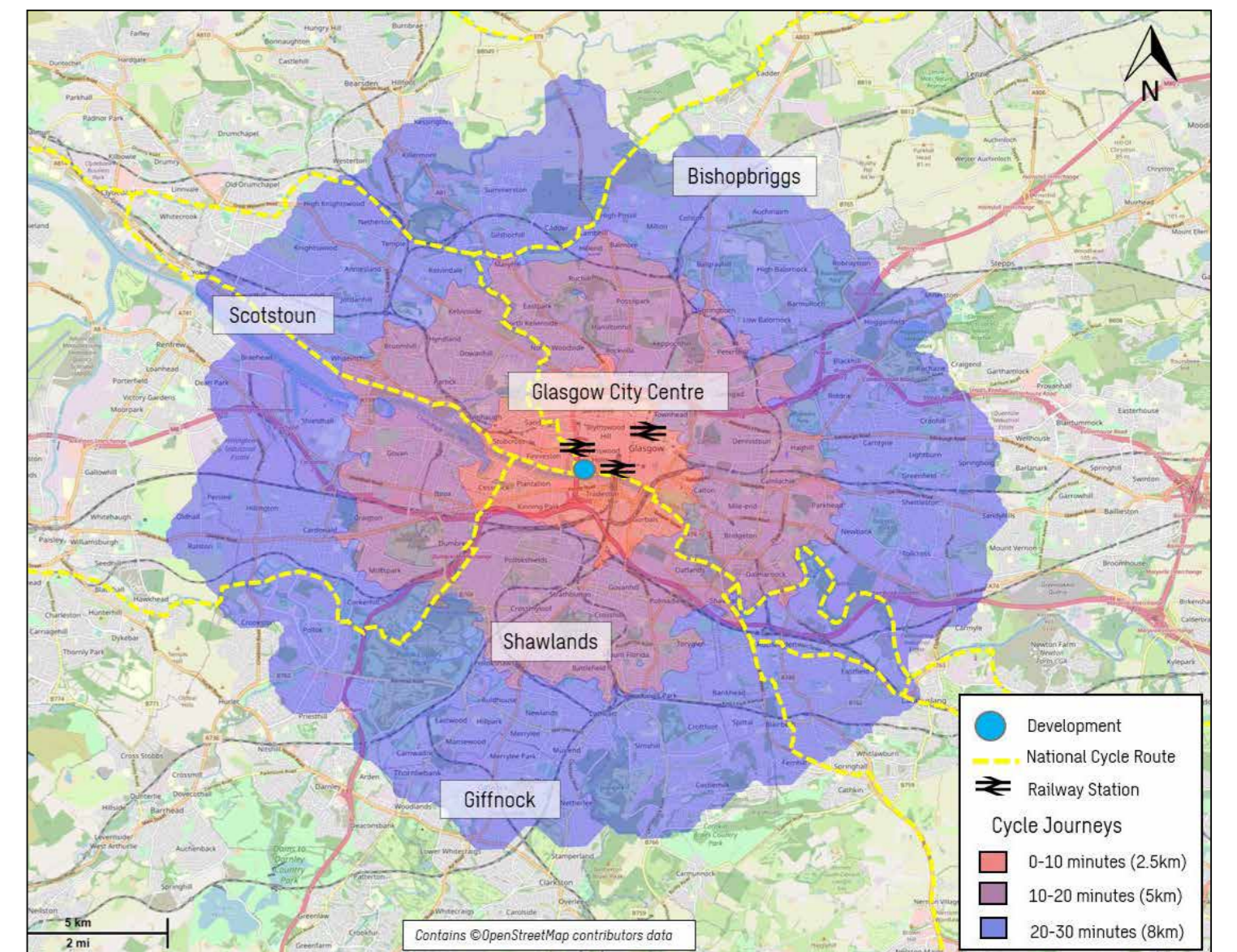
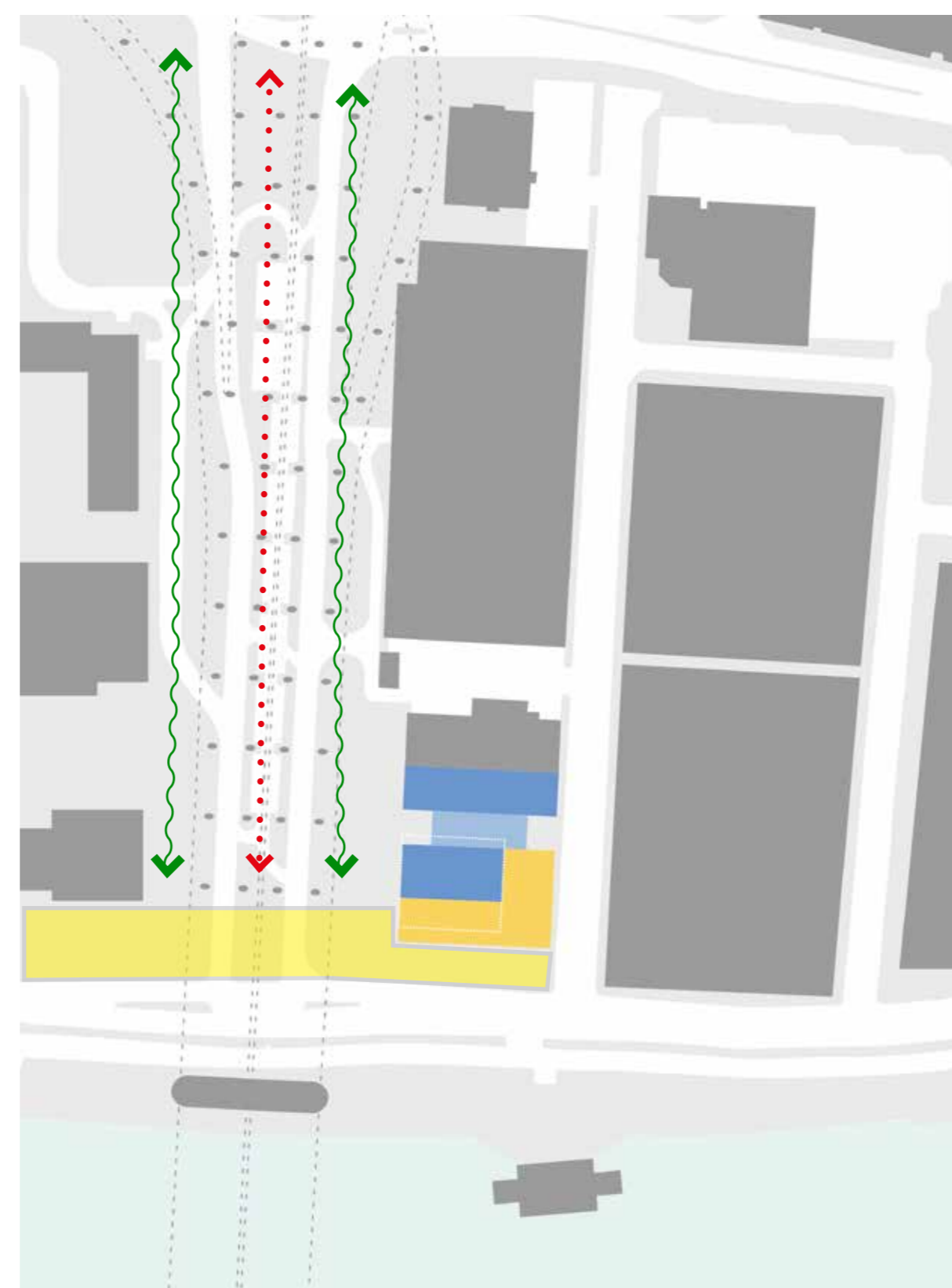
The proposals look to establish a hierarchy of public thoroughfares through the undercroft of the motorway deck, the riverbank, Washington Street and new connections through the proposed development. The project aims to be a catalyst for repairing the public realm around the Kingston Bridge, and aims to anchor new welcoming and sustainable residential, workplace and leisure communities. The potential for close-knit walkable neighbourhoods in this part of the city is clear from the analysis of the diagrams on this board, and resolving this key gap site and major urban intersection will be an important step towards realising this for the city.

- Retail/Leisure uses
- Residents servicing
- Residents entrance lobby

Primary & Secondary East-West Connections



North-South Connections to Future Public Realm



Washington St. North-South Connection

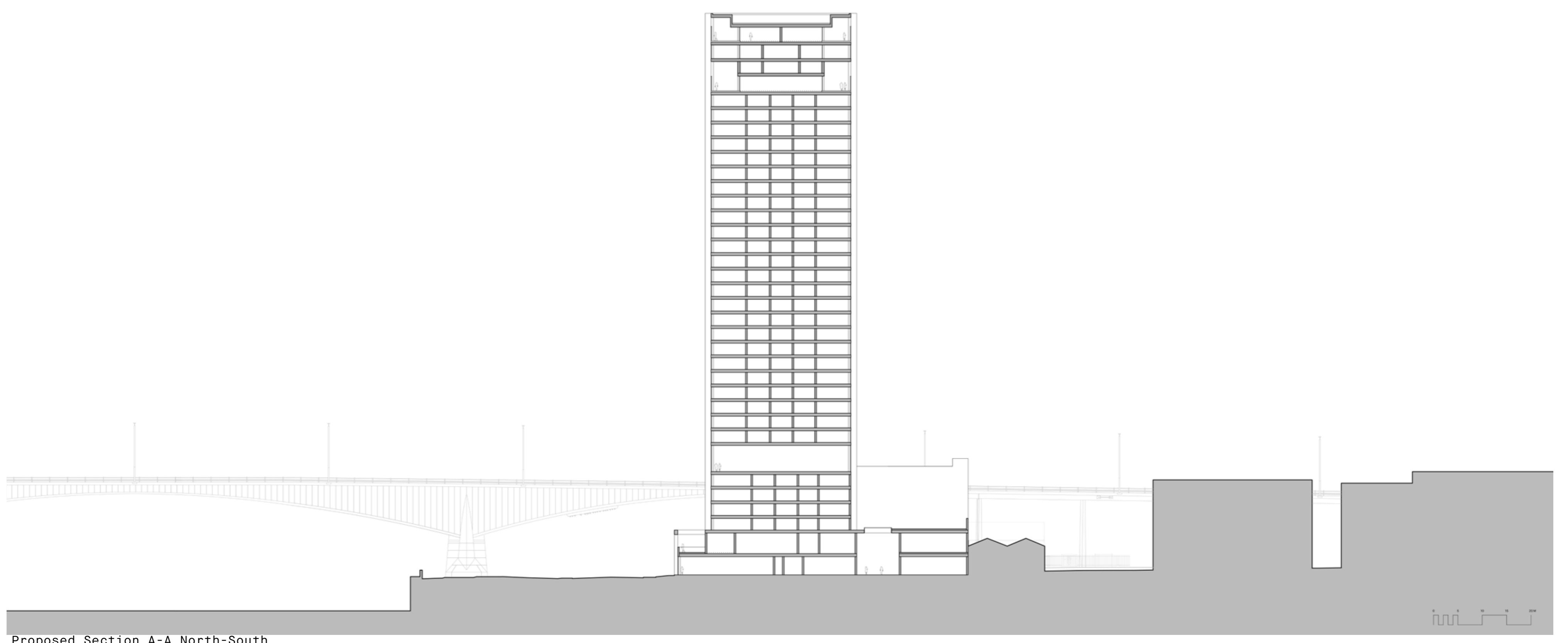
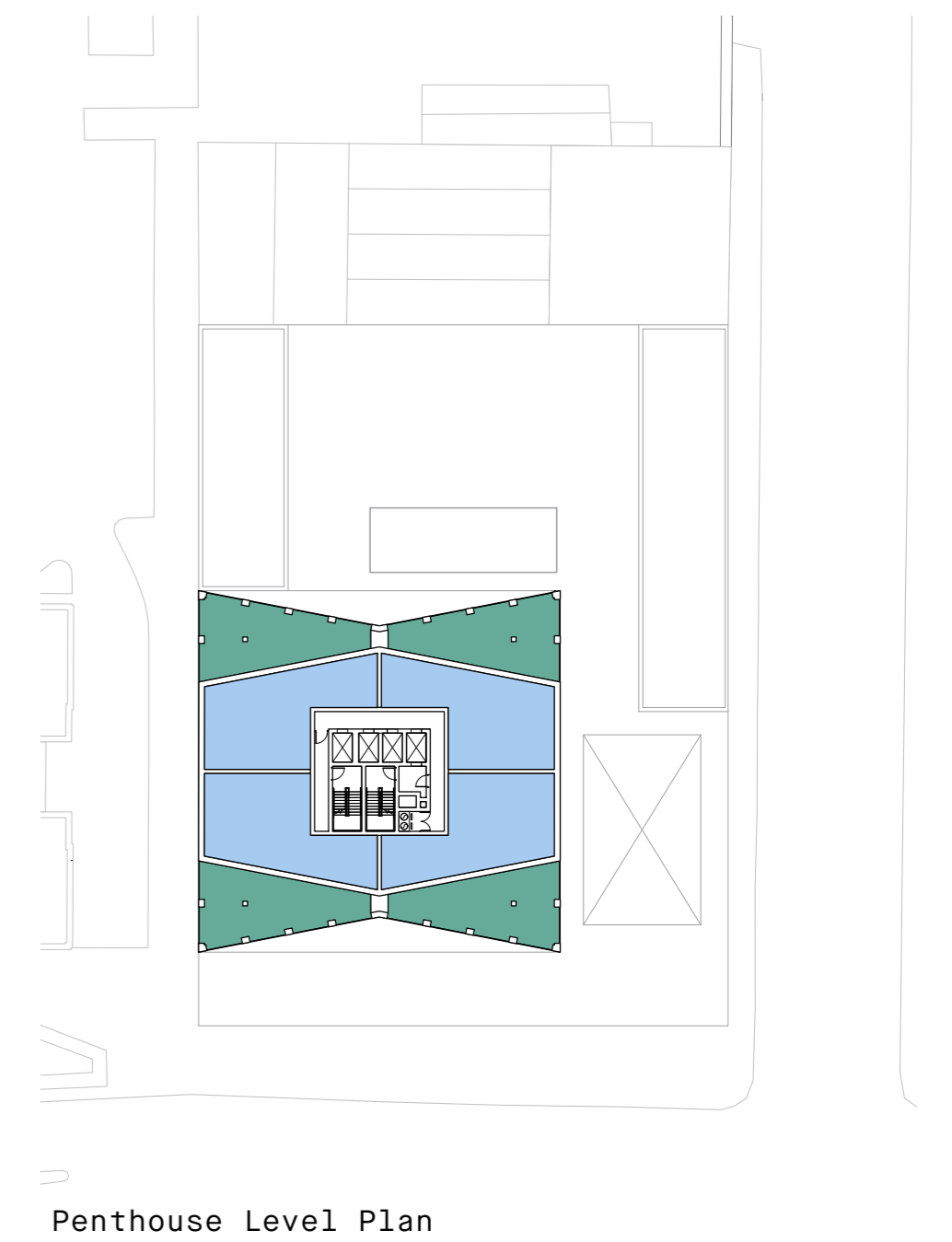
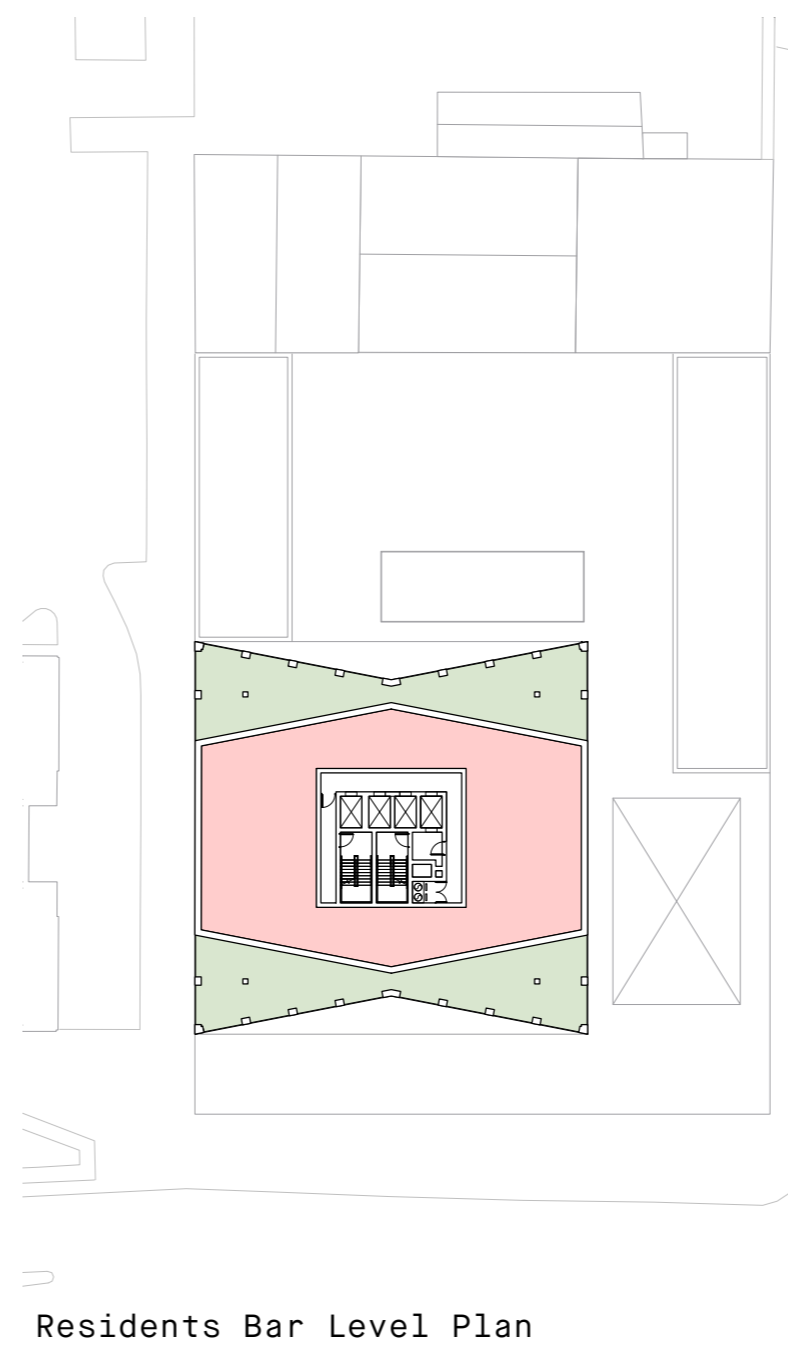
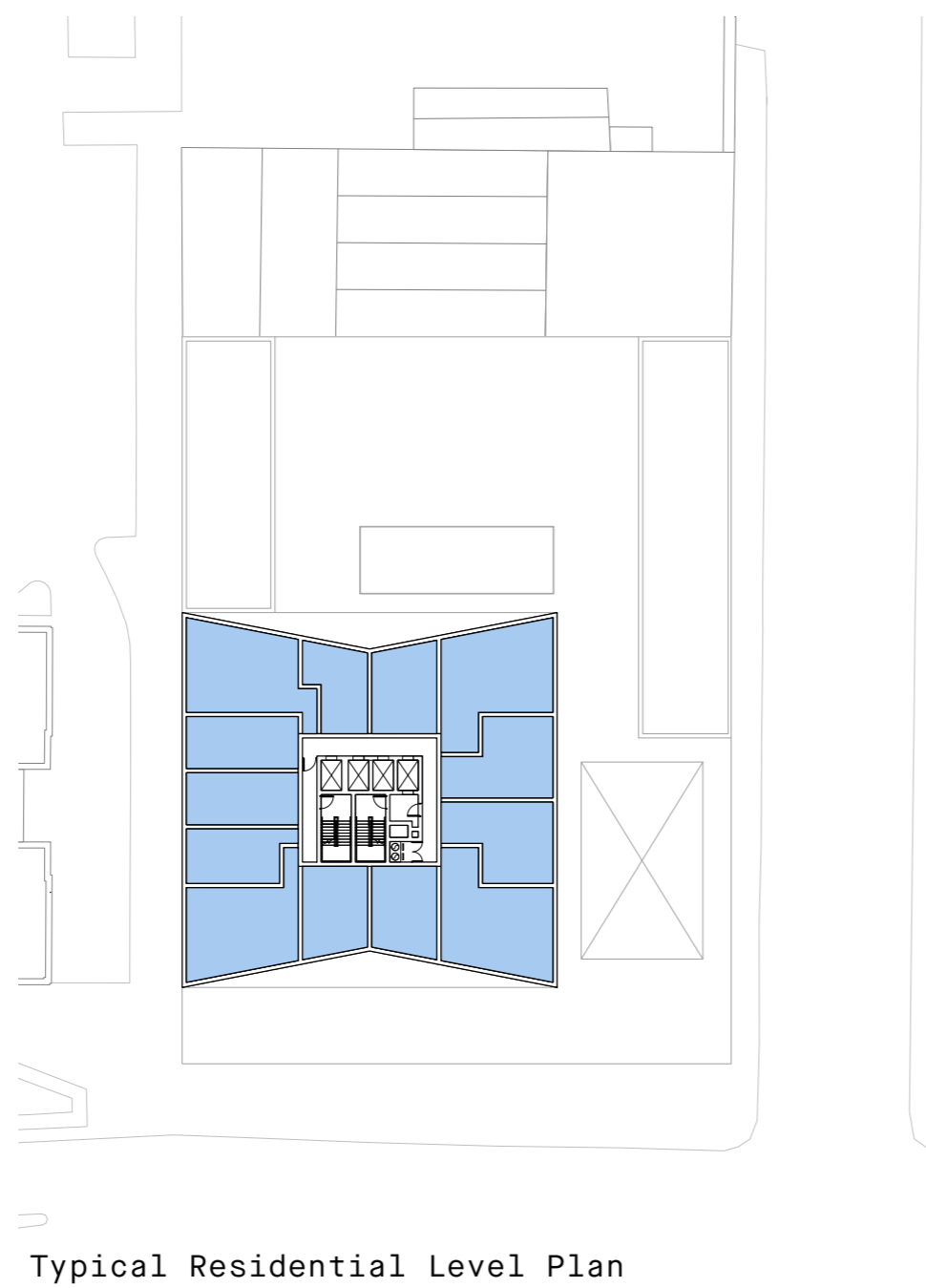
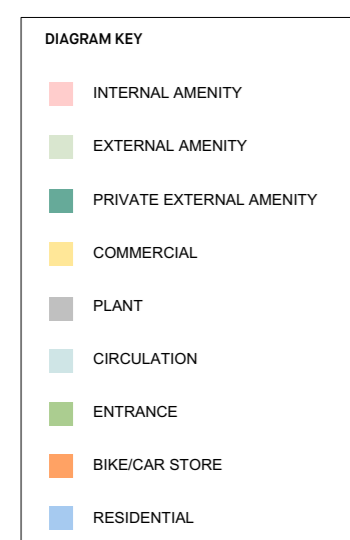
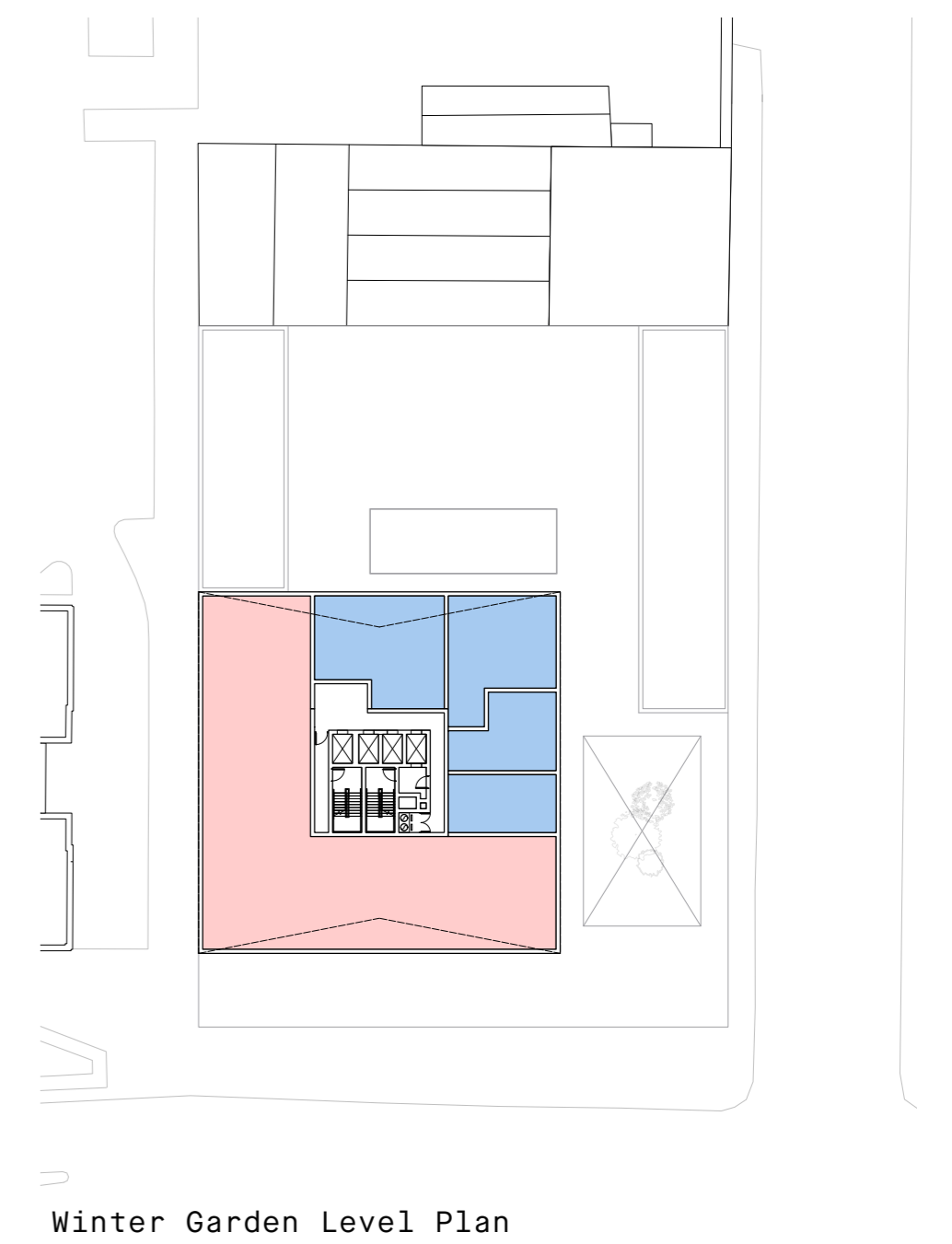
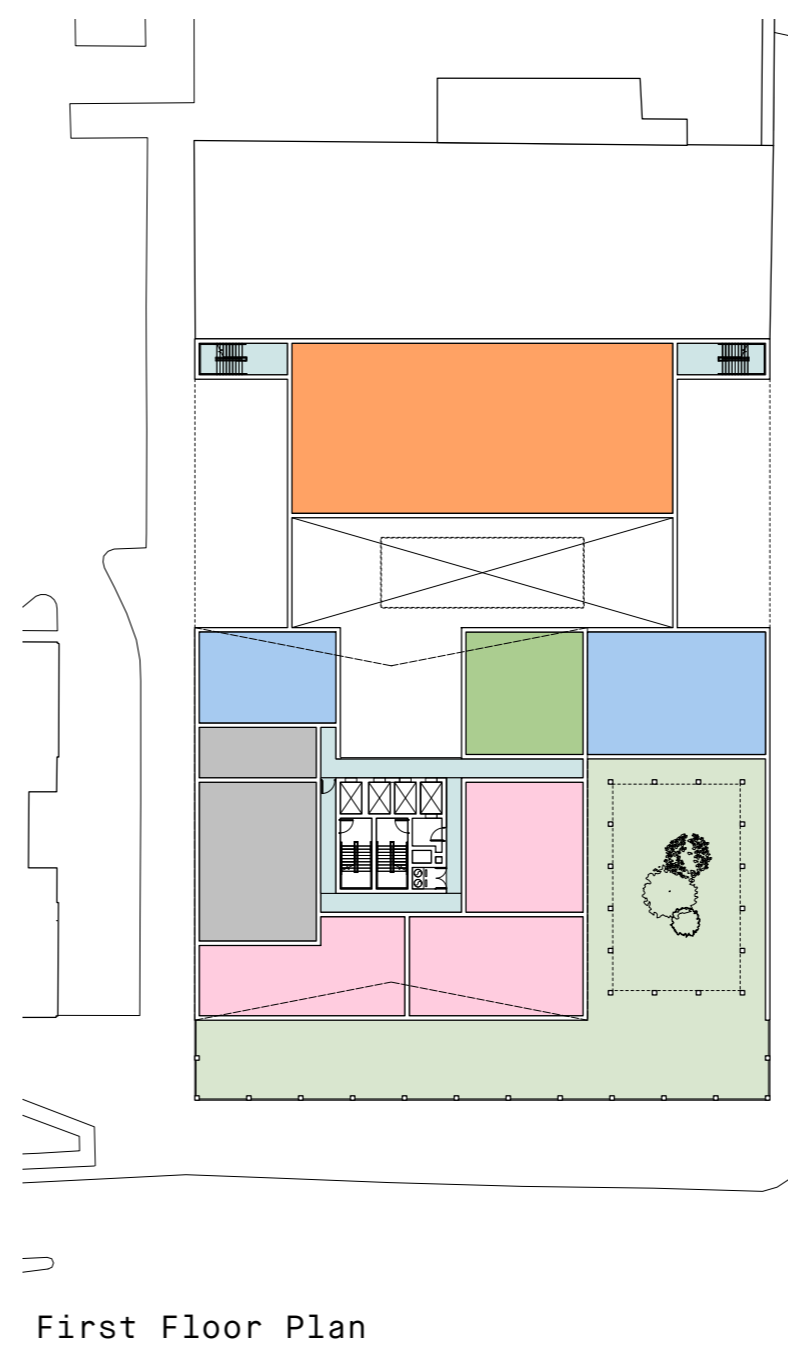
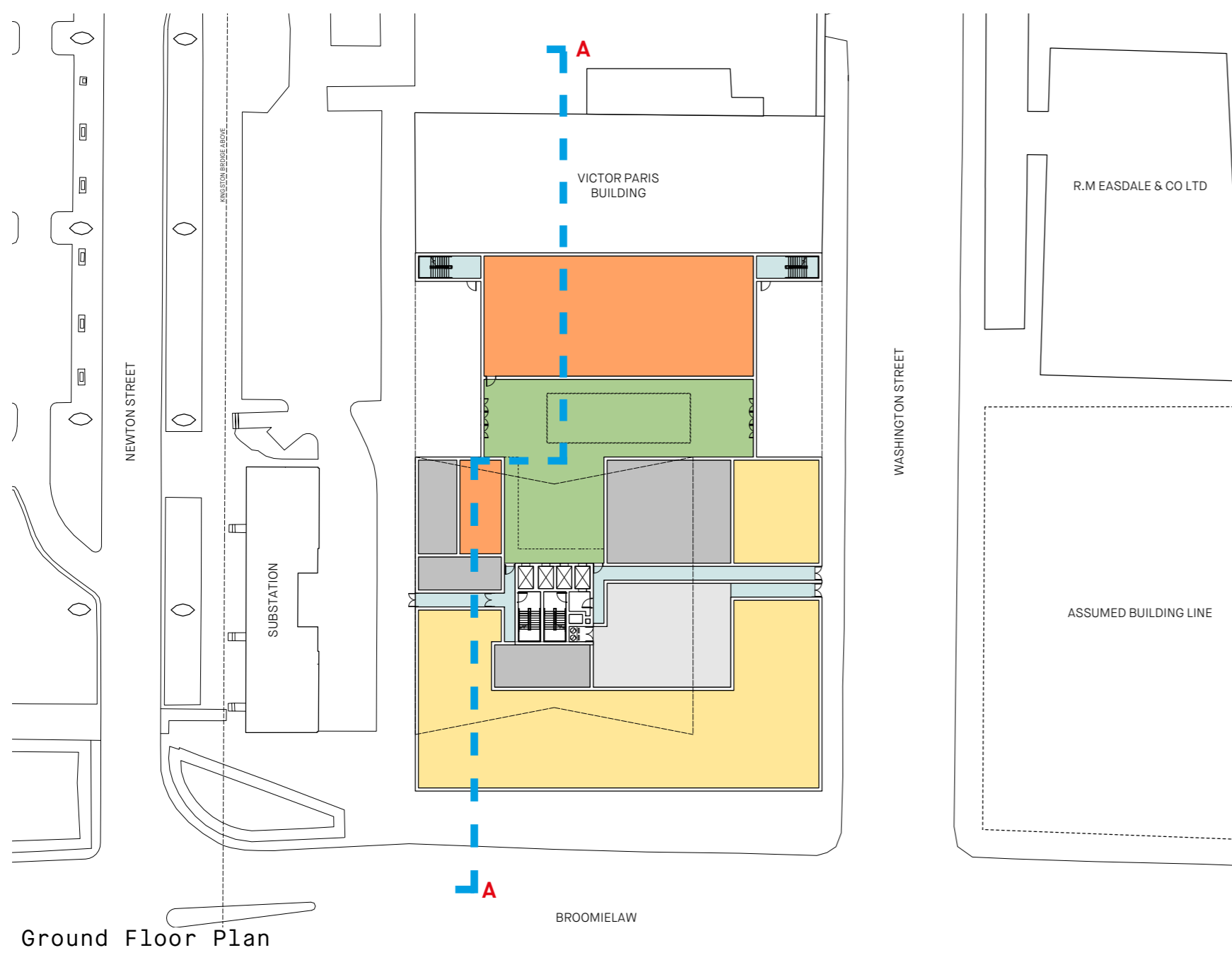


East-West Connection Along Broomielaw



Public Realm Connection at Motorway Undercroft

Design Response



Design Response



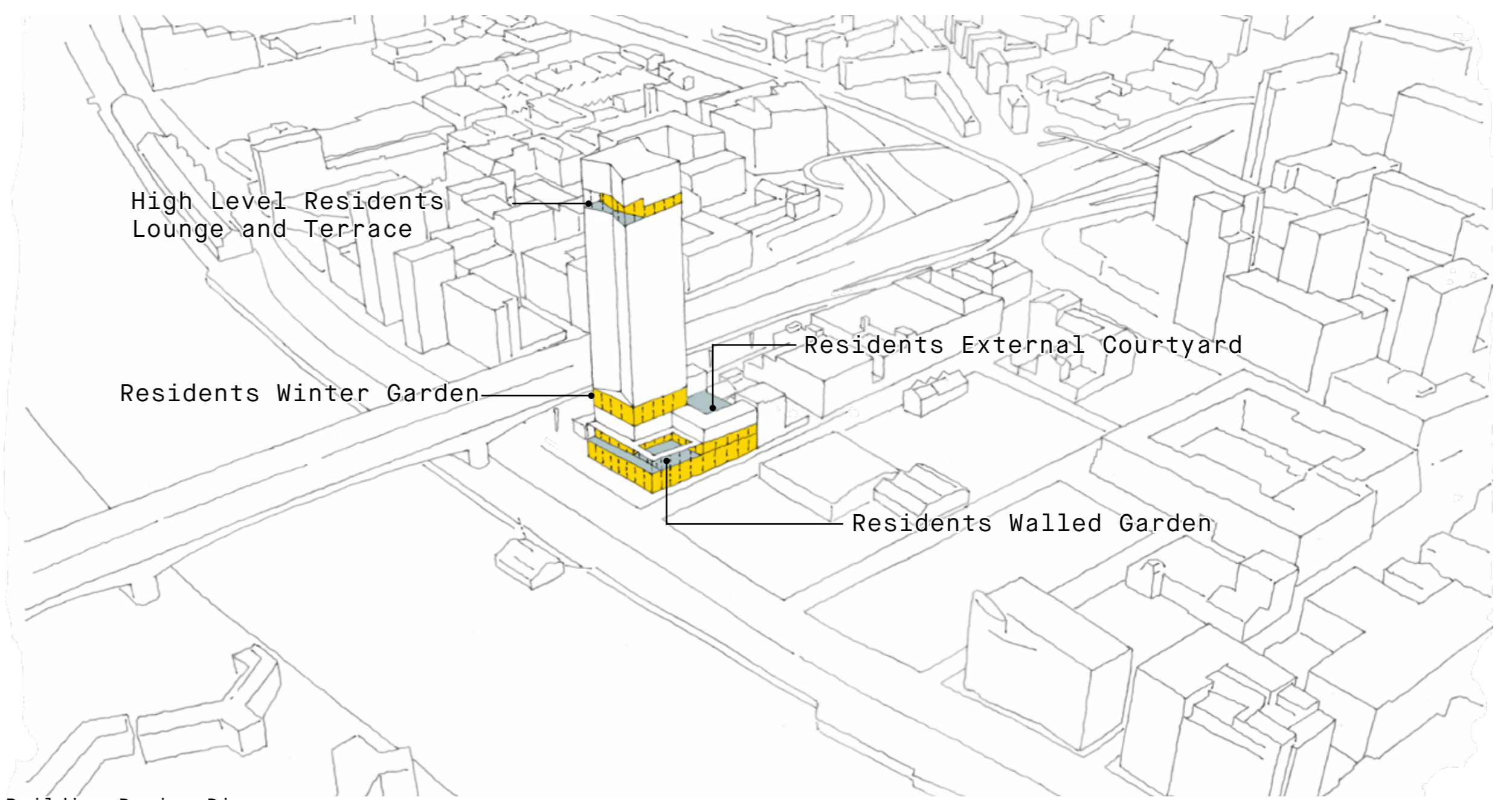
The new development marks a gateway into Glasgow City Centre creating a tall, landmark building at this critical site in the heart of an area in need of renewal.

The tower element houses residential apartments whose occupants will have access to a rich, varied and distinctive series of shared spaces - an external courtyard, a sheltered and south-facing walled garden within the podium, a winter garden at motorway level enjoying a unique viewpoint within the city, and a high level lounge and terrace area for panoramic view across Glasgow. The wellbeing and psychological benefits of living in close connection with greenery and having access to a range of indoor and outdoor spaces of varying scales and character are well understood, and this project aims to demonstrate new models of sustainable, healthy, sociable urban living.

The podium contains internal residents amenity spaces such as a gym and co-working spaces, as well as further residential apartments.

At ground level, the building steps back from the boundary edge, creating a south facing public realm which will be activated by commercial and retail units encouraging an east-west connection across the site and serving the emerging neighbourhood.

The podium addresses the existing warehouse scale of buildings on Washington Street. The tower will be seen in the round from across the city and aims to create an elegant form which will be a unique contribution to the Glasgow skyline. A 'pinched' form is in development, which is designed to catch the changing light in interesting and distinctive ways and sits in contrast to other more generic tall buildings, befitting its status as a key landmark and gateway for the city.



Feedback - Our Response



Feedback

During our first round of consultation we received feedback from the local community and other interested parties on our design proposals.

The feedback submitted through the project website and via e-mail has been positive, with 100% of respondents indicating their support for the early proposals and the principle of a tall residential development on this long-term derelict site.

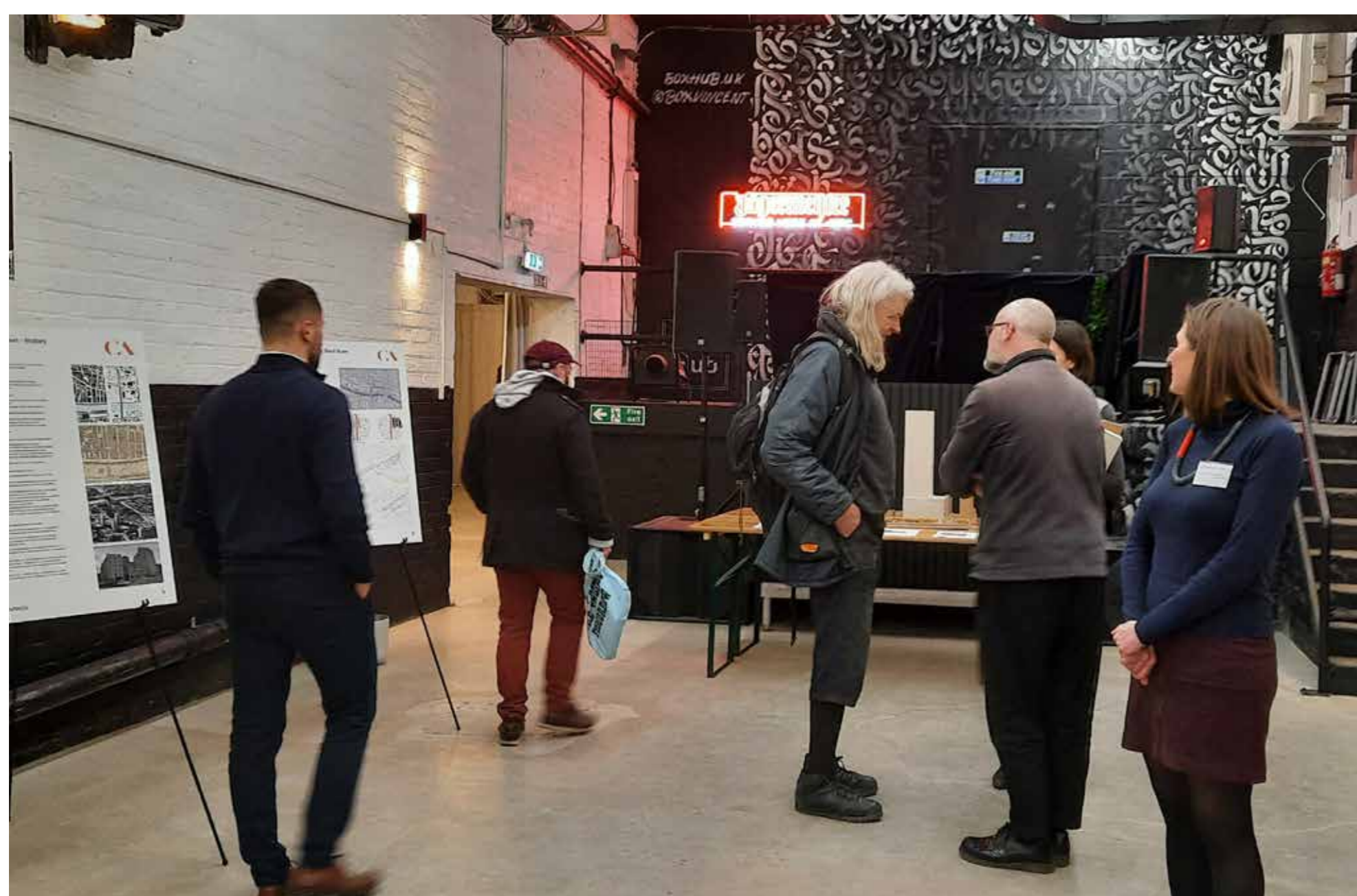
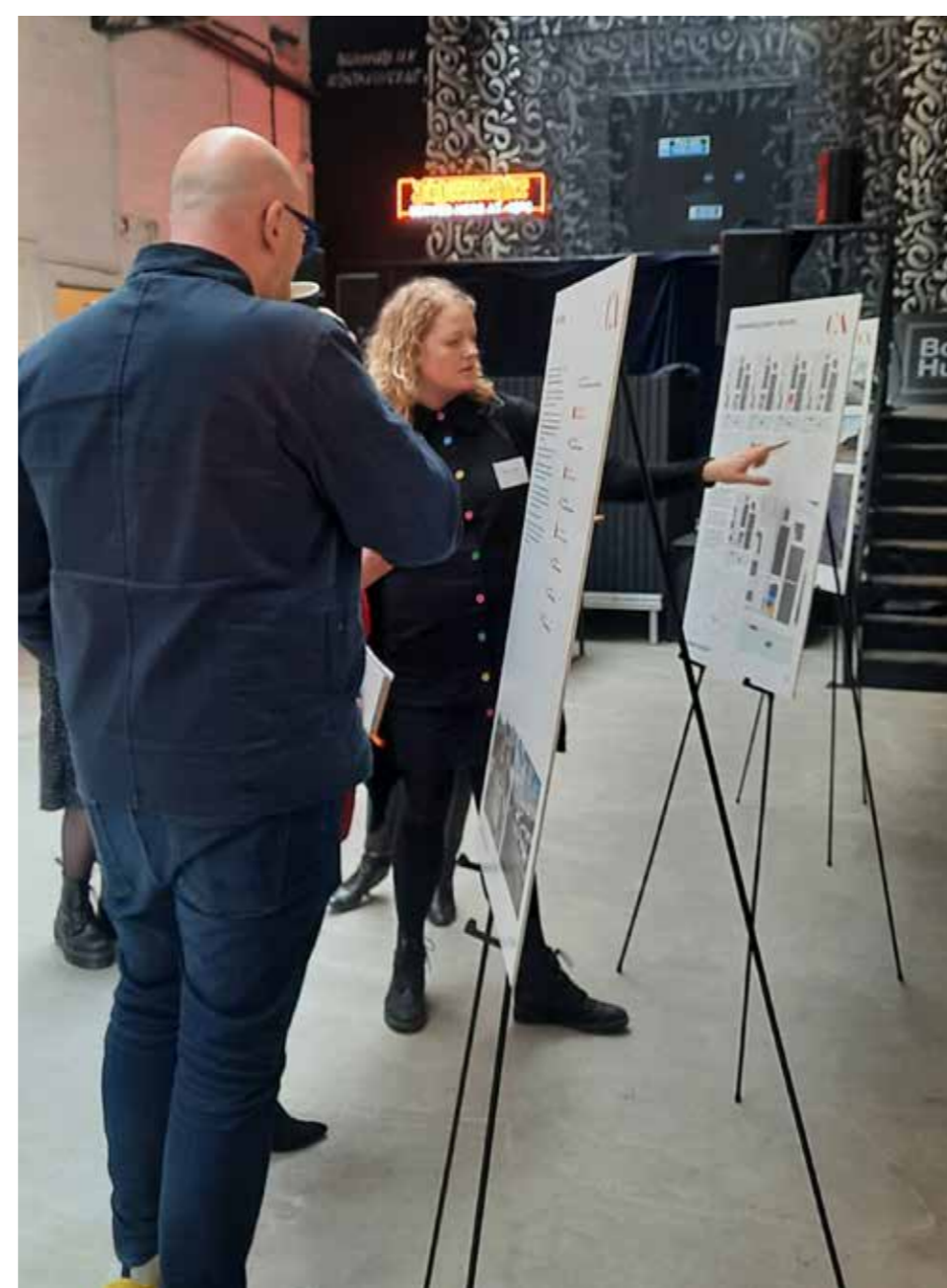
“The ambition and scale of these proposals is fantastic.”

This second consultation event allows us the opportunity to respond to these comments and explain how they have helped to shape the proposals in their current state.

Our Response

The following headings aim to provide more information, detailing our responses to all the key issues raised during our first stage of consultation.

Thank you for your continued participation and feedback. We believe that community involvement and your input, is crucial to deliver a building that meets the needs of the community.



Public Consultation Event 1 - March 2023

Building Height and Massing

We recognise that the building is in a unique location, meeting the river and serving as an urban gateway into the city centre. The site is well placed to accommodate a landmark building.

Design and form have been influenced by an iterative urban design, heritage, townscape, and visual assessment process, in collaboration with Glasgow City Council, to ensure the massing is appropriate for this location.

A high quality, distinctive, tall landmark building is proposed of 35-39 storeys with over 400 Build to Rent flats.

Coordinated Development

The Broomielaw is changing – Glasgow City Council has strategic ambitions for the area, including densification around the Kingston Bridge and mixed-use development. There is significant proposed development in the area that will see this post-industrial site transformed into a vibrant and dynamic residential neighbourhood.

Every detail for the layout of the site is being considered to ensure the proposed development contributes positively to the area and its neighbours, with clear and coherent routes, east/west and north/south links, and view corridors to its surroundings.

Contribution to 'Place' / Community Benefit / Public Art

Place-making is at the heart of the design approach, with an overall design concept which draws upon the positive opportunities in the surrounding area and takes a comprehensive view of the application site and the wider area. A south facing public plaza will be created facing the River Clyde, activated by commercial units at ground floor.

This widened south facing pavement to the front of the building will deliver significant public realm improvements, potentially with opportunities for cycle parking, planting, and public art.

Creative amenity space will be provided for residents with the introduction of a large winter garden addressing the M8 motorway and Kingston Bridge, walled gardens, terraces, and courtyards.

Our ambition is to create a world class environment for residents, and those entering Glasgow via the Kingston Bridge and walking/wheeling along the Clyde walkway as part of a connected city edge. Importantly the project can act as a catalyst for wider improvements in, and connections through, the Kingston Bridge undercroft.

Iconic Building Design

A distinctive building design is being developed in partnership with GCC planners and urban designers.

The development consists of a 'warehouse' scale podium which reinstates the block of Washington Street whilst the tower addresses the unique condition of the site as a gateway into the city between motorway, river and Broomielaw/Anderston Quay. The emerging form of the tower and the 'pinch' to the north and south elevations aim to create an elegant and distinctive addition to the city skyline, taking full advantage of available views along the river to the south-east and south-west.

Building materials/Lighting

These are still being developed in close collaboration with Glasgow City Council planners and urban designers. Understanding carbon emissions is at the heart of this approach and will be analysed through a Whole Life Carbon Assessment and Sustainability Statement. The palette of materials for the building is currently under development. However these will be durable, of high quality, and selected with a focus on how the construction, transportation of materials and long term maintenance, can minimise embodied carbon and feed into a sustainable circular economy.

Transport

Our residential development has limited car parking with a focus on sustainable travel to promote active travel and public transport. Residents will be able to make the most of the site's accessible city centre location, with strong train, bus, cycle and walking routes, reducing the need for car ownership and promoting a sustainable and active lifestyle and 20-minute neighbourhood.

Residential – BTR – Provision

Delivering a range of mixed-unit apartments, with 1-to-3 bedrooms for rent, the proposals aim to provide a densely populated residential scheme in the city centre that helps meet the demand for new housing in Glasgow, revitalise the River Clyde corridor and grow the city centre's population to meet Glasgow's ambitions to significantly densify Glasgow City Centre.

Next Steps



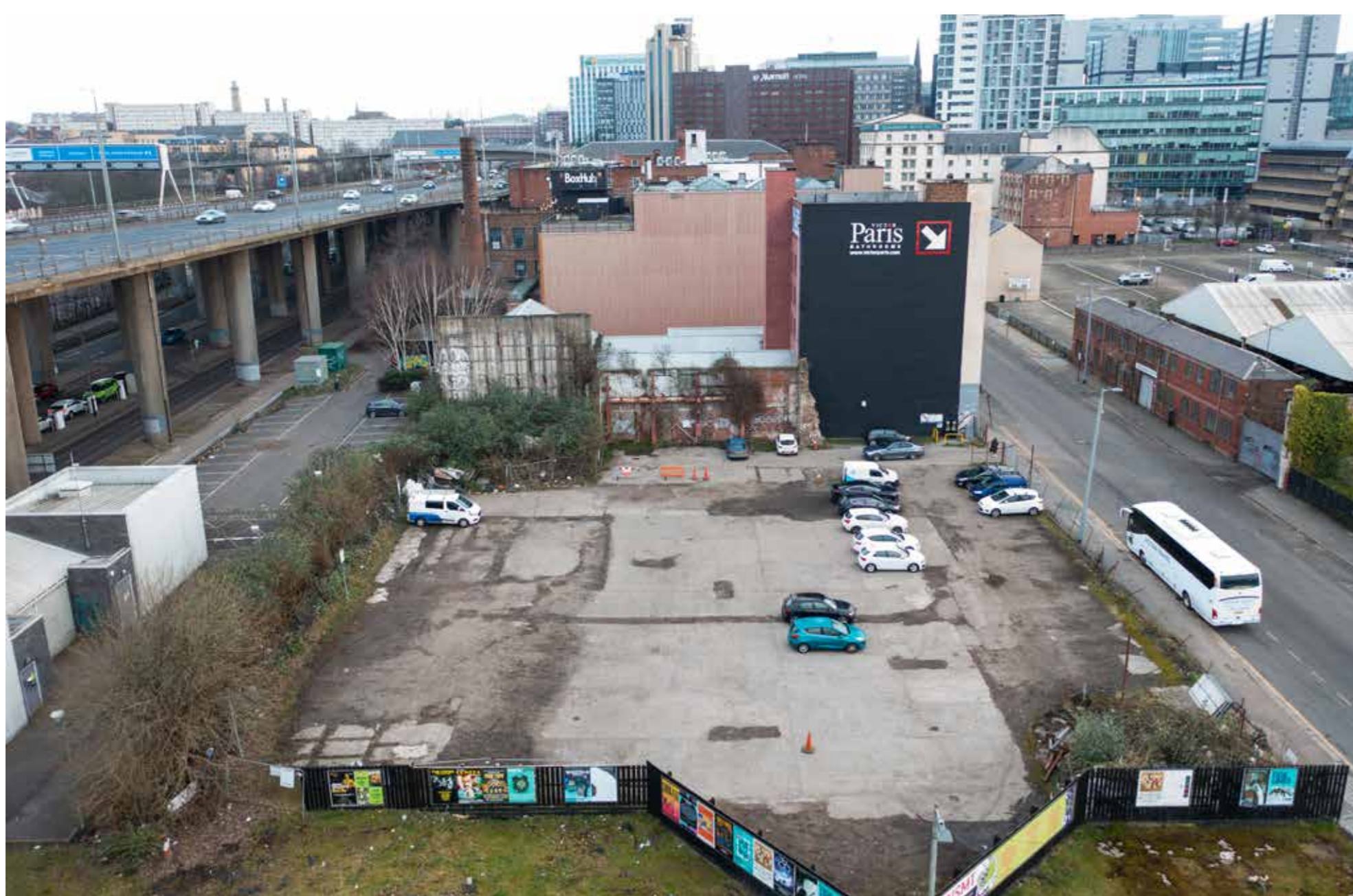
All the exhibition materials presented during both consultation events is available on the project website:

(www.82washingtonstreet.consultationonline.co.uk).

You will have an opportunity to make comments to Glasgow City Council when a planning application is submitted early June 2023.

Should you require further information on any aspect of the proposal then please ask the team by contacting us at:

jf@scotthobbsplanning.com or on 07488448111.



Aerial view of site



View from site to Kingston Bridge