

Glasgow Urban Design Panel

Feedback Report

Date: 08th August 2019

Project: Poplin Street Residential

Planning Status: Pre-Application

Presentation by: Keepmoat Homes & Icen

Panel Consensus

- The panel felt that Site A is an important site within the Clyde Gateway Masterplan but it also has status within the wider context of Glasgow. The panel acknowledged the difficulties with triangular sites but felt that it has the opportunity to set a benchmark for further development within the Clyde Gateway Masterplan. As a result, the panel felt that the proposals could be more ambitious.
- The panel felt that Site A demands more significance given its status as the Gateway to the masterplan which could be achieved by pushing the architectural language through increased density, and in particular by adding height on the cross as a marker within the masterplan and the wider context of Glasgow to create a sense of arrival.
- The overarching masterplan framework was felt to be weak, however the panel acknowledged that this was because Clyde Gateway had not provided a comprehensive development framework to help inform proposals coming forward. The panel felt that there is too much open space within Site A which feels suburban, as opposed to urban. As a result, not enough definition has been given to the edges/thresholds with the trunk road, existing pedestrian/SUDS route and former Gas Purifier building where there are opportunities to activate the perimeter blocks and provide interesting spatial relationships. The panel also felt that the current proposals are set back too far from the cross where there is an opportunity to add significance/anchorage to the corner which could help to relieve the rest of the site.
- The panel felt that the challenges faced with developing Site B could be turned into an opportunity to explore an amenity/parking strategy that could help relieve Site A to support a tighter urban grain and increased density. It was also noted that the former gasometer sites could be incorporated into any landscaping proposals to provide a link to the past.

- The panel queried the red line designation which accounts for each of the sites in isolation to each other and felt that there is an opportunity to explore a wider amenity/parking strategy across the masterplan which could help to avoid repetition of provision within each site area.
- The panel felt that connections/permeability between all three sites could be improved. A connection between Sites A and C could be improved through edge treatment/public realm and massing whilst a strategic connection between Sites A and B could help to frame future development or provide a meaningful connection to amenity on that site. The masterplan also refers to an East/West route which has not been considered.
- The panel felt that there is an opportunity to provide a stronger relationship between Sites A and B and the existing pedestrian/SUDS route which could be achieved through edge treatment or massing to provide more opportunity for activation along the route.
- The panel felt that the spatial relationship between the blocks in Site A could be improved and that a stronger relationship could be made with the former Gas Purifier building to provide an interesting area of public realm that connects the two developments. As a result, this could become a node within the masterplan and facilitate an opportunity for a connection back through Site A to the cross.
- The panel felt that accommodating some commercial activity within Site A could help to activate the edges and improve streetscape, particularly on the corner by the cross.
- The panel acknowledged that many of the challenges faced with the proposals could benefit from further discussion with Clyde Gateway to establish the underlying design principles and associated design codes of the masterplan. The panel felt that there is a lack of ambition and identity to the masterplan and felt that it would be beneficial for Clyde Gateway to present at a future panel.

Panel Recommendations

- Clyde Gateway to be invited to the GUDP to present the overarching masterplan framework given the concerns that the panel has on how future development will be informed.
- Masterplan and urban design to consider revised approach that increases density and improves on the quality of the architectural approach given the locations significance.
- Within an improved masterplan approach consider the edges/thresholds of Site A to provide more definition and improve their relationship with adjacent Sites B and C plus existing features/constraints.
- Consider the open space strategy within Site A to improve the spatial relationships between blocks.

- Consider the former Gas Purifier building to improve the spatial relationship and provide more integration between the two developments.
- Consider a wider amenity/parking strategy across Sites A, B, C and/or the wider masterplan to help support an increase in density and to avoid repetition of provision.
- Explore precedent of high density and gateway developments.
- Consider utilising Site B as an amenity/parking opportunity which connects back to Site A and could relieve this site for greater density.
- Develop a connectivity strategy across all three sites that will improve permeability and explores a stronger relationship with the existing pedestrian/SUDS route and East/West route referred to in the masterplan.
- Consider introducing some commercial activity to Site A.
- Open up a wider discussion with Clyde Gateway about the underlying design principles, design coding and broader amenity/parking strategies.