

## Information

Date: 27th September 2018

Project: 7 North Claremont Street

Use: Residential

Status: Conservation Area Consent/Planning Application

Case Officer: Sam Worden

Applicant: Iain Mulholland, North Clairmont Street Properties Limited

Architect: Do Architecture

Presentation by: Adrian Stewart and David Sheridan of Do Architecture

## Project Description

The proposals account for the demolition of an existing single storey building and erection of a seven storey flatted development consisting of twelve units within the Park conservation area. The existing building is the ground floor of a former four storey tenement. It is currently vacant but its most recent use was a restaurant cafe. The proposed massing attempts to address the wall head datum of the adjacent Royal Crescent corner pavilion however it is proposed to break this datum with a mansard roof form above. Stone and brick have been chosen to address the elevations with the mansard treated with zinc cladding attempting to achieve a more recessive aesthetic.

## Introduction - Sam Wordon

An application for conservation area consent has been submitted to account for the demolition of the existing single storey building and a planning application has been submitted to account for the new development. This particular part of the Park conservation area is characterised by the height of the adjacent Royal Crescent therefore scale, massing and townscape are considered to be key points for discussion. Emphasis should also be placed on external finishes and amenity.

## Discussion

Heritage was central to the discussion and firstly touched upon the proposed demolition. Whilst the single storey building does contribute to the current streetscape it is clear that it is not of special interest and improvements could be made through new development. It was agreed that development on this site would be supported, however the articulation of these proposals were questioned.

It was noted that the proposals do not respond adequately to the surrounding context and character. This is a notable failure in line with place making and conservation area planning policy so more care and attention should be given to the fundamentals of classical design. It was agreed that the proposals could be improved by refining the use of proportion to celebrate the richness of the architectural context. Introducing a higher ceiling height at ground level would help to create a hierarchy similar to the adjacent pavilion and this may also help the building become more sustainable by enhancing opportunity for flexibility in the future.

The massing of the streetscape was considered and it was agreed that the proposed height is breaking the historical datum set by the wall head of the adjacent Royal Crescent pavilion. In doing so it also

distracts from the traditional 'bookend' nature of the street which is a prominent townscape feature. It was also observed that the former tenement on the site was of seven bay design whilst the current proposals allude to six bays through the window placement.

It was agreed that this is not an infill site therefore an attempt should be made to activate the side elevations through design and choice of materials. The proposals account for stone to the front elevation with brick applied to the side and rear but it is thought that wrapping the entire building with stone would be an improvement. The elevations may also benefit from some depth which could be addressed in several different ways. The roof appears too dominant but this could be addressed by careful articulation of language, material choice and improving its relationship with the sky, however the general consensus was that the building is just too high and would benefit from a reduction of one storey.

The proposals adopt a deliberately restrained language but it was concluded that this has been poorly executed. Refining this approach to achieve a hyper minimal proposal could be a possible outcome if it addresses the aforementioned classical proportions, responds better to context and adopts a sculptural quality.

Amenity has been accounted for to the rear of the site however the accumulation of bin storage, cycle storage and two parking spaces mean that very little amenity is actually provided. A new approach should be considered and it was agreed that the parking spaces add little value to the development. In addition to this the Architect could consider the use of front amenity space which could help to provide an improved pavement to doorway threshold. This approach could also improve security given its close proximity to the street, limited ground to the rear and use of Basement accommodation - engaging with Secure by Design was recommended. However, it was stated that on site amenity provision could be challenged given the sites close proximity to Kelvingrove Park.

#### Summary - Paul Stallan

Do Architecture were thanked for a comprehensive presentation however it is thought that the overall quality and aspirations of the proposals could be improved by addressing the key issues as follows:

- The proposals should respond better to context through improved use of massing, proportion and architectural language
- The proposed building is considered too high and would benefit from a reduction in height of one storey
- This is not an infill site and should be treated in the round
- The material palette should be reconsidered to address the above comment
- The amenity strategy should be reconsidered