

Glasgow Urban Design Panel

Feedback Report

Date: 16th May 2019

Project: Clifford Street Residential

Planning Status: Pre-Application

Presentation by: George Buchanan, GBA & Andrew Geddes, AS Homes

Panel Consensus

- The panel welcomed the analysis of the existing gable forms. However, they felt that the typology could be developed further through the use of rhythm and further studies to understand its impact on streetscape. The current proposals account for gables of a typical domestic width but considering proportion could help the language relate more with the existing narrow gables
- The panel understood the desire to appreciate the scale of the adjacent tenements however this urban block has a different morphology and history. As a result, there could be an opportunity to break the 3/4 storey datum to explore options of height which could add to the sites visibility within the wider context and provide a marker on Clifford Street
- The panel felt that views towards the old school are important and could be framed by the careful planning. They felt that sight lines through the site could be improved which could also help with aspects of approach and permeability
- The panel felt that the use of stone could be explored further which could help improve the relationship with the existing fabric. It could be utilised as an accent material to help define edges, corners or gables
- The panel discussed the design options presented and there were many aspects from each that were considered to be positive. However, the panel felt that the general approach could be bolder which may help the proposals integrate more with the unique character of the urban block
- The panel felt that there is the opportunity to explore a series of different urban footprints in order to redistribute the plan form and density. This could benefit aspects of townscape whilst at the same time help define edges and improve public realm. Different options were discussed and there could be the opportunity to minimise the footprint if considering height, utilise the existing building line which addresses Clifford Street and adjust plan as necessary

to suit resultant site restrictions, deconstruct the mass on the corner of Clifford Street and North Gower Street or enhance the existing 'campus' of buildings with a cluster

- The panel discussed the quality and character of the existing building on the corner of Clifford Street and North Gower Street. Some felt that retaining all, or part, of this building could provide an anchor to the proposals. However, it was accepted that this may not be commercially viable

Panel Recommendations

- Consider the feasibility of retaining all or part of the existing building on the corner of Clifford Street and North Gower Street to ensure that final outcomes are supported by analysis

- Consider the impact of respecting the existing building line that addresses Clifford Street

- Continue to develop the gable typology as this is seen as a positive approach to design which relates to the character of the existing urban block. This could also be developed further to consider aspects of roofscape

- Analyse the proportions of the existing gables and consider whether the proposed gable width is appropriate as this could improve integration with the existing fabric and enhance placemaking

- Explore aspects of height as this could provide more opportunity for views through the site, increase permeability and improve public realm. Height may also benefit the proposals commercially

- Explore different urban footprints as this could help to find the balance with space between the buildings whilst at the same time improve public realm and amenity

- Consider a morphological study of Paisley Road West as this could help gain further understanding of the existing urban form and may help to realise the opportunity that this site presents

- Further exploration of material could be considered, and in particular the use of stone as this could help integrate the proposals with the character of the existing urban block

- Explore aspects of visual amenity, approach and permeability through the site