

# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 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.



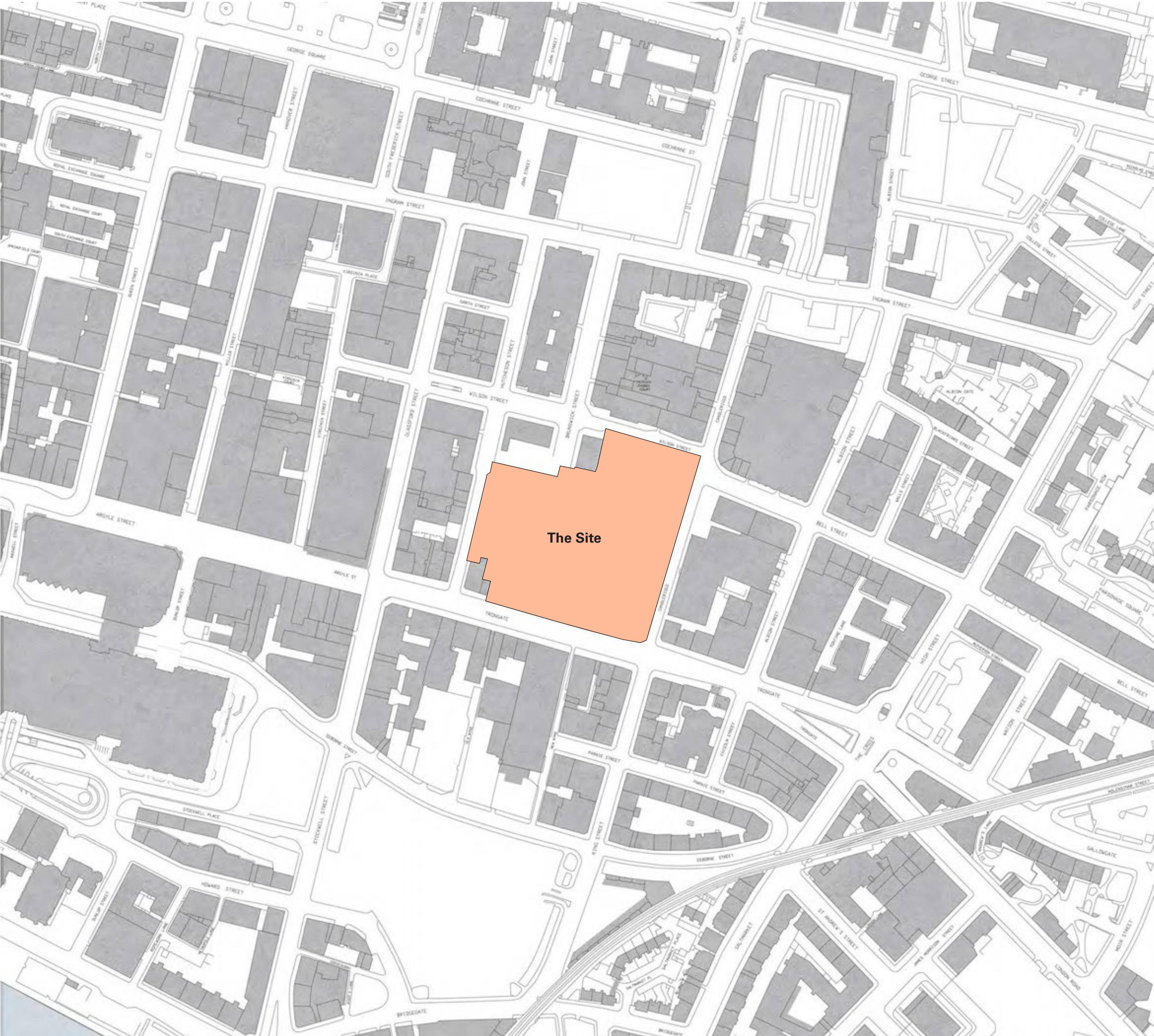
Aerial View of Current Candleriggs Site



Glassford Street



Wilson Street



Location Plan\_Site within City Context



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation

## 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.

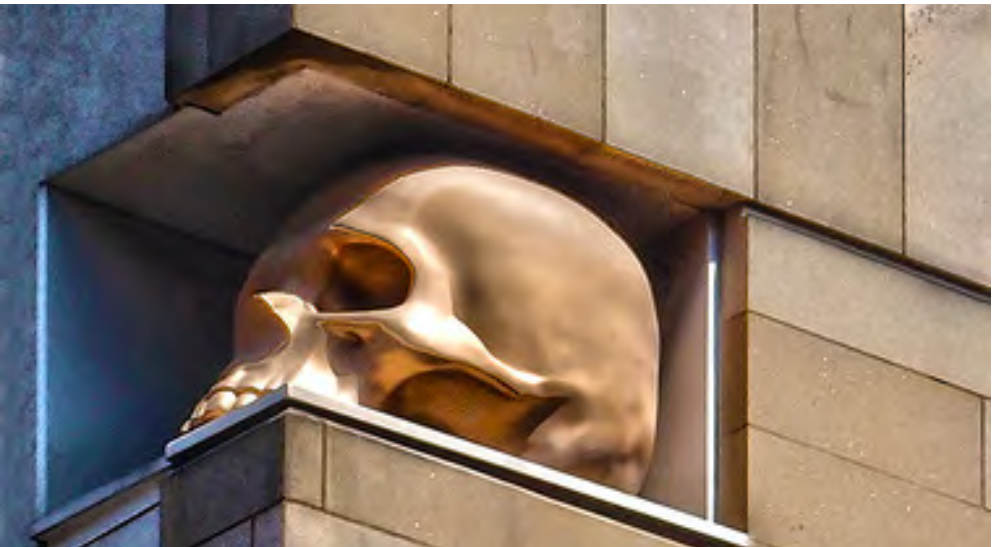
Local public transport is abundant with numerous bus services operating along the site's Southern edge and Argyle Street Station is a minutes' walk away. In the wider context, the site is 10 minutes' walk away from Glasgow Central Station and only 8 minutes from Queen Street Station.

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.



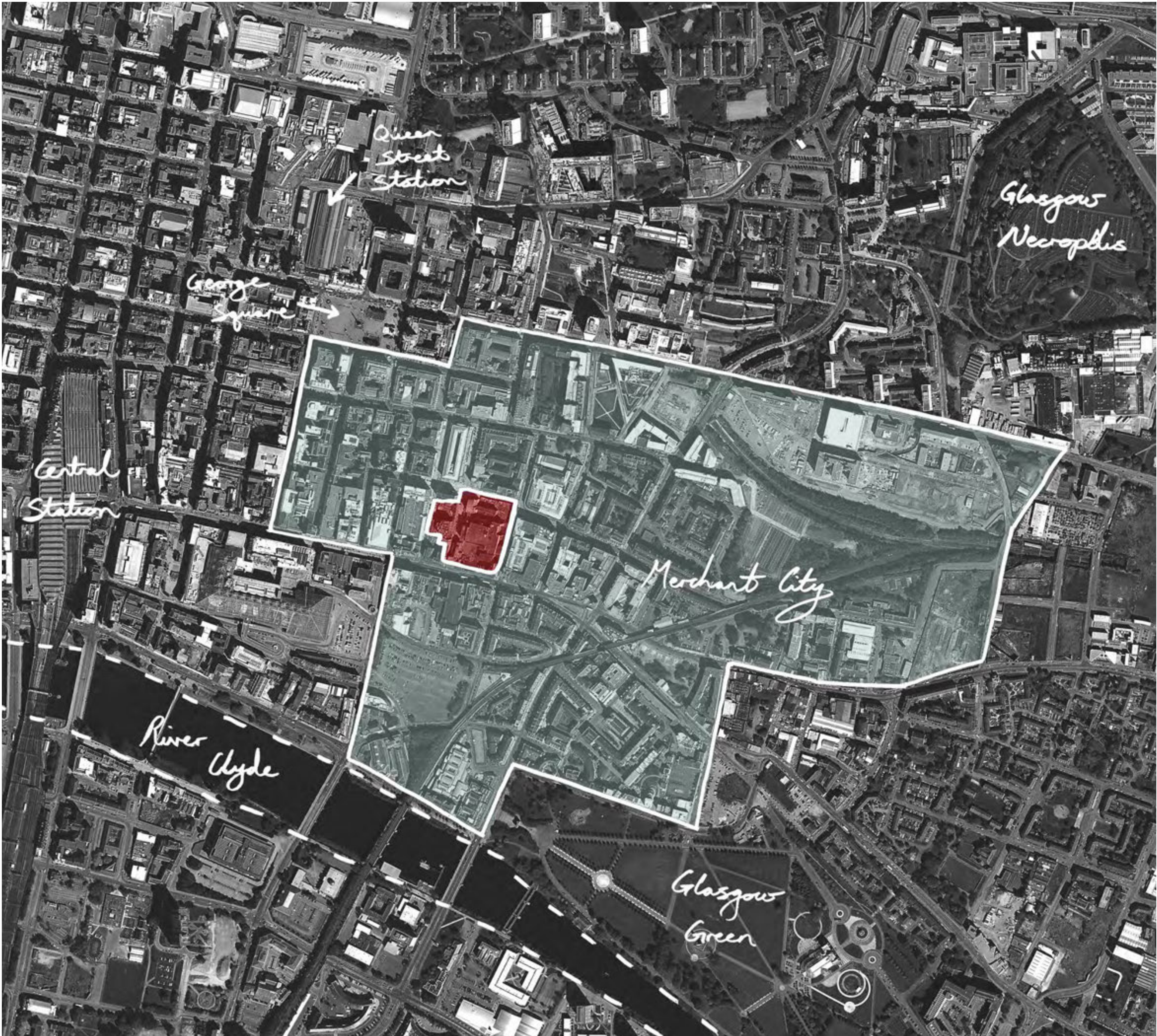
An essence of the Merchant City



Trades Hall of Glasgow



Hutchesons' Hospital



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



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation

## 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.



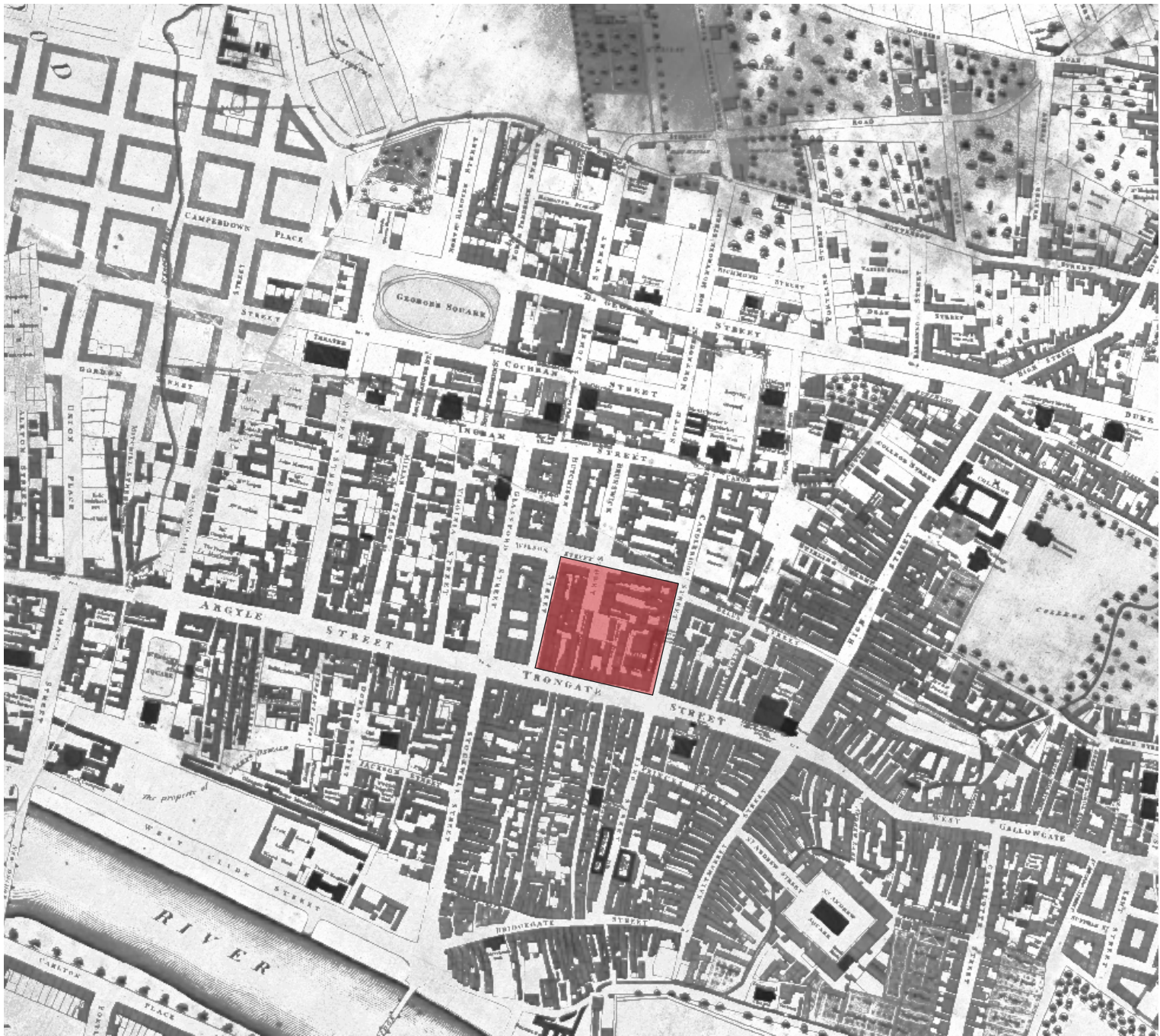
Ghosts of the Merchant City



Merchant City\_A Destination Place



1778



1807



Glasgow\_A City of Merchants and Commerce



1920



2019



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
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.

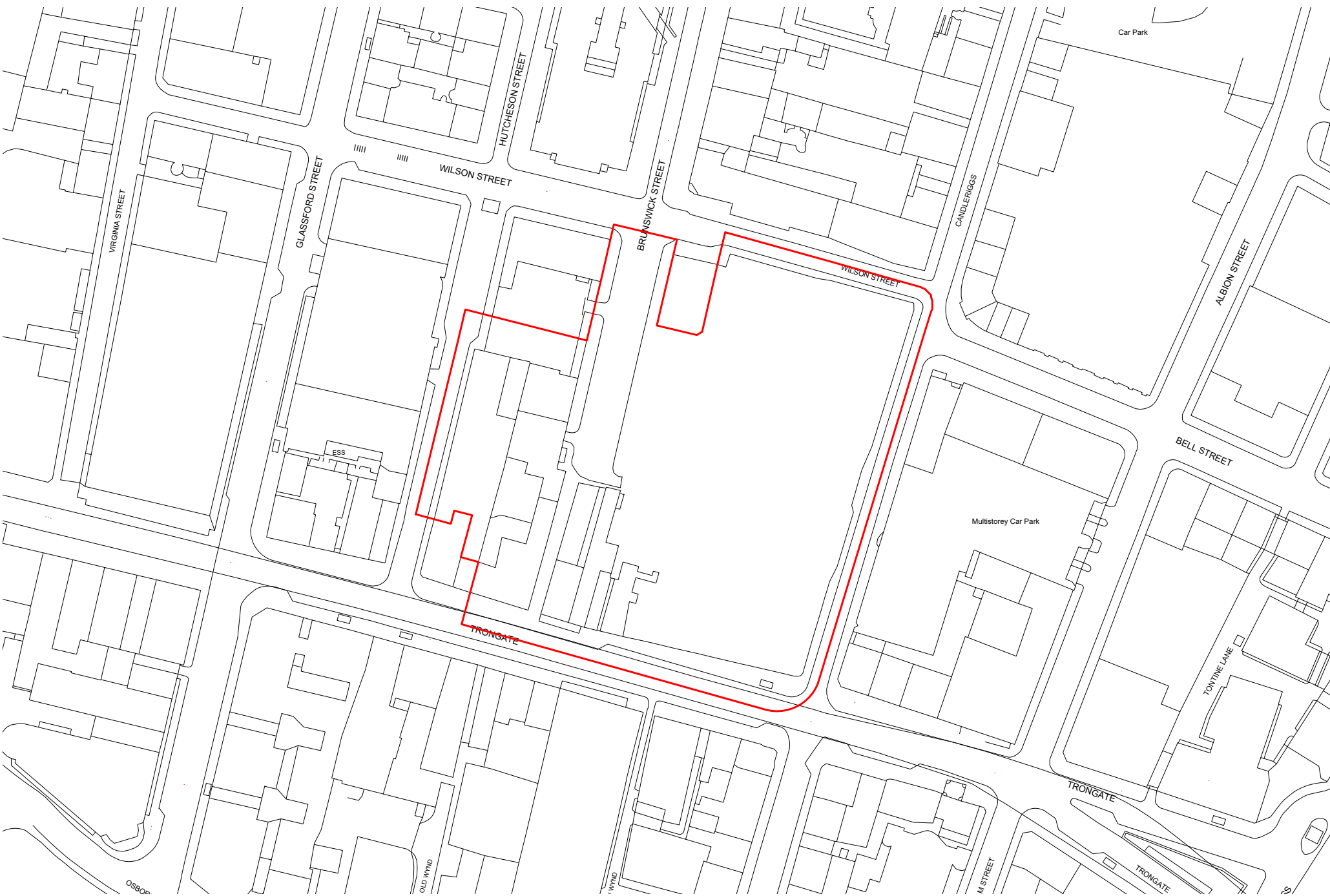
The streets adjacent to the site have a variety of uses. Wilson Street has a variety of small commercial units on the ground floor and residential apartments that face directly onto the site. Likewise, Candleriggs has commercial units on the ground floor, whilst on upper levels a public carpark and residential 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 2 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.

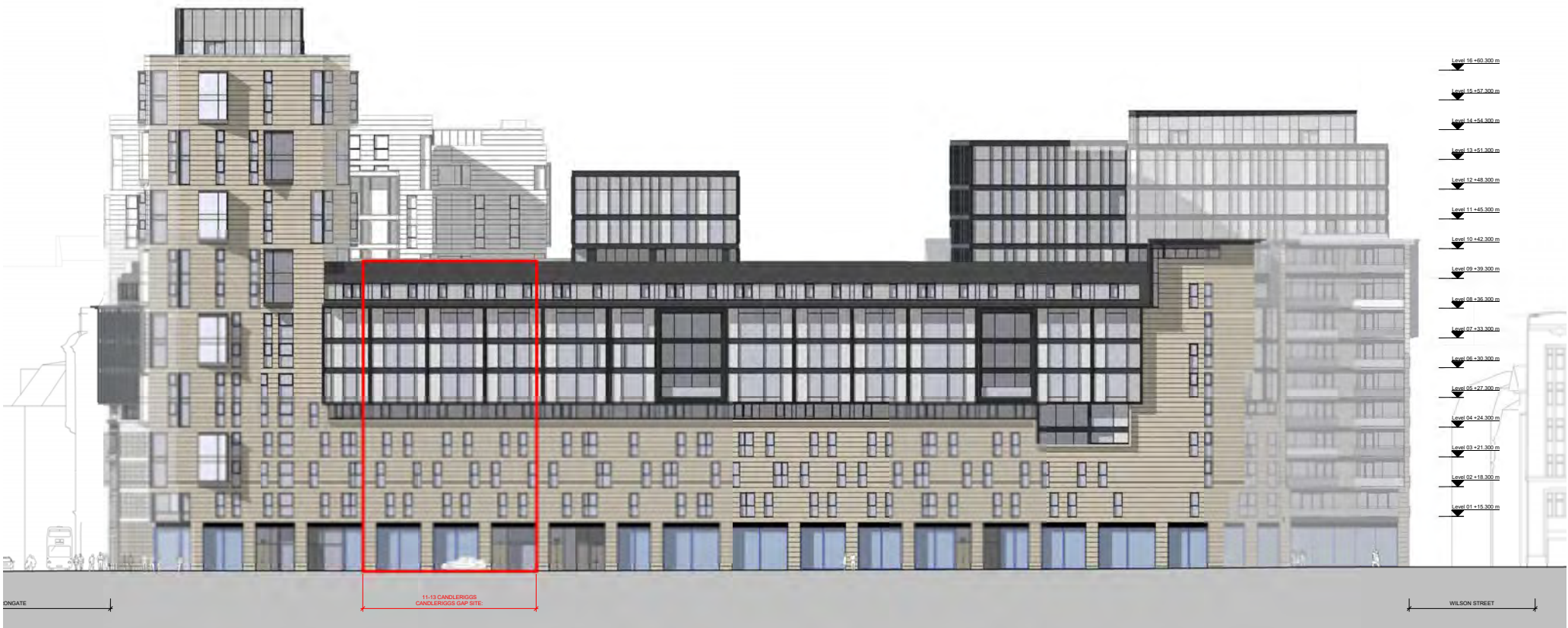
The main uses of the site included:

- 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.

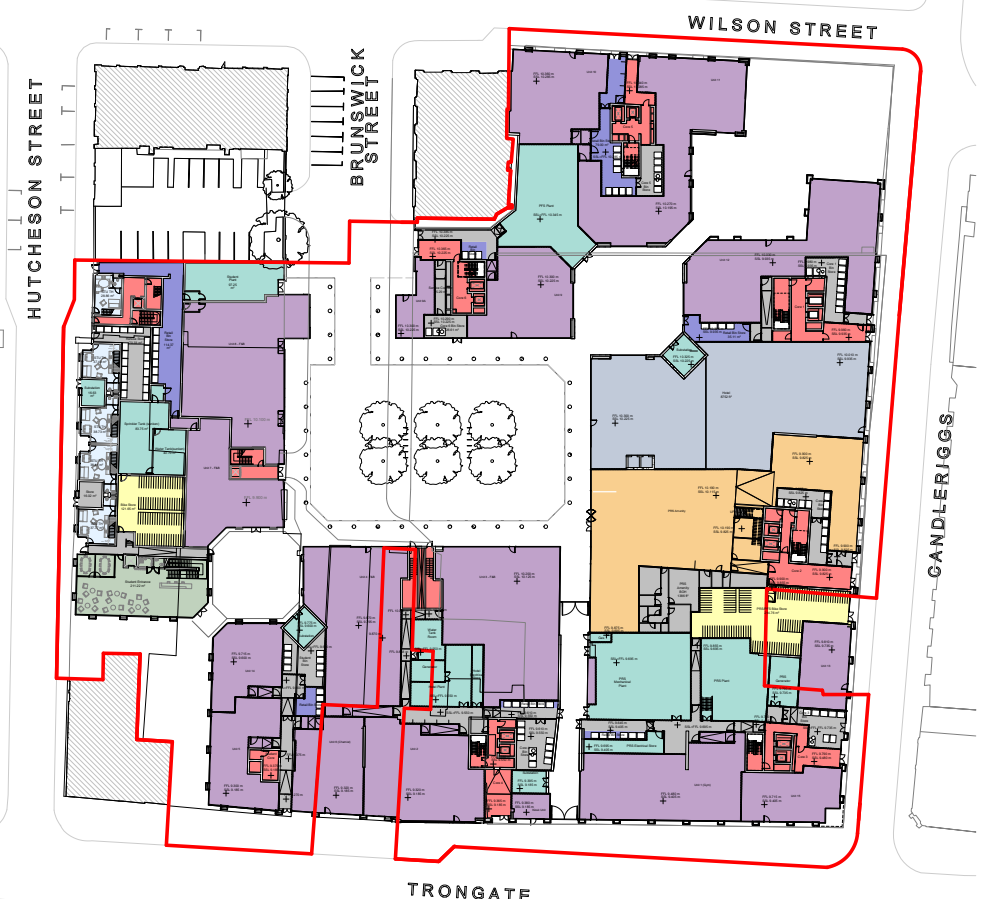
The consented scheme has established a density of development that we understand. However, our aim is to re-imagine that density within a development framework which creates a more accessible urban quarter - one which is more appropriate in the Merchant City context.



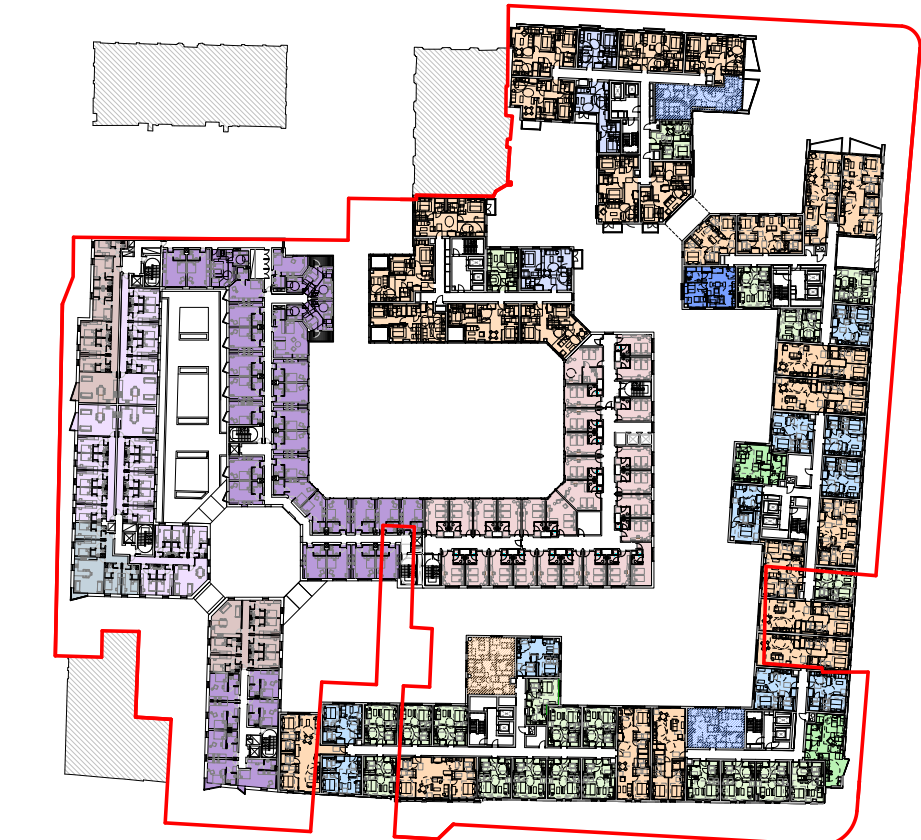
Candleriggs Elevation of Consented Scheme



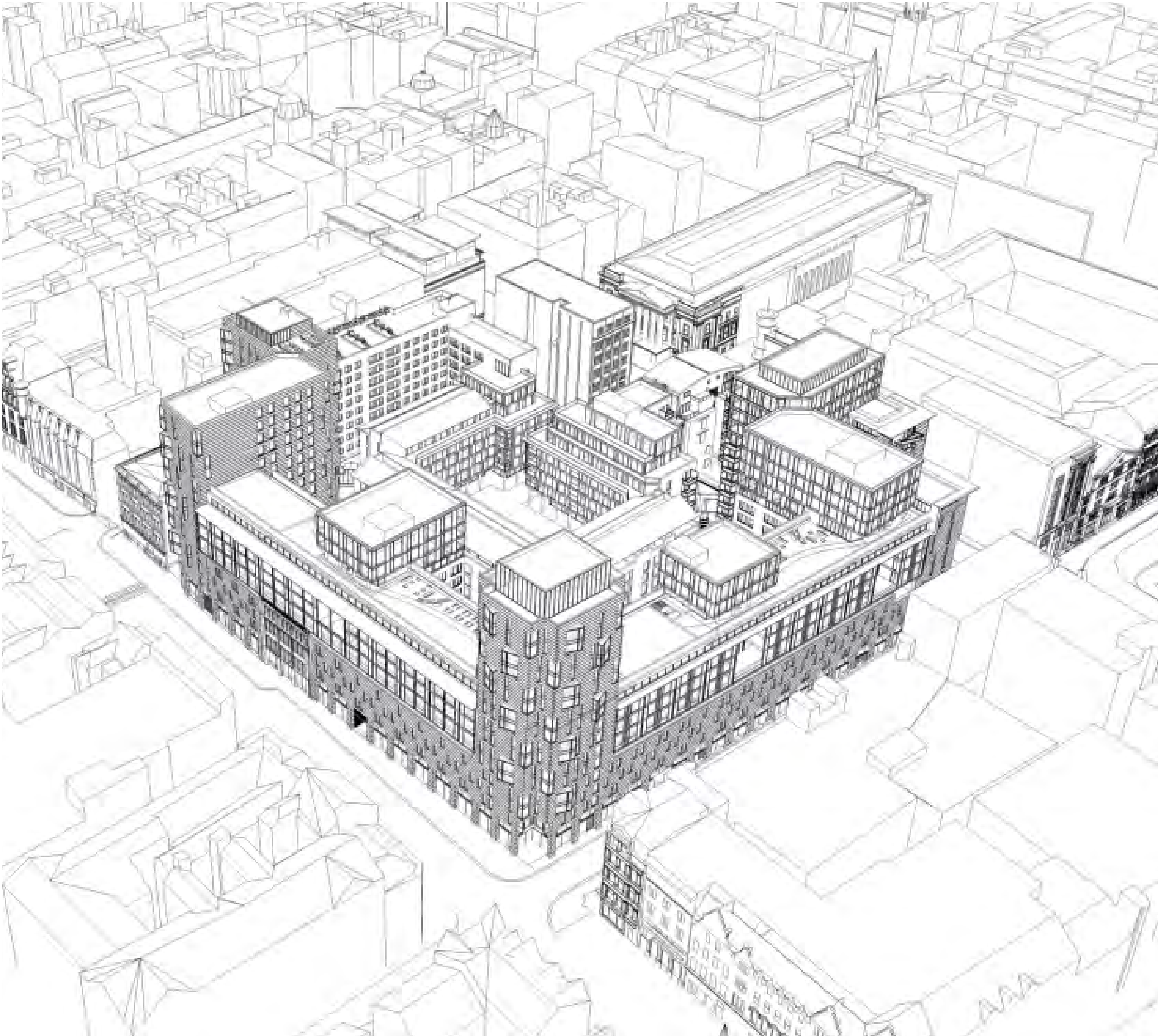
Render of Consented Scheme from Trongate and Hutcheson Street



Consented Scheme\_Ground Floor Plan



Consented Scheme\_Upper Level Plan



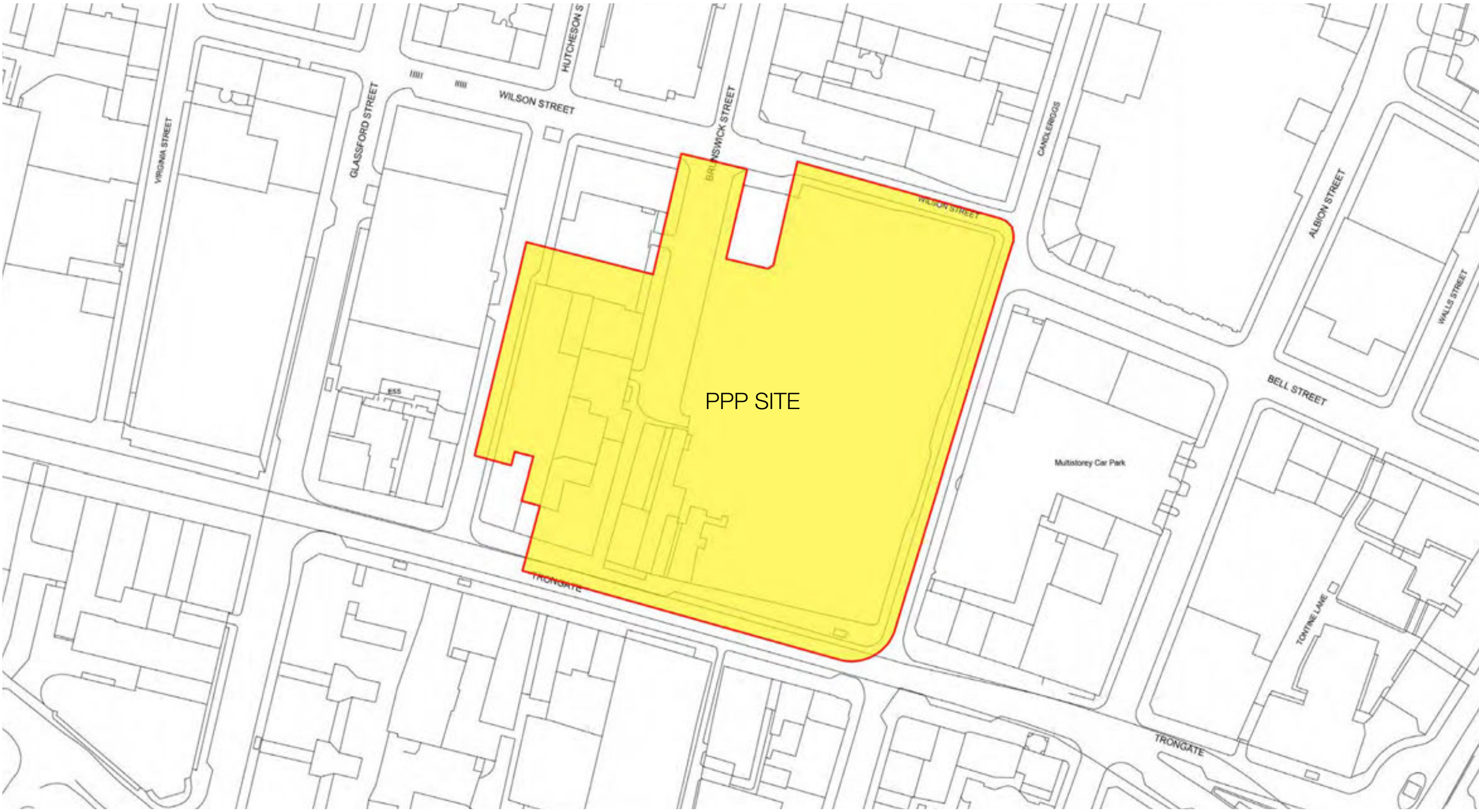
Aerial View of Consented Scheme



# MERCHANT CITY Candleriggs Square

### Site Wide Development

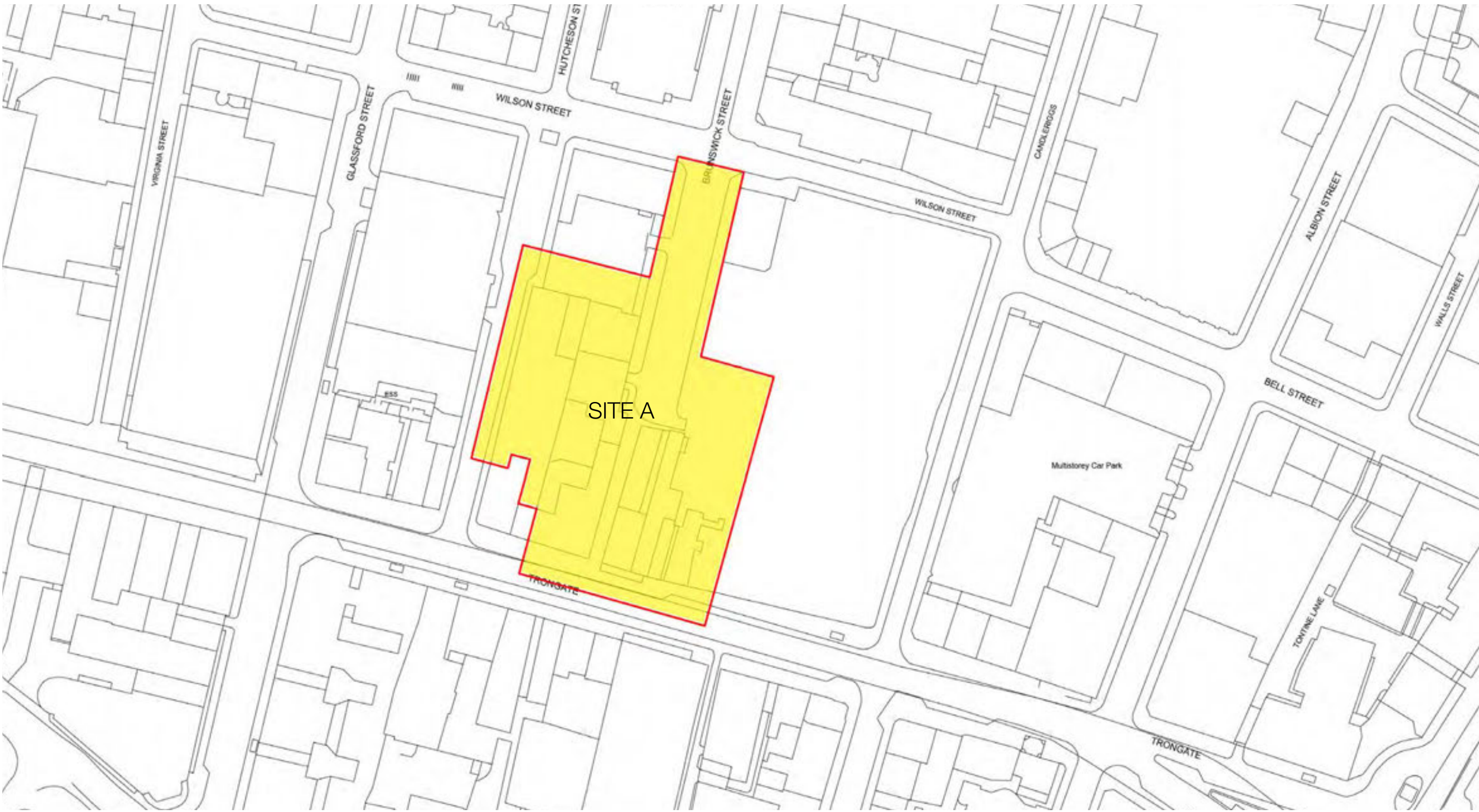
Planning permission in principle for the entire site: Proposed mixed use development to include hotel (hotel/ student accommodation/ serviced apartments hybrid- sui generis use with associated leisure/gym/event/business space), offices and business space, residential (for sale and private rent)/co-living, 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

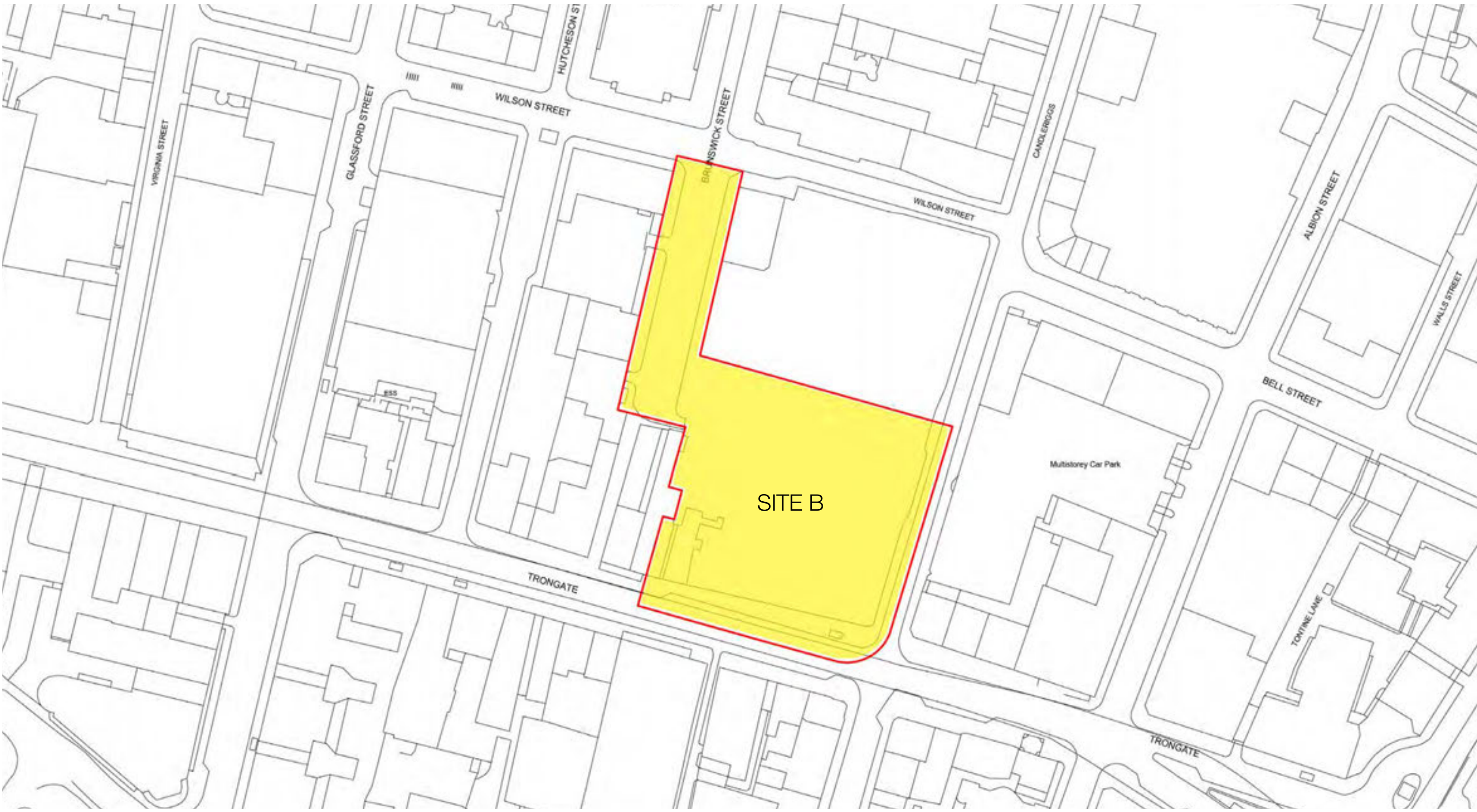
Full planning permission for residential accommodation and associated uses: Proposed erection of residential development (private for rent), gym, business space, shops/retail (Class 1), offices (Class 2) and restaurants (Class 3)/public houses (sui generis) together with associated car parking, access,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

### 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.



Site Plan\_Red Line Boundary of Residential Accommodation Development



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
07\_Masterplan Principles

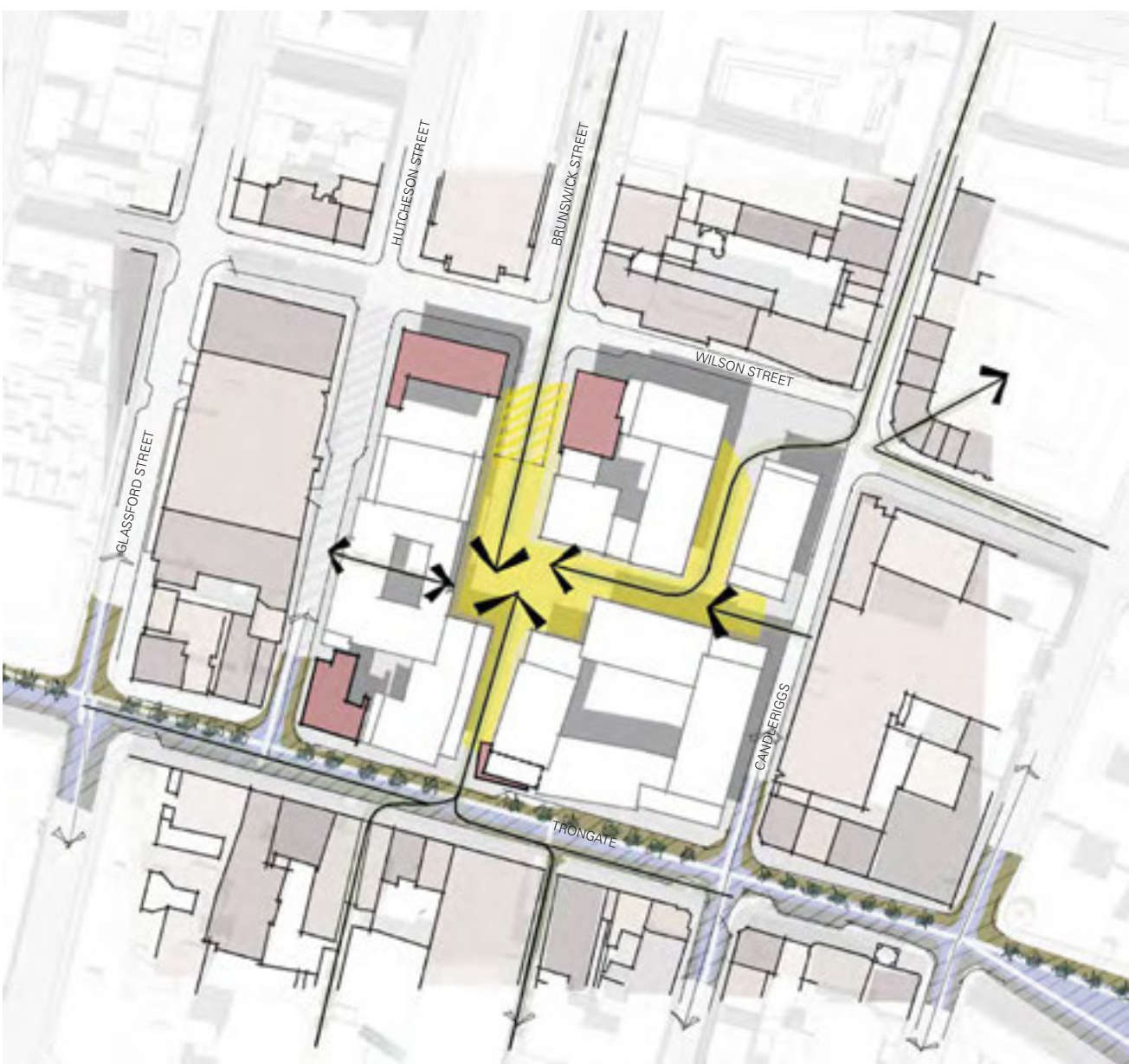
## A Masterplan that Responds to its Context

The diagrams below illustrate the key principles that underpin the proposed masterplan. This approach will ensure the Candleriggs site is reconnected with its surrounding urban context, unlocking routes through the sites and enabling the delivery of new, high quality public spaces.



### Existing Site

The existing site is currently a void in the City Centre's urban fabric. The scale of the site limits permeability and connections within the wider area.



### Pedestrian Connections

A network of new pedestrian routes will be unlocked through the site, improving connectivity and integration with the wider Merchant City



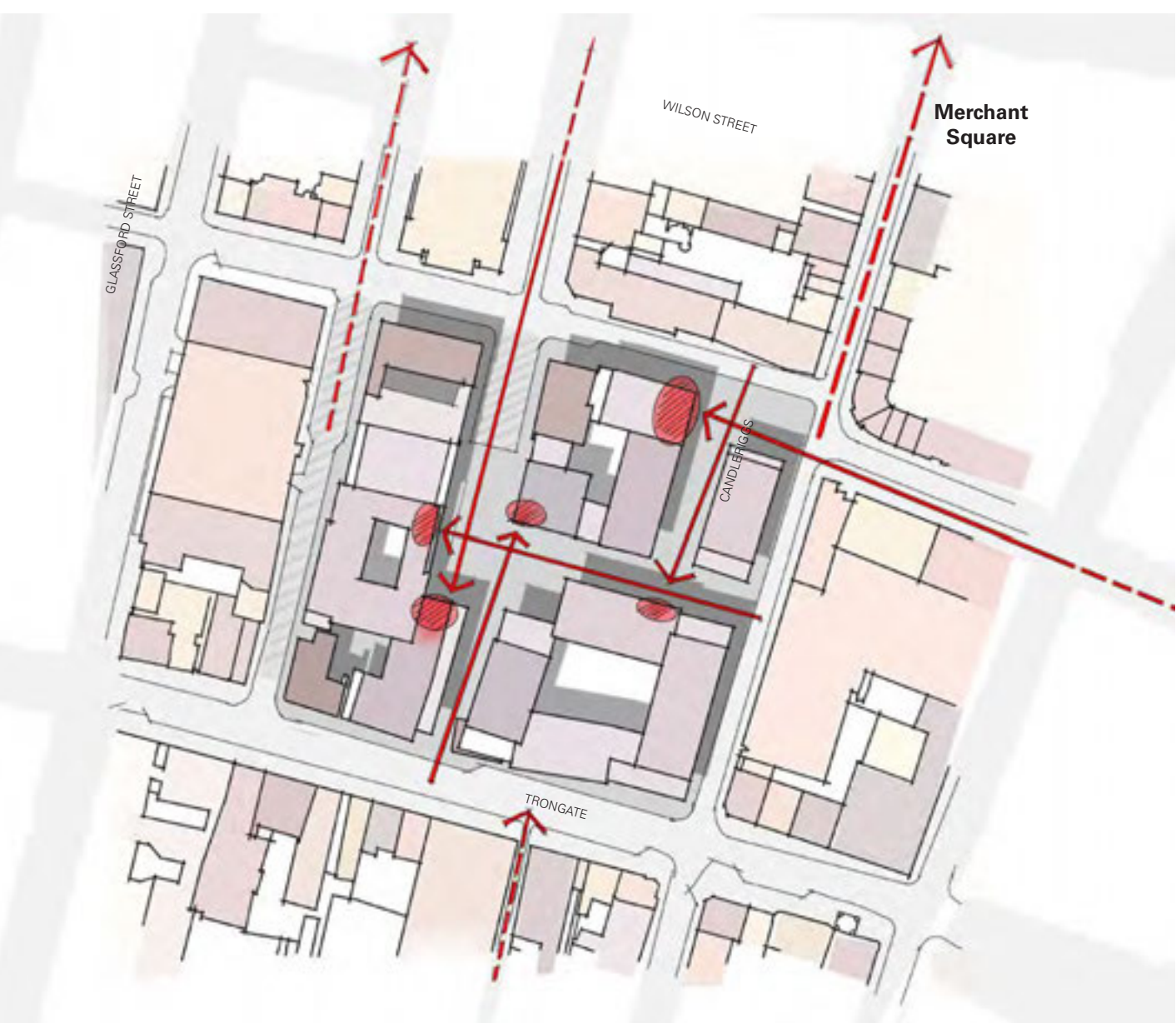
### Deliverable Plots

A series of defined plots will allow the site to be delivered in manageable phases and create an urban grain that is consistent with the site's surrounding urban context.



### Integrate Adjacent Existing Buildings

The proposed development plots integrate surrounding existing buildings as well as retained structures within the site. This will ensure proposed development in properly embedded within the Merchant City's established streetscape.



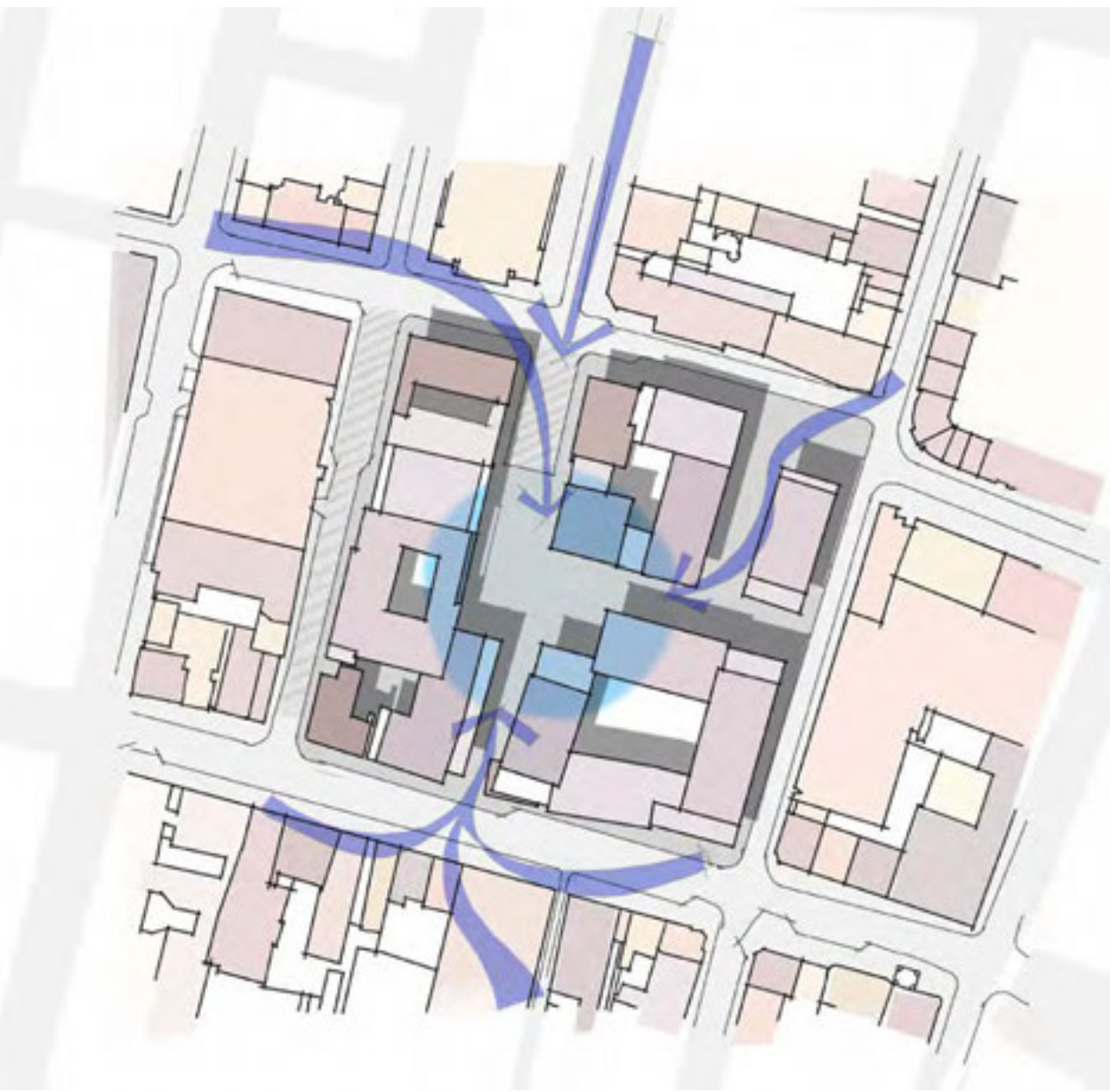
### Terminate Key Views

The block structure responds to the Merchant City's 'romantic grid' by terminating key vistas and approaches into the site, inviting pedestrians into the development.



### Stitch into the Urban Context

New routes and public spaces will seamlessly integrate with the surrounding network of existing streets and public realm.



### Define a New Destination

At the heart of the development will be a new public space creating a highly accessible pedestrian destination at the heart of the Merchant City



### Optimise Aspect

The layout of buildings at the upper levels are designed to optimise aspect and maximise daylight into public spaces, courtyards and roof terraces



### Create a Varied Townscape

The proposed massing will create buildings of varied height and make a positive contribution to Glasgow's skyline.



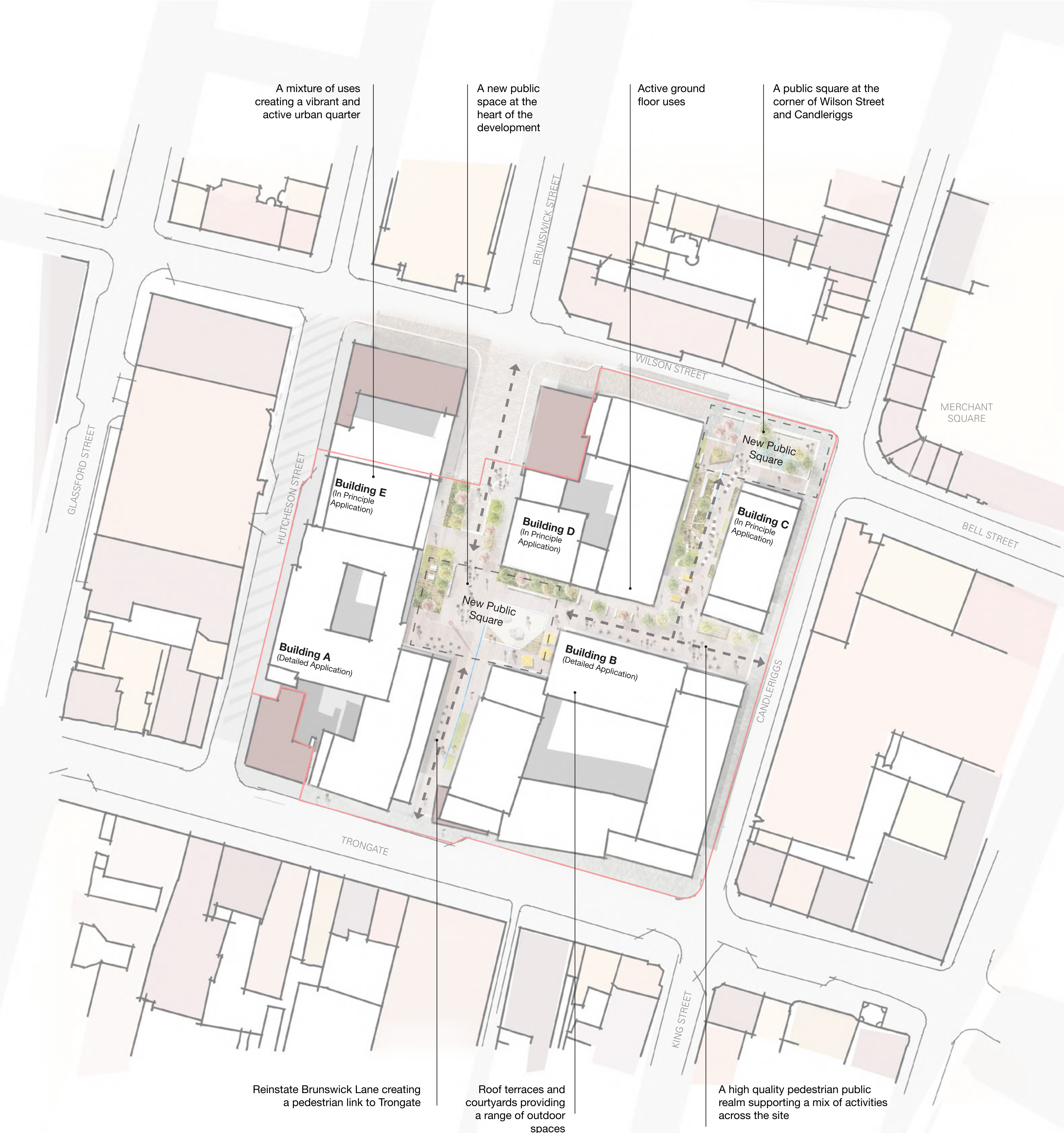
# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
08\_The Proposed Masterplan

## A Connected Urban Quarter

The masterplan will create a comprehensive vision for the site that reconnects it with its urban context. The masterplan vision will create a highly permeable and active urban quarter combining a mix of ground uses and a high quality public realm.

The proposed block structure will create an urban grain that 'stitches in' to the varied and layered urban character of the surrounding Merchant City and unlocks wider north-south connections within the City Centre.





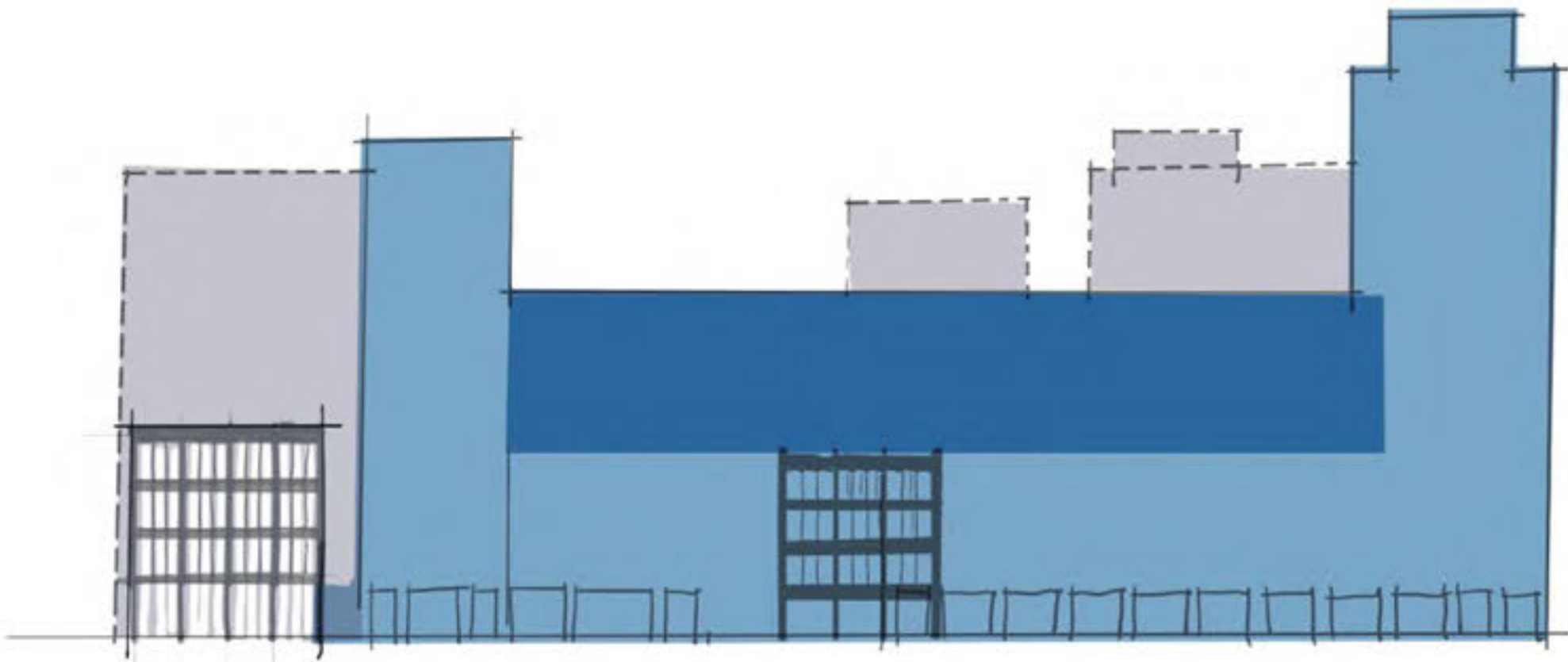
# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
09\_Character and Townscape

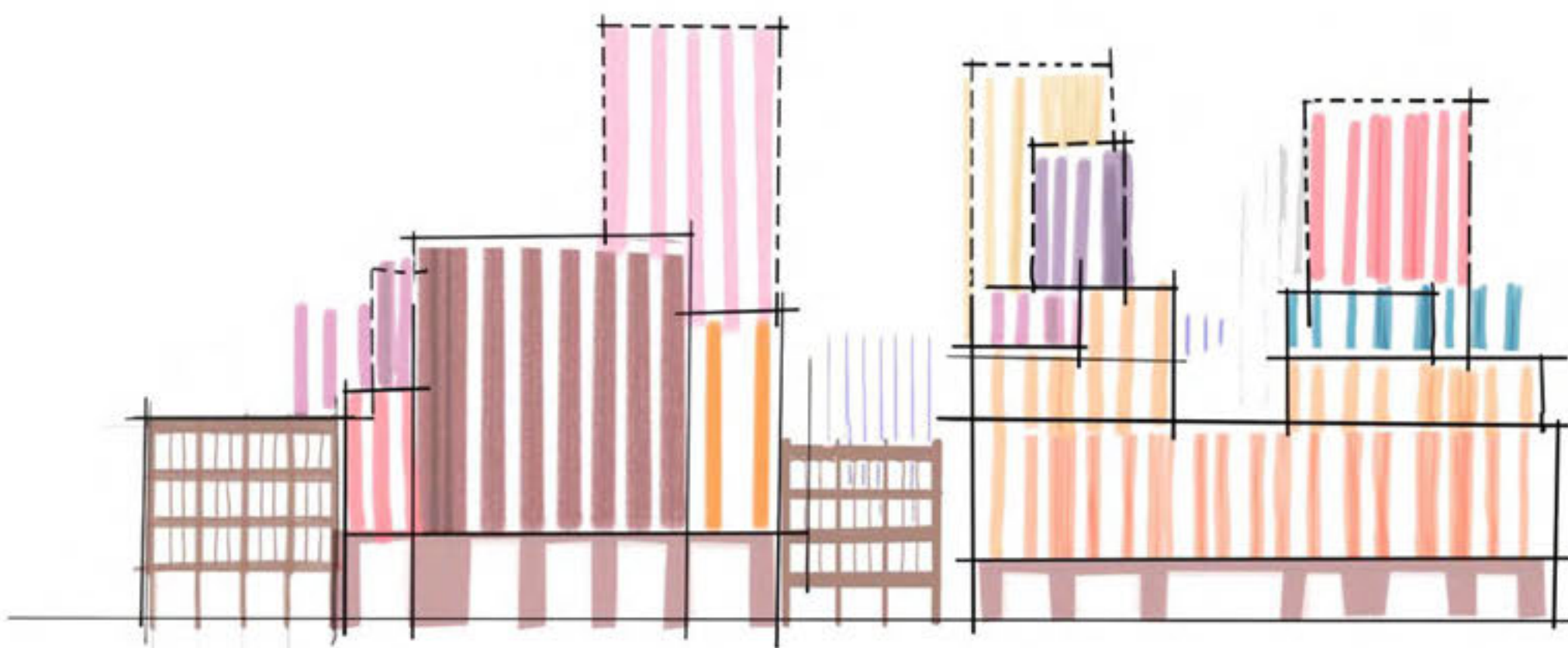
### Responding to Glasgow's Distinct Urban Character

The proposed massing approach departs from that of the consented scheme by reducing the length of elevations, increasing permeability through the site and adopting a more contextual approach to the character and appearance of the proposed buildings. This approach will create an character and identity that is more consistent with the layered and varied character of the surrounding merchant city and city centre.

The design of the proposed buildings will be informed by the rich architecture of Glasgow's urban buildings, adopting timeless principles of order, proportion and composition within a distinctly contemporary architecture. The proposed buildings will adopt a robust palette of high quality materials enabling them to age gracefully over time.



**Consented Scheme**  
Monolithic Massing



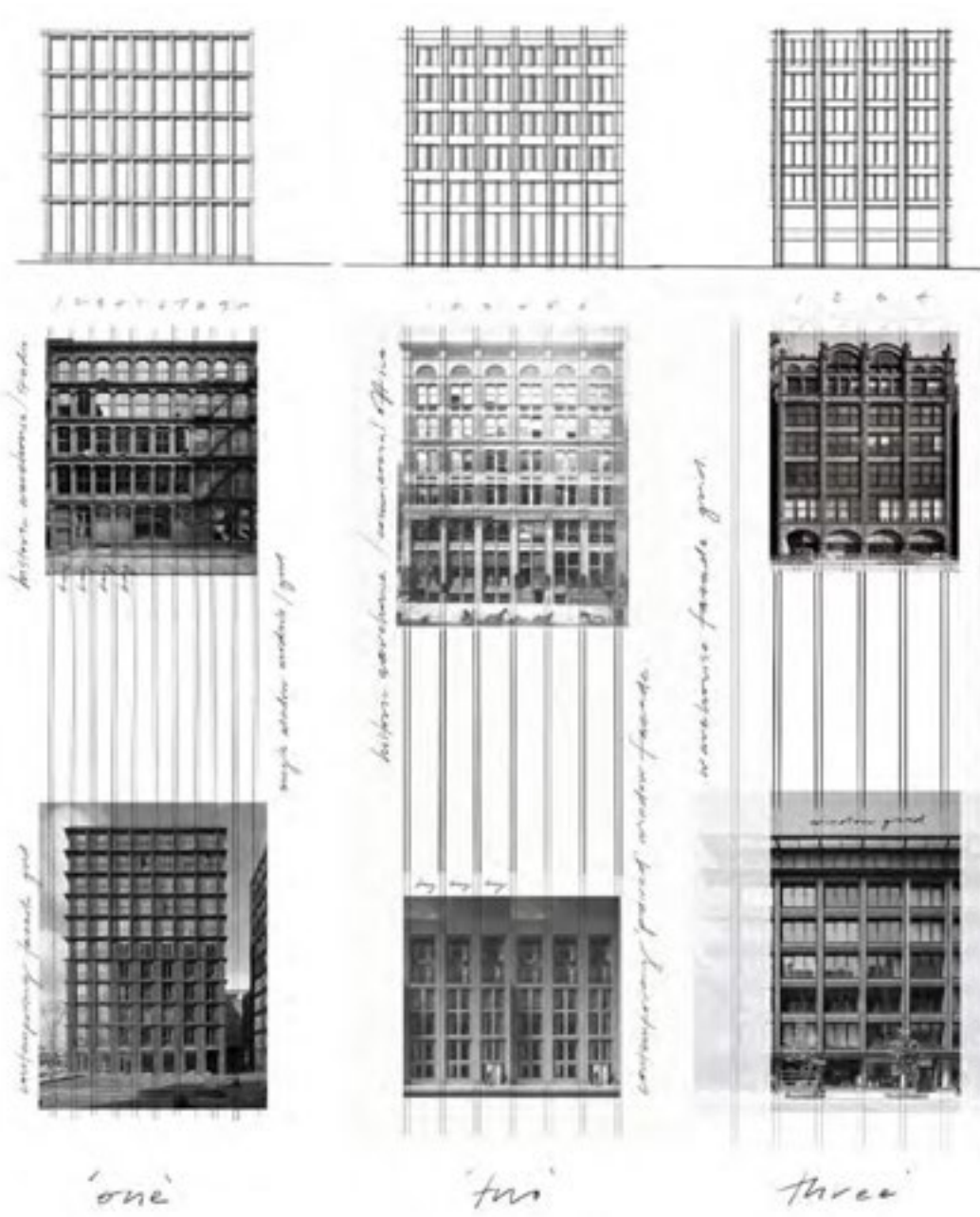
**Proposed Scheme**  
Massing broken down with increased permeability onto Trongate



*Rhythm.*



*Scaling.*



*Vertically combined grids playfully*

*Tall and Crisp.*



*Prime Numbers ...*



*Order ...*



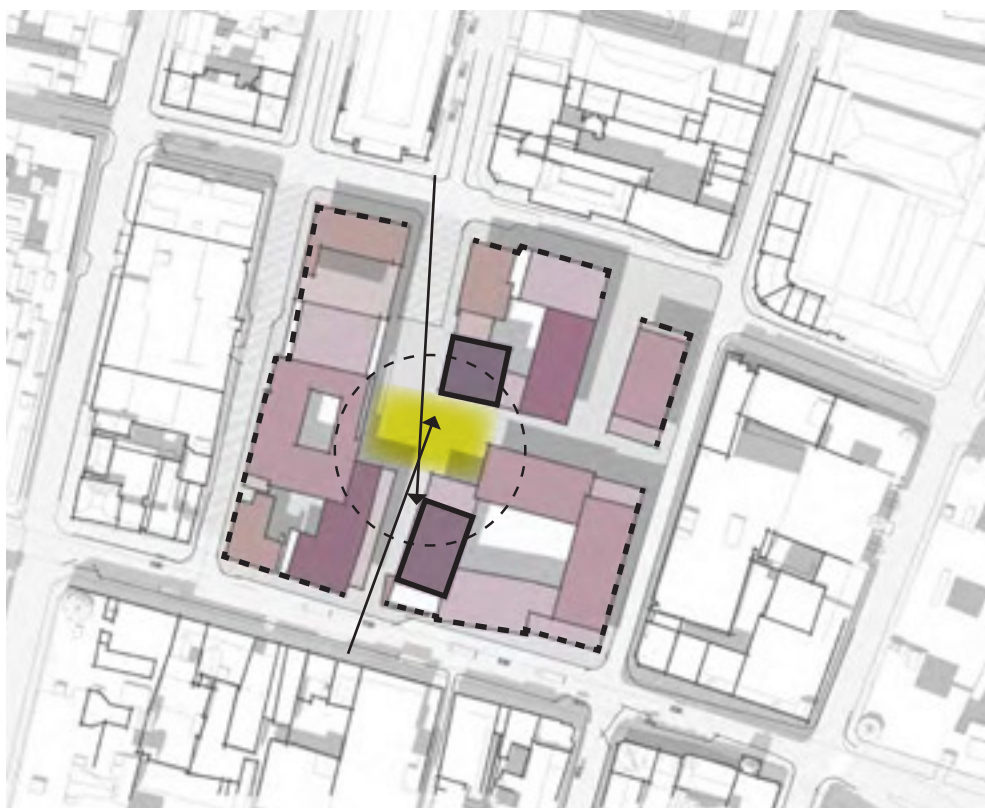
# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
10\_Heights and Massing

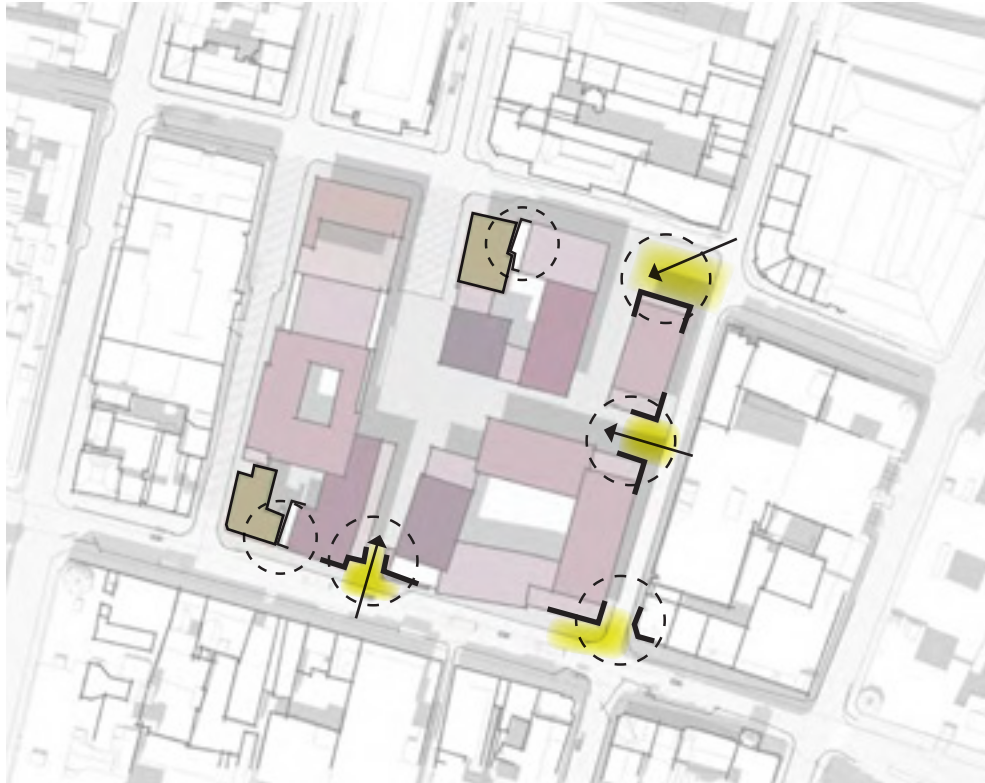
## A Varied Townscape

The proposal includes buildings of a variety of heights allowing the development to respond to the site's distinct and varied urban context. Taller buildings are generally located away from corners and pushed into the site ensuring a contextual response to surrounding streets and existing buildings.

The proposed storey heights do not exceed the maximum heights within the previously consented scheme.



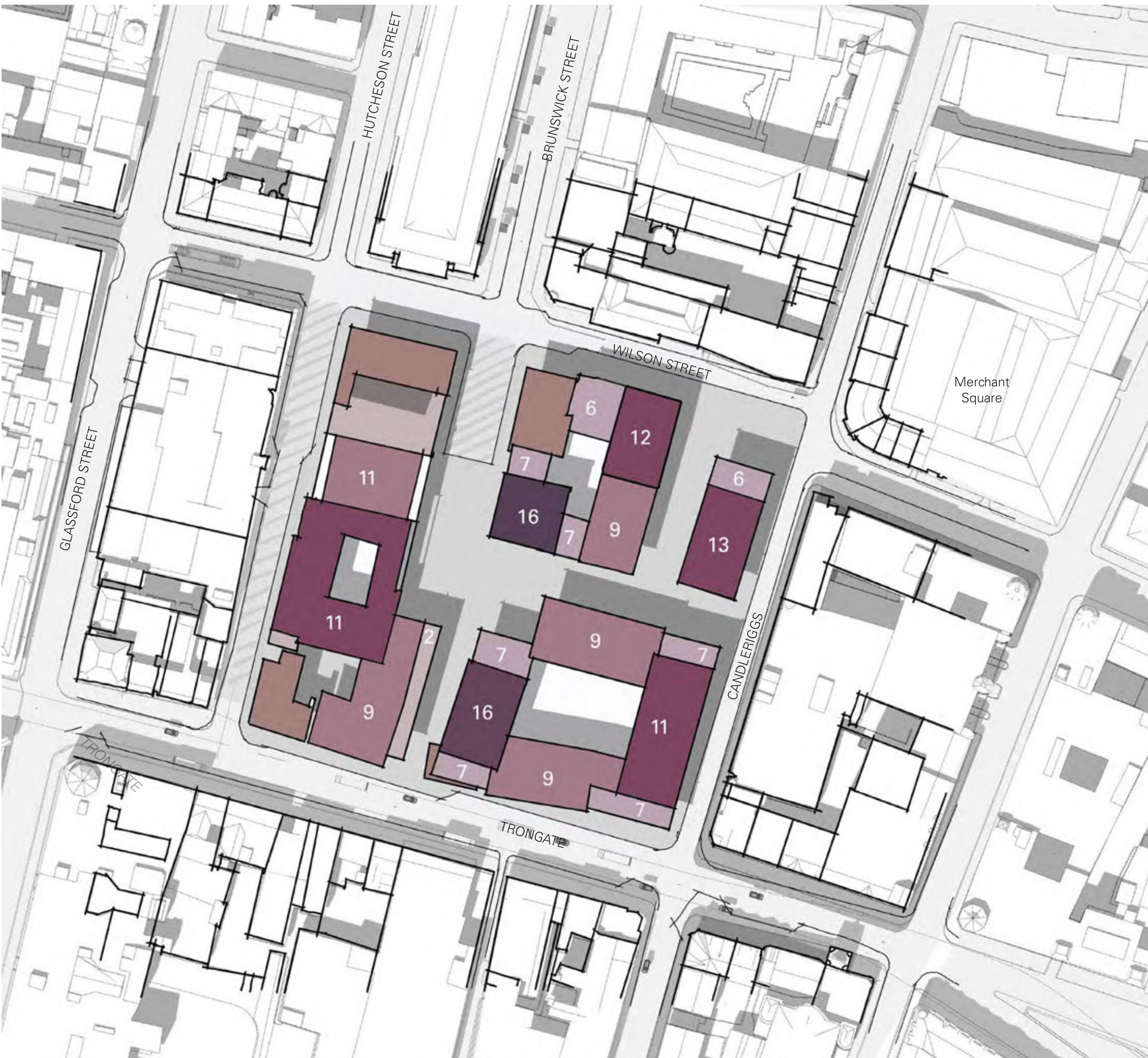
The tallest buildings are located within the site away from existing streets and clustered around the new public square



Lower buildings are located at key corners and entrances responding to neighbouring buildings and creating a human scale



Moderately scaled buildings are distributed across the site and away from building corners creating a varied townscape



Heights Plan

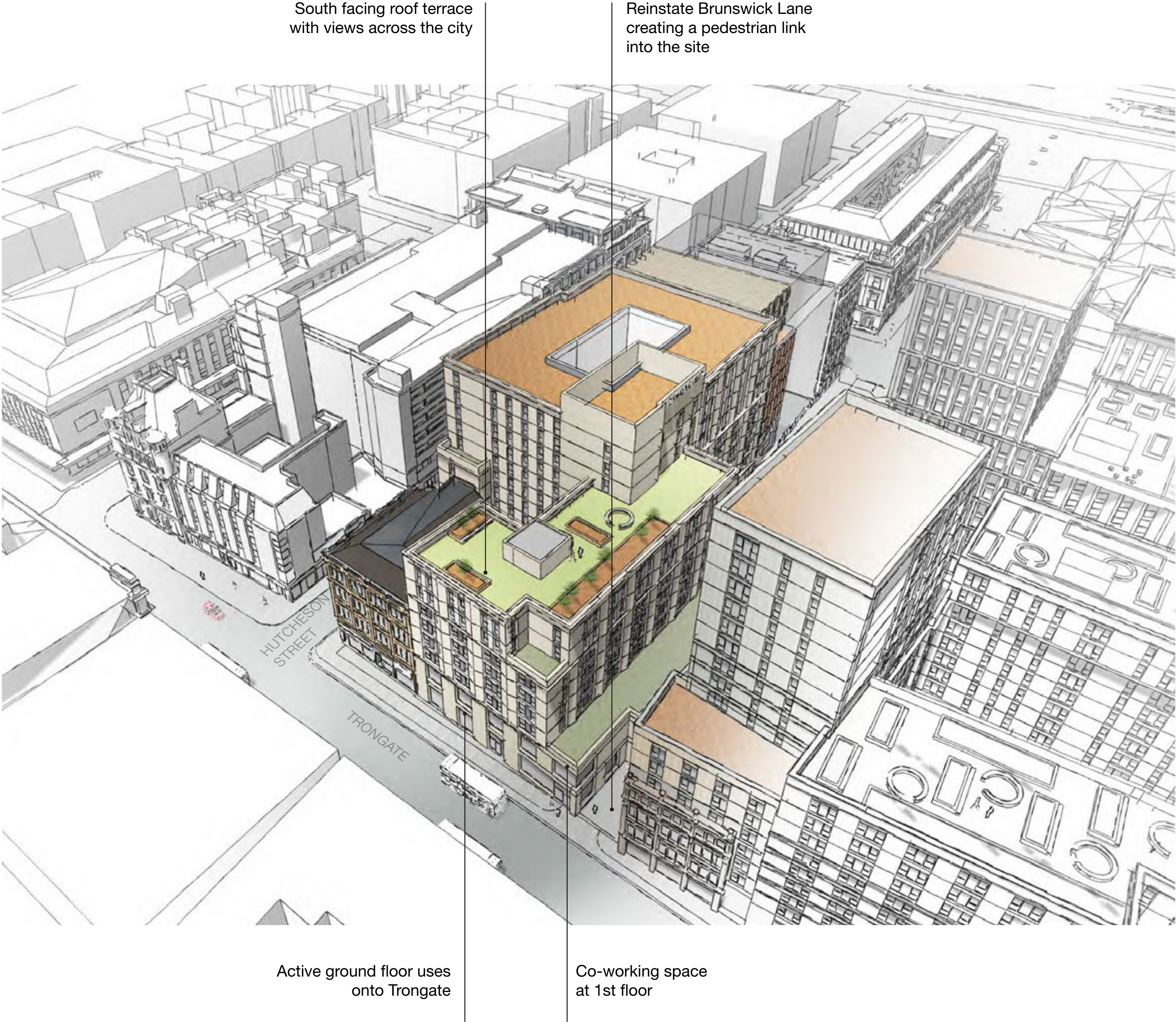
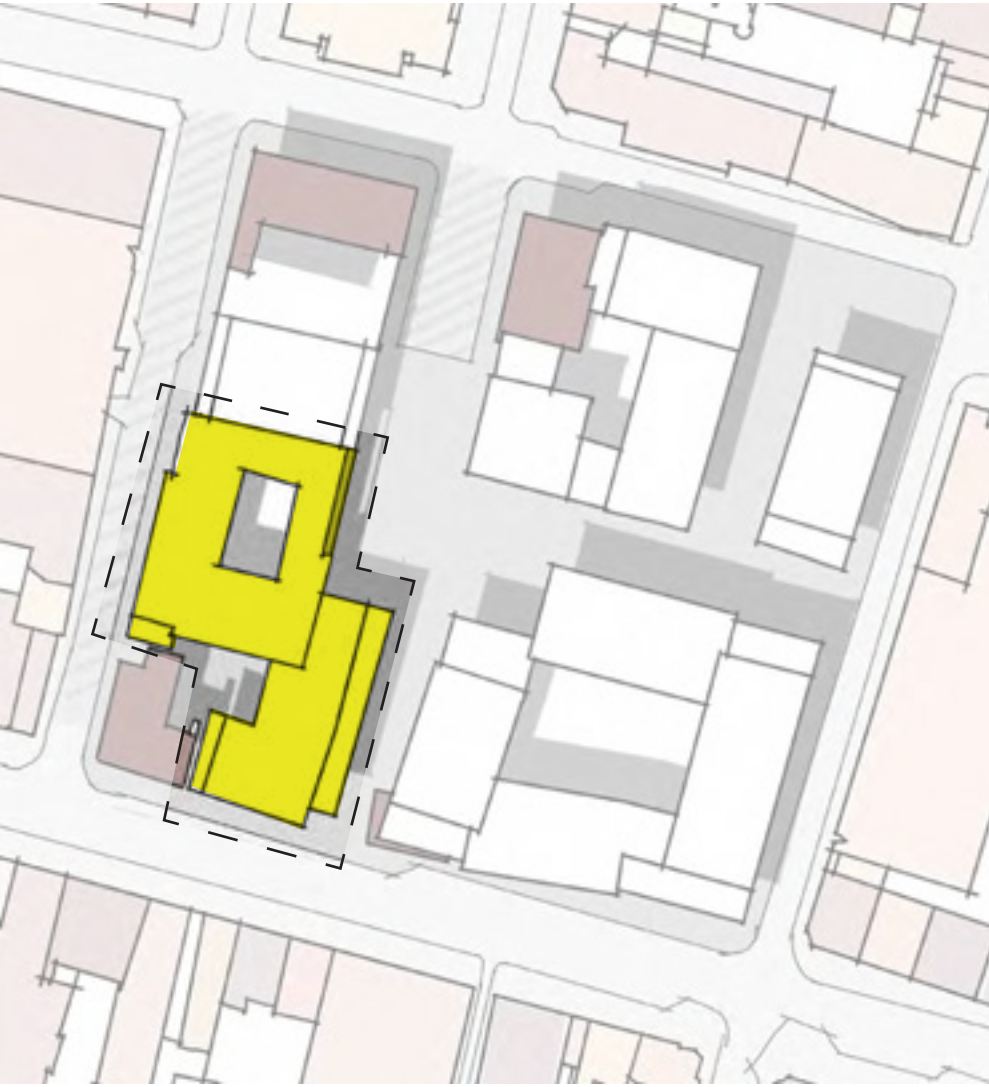


# MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation  
11\_Site A of Masterplan Site (Full Planning Permission)

## Site A (Full Planning Permission)

Site A will provide a new 500 bed hotel along with co-working, conference and food and beverage uses at ground and first floor. This vibrant mix of uses will activate the ground floors of the building and ensure it is used all times of the day and week.



View east along Trongate



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation

## 12\_Site B of Masterplan Site (Full Planning Permission)

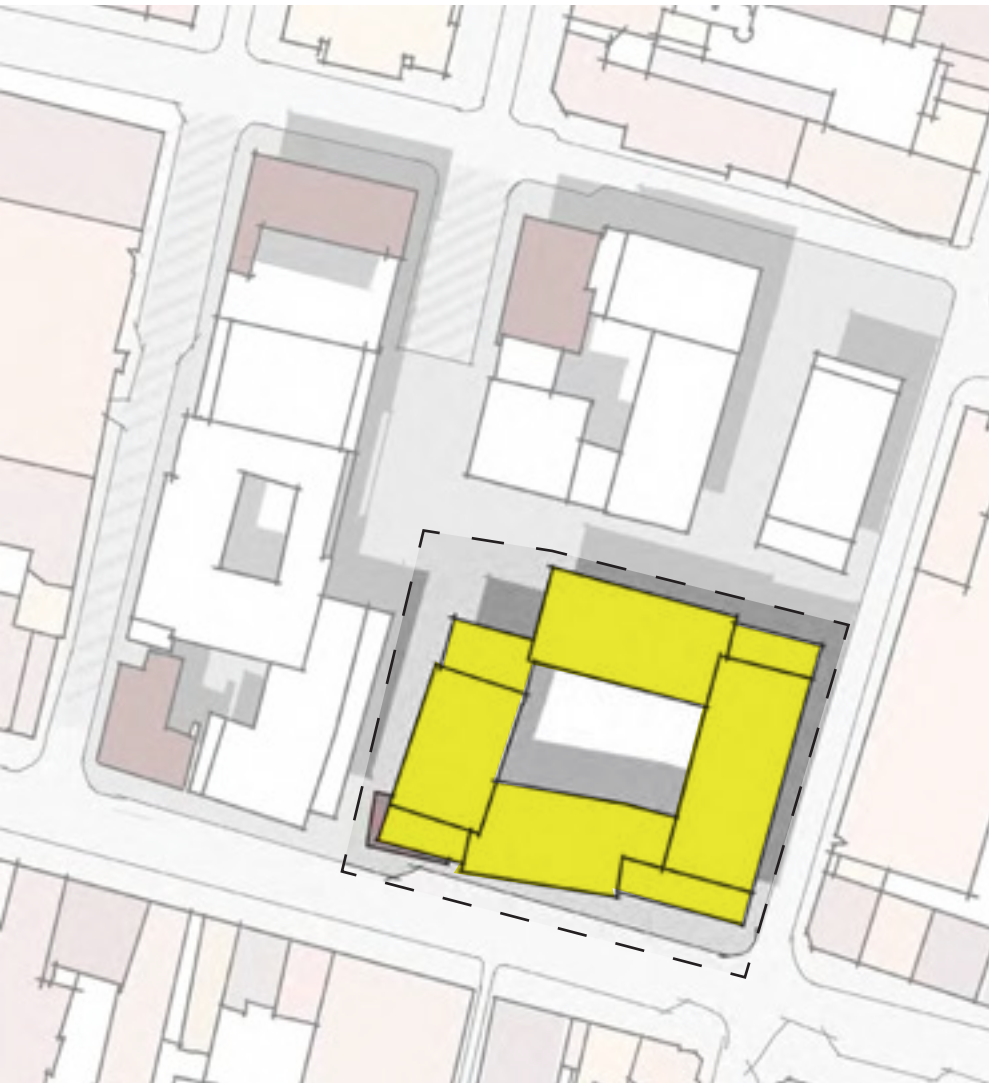
### Site B (Full Planning Permission)

Site B will deliver around 350 build to rent homes as well as a mix of ground floor uses activating Trongate, Candleriggs and new pedestrian routes within the site.

The building will create a variety of amenity spaces at courtyard and roof level creating a high quality residential environment within the city centre. Generous roof terraces will benefit from good levels of daylight and enable views across the city centre and towards the river.

The principle entrance to the building will be from Trongate via a generous entrance lobby providing a range of amenities including lounge, gym and social spaces.

Part of this building includes the integration of the retained Grade B frontage onto Trongate on the south-west corner of the plot.



Roof Terraces providing views across the city

Retention and Integration of the existing Grade B listed facade

A generous entrance lobby accessed from Trongate

Retail units activating key corners



View west along Trongate



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
13\_Outline Elements

### A mix of uses

The buildings to the north of the site will be submitted in outline as part of the site wide Planning Permission in Principle (PPP) application. This means that the detailed design and appearance of these buildings will be developed further once the planning permission for the masterplan is approved.

It is envisaged that these buildings could contain a mix of uses including hotel, residential and office space. The masterplan will set out a design code for these buildings to ensure any future proposals respond to the character of the surrounding area and the wider masterplan.

A key aspect of the northern area of the site is the creation of a new high quality public space at the intersection of Candleriggs, Wilson Street and Bell Street. This will create a key gateway into the site from the north-east, allowing a pedestrian link to the new public square at the heart of the development.



Heights Stepped Down  
around public square to  
maximise daylight

A new public space at  
corner of Candleriggs and  
Wilson Street



View south-west at corner of Candleriggs and Wilson Street



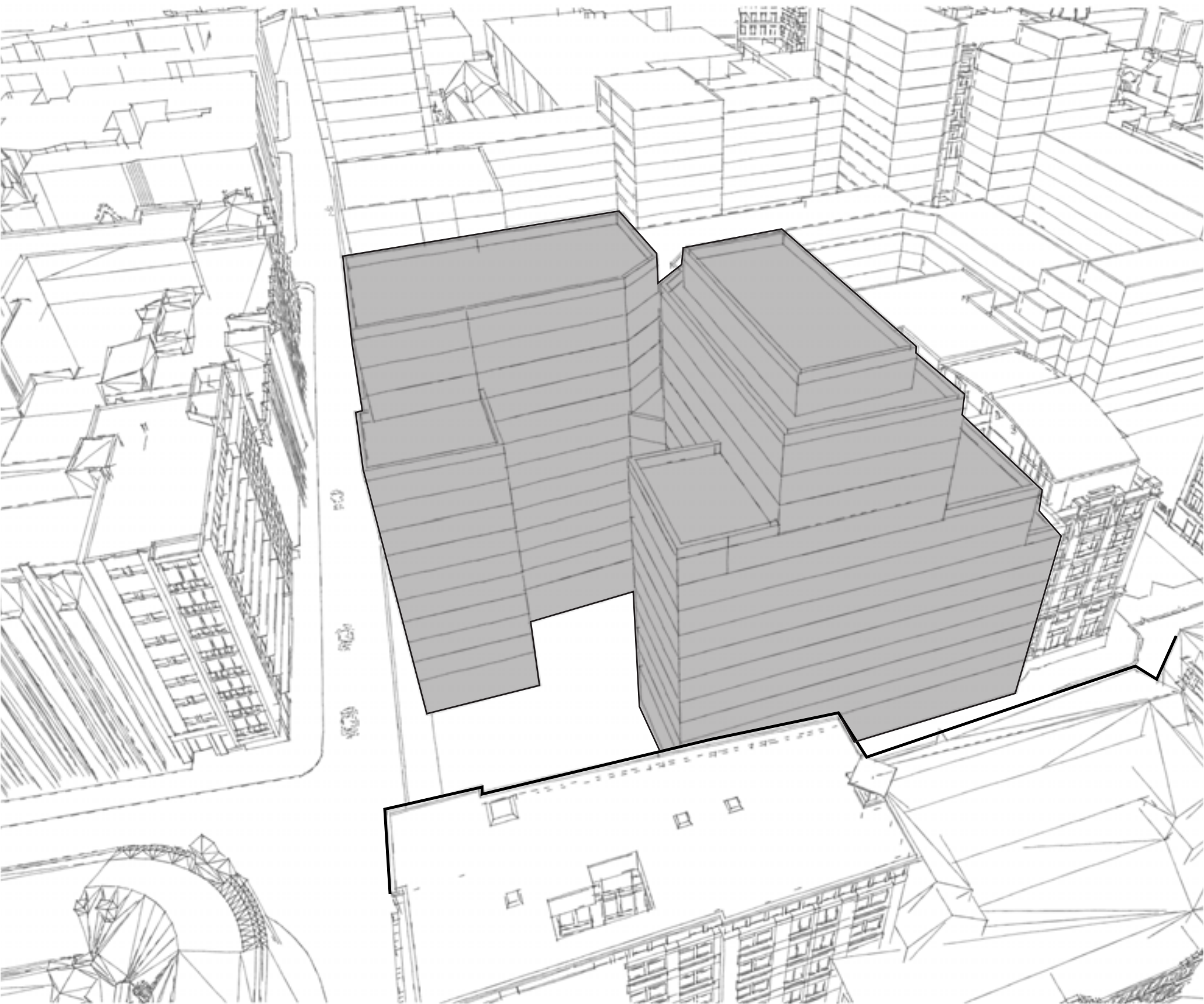
# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
14\_Wilson Street Corner

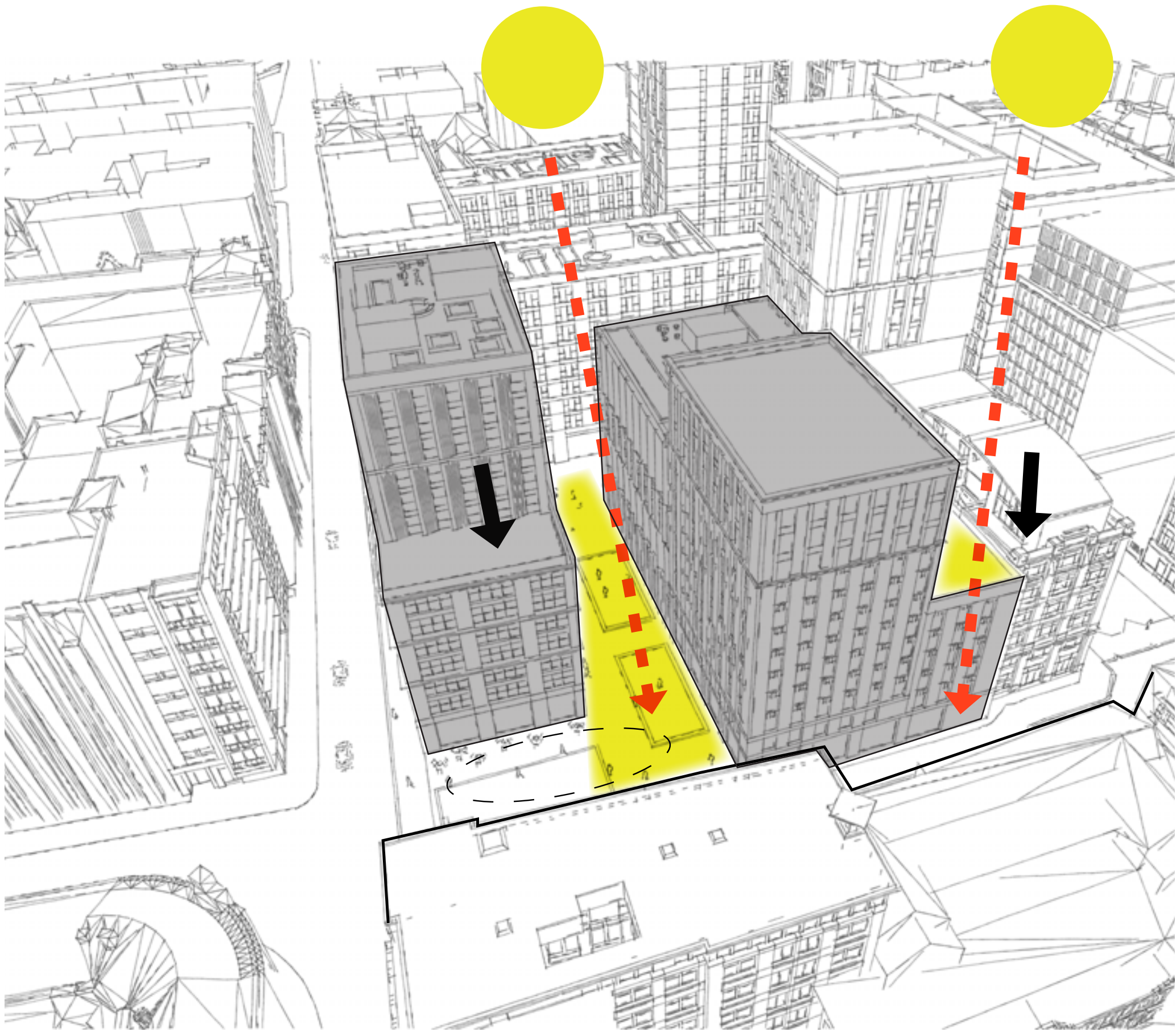
## Reducing the impact of neighbouring homes

The proposals reduce the impact on neighboring properties compared to the previously consented scheme. The new north-south route allows increased daylight to properties on the north side of Wilson Street as well as improving the outlook from these homes.

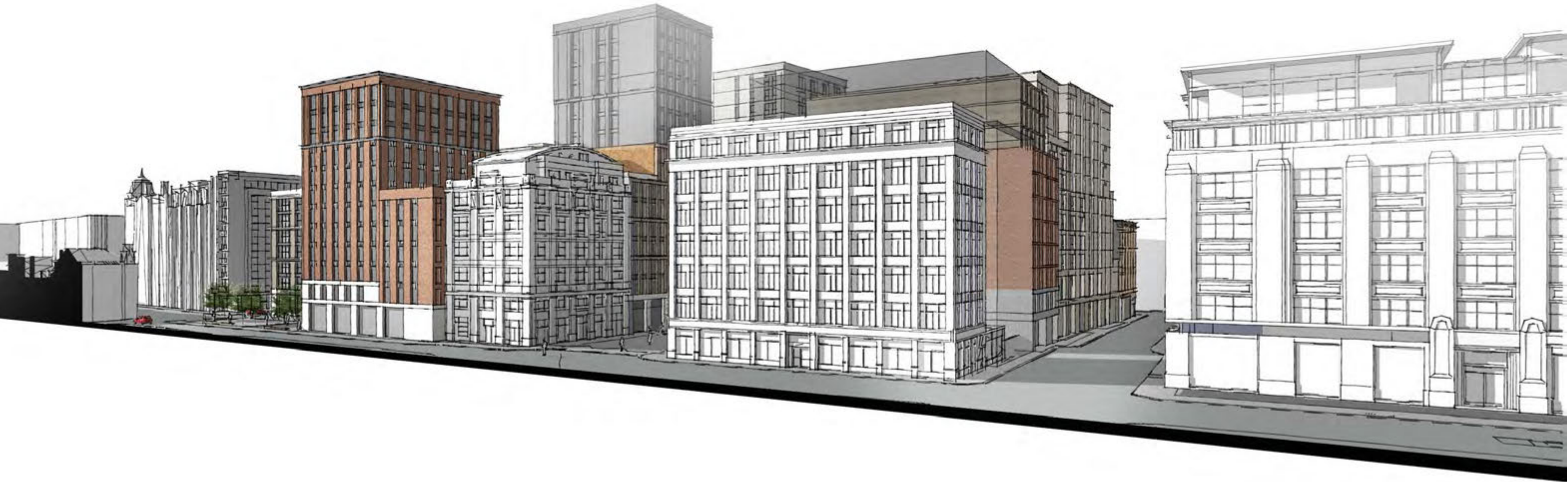
The proposed massing also steps increases the step down adjacent to the neighboring building on the south side of Wilson Street compared with the consented scheme.



**Consented Scheme**  
Concern over impact on neighbouring homes



**Proposed Scheme**  
Massing reconfigured to reduce impact on neighbouring homes



Sketch Elevation of Wilson Street



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
15\_Street Level Views

**View South from Brunswick Street  
approaching public square**



**View west approaching public  
square**



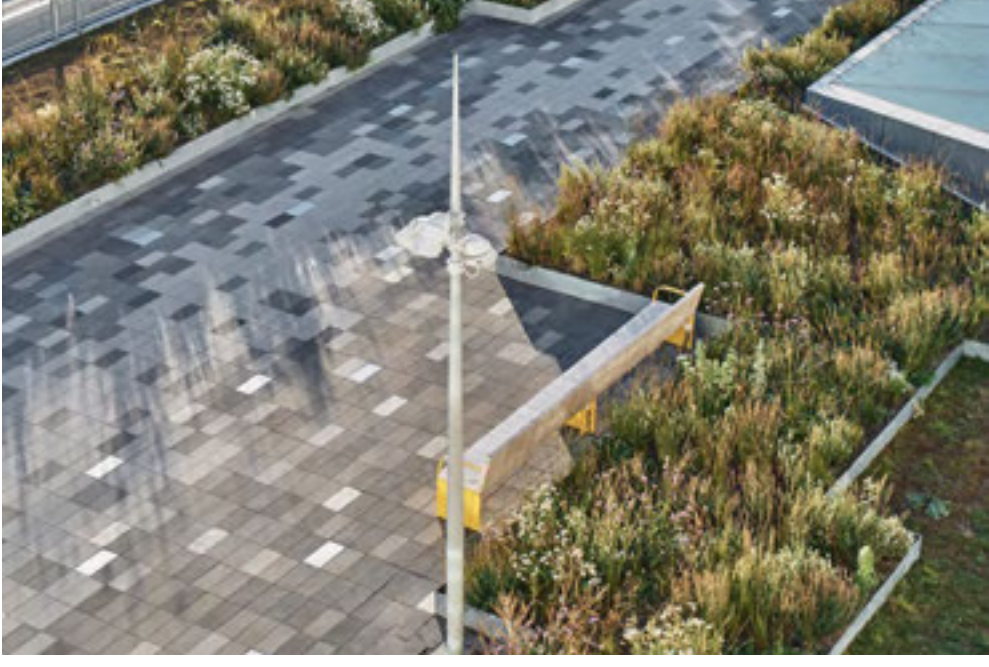
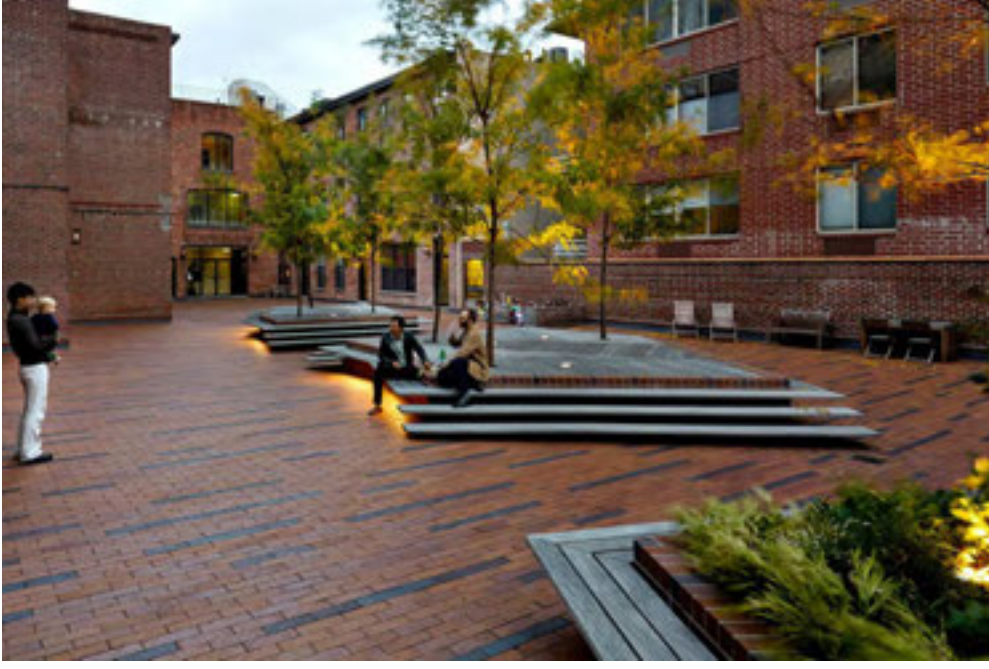
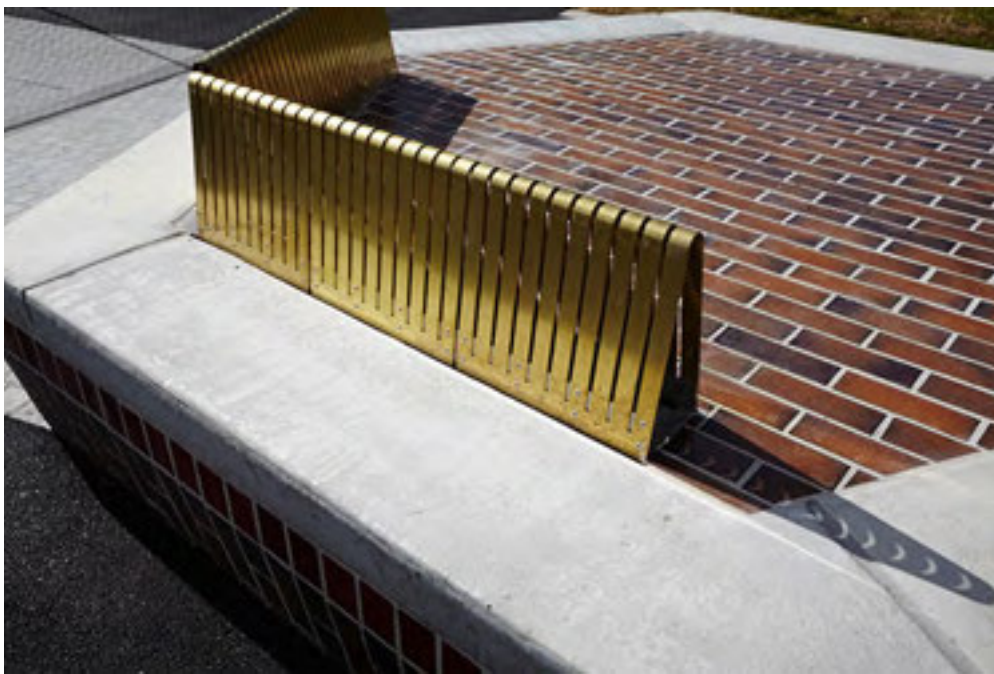
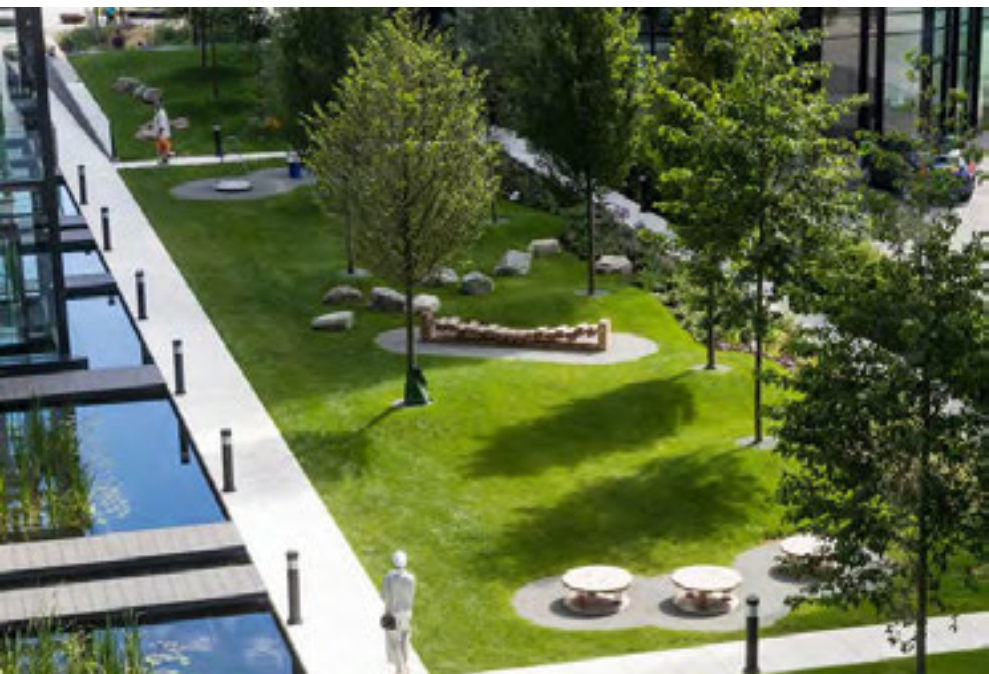
**View east into public square from  
hotel building**





# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
Public Realm Proposals



Initial concepts showing development of hard to soft ratio

Rain garden with integrated play element



# MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation  
Public Realm Proposals

The proposals for the public realm at Candleriggs will create a new network of streets and spaces which will return permeability to this city block, improving pedestrian movement between Wilson Street, Candleriggs and Trongate.

The proposed public realm materials will respond to the existing high quality public realm of the Merchant City, with a palette of materials that respects both the existing context around the perimeter of the site and complements the proposed architecture within the internal spaces.

The proposals include a large proportion of soft landscape and tree planting in comparison to the existing streets and spaces of the Merchant City. The soft landscape will provide a different character to the spaces and will also allow opportunities for sustainable urban drainage and planting beneficial for pollinators to be incorporated.

The streets within the site will be promoted as pedestrian priority, forming a safe and welcoming environment in which street furniture and planting help to slow and control vehicle movements.

The two main spaces within the site will have different characters, the space opposite Merchant Square at the intersection of Candleriggs and Wilson Street will become a formal open square, which will respond to the existing public realm and could accommodate small events or markets. The Square within the centre of the block will be comprised of a variety of smaller spaces which will provide a variety of opportunities for using the space, accommodate small events and also be a comfortable and welcoming space for day to day use for both residents, workers and visitors.

Opportunities for incorporating play and sport into the public realm will be investigated to help create an active 'buzz' in Candleriggs and create a sense of community throughout the site. Way-finding and signage will also play a prominent role within the public realm, creating a landscape with a strong sense of place and identity.



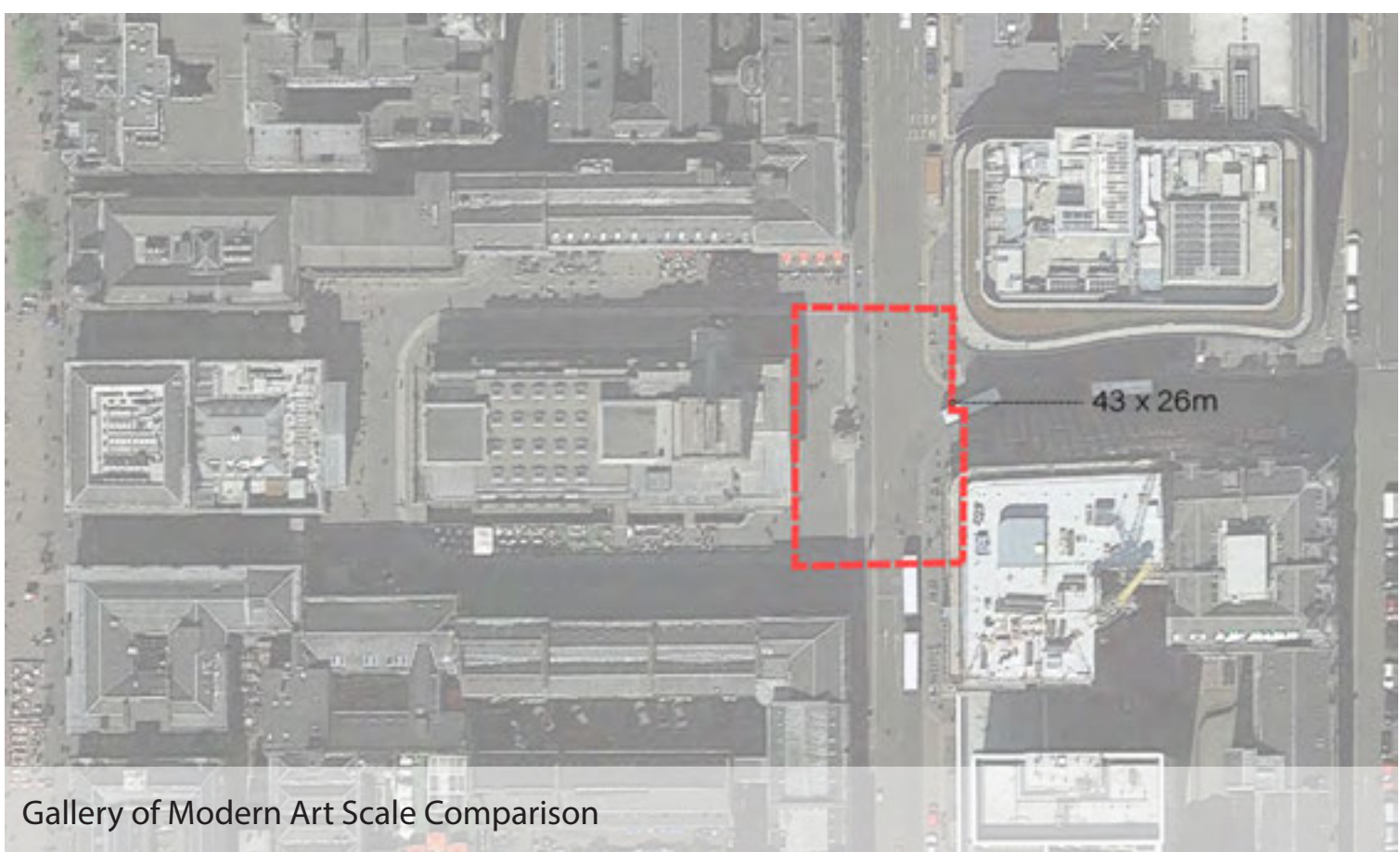
George Square



George Square Scale Comparison



Gallery of Modern Art



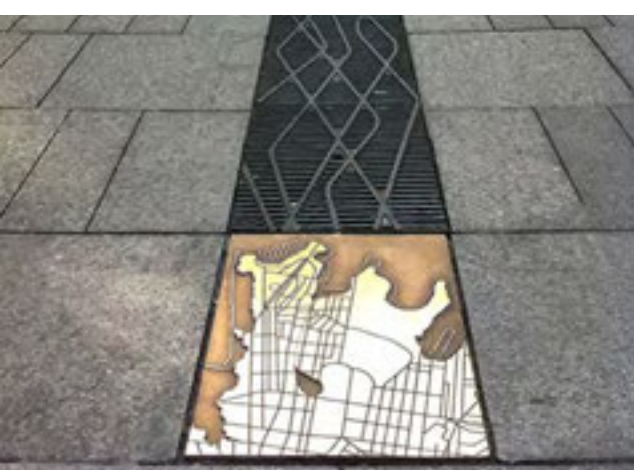
Gallery of Modern Art Scale Comparison



St Enoch Subway Plaza



St Enoch Subway Plaza Scale Comparison



Illustrative Plan - Candleriggs