

1 / INTRODUCTION

Welcome to our consultation on our proposals to develop a new hotel on land at Sandyford Street / Kelvinhaugh Street / Eastvale Place, Glasgow.

A Proposal of Application Notice was submitted to Glasgow City Council in May 2023 and this signalled our intent to submit an application for planning permission.

This event is part of our pre-application consultation before a planning application is submitted to Glasgow City Council in Autumn 2023.

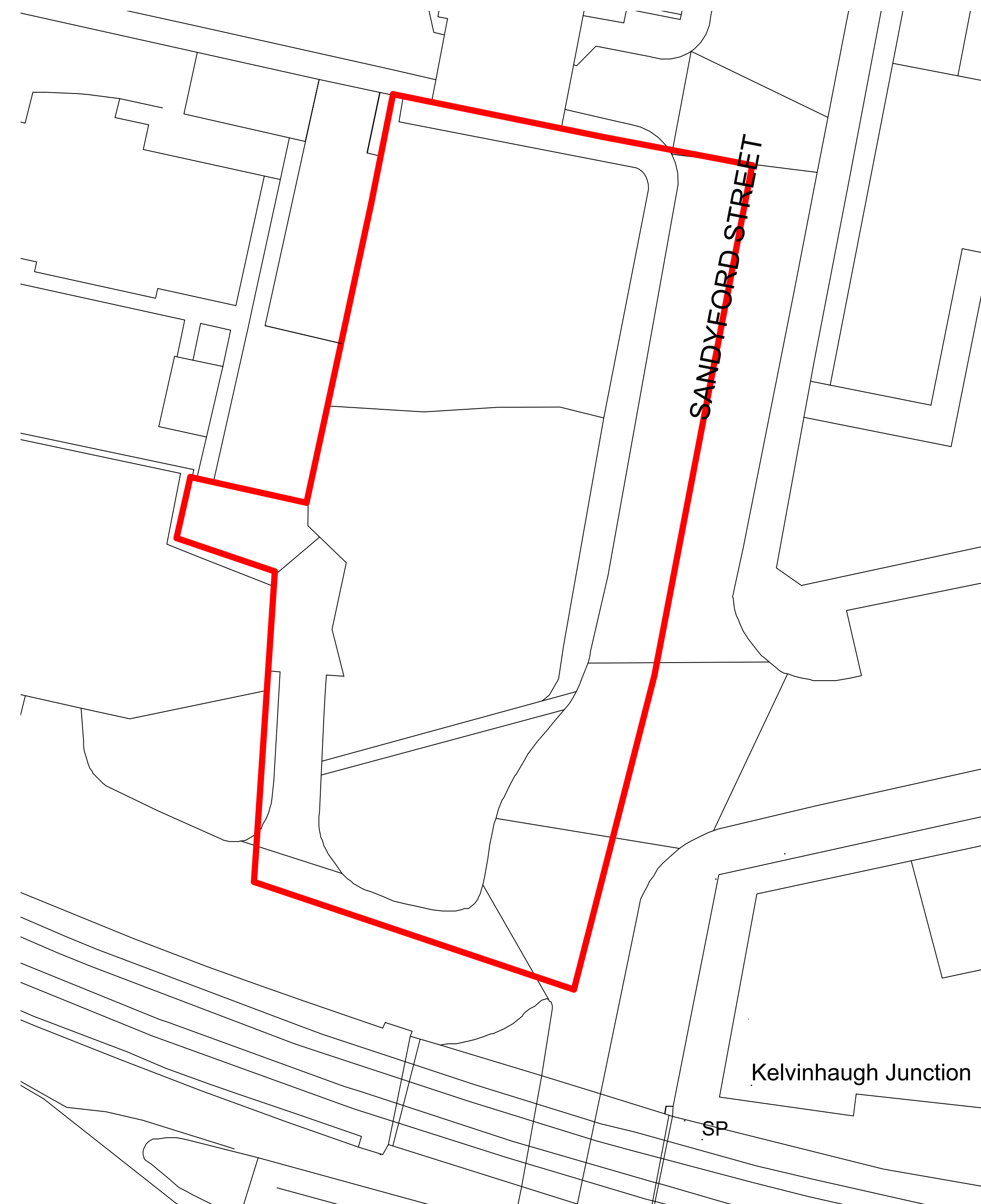
We have set out below the background to our proposals, identifying our vision for the site and how the emerging proposals have been developed.

We are inviting the local community and other stakeholders to review our emerging proposals before a planning application is submitted to Glasgow City Council. We would very much welcome your feedback and comments.

To assist, we have prepared a short feedback form which seeks to gather the views of those participating in the consultation. Your feedback will help to inform our eventual planning submission to Glasgow City Council.

A further public event will also take place on 3rd August 2023 where we will provide feedback regarding the views gathered during this pre-application consultation. A report will also be prepared on this consultation exercise which will be submitted to Glasgow City Council in support of the planning application.

Please note that comments made to the prospective applicant are not representations to the planning authority and there will be an opportunity to make representations on any resultant planning application to the planning authority.



The Application Boundary



Site Photos

2 / WIDER CONTEXT

This part of Glasgow will undergo transformational change in the next decade with large-scale strategic developments in housing and leisure underway.

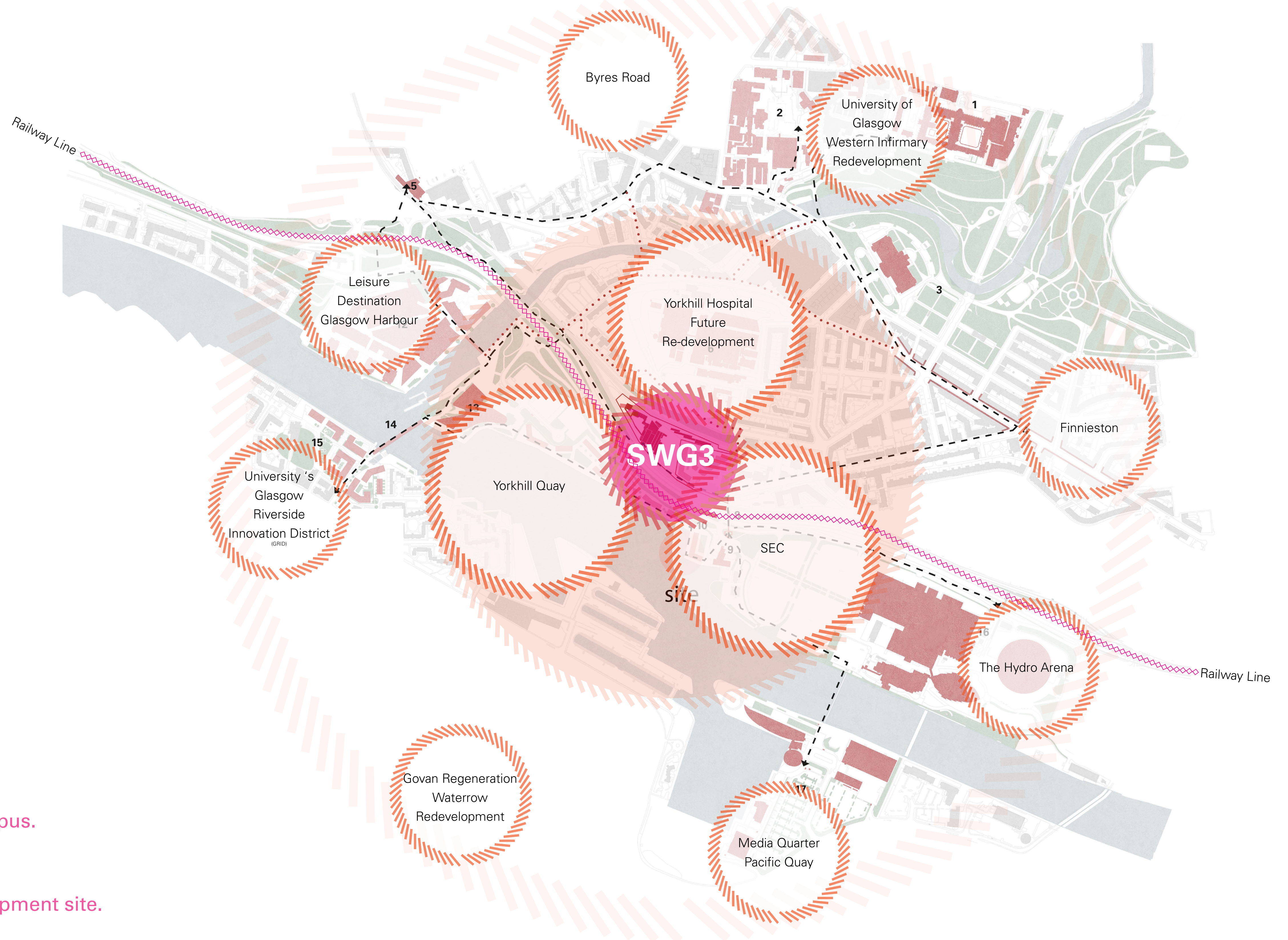
At the same time, the Glasgow Riverside Innovation District (GRID) is a partnership between the University of Glasgow, Scottish Enterprise and Glasgow City Council, aiming to create an environment which will boost existing collaborations with industry and encourage the formation of new ones in some of the most dynamic sectors of the economy.

Encompassing both banks of the River Clyde, an area synonymous with the legacy of shipbuilding and Glaswegian leadership in industry, GRID offers the city the chance to reimagine our proud industrial heritage for the 21st century and to establish Glasgow's leadership in the industries of the future.

SWG3 sits at the heart of GRID and the wider developments. There is exciting potential for SWG3 to embed arts and culture within this larger place-making and renewal process for Glasgow enhancing the existing arts and events campus they have been successfully running over the years.

Key projects

- Enhanced Govan Connection.
- Riverside Innovation District / New GU Campus.
- New bridge connecting Govan to the city.
- Yorkhill Quay, residential / mixed use development site.
- Old Yorkhill Hospital Site.
- SEC future site due to be developed.



3 / PLANNING CONTEXT

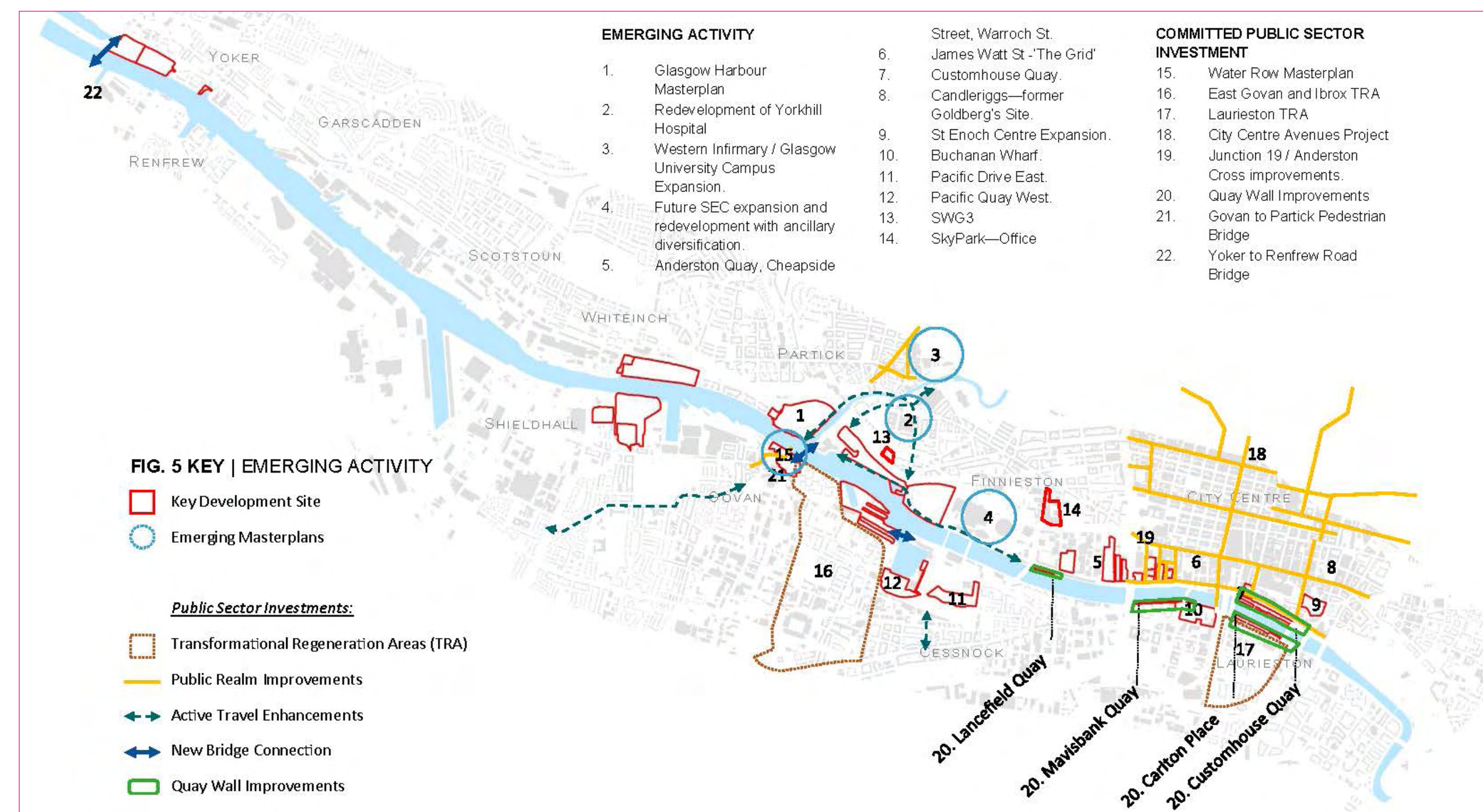
The Glasgow City Development Plan (CDP) was adopted by Glasgow City Council in 2017 and sets out the Council’s planning policies for the Glasgow City area. The proposals map of the adopted CDP identifies that the proposal site forms part of the urban area and also includes areas which are identified as existing open space.

The Council’s River Clyde Strategic Development Framework also identifies SWG3 and its surrounds as an important connector linking Finnieston to the river as part of a wider cluster of arts, music and media activities. Here the SDF supports developments which improve access to the river and help generate a stronger sense of place, encouraging designed development that creates high-quality spaces where people want to spend time.

In terms of planning history, part of the proposal site previously benefitted from having a planning permission for purpose-built student accommodation (Planning Permission 18/00831/FUL). This previous planning permission will not be taken forward.



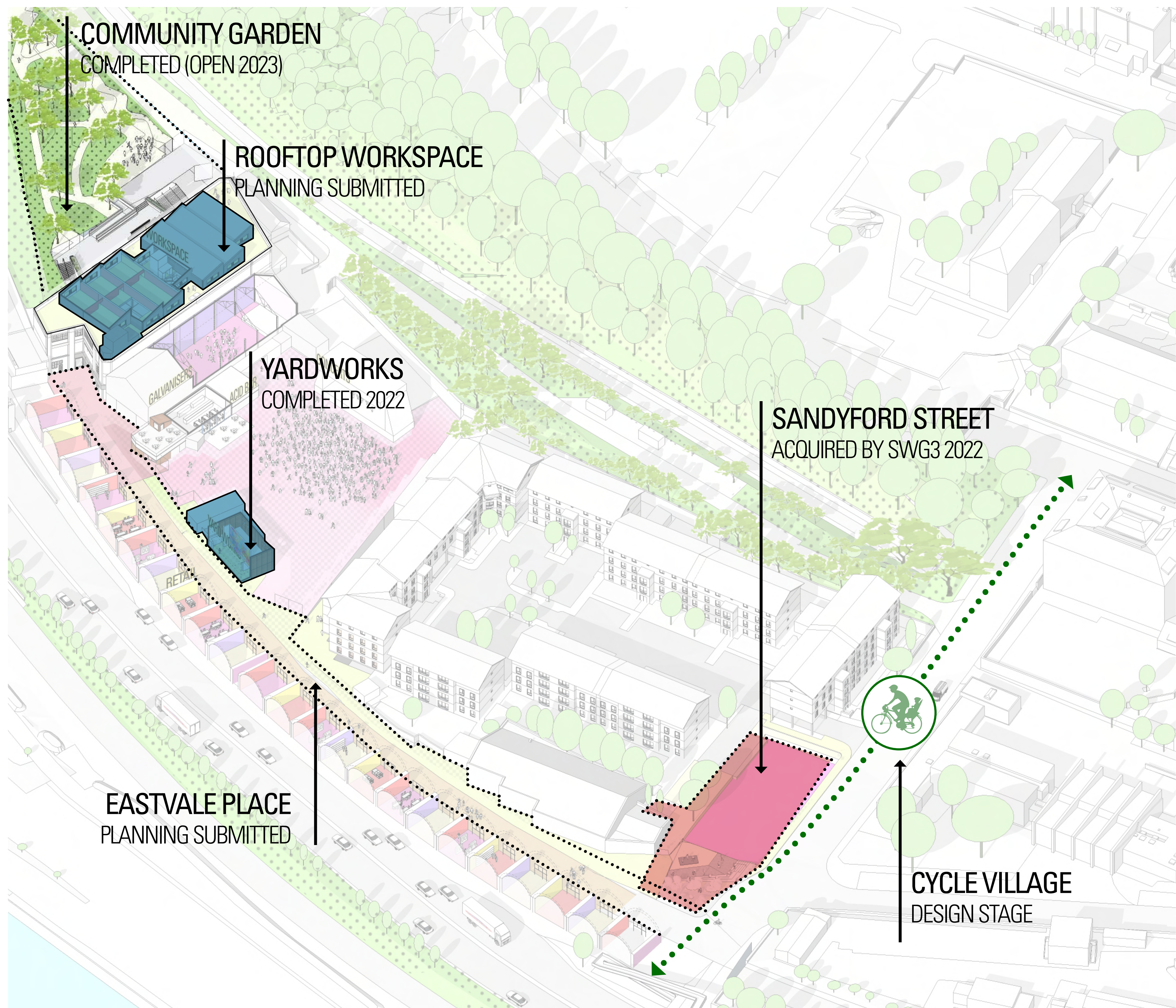
Glasgow City Development Plan Proposals Map Extract



River Clyde Strategic Development Framework Extract

4 / WIDER SWG3 PROJECTS

The hotel development sits within the context of a range of projects across the wider SWG3 Campus. This includes the recently completed Community Garden and Yardworks Studio. In addition, proposals for a new rooftop extension delivering additional workspace and improvements to Eastvale Place have recently received planning permission.



EASTVALE PLACE ARCHES



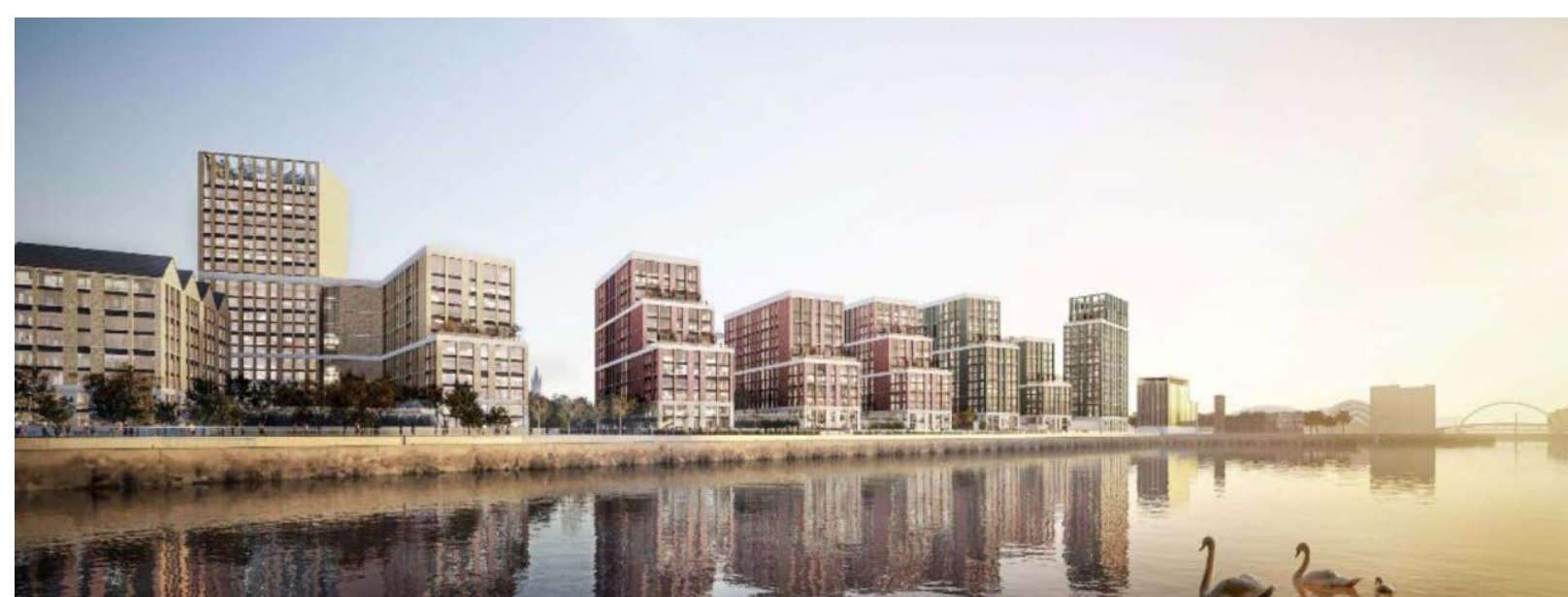
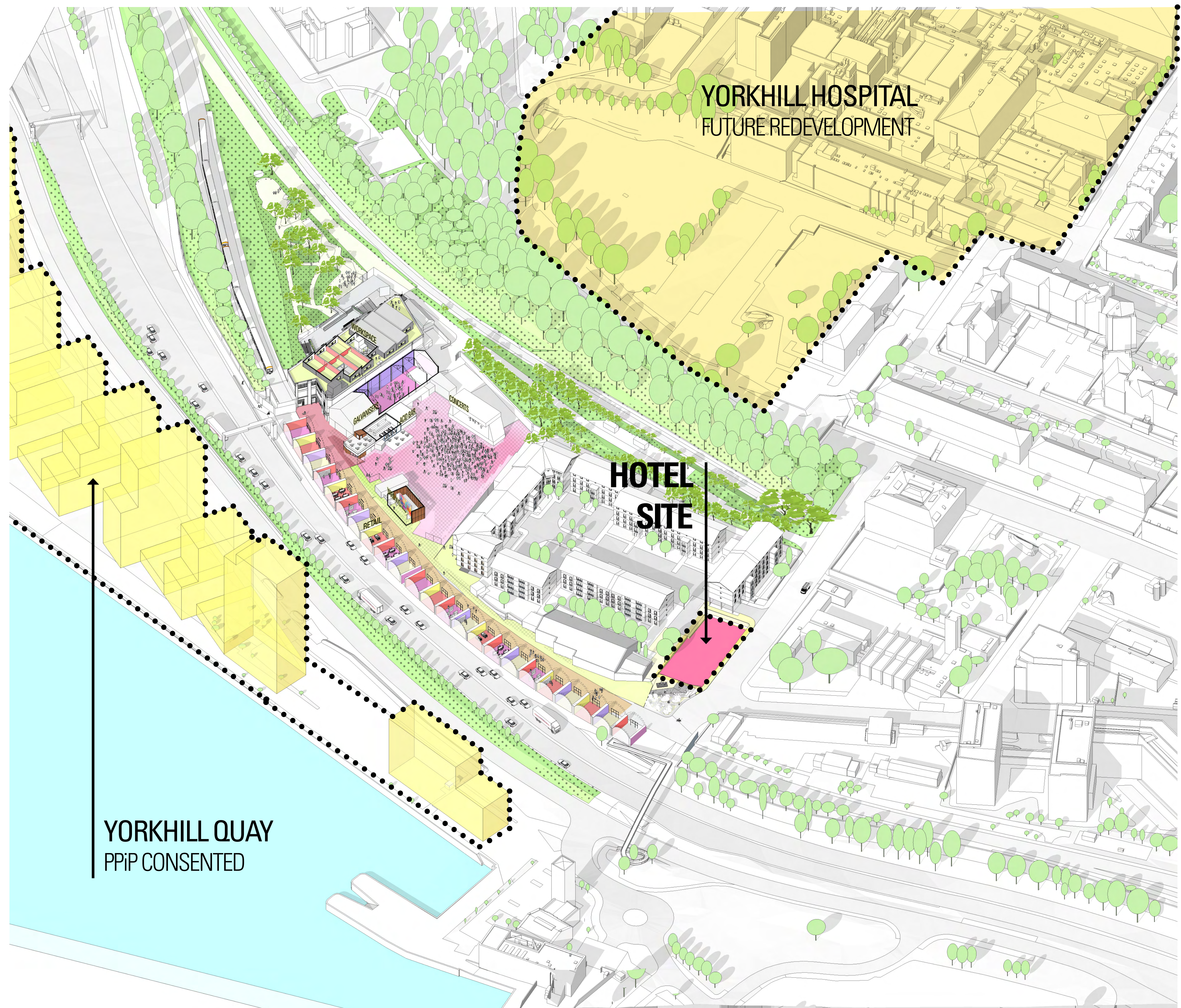
SWG3 ROOFTOP WORKSPACE



5 / EMERGING DEVELOPMENT

The site occupies a strategic position at the end of Kelvinhaugh Street at the corner of Sandyford Street and Eastvale Place. This forms a key gateway to the wider Finnieston area when approached from the river and to the wider SWG3 campus.

Yorkhill Quay and Yorkhill Hospital are two major regeneration sites in close proximity to the site.

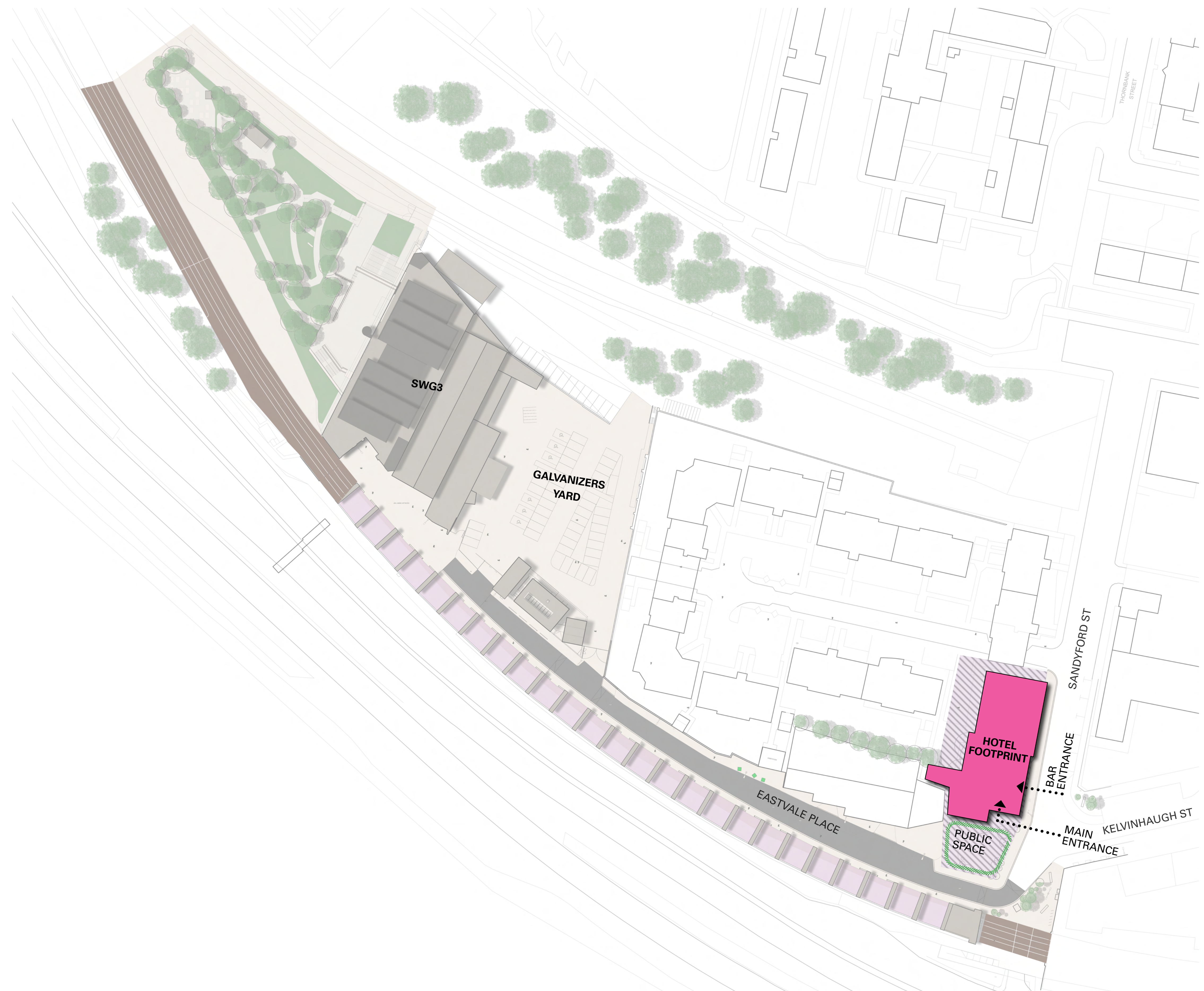


YORKHILL QUAY, GLASGOW

6 / PROPOSED SITE PLAN

The proposed plan arrangement creates an active frontage to the corner of Eastvale Place and Sandyford Street.

Acting as a gateway to the Campus, the hotel becomes a welcoming addition to the stretch of the railway arches and Eastvale Place leading up to SWG3. A public space at the hotel's entrance mirrors the new green destination that is the SWG3 Garden, along with environmental and public realm improvements on Eastvale Place.

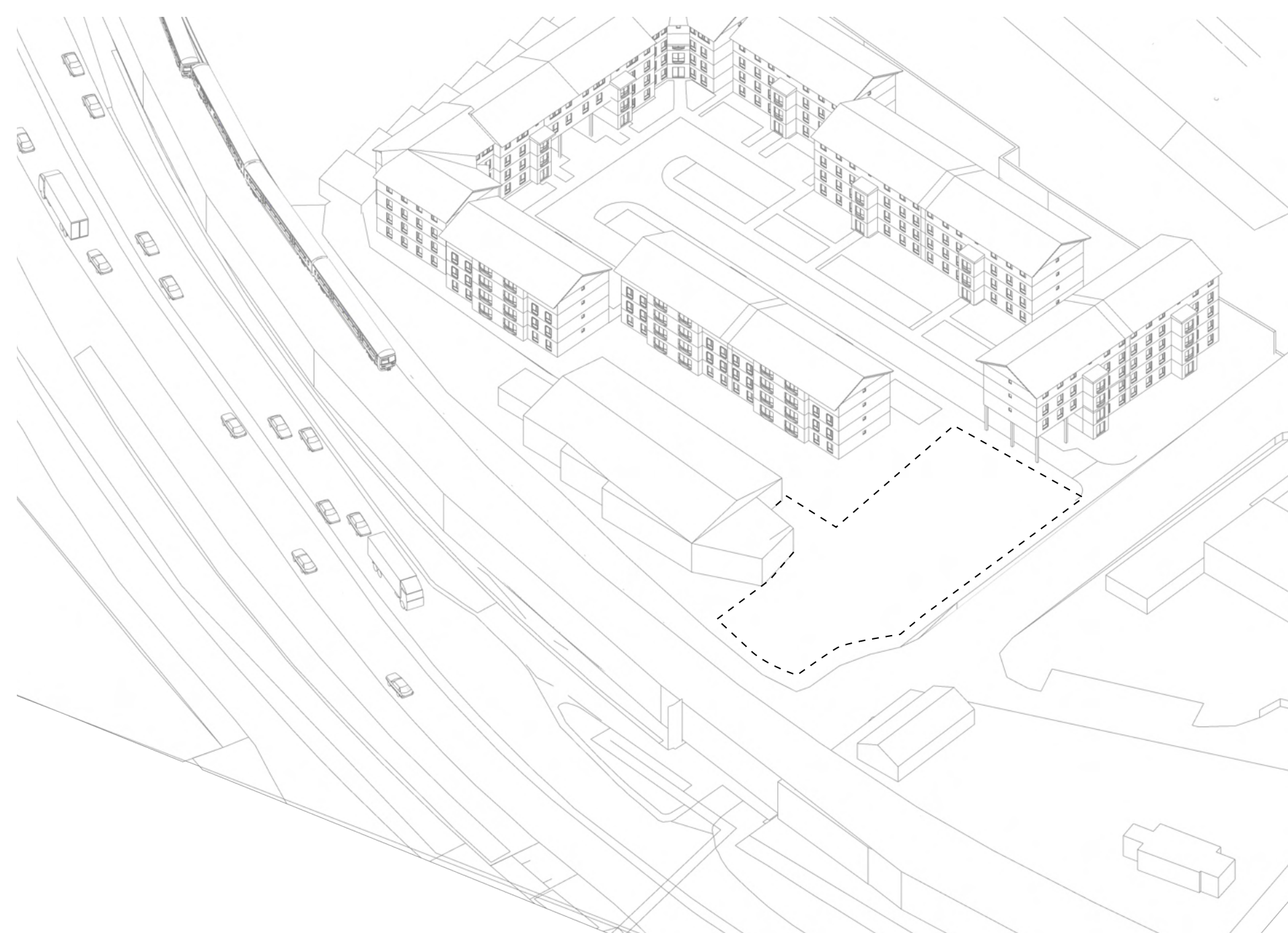


7 / PLACEMAKING PRINCIPLES

The site on the corner of Eastvale Place and Sandyford Street currently lies derelict and unused. Its location can be used as a strategic point to create an enhanced gateway to the current extents of the SWG3 campus.

As a vista from all three arrival points, it will create a strong connection between the ground floor, the existing railway arches and the enhanced public realm to welcome all visitors and work as a landmark building for SWG3.

Following a series of studies, the current proposal follows a distinctive architectural expression articulated by three stacked volumes expressing the hierarchy of the internal uses leading up to the activated roof offering generous rooftop spaces with panoramic views over the river.

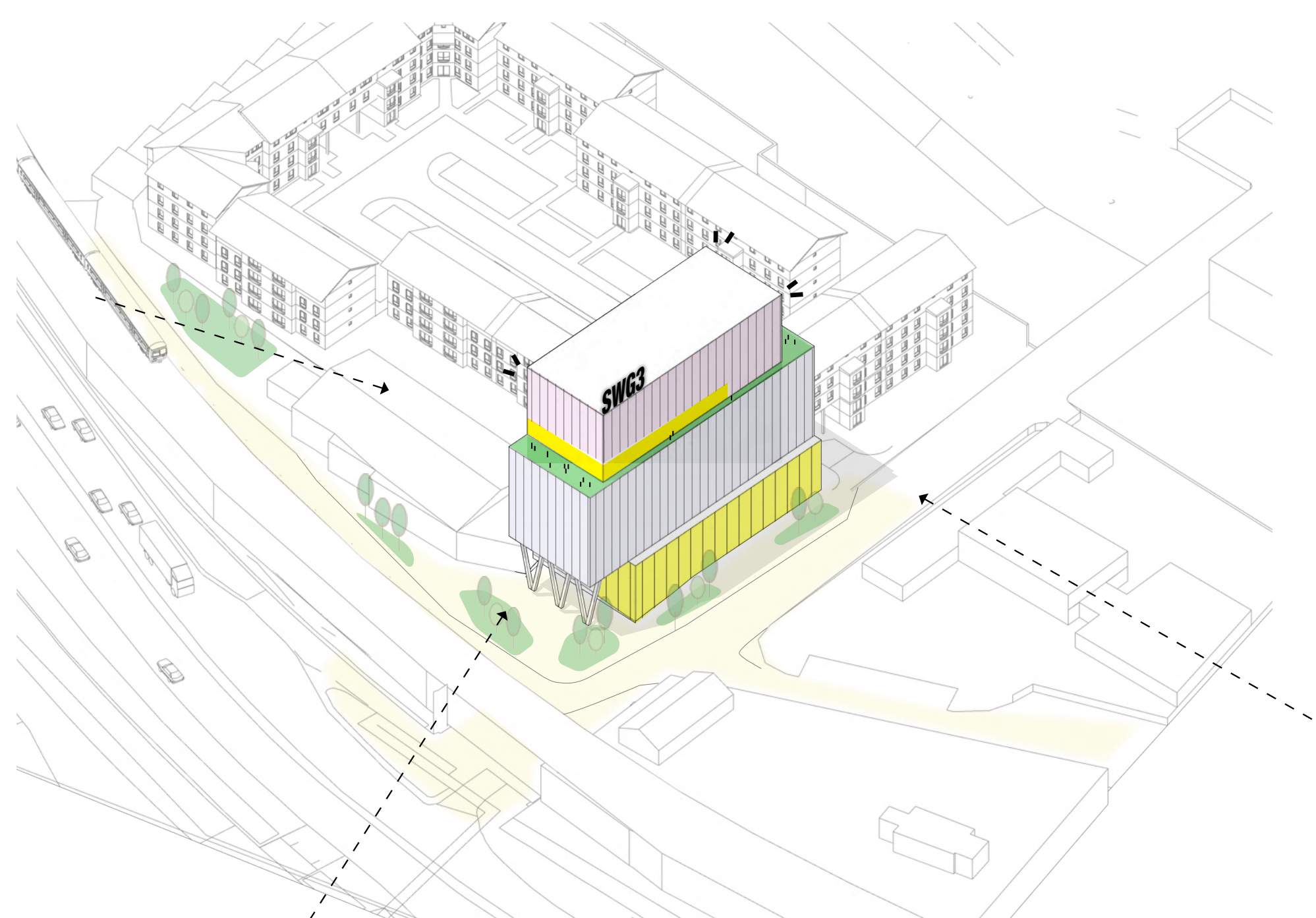


THE SITE TODAY



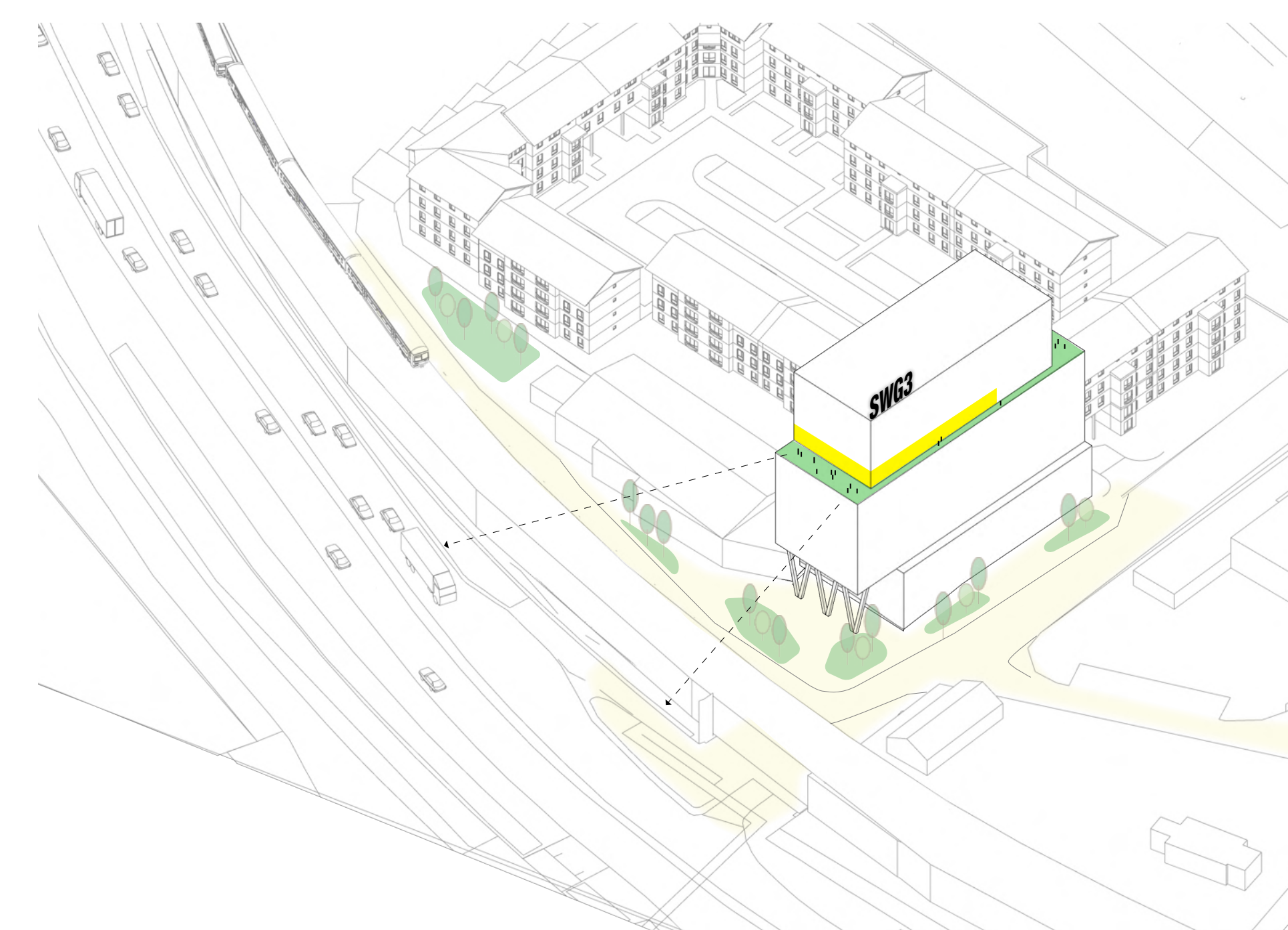
AN ENHANCED SWG3 GATEWAY

Create a strong connection between the ground floor, railway arches and public realm to create a strong sense of arrival to the wider SWG3 campus



ARCHITECTURAL EXPRESSION

A distinctive architectural expression articulating three stacked volumes



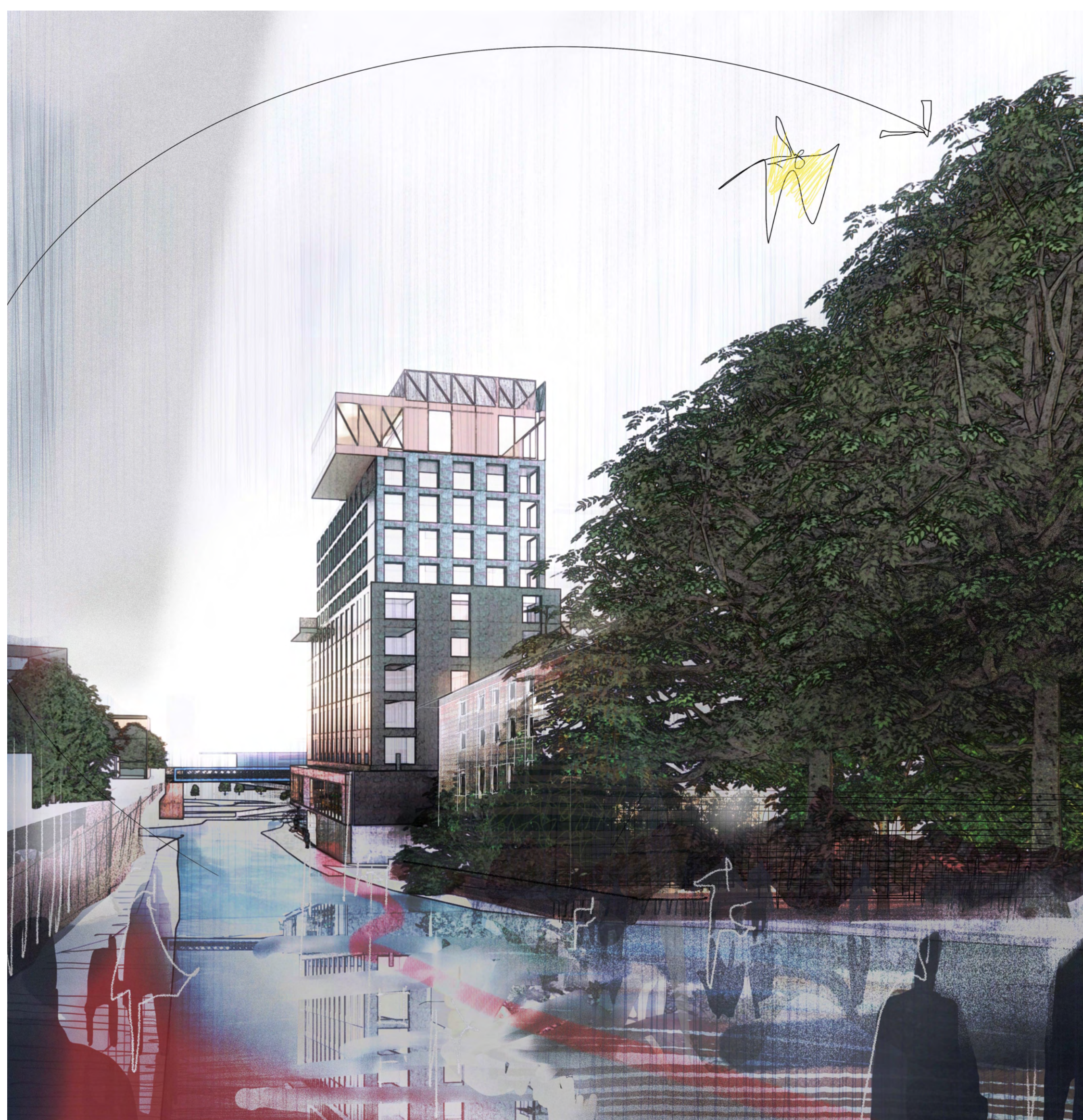
ACTIVATE THE ROOF

Create generous rooftop spaces with panoramic views of the river

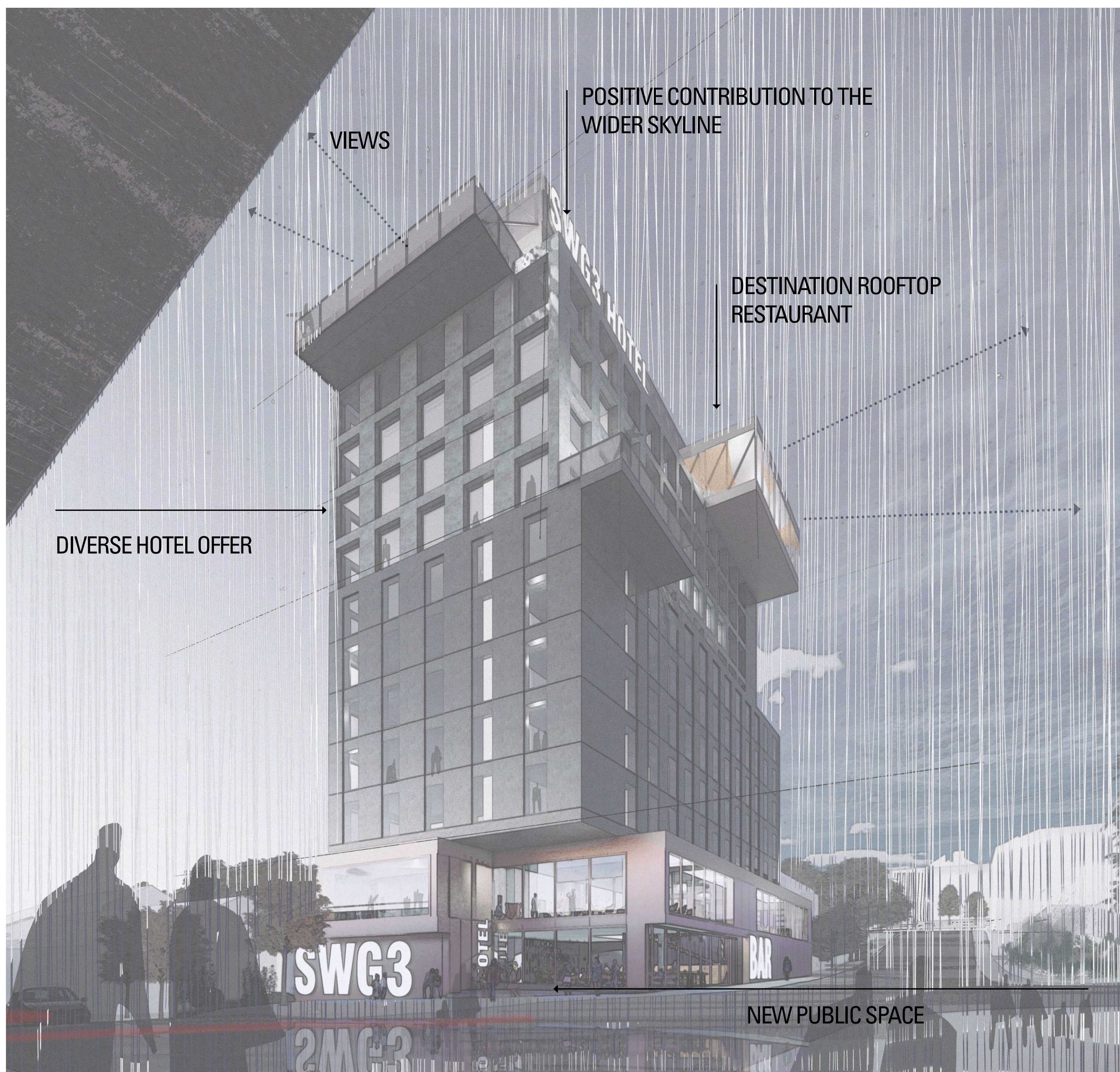
8 / ARCHITECTURAL APPROACH

The emerging proposal incorporates three stacked volumes expressing the different functions of the building and creating a distinctive and positive addition to the city's wider skyline.

The proposed plan grid creates a rational facade where various sizes of openings and material changes can occur in an interplay of light and texture, whilst reflecting a sense of craft and simplicity.



VIEW TOWARDS SOUTH ALONG SANDYFORD ST



VIEW FROM SOUTH ALONG EASTVALE PLACE

9 / BUILDING ARRANGEMENT

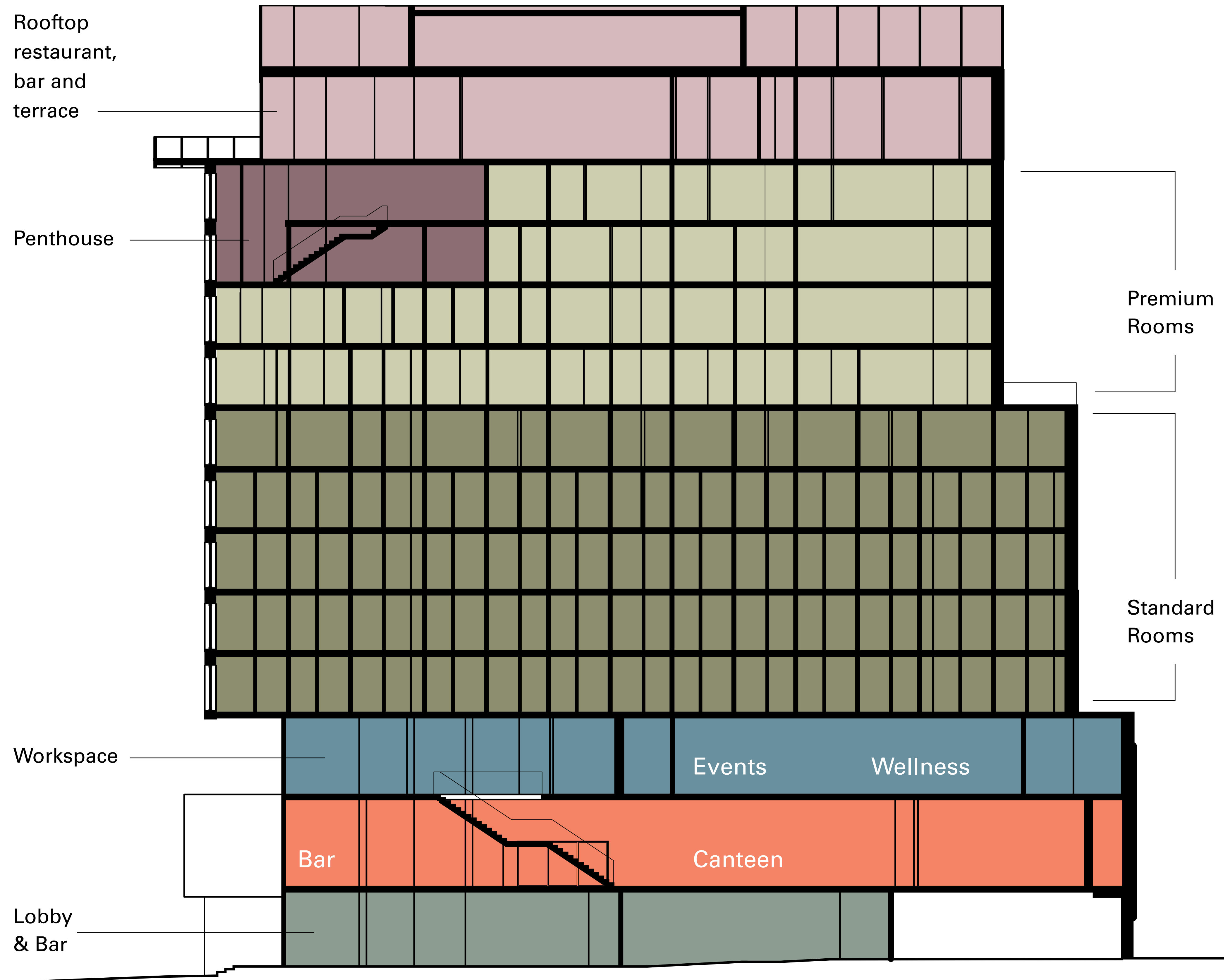
The ground floor arrival point consists of a three storey centralized atrium which visually connects the reception and ground floor lobby area with the bar and canteen area on the first floor, and finally connecting with the second floor's workspace & wellness focused level.

The lower five floors provide a mix of standard room types whilst the upper floors will deliver a wide range of studios, suites and terrace suites. These will provide for a wide range of guests prioritising the quality of the experience with a curated balance of style, comfort and design distinction that will be truly unique within the city.

On the top floor, the rooftop bar and restaurant offers a perfect vantage point to admire the city's skyline.

The current proposal includes the following accomodation;

- 139 bedrooms
- Singles / doubles / kings / studios / suites / terrace suites
- 3-bedroom duplex penthouse with terrace
- 2 restaurants, 2 bars and roof terrace
- Co-working spaces, meeting and private dining rooms
- Gym & movement studio



10 / INTERIOR VIEWS

The lobby and ground floor bar is the centrepiece and gateway to this new hotel concept. As a dynamic space in itself, including a three-storey central atrium, it will showcase contemporary art and design whilst creating a place for guests, neighbours and visitors to meet and mingle.

The dedicated workspace & wellness floors will bring an array of artists, visitors, music and art lovers together to accommodate the personal and the professional sides of their daily needs.

With a thoughtfully designed range of flexible spaces and break out areas, the stay packages, the varied programme of events and performances, will reinvigorate the energy of the neighborhood further and will offer new destination bar and restaurant facilities along with its enviable outdoor terrace.



VIEW TOWARDS GROUND FLOOR BAR & A CENTRAL ATRIUM



VIEW FROM FIRST FLOOR RESTAURANT TO CENTRAL ATRIUM



VIEW TOWARDS NORTH FROM WORKSPACE AREA

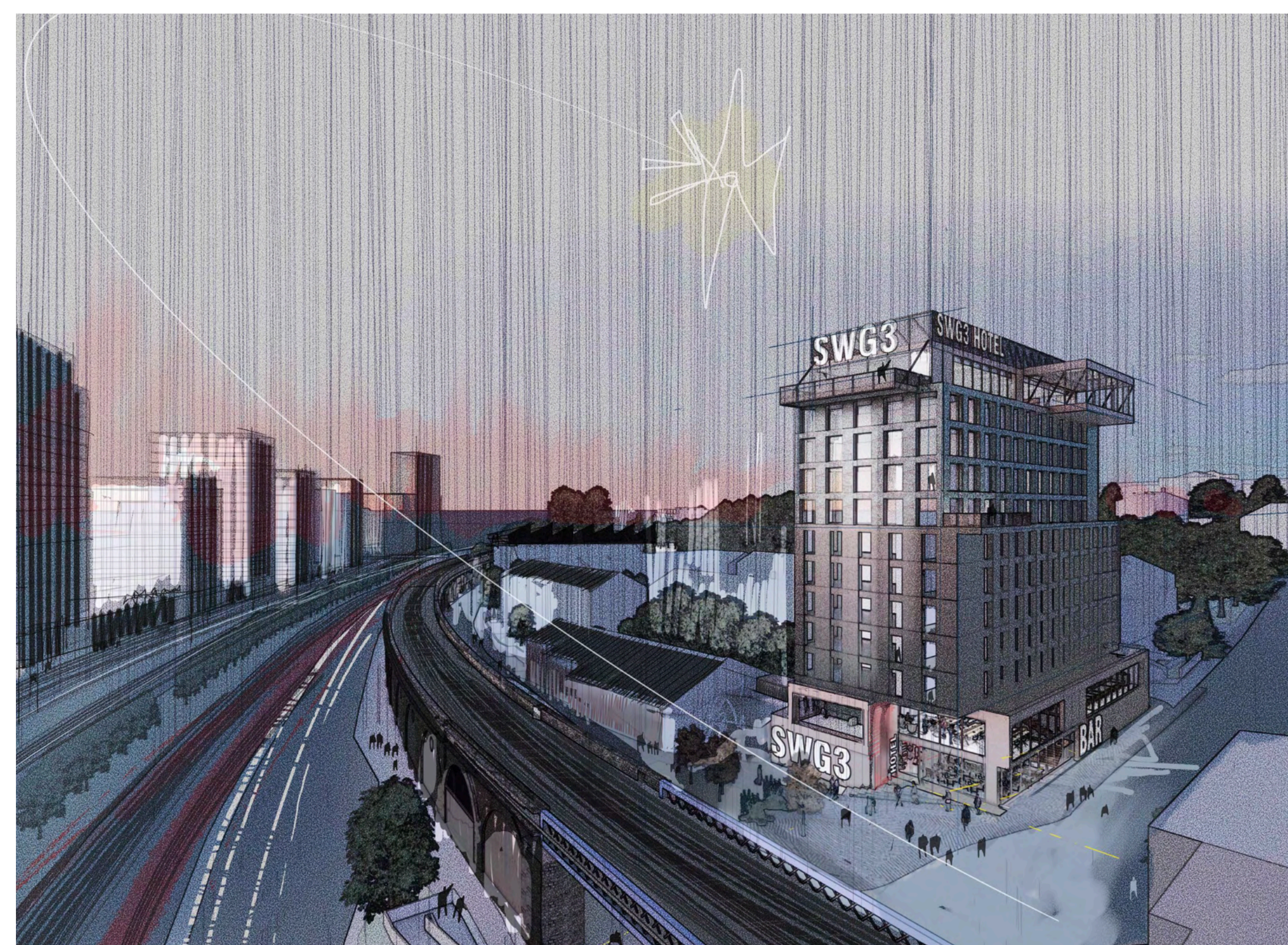
11 / WIDER TOWNSCAPE

The hotel building will make a positive contribution to the wider townscape and skyline. The building's distinctive form and massing will promote legibility and wayfinding, reflecting the site's gateway location.

An active roof level incorporating a publicly accessible roof terrace and restaurant will be expressed as a distinctive crowning element to the building.



VIEW FROM THE QUAY



AERIAL VIEW FROM SOUTH EAST



VIEW TOWARDS WEST ALONG KELVINHAUGH ST

12 / PROGRAMME AND NEXT STEPS

Subject to this consultation exercise and further discussions with Glasgow City Council and other stakeholders it is proposed to submit a planning application in Autumn 2023.

This planning application will include supporting information, providing information on a range of subjects, including design, sustainability, biodiversity, transport, ecology, flooding, drainage and noise. If our planning application is approved by Glasgow City Council, it is anticipated that work on site would commence in 2024.

The project design team will take into account all comments made during this consultation event as the proposals are developed further. A report will be prepared on this consultation exercise which will be submitted to Glasgow City Council in support of the planning application.

We welcome your comments on our proposals and we look forward to receiving your feedback. Also, please remember that this is a pre application consultation and you will have an opportunity to make formal representations to Glasgow City Council once a planning application has been submitted

ASK A QUESTION

We welcome questions on the proposed development, which will be submitted via email to our project team.

FEEDBACK QUESTIONNAIRE

We would welcome your feedback in relation to the proposals and seek any comments you may have on the proposals.

We would seek comments to be submitted through the Feedback Questionnaire or via email (graeme@northplan.co.uk) by 9th August 2022.

As noted above, any comments made are not being submitted to Glasgow City Council. When the planning application is submitted, there will be an opportunity to submit formal representations to Glasgow City Council for their consideration.