

Welcome to the Charing Cross Gateway Project

What is the Charing Cross Gateway project?

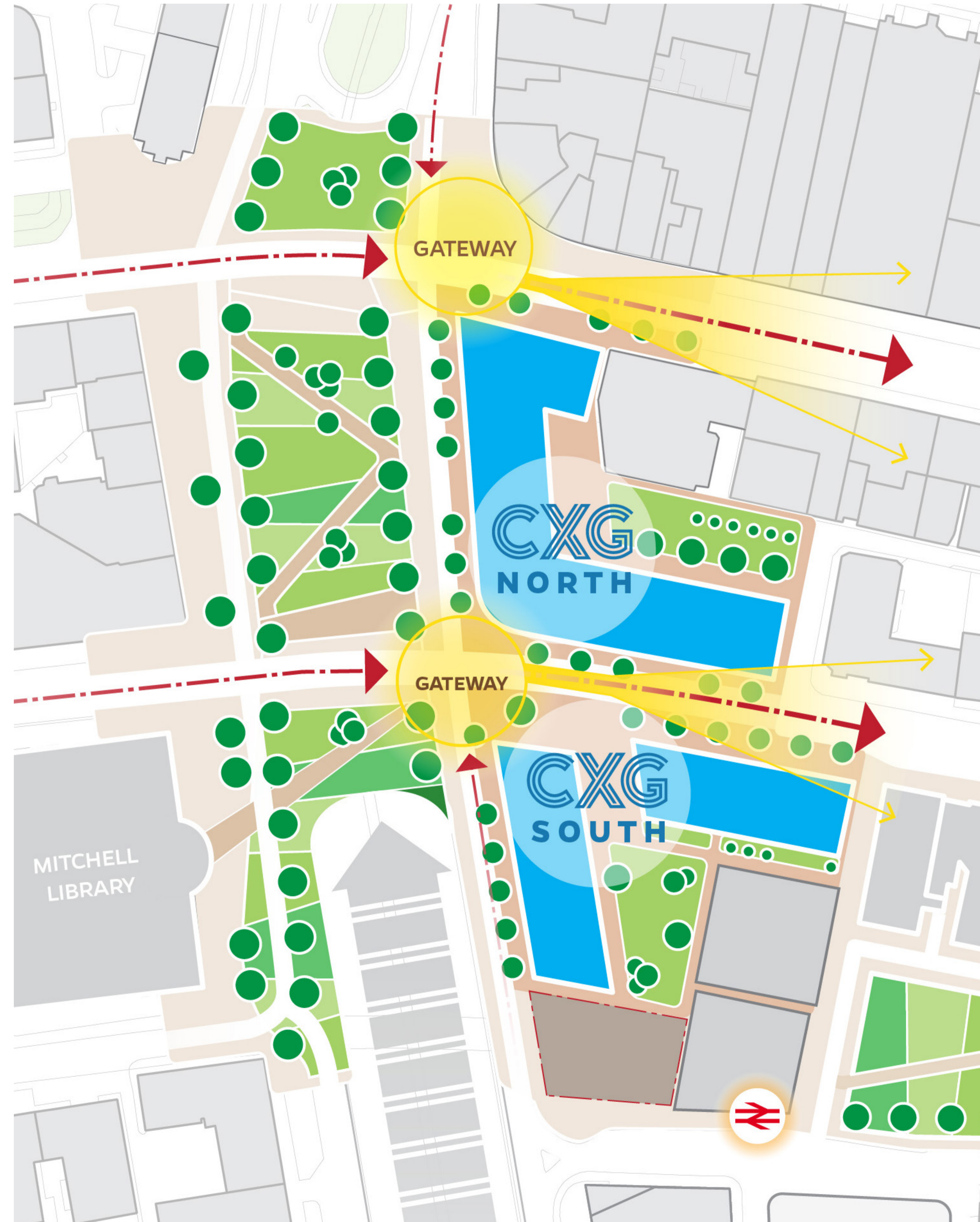
This project encompasses the existing buildings of Elmbank Gardens, Venlaw, 300 Bath Street and their surroundings.

The **Charing Cross Gateway (CXG)** provides a **once in a lifetime opportunity** to respond to the City Centre 2050 Strategic Development Framework (CCSDF) by creating a quality development that provides a **sustainable new community**, whilst encouraging the ongoing regeneration of the City Centre's western edge.

Consultation Event 02: Aims

- Responding to the feedback comments received from previous event.
- To progress the design sufficiently taking on board the comments, prior to the PPIP submission.
- Urban realm, building uses, outline massing, sustainability and retention/demolition of the existing have been developed further.

Masterplan Ambition:



SUPPORTING THE CITY'S AMBITION

The Key priorities for the City Centre 2050 Strategic Development Framework (CCSDF) that relate to this project are:

- grow residential community; provide range of new housing.
- provide necessary supporting community infrastructure: shops, services, public space.
- additional amenity + public realm.
- improve walking and cycling connections over the M8.
- reinforce active civic high streets.
- improve the M8 environment.
- improve setting of Mitchell Library and stations at Charing Cross and Anderston.

The Charing Cross Gateway will put **placemaking** at its heart, supporting the above priorities and enhancing its commercial offer.

SUPPORTING A LOW CARBON FUTURE

With the future introduction of an Ultra Low Emission Zone (ULEZ) within the M8 Boundary and a focus on sustainable transport initiatives, the development will:

- support the ambition to create a green, attractive and walkable city centre.
- enhance routes and permeability.
- promote the importance of Charing Cross Station as the City Centre's western transport hub.

PLANNING CONTEXT

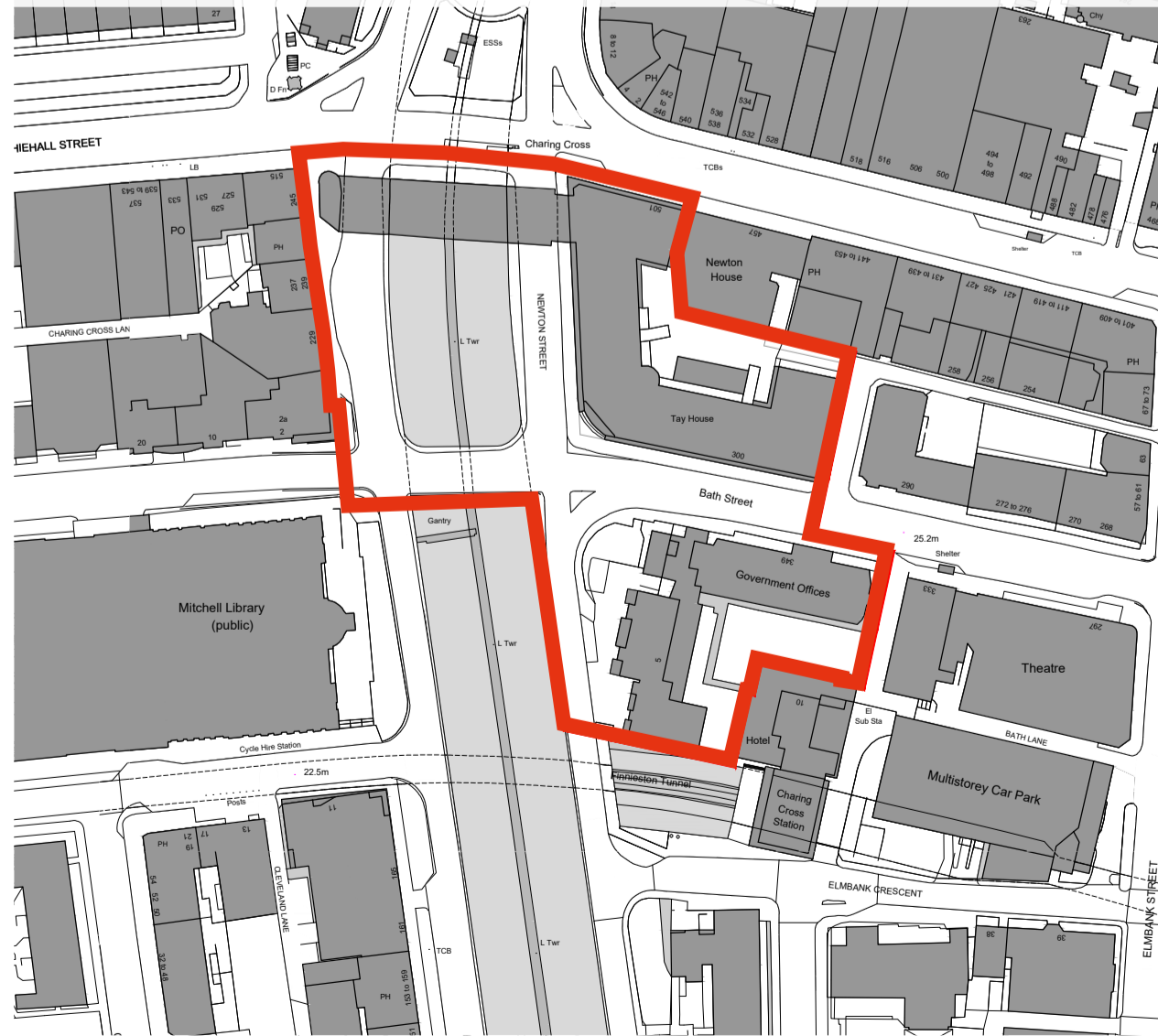
Further to the CCSDF, there are District Regeneration Frameworks (DRF) for the following areas which all have an influence on development in and around the Charing Cross Gateway site:

- Sauchiehall and Garnethill.
- Blythswood.
- Broomielaw.

PROVIDING A MIX OF FLEXIBLE USES

- Residential
- Student Residential
- Commercial
- Leisure & Retail

Planning Application Notice (PAN) Boundary



Previous Consultation

Responses to 1st Public Consultation Event & Stakeholder Meeting

Some key **positive feedback** from the consultation was;

- Welcome regeneration of the area.
- The ambition behind the development proposals.
- The vision behind the comprehensive masterplan.
- The drive to bring people back into the area and the benefits this will bring.
- The removal of the Tay House bridge over the M8.
- Desire to link the development in with GCC proposals to cap the M8.
- Scale ties in with surroundings, with Scottish Power in particular a reference.



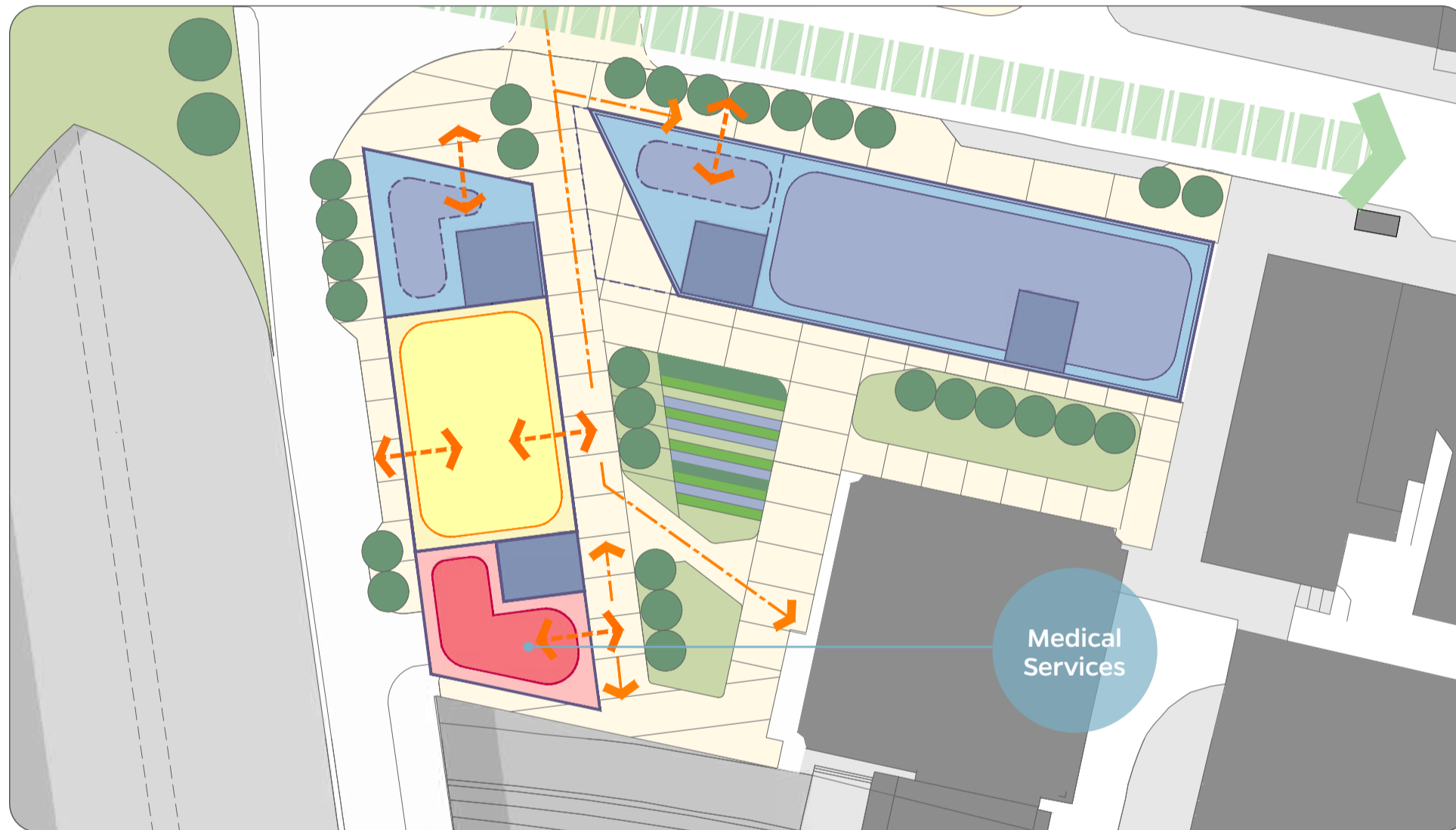
COMMENT

01

“Lack of existing services within the area - doctors, dentist.”

RESPONSE

On the South site of the development, at ground floor level, an area for medical services such as doctors/dentist have been included.



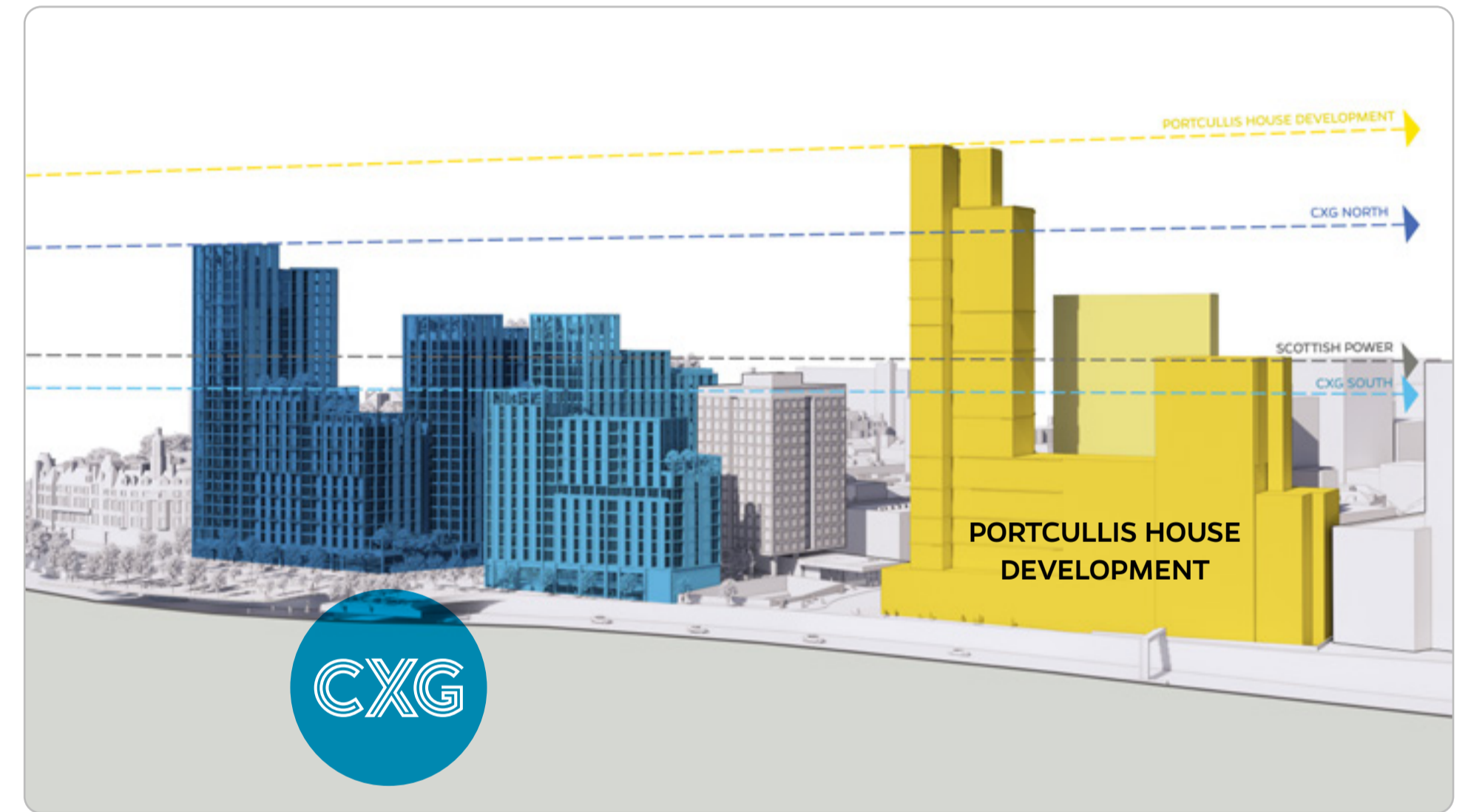
COMMENT

02

“Justification of height to the development.”

RESPONSE

Building heights vary for both sites, mimicking the existing city skyline. Higher elements create opportunities for new landmarks.



COMMENT

03

“Provision of green space within the development.”

RESPONSE

Both sites have been designed with the intent of creating new public realm and to facilitate better permeability.



COMMENT

04

“Parking and vehicular access to the development.”

RESPONSE

Both sites have existing basements. Potential use for parking and vehicular access. No parking at ground level for both sites.



Previous Consultation

Responses to 1st Public Consultation Event & Stakeholder Meeting

COMMENT

05

“Impact upon existing businesses with the area”

RESPONSE

The proposed development includes access to the train station at ground level and promotes footfall to this part of Glasgow. Commercial uses with active frontages within the development will further activate the area and benefit new and existing businesses.



COMMENT

06

“Impact upon neighbouring residential areas.”

RESPONSE

The development aims to enhance and create new public realm that can be used by the local and new residents. Creating better environments for the community.



COMMENT

07

“Concentration of purpose built student accommodation.”

RESPONSE

This is a mixed use development that offers a variety of uses, such as residential, offices, commercial and student residence.



COMMENT

08

“Affordability - buy to rent, private residential for sale”

RESPONSE

Mixed use development offers mixed tenure residential, ranging from private, Built to Rent, Mid-Market Range and Affordable Housing apartments.



A summary of our response to comments;

- Existing services such as doctors, dentists will be included in the development.
- To design a new public realm with better permeability.
- The development is a mixed use with a variety of different uses to offer.
- Promoting mixed tenure residential that also includes affordable housing.
- Aim to create better environment and accessibility for both sites for all to use.
- No parking to be permitted at ground floor level.



Emerging Context



CHARING CROSS GATEWAY

LOCAL DEVELOPMENT

The surrounding area is fast developing with multiple buildings being proposed:

- 1. PORTCULLIS HOUSE
- 2. FORMER NYE BEVAN HOUSE SITE
- 3. THE OLD HIGH SCHOOL COMPLEX
- 4. 225 BATH STREET
- 5. HOLLAND PARK (UNDER CONSTRUCTION)

Precedent for development has been set with the Scottish Power building however, little guidance exists for the further development of this area, particularly when we consider the importance of this strategic gateway site where the West End meets the City Centre.

The Charing Cross Gateway team are looking to engage with the City of Glasgow Planning Department and other relevant stakeholders in order to create a masterplan that sets parameters for further development.

2 EARLY PLANNING CONSENT



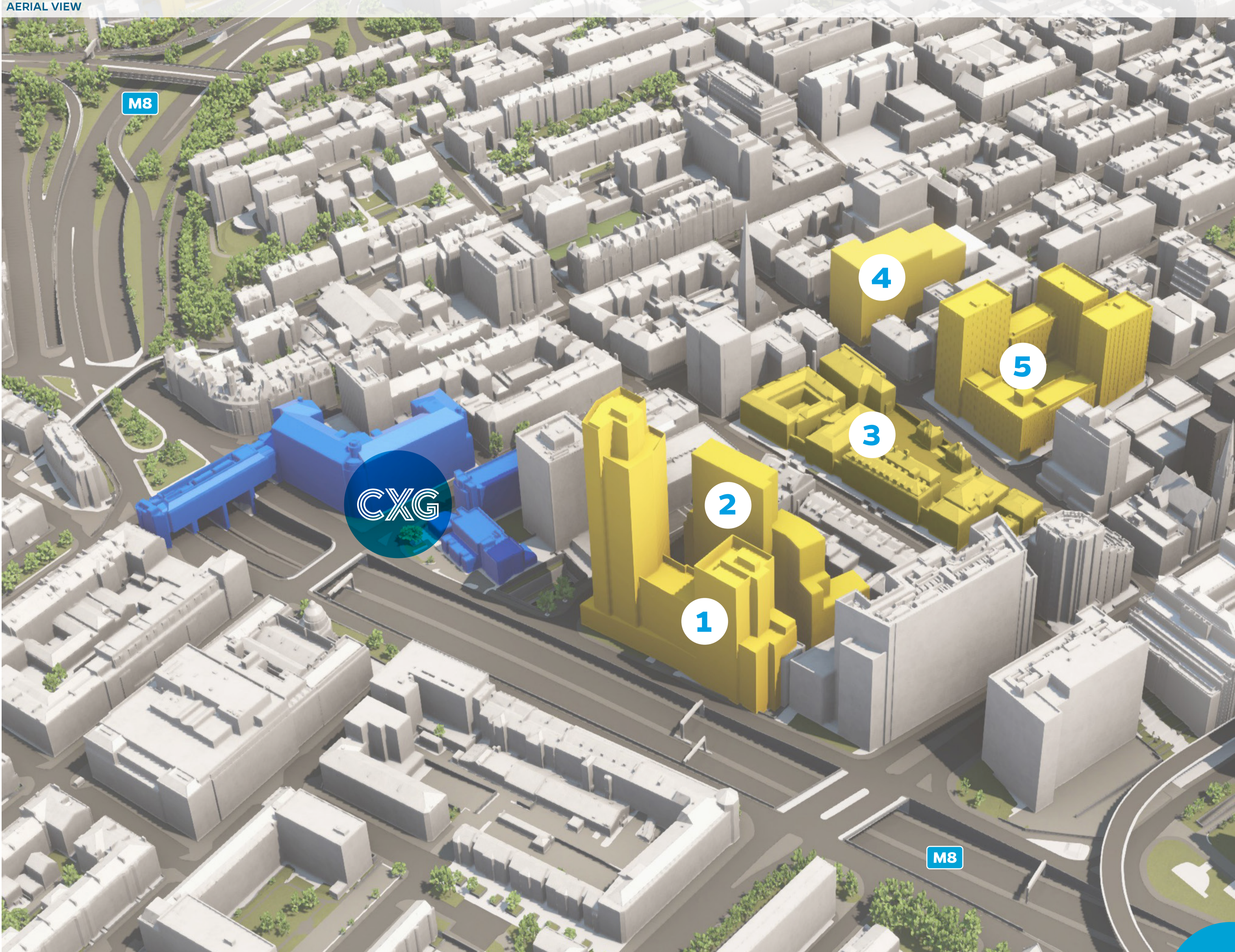
1 EARLY PLANNING CONSENT



4 PLANNING CONSENT



5 COMPLETE

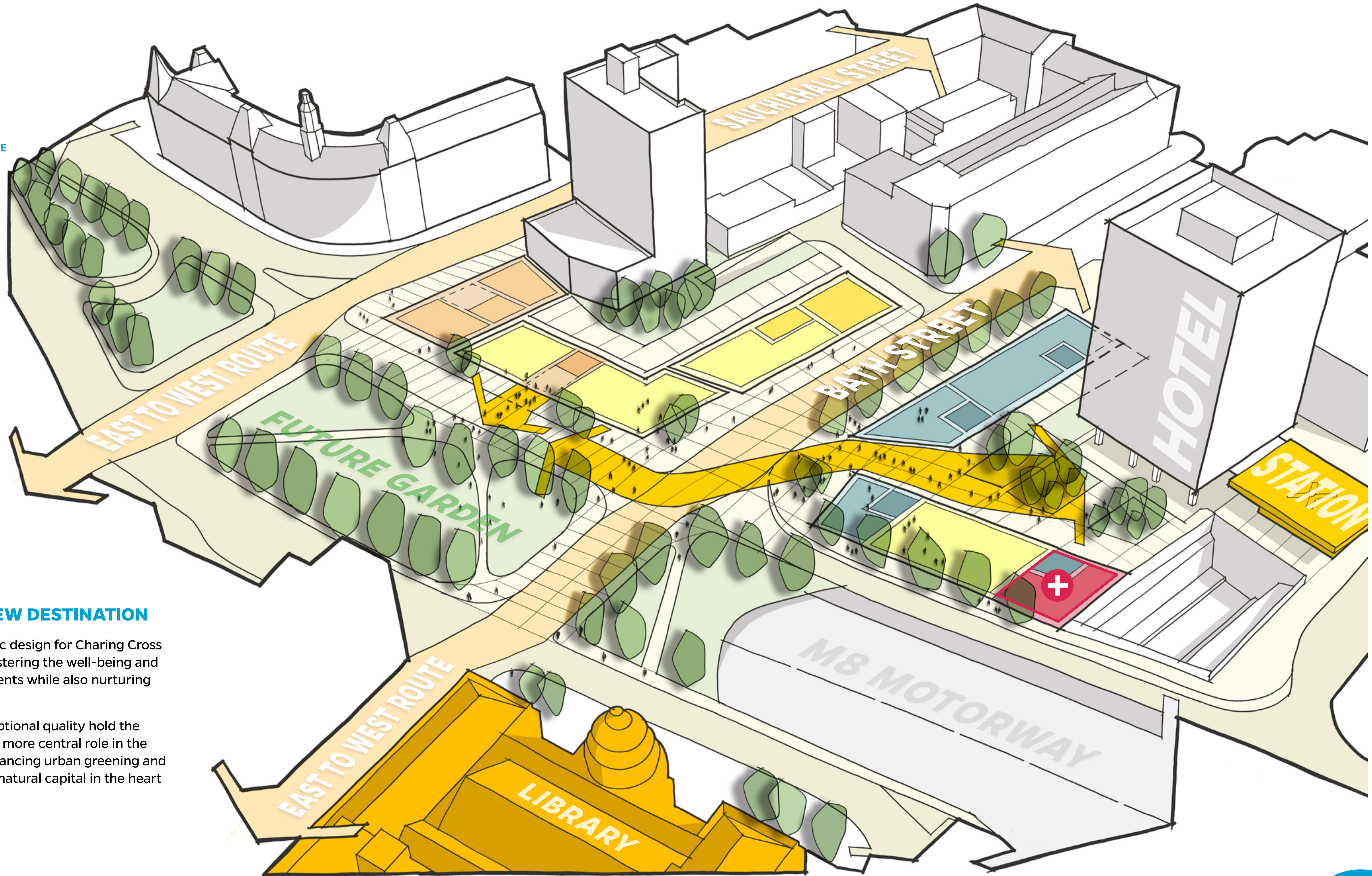


Public Realm

A Street Level Perspective

KEY:

- RESIDENTIAL
- OFFICE
- COMMERCIAL
- STUDENT RESIDENCE
- HEALTHCARE



CREATING A NEW DESTINATION

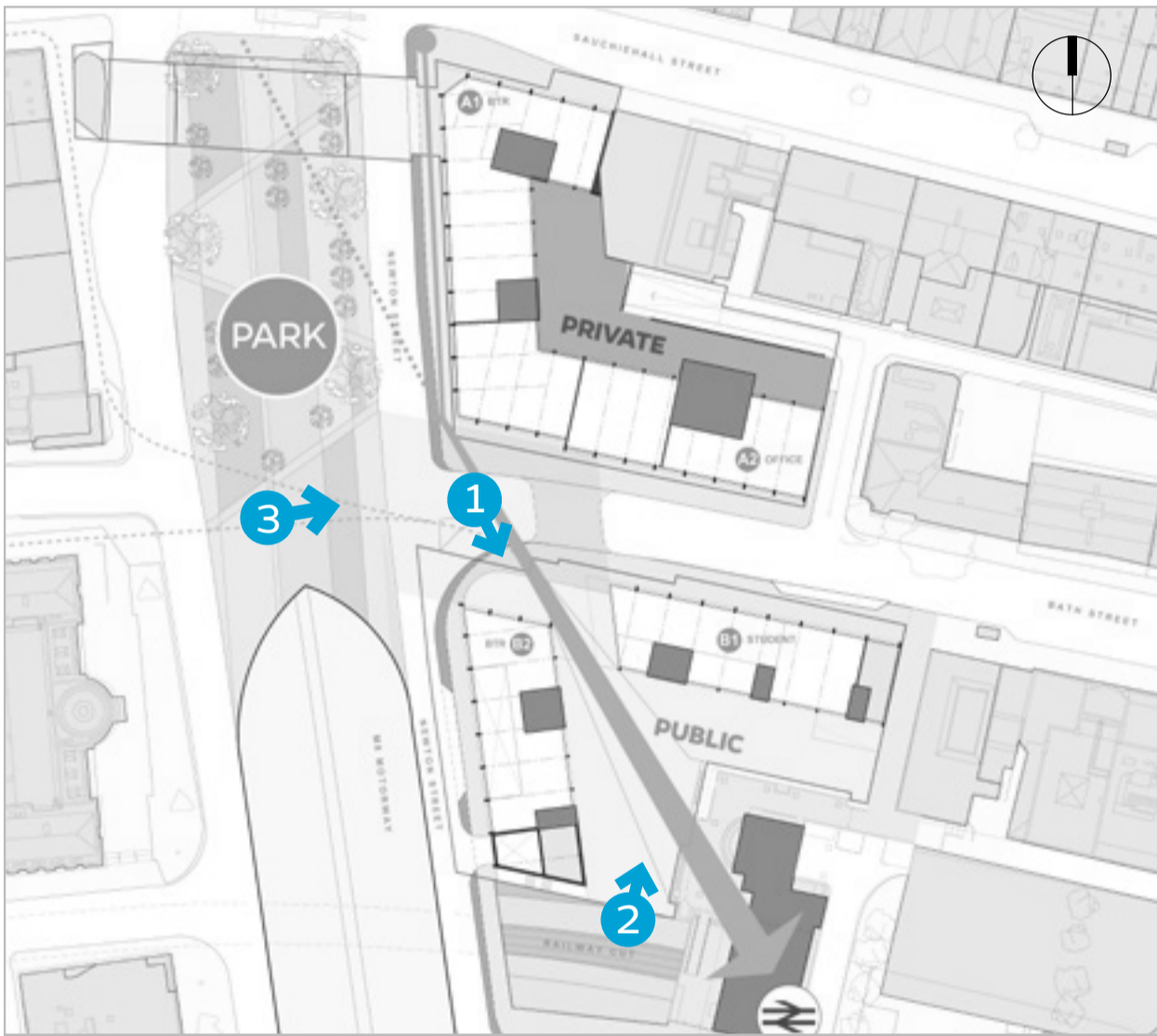
We propose a biophilic design for Charing Cross Gateway, aimed at fostering the well-being and contentment of residents while also nurturing healthy ecosystems.

Green spaces of exceptional quality hold the potential to assume a more central role in the urban landscape, enhancing urban greening and bolstering Glasgow's natural capital in the heart of the city.

Public Realm

CREATING A NEW DESTINATION

By introducing accessible green spaces within the development, we envision creating environments that are not only healthier, more appealing, and enjoyable for residents but also align with the broader goals of cultivating a healthier, cleaner, greener, and more resilient city centre.



VISION



Accommodation & Uses

MASTERPLAN DESIGN

Currently progressing the design for both North and South sites. The mixed uses are as follows:

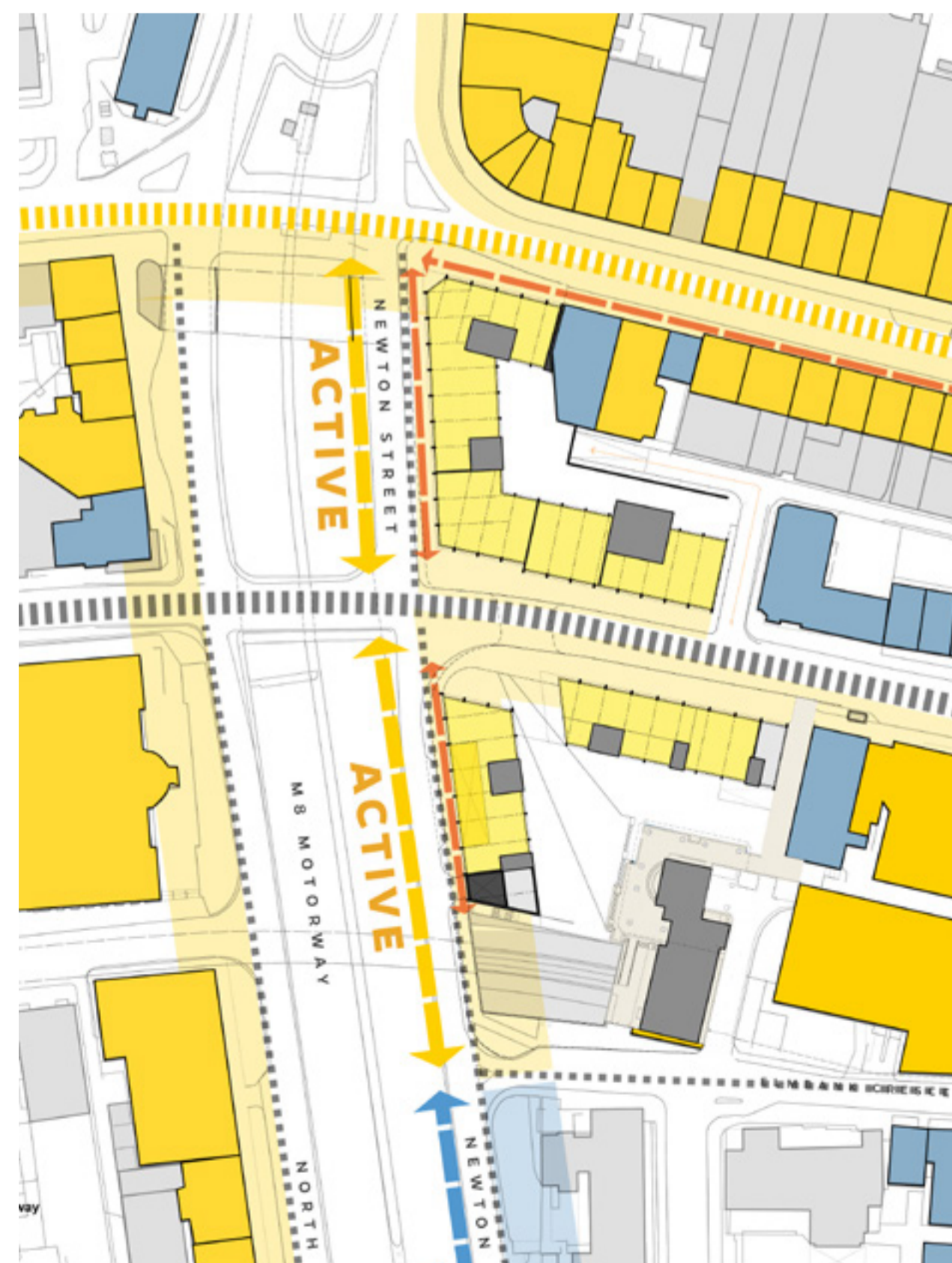
CXG NORTH

- Mixed Tenure Residential
- Office
- Commercial Units
- Internal and External Amenities

CXG SOUTH

- Existing Services: Doctors, Dentist
- Commercial Units
- Student Residence
- Internal and External Amenities

INCREASING ACTIVE FRONTAGE



GROUND FLOOR LAYOUT



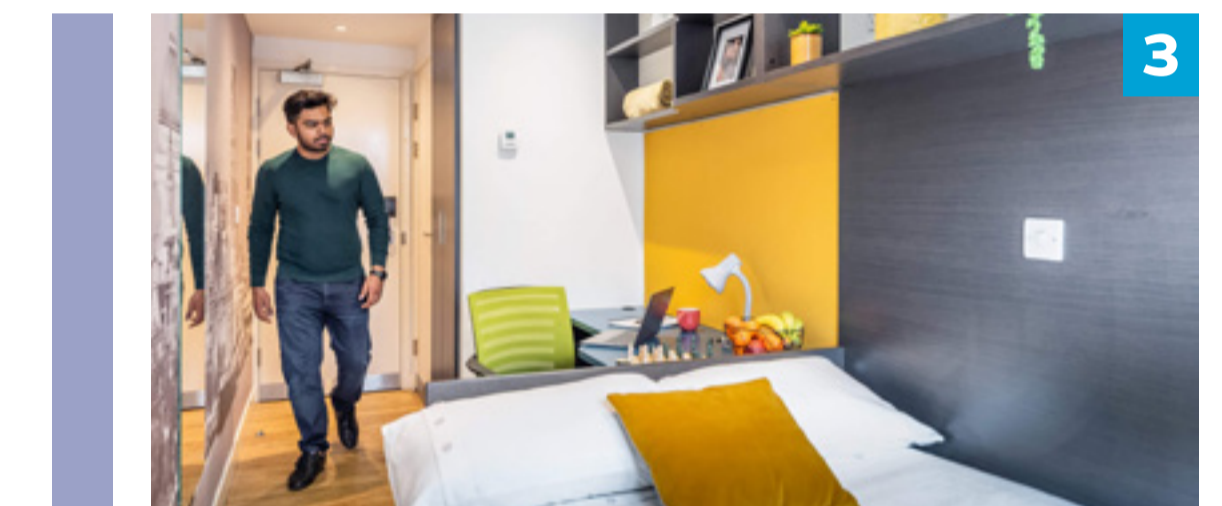
TYPE OF USES



RESIDENTIAL



OFFICE



STUDENT RESIDENCE



STUDENT AMENITY



HEALTHCARE



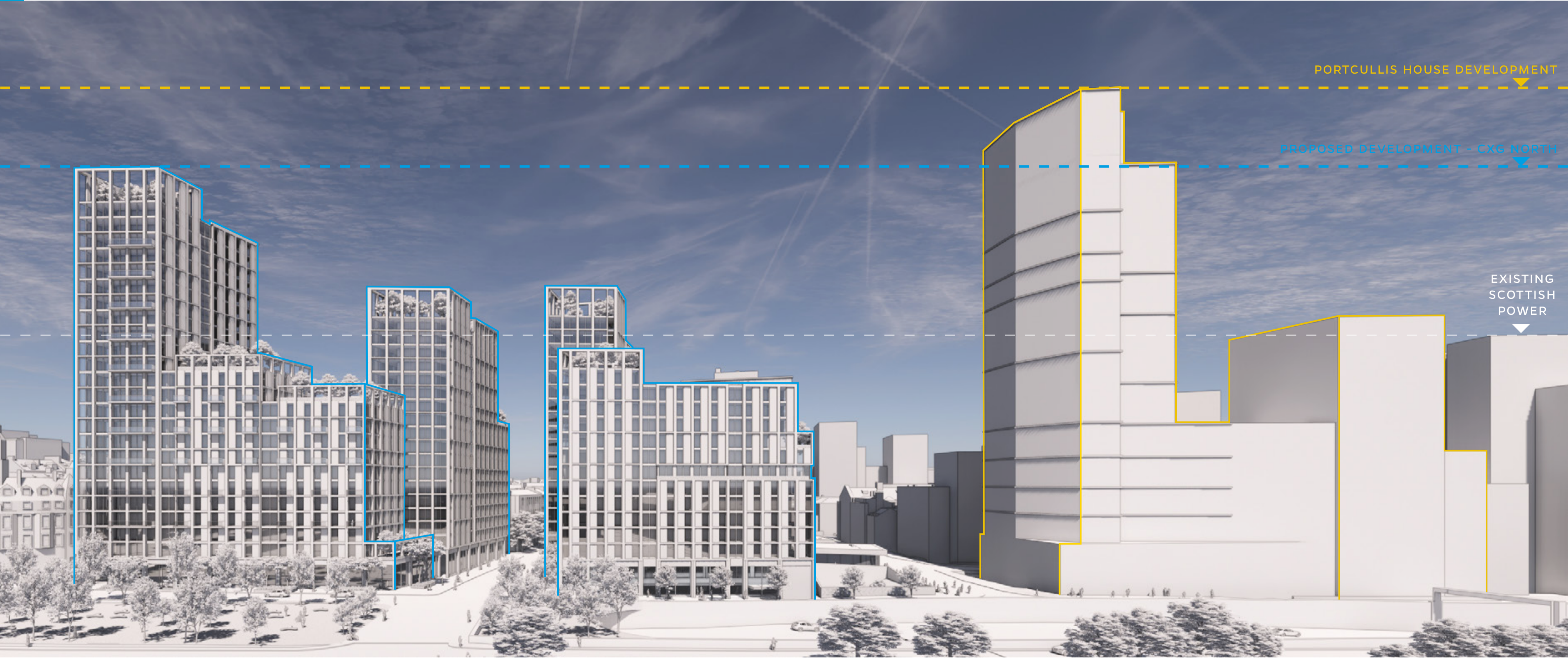
COMMERCIAL

Design Approach



CHARING CROSS GATEWAY

1 ELEVATIONAL PERSPECTIVE VIEW - OVER THE M8 LOOKING EAST



2 NORTH STREET LOOKING NORTH



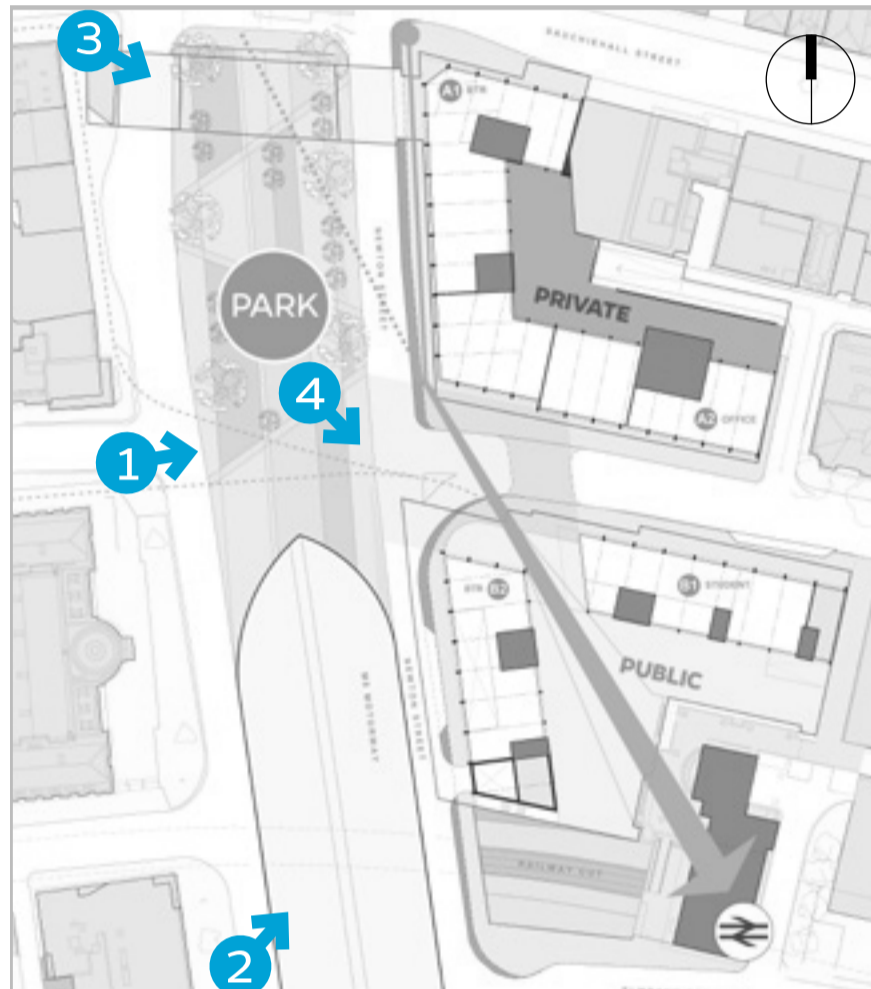
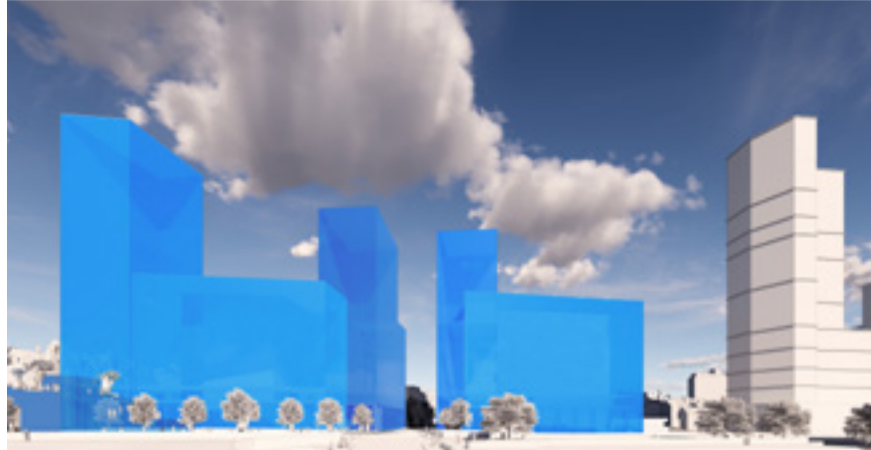
3 CORNER OF SAUCHIEHALL STREET



4 CORNER OF BATH STREET



CONCEPT



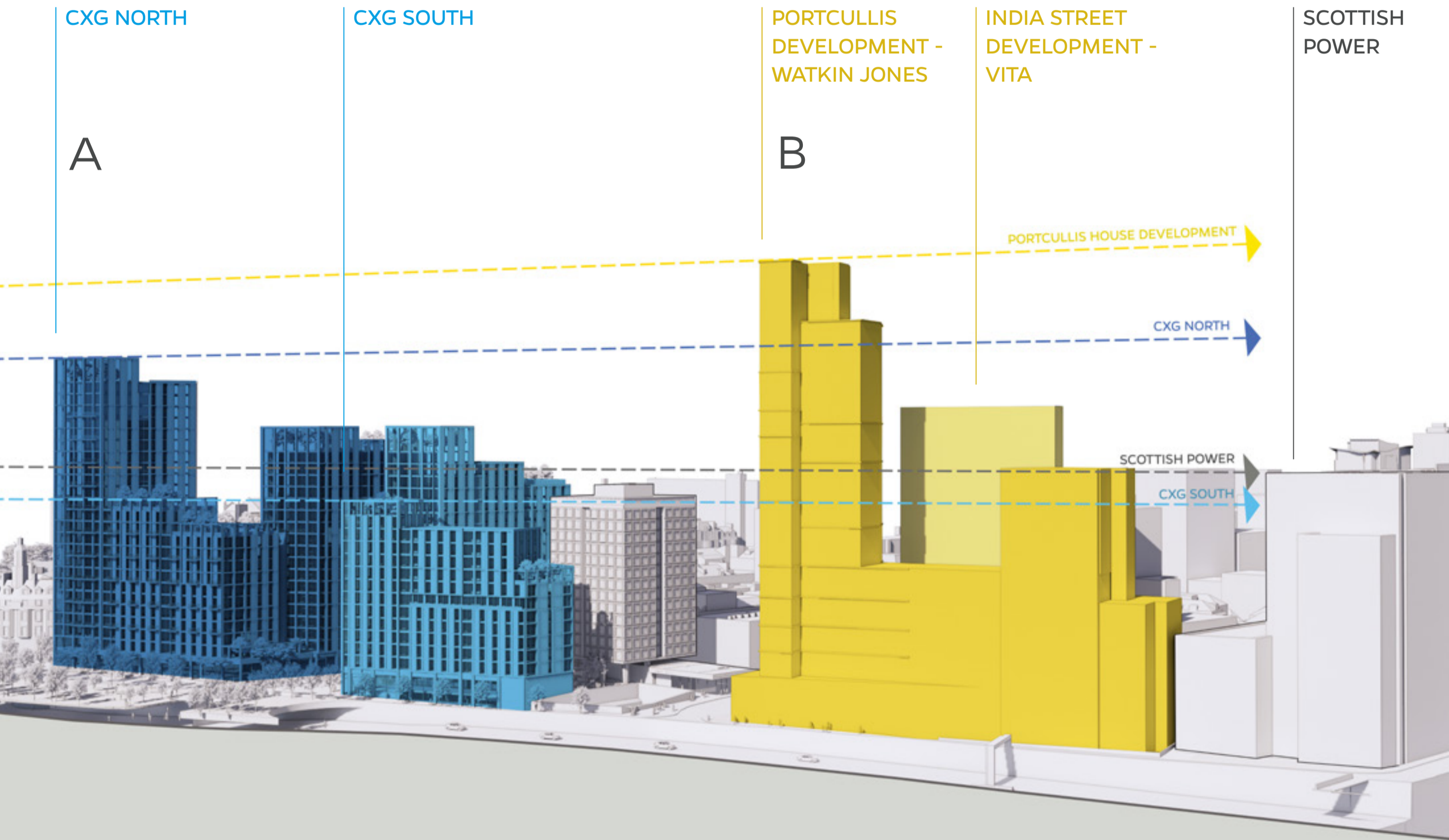
AMBITION



Design Approach

DATUMS & WIDER CONTEXT

Using VuCity, the proposed massing for CXG North and South along with nearby proposed developments, has been captured to show how it can be seen within the existing context.



"It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality and enhance the City's image"

SG1 The Placemaking Principle (Part 2)

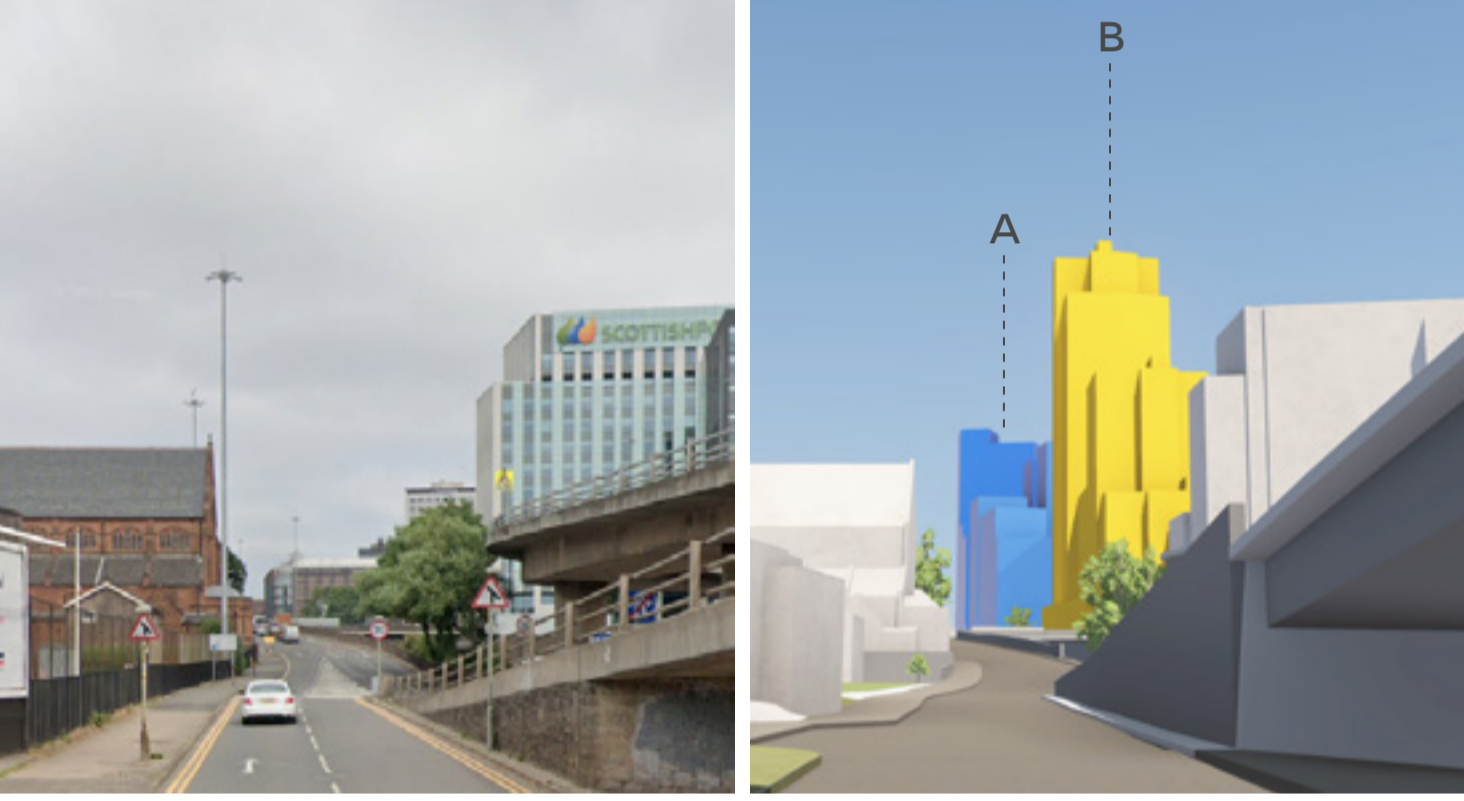
MASSING



1 M8 MOTORWAY - LOOKING NORTH



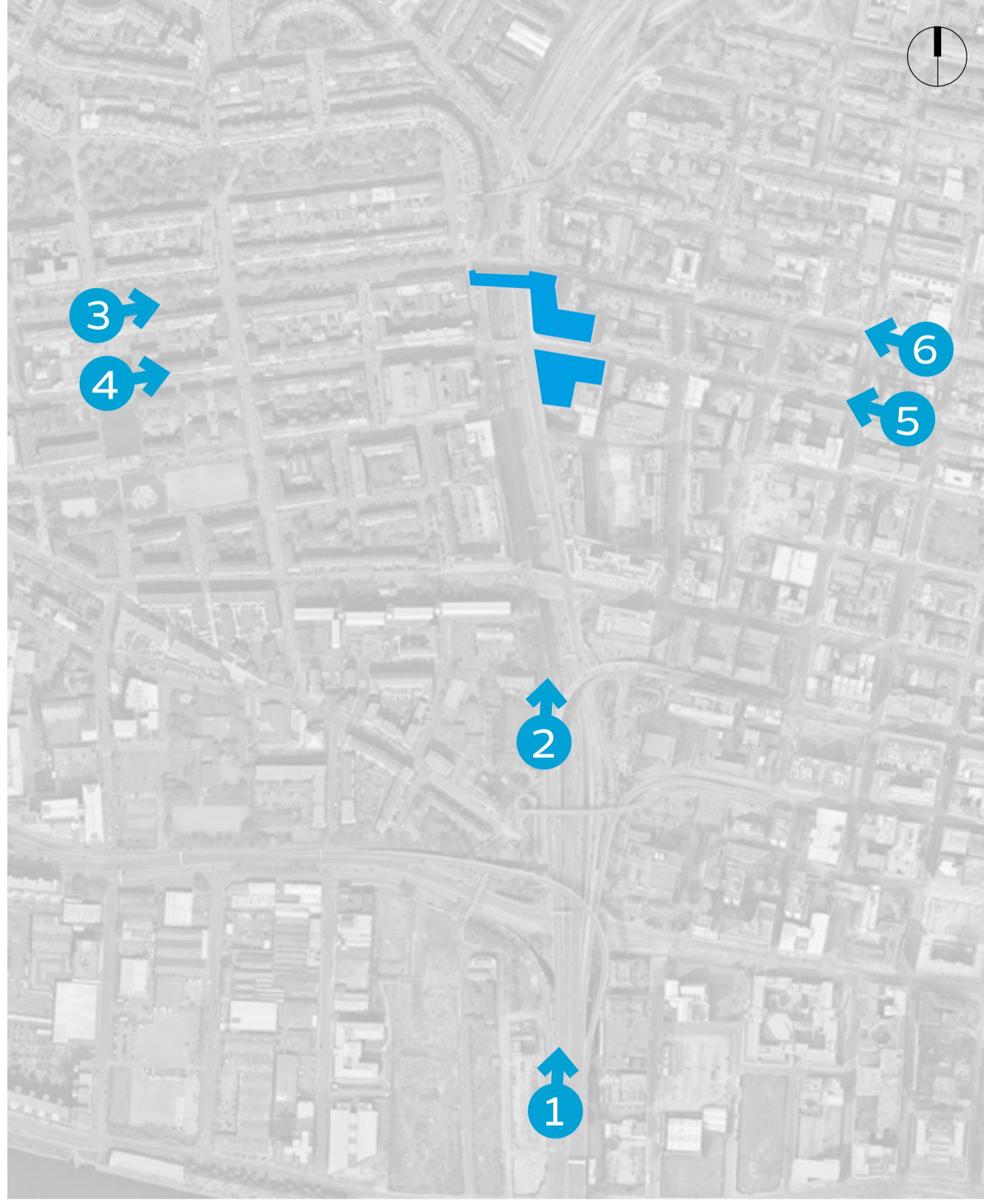
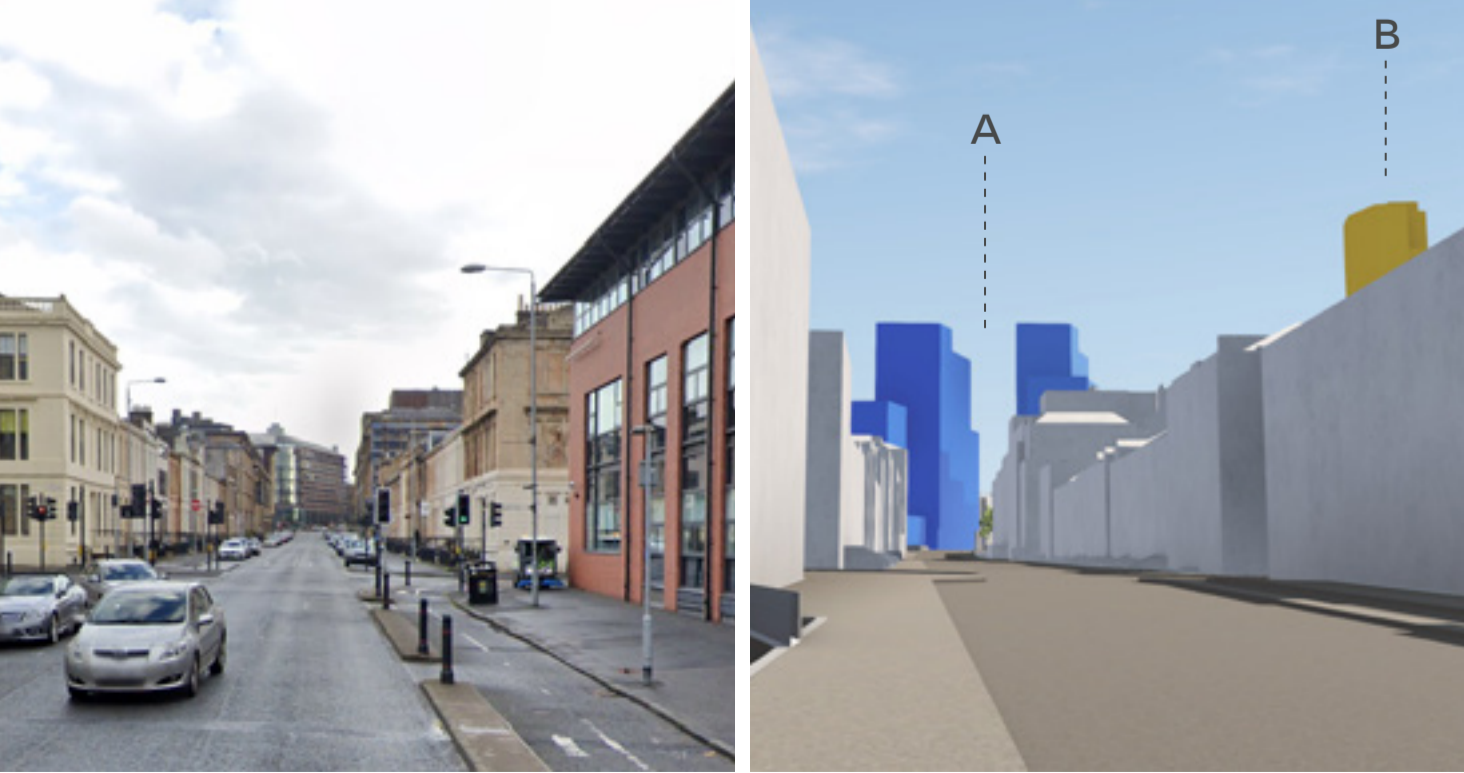
2 M8 MOTORWAY - LOOKING NORTH



3 SAUCHIEHALL STREET - LOOKING EAST



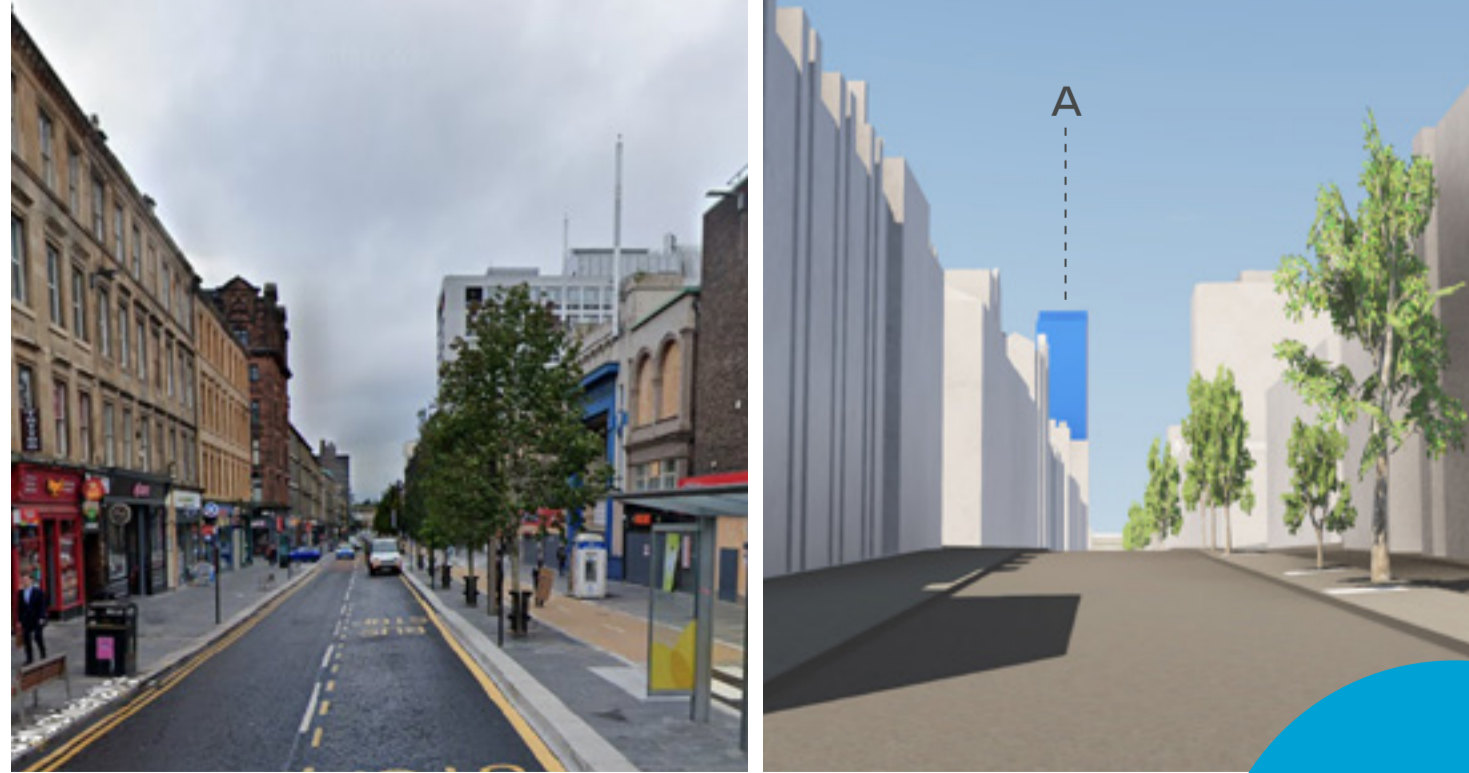
4 BERKELEY STREET - LOOKING EAST



5 BATH STREET - LOOKING WEST



6 SAUCHIEHALL STREET - LOOKING WEST



Reuse and Repurpose

300 BATH STREET

300 Bath Street, also known as Tay House, was completed in the 1990s. This building was of its time with exposed steel structure and light weight cladding.

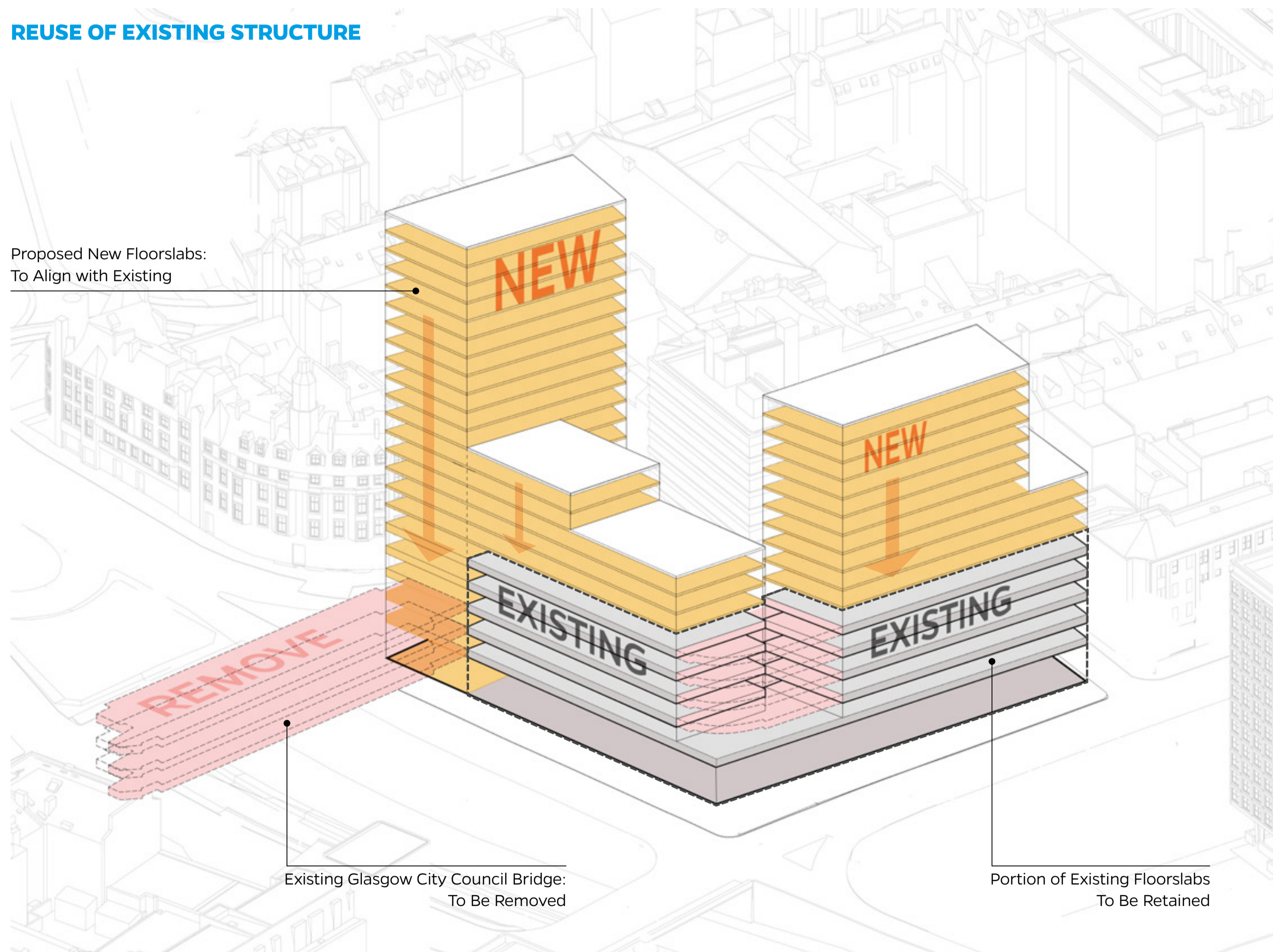
Overall there is mixed emotions regarding the urban ambition of this building.

The key is to retain flexibility for the future. Therefore the strategy where possible and appropriate would be to use as much of the existing structure.

This may include partial demolition to create a better urban fabric building.

Where demolition might occur, the intention is to retain the substructure as much as possible.

REUSE OF EXISTING STRUCTURE



VENLAW & ELMBANK BUILDINGS

The Venlaw Building was erected in the early 1970's, the construction is that of a concrete framed structure with feature precast concrete cladding panels. The building provides office accommodation in an 'L' shape plan and up to six storeys tall.

The condition of the building is fair, commensurate with its age. The precast panels will be a limiting factor on the long term viability of the building. The building is low rise in scale and the construction of it is such that it is not suitable for extension or integration into the scale of the proposed development.



CIRCULAR ECONOMY STRATEGY

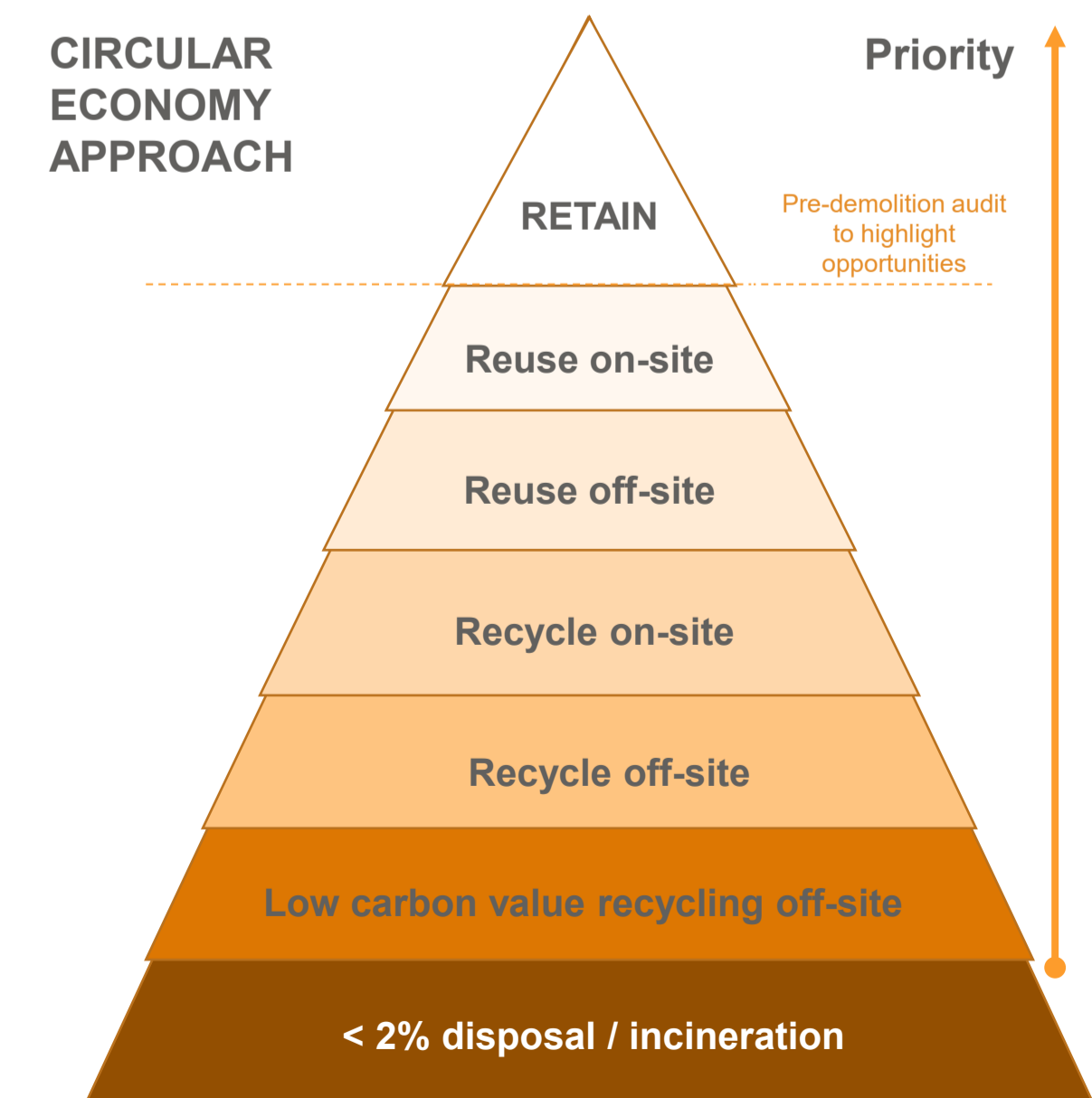
The aim is to

1. Understand the types and amounts of products and materials that arise during demolition.
2. Identify products and materials that have the opportunity for reuse.
3. Target is to reuse or up-cycle the vast majority of material arising from demolition.
4. Manage the products and materials from demolition and to provide recommendations that are in line with the waste hierarchy.

The approach is to maximise the reuse and up-cycling opportunities of the materials after demolition and to minimise any waste that end up at landfill.

WHY DEMOLISH?

- **Structural Integrity:**
the structure for Elmbank and Venlaw would require upgrade. When a building's structural integrity is compromised to the extent that it cannot be safely repaired or renovated, demolition may be the only viable option.
- **Urban Renewal and Redevelopment:**
Demolition can be part of urban renewal and redevelopment efforts to revitalize the area. Removing dilapidated structures can make way for new development, which can improve property values and quality of life.
- **Fabric Integrity:**
Poorly insulated and leaks energy/heat.
- **Environmental Concerns:**
Buildings that contain hazardous materials like asbestos or lead-based paint may need to be demolished to protect public health and the environment. Careful handling and disposal of such materials are essential during demolition.
- **Design Quality:**
Fails to meet the City and the Council's aspirations.
- **Accessibility:**
Split levels, dark alleyways and overhangs at Elmbank / Venlaw create an unwelcome environment that does not meet modern accessibility requirements.





ALL ASPECTS TO SUSTAINABILITY:

To be **Net Zero Carbon** in construction and operation.

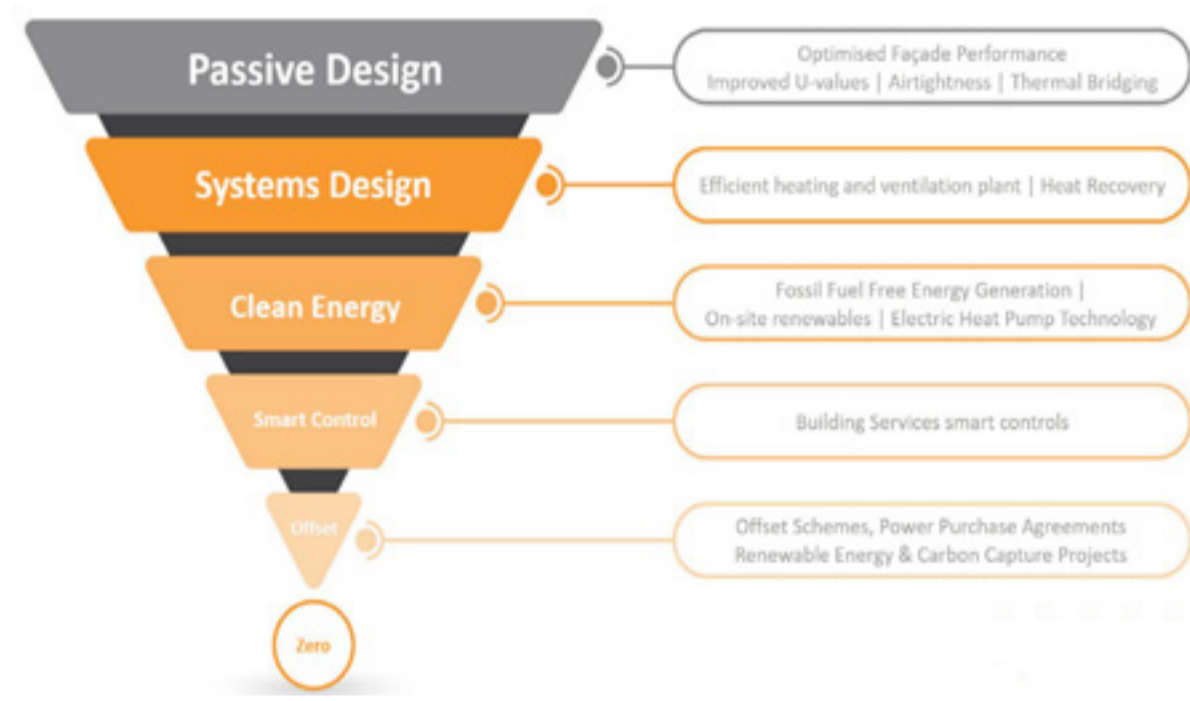
To be **Climate Resilient**.

To enhance occupant **health, wellbeing** and **productivity**.

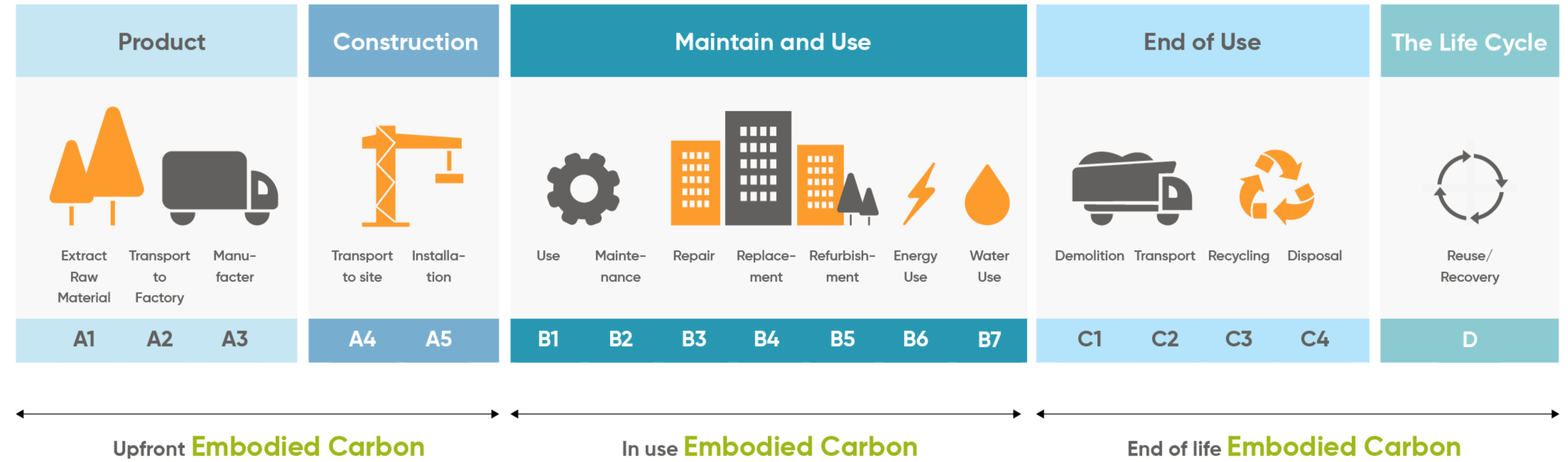
Delivering **net gain** in **biodiversity** and quality green amenity spaces.

Adopting **circular economy** policies.

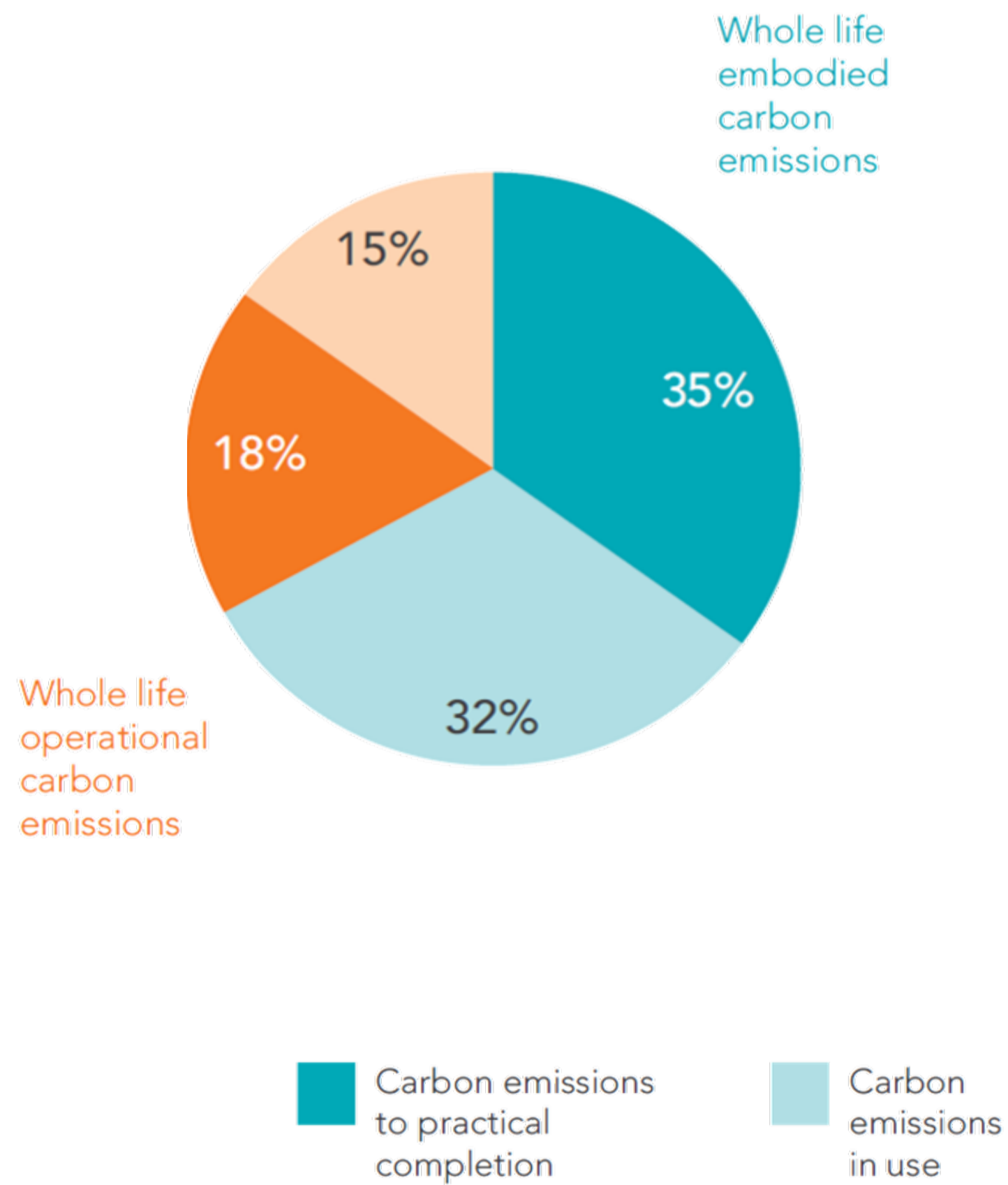
Significantly increasing **social value**.



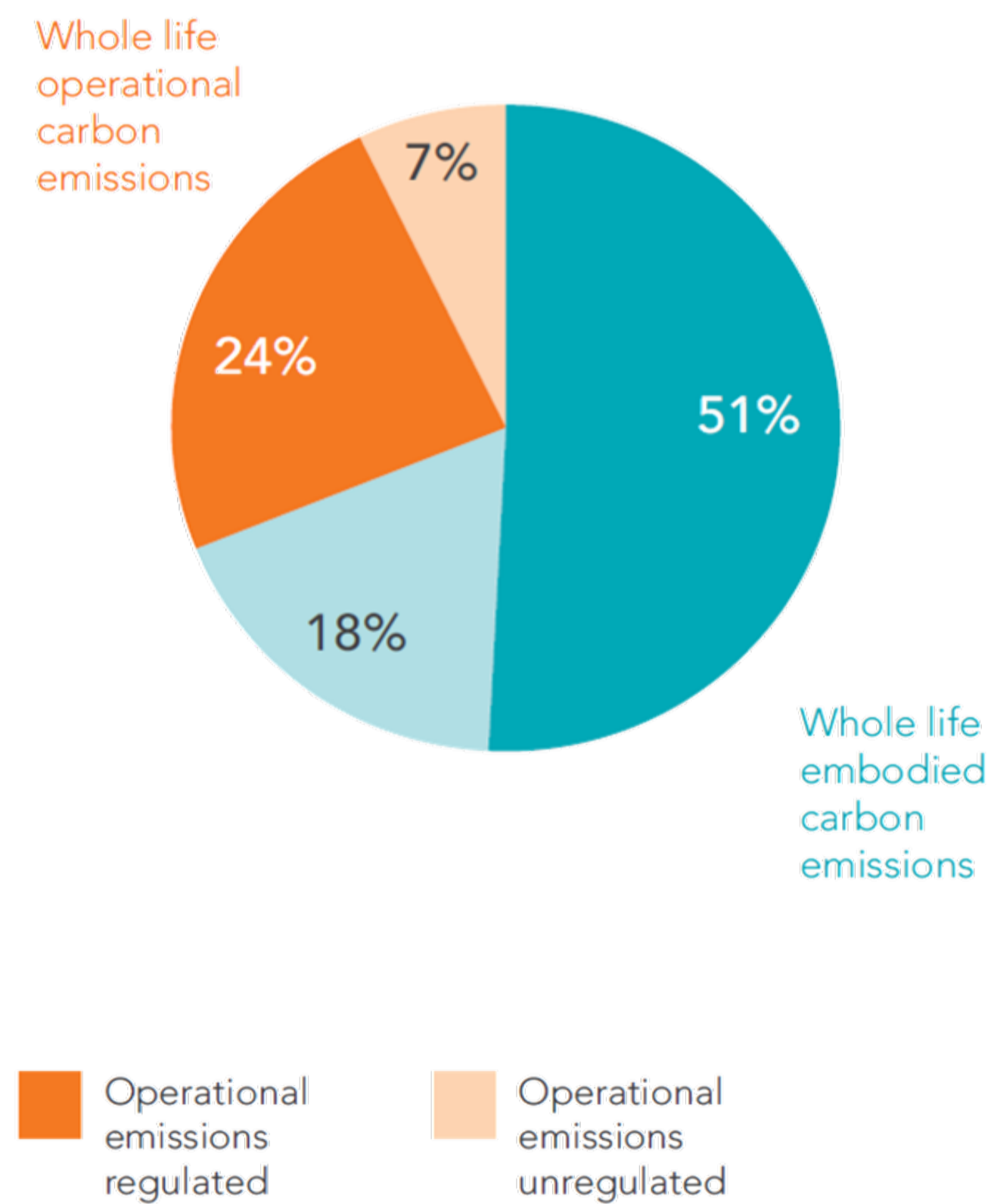
Whole Life Carbon across a building's lifecycle



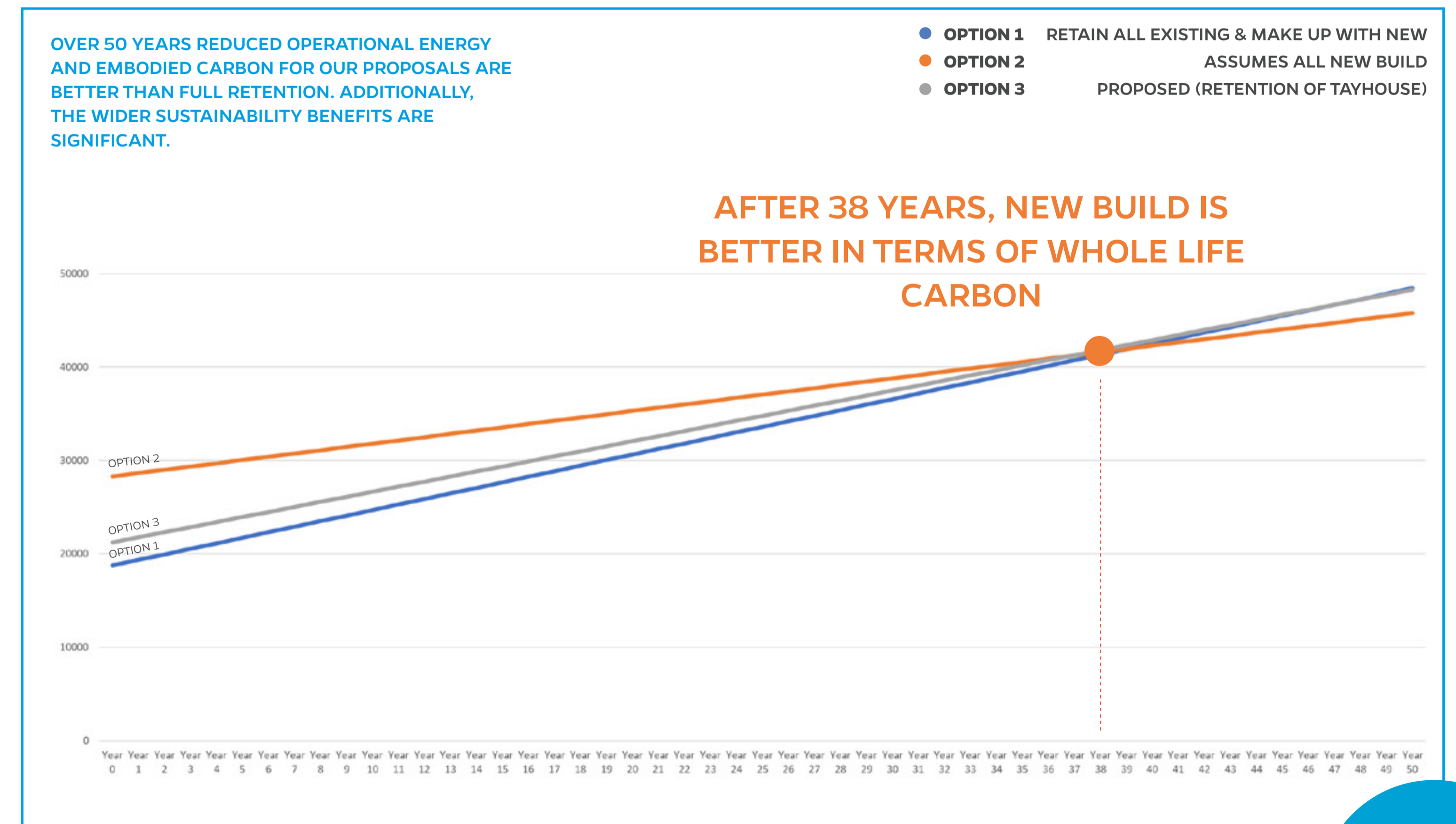
OFFICE



RESIDENTIAL



WHOLE LIFE CARBON OVER 50 YEARS



Thank You for Attending



CHARING CROSS GATEWAY

Your feedback is important to us and will be considered by the design team to help shape the proposals.

You are invited to leave feedback on proposals by completing a form available at the in-person event or online at:

www.lspim.co.uk/charing-cross-gateway

You can also send your feedback form via email to:

CharingCrossGateway@bigpartnership.co.uk

If you are unable to email for any reason, please post your feedback form to;

Hannah Fisher,
The BIG Partnership Group Limited,
1 – 3 Woodside Crescent,
Glasgow, G3 7UL

Feedback forms should be returned no later than 10th of November, 2023 but please let us know if there is any reason why you might need an extension to this date.

Please note that comments made will be to LSPIM at this stage. There will be an opportunity to submit comments to the council upon the submission of the planning application. It should be noted that comments made may be used as part of the planning application consultation report lodged with the planning application. This report requires to be submitted to the council as part of the submission of a planning application.

No personal details will be given out in any consultation report prepared to accompany any application for planning permission for this site. Any feedback received will not be attributable to any specific individual.

NEXT STEPS

We will review the feedback from this consultation event which will be used to prepare the PPIP planning application which will be lodged in Q1 2024.

PLANNING TIMELINE	
PUBLIC CONSULTATION EVENT 1	AUGUST 2023
PUBLIC CONSULTATION EVENT 2	OCTOBER 2023
SUBMISSION OF PLANNING PERMISSION IN PRINCIPLE (PPIP)	Q1 2024
OUTLINE PPIP CONSENT	Q3 2024
MATTERS SPECIFIED IN CONDITIONS CONSENT	Q1 2026

CONSTRUCTION TIMELINE	
PHASE 1 - SOUTH SITE	
DEMOLITION	Q3 2025
CONSTRUCTION	Q2 2026
PRACTICAL COMPLETION	Q2 2028
PHASE 2 NORTH SITE	TBC

MEET THE TEAM:

<p>DEVELOPER:</p> <p>LONDON & SCOTTISH PROPERTY INVESTMENT MANAGEMENT</p>	<p>PLANNING CONSULTANT:</p> <p>PORTER PLANNING</p>	<p>ARCHITECT:</p> <p>MICHAEL LAIRD ARCHITECTS</p>
<p>CIVIL & STRUCTURAL ENGINEER</p> <p>WoolgarHunter engineers</p>	<p>MEP ENGINEER:</p> <p>wallace whittle environmental building services</p>	<p>QUANTITY SURVEYOR</p> <p>gardinertheobald</p>

