

Glasgow Urban Design Panel

Feedback Report

Date: 27th June 2019

Project: Laurieston Phase 3

Planning Status: Pre-Application

Presentation by: Stellan Brand / Urban Union

Panel Consensus

- The panel welcomed the approach to increase density in principle which has been achieved by the introduction of a fourth grid line. However, further information is required to support this approach as the panel felt that sections through the proposals would help to provide a better understanding of scale, space between, and the buildings relationship to streetscape.
- The panel felt that due to the increased density there is a tension between the building mass and roads layout in some areas. This needs further development to ensure that vehicle movements relating to the waste management strategy, servicing of commercial units and general parking are all practical and can be carried out safely.
- The panel felt that the quality of the back courts could be improved through detail design to ensure that they do not appear over dominated by car parking and service routes.
- The panel welcomed the proposals for a new Civic Park but felt that there is an opportunity to enliven the space and encourage movement from Bridge Street Sub-Station through to the new development and beyond. Further development could also improve the parks relationship with commercial activities and help integration with the edges of both phases of development. The panel felt that there is an opportunity for the park to become a destination for Glasgow as opposed to a local park.
- The panel felt that the role of a Landscape Architect is important to help develop the detail design of the park which could explore aspects of spatial containment and water in addition to grass and trees.
- The panel welcomed a mixed-use development with commercial activity and allowance for workshop facilities. The panel felt that there is an opportunity to explore further commercial activity adjacent to Bridge Street Sub-Station.

- The panel felt that whilst there is good permeability through the site there could be an opportunity to improve the East/West route adjoining Phase 2 which as a result could enhance the journey from Bridge Street Sub-Station to the Citizen Theatre.
- Due to the proposed density the panel felt that street side tree planting will be important to achieve a balance between soft and hard landscaping. Large tree species would be preferred and the strategy should consider over planting to mitigate any loss occurred as a result of vandalism.
- The panel felt that greater emphasis could be given to the cycle routes through the site to reduce vehicle conflicts and ensure that they are safe for users of all ages.
- The panel felt that there is an opportunity to explore a car ownership scheme.

Panel Recommendations

- Develop cross sections through the site to help gain a better understanding of scale, space between, and the buildings relationship to streetscape.
- Develop the detail design of the back-court areas to ensure that a balance between public realm, car parking and street side tree planting is achieved.
- Develop the strategy and detail design of the new Civic Park to improve its relationship with the two phases of development, Bridge Street Sub-Station and the commercial activities.
- Collaborate with a Landscape Architect to develop the design of the park along with the broader landscape and planting strategy.
- Explore further commercial opportunities nearer to Bridge Street Sub-Station.
- Explore opportunities to enhance the quality of the East/West route through the site to / from the Citizens Theatre.
- Analyse vehicle movements and pedestrian access relating to apartment access, waste management, commercial servicing and car parking to ensure that they are practical and avoid conflict with pedestrian and cycle routes through the site.
- Consider a car ownership scheme.