

HERSCHELL STREET PUBLIC CONSULTATION

DEVELOPMENT OF 21 HERSCHELL STREET, GLASGOW



Thank you for visiting our consultation website.

It is intended to provide an online consultation to inform you about the proposals by Calmont for the development at 21 Herschell St, Glasgow, currently an empty plot of land on the site of the former Job Centre building.

Calmont is proposing to erect a managed residential development of 136 flats for rent, with amenity and co-working space at ground and top floors, roof terraces and landscaped gardens.

The site is shown in red on the location plans below.



Please take a look at the information we have provided about the site, surroundings, proposed development and our proposed next steps.

We are keen to gain the views of the community and local stakeholders and we welcome any feedback you may have on the proposed development.

This website will be available for viewing from 29th April 2022. Feedback and comments can be provided throughout this period by email to herschellst@iceniprojects.com or via the feedback form on this website. Any comments must be received by no later than Wednesday 1st June 2022.

A live interactive consultation will take place on Wednesday 11th May 2022 between 3pm and 7pm. During this time, members of the project team will be available to respond to questions received via phone and email to tel. 0141 648 6701 or herschellst@iceniprojects.com.

During this time, we will endeavour to respond to all queries received. If this is not possible, you will receive a response to your query within 48 hours.

Please note that comments made at this time are not representations to the Planning Authority. Once the planning application is submitted, there will be an opportunity to make formal representations regarding the proposed development to Glasgow City Council.

Why are we consulting?

On 25th March 2022, Icen Projects submitted a Proposal of Application Notice (PoAN) on behalf of Calmont Ventures Ltd and M&M Anniesland LLP to Glasgow City Council. Submission of the PoAN commenced a statutory 12-week period of pre-application consultation.

In line with Scottish Government advice, it is not currently possible to host a face-to-face public consultation event. As an alternative, and in line with Scottish Government guidance, information about the redevelopment proposals for this site is available to view on this website. We invite feedback on the proposals until Wednesday 1st June 2022 via the feedback form or by email to herschellst@iceniprojects.com.

Our proposed timeline is:

29 April 2022 – Consultation website goes live

11 May 2022 – Online consultation event.

1 June 2022 – Deadline for feedback on the online consultation

Summer 2022 – Planning application process active

01 – LOCATION AND BRIEF



View on to south west corner of building from Foulis Lane

Elder and Cannon Architects have been engaged by Calmont Group to assume the role of lead consultant in the preparation and presentation of design proposals for full planning permission for a new build housing project at 21 Herschell Street, Glasgow.

The application site is located at the top of Herschell Street, accessed just off the junction to Great Western Rd and running directly along the shared boundary to the north bound platform of Anniesland Train Station to the east and the retail car park of Morrisons supermarket to the west and north.

The proposal is for a development of 136 fully managed Build To Rent flats with supporting communal accommodation including internal and external amenity spaces and servicing. The dwellings will principally comprise one bed flats and larger two bed corner flats, along with a smaller number of studio apartments. They are to be provided in two separate apartment blocks of 5 – 7 storeys with landscaped courtyard spaces, communal gardens, roof terraces and large private balconies or terraces for every dwelling.

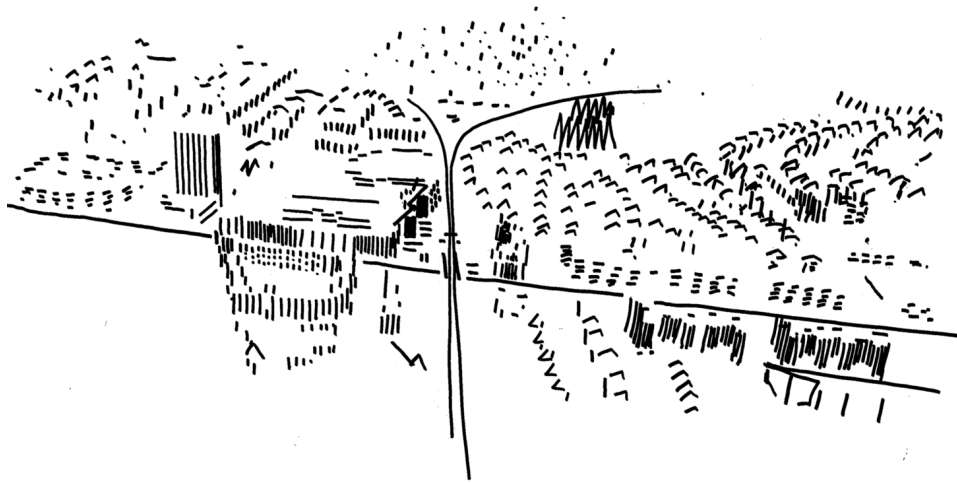
The Glasgow City Development Plan (CDP) (2017) provides the main planning policy framework for determining planning applications within the area.

Within the CDP, the site is located within Anniesland Local Centre (CDP4). The majority of the site is located within an area of High Public Transport Accessibility as defined by CDP11. City-wide policies CDP1 Place Making and Policy CDP2 Sustainable Spatial Strategy also cover this site. There are no listed buildings or structures on the site, and the site is not located within or adjacent to a Conservation Area.

Planning History

Planning permission was granted for the conversion of office building to 48 residential flats, associated external alterations, car parking and landscaping at the site in September 2016 (application reference: 16/00438/DC). A Section 42 application to amend condition 1 of planning permission 16/00438/DC was approved in October 2018 (planning application reference 18/01670/FUL).

The site benefits from an extant planning permission for residential use.



02 – HISTORIC AND SURROUNDING CONTEXT



View north west to building from Anniesland Station

The site is very much part of the Anniesland town centre, with significant potential to benefit from and contribute to this thriving high street and residential neighbourhood, with connections east back to the City directly along Great Western Rd; north to Dawsholm Park and Maryhill; south down Crow Rd to Thornwood and Partick; and out past Anniesland Cross to Knightswood and the West.

This development will bring residential footfall to Anniesland Centre, supporting the local economy and promoting safety and security throughout the day and night. Creating new housing development in sustainable locations like this can reduce reliance on car ownership and encourage residents to use local services and amenities on their doorstep.

The conversion of this site to residential use would present a highly sustainable development option as it is a cleared, brownfield opportunity in a highly accessible location.

The proposed development would not result in the loss of any retail within the Local Town Centre and would see a vacant site previously occupied by a redundant building redeveloped to provide high quality residential accommodation.





03 – IMMEDIATE SITE AND STRATEGIC DIAGRAM

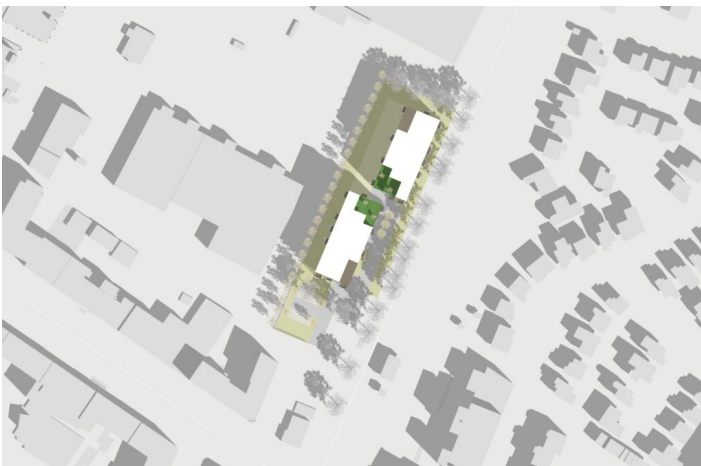


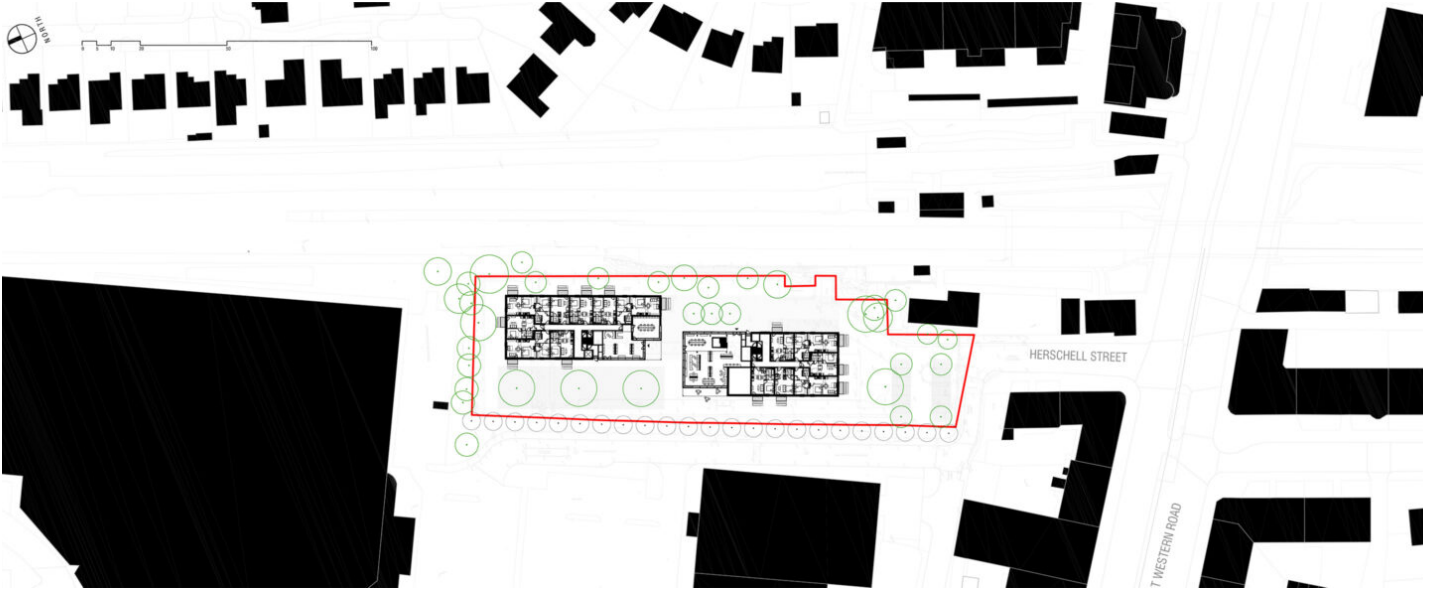
View on to south east corner of building and entrance courtyard along eastern boundary to railway

The proposal shows 136 flats arranged in two separate apartment blocks with double banked plan formed over 5 – 7 storeys, each with a single controlled common entrance hall combining a social meeting hub for the residents with adjacent supporting and servicing facilities to provide a successful model of managed private rental accommodation.

This type of housing is intended to deliver much needed affordable and flexible private rental flats, fully furnished and professionally managed and of varying lengths of tenancy which is particularly suited to the demographic looking to live in this area.

A low percentage of car parking is proposed given that within a 5 minute walking distance, residents can reach Morrisons supermarket, Anniesland post office, banking facilities, various takeaways and restaurants, and within a 20 minute walking distance there are a number of educational buildings, churches, Gartnavel Hospital, a doctors surgery and dental practice. In addition, Anniesland Train Station is immediately adjacent and provides local links throughout Glasgow, and further afield to Edinburgh & Helensburgh, while the Great Western Road bus route provides further high accessibility. Given the nature of the user group for this type of private housing rental, along with the public transport options available and the proximity to local amenities that can be reached by foot, we believe a lower parking provision including car club spaces, almost approaching car free, can be justified.





04 – LANDSCAPE AND TOWNSCAPE



View south along common garden

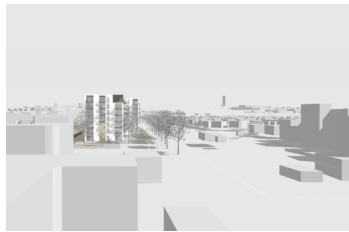
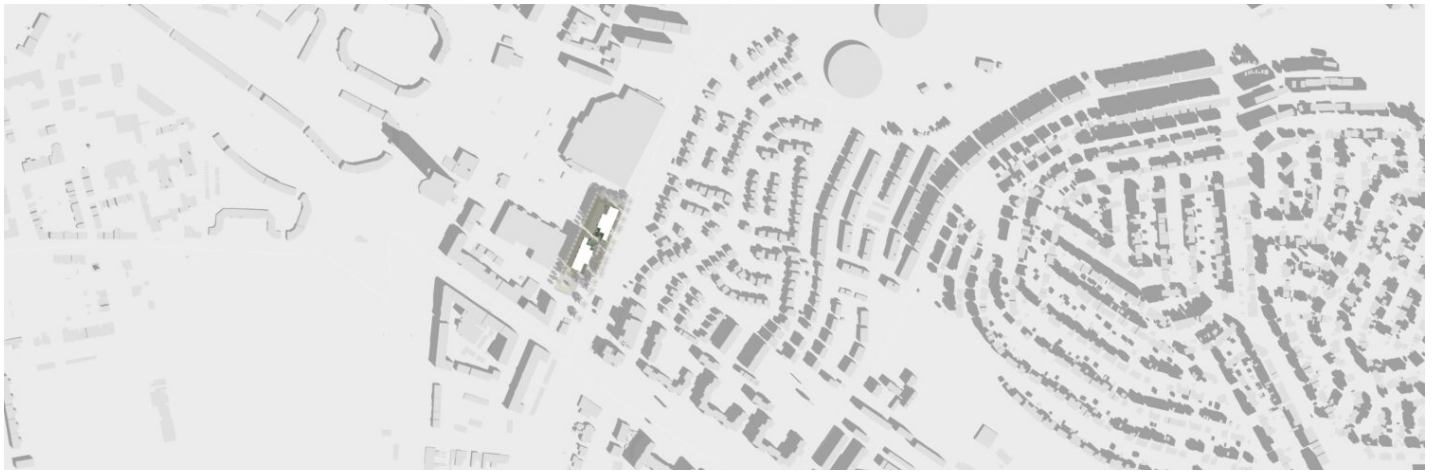
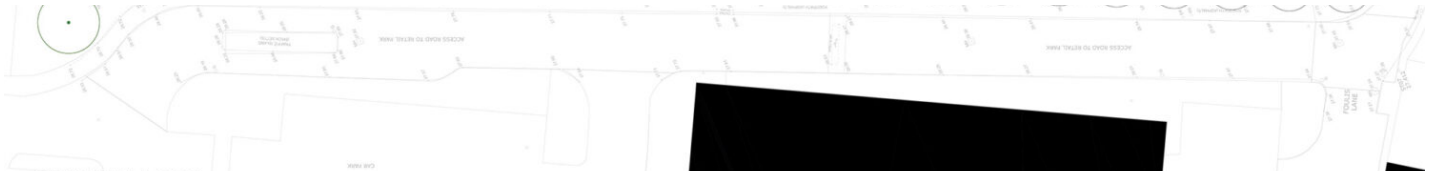
The proposal comprises two linear blocks of double banked plans which are spaced apart and offset to immediately form controlled and generous garden and courtyard spaces.

Both blocks are softened by stepping roof garden terraces and open corners which also contribute to the skyline profile of the townscape. This affords light and aspect to all apartments and provides a landscape setting of valuable amenity spaces of different character to the benefit of residents and positive placemaking.

From the entrance off Herschell Street a sequence is set up of small private parking court addressed by the cantilevering balcony grid to the gable of the south block, with a linear entrance courtyard stretched along the east elevation of this front block and from which both communal amenity ground floor entrance foyers are accessed. These hub spaces then both group around a more private residents' garden which is located to the west elevation of the rear block. The ground floor common areas are highly glazed with open corners and double height volumes all contributing to a feeling of improved open space and transparency, benefitting both inside and outside amenity.

The courtyard and garden spaces and boundary treatments will all be carefully designed and specified with appropriate input from Landscape Architects.





05 – DESIGN RESPONSE AND BUILDING PROGRAMME

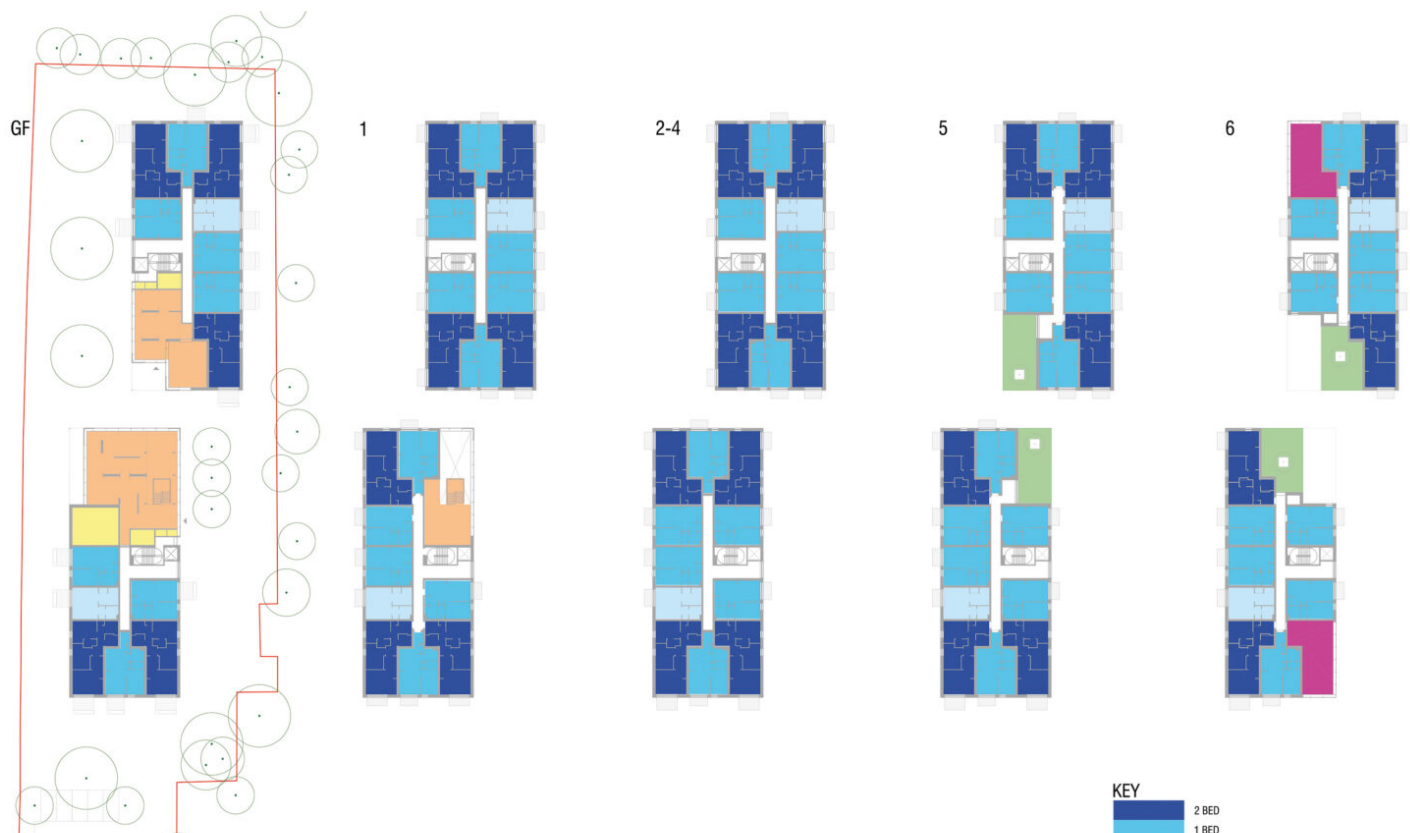


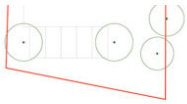
View south east onto buildings from retail car park

The double banked layouts of efficiently planned apartments allows a generous and open elevational treatment which is also exploited by maximising the opportunity for large glazed screens to all flats opening out onto their own private balconies at upper levels and garden terraces at ground floor, which, along with the provision of well-planned internal common amenity spaces, common gardens and various roof terrace gardens, helps deliver real and useable amenity.

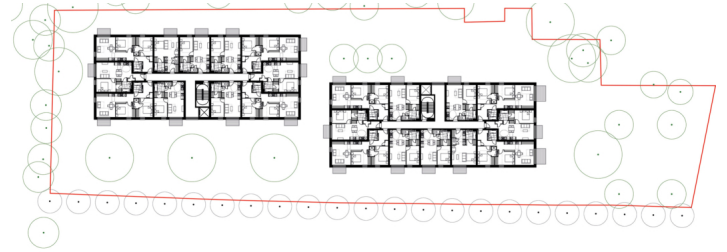
Additional social spaces are given prime locations at the top floor leading corners with fully glazed enclosures to contribute to an expression of significance and provide great aspects south west back to the City and north east to the landscape beyond.

The stepped massing of both blocks allows for generous communal roof gardens at 5th and 6th floors giving desired outside amenity space to all residents, improving the sunlight and sky aspect across and through the site, and providing visual interest to the roofline and townscape.





- STUDIO
- COMMON AREA INTERNAL AMENITY
- ANCILLARY AREA AMENITY
- INTERNAL TOP FLOOR SOCIAL SPACE
- ROOF GARDEN



1ST FLOOR



2ND-4TH FLOOR



5TH FLOOR



6TH FLOOR



06 – BUILDING VOCABULARY AND PRECEDENT

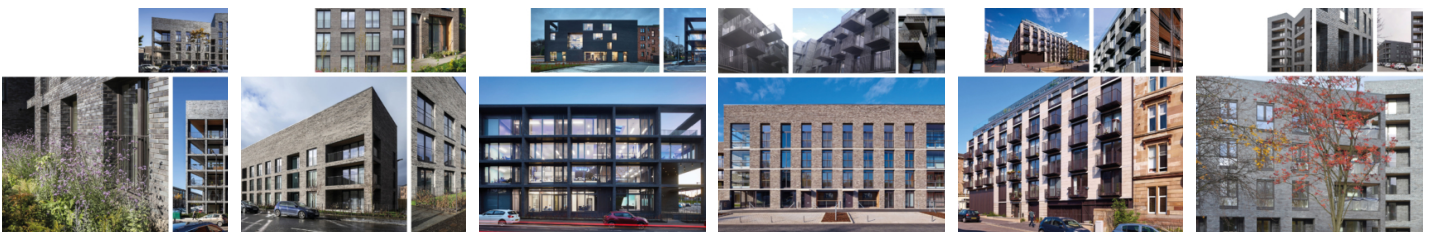


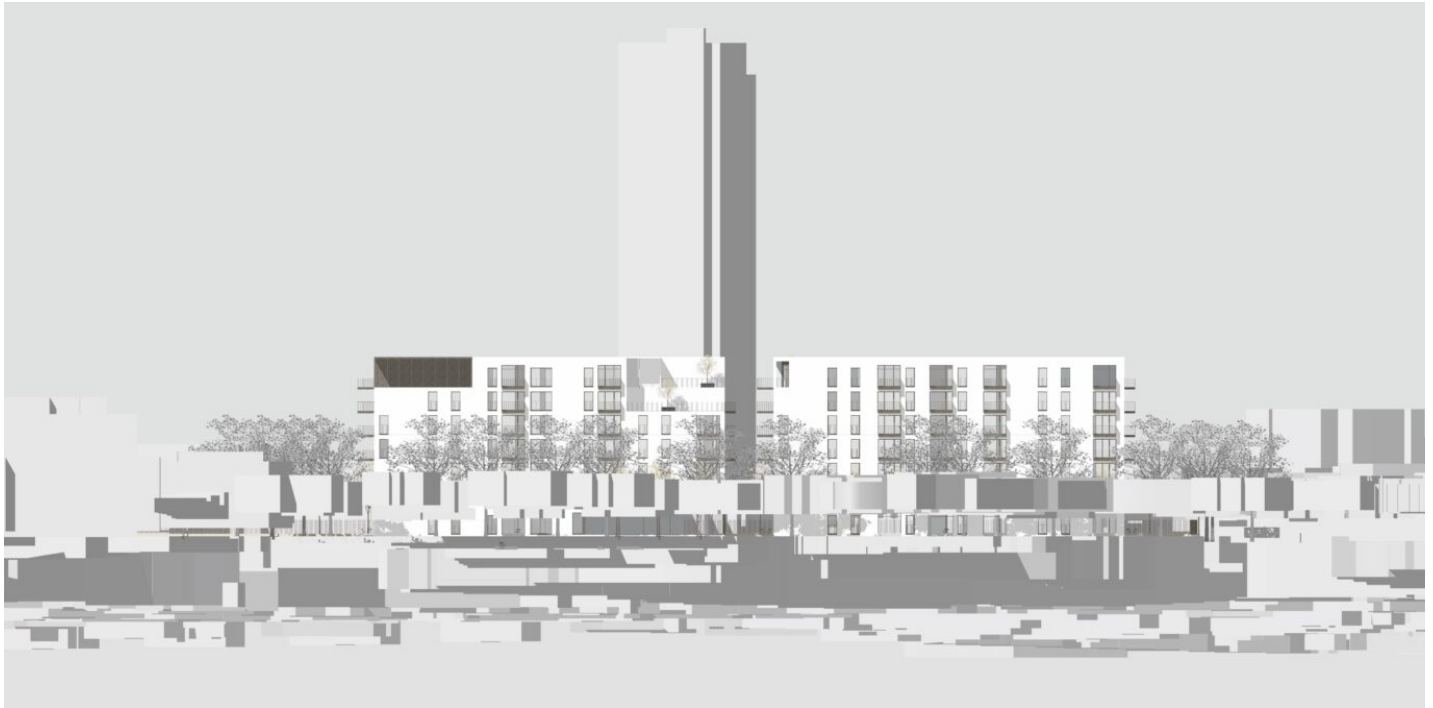
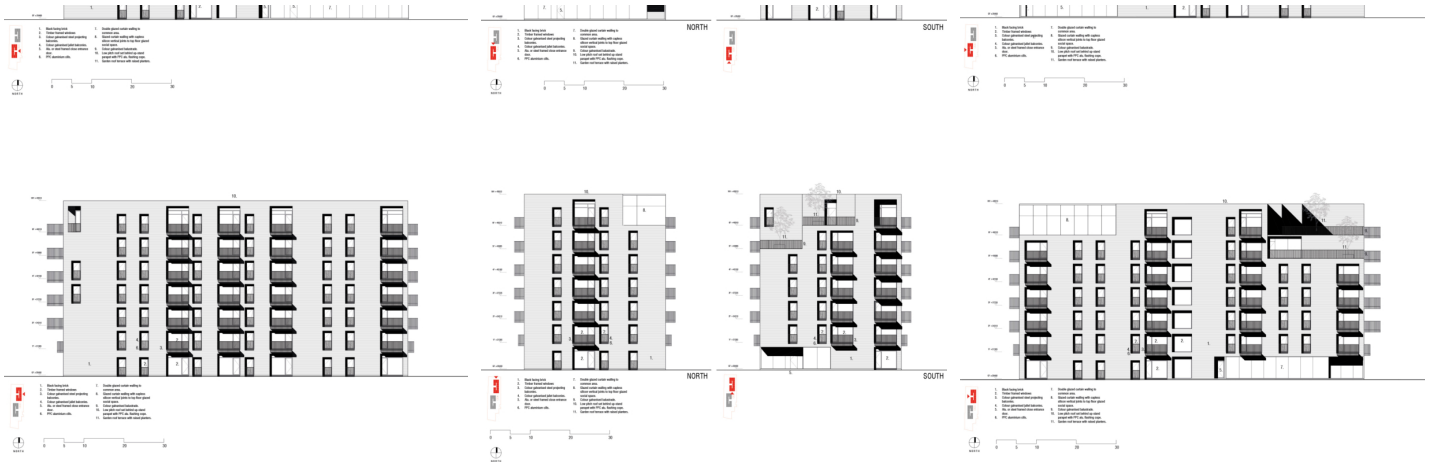
View on to south west corner of building from Foulis Lane

Encouraged by the plan diagram of tightly arranged flats, the building forms can be kept lean and spare in their massing while generous and open in their solid to void relationship of wall against glazing. A strong repetition and rhythm of well proportioned, tall and large openings contribute to an elevational control and language of significance and generosity at the same time as being modest and restrained. The composition is further articulated by the play of surface material, recess and projection and of different openings, detailing, balconies and frame elements to deliver a building of appropriate quality, identity and stature.

All upper floor flats are given generous cantilevered balconies, providing private threshold and amenity, and affording views and aspect for all residents while also setting up a repeating pattern of projecting balconies to enliven and enrich the brick facades.

A palette of robust and high-quality materials is proposed. This relies strongly on high quality facing brick as the dominant material with accented areas of bronzed aluminium cladding and expanses of large glazing. This has been used successfully by Elder and Cannon across a series of similar precedent projects, some of which are illustrated here.





Feedback



Please submit any comments on the proposed development below by Wednesday 1st June 2022.

Please note that comments submitted as part of this pre-application consultation are made to the applicant only and are not passed directly to the Local Planning Authority. There will be an opportunity to make formal representations to Glasgow City Council when the planning application is made.

Our proposed timeline is:

29 April 2022 – Consultation website goes live

11 May 2022 – Online consultation event.

1 June 2022 – Deadline for feedback on the online consultation

Summer 2022 – Planning application process active

Once the planning application has been submitted, the full range of planning documents, such as Planning Statement, Design and Access Statement and relevant surveys, will be available for public viewing and you will be provided with the opportunity to make formal comments to Glasgow City Council.

Thank you for taking the time to visit our online exhibition. We value your feedback.

Providing Feedback

Feedback and comments can be provided until Wednesday 1st June 2022 to herschellst@iceniprojects.com or via the feedback form on the website.

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Submit Feedback