

# MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation

## 01\_Introduction

### Background Information

This Public Consultation Event was organised to support three Proposal of Application Notices (PANs) submitted to Glasgow City Council for the redevelopment of Candleriggs Square, in the heart of Glasgow's Merchant City. Candleriggs Square is the gap site bound by Hutcheson Street, Trongate, Candleriggs and Wilson Street (see map(s) below).

This presentation for the applications for Planning Permission represents the first stage in the consultation process. Once detailed proposals are more advanced, an additional consultation event relating to the detailed plans for the site will be held on 8 October. These are likely to be presented in 3 individual phases of development, and separate planning applications will be lodged for each phase. The developer is Candleriggs Development 2 Ltd, a joint venture between Drum Property Group and Stamford Property Investments.

### Drum Property Group

Drum Property Group is an award-winning property development and investment company with a long track record of successful trading and growth.

Drum Property Group is active throughout the UK and engaged in a broad range of projects covering a variety of sectors including residential, business space, retail, industrial and leisure. In Glasgow, Drum is currently developing the residential and office quarter at Buchanan Wharf, on the river Clyde, and the G3 Square apartment complex in Finnieston.

### Stamford Property Investments

Stamford Property Holdings and its subsidiaries are a multi-faceted property developer specialising in private residential, PRS and student accommodation. Stamford has a strong track record of institutional grade developments in major cities in the UK.

Drum Property Group and Stamford Property Investments are undertaking this consultation event in order to seek the community's views on the proposals, and to share the analysis and research which helps inform the design approach. The team recognise the importance of providing local businesses, community interest groups, and those who live in, work in, or otherwise make use of the local area, an opportunity to learn about the emerging proposals and to make their views known.

### Stallan-Brand

Founders Paul Stallan and Alistair Brand have successfully run a design studio together for over 20 years now, designing and delivering prestigious projects locally and internationally ranging in value from £100k to £500m.

Keen proponents of the whole environment approach, Stallan-Brand have gathered acclaim for their work which covers community based projects, regeneration, commercial, civic, arts and leisure work, as well as an extensive education portfolio.

The team work from their studio space in the Laurieston, one of the key regeneration areas in the city.



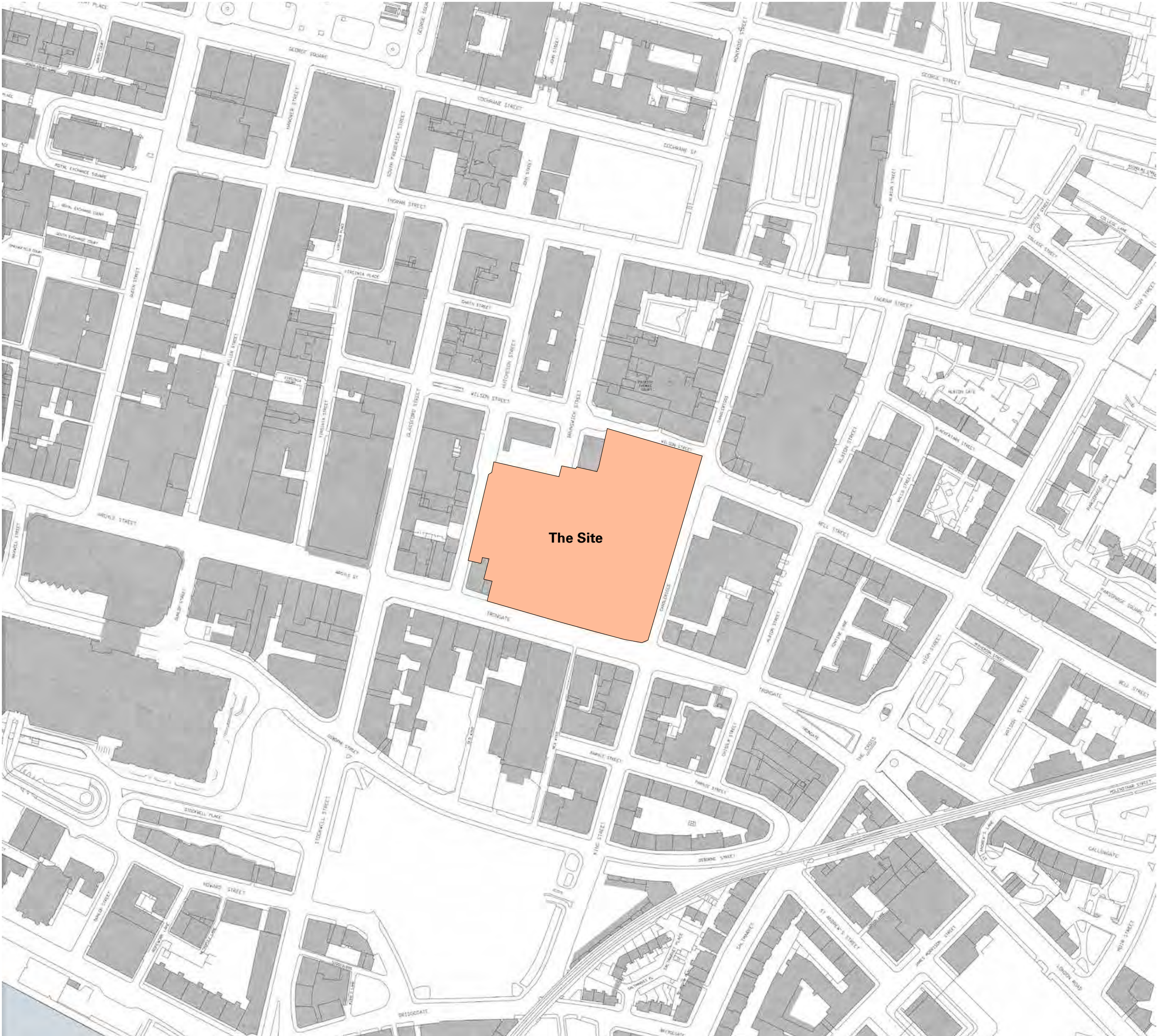
Aerial View of Current Candleriggs Site



Glassford Street



Wilson Street



Location Plan\_Site within City Context



# MERCHANT CITY Candleriggs Square

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## 02\_Location

### Project Information

The Planning Permission in Principle Application sets a framework for the regeneration of this large brownfield site in the Merchant City area of Glasgow's City Centre.

This project has the potential to strengthen links between the North and the South of the Merchant City by activating its edge and encouraging not only visual connection but an active lower level to the buildings in order to promote pedestrian movement through the spaces in the masterplan.

The site presents an exciting opportunity for a vibrant new quarter for Glasgow which has the potential to continue and promote further regeneration and investment in the surrounding area.

### Connections

The development sits in close proximity to the heart of Glasgow's City Centre and well placed within the Merchant City's cosmopolitan landscape.

Local public transport is abundant with numerous bus services operating along the site's Southern edge and Argyle Street Station is a minutes' walk away. In the wider context, the site is 10 minutes' walk away from Glasgow Central Station and only 8 minutes from Queen Street Station.

A large collection of diverse amenity can be found all easily within walking distance of the site. These range from the Merchant Square, The Old Fruitmarket to the many amenities dotted along the historic High Street to the east of the site.

### Significant Regeneration Opportunity

The proximity of the site to the City Centre together with its prime location in the Merchant City gives the site the potential to accommodate a variety of commercial and residential uses where families, businesses and services can flourish.

This will assist many Council and Government Strategies through the regeneration of this large vacant urban brownfield site within Glasgow City Centre and delivering Sustainable Economic Development.



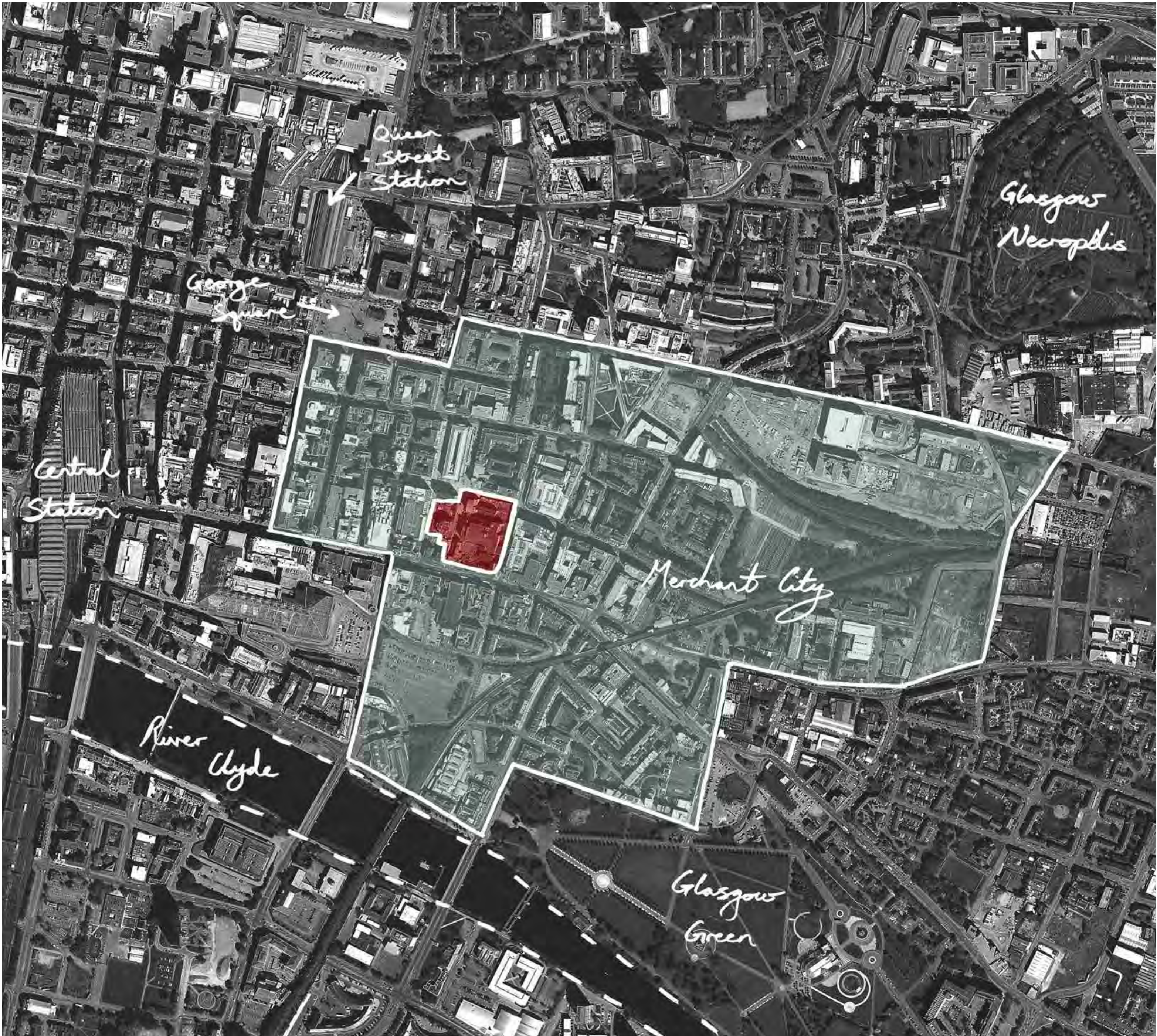
An essence of the Merchant City



Trades Hall of Glasgow



Hutchesons' Hospital



Glasgow City Aerial View\_The Site, the Merchant City and the Context



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## 03\_Historical Analysis

### Historical Beginnings

The site is well defined, sitting within the Merchant City's urban grid, surrounded on all four sides by neighbouring established blocks. The site itself has been home to various warehouses and tenements since the 1700s, becoming more commercialised by the early 20th century.

The Goldberg's department store and subsequently Weisfelds clothing store in the 1950s and 1990s respectively, would become the last time the site was a 'destination', with the closure of the Weisfelds in 1999. During this period, the Merchant City had declined in its significance and destination place within Glasgow, and the closure of Weisfelds signified the eventual dereliction of the buildings on site, similarly to the surrounding urban blocks.

### Urban Form & Development

The site now exists as a huge gap in what is a very tight knit urban fabric, influenced by several factors throughout the course of time. The diagrams below illustrate well the density on plan that has existed historically on the site.

Trade produce, it's import and export was physically represented in some of the historic maps and with the decline of certain industries came a morphological development in which the site was to accommodate larger more muscular retail department stores.

This period evidenced the establishment of capacity and density on the site which, at present, is non-existent. The new chapter for the site, and the plans put forward, will remain cognisant of historic morphology and take great inspiration from the imprints of the urban grain and historic formation of buildings.

This appreciation of the past, together with an understanding of the requirements of modern city living, will shape our design approach and is already embedded in the principles of our initial attitude towards the urban design process.



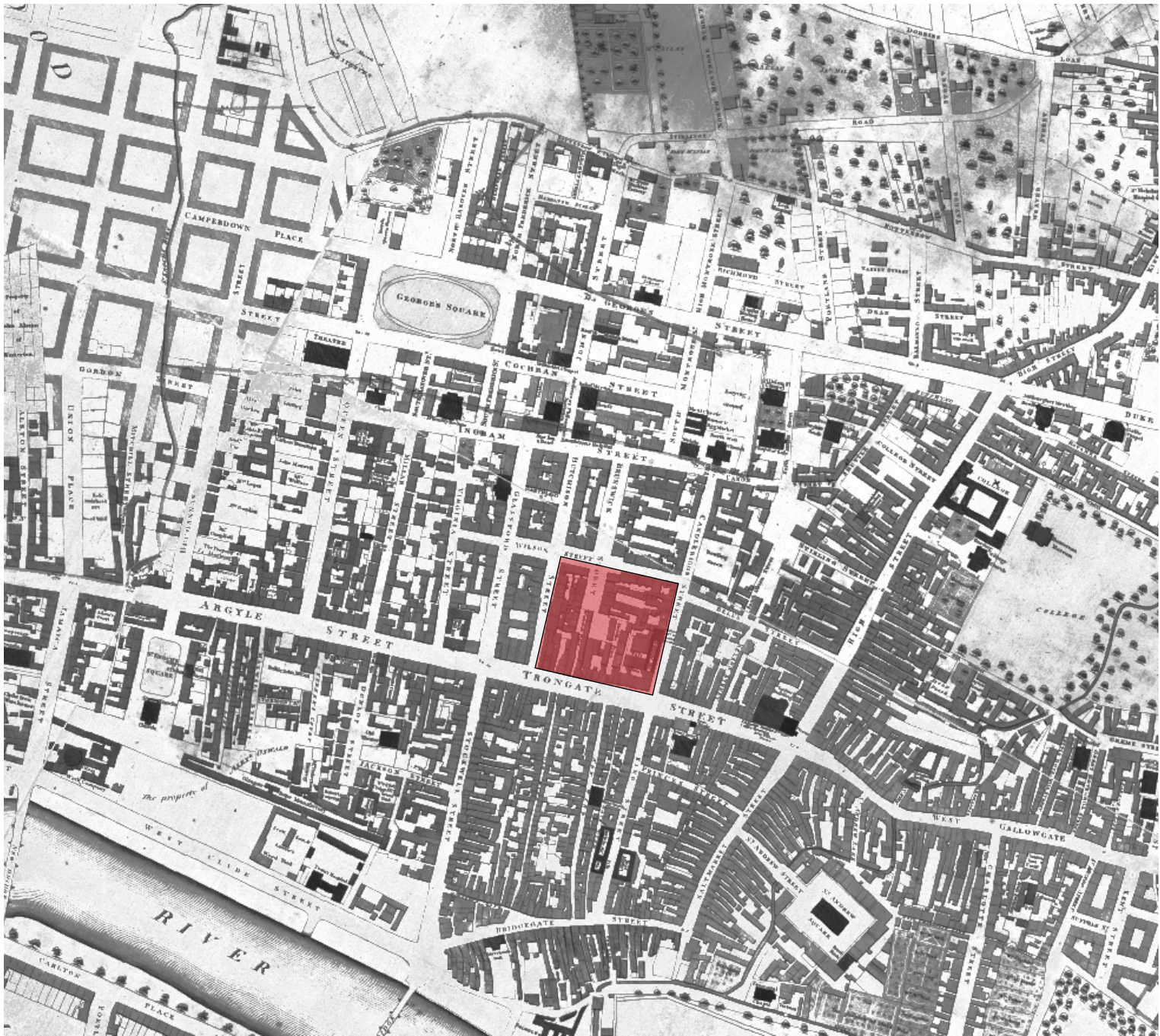
Ghosts of the Merchant City



Merchant City\_A Destination Place



1778



1807



Glasgow\_A City of Merchants and Commerce



1920



2019



# MERCHANT CITY Candleriggs Square

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04\_Site Context

### Site Characteristics

The site is a piece of missing urban intervention approximately the size of an urban block nestled within the Merchant City. The site is bounded by Wilson Street (north), Candleriggs (east), Trongate (south), and Hutcheson Street (west). Within the site, a connection between Wilson Street and Trongate starts with Brunswick Street halfway becoming the pedestrianised Brunswick Lane onto Trongate.

The area surrounding the site, the Merchant City, has seen a revival in recent years with a variety of buildings being re-purposed for various culture and arts-based spaces and commercial usage. There are several significant buildings and items of interest that make the area that the site is in significant in the history of Glasgow and its shipping past.

Lying within the Central Conservation Area, the site has interfaces with Category B listed buildings, both within the site and on the neighbouring site. As part of the future development of the site, these buildings will be retained either wholly or partly. These include 140 Trongate, which lies within the site boundary, and 170 – 174 Trongate and 10 Hutcheson Street that lies outwith the site on the corner of Trongate and Hutcheson Street.

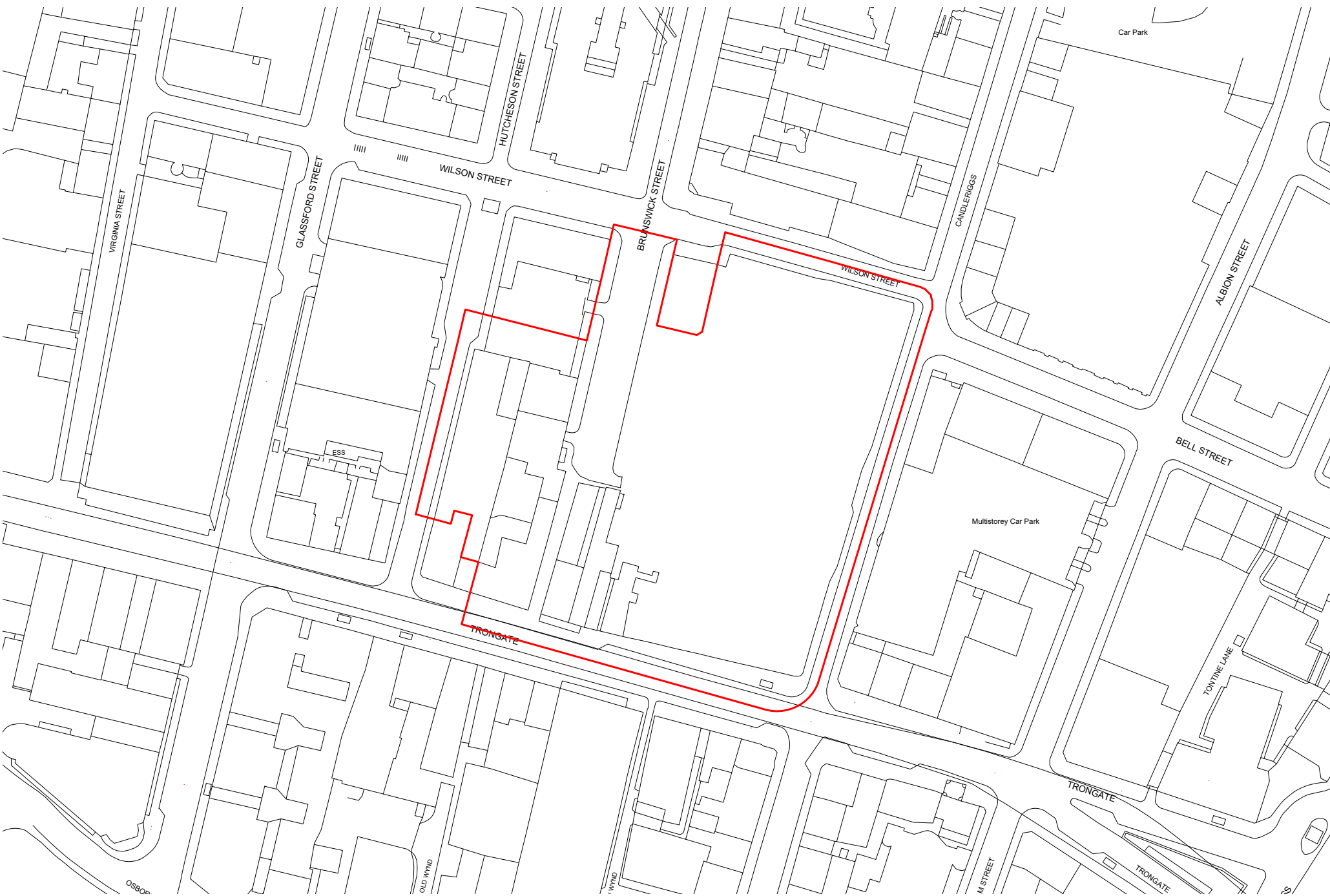
The streets adjacent to the site have a variety of uses. Wilson Street has a variety of small commercial units on the ground floor and residential apartments that face directly onto the site. Likewise, Candleriggs has commercial units on the ground floor, whilst on upper levels a public carpark and residential units face onto the site. Trongate, has a variety of ground floor mixed use units, as well as wynds that lead to Osborne Street to the south, that faces the site, but the upper floors of these units remain empty or derelict. Hutcheson Street is predominately the service entrances of the commercial units of the buildings and carpark on Glassford Street.



140 Trongate\_B-Listed Building within Site Boundary



170-174 Trongate\_B-Listed Building Neighbouring Site Boundary



Site Plan\_Red Line Boundary



General view towards site from Argyle Street



View of two listed buildings from Trongate



View East along Trongate



View West along Trongate



View North along Candleriggs



View South along Candleriggs



View West along Wilson Street



View East along Wilson Street



View South along Hutcheson Street



View North along Hutcheson Street



View South along Brunswick Street



View South-West across site



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation  
05\_Current Consent

### Previous Proposal

The site within which we are developing our proposals has the benefit of an existing planning consent having been granted for a major mixed use re-development, with a mixture of residential uses on a ground floor plinth of both retail and social spaces.

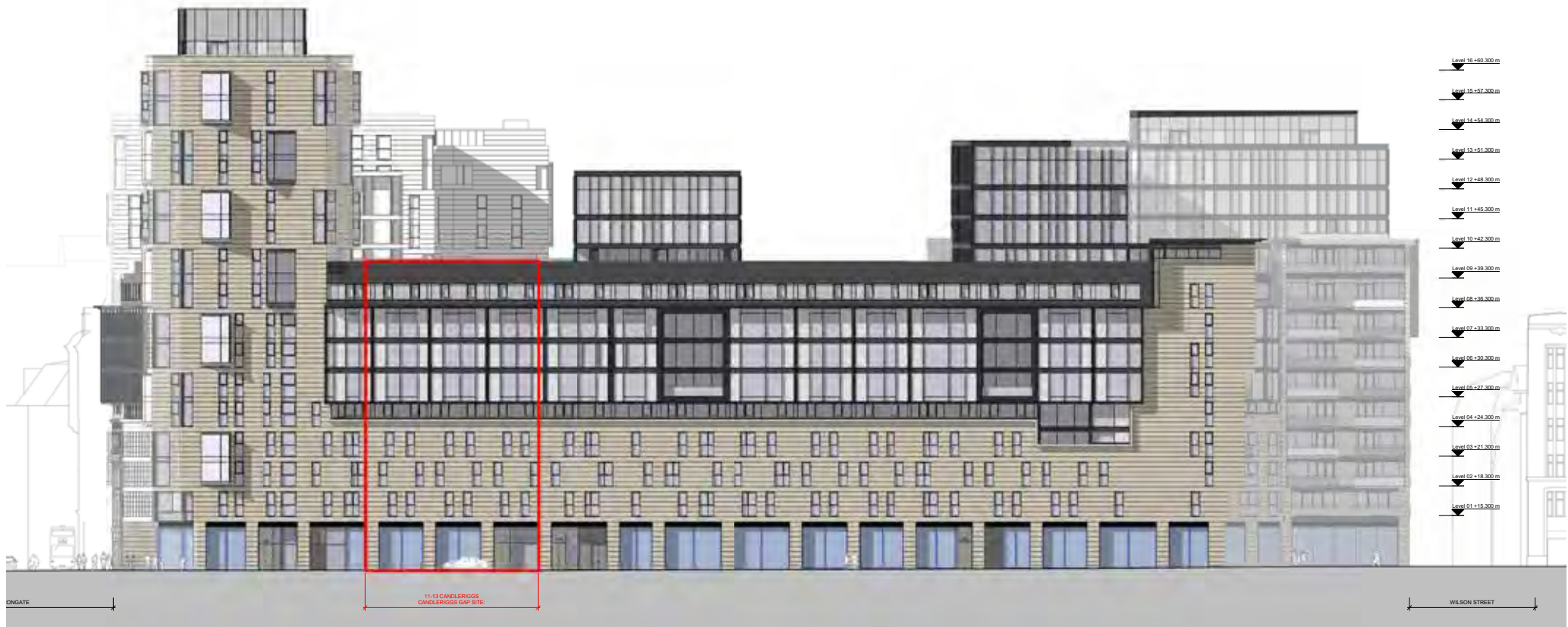
The main uses of the site included:

- 139 Apartments for sale
- 447 Apartments for private rental
- 124 Bedrooms for a hotel
- 574 Rooms for student accommodation
- Over 4500m2 ground floor retail space
- New public spaces

It's important that throughout the design process we benchmark our development against the consented scheme in many ways, not only from a quantitative perspective but also qualitative.

In the aforementioned qualitative analysis we will be measuring our proposals against the consented scheme both in terms of the built form but also the spaces we create between the buildings to ensure our peacemaking agenda remains constant throughout the design process.

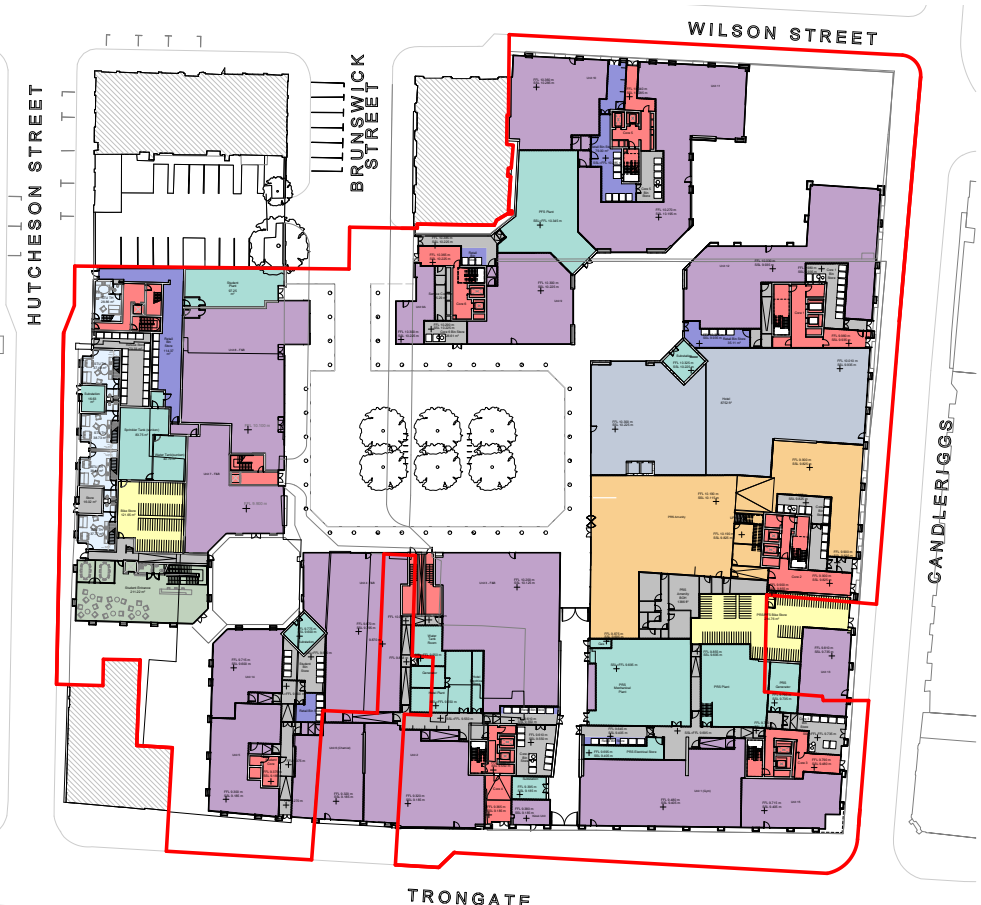
The consented scheme has established a density of development that we understand. However, our aim is to re-imagine that density within a development framework which creates a more accessible urban quarter - one which is more appropriate in the Merchant City context.



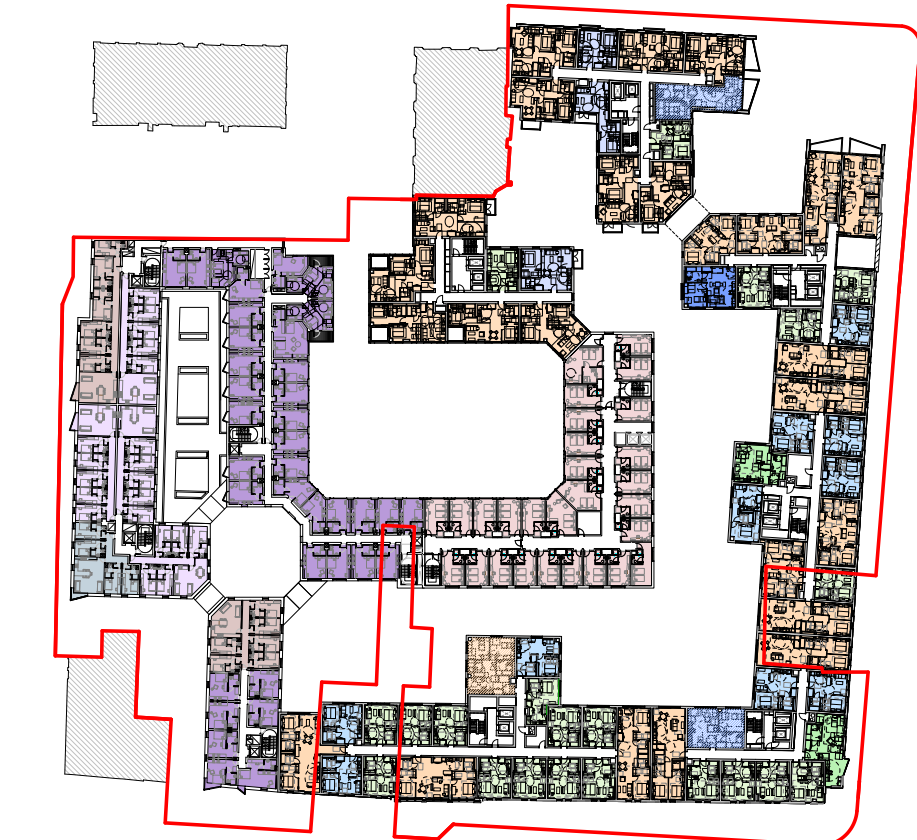
Candleriggs Elevation of Consented Scheme



Render of Consented Scheme from Trongate and Hutcheson



Consented Scheme\_Ground Floor Plan



Consented Scheme\_Upper Level Plan



Aerial View of Consented Scheme



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation  
06\_Vision

### A Mixed Use Approach

Planning permission is sought in Principle for a mixed use masterplan comprising of hotel, various residential, office and business uses on the site. Ancillary uses such as retail, restaurants and leisure facilities will occupy space within the ground floors of the buildings.

The exact form of the buildings are not known at this stage but for purely illustrative purposes an indicative layout is shown, which graphically shows how the site might be developed.

The layout seeks to establish a number of design principles in accordance with the Council and Governments guidance on Placemaking.

These seek to respect the six qualities of successful placemaking;

- Distinctive
- Safe and Pleasant
- Welcoming
- Adaptable
- Resource Efficient
- Easy to Move Around and Beyond

### Progression from the Consented Scheme

The established principles inherent in the consented scheme imparted a building form on the site which some have likened to 'a castle in the Merchant City'. This is predominantly attributed to its somewhat impermeable edges and monolithic perimeter.

The form of the proposed masterplan is intended as a continuation of the urban grain of the merchant city with a format of streets and spaces not dissimilar to the existing network bounding the site. Strong connections are made with Trongate, Brunswick Street and Candleriggs to promote the feeling of place and identity.

The intention for the proposed masterplan is to break the castle like diagram down into accessible parcels in pursuit of a more porous and connected intervention and ultimately a more appropriate piece of urban fabric.



Go To Spaces



Go Through Spaces



Ground Floor Interactivity



Varied Ground Floor



Buildings That Say Something



Merchant City Festival



Creating a Porous, Connected Urban Block



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation  
06\_Vision

## The Emerging Masterplan Framework

The diagrams below are illustrative of how the masterplan layout and proposed development framework provides the opportunity to celebrate the essence of the Merchant City's urban grain.

Accessible, resilient and well proportioned public spaces lie quite literally at the heart of the masterplan - underpinning the ambition we have to create a new vibrant destination within the City Centre which contributes to the spirit of the Merchant City.

Each building within the development will be subject to its own separate planning application and consultation where detailed proposals are to be submitted. These subsequent proposals will be notified and advertised in accordance with the relevant legislation.

## A Developing Project

In the coming weeks and months, as the masterplan develops and the architecture for the buildings begins to crystallise, our approach to the architecture will showcase an appreciation for the architectural history of the Merchant City but in a contemporary manner.

An overarching masterplan design code will be developed within which each of the buildings, whilst coherent and consistent in both style and quality, will express a degree of distinction and individuality.

An approach to the architecture is intended to emerge from the parameters set by the design code which creates vibrancy and a dynamic environment. Taking cues from the local neighbourhood is key and improving on the consented approach onto the Trongate edge of the masterplan with a more inviting and permeable threshold to the new public spaces beyond. The ambition is for the buildings on the southern edge of the masterplan to reflect the rhythm and almost idiosyncratic nature of Trongate.

In essence, the design code, as we see it, should provide the backdrop for the new streets and spaces within the masterplan to deliver the quality of public realm the Merchant City is well known for.



Public Realm



Pedestrian Movement



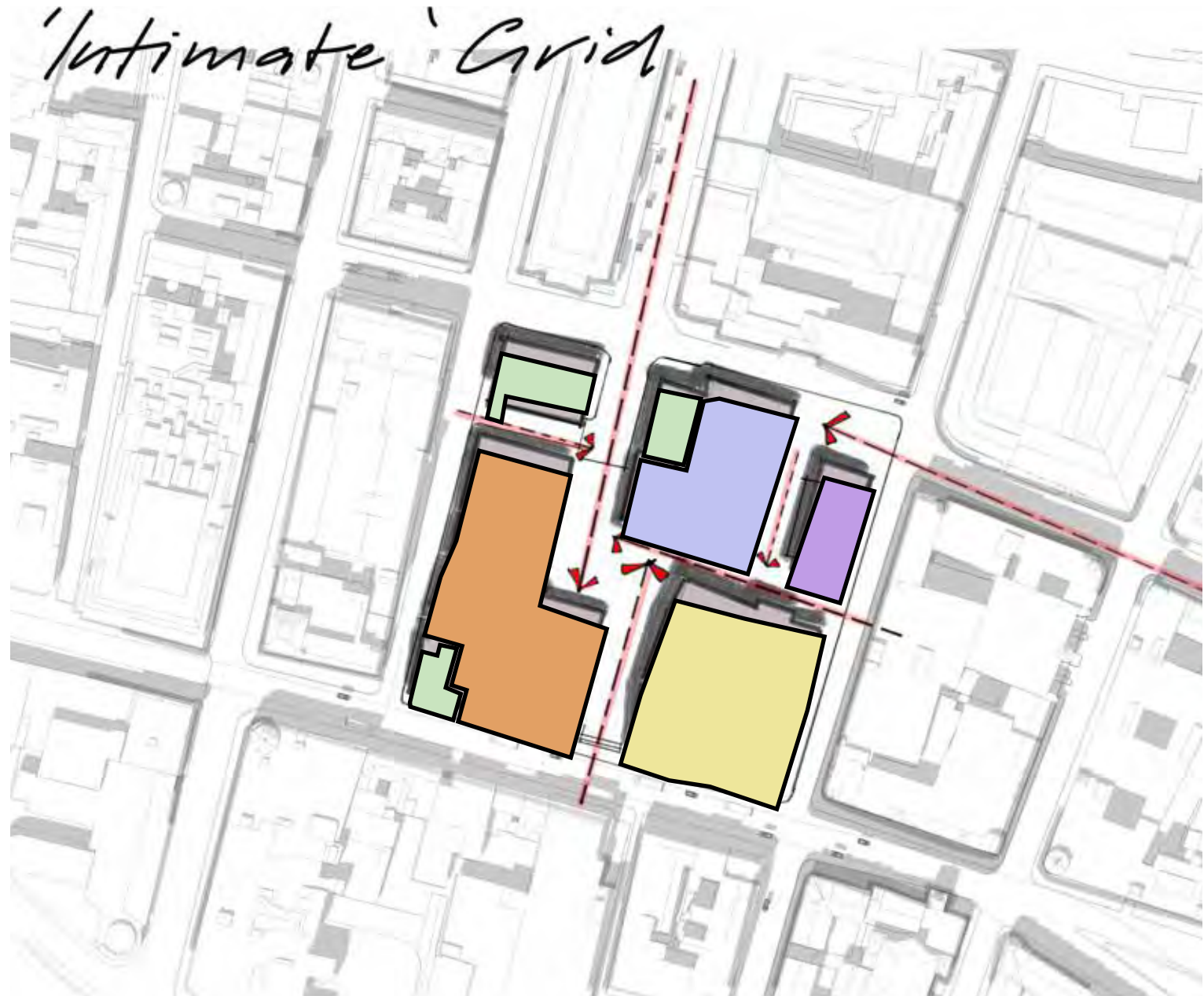
Intimate Grid



Active Uses, Active Spaces



Views & Vistas...  
Views and Vistas Sewn into Glasgow's Urban Fabric



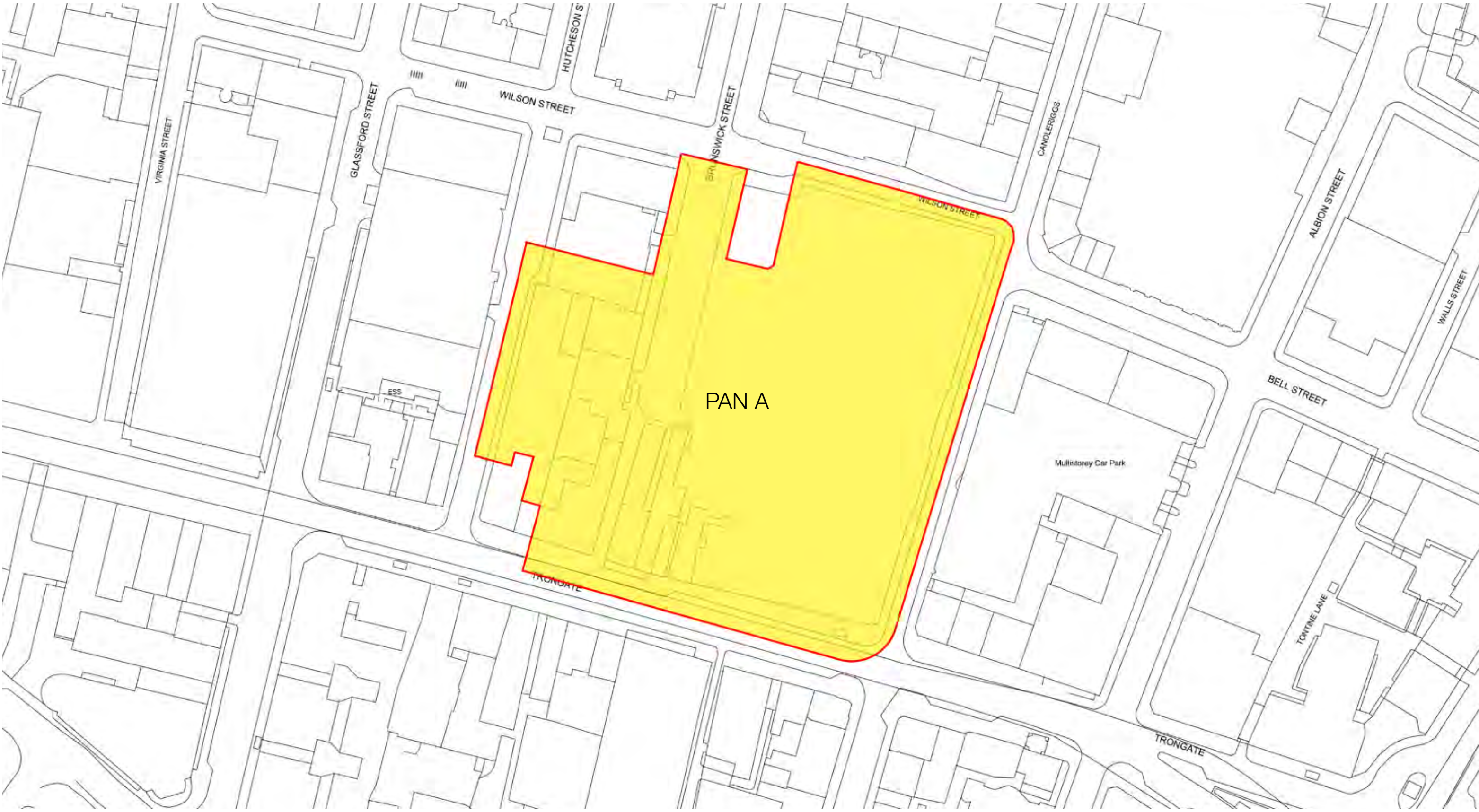


# MERCHANT CITY Candleriggs Square

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07\_Indicative Site Development

### Site Wide Development

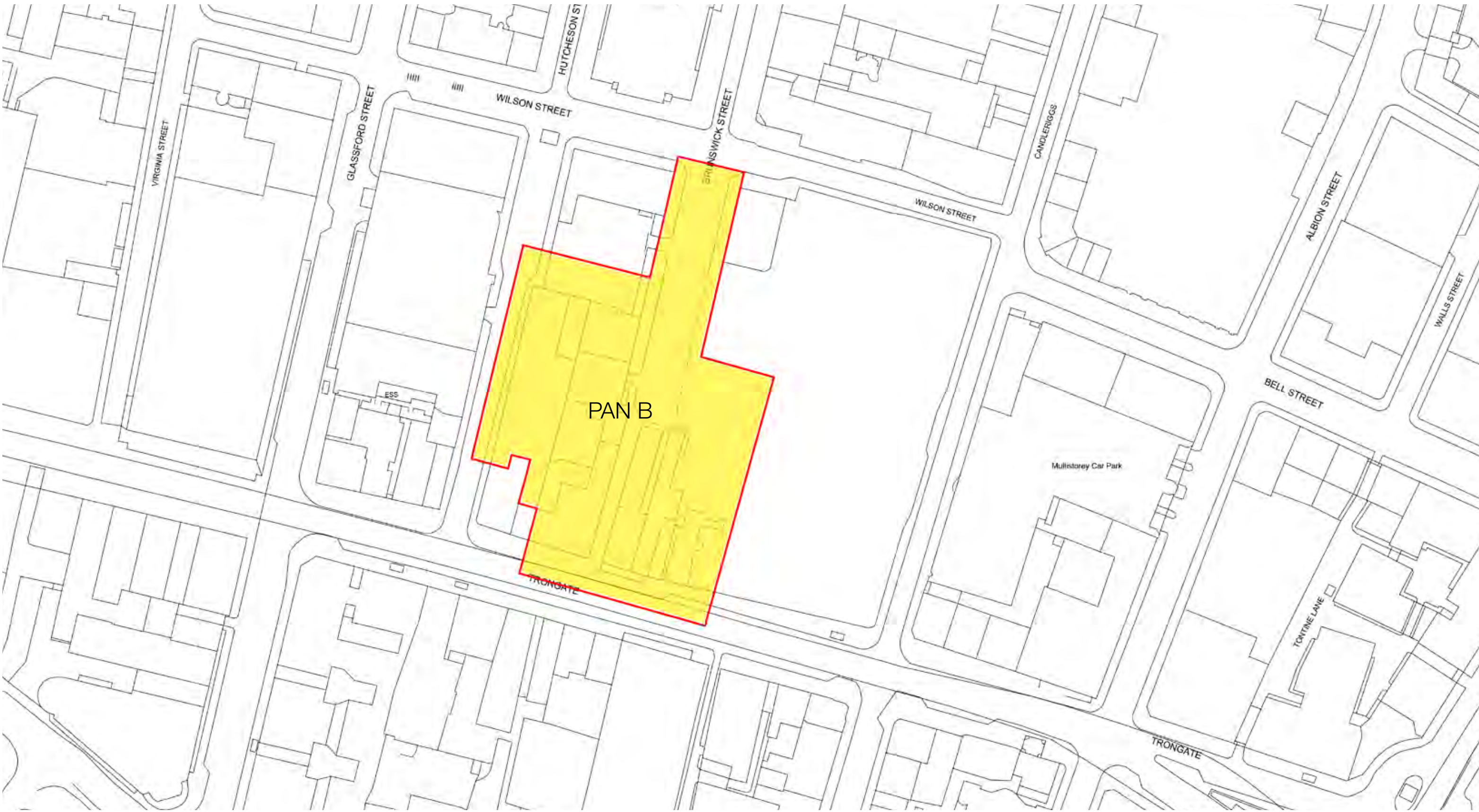
Planning permission in principle for the entire site: Proposed mixed use development to include hotel (hotel/ student accommodation/ serviced apartments hybrid- sui generis use with associated leisure/gym/event/business space), offices and business space, residential (for sale and private rent)/co-living, hotel, shops/retail (Class 1), offices (Class 2), restaurants (Class 3)/public houses (sui generis) together with associated car parking, access, landscaping, public realm, engineering/infrastructure works and demolition of unlisted buildings, demolition of listed building with facade rebuild/retention.



Site Plan\_Red Line Boundary of Whole Development

### Hotel Development

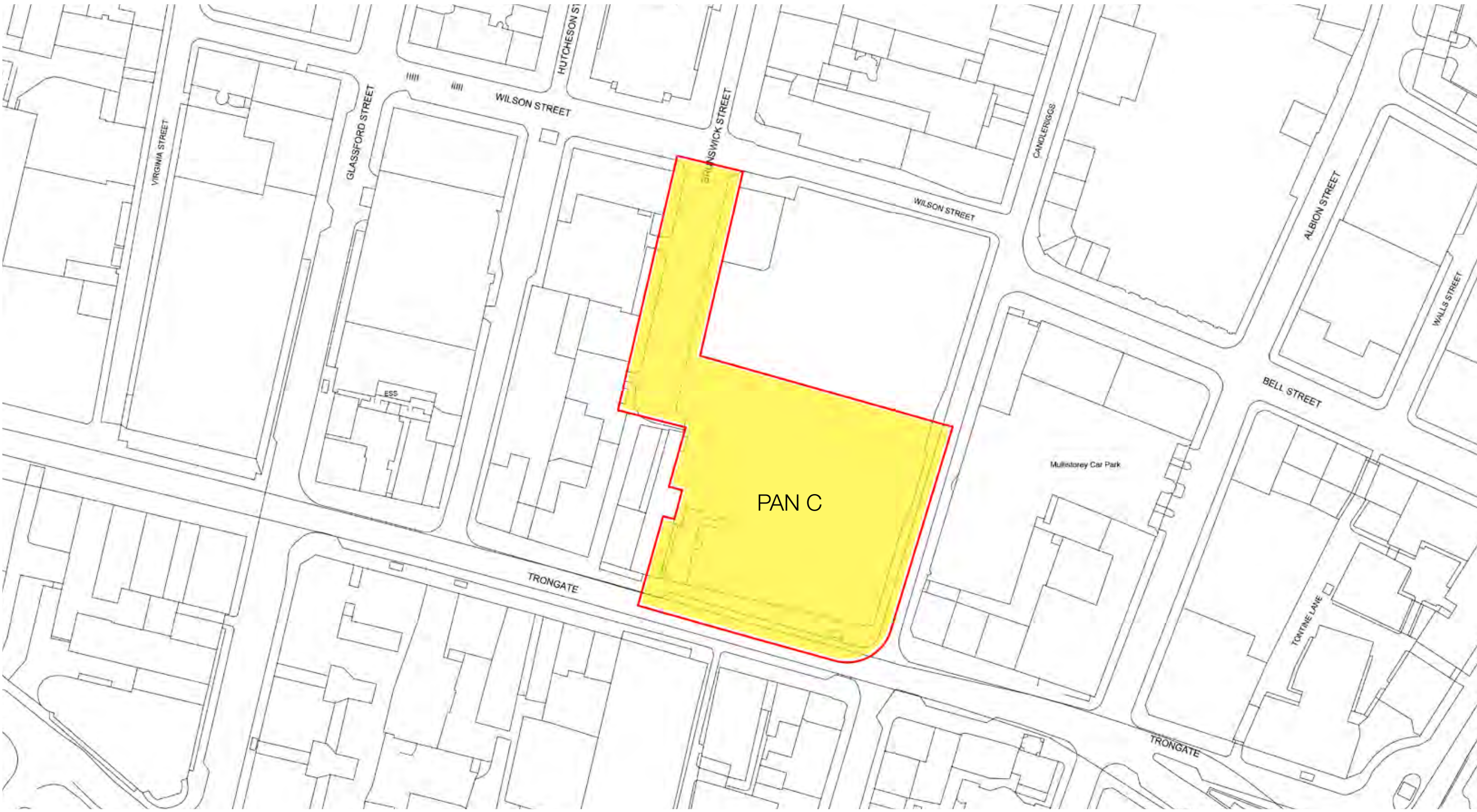
Full planning permission for a hotel and associated uses: Erection of hotel (hotel/student accommodation/serviced apartments hybrid- sui generis use), leisure uses– gym/cinema/event space and business space, shops/retail (Class 1), offices (Class 2) and restaurants (Class 3)/public houses (sui generis) together with associated car parking, access, landscaping, public realm, engineering/infrastructure works and demolition of unlisted buildings, demolition of listed building with facade rebuild/ retention.



Site Plan\_Red Line Boundary of Hotel Development

### Residential Accommodation Development

Full planning permission for residential accommodation and associated uses: Proposed erection of residential development (private for rent), gym, business space, shops/retail (Class 1), offices (Class 2) and restaurants (Class 3)/public houses (sui generis) together with associated car parking, access, landscaping, public realm, engineering/infrastructure works and demolitions including listed building with façade rebuild/retention.



Site Plan\_Red Line Boundary of Residential Accommodation Development

### Feedback

We recognise the importance of providing local residents, businesses, community interest groups, and those who otherwise make use of the local area, an opportunity to learn about the emerging proposals and to make their views known. There will be another exhibition 1pm-7pm on the 8th October at this venue, relating to more detailed plans for the site, following your feedback from today's event.

Thank you for visiting today's exhibition and please let us know what you think by registering your comments on the proposed development (which need to be made by 22nd October 2019), by:

- Completing a comment form
- Emailing alex@zanderplanning.co.uk
- Or writing to Alex Mitchell, Zander Planning Ltd, 31 Balmoral Dive, Bishopton, PA7 5HR.