



University
of Glasgow

Application for Planning Permission in Principle for the proposed
redevelopment of the site of the former Western Infirmary site, Glasgow

Pre-application Consultation (PAC) Report


UOG-DOC-01-1
May 2016

AECOM **7N** **ARUP** **LUC**

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SPACES THAT WORK

savills

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with Addyman Architecture

Planning Application Proposal:

Application for Planning Permission in Principle for Mixed-use University campus development including:

(1) teaching and learning buildings (Class 10) (up to 65,000 sq m); (2) university research buildings (Class 4) (up to 17,000 sq m); (3) commercial research & development/offices (Class 4) (up to 18,000 sq m); (4) retail shops (Class 1) (up to 4,000 sq m); (5) financial, professional and other services (Class 2) (up to 500 sq m); (6) food and drink (Class 3) (up to 2,500 sq m); (7) hotels (Class 7) (up to 12,500 sq m); (8) sports and recreation facilities (Class 11) (up to 500 sq m); (9) day nursery (Class 10) (up to 500 sq m); (10) crèche (Class 10) (up to 100 sq m) (11) residential flats (mainstream or student) (sui generis) (up to 14,500 sq m); (12) Data Centre (Class 4) (up to 3,000 sq m); (13) energy centre (sui generis); (14) means of access, servicing and parking arrangements; (15) related infrastructure; (16) related landscaping and (17) related public realm.

Application site:

Land Bounded by University Place, Byres Road, Church Street, Argyle Street, the River Kelvin, and Existing Glasgow University Campus, Glasgow
(Site of the Former Western Infirmary Hospital)

Applicant: University of Glasgow

Pre-Application Consultation Report

May 2016

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1. Introduction

- 1.1 This Pre-Application Consultation Report forms part of the supporting documentation for a planning application submitted by The University of Glasgow. The proposal is for a mixed-use University campus development including: (1) teaching and learning buildings (Class 10) (up to 65,000 sq m); (2) university research buildings (Class 4) (up to 17,000 sq m); (3) commercial research & development/offices (Class 4) (up to 18,000 sq m); (4) retail shops (Class 1) (up to 4,000 sq m); (5) financial, professional and other services (Class 2) (up to 500 sq m); (6) food and drink (Class 3) (up to 2,500 sq m); (7) hotels (Class 7) (up to 12,500 sq m); (8) sports and recreation facilities (Class 11) (up to 500 sq m); (9) day nursery (Class 10) (up to 500 sq m); (10) crèche (Class 10) (up to 100 sq m) (11) residential flats (mainstream or student) (sui generis) (up to 14,500 sq m); (12) Data Centre (Class 4) (up to 3,000 sq m); (13) energy centre (sui generis); (14) means of access, servicing and parking arrangements; (15) related infrastructure; (16) related landscaping and (17) related public realm (Major Application) (Planning Permission in Principle).
- 1.2 The application site is on land bounded by University Place, Byres Road, Church Street, Argyle Street, the River Kelvin, and parts of the Existing Glasgow University Campus, all within Glasgow. Until recently, the Western Infirmary (now closed) occupied the site.
- 1.3 Appendix 1 contains two plans. The first plan shows the red line site boundary used for the Proposal of Application Notice, submitted in January 2016. The second plan shows the red line site boundary being used for this planning application. The red line boundary for the planning application encompasses an area smaller than the red line boundary used for the Proposal of Application Notice. This is acceptable in terms of the relevant legislation and regulations.
- 1.4 This Report has been prepared by Muir Smith Evans on behalf of the applicant. It is prepared in accordance with the Scottish Planning Series Circular 3/2013 (Development Management Procedures), and the related legislation. The statement sets out the extent of the pre-application consultation process, and explains how the applicant has engaged with the local community to ensure effective public consultation. The statement also summarised the applicant's response to the comments made by consultees.
- 1.5 The focus of this report is on the pre-application consultation process itself. Other documents in the planning application package contain supporting information in relation to:
- A Planning Policy Statement;
 - A Transport Assessment;
 - A Retail Statement;
 - A Sustainable Urban Drainage Scheme and Drainage Impact Assessment;
 - A Flood Risk Assessment;
 - A Design & Access Statement;

- A Sustainability Statement;
- A Townscape and Visual Impact Assessment;
- An Ecology Appraisal;
- A Geotechnical & Geoenvironmental Interpretive Report;
- A Noise Assessment;
- An Air Quality Assessment;
- A Cultural Heritage Assessment (including archaeology);
- A Conservation Plan;
- A Strategic Travel & Transport Plan and associated technical reports.

1.6 Other supporting information includes a Tree Survey, a Daylight/Sunlight Assessment, and a Vibration Assessment (in relation to the Subway).

2. Who has been consulted?

- 2.1 The Proposal of Application Notice (PAN) was submitted to Glasgow City Council on 12 January 2016. A copy of the PAN is contained within Appendix 2.
- 2.2 The applicant indicated an intention to consult with a wide range of parties, organisations, and individuals, including the following:
- The general public and the local community;
 - Hillhead Community Council;
 - Partick Community Council;
 - Woodlands and Park Community Council;
 - Downhill, Hyndland and Kelvinside Community Council;
 - Yorkhill Community Council (subsequently added);
 - City Council elected ward members for Anderson City (Ward 10), Hillhead (Ward 11), and Partick West (Ward 12);
 - The constituency MSP;
 - The regional MSPs;
 - The MPs for Glasgow North, Glasgow North West, and Glasgow Central; and
 - All relevant local community organisations (including Byres Road Business Improvement District, Byres Road Improvement Group, Friends of Glasgow West, and West End Festival).
- 2.3 Appendix 3 contains a list of all the parties, organisations, and individuals who were sent a consultation.
- 2.4 The PAN also set out details of the proposed public exhibition, planned for Wednesday 17 to Sunday 21 February 2016 (11:30 – 19:00 on week days, 11:00 – 16:00 on Saturday, and 13:00 – 16:00 on Sunday). The venue was the public atrium of the Wolfson Medical School, University Avenue, Glasgow. The venue was well located and fully accessible.
- 2.5 Consultations and copies of the PAN were sent to all of the above parties.
- 2.6 The next chapter sets out the steps which were taken to comply with the statutory requirements and those of the planning authority.

3. The Consultation: The facts

Consultation Team

- 3.1 The key members of the project team which were involved in the consultation process included the University of Glasgow (the applicant), AECOM (Design Managers, Masterplaner, Landscape Consultants), 7N Architects (Lead Masterplanner), Arup (Infrastructure Consultants including transport), Simpson & Brown (Conservations Architects), LUC (Landscape Consultants), and Muir Smith Evans (Planning Consultants).
- 3.2 The team sought, at every stage of the consultation process, to encourage community groups and individuals to engage in the process. The team also sought to listen carefully to all comments, suggestions, criticisms, and expressions of support.

Schedule of Key Events in the Consultation Process

- 3.3 The key events in the consultation process included:
- Pre-PAN consultation **discussions** with planning officers at Glasgow City Council (August 2015 – January 2016).
 - An **advance information meeting** was held with community councils, elected members, and other community representatives on Saturday 31 October 2015. Although this meeting was held well before the commencement of the statutory consultation process, the University considered it important to provide information at the earliest possible stage regarding what was likely to be happening in 2016 in terms of a planning process and planning applications. A list of those attending that meeting and the organisations they represented is contained in Appendix 4.
 - A **written update** was sent, in December 2015, to those who attended the October information meeting.
 - The **submission** of the formal Proposal of Application Notice (PAN) to Glasgow City Council on 12 January 2016.
 - Presentations to Glasgow City Council's Urban Design Panel on 14 January and 14 April 2016.
 - A copy of the PAN (with a covering letter or e-mail containing an explanation of the proposal) was sent to all the parties listed in Appendix 5.
 - Notification of the **proposed public exhibition** was published in the Evening Times on Friday 5 February 2016 (copy of advertisement is contained within Appendix 6).

- Moving to the statutory consultation process itself, the university organised a fully-staffed **public exhibition** between Wednesday 17 and Sunday 21 February 2016.
- The university also organised a **series of meetings with community councils**. These included joint meetings to which representatives of all the relevant community councils were invited on Saturday 13 and Thursday 18 February. In addition, individual presentations were made to two community councils at their request on Wednesday 9 March and Monday 14 March. Details of all the meetings with the community councils are set out below.
- Specific briefing and information meetings were also held with the **Byres Road Improvement Group** and the **Byres Road BID** (both on Thursday 18 February). A further, informal, meeting was held with the Project Manager for Byres Road BID on Thursday 28 April.

3.4 The **consultation materials** were also made available on the **University's website**.

3.5 The entire consultation process was widely reported on **social media**, including community council Facebook pages, noticeboards, and blogs.

3.6 The planning officers at Glasgow City Council have been kept up to date with progress throughout the consultation process.

3.7 The consultation process and the general development proposals of the University have also been widely reported in the local press, the Scottish national press, and in UK-wide professional journals. Examples of this coverage are contained with Appendix 10.

The Public Exhibition

3.8 A fully-staffed public exhibition was held in the public atrium of the Wolfson Medical School, University Avenue, Glasgow from Wednesday 17 to Sunday 21 February 2016 (11:30 – 19:00 on week days, 11:00 – 16:00 on Saturday, and 13:00 – 16:00 on Sunday).

3.9 The exhibition continued at the same venue, although unstaffed, for a further two weeks until Friday 4 March. During that period the general public continued to have access during normal opening hours.

3.10 Following Friday 3 March, the exhibition has been on a “tour” of university premises to encourage maximum participation from university staff and students.

3.11 A copy set of the content of the exhibition boards and the consultation forms which were available at the exhibition is reproduced in Appendix 7.

3.12 A total of 455 persons attended the public exhibition. The visitor numbers were distributed as follows:

- Wednesday: 76 (average 10.1 per hour);
- Thursday: 135 (average 18 per hour);
- Friday: 144 (average 19.2 per hour);
- Saturday: 43 (average 8.6 per hour); and
- Sunday: 57 (average 19 per hour).

3.13 Photographs of the exhibition event are contained within Appendix 8.

3.14 The consultation forms distributed at the public exhibition had carefully considered questions to assist people in their understanding of the proposals. In addition they also contained the opportunity for visitors to make comments on their own terms. .

Meetings with Community Councils

3.15 As noted above, the university organised two joint meetings to which representatives of all the relevant community councils were invited. These were held on the morning of Saturday 13 February and in the evening of Thursday 18 February, both 2016. The objective of holding joint meetings was to allow the representatives of the different community councils to hear contributions from each other and to allow for comprehensive conversation to take place.

3.16 In addition, the community councils were offered the opportunity for further consultation meetings with their community council alone. Two community councils took up this offer and meetings were held with Woodlands and Park CC (on the evening of Wednesday 9 March 2016) and with Dowanhill, Hyndland, and Kelvinside CC (on the evening of Monday 14 March 2016). Councillors Martha Wardrop and Ken Andrew were present at the meeting with Woodlands and Park CC.

3.17 At all these meetings, the applicant and members of the consultancy team responded to a wide range of questions.

Summary

- 3.18 A comprehensive consultation process has been undertaken.
- 3.19 An overview of the consultation strategy which has been followed is set out in Appendix 5, which contains details of dates of events and meetings, etc.
- 3.20 The next two chapters contain information regarding the comments received during that process.

4. The Consultation: The comments received: general public

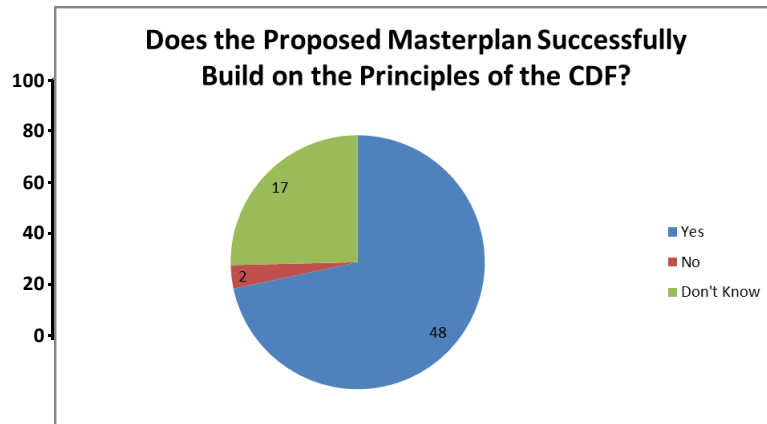
The Public Exhibition

- 4.1 At the public exhibition (and the related online information) visitors were invited to respond with Yes / No / Don't Know to five specific questions, with an opportunity to further explain their answer on the forms provided.
- 4.2 In addition, there was a sixth question which simply invited the respondent to make any other comments or observations on the consultation proposals.
- 4.3 As previously noted, a copy of the comment form is reproduced in Appendix 7.
- 4.4 The comments received to the six questions on the Comment Form can be summarised as follows:

Question 1: Context for Proposals

In 2014 a Campus Development Framework (CDF) was approved by the university and by Glasgow City Council. The masterplan contained in the current proposal builds on the principles of the CDF. Do you think that the proposed masterplan successfully builds on these principles?

- 4.5 A total of 48 respondents answered yes, 2 answered no, and 17 answered don't know or did not express an opinion.



- 4.6 Of those who answered 'yes' to this question, explanatory comments included the following:

- Excellent prospects for the campus for the next century
- Approves of the retention of listed buildings and knocking the rest down
- Concept makes sense
- Sensitivity to the local area is impressive and can only improve the area
- Proper consideration needs to be given to wind effects as current Boyd Orr precinct is terrible – plans look as if similar problems will occur
- Creates welcoming spaces
- Good use of links to park
- Exciting
- Follow through on this – do not make compromises – high quality buildings please
- Pedestrian routes important – avoid blocking the way with waste bins as outside the existing Alwyn Building
- Glad to see preservation of some historical buildings and integration with wider West End

4.7 **Of those who answered ‘no’ to this question, explanatory comments included the following:**

- No acknowledgement that the university consists of different subjects
- “factory like” buildings will erode subject identity and diminish the student experience

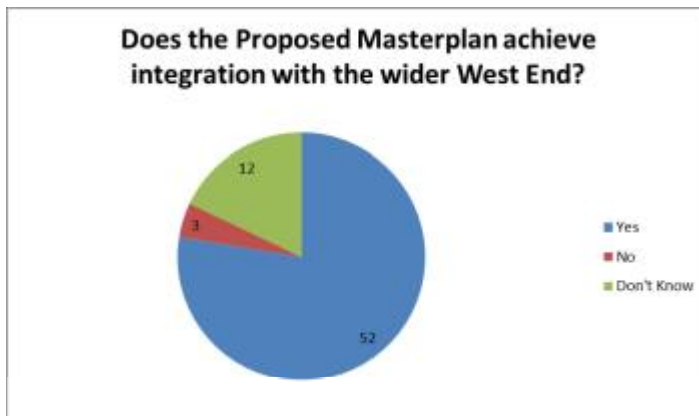
4.8 **Of those who answered ‘don’t know’ or who did not express an opinion, explanatory comments included the following:**

- Very important for a lively site beyond the normal university hours
- Muslim/specific male and female prayer space and ablution facilities (with toilets) please

Question 2: Relationships and Connections to the Wider West End

The Proposed Masterplan aims to fully integrate the site of the former Western Infirmary with the existing urban areas of Hillhead and Partick, and with the parkland and civic buildings of Kelvingrove. This reflects a key principle in the CDF. Do you think that the proposed masterplan will achieve this?

4.9 A total of 52 respondents answered yes, 3 answered no, and 12 answered don’t know or did not express an opinion.



4.10 Of those who answered 'yes' to this question, explanatory comments included the following:

- Hopefully parking will be properly considered
- Height of the buildings (and shape) in general may detract from desired atmosphere
- Keep space for students – students need safety
- Important that the new campus signals the willingness of the university to be part of the West End in spirit and in deed – the university is currently remote from the life on its doorstep
- Routes for pedestrians (as someone who doesn't bring the car to work) look great
- Almost too much development?
- Too many mixed use buildings? Would space be better used for the university?
- Make sure there are front-facing public shops and restaurants at ground floor level
- The new entrances from Dumbarton Road and the park look particularly interesting
- Car park area at Byres Road/University Avenue junction should be brought into the development site as it is the major gateway and is a dreadful eyesore
- Church Street/Byres Road triangle should be brought into the development site
- Development will only truly succeed if/when parking in Hillhead is properly controlled
- Community involvement very important both in the project and in the future – pleased to see this featuring strongly at the moment
- Fantastic to see plan relating to Dumbarton Road
- Permeability and connections are important and needs to be well developed – particularly along Church Street and Dumbarton Road

4.11 Of those who answered 'no' to this question, explanatory comments included the following:

- Campus is too enclosed
- Need to feature more small scale buildings
- Buildings should be more spaced out
- New buildings should incorporate a room for prayer and reflection – these spaces are unavailable in the learning environment and there is an opportunity to provide them

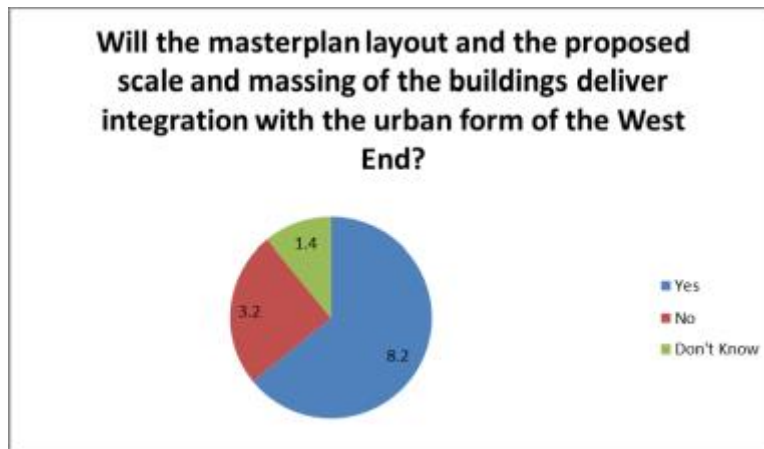
4.12 Of those who answered ‘don’t know’ or who did not express an opinion, explanatory comments included the following:

- It’s important that the new development fits into the existing West End – a seamless whole
- University Avenue should be put in a cutting

Question 3: New Urban Quarter

The proposed masterplan aims to promote a new urban quarter using high-quality design principles to integrate the site of the former Western Infirmary with the West End as a whole. Do you think that the proposed masterplan layout, and the information provided on the scale and massing of the buildings, will achieve this?

4.13 A total of 47 respondents answered yes, 5 answered no, and 15 answered don’t know or did not express an opinion.



4.14 **Of those who answered 'yes' to this question, explanatory comments included the following:**

- Proposed changes are exciting
- The rehabilitation of Byres Road depends in large part on this proposed development. Currently the top part of Byres Road is successful while the bottom part fails. Byres Road's health is vital.
- Joining up with Dumbarton Road/Kelvingrove is essential
- Success of this project will partly depend on improvements to the public realm on Byres Road – very important
- Proposed walking routes through campus are good
- Scale matches area
- Good connections to Church Street
- Mixed-use important – hotel/residential important
- Retaining the more worthwhile buildings on the site seems to work well
- Impressive scale – useful for investors – less useful for students
- Good use of space on site but need to avoid being bland
- Updates and modernises older areas while keeping key original buildings
- Brilliant to lose the grotty western building
- Important that the area works outwith the typical university day at night time, weekends, holidays, etc.
- Links to Kelvingrove Park important

4.15 **Of those who answered 'no' to this question, explanatory comments included the following:**

- Some buildings on the southern edge seem rather tall and may cast large shadows during non-summer months
- It is short sighted to demolish the whole old section of the hospital – more should be incorporated into the new design
- No evidence of commitment of quality in design
- The buildings are too large and too concentrated. It will be a challenge to make the development as beautiful as the current Gilmorehill Campus main building but this will be what the area will be judged against in the future.
- The ideals of a world-leading university require not only first class buildings but breathable and beautiful spaces around them.

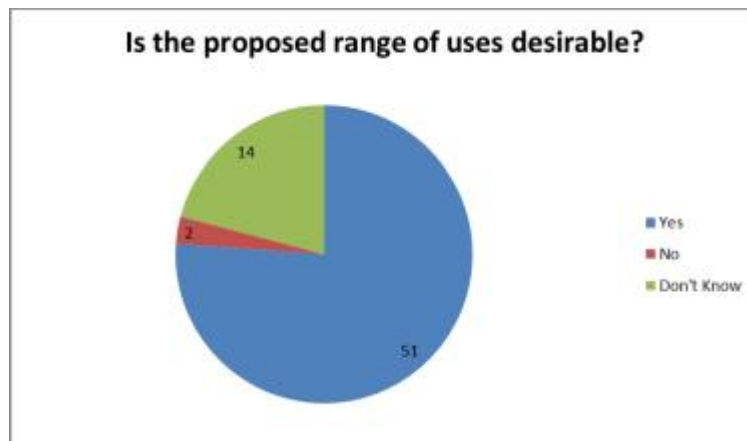
4.16 **Of those who answered 'don't know' or who did not express an opinion, explanatory comments included the following:**

- University is for students etc, not for the wider public
- Good sustainable design is crucial
- Should aim for at least one iconic building that is carbon neutral
- Materials to be used in new buildings will have to be sufficient quality (sandstone)
- Height of new buildings should not be more than the tenement buildings or overshadow the tenement buildings
- Roof gardens with spaces would be good

Question 4: Types of Uses on the Site

The site will mostly be developed for new learning, teaching and research facilities for the university. But in order that the problems of the hospital site are not repeated (ie single use dominating a large area of the West End), the proposed masterplan also introduces a range of other uses such as restaurants, cafes, shops and banks, and space for commercial research and offices, which may integrate with the university's own research. Provision is also made for a hotel and for residential accommodation (either student or mainstream flats). This reflects a key principle in the CDF. Do you think that this remains a desirable objective?

4.17 A total of 51 respondents answered yes, 2 answered no, and 14 answered don't know or did not express an opinion.



4.18 Of those who answered 'yes' to this question, explanatory comments included the following:

- Important for the site to be full of life beyond the normal university hours
- Prefer student accommodation to mainstream housing because building would be better maintained over time
- University residential areas nearer to campus would be a good investment
- Please consider places to eat and heat up our food – enable students to choose own food rather than choose from limited options
- Please provide outdoor natural surroundings – trees, grass, lots of greenery
- No shops or banks please – plenty of these in Byres Road
- As few cafes as possible please and none to be made available to the G1 Group please
- Concern re lack of parking
- Everyone who has a car should pay through the nose to park it on university property
- Important to integrate the university with others civil functions and amenities creating a more robust and pleasant area for the students and the wider public
- Maintaining connection to the wider university (via branding?) is important
- Should the hotel be a bigger deal and be coupled with a conference centre to increase the university's international appeal?
- Is there an opportunity for a new library (look at other universities to see the impact of a new, good library
- Evening activity important
- Quality hotel accommodation is still badly required in Glasgow
- Despite its reputation Byres Road is looking tired – this development should drag up the rest of the area
- What sort of restaurants/shops? Are you building a mall?
- It is important to have extended hours of use
- Like the idea of mixed use within university buildings – the main library is a good example of this.
- Hotel crucial given lack of good hotels in the West End
- Any new buildings need to be iconic – some use of sandstone important
- West End has ample cafes/restaurants – student-appropriate provision would possibly be needed
- Exactly what the West End needs

4.19 Of those who answered 'no' to this question, explanatory comments included the following:

- It is wrong to promote a development such as this as a method of reducing traffic. If this plan goes ahead people working at the university will be forced to live in Glasgow itself. This is unacceptable. Like it or not, public transport is not good enough to stop the use of a car.
- Can't see the point of a hotel or cafes – already plenty of these in the surrounding areas

- The demands on space for core university activity will continue to grow well into the future and beyond the remit of this current development. Giving over space to non-core activity would be an error for future development.

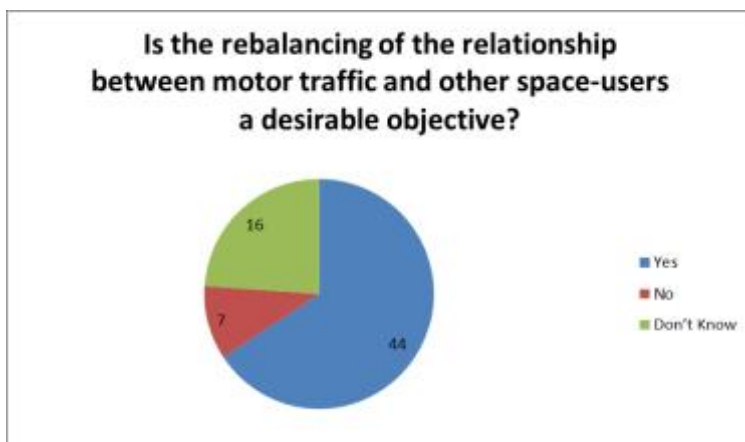
4.20 **Of those who answered ‘don’t know’ or who did not express an opinion, explanatory comments included the following:**

- Need to ensure flexibility for increase in student/staff numbers – too much retail space could be empty for too long and could be better utilised
- Concerned that the new commercial uses may have a negative impact on existing businesses on Byres Road.
- Not convinced by the need for a hotel and residential accommodation particularly given problems that this is likely to cause with parking and traffic
- Didn’t notice any mention of a hotel or mainstream flats in the exhibition
- Strong objection to valuable space being used as residential flats
- Sense of “campus” may be diffused if too many shops, restaurants and flats are incorporated within the mixed use.

Question 5: Public Realm Improvements

The proposed masterplan aims to rebalance the relationship between motor traffic and pedestrians & cyclists on University Avenue and in University Place. This will create a much better sense of place. It will also improve safety for pedestrians and cyclists. This reflects a key principle in the CDF. Do you think that this remains a desirable objective?

4.21 A total of 44 respondents answered yes, 7 answered no, and 16 answered don’t know or did not express an opinion.



4.22 **Of those who answered 'yes' to this question, explanatory comments included the following:**

- No buses and taxis please
- Any rebalancing of the relationship requires cyclists to adopt a code of conduct – high pedestrian use envisaged – potential for accidents as cyclists/pedestrians meet
- Cycling is the future – lots of cycle parking spaces required
- Encourage walking
- Need pram/buggie parking areas for parents
- Car should be parked down by the river on all that vacant land
- How will buildings be serviced/maintained and clashes with pedestrians avoided?
- Important to plan the campus for people
- Safer cycling is a winner in my book
- No cycle paths are shown on the plans – how does this reflect changing priorities
- Reduce parking
- Increase public transport – particularly from the west (Paisley/Bridge of Weir etc) to save going into central station and out again
- Reduction of traffic would be excellent
- University is one big car park – students regularly put in danger by fast moving vehicles within the campus
- Re-balancing the relationship between motor traffic and pedestrians is crucial – be brave – look at exhibition road in London and think could it work in University Avenue
- Thought needs to be given to the fact that car parking spaces are being lost – provision of parking is a must – people don't always choose the green option

4.23 **Of those who answered 'no' to this question, explanatory comments included the following:**

- "re-balance" - isn't that the same as banning cars?
- Many university staff are required to work on multiple sites – the use of car and car parking is essential and required during the working day – particularly important for doctors and health staff – what will be the parking policy?
- Traffic generated by the university is a problem for the wider area, not just the campus
- Close University Avenue to cars
- A lot of people need to drive to work at the university due to the lack of suitable public transport

- University Avenue is a key arterial route through the West End – would be disastrous if reduced to one lane
- Adequate provision needs to be made for car parking on the new site
- Although it is important for cyclists and pedestrians to be safe it is an error to ignore the many people on campus who need to use car transport – people with unusual working hours, people with caring responsibilities, disabled people who live far away from the campus, etc.
- The climate in the west of Scotland will never lend itself to everyone cycling to work

4.24 **Of those who answered ‘don’t know’ or who did not express an opinion, explanatory comments included the following:**

- Underground car parking is needed
- Traffic on University Avenue helps to maintain a sense of safety and security
- Safety is important, as is a sense of “campus” which will be enhanced by having very large buildings dedicated to pedestrians. However, many member of staff live too far from the university to cycle or walk and do not have good access to public transport. Potential for parking spaces underground?
- The concept of “shared space” is not particularly helpful. It can imply a wide range of scenarios. Exhibition Road in London is a good example of how bad shared space is when taking into account the needs of the full range of abilities and disabilities.
- University Avenue should be considered for the removal of all motor traffic
- The university should be pushing the council to build protected bike paths on all the main roads leading to the campus
- Serious concerns that any informal shared space area will not work well for partially sighted or blind people who can’t negotiate an uncertain environment well
- Concept of “shared space” seeks to remove distinctions between different transport modes and therefore deliberately create uncertainty which encourages pedestrians and cyclists to assert themselves. Exhibition Road in London has been used as an inspiration but the Cycling Embassy of Great Britain say the following: a costly shared space in west London that has largely failed to make the street environment significantly better for cycling. Completely separated cycling routes are to be preferred.

Question 6: Do you have any other comments on the consultation proposals?

4.25 Further comments made in response to Question 6 included the following:

- Delighted that the listed buildings on Church Street and the Elder Memorial Chapel are to be retained
- This development is long overdue – good luck
- Insufficient cycle racks throughout the campus
- Hope solar panels will be used

- Why, in this time of obesity, make use of escalators and not stairs (lifts are available for those who can't use stairs)
- The older stone buildings on the western site, even if unlisted, should not be demolished
- The Boyd Orr building should be demolished
- More space is needed for nursery and crèche facilities – could be achieved through reducing the retail shops
- Must ensure that routes across the campus is not all stepped. Must have accessible routes. Gradients for cycle routes also need to be considered fully
- Space/rooms for prayer/reflection within buildings. Diversity of campus uses will increase demand for this.
- The university's PR machine must emphasise the new direction the university will be taking to help regenerate the area and the city to the benefit of Glasgow and Scotland. The university cannot be the only winner here.
- I hope further developments take into consideration staff needs for a support of physical environment and don't replicate the poor working environment of the Fraser building
- I'd like to see as much green space as possible – trees, lawns, green walls, roofs
- We need a prayer hall please
- The plan looks very good except for the abysmal lack of concern for the commuter – fails in this regard
- It looks awesome
- Please keep consulting on the project – hopefully this won't be one big burst at the beginning of the project
- I would hope that the new buildings would incorporate ideas to reduce the university's carbon footprint
- What about solar panels?
- All looks promising – please make it happen
- The western site seems more condensed than elsewhere – impression of close, large, tall buildings – quite impressive
- Will this development balance space with student numbers or will the problem persist with wider recruitment?
- More car parking or better connections to public transport will be needed for those with small children or physical conditions that mean they can't walk but aren't severe enough for a disabled badge
- I am concerned about the student experience when using temporary buildings
- The plans miss the key issue of how to retain the positive qualities of separate buildings (and identities) by subjects (departments)
- Students study subjects and build identity round the subject – not the institution. Risk that errors of University of Edinburgh will be repeated
- A public space is good but needs some kind of iconic fountain at its heart to give focus and grandeur. An open space is not enough. What about a small amphitheatre also?
- Parking in the Hillhead is unsuitable for current usage and mitigates against a mixed age community. It penalises the disabled. Please be sure to consider pedestrian access while work is ongoing. Currently in University Place no such adequate provision exists to allow pedestrian or cyclists to cross smoothly or safely. This is unacceptable.

- Any university buildings to be sold off should be part of the consultation process
- The developments will make Glasgow the most attractive city in the UK
- Please ensure development considers dementia-friendly initiatives
- There must be a clear distinction between pedestrian and cycling areas
- Needs to be a commitment to quality design and materials for the proposed new buildings
- Inspiring
- New campus does not consider how diversity and student services work and integrate with learning and teaching
- Please give careful consideration to the design and placing of the crèche facility. The existing university nursery is currently housed in Hillhead Street. It is a four-storey town house with many stairs, narrow pavements, and no outdoor space. It is poorly suited for small children and very difficult for dropping-off by car. The university needs to invest in properly designed space for a crèche on the western site. Possible location could be on the edge of the new development close to Kelvingrove Park.

5. The Consultation: the comments received: Community Councils

Meetings with Community Councils

- 5.1 The details of the meetings with the relevant community councils have already been noted at Paragraphs 3.14 – 3.16 above.
- 5.2 The format for each of these meeting was similar: the university and its consultancy team made a presentation of the current stage of the masterplan work. The team emphasised that it was a work in progress, that the public consultation process would inform that work in progress, and that the aim was to submit a planning application by the end of May.
- 5.3 The presentations lasted between 15 and 30 minutes (depending on the time available at the specific meeting) and were followed by a question and answer session.
- 5.4 The matters raised and comments made at the various meetings can be summarised as follows.

First Joint Community Council Meeting (Saturday 13 February)

- 5.5 Following the presentation, a number of questions were asked including the following:
- Scale of commercial development is quite worrying. Concerned about the potential impact on Byres Road.
 - Looking to the long-term, active uses in commercial development will be important. But food and drink uses should not unduly dominate.
 - Will student numbers increase?
 - University Gardens should be returned to residential use
 - Accepting that everything is indicative at the moment, nevertheless the building at the corner of Church Street and Dumbarton Road looks far too big
 - Too much use of glass in walls of buildings is not good. Visually it ends up simply showing an expanse of filing cabinets and wastepaper baskets when viewed by the public.
 - Safety issues on narrow routes could be a concern for student safety.
 - A good lighting strategy will be essential
 - If University Avenue is narrowed, what will be done about the regular requirement for coach parking?
 - Detail of transport strategy will be important
 - Can the university take on the school and swimming pool buildings in the GCC land between Church Street and Byres Road?

Second Joint Community Council Meeting (Thursday 18 February)

5.6 Following the presentation, a number of questions were asked including the following:

- Will cycles and pedestrians use the same routes?
- What about parking spaces?
- Would any parking be available to the public?
- Is the proposed residential development student or mainstream?
- Is the university reducing car parking or is this an ugly rumour?
- What are the opportunities for re-using stone from demolished buildings?
- Functional university connections mentioned on the masterplan – what does this mean?
- What are “active frontages”?
- Will a variety of trees be used in the landscaping?
- Will student numbers increase?

Meeting with Woodlands and Park Community Council (Wednesday 9 March)

5.7 Following the presentation, a number of questions were asked including the following:

- What size is the proposed new square and what are the widths of the proposed new streets?
- What is the timescale for the development?
- What about the arch from the original hospital buildings? Will it be saved and relocated?
- Need to give very careful thought to how the listed buildings which are to be retained are re-used, both in relation to potential temporary uses and in relation to the eventual permanent uses.
- Parking is an issue
- Disabled access required to all areas
- Will any of the buildings be specifically for staff?
- Concern regarding the retail impact on Byres Road shops and cafes
- Will the residential accommodation be private rented sector? Would be concerned if it became an area for housing in multiple occupation.
- What about child care within the site?
- What about storage space for prams and buggies throughout the site?

- Will the signage strategy include provision for other languages?

Meeting with Dowanhill, Hyndland, and Kelvinside Community Council (Monday 14 March)

5.8 Following the presentation, a number of questions were asked including the following:

- Will the new routes through the site be for vehicles?
- What is the height of the proposed highest building on the site?
- What is proposed is clearly a considerable amount of construction the management of which can make or break its success with the surrounding community. How is construction management being considered?
- How much involvement from the community is expected in the procurement exercise of the Delivery Partner? Concern that this could be an issue and that there may be unclear lines of communication.
- What is the ball-park finish date for the full plan?
- What considerations have been made regarding parking?
- How many parking spaces will be provided in relation to the new buildings?
- What are the intentions for current properties in the Hillhead area which will eventually be vacated?
- Design Criteria – most residents in the West End appreciate the quality of the architecture, expressive facades, materials, and the general character of the area. There are climate issues which poor brick buildings experience, particularly with west-facing facades. What will the plans bring in terms of design criteria?
- Can the Adam Smith Building be demolished?
- Is the Boyd Orr Building being demolished?

6. The Consultation: other strands

Glasgow City Council Urban Design Panel

- 6.1 A presentation was made to the city council's Urban Design Panel on 14 January 2016. This presentation presented the proposals at a fairly early stage in the process. This, combined with the limited amount of time which the Panel had to hear the presentation and discuss it, is reflected in the interim comments of the Panel members, a copy of which is contained within Appendix 9.
- 6.2 A further presentation was made to the Urban Design Panel on 14 April 2016. This presentation addressed the matters raised by the members of the panel following the first presentation. The matters addressed at the second hearing included:
- Townscape and urban planning: how the proposals will be embedded within the urban grain of the West End;
 - Townscape studies: exploring the effect of the proposals in three dimensions;
 - Topography: responding to the change in levels across the site;
 - Open space: the analysis and thinking behind the definition of an identifiable heart to the development in the form of a public square;
 - Active spaces: the ambition to establish a series of anchors to drive movement into and through the site;
 - Colonnades: provision of covered outdoor space and protected routes;
 - Security: consideration of lighting and CCTV throughout the subsequent detailed design stages;
 - Existing buildings: allowing retained listed buildings to define new areas of urban realm; and
 - Design guidance: the framework for ensuring that new buildings have a sense of place.
- 6.3 As with the first presentation, limited time was available. This limited the amount of time available to explain the analysis and thought process behind the masterplan proposals, and the use of the Campus Development Framework as the foundation document. The subsequent question and answer session reflected this deficiency.
- 6.4 At the time of publishing this PAC Report the Urban Design Panel has not made available a report from the second presentation.

Historic Environment Scotland

- 6.5 Throughout the pre-application process, discussions have been taking place with Historic Environment Scotland. Key elements of these discussions and the applicant's responses are summarised in the table in Appendix 11.

7. Applicant's Response to Public Consultation Process

- 7.1 This chapter summarises the responses generated through the public consultation process and sets out the applicant's response and what amendments, if appropriate, have been made to the final proposals which are the subject of the planning application.
- 7.2 Clear themes emerge from the various consultation strands. This chapter is therefore structured around these themes, rather than the strict structure of the public questionnaire.
- 7.3 It should be noted that there was broad support for the general proposals. A significant majority of respondents thought that the:
- proposed masterplan **does** successfully build on the principles of the campus development framework;
 - proposed masterplan **will** achieve integration with the wider West End;
 - masterplan layout and the proposed scale and massing of the buildings **will** deliver integration with the urban form of the West End;
 - proposed range of uses on the site **is** desirable; and
 - rebalancing of the relationship between motor traffic and other space-users **is** a desirable objective.
- 7.4 However, a range of detailed comments were raised, both by those who broadly supported the scheme and by those who had questions about certain aspects of it. These are now summarised in turn under the relevant theme headings.

Car Parking and Public Transport

- 7.5 Matters relating to car parking and public transport topped the list of issues raised during the consultation.
- 7.6 Car parking was raised as an issue from two perspectives.
- 7.7 Firstly from the perspective of the local community it was considered that all-day car parking by University staff and students causes major problems in those parts of the surrounding West End which do not have parking controls. Dowanhill and Partick are the areas most affected. Comments from the local community therefore focussed on even more parking problems in these areas (and perhaps stretching further out into Hyndland) should the University reduce car parking within the campus without having a proper plan in place for alternative parking provision or public transport.
- 7.8 Secondly from the perspective of University staff, who felt that any reduction in car parking provision within the campus would result in significant challenges for them.

The University's Response

- 7.9 The planning application for the Western Infirmary site is not able to address all of the parking issues associated with the campus and the wider West End. However, the University is well aware of the issues associated with parking and the response which has come via the public consultation process has confirmed the view of the University that a medium-term strategic parking plan is required. The planning application for the Western Infirmary site incorporates some undercroft parking. The University is, however, committed to a medium-term reduction in car-based commuting and will be working with the local community, staff, and students to develop the best approach for achieving this objective through the Strategic Travel & Transport Plan. Within this context, the University has noted representations regarding those University staff who depend on car-based transport because of their need to work (daily) on multiple sites. The University intends to review how it manages and enforces parking on campus and the allocation of permits to ensure the system is fair and proportionate for all.

Quality of Buildings to be developed on the Western Infirmary Site

- 7.10 A significant number of representations highlighted the need to ensure the best possible quality for the new buildings to be developed on the Western Infirmary site. These representations came from the wider community, from staff, from students, and from the Urban Design Panel of Glasgow City Council.
- 7.11 Of particular concern was the well-known practice of “value engineering” where, despite the highest aspirations at the start of a project, the quality of buildings is reduced because of cost constraints.
- 7.12 There was wide recognition that the masterplan was not designing buildings as such, but setting the context within which individual buildings would be built. A key objective of the masterplan is to ensure the quality of the spaces between the buildings, as well as the future quality of the buildings themselves.

The University's Response

- 7.13 The University aspires to create a world-class campus. To achieve this, only the highest standards will be required and the CDF provides the foundation for the principle of design excellence.
- 7.14 The application proposals which are submitted to Glasgow City Council for approval incorporate a series of “parameters plans”. These establish the design framework within which the individual buildings on the site will be commissioned and designed by individual architects. The parameters plans are intended to encourage great individual architecture but also to ensure that, when complete, the entire site reads and operates as a coherent new quarter for the West End of Glasgow. The parameters plans are submitted for the explicit approval of the planning authority.

7.15 A palette of materials has been agreed with the city council. This includes sandstone (as requested by a number of consultation respondents) but also includes a range of other materials which are considered to be appropriate to the area and to the city as a whole.

Scale of the Commercial Development Proposed

7.16 A wide range of responses were made under the general heading of this topic.

7.17 Concern was expressed regarding the scale of the commercial development proposed, in particular potential impact of any new shops restaurants and cafes on the existing facilities on Byres Road.

7.18 On the other hand, many responses highlighted how important it would be for the new urban quarter to be lively in the evenings and at weekends, and that new restaurants, cafes, and shops would help to achieve this.

7.19 It is worth noting that the other commercial elements proposed (including the hotel, potential student housing or mainstream housing, and commercial leisure facilities) were all generally accepted as being positive contributions to the area.

The University's Response

7.20 A key objective of the university in the development of the western site (and indeed in the campus development framework and the masterplan for the wider Gilmorehill Campus) is to break down the barriers (physical and psychological) between the University Campus and the wider West End.

7.21 The site of the former Western Infirmary lies at a crucial junction point between other established and emerging parts of the West End. In particular, it provides the link between Byres Road, Kelvingrove Park, Kelvingrove Art Gallery and Museum, and the large new cultural facility being developed at Kelvin Hall. The development of the site at the former Western Infirmary will therefore "knit together" a part of the West End that has been largely dysfunctional due to the presence of the hospital facilities. As part of that, a modest amount of restaurants, cafes, and shops will help to keep the area lively throughout the day, evenings, and at weekends.

7.22 It is anticipated that the new route from the junction of University Place/Byres Road through to the Snow Bridge and then to Kelvingrove and Kelvin Hall will become a major new pedestrian route. Restaurants and cafes will not only provide facilities along this route, they will also encourage activity which, along with good lighting, CCTV and clear lines of sight, will assist in making the area feel safe.

7.23 The proposed scale of restaurants, cafes, and shops is modest when compared to the total floorspace to be developed on the site of the former Western Infirmary. The current application seeks permission for just over 138,000sq m of floorspace. Of this total only 6,500sq m is intended for restaurants, cafes, and shops. The supporting planning statement and retail assessment submitted with this application addresses this matter in more detail.

Importance of Development Fitting in to the West End

7.24 Possibly because of the experience of the way in which the site was occupied by the former Western Infirmary, there were a range of expressions of concern about how any new development on the site would integrate with the West End.

7.25 Particular issues raised included routes through the site, the way in which the scale and nature of the buildings on the Church Street and University Place frontages would relate to the tenemental scale of Byres Road and Partick, and the permeability of the site in general.

The University's Response

7.26 The Campus Development Framework (approved in 2014) established the basic principles of integrating the site with the wider West End. These principles have been carried forward into the masterplan.

7.27 Additional analysis has taken these principles a step further with (for example) the creation of a new public square at the junction of Byres Road and University Place and the clear establishment of a Byres Road/Kelvingrove/Kelvin Hall primary route and an east-west primary route from Church Street to the Gilbert Scott Tower and the heart of the Gilmorehill Campus. These primary routes are supported by a range of secondary routes, establishing from the very start, an urban grain which reflects the permeability of the wider West End.

7.28 These principles were in place, and the basic design approach established, prior to the consultation process. However, the responses from the consultation process have allowed the framework to be developed further and that is reflected in the final submission.

Comments Regarding the Future of "G" Block

7.29 Some respondents have expressed disappointment that the masterplan does not contain an option to retain the 19th Century main hospital block known as "G" Block. It has been suggested that this block could have been retained and refurbished and adapted for some form of use, retaining a significant presence of an older building on the site. Some respondents were surprised to learn that the building is not listed.

The University's Response

- 7.30 The retention of "G" Block would have significantly compromised the successful development of a new urban quarter on the site of the former Western Infirmary. Its location would have compromised any new development both the west (between the block and Church Street) and to the east (between the block and the existing University buildings). In addition, the scale and nature of the block (tall, long and relatively thin) was not found to be adaptable for any of the modern uses which the University requires to deploy on the site.
- 7.31 However, the University is committed to salvaging as much of the sandstone from this building as possible, for re-use within the site.

University Avenue

- 7.32 The proposals presented during the public consultation process noted the University's intention (in cooperation with the relevant authorities) to "rebalance" traffic and transport priorities on University Avenue. In principle, this approach acknowledges the desirability of delivering a public realm for University Avenue which supports safe movement by pedestrians and cyclists whilst acknowledging the role of the road as a principal route for traffic within the West End.
- 7.33 Some respondents suggested that no changes should be made to University Avenue at all and that cyclists should be diverted to other routes. Other respondents (at the other end of the scale) suggested the complete closure of University Avenue, although with no suggestions as to alternative routes for the vehicular traffic which uses the route.

The University's Response

- 7.34 The University acknowledges the sensitivity of this matter and the difficulties in securing a public realm solution which can meet every need. Having taken into account the many representations during the public consultation process, the University is adopting, at this stage, a design solution, using materials on landscaping which will emphasise where priority for pedestrians and cyclists is established and where both private vehicles and public transport will require to proceed with caution. The University believes that this solution will, at the current time, deliver the necessary improvements.

Houses in Multiple Occupation

- 7.35 Throughout the consultation process a wide variety of respondents raised the issue of the ever-increasing problem of houses in multiple occupation within the West End in general, but in particular within Hillhead, Partick, Dowanhill and Hyndland. Most of these HMOs are properly licensed under the relevant legislation but do not have planning permission. Planning policy prohibits HMOs within the Hillhead area but this seems to have no effect on unlawful uses within many tenements.

- 7.36 Community Council representatives, in particular, noted that this was having an increasingly destabilising effect on the community with residents who were not students being pushed out of the area. This not only is giving rise to an unbalanced local community but also means that, outwith term time, the social and economic viability of the community is being undermined.

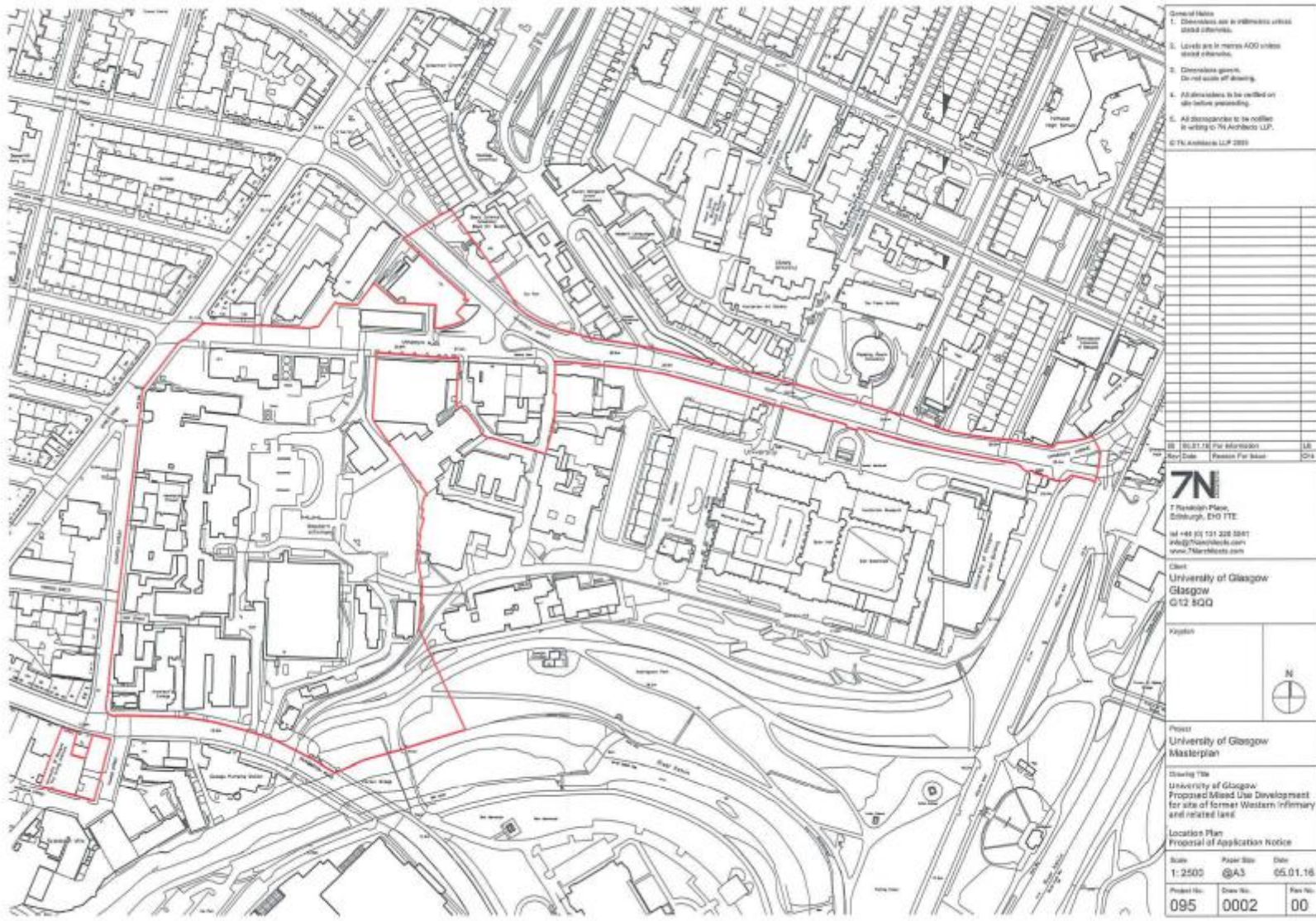
The University's Response

- 7.37 The University has listened carefully to these representations and has made a commitment to discuss this specific matter with the local community later this year. However, the matters referred to are all outwith the boundary of the current planning application and are therefore not a matter which can be dealt with within the context of the current planning application.

8. Overview

- 8.1 It is submitted that the Pre-Application Consultation described in this report has met the Government's objectives for such a process in that:
- The relevant communities and consultees were as well-informed as possible about the proposed development; and
 - They have had an opportunity to contribute views before the formal planning application is submitted to the planning authority.
- 8.2 In designing the consultation process for this specific development proposal, the planning authority was fully consulted. The authority made no additional recommendations to be implemented as part of the consultation process.
- 8.3 In designing the consultation, the guidance contained within PAN81 (Community Engagement) was taken into account, in particular the ten "standards" contained within that document.
- 8.4 It is therefore submitted that the Pre-Application Consultation Process has been meaningful and effective.

Appendix 1



Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions given. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to 7N Architects LLP.

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Rev	Date	Revision For	Drawn By

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Client
 University of Glasgow
 Glasgow
 G12 8QQ

Project
 University of Glasgow
 Masterplan

Drawing Title
 University of Glasgow
 Proposed Mixed Use Development
 for site of former Western Infirmary
 and related land

Location Plan
 Proposal of Application Notice

Scale	Paper Size	Date
1:2500	@A3	05.01.16
Project No.	Draw No.	Rev No.
095	0002	00



- General Notes
1. Dimensions in millimetres unless stated otherwise
 2. Levels are in metres AOD unless stated otherwise
 3. Dimensions govern. Do not scale off drawing
 4. All dimensions to be verified on site before proceeding
 5. All discrepancies to be notified in writing to TN Architects LLP
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<p>7N 7 Rankine Place, Edinburgh, EH8 7TS tel +44 (0) 131 220 0541 info@tnarchitects.com www.tnarchitects.com</p>	<p>Client University of Glasgow University Avenue Glasgow G12 8QQ</p>
<p>Project University of Glasgow Masterplan</p>	<p>Drawn: Existing Site Plan with PPP boundary</p>
<p>Status DRAFT FOR INFORMATION</p>	
<p>Scale 1:1000</p>	<p>Paper Size @A1</p>
<p>Date 03.05.16</p>	<p>Drawn No. 95</p>

Appendix 2

Development & Regeneration Services
Glasgow City Council
231 George Street
Glasgow
G1 1QU

Our ref : AECO0001

Your ref :

12 January 2016

Dear Sir/Madam,

PROPOSAL OF APPLICATION NOTICE (PAN)

Town & Country Planning (Scotland) Act 1997 as Amended by the Planning etc (Scotland) Act 2006

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Site of Proposed Development: Land Bounded by University Place, Byres Road, Church Road, Argyle Street, the River Kelvin, and Existing Glasgow University Campus, Glasgow (Site of the Former Western Infirmary Hospital)

This letter represents the written confirmation to Glasgow City Council of a proposal to submit an application for Planning Permission in Principle in respect of the above site.

Name and Address of Prospective Applicant

University of Glasgow
University Avenue
Glasgow
G12 8QQ

Name and Address of Agent

Muir Smith Evans
203 Bath Street
Glasgow
G2 4HZ

Contact Name: Brian Muir
Tel: 0141 221 0316
e-mail: bmuir@muirsmithevans.co.uk

Muir Smith Evans

Address from which further information can be obtained

Muir Smith Evans
203 Bath Street
Glasgow
G2 4HZ

(see other contact details above)

Full Address and Location of the Proposed Development Site

Land Bounded by University Place, Byres Road, Church Road, Argyle Street, the River Kelvin, and Existing Glasgow University Campus, Glasgow (Site of the Former Western Infirmary Hospital)

Plan

Attached to this letter is a plan which outlines the proposed application site in red on an Ordnance Survey based location plan, at a scale sufficient to clearly identify the site.

Description in general terms of the development to be carried out

Proposed mixed-use University campus development including: (1) teaching and learning buildings (Class 10) (up to 65,000 sq m); (2) university research buildings (Class 4) (up to 17,000 sq m); (3) commercial research & development/offices (Class 4) (up to 18,000 sq m); (4) retail shops (Class 1) (up to 4,000 sq m); (5) financial, professional and other services (Class 2) (up to 500 sq m); (6) food and drink (Class 3) (up to 2,500 sq m); (7) hotels (Class 7) (up to 12,500 sq m); (8) sports and recreation facilities (Class 11) (up to 500 sq m); (9) day nursery (Class 10) (up to 500 sq m); (10) crèche (Class 10) (up to 100 sq m) (11) residential flats (mainstream or student) (sui generis) (up to 14,500 sq m); (12) Data Centre (Class 4) (up to 3,000 sq m); (13) energy centre (sui generis); (14) means of access, servicing and parking arrangements; (15) related infrastructure; (16) related landscaping and (17) related public realm (Major Application) (Planning Permission in Principle).

Class of proposed development

Due to extent of the site area to be redeveloped (in excess of 2ha) and the total quantum of proposed additional floorspace (in excess of 5,000 sq m) it is considered that the proposed development may be classed as a 'Major Development'. (Reference: Planning, etc (Scotland) Act 2006, The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, and Circular 5/2009.)

Details of Proposed Consultation

Event: Public exhibition.

Venue: The public Atrium of the Wolfson Medical School, University Avenue, Glasgow.

Date and time: Wednesday 17 to Sunday 21 February 2016 (11.30 – 19.00 on week days, 11.00 – 16.00 on Saturday, and 13.00 – 16.00 on Sunday).

The public exhibition of the proposals will be advertised on Friday 5 February 2016 in the 'Evening Times'. Publicity for the exhibition will also be distributed locally by leaflet and posters, and to staff and students within the University by e-mail and social media networks.

Comment forms will be available and can be returned to the exhibition staff or by post or e-mail to Muir Smith Evans by 4pm on Friday 11 March 2016. It will also be possible to comment online at the University's website.

There will be a statutory consultation meeting with Hillhead Community Council. Consultation meetings are also proposed with each of the Community Councils for adjacent areas: Partick Community Council, Woodlands & Park Community Council, and Dowanhill, Hyndland & Kelvinside Community Council. Discussions are currently taking place regarding suitable dates and times for these consultations.

Parties which have received a consultation: statutory

Hillhead Community Council (David Grant, Flat 3/7, 2 Taylor Place, Glasgow, G4 7NY)

Parties which have received a copy of the Proposal of Application Notice: non-statutory

Community Councils

- Partick Community Council
- Woodlands & Park Community Council
- Dowanhill, Hyndland & Kelvinside Community Council

Councillors: Anderston City (Ward 10)

- Baillie Dr Nina Baker
- Baillie Phillip Braat
- Councillor Gordon Matheson
- Baillie Eva Bolander

Councillors: Hillhead (Ward 11)

- Councillor Martha Wardrop
- Councillor Ken Andrew
- Councillor Martin McElroy
- Councillor Pauline McKeever

Councillors: Partick West (Ward 12)

- Councillor Dr Martin Bartos
 - Baillie Aileen Collieran
 - Councillor Fergal Dalton
 - Councillor Kenny McLean
- ##### MSPs (constituencies)
- Sandra White MSP
- ##### MSPs (regional)
- Ruth Davidson MSP
 - Bob Dorris MSP
 - Partick Harvie MSP
 - Hanzala Malik MSP
 - Anne McTaggart MSP
 - Drew Smith MSP
 - Humza Yousaf MSP
- ##### MPs
- Patrick Grady MP (Glasgow North)
 - Carol Monaghan MP (Glasgow North West)
 - Alison Thewliss MP (Glasgow Central)

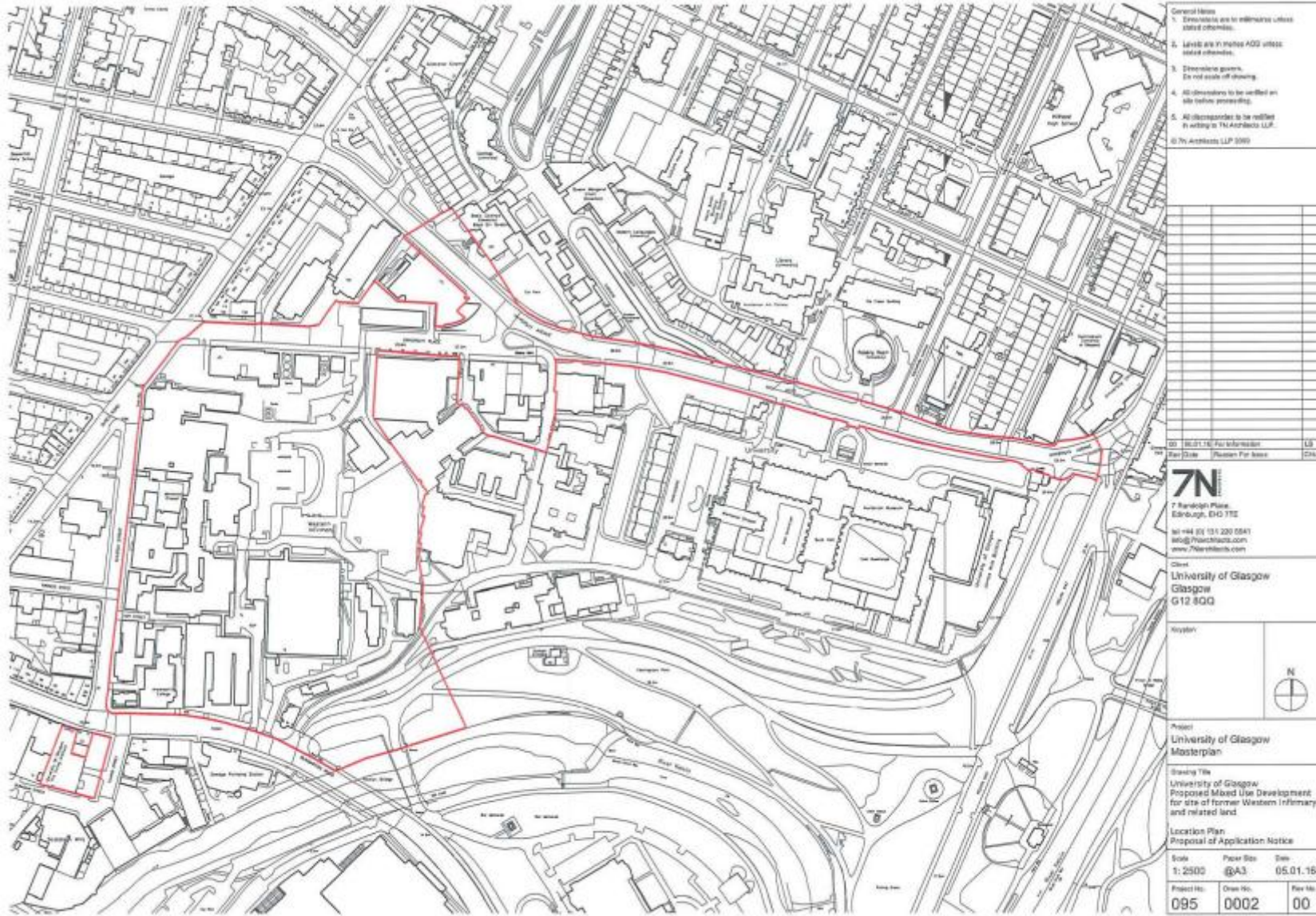
Declaration

This is to certify that the information given in this Notice is true and accurate to the best of our knowledge.

Agent.....*Muir Smith Evans*.....

Muir Smith Evans
for The University of Glasgow

Date.....*12 January 2016*.....



Appendix 3

Parties which received a consultation: statutory

Hillhead Community Council (David Grant, Flat 3/7, 2 Taylor Place, Glasgow, G4 7NY)

Parties which received a copy of the Proposal of Application Notice: non- statutory

Community Councils

- Partick Community Council
- Woodlands & Park Community Council
- Dowanhill, Hyndland & Kelvinside Community Council

Councillors: Anderston City (Ward 10)

- Baillie Dr Nina Baker
- Baillie Phillip Braat
- Councillor Gordon Matheson
- Baillie Eva Bolander

Councillors: Hillhead (Ward 11)

- Councillor Martha Wardrop
- Councillor Ken Andrew
- Councillor Martin McElroy
- Councillor Pauline McKeever

Councillors: Partick West (Ward 12)

- Councillor Dr Martin Bartos
- Bailie Aileen Colleran
- Councillor Fergal Dalton
- Councillor Kenny McLean
-

MSPs (constituencies)

- Sandra White MSP

MSPs (regional)

- Ruth Davidson MSP
- Bob Dorris MSP
- Partick Harvie MSP
- Hanzala Malik MSP
- Anne McTaggart MSP
- Drew Smith MSP
- Humza Yousaf MSP

MPs

- Patrick Grady MP (Glasgow North)
- Carol Monaghan MP (Glasgow North West)
- Alison Thewliss MP (Glasgow Central)

Additional Consultees Requested by Glasgow City Council

- Friends of Glasgow West
- Glasgow City Heritage Trust
- Architectural Heritage Society of Scotland
- Byres Road Improvement Group
- Byres Road Business District Improvement
- Church of Scotland Wellington Church
- Hillhead Primary School
- Hillhead High School
- Downhill Primary School
- Partick Housing Association
- Glasgow West Housing Association
- Officers Training Corps
- Glasgow International College

Appendix 4

Community Briefing: University of Glasgow Masterplan

Saturday 31 October 2015

Names of those attending

Name	Organisation
Iain MacKenzie	Partick Community Council
Margaret M Burke	Partick Community Council
Kayleigh Waugh	Representing Patrick Grady MP
Anthony Burton	BRIG
C. Tsang	Woodlands Park Community Council
John Hood	Dowanhill, Hyndland and Kelvinside Community Council
Jean Charsley	Hillhead Community Council
Councillor Kenny McLean	GCC
Bailie Eva Bolander	GCC
Patrick Harvie MSP	Member of Scottish Parliament
Councillor Martha Wardrop	GCC
Councillor Dr Martin Bartos	GCC

Appendix 5

Stakeholder	Engagement Format	Dates
Local Community: Community Councils		
Hillhead CC	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
	E-mail: Update further to initial mtg	w/c 14 Dec 2015
	Meeting: Statutory Consultation	13 & 18 Feb 2016 (joint)
	Meeting: Follow-up consultation	Mar 2016
Partick CC	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
	E-mail: Update further to initial mtg	w/c 14 Dec 2015
	Meeting: Statutory Consultation	13 & 18 Feb 2016 (joint)
	Meeting: Follow-up consultation	Mar 2016
Woodlands & Park CC	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
	E-mail: Update further to initial mtg	w/c 14 Dec 2015
	Meeting: Statutory Consultation	13 & 18 Feb 2016 (joint)
	Meeting: Follow-up consultation	9 Mar 2016
Dowanhill, Hyndland & Kelvinside CC	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
	E-mail: Update further to initial mtg	w/c 14 Dec 2015
	Meeting: Statutory Consultation	13 & 18 Feb 2016 (joint)
	Meeting: Follow-up consultation	Mar 2016

Yorkhill CC	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
	E-mail: Update further to initial mtg	w/c 14 Dec 2015
	Meeting: Statutory Consultation	13 & 18 Feb 2016 (joint)
	Meeting: Follow-up consultation	Mar 2016
Political: GCC Elected Ward Councillors	(Applies to all in this category)	
Anderson City (Ward 10)	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
Bailie Dr Nina Baker	E-mail: Update further to initial mtg	w/c 14 Dec 2015
Bailie Philip Braat	Community Exhibition	17-21 Feb 2016
Councillor Gordon Mathieson (now resigned)		
Bailie Eva Bolander		
Hillhead (Ward 11)		
Councillor Martha Wardrop		
Councillor Ken Andrew		
Councillor Martin McElroy		
Councillor Pauline McKeever		
Partick West (Ward 12)		
Councillor Dr Martin Bartos		
Bailie Aileen Colleran		
Councillor Fergal Dalton		
Councillor Kenny McLean		

Political: Scottish Parliament Elected	(Applies to all in this category)	
Sandra White (Constituency)	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
Ruth Davidson (Regional)	E-mail: Update further to initial mtg	w/c 14 Dec 2015
Bob Doris (Regional)	Community Exhibition	17-21 Feb 2016
Partick Harvie (Regional)		
Anne McTaggart (Regional)		
Drew Smith (Regional)		
Humza Yousaf (Regional)		
Political: UK Parliament Elected	(Applies to all in this category)	
Patrick Grady, Glasgow North	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
Carol Monaghan, Glasgow North West	E-mail: Update further to initial mtg	w/c 14 Dec 2015
Alison Thewliss, Glasgow Central	Community Exhibition	17-21 Feb 2016
Local Community: Other	(Applies to all in this sub-category)	
Byres Road Business Improvement District (BID)	Meeting: Initial briefing and Q&As	Sat 31 Oct 2015
Byres Road Improvement Group (BRIG)	E-mail: Update further to initial mtg	w/c 14 Dec 2015
	Community Exhibition	17-21 Feb 2016
	(Applies to all in this sub-category)	
Hillhead Primary School	Community Exhibition (plus some meetings as detailed below)	17-21 Feb 2015
Dowanhill Primary School		
Hillhead Secondary School		

Wellington Parish Church		
Officers Training Core		
Anderson College		
Maggie's Centre	Meeting	TBC
Local residents in general		
Local business in general		
Friends of Glasgow West	Meeting	Routine and ongoing
Glasgow City Heritage Trust		
Glasgow West Housing Association		
Partick Housing Association	Meeting	Saturday 7 May 2016
Investors	Meeting	TBC
Industry/development partners		
Key Statutory Authorities and Organisations		
GCC - DRS and LES	Meetings and workshops	Routine and ongoing
GCC Urban Design Panel	Presentation	14 Jan 2016 (info by 5 th) 14 Apr 2016 (Info by 11 th)
Historic Environment Scotland	Meetings and workshops	Routine and ongoing
SEPA	Meeting Correspondence	16 December 2015
Scottish Natural Heritage		Routine and ongoing
Glasgow Life		
City Property		

Scottish Enterprise		
SPT (Subway)	Meeting	22 April 2016
The Coal Authority		
NHS Glasgow & Clyde Valley		
University Bodies		
Court	Information briefing	30 Sept 2015
	Presentation for approval	13 Apr 2016
Estates Committee	Workshop	10 Dec 2015
	Presentation re preferred option	6 Jan 2016
	Presentation for approval	14 Mar 2016
Finance Committee		
SMG Senate		
College Management Groups		
Infrastructure Disability Group		
Staff	Community Exhibition	17-21 Feb 2016
Unions	Community Exhibition	17-21 Feb 2016
Students	Community Exhibition	17-21 Feb 2016
Student bodies	Community Exhibition	17-21 Feb 2016
Alumni	Community Exhibition	17-21 Feb 2016
General Council	Presentation	30 Jan 2016

Appendix 6

Public Notices

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 4000 sqm... Planning Permission is granted for the erection of a 2 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 1000 sqm... Planning Permission is granted for the erection of a 1 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 1500 sqm... Planning Permission is granted for the erection of a 1 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 2000 sqm... Planning Permission is granted for the erection of a 2 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 3000 sqm... Planning Permission is granted for the erection of a 3 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 4000 sqm... Planning Permission is granted for the erection of a 4 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 5000 sqm... Planning Permission is granted for the erection of a 5 storey detached house...

Motor Trade

HALF PRICE CARS! Save over 50%... 53% OFF... 2 YEARS FREE SERVICING... MACKLIN MOTORS

Motor Cars... Approved by Motor Finance (MFC)...

news online... nla... TIMES PAST

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 6000 sqm... Planning Permission is granted for the erection of a 6 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 7000 sqm... Planning Permission is granted for the erection of a 7 storey detached house...

Public Notices

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008

Notice under Regulation 7(5) & 7(6) of the Regulations

Proposed Development of 8000 sqm... Planning Permission is granted for the erection of an 8 storey detached house...

Appendix 7

Context for this public exhibition

The University of Glasgow is bringing forward detailed proposals for the redevelopment of the site of the former Western Infirmary.

A Proposal of Application Notice was submitted to Glasgow City Council in January 2016. This formally signalled the University's intent to submit a planning application and commenced the statutory pre-application consultation period associated with the proposals.

Subject to this consultation exercise it is proposed to submit an application for Planning Permission in Principle in late spring 2016. The project team will take into account comments made during this consultation as the proposals are developed further and a report on this consultation exercise which will be submitted to Glasgow City Council in support of the eventual planning application.

The planning application site

The proposed application site is on land bounded by University Place, Byres Road, Church Street, Argyle Street, the River Kelvin, and the existing Glasgow University Campus (the site of the former Western Infirmary). The proposed boundary of the application site is shown on Banner 2.

Description of the proposed planning application

The proposed application seeking Planning Permission in Principle will be for:

Proposed mixed-use University campus development including:

- (1) teaching and learning buildings (Class 10) (up to 65,000 sq m);
- (2) university research buildings (Class 4) (up to 17,000 sq m);
- (3) commercial research & development/offices (Class 4) (up to 18,000 sq m);
- (4) retail shops (Class 1) (up to 4,000 sq m);
- (5) financial, professional and other services (Class 2) (up to 500 sq m);
- (6) food and drink (Class 3) (up to 2,500 sq m);
- (7) hotels (Class 7) (up to 12,500 sq m);
- (8) sports and recreation facilities (Class 11) (up to 500 sq m);
- (9) day nursery (Class 10) (up to 500 sq m);
- (10) crèche (Class 10) (up to 100 sq m);
- (11) residential flats (mainstream or student) (sui generis) (up to 14,500 sq m);
- (12) Data Centre (Class 4) (up to 3,000 sq m);
- (13) energy centre (sui generis);
- (14) means of access, servicing and parking arrangements;
- (15) related infrastructure;
- (16) related landscaping and
- (17) related public realm (Major Application)



Vision: A world-class, world-changing university

The University of Glasgow's vision for the future, which is defined in their strategic plan 'Inspiring People, Changing the World' University Strategy 2015-2027, is the driving force behind the development of this masterplan.

The University's mission is to bring inspiring people together and create a world-class environment for learning and research, empowering staff and students to discover and share knowledge that can change the world.

The University have adopted a place-making approach as the best means of delivering their vision and are using the following principles from the strategy to guide the development of this masterplan:



People

To make our buildings an icon of the world's great research-intensive universities, the University of Glasgow needs to ensure the best staff and student learning facilities in a competitive global market.



Place

The campus will be a public realm where people meet, interact and learn together in a way which facilitates the sharing of knowledge and innovation in a world class environment for teaching and research.



Purpose

To create a culture of discovery through world class research, the campus must offer a range of physical and cultural spaces for teaching, research, learning, interacting and collaborating that are flexible enough to be adapted to the needs and ambitions of the University community.

An integral part of the city

The University's ambition is to create a distinctive, sustainable campus that is an integral part of the city's fabric and a source of pride and inspiration for all who live and work in Glasgow. The vision is to create a campus that is a source of pride and inspiration for all who live and work in Glasgow. The vision is to create a campus that is a source of pride and inspiration for all who live and work in Glasgow.



University of Glasgow

02 Masterplan: Context



The purpose of the masterplan

The masterplan is the beginning of a series of applied responses to the University that address its vision for the city, context and the University's role in the city. It is a strategic document that sets the context for the University's future development and provides a framework for the University's future development.

As part of the '10 year strategy' proposed by the Western Gateway Strategic Partnership, the University is committed to working with the local community to create a vibrant, sustainable and inclusive city.

The masterplan is the starting point for the University's future development and provides a framework for the University's future development.

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The Campus Development Framework



Planning Application Process



ADCOM 7th April

The University of Glasgow
Charity number: SC045447

University of Glasgow

03 Masterplan: Approach

Inspiring Place

A place that provides a sense of purpose, identity and community, and that is a source of inspiration and innovation.

An inspiring environment, that provides a sense of purpose, identity and community, and that is a source of inspiration and innovation.

Working with the University, we will create a place that is a source of inspiration and innovation.

Placemaking Strategy

The Placemaking Strategy is a key element of the Masterplan, and it is a key element of the Masterplan.

The key aspects of the Placemaking Strategy are:

- Working with the University to create a place that is a source of inspiration and innovation.
- Working with the University to create a place that is a source of inspiration and innovation.
- Working with the University to create a place that is a source of inspiration and innovation.

Approach to the Western Site

The Western Site is a key element of the Masterplan, and it is a key element of the Masterplan.

The key aspects of the Approach to the Western Site are:

- Working with the University to create a place that is a source of inspiration and innovation.
- Working with the University to create a place that is a source of inspiration and innovation.
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ADCOM 7th April

The University of Glasgow
Charity number: SC045447

University of Glasgow

04 Masterplan: Connections

Defining New Urban Connections

The masterplan is principally about making connections, bringing the University's Colleges together, bringing parts of the city together and bringing people together to strengthen the University's student experience, global research profile and its contribution to Glasgow and beyond.

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ADCOM 7th April

The University of Glasgow
Charity number: SC045447

University of Glasgow **05 Masterplan: Use of Space**



Active Public Spaces

The masterplan seeks to create the vibrant environment around the new building and public spaces with a series of green belts to provide the space and building greater levels of pedestrian walking and cycling activity and health.

This will be achieved by considering space as a key part of the site, as well as the environment, other key or related areas.

The green belt, through our vision of the Masterplan, is a green zone for active building and environment with the building, public spaces and the wider city. The Masterplan also provides a series of green belts to provide a sustainable network of shared, active and shared spaces, creating the vibrant and active public spaces, which will help to sustain active and healthy.



The University of Glasgow
Charity number: SC04567

University of Glasgow **06 Masterplan: Public Space**



Public Space Strategy

The new and enhanced public spaces and streets will be designed as active spaces that will encourage students, staff and the local community to use them and enjoy them.

Defining important new public spaces



Enhancing the existing streetscape



Movement and Travel

The Masterplan will provide a series of green belts to provide a sustainable network of shared, active and shared spaces, creating the vibrant and active public spaces, which will help to sustain active and healthy.

The University of Glasgow
Charity number: SC04567

University of Glasgow **07 Masterplan: Existing Buildings**



Adaptive reuse of existing buildings



The University of Glasgow will be using the old buildings in the same way as the new buildings, with the surrounding neighbourhoods. The building interiors will be a range of contemporary commercial uses, such as work space for staff and students, research, local businesses, cafes, restaurants and more.

The University will also be using the old buildings as an important feature of the new campus, with the buildings, streets and the wider environment.

Key listed buildings helping to define new urban spaces and routes



The University of Glasgow will be using the old buildings in the same way as the new buildings, with the surrounding neighbourhoods. The building interiors will be a range of contemporary commercial uses, such as work space for staff and students, research, local businesses, cafes, restaurants and more.

The University will also be using the old buildings as an important feature of the new campus, with the buildings, streets and the wider environment.

The University of Glasgow
Charity number: SC04567



Proposed Development at the site of
the former Western Infirmary
Hospital and related land

COMMENT FORM

If you have any comments about the proposals in this exhibition, please complete this form and place it in the box provided, OR send it by post to Muir Smith Evans, 203 Bath Street, Glasgow G2 8LY OR by e-mail to UoGMasterplan@muirsmithevans.co.uk.

Submissions should be made by 4pm on Friday 11 March 2016.

Please note: Comments should not be made to Glasgow City Council. Any comments made to the University of Glasgow (prospective applicant) are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations to the Council regarding the proposal at that time.

1. Context for Proposals

In 2014 a Campus Development Framework (CDF) was approved by the University and by Glasgow City Council. The Masterplan contained in the current proposal builds on the principles of the CDF.

Do you think that the proposed Masterplan successfully builds on these principles?

YES / NO / DON'T KNOW

If you wish, please use this space to explain your answer.

2. Relationship and connections to the wider West End

The proposed Masterplan aims to fully integrate the site of the former Western Infirmary with the existing urban areas of Hillhead and Partick, and with the parkland and civic buildings of Kelvingrove.

This reflects a key principle in the CDF.

Do you think that the proposed Masterplan will achieve this?

YES / NO / DON'T KNOW

If you wish, please use this space to explain your answer.

(continued overleaf)

The University of Glasgow, charity number SC0204311



Proposed Development at the site of
the former Western Infirmary
Hospital and related land

COMMENT FORM

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This reflects a key principle in the CDF.

Do you think that the proposed Masterplan will achieve this?

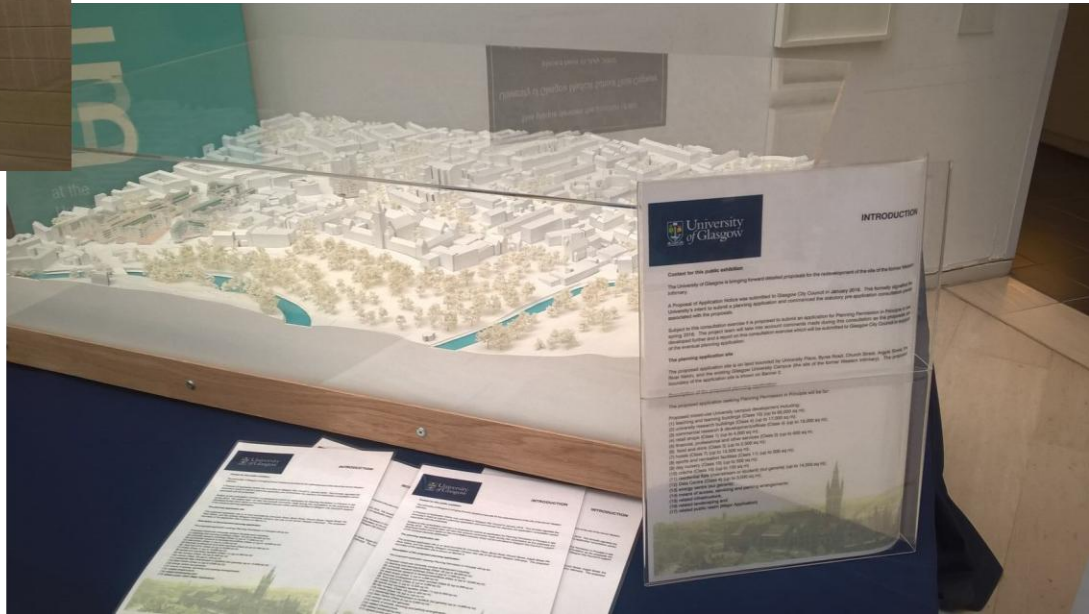
YES / NO / DON'T KNOW

If you wish, please use this space to explain your answer.

(continued overleaf)

The University of Glasgow, charity number SC0204311

Appendix 8







Appendix 9

Proposal: Glasgow University Masterplan for the Western Infirmary Site

Address: West End of Glasgow, Former Western Infirmary Site

Status of Proposal: Pre Planning Application

Introduced by: Glasgow City Council Planning

Presented by: Ewan Anderson, 7N Architects / AECOM

The Panel thanked the Architect for his presentation of their early ideas for Glasgow University's masterplan expansion into the former Western Infirmary site bounded by University Avenue, Church Street, Dumbarton Road and the existing University to the East.

The architect described the University's vision and ambition to be one of the world's best research universities - achieved by interdisciplinary working with a move away from traditional academic silos. Physically this would be delivered by building a world class extension of the University, creating a new Urban Quarter. The Colleges will come together to create 24/7 active and permeable spaces on the ground floor with teaching and research spaces above. The stated intention is to create a structured hierarchy of spaces knitting with the existing urban fabric and reinforcing connectivity with the West End.

The Architect illustrated his approach with site plans showing the footprints of the colleges based upon each department's detailed space requirements. The visualizations of how future architects for each building may interpret the brief were illustrated but were considered deeply unconvincing by the panel. A presentation of 'look and feel' slide images of new university architecture built elsewhere was considered both unsubstantiated and unreferenced by the panel. The panel was not convinced of the relevance of the exemplar imagery promoted – this raised concerns that limited townscape analysis (different from urban analysis) had been undertaken.

The Architect said that the proposed Design Guide is intended to emphasize civic quality, scale, massing and articulation. Material studies of the West End illustrated a palette of materials with the emphasis on warm tactile materials whose colour and hue would be permanent and enduring. The materials illustrated were brick, stone, glass, precast concrete and timber. The panel recommended that rather than a 'Design Guide' with a more prescriptive 'Design Code' was required to better determine a more cohesive and complementary urban architecture that would, through an incremental development process, unify the campus environment and better relate it to its historic context.

The Panel strongly supports the development in principle for the expansion of the University and the stated ambition to create world class civic spaces, integrated with the West End. The Panel are pleased to be consulted at an early stage in the development of the master plan ideas but have areas of concerns as follows:

1. While it was recognised that there was limited time for presentation and discussion, the Panel nonetheless felt that the architect had not illustrated the townscape and urban planning strategies that lay behind the very detailed ground floor plan and the massing diagrams. The Panel would have liked to have seen greater townscape studies that explored the context in a more three dimensional basis. The Panel wished to better understand the rationale that supports the integration of the substantial college floor plates within the West End street pattern. The surprisingly detailed ground floor plan presented a vision of 24/7 functions distributed throughout the site. The Panel questioned whether all of these functions could be sustained to

maintain active ground floor uses or whether consolidating public functions around the new central square would work better.

2. The Panel noted that they would like to have seen a design development process that compared alternative public open space strategies to demonstrate that the proposal of a single large square is in fact the most suitable option. It was noted that the function of the proposed square appears ambiguous as the drawings were rendered with 50% hard surfaces and 50% soft finishes. The Panel was disappointed that the changes in level between University Avenue and Dumbarton Road were not illustrated during the presentation and believes these level changes require thorough examination.
3. The strategy of encouraging pedestrian movement through the site from Byres Road/ University Avenue/Dumbarton Road and into Kelvingrove Park on a 24 hours basis was questioned, as the general area has had incidences of crime, including robberies and thefts, and the park, during the hours of darkness, has been known to attract sexual activity, due to poor access and lighting, making this potentially vulnerable to users. The Panel were surprised that this aspect of public and student safety has not had early and close attention. The Panel wish to encourage connectivity but only if it is demonstrably safe. The key may be as simple as lighting and CCTV or it may be solved by opening the park only during daylight hours. This design issue requires to be addressed as a priority.
4. The Panel voiced concerns that the evolving three dimensional appearance could appear lacking in a strong and distinctive character. They appreciate the intention of using the openness of the ground floor plan as a device to reduce the possibility of each department being in its own silo. The Panel felt that a design coded masterplan should promote contemporary architecture with a greater vertical emphasis to help new development relate to its Victorian Glasgow context. A 'classical' syntax and architectural language that encourages future buildings to adopt proportional form and a compositional discipline is required.
5. The Panel believes that a Design Code should replace the Design Guide and be more detailed and prescriptive, ensuring that a powerful and coherent urban form is delivered comparable to Park Circus or Edinburgh New Town.
6. The Panel believes that natural stone should be specified as the dominant external material and should be designed with a vertical emphasis. The facades of future buildings should have a better 'informed window to wall character' and a contextually driven elevation depth and richness for environmental as well as visual reasons. It was recommended that the corners of buildings should be strongly expressed and the roofscape flamboyant. It was felt that in this way a distinctive and cohesive Urban Quarter will be delivered. The experimental nature of contemporary architectural design impressions presented suggests that without a strong design guide framework, the different architects of each college building may un-intentionally deliver a kaleidoscope effect.
7. The Panel wishes to see an architectural and urban design code set the standard for the spaces between the colleges. Glasgow's wet and damp environment suggests that the major routes between colleges should be emphasized and consideration given to them being covered. In any event the end result should be distinctively Glaswegian just as Cambridge or Bologna with their universities have created unique but different environments.

8. The Panel supports the retention and reuse of all the listed buildings and are attracted by the idea of Church Street being a creative quarter for startup business linking to the West End. However they regret that other historic buildings such as the substantial ward blocks which are in good condition, stored historic memory and a strong Glasgow character have not been retained and reused. This is a lost opportunity and should be reconsidered.
9. The Panel was not convinced by the early drawings illustrating that the stated ambition of, "knitting new tissue into the existing urban fabric" has been achieved. Much stronger evidence of how the proposed masterplan will deliver connectivity should be demonstrated. The panel noted that over-connecting the campus development within its context might be detrimental. A greater emphasis and distinction between how the primary, secondary and tertiary routes relate is required and how vehicular movements are controlled.

The Panel wishes the Client and Architect to consider these constructive criticisms and invite them to return to make a further presentation at an early date including a detailed townscape analysis justifying the proposals. Strong verbal ambitions are necessary but insufficient. The Panel recommend that AD+S uses their workshop methodology to bring the stakeholders together as a matter of urgency to build on the work so far and to ensure that this vital piece of urbanism achieves its stated ambition for the University of Glasgow, the West End and Glasgow.

Appendix 10



EXTERIOR: The view of the new buildings will look...



READY TO START: Professor Angus MacIntyre and Frank Redwood.



HERE'S THE VIEW: The area will be transformed, say supporters.

University unveils £1bn plan to transform city's west end

HERALD 12 APR 2014

Campus 'fitting use' for site of former hospital

LEIGH WATSON
NEWS REPORTER

A £1-billion former hospital site is to be transformed into a new campus, after it was ruled safe for Glasgow University as part of a £200-million regeneration.

The old Glasgow Infirmary, which may be part of the new Glasgow Royal Infirmary site, will be transformed into a new campus. The old Glasgow Infirmary site will be transformed into a new campus. The old Glasgow Infirmary site will be transformed into a new campus.

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and on the study will continue to 2015 from 2014.

Glasgow University principal Professor Angus MacIntyre said the regeneration project was "an important step in the history of Glasgow University".

He added: "Given the potential to be developed in the area, we have developed a number of ideas including, for example, the Gilbert Scott Building."

"The facilities we built during the last 100 or so years were not designed to be used in the way that we are using them today. We hope to give the new city a new look and feel, to attract the very best students and to ensure that Glasgow continues to be one of the top universities in the world."

He added: "The first major development will be a library and teaching hub - planned outside the former Glasgow Infirmary site but we haven't chosen."

"It will provide spaces for 2,000 students, as well as state-of-the-art facilities, and will allow us to use the latest techniques in pedagogy."

Robert Calderwood, NHS Glasgow Glasgow and Clyde chief executive, said the regeneration project was a "major step for the former hospital buildings."

He added: "The Glasgow Infirmary played a hugely important role in Glasgow's history and will be a key part of the city's future."

"While the main goal was to ensure that the site was used in the way that we are using it today, we are also looking to ensure that the site is used in the way that we are using it today."

"We are looking to ensure that the site is used in the way that we are using it today, and we are looking to ensure that the site is used in the way that we are using it today."



PIVOT POINT: The new Learning and Teaching Hub is expected to be completed by 2015.

knowledge-based, collaborative facilities at the QGSO, it's being moved to the university."

Glasgow City Council leader Frank Ross said the new campus would be a "major step for the city's future."

He added: "The Glasgow Infirmary played a hugely important role in Glasgow's history and will be a key part of the city's future."

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HERALD
12 APR
2016
LEADER
COMMENT

University's £1bn boost to the future of a vital sector

SCOTLAND is well served by its university sector and a small country like ours should be proud of the filip it provides for the economy and the contribution it makes to entrepreneurship and innovation. Our leading universities are also masters of soft power, attracting students from all over the world who, after they graduate, will go on to become the decision-makers of the future.

But the sector has its problems, not least the funding gap between Scottish universities and those in the rest of the UK. Earlier this year for example, Dundee said it would have to make cuts after forecasting a deficit of up to £10million and the fear is that, as the pressure increases, universities will be forced to cut back on important policy aims, such as widening access. The long-term issue of how these funding pressures will be met is still to be resolved.

So has Glasgow University made the right decision in investing £1billion in expanding its campus? It is certainly an ambitious plan and involves the university taking over the site of the former Western Infirmary, which was sold to them by NHS Greater Glasgow and Clyde. Their plan is that over the next 10 years, the site will be utterly transformed, with some buildings being demolished and others being renovated and given a new lease of

life. There will also be a hotel, restaurant, bars and cafes.

Professor Anton Muscatelli, the principal, says he hopes the new site will act as a catalyst to attract the very best academics and students to Glasgow and ensure that it remains one of the best universities in the world. The city council's leader Frank McAveety is also hoping for a similar boost to the wider city.

There is every reason to think their hopes are well founded. Universities have their challenges in raising money, and there remains concern about attracting foreign students in the wake of the tightening of the rules on student visas. But the problem cannot be fixed by cutbacks alone - there must be investment too and the Glasgow project, one of the biggest single investments in education in Scotland, is to be commended.

For those who live in Glasgow, it also has the potential to further enhance life in the West End and will have the interesting effect of pivoting the university southwards, with the hope that the regeneration will spread beyond the campus.

Scotland's universities still have some problems to fix - the disproportionate pay rises given to many of its principals for example - but by investing in its campus, Glasgow has shown the innovation and flexibility that will help the sector make an even bigger contribution to Scottish life.

Ambitious campus plan unveiled for Glasgow's West End

*The Planner
May 2016*

Proposals have been revealed for an ambitious expansion of the University of Glasgow involving the redevelopment of the 5.6-hectare former Western Infirmary hospital site into a new campus.

The hospital buildings, cleared when services were transferred to the new Queen Elizabeth University Hospital, would be transformed to include a new large-scale teaching and research hub, public spaces and a new College of Arts building.

The masterplan for the scheme includes a new central square that would link Byres Road to the up-and-coming cultural quarter for the West End, with new links to Kelvingrove and the newly

refurbished Kelvin Hall.

New buildings for Social Sciences, the Institute of Health and Wellbeing, and the College of Science and Engineering are planned.

Also proposed are a hotel, restaurant, bars and cafes, which would help to guarantee that the five listed buildings on the site enjoy a new lease of life.

The campus project, one of the biggest educational developments in Scotland, would see an estimated investment of £1 billion over 10 years – higher than the public investment in the 2014 Commonwealth Games.

Frank McAveety, leader of Glasgow City Council, said: "The university is an important



contributor to the economic, social and cultural future of Glasgow. These are ambitious plans to make this area of the West End even more vibrant, and I look forward to this site being transformed into one which enhances Glasgow's international reputation."

Appendix 11

	Comments from HES	Simpson & Brown Response
1.	In depth conversation required regarding the proposed extent of demolitions to and around the Listed Buildings in the Masterplan.	<p>The information presented and discussed with GCC and HES to date clearly outlines the proposed extent of demolitions to each of the Listed Buildings on site in addition to proposed restoration and repairs. This has been based on the evidence of detailed research contained and presented within the detailed conservation plan.</p> <p>Unfortunately, at present, we have no additional information available to further these discussions.</p>
2.	The masterplan drawing (<i>Potential Ground Floor Condition 2019</i>) makes a number of assumptions regarding the listed buildings that have not been accepted in principle or even formally discussed.	<p>The complete Conservation Strategy has been presented and discussed at a number of meetings throughout the development of the Masterplan including a detailed walkround with HES in January 2016.</p> <p>The demolition of parts of listed buildings – those parts recognised in a conservation plan as having less significance – and the demolition of unlisted buildings which have some significance was all agreed in the discussions around the CDF. The CDF has previously been approved by both GCC and HES.</p>
3.	Particular concern about the proposals around the Outpatients Building – this needs to be properly worked through and justified along with detailed proposals for the new building. A new building or upwards extension here might well be acceptable, but could also have a significant impact on the appearance of the listed building when seen from	<p>The extent of demolition of the Outpatients Building has been discussed at length with HES and has not changed since our initial proposals were presented in October 2015.</p> <p>Unfortunately, at this stage there are no detailed proposals for any of the buildings within the</p>

	Church Street.	Masterplan.
4.	Further discussion required on extent of demolition to Pathology Building.	The extent of demolition to the Pathology Building has been proposed and discussed many times. The important point about this building is that the west part should be retained, repaired and restored.
5.	Further discussion required on proposals for demolitions around the Elder Memorial Chapel and particularly its link bridge, which is an important part of the building.	<p>The bridge link into the Chapel is significant however is on a lower level of significance to the rest of the building. Its function is to form an appropriate route, possibly an introduction to the doorway of the chapel.</p> <p>The masterplan proposes to take the bridge down (due to the demolition of G Block to the eastern edge) and retain the significant elements in storage for re-use within the new development to the north and east of the Chapel.</p>
6.	Further discussion required on proposals for the railings around Botany gate and anywhere else that new openings in historic boundary structures are proposed.	The Botany Gate is not included within part of the current Planning Permission in Principle application.
7.	Further discussion required on proposals for the Tennant building if there are any firm plans at this stage. Visualisations in the masterplan should not show it as a façade retention if there are no firm plans.	<p>Unfortunately, at this stage there are no detailed proposals for any of the buildings within the Masterplan.</p> <p>Façade retention for the Tennent Institute was discussed at initial stages however in development of the Conservation Plan, and through discussion with HES, the proposals have been altered to include a larger area of the building.</p>
8.	Further discussion required on proposals for Anderson College if there are any firm plans at this stage.	Unfortunately, at this stage there are no detailed proposals for any of the buildings within the Masterplan.

9.	Discussion required to identify which areas of existing buildings will be retained in the meantime as their demolition is not required to facilitate the first phase of development.	Agreed, this discussion is underway at present with within the Infrastructure application.
10.	Consultation required on the planning application if the proposals will affect the setting of A-listed buildings including Kelvingrove Gallery.	Further judgements on this will be appropriate when detailed proposals are brought forward at a future stage.
11.	HES's survey and recording team need to be given an adequate opportunity to record the existing buildings. This is a legal requirement for the listed buildings where demolition is proposed. I suggest that the applicants get in touch with Iain Anderson or Simon Green.	The former Royal Commission has now been fully engaged and discussions with Simon Green are ongoing.

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