



PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Mr B Greenock Phone: 0141 287 6028

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant Subject to Condition(s)

APPLICATION	06/02007/DC	DATE VALID	15.06.2006
SITE ADDRESS	2 West Regent Street/ 93 West Nile Street Glasgow		
PROPOSAL	Erection of office building.		
APPLICANT	CSE (Mercantile Chambers) Ltd Mercantile Chambers 53 Bothwell Street Glasgow G2 6TS	AGENT	RMJM Scotland Ltd Skypark SP1 8 Elliot Place Glasgow G3 8EP
WARD NO(S)	17, Anderston	COMMUNITY COUNCIL LISTED	02_033, Dundasvale (Inactive)
CONSERVATION AREA	Central Area		
ADVERT TYPE	Bad Neighbour Development Affecting a Conservation Area/Listed Building	PUBLISHED	7 July 2006
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

Land Services	-	Conditional Approval
Environmental Protection Services	-	Conditional Approval
Railtrack Infrastructure	-	No objections
West of Scotland Archaeology Service	-	No objection
Historic Scotland	-	Informal observations
Royal Commission on the Ancient and Historical Monuments of Scotland	-	No objection
The Architectural Heritage Society of Scotland	-	No objection in principle however the Society made a number of detail design comments.

One letter of objection/representation was received from a local resident and their concerns are summarised below:

1. The effects of construction noise on existing residential amenity.
2. The likely impact on the fabric of adjoining listed buildings.
3. The potential increase in pollution and dirt arising from the proposed development including demolition and construction.

SITE, CONTEXT AND PROPOSAL

THE SITE

Conservation Area Consent and Full Planning Permission are being sought for the demolition of Standard Life House, an unlisted 6 storey office building situated within the Central Outstanding Conservation Area and the construction of a new 10 storey office building, which includes ground floor commercial units. The site is situated within the City's Principle Office and Retail Areas occupying a prominent location at the corner of West Nile Street and West Regent Street, opposite the former Odeon Cinema. Both streets form strong vistas and are framed by office and residential buildings, offering attractive view corridors within the City Centre's grid-iron street pattern. The site is situated adjacent or opposite to a number of important B listed buildings, including the Odeon Cinema, 4 West Regent Street (partially demolished in 1974 for Standard Life House) and 105 West Nile Street (designed by Alexander 'Greek' Thompson). Standard Life House appears anchored at the foot of West Regent Street, which together with the Odeon Cinema and former Bank of Nova Scotia forms a visual end-stop that terminates the city-grid at its junction with West Nile Street.

The existing building occupies only part of the available site and takes the form of a shallow podium and slab-block that includes basement car parking. The slab block office accommodation has a simple rectilinear floor plate, is clad in a glazed curtain walling and serviced by means of freestanding vertical core. The core itself, which provides lift and stair access is formed in a buff engineering brick, creating a distinctive tower feature at the junction of West Nile Street and West Regent Street. The existing building has attempted to respect the established building line and enclosure to West Nile Street, achieving an appropriate level of street containment; however the significant setback formed on West Regent Street has weakened the street's established building line and its relationship with the city's grid-iron street pattern. This rather incongruous relationship with the wider city block also detracts from the setting of adjacent listed buildings and the character of the Central Conservation Area. The building's age, prominent and accessible location within the City Principal Office and Retail Areas now make it attractive for redevelopment. Moreover the building's aesthetic appearance, plan-form and internal layout make it increasingly unattractive for modern office occupiers and their demands for flexible high quality well serviced office space. At present the building is only partially occupied.

The surrounding area has attracted significant developer interest in recent year driven by the relative success of the City's office and retail sectors; more specifically the major public and private sector investment within neighbouring Buchanan Street/Nelson Mandela Place. Planning permission and listed building consents were granted in 2003 for the comprehensive redevelopment of an adjacent street block at 185-217 Buchanan Street/104-126 West Nile Street/17 Bath Street involving the erection of a mixed retail/office/residential development. In 2004 and again in 2005 planning and listed building consent were granted for the redevelopment of the neighbouring Odeon Cinema involving demolition behind retained facades and erection of mixed development comprising retail, leisure and food and drink. The 2004 application also included a glazed rooftop extension above the brick auditorium, although this was subsequently removed by the amendment consent granted in 2005. It would appear the Odeon consents will not now be implemented and discussions are continuing with the Cinemas owners on its re-use. There is also likely to be renewed interest in the Buchan Street/Bath Street/West Nile Street site, following the resolution of legal challenges associated with the redevelopment proposals.

PROPOSAL

The proposal involves the demolition of the existing Standard Life office building and the redevelopment of the available site as a high quality office building with flexible open plan floor plates totalling 8150 square metres. This excludes basement car parking levels, building services and associated plant. It should be noted that the design of the new building incorporates floor to floor heights, which allows the provision of the full range of building services required to attract modern office tenants.

The planning statement and market commentary submitted by the applicant in support of this development suggests that the restricted floor to floor heights and narrow office floor plates make the existing building unattractive for current occupier expectations and the integration of services within the current buildings is problematic given the small ceiling voids. The feasibility of refurbishment, extending the existing floor plates out to the existing building line has also been examined, but the increased difficulty of the integration of services and the proliferation of internal columns made this a very unattractive option.

The plan form, scale and massing of the new build are seen as an appropriate response to the site context, particularly the constraints and urban design opportunities placed on re-development by the townscape characteristics of the surrounding area, having regard to the character and appearance of the surrounding Conservation Area as well as its impact on the setting of the adjacent listed building. (See policy assessment below). The applicant views the proposal as a building of the highest possible quality that will serve to enhance the image of City and the character of the Principle Office Area and be capable of attracting further new or indigenous inward investment.

The entrance to the new building will remain at the corner of West Nile Street and West Regent Street giving access to a double height lobby that provides a reception plus stair and lift access to the upper floors and to basement car parking. A gallery has also been introduced at first floor level providing additional architectural interest. Active street frontages are proposed onto both West Nile Street and West Regent Street in an attempt to increase vitality within what is a 'relatively quiet' part of the principle retail area. The development provides a total of 27 internal car parking spaces by maximising the available basement area and will be accessed from Bath Lane by means of a car hoist. This contrasts with the 11/12 existing spaces that are accessed of Bath Lane by means of a conventional car ramp. The remainder of the upper floors comprise flexible open-plan office accommodation ranging between 696 and 743 sq m (net) with the main mechanical and electrical plant located at basement and rooftop levels. The floor plates at levels 6-9 have been set back to allow the formation of small terraces on the West Regent Street elevation, in response to the setting of adjacent listed building. Care has been taken to ensure that rooftop plant is contained within a 'housing structure', which forms an integral architectural feature of the building envelope.

The new building proposes full site coverage thereby re-establishing the integrity of the wider street block and its principle view corridors in terms of building lines, street containment and the setting of adjacent listed buildings. The principle facades are fashioned in a pallet of materials that includes glazed curtain walling, natural stone cladding, stone infill panels, terracotta rainscreen tiles and polished block work. The use of block will be restricted to the ground and first floors of the Bath Lane elevation. The elevation onto West Regent Street responds to the opportunity for scale and mass at its junction with West Nile Street while re-establishing a better architectural relationship with the adjacent listed building and supports the City Councils requirement for an active ground floor.

The façade features two contrasting elements; a 6/7 storey transitional element in response to the listed building, expressed as shallow bays, formed in glass, vertical stone infill panels and framed by full height natural stone cladding, and a 10 storey glass element at the junction with West Nile Street. The new façade onto West Nile Street is expressed in a similar design language, pallet of materials and architectural detailing, although in contrast to West Regent Street it presents a largely uniform building wall of 10 storeys. The glazed corner on West Regent Street is returned onto West Nile Street, where it abuts the building's main service core; expressed externally as a strong vertical element clad in natural stone. The remainder of the elevation up to Bath Lane features glazed curtain walling and stone infill panels. The elevation to Bath Lane is formed in polished block and terracotta rainscreen tiles. The remaining west 'gable' elevation is formed in terracotta rainscreen tiles, interspersed with opaque glass panel, with the terraces formed at level 6-9 on West Regent Street breaking up its visual mass.

The application submission includes a detailed design statement and visual assessment of the buildings impact on the Character of the Central Conservation Area, including the key view corridors of West Regent Street and West Nile Street.

POLICIES

Glasgow and the Clyde Valley Joint Structure Plan 2006:

Strategic Policy 9

The 2003 Glasgow City Plan:

Development Policy Principle DEV 1 - Quality and Design

Development Policy Principle DEV 6 - Principal Office Area (City Centre)

Development Policy Principle DEV 7 - Principal Retail Area (City Centre)

Policy CC/DES 1 - New Development in the City Centre

Policy CC/DES 2 - Identity Areas

Policy CC/DES 3 - Plot Ratio

Policy CC/DES 4 - Urban Scale, Height and High Rise Development

Policy DES 4 - Design Statement

Policy HER 1 - Conservation Areas

Policy TRANS 4 – Vehicle Parking Standards

Policy TRANS 6 - Cycle Parking Standards

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty of care on the Planning Authority to have regard to the desirability of preserving or enhancing the appearance of a Conservation Area in the exercise of its responsibilities under the planning legislation. Section 66 of the Act seeks to control demolition within a Conservation Area and reference is made to the requirements under Section 15(3) of the above Act.

The principle planning issues to be addressed with respect to this application are considered to be:-

1. whether the proposals are appropriate having regard to the provisions of the Development Plan
2. whether the proposals are appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 with respect to the demolition of an unlisted building in the Central Conservation and its impact on the character and appearance of the Central Conservation Area and that of adjoining listed building.
3. whether any consultations/representations received are relevant to the assessment of the proposals.

ASSESSMENT & COMMENT

In respect of 1 above:- the Development Plan comprises the 2002 Glasgow and the Clyde Valley Joint Structure Plan and the 2003 Glasgow City Plan.

2002 Structure Plan

Strategic Policy 9 - 'Assessment of Development Proposals'.

The proposal is viewed as consistent with Central Government advice contained in the relevant National Planning Policy Guidance (NPPGs) and Planning Advice Notes (PAN's) and supports the redevelopment of this site for office use. The proposal is consistent with the specific aims of the Structure Plan in terms of increasing Glasgow's economic competitiveness, sustaining and enhancing the natural and built environment and the integration of land uses and transportation which underpins these aims. The application is also considered to satisfy the assessment criteria A-C as outlined under Strategic Policy 9. The location of the proposed development is appropriate in terms of safeguarding and promoting the vitality and viability of Glasgow Town Centre as a town centre renewal priority identified in Schedule 1(a) and also by locating such major speculative office development within or adjoining Glasgow City Centre a 'Strategic Business Centre' identified in Schedule 5(a).

2003 City Plan

Development Policy Principle DEV 6 - 'Principal Office Area (City Centre)'

The area designated Principle Office Area contains the City's largest concentration of office floor space. In order to support the areas strategic office function and capitalise on its high accessibility, the City continues to promote the Principle Office Area as the preferred location for high-density business class developments involving office floor space consistent with the provisions of the Structure Plan. The Council will seek to maintain and improve the quality of the area by encouraging the redevelopment and refurbishment of obsolete office floorspace and supporting proposals that improve accessibility and maximise employment opportunities, subject to other policies in the Plan. The proposal involving the demolition and redevelopment of an economic and functionally obsolete 1960's office building and the construction of attractive high quality modern office accommodation capable of attracting new and indigenous inward investment to the City complies with the provisions of Policy DEV 6. The site lies within that part of the Principal Office Area that overlaps with the Principal Retail Area where active ground floor retail uses below office floorspace are considered to be the norm.

Development Policy Principle DEV 1- Quality and Design

Quality and design is the overarching principle that the City Plan seeks to establish throughout the City. The aim is to provide well designed layouts, of an appropriate scale and massing using high quality materials suited to their surroundings. Development should enhance the image of the City and be able to last the test of time. Accordingly developments should conform to the urban design principles outlined in policies DES 1 – DES 3 and other relevant design criteria.

The proposal is considered to accord with the provisions of Policy DEV 1 in terms of its urban design and architectural quality, having regard to the buildings development footprint, scale, massing and materials finish. The proposal is supported by a detailed level of analysis which responds to the sites context, particularly the constraints and urban design opportunities placed on its re-development by the townscape characteristics of the surrounding area, the established character and appearance of the Conservation Area and the likely impact on the setting of adjacent listed buildings. The proposal will serve to enhance the image of the City and assist in the wider regeneration of the Principle Office/Retail Area(s) of which it forms part.

Policy CC/DES 1 - New Development in the City Centre

This policy provides an overview and general guidance on development within the City Centre, and in the context of this proposal should be read in conjunction with the appropriate Development Policy Principles, dedicated City Centre policies covering parking and design and other city-wide policies, heritage and urban design. The following broad guidance applies to the 'Principle Office Area':-

The primary use should be for offices and ancillary uses. A range of office accommodation should be provided which meets the user requirements for high technology and a suitable range of floor plates, while protecting and enhancing the historic and architectural quality of the area. Active ground floor uses should be incorporated into new developments to provide for activity and vitality and reduce dead frontages.

The proposal meets the requirements if Policy CC/DES 1 above.

Policy CC/DES 2 - Identity Areas

In assessing new development within the City Centre, the nature of the 'identity area' will be taken into account, along with other policy considerations, particularly built form, continuity of building lines, street containment and elevational proportions. New development should therefore respect the individual characteristics of each 'identity area'.

The subjects form part of the Victorian Business Centre Identity Area which is described as '*accommodating much of the shopping/commercial core of the City Centre, with Buchanan Street as the central spine. It is characterised by many large buildings, set on a regular grid-iron street plan on ground rising to the north and west from the heart of the modern City Centre. Victorian grandeur, reinforced by more recent developments, is the predominant architectural theme*'. The general guidance on development proposal with this area is that the existing urban character and the balance between diverse building styles shall be maintained. Where possible, older buildings should be refurbished and re-used. Where this proves impractical or inappropriate every effort should be made to incorporate the existing facade into new development. New buildings shall be of a high standard of architectural design. They should reflect the existing diversity and not necessarily imitate adjacent buildings. They should reflect their height, building line, sculpting and modelling of facades, and proportion of window to solid wall.

The proposal is considered to conform with the varied nature of this identify area, characterised by its grid iron street pattern, topography and diversity of building types and will help to establish a positive identifiable character consistent with the aims of the City Plan. The appearance of the building envelope is 'satisfactorily resolved in the round', moreover the scheme respects and indeed helps to re-establish the character of the City's grid iron street pattern, particularly local building lines and level of street containment; with its scale, building mass and distinctive architectural form responding to the sites prominent corner location within the key view corridor of West Nile Street. Careful consideration has also been given to the buildings impact on the character and appearance of the Central Conservation Area and the setting of adjacent listed buildings (see comments on Policies CC/DES 4 and HER 1 below).

Policy CC/DES 3 - Plot Ratio

Plot ratio policy CC/DES 3 is intended as a useful and generally effective method of controlling building height and density of new office development, avoiding over development of sites and to prevent congestion. However given the variability of the townscape across the City Centre, it is appropriate that the height, scale and density of new development is regulated in such a manner as to recognise these differences of character within the City Centre built environment. Plot ratio has also played a part in the preservation and conservation of the built form within the City Centre and the Central Conservation Area. The Policy should also be read in conjunction with Policy CC/DES 2 above.

New developments in the Victorian Business District, of which the subjects form part, are normally expected to comply with a plot ratio of between 3.0:1 and 5.0:1. Exceptions will be determined by urban design criteria as stated above. Any adjustment to plot ratio (either up or down) will be in relation to other relevant urban design policies and the individual location and circumstances of the proposed development, such as the particular characteristics of the adjacent built form. It is recognised that the proposed development which has a plot ratio of approximately 9.0:1 does not comply with the terms of Policy CC/DES 3. However the proposal seen in the context of the West Nile Street view corridor and supported by a detailed townscape analysis would suggest the site is capable of accommodating this scale of development while protecting and enhancing the character and appearance of the central conservation area and the setting of adjacent listed buildings. Flexibility in the application of Policy is therefore recommended in this instance.

The development proposal is felt to have responded successfully to the context for redevelopment outlined above. Moreover it is considered that the proposed scale of development is appropriate in this instance and that application of a maximum plot ratio of 5.0:1 would have been an inappropriate response in this instance. The building's design represents a bold architectural approach using high quality materials, which deals sympathetically with its Conservation Area location and relationship with adjoining listed buildings. The flexibility for introducing an active ground floor represents further vitality and visual interest at street level.

The development is being viewed by the applicant as a major new investment for the City's Principle Office Area, and which by virtue of the proposal's 'quality and design' will serve to enhance the image of the City and townscape character of the Victorian Business District, consistent with other key City Plan Policies. The development will also help to consolidate recent investment within Glasgow's Principle Office Core Area and its emerging International Financial Services District (IFSD) with the objective of attracting new or indigenous inward investment to the City.

On balance taking the above factors into consideration it is felt that a variation from Policy CC/DES 3 can be supported in this instance.

Policy CC/DES 4 - Urban Scale, Height and High Rise Development

The City Plan defines high rise development as "development that significantly exceeds the general building heights of their surroundings including rooftop structures". The redevelopment proposals are not considered to constitute a high rise development under the definition provided by Policy CC./DES 4.

Policy DES 4 - Design Statement

Developers of large scale developments or developments in sensitive locations are expected to submit a detailed justification for their proposals, along with their planning applications, demonstrating that the Council's criteria have been met.

The townscape assessment submitted by the applicant is considered to have satisfactorily addressed the various urban design issues set out within this policy including building scale, form and grain within the City Centre and to the immediate hinterland. Careful consideration has been given to the proposal's effect on distant views, vistas to important landmark buildings, the roofscape and skyline. The building's scale and height are considered acceptable seen in the context of the existing urban street block and in view of the emerging townscape characteristics of the surrounding area with the opportunity to enhance the image of the City Centre. (See also comments in relation to CC/DES 3 Plot Ratio.)

The proposal is considered to accord with the terms of Policy CC/DES 4 through the submission of a detailed townscape assessment; which accompanied the planning submission. (See also comments in relation to CC/DES 4).

Policy HER 1 - Conservation Areas

In respect of 2 above:- the matters for the Planning Authority arising under Section 64 and 66 of the Act are dealt with in the comments made in relation to "The 2001 Draft City Plan Policy HER 1 Conservation Areas" outlined below. In relation to Section 15 (3) of the Act; an appropriate condition has been attached to the grant of any Conservation Area Consent preventing the demolition of the existing building until a contract has been let for the redevelopment proposals as hereby recommended for approval.

HER 1 policy provides guidance on the responsibility in respect of development within Conservation Areas. The Stirling Charter 'Conserving Scotland's Heritage', the 'Memorandum of Guidance on Listed Buildings and Conservation Areas (1998)', produced by Historic Scotland and National Planning Policy Guideline 18 (NPPG 18 - 'Planning and the Historic Environment') provides the context within which the Council has to operate. Policy HER 1 sets out Glasgow's criteria for considering development in Conservation Areas.

Particular relevance in the assessment of this application are the provisions of HER 1 in relation to the Central Conservation Area within which the application site is situated.

- There will be a general presumption in favour of conserving buildings, both listed and unlisted.
- Proposals for the demolition buildings will be the subject of rigorous scrutiny.
- New development must respect its historic context in volume, scale, form, materials and quality as should proposals for development adjacent to or affecting the setting of a Conservation Area.

- Materials should be appropriate to the locality and sympathetic to the existing buildings.
- Significant views into and out of Conservation Areas should be safeguarded.

The City Plan notes that there may be instances, especially in the larger Conservation Areas, where the removal and replacement of a single building may be compatible with the overall integrity of the area. Nevertheless, it is the area as a whole rather than individual buildings that are being replaced. The applicant submits that the demolition of Standard Life House and its redevelopment in the manner proposed would enhance the townscape character of the Central Conservation Area and the setting of adjacent listed buildings. Having regard to the above:-

The existing site premises comprise a 6 storey unlisted 1970's office building considered to be architecturally without merit and do little to enhance the quality of the Central Conservation Area and the listed buildings around it. Evidence provided by the applicant in the form of a planning and market statement, which has been lodged in support of the current application for Conservation Area Consent, suggests that the restricted floor to floor heights and narrow office plates make the existing building unsuitable for 'current occupier expectations' and the integration of services within the current building is problematic given the small ceiling voids. The feasibility of extending the existing floor plates has also been examined, but the increased floor difficulty of the integration of services and the proliferation of internal columns make this a very unattractive option.

The proposals plan-form, massing and material finish are seen as an appropriate response to the site context, particularly the constraints and urban design opportunities placed on re-development by the townscape characteristics of the surrounding area, having regard to the character and appearance of the surrounding Conservation Area as well as its impact on the setting of adjacent listed buildings. The townscape assessment has addressed various issues set out within the terms of Policy CC/DES 4, including assessing the development's impact on significant views onto and out of the Conservation Area, which need to be safeguarded.

The applicant views the proposal as a building of the highest possible quality that will serve to enhance the image of the City and the character of the Conservation Area and that of the principle office Area, capable of attracting further new or indigenous inward investment. Appropriate conditions have been attached which prevent demolition of the existing building until such times as a contract for the construction of the replacement buildings has been signed, thereby avoiding the possibility of an unsightly gap site.

Having regard to the above the proposal is considered to accord with the provisions of policy HER 1 and the terms of the relevant legislation.

Policy TRANS 4 - Vehicle Parking Standards

The proposal for 27 spaces accords with the guidelines governing car parking within new office, industry and business developments within the City Centre which have been devised with the intention not to restrain car ownership but rather to influence the use of cars. One space per 250 square metres would equate with approximately 33 car parking spaces on the basis of the level of office accommodation proposed. The guidelines reflect the Government's aims of achieving sustainable patterns of development as outlined in National Planning Guideline 17 (NPPG 17 – Transport and Planning). The parking levels proposed have been achieved by maximising the available basement area and the incorporation of a car hoist.

Policy TRANS 6 – Cycle Parking Standards

This policy sets standards, including a minimum level of cycle parking in new developments. The proposal involving the construction of an HQ style office building is considered to meet these standards taking into consideration site context, physical and other City Plan Policy constraints and the nature of the building form being proposed. Appropriate conditions on the provision of cycle parking facilities have been attached.

In respect of 3 above:

Land Services offer no objection subject to conditions covering works to adjoining footways, door threshold levels and their compatibility with adjoining footpaths, repositioning of bus stop control pillars and electrical cabinets, street lighting levels, road marking/waiting and loading restrictions, disabled and cycling parking, access to the car hoist from Bath Lane and reinstatement of 'time plates' following demolition. LS also request the preparation of a Green Travel Plan.

Response: Suitable conditions have been attached covering these issues.

Environmental Protection Services offer no objection subject to conditions covering the installation and maintenance of equipment associated with the disposal of cooking odours, noise from or associated with fixed plant and air quality.

Response: Suitable conditions have been attached.

Network Rail offer no objection subject to conformation from the applicant that the proposal will not cause additional loadings to be placed on the Charing Cross Tunnel. Specific reference is made to Network Rail's document 'Requirement for Construction Work on or Near Operational Land' with which the applicant should familiarise themselves with

Response: A suitable advisory note has been attached.

West of Scotland Archaeology Service have offered no objection as the proposals raises no substantive archaeological issues.

Historic Scotland offer informal observations highlighting concerns regarding traditional building lines, the proposal's townscape impact, building height and its awkward relationship with adjoining listed buildings.

Response: the initial scheme design has been refined in light of comments made by the Inspectorate. The revised proposal is now viewed as acceptable in design terms, having regard its impact on the character and appearance of the Central Conservation and the setting of adjacent listed building (see policy assessment above).

Royal Commission on the Ancient and Historical Monuments of Scotland raises no objection referring to the Planning (Listed Buildings and Conservation Areas (Scotland Act) 1997 Section 7(2)(b)(c) and to the obligations of applicants receiving Conservation Area Consent to record structures prior to demolition and the responsibility of the Planning Authority to notify applicants of their recording obligations under the terms of Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas (1998).

Response: Their comments are noted and suitable advisory notes have been attached.

Architectural Heritage Society of Scotland has no objection in principle to the proposals however the Society did have some concerns with (i) the proposal to overhang the facades on both West Nile Street and West Regent Street and their relative proximity to an adjacent bus terminus and (ii) the design relationship and interface with the adjacent listed buildings.

Response: The initial scheme design has been heavily refined in light of observation from consultees including the Society and Historic Scotland. The proposed overhangs have been now removed in favour of shallows bays that respect the established building lines on both West Regent Street and West Nile Street. A more effective architectural transition and building wall condition has been created with the adjacent listed building on both street, including the introduction of terraces between levels 6 and 9 together with the use of natural stone.

One letter of objection/representation was received from a local resident and their concerns are summarised below.

1. The effects of construction noise on existing residential amenity.
2. The likely impact on the fabric of adjoining listed buildings.
3. The potential increase in pollution and dirt arising from the proposed development including demolition and construction.

Response: Suitable advisory notes have been attached in respects of points 1 & 3 in order to help mitigate the impact of demolition works, however inevitably there will be a degree of disruption to neighbours arising from the buildings demolition. In respect of point 3, the developer has a statutory responsibility to ensure there is no damage to adjacent listed buildings in the course of any demolition works. In the event problems do of noise, dirt etc does arise from demolition, the objector will have recourse to Environmental Protection Services in terms of the legislation administered by them.

CONCLUSION

The proposals are acceptable in land use planning terms having regard to the provisions of the Development Plan. Proper consideration has been given to the site urban context and its location with the Central Conservation Area. The building envelope in terms of height, massing and contemporary architectural design will help to enhance image of the City Centre, reinforcing the existing townscape within the Victorian Business Centre Identity Area. The proposal is seen as safeguarding the established character and appearance of the Central Conservation Area and the setting of adjacent listed buildings. The size and quality of office accommodation proposed is designed to help increase the competitiveness of the City's Principle Office Area within the UK and European financial services market and will assist in the local regeneration effort, seen in the context of neighbouring development proposals for the Odeon Cinema and the block bounded by Buchanan Street/Bath Street and West Nile Street.

On the basis of the foregoing, it is recommended that Conservation Area Consent be granted except where amended or supplemented by the following conditions.

01. The development shall be implemented in accordance with drawing number(s)

Site Plan	(PL) 001/C
Basement Floor Plan as Proposed	(PL) 099/A
Ground Floor Plan as Proposed	(PL) 100/A
First Floor Plan as Proposed	(PL) 101/A
Second - Fifth Floor Plans Proposed	(PL) 102/C
Sixth & Seventh Floor Plans Proposed	(PL) 106/C
Eighth & Ninth Floor Plan as Proposed	(PL) 108/C
Roof Plan as Proposed	(PL) 110/C
Cross Section	(PL) 300/B
Long Section	(PL) 301/A
South Elevation from West Regent Street as Proposed	(PL) 400/C
East Elevation from West Nile Street as Proposed	(PL) 401/B
North Elevation from Bath Lane as Proposed	(PL) 402/B
West Elevation	(PL) 403/C
East & South Context Elevation as Proposed	(PL) 404/A
South Elevation (colour) from West Regent Street	(PL) 500/A
East Elevation (colour) from West Nile Street	(PL) 501/A
North Elevation (colour) From Bath Lane	(PL) 502/A
West Elevation (colour)	(PL) 503/A

Design Statement, Revised 14.12.2006

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. Detailed 1:20 elevation and section drawing(s) of the main façades shall be submitted to and approved by the Planning Authority prior to the commencement of works, and shall be implemented in the approved manner. This should be accompanied by construction details showing its relationship with internal floor slabs, ceilings, associated building services and ventilation. Sections of the agreed stone panels, terracotta rain screen and polished block work shall be erected during the building's construction for the inspection and subsequent approval of the Planning Authority.

Reason: To ensure that the proposed development conforms to the standards approved by the Council in respect of developments within the City Centre.

03. Detailed 1:20 elevation and section drawings of all rooftop plant and associated enclosures and cleaning apparatus shall be submitted to and approved by the Planning Authority prior to the commencement of work, and implemented in the approved manner.

Reason: To ensure that the proposed development conforms to the standards approved by the Council in respect of developments within the City Centre.

Reason: In order that the works do not detract from the appearance of the building.

04. Labelled samples of all external materials accompanied by a schedule and annotated large scale sections and elevation drawings showing the location of their proposed use shall be submitted and approved in writing by the Planning Authority prior to the works commencing on site.

Reason: To ensure that the proposed development conforms to the standards approved by the Council in respect of developments within the City Centre.

Reason: In order that the works do not detract from the appearance of the building.

05. A detailed design guide covering the installation of new shop fronts and signage and associated security measures shall be submitted to and approved by the Planning Authority prior to the commencement of work, and shall be implemented in the approved manner.

Reason: To ensure that the proposed development conforms to the standards approved by the Council in respect of developments within the City Centre.

Reason: In order that the works do not detract from the appearance of the building.

06. Details covering the internal and external appearance of the main lobby and first floor 'gallery' including lighting shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site.

Reason: To ensure that the proposed development conforms to the standards approved by the Council in respect of developments within the City Centre.

07. All external colours shall be agreed in writing with the Planning Authority prior to the commencement of works.

Reason: In order that the works do not detract from the appearance of the building.

08. A decorative lighting scheme consistent with the aims and objectives of City's approved Lighting Strategy - 'Glasgow City of Light' shall be incorporated into the design of the building and surrounding public realm. Details shall be submitted to and approved by the City Council prior to the commencement of the building's construction.

Reason: To enhance the image, appearance and safety of the City Centre at this location.

09. The building design shall incorporate provision for any emergency standby power generators in such a manner that these can be tested and operated as required without detriment to the amenity of the building, its occupiers, and the surrounding area, by reason of noise, vibration, noxious fumes, or visually unsatisfactory ducting or other external plant features.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

Reason: In order to safeguard residential amenity.

10. Disposal of Cooking Odours/Fumes

- (a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a suitable duct carried up internally and terminating at a point 1 metre above eaves level. The duct shall be free from any obstruction such as a plate, cowl, or cap or any other deflection at its termination point.
- (b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational prior to the start of the use hereby approved. The elements to be included are:
- (i) Canopies - A suitable canopy (or canopies) shall be located above all cooking appliances.
 - (ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.
 - (iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
 - (iv) Air Input - A suitable air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.
- (c) A maintenance and management scheme for the ventilation and filtration systems including all aspects referred to in (a) and (b) above shall be submitted to, and shall be approved in writing by, the Planning Authority prior to the commencement of the use hereby approved and shall thereafter be implemented as approved.
- (d) Mechanical and electrical installations shall be suitably arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

11. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve (NRC) 35 between the hours of 0700 hours and 2200 hours and Noise Rating Curve (NRC) 25 at all other times.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

12. All mechanical ventilation and air conditioning plant shall be suitably isolated from the structure of the building and fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

13. To minimise structure borne noise or vibration, lifts and/or hoists, including doors, guide rails and ancillary plant and machinery shall be suitably isolated from the structure of the building.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

14. Suitable provision shall be made for refuse storage facilities including provision of appropriate refuse bins. Full details shall be submitted to and approved by the Planning Authority prior to the commencement of works.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

15. No construction work shall take place on site until a series of tests for ground contamination have been carried out in accordance with a method approved by the Planning Authority and the recommendations published by the Department of the Environment. No construction work shall be started until remedial work considered necessary by the Planning Authority as a result of these tests has been carried out and the ground has been made safe.

Reason: To ensure the ground is suitable for the proposed development.

16. Public street lighting shall be maintained to the satisfaction of the Planning Authority during all phases of the development. It must be satisfactorily demonstrated what measures are to be taken in order to preserve the existing street lighting levels 'before' demolition/construction commences.

Reason: In the interests of pedestrian and vehicular safety.

17. All footways fronting the building are to be resurfaced and reinstated to the requirements of the Planning Authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To ensure that the proposed development conforms to the standards approved by the Council in respect of developments within the City Centre.

18. All door / access thresholds levels are to be compatible with the existing footway/lane levels and footway gradients and crossfalls are to remain as existing.

Reason: In the interests of pedestrian and vehicular safety.

19. All electrical cabinets and bus stop control pillars affected by works must be re-positioned along the new building line.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

20. The approved uses for the ground floor commercial units shall be for Class 1 (Retail), Class 2 (Financial and Professional Services) and Class 3 (Food and Drink) of the Town and Country Planning (Use Classes) (Scotland) order 1997.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

Reason: In order to ensure that the use of the premises hereby granted remains compatible with the character of the surrounding residential area, and that no activities take place which might be detrimental to the amenity thereof.

21. All parking is to be allocated to the office/commercial element of the development and none to the retail unit.

Reason: To ensure that the proposed development conforms to the standards approved by the Council in respect of developments within the City Centre.

22. Full details regarding the provision of suitable disabled and cycle parking consistent with the Policies of the City Plan are to be submitted to and approved by the Planning Authority, prior to the commencement of works on site.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

23. The car lift is to be positioned such that 2 vehicles can queue without encroaching on Bath Lane and an electronic signal system must be provided which gives priority to vehicles entering the car park.

Reason: In the interest of traffic safety at the locus and to ensure satisfactory traffic circulation within the site.

24. All time plates lost as a result of demolition must be replaced on the new building façade at the developers cost.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

25. A 'Green Travel Plan' shall be prepared and submitted for the written approval of the Planning Authority. Written approval shall be received prior to the occupancy of the office building hereby approved. The Travel Plan shall indicate measures to maintain and enhance sustainable transport modes, shall clearly indicate measures to achieve this and give targets and monitoring measures / time periods to attain these targets. The applicant should incorporate a clause within the Building Management Regulations to ensure each Tenant of the building comply with the terms of the Green Transport Plan as approved and overseen by an appointed Building Manager. The specific requirements of this clause, the terms governing its incorporation into any future Building Management Regulations and its implementation through a Building Manager shall be agreed in writing by the Planning Authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To promote and maximise the use of sustainable transport to and from the development in accordance with the provisions of NPPG 17 Transport and Planning.

26. Details of all rooftop plant and their means of enclosure shall be submitted to the Planning Authority for written approval, which is to be obtained before work commences.

Reason: In order that the works do not detract from the appearance of the building.

27. Details of contractors' storage and compound areas and construction of vehicle access shall be submitted to the Planning Authority for approval prior to the commencement of works on site.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the visual amenity of the surrounding area.

28. Details of any temporary barricades proposed during the works involved shall be submitted to the Planning Authority for approval and before commencement of work on the barricades and shall be implemented in the approved manner. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the visual amenity of the surrounding area.

29. The fenestration pattern and material finishes at the junction of west and south elevations relative to its impact on the roof of the adjacent listed building, are not hereby approved. Further details shall be submitted to the Planning Authority for its approval prior to the commencement of works.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

ADVISORY NOTES TO APPLICANT

01. The applicant should arrange for the property street number to be displayed on the premises.
02. The applicant is advised that stonecleaning and/or demolition should be undertaken in accordance with Health and Safety Regulations in order to minimise the spread of dust.
03. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
04. In cases where a Listed Building Consent/Conservation Area Consent authorises a measure of demolition the applicant(s) must give notice of intention to carry out the work to The Royal Commission on the Ancient and Historical Monuments of Scotland, John Sinclair House, 16 Bernard Terrace, Edinburgh EH8 9NX, and thereafter allow the Commission a period of up to three months for recording purposes, during which period demolition may not be undertaken, unless the Commission has indicated in writing that its record has been completed. A copy of the form which you are required to send to The Royal Commission on the Ancient and Historical Monuments of Scotland is attached.
05. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
06. The applicant should consult with Land Services (Roads) at an early stage regarding the submission of an application for Construction Consent required by that Department.
07. It is recommended that the applicant should consult with Land Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department which is likely to affect this development.
08. It is recommended that the applicant should consult with Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development.
09. It is recommended that the applicant should consult with Environmental Protection Services (Environmental Health) concerning this proposal in respect of legislation administered by that Department which is likely to affect this development.

10. It is recommended that the applicant should consult with Strathclyde Fire Brigade concerning this proposal in respect of legislation administered by that body which is likely to affect this development.
11. Plant and equipment provided to be satisfactorily maintained in respect of Health and Safety Legislation to the requirements of the enforcing authority.
12. The City Council has determined the application on the basis of the information relating to ground contamination/landfill gas available to it. The responsibility for the safe development and secure occupancy of the site rests with the applicant/developer.
13. The applicants are reminded of the following policies of Environmental Protection Services (Cleansing):

REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.

14. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.
15. The applicant is advised that no work shall be commenced to implement this permission until a Decision Notice is issued on the accompanying Listed Building Consent/Conservation Area Consent application.
16. The applicant is advised that this permission is for a Class 3 use which comprises the use of the premises for the sale of food or drink for consumption on the premises only. The applicant should contact the Planning Authority for advice if any sale of hot food for consumption off the premises is considered.
17. The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulation requires clients (ie those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline (Tel 0541 545500).
18. The applicant is advised that, if the proposals hereby approved are altered in any way, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the Planning Authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
19. Prior to the installation of the ventilation system for the disposal and treatment of cooking odours from the premises, the applicant should submit certification from a member of the Heating and Ventilating Contractor's Association or other suitably qualified person, to the Planning Authority, confirming that the proposed system will satisfy requirements of Sections (a) and (b) of the condition relating to the disposal of cooking odours/fumes.
20. Prior to the commencement of the use hereby approved, the applicant should, following the testing of the installation, submit certification from a member of the Heating and Ventilating Contractor's Association or other suitably qualified person, to the Planning Authority, confirming that the installation meets its design specification.

21. Construction and/or demolition work associated with this development should conform to the terms laid down in BS5228, Parts 1 to 4, 1984/86, "Noise Control on Construction and Open Sites".
22. The applicant is advised to enter into discussions with Network Rail's 'Territory Outside Parties Engineer' at (Network Rail, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0LQ telephone: 0141 555 4163) in order to demonstrate that building works will not cause additional loadings to be placed on the neighbouring Charing Cross Tunnel. The applicant is also referred to Network Rail's publication 'Construction Work on or Near Operational Land' copies of which can be obtained from Network Rail.

ADVISORY NOTES TO COUNCIL

01. This application requires to be notified to The Royal Commission on the Ancient and Historical Monuments of Scotland. Use letter template NOTLBD and send the top letter to the RCAHMS and enclose the second letter with the decision notice.

for Director of Development and Regeneration Services

DC/ BGR/k
14/02/2007

PLEASE NOTE THE FOLLOWING:

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Glasgow City Council
 Development and Regeneration
 Development Management
 229 George Street
 Glasgow G1 1 QU
 Director : Steve Inch BSc Hons DipTRP

Reference No. **06/02007/DC**
 Address : **2 West Regent Street/93 West Nile St**

Scale : 1:1250

Indicative Site Location

Ward : **17**



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Location of Site
(For details, refer to Report)



PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Mr B Greenock Phone: 0141 287 6028

APPLICATION TYPE	Conservation Area Consent
RECOMMENDATION	Grant Subject to Condition(s)

APPLICATION	06/02008/DC	DATE VALID	16.06.2006
SITE ADDRESS	2 West Regent Street/ 93 West Nile Street Glasgow		
PROPOSAL	Demolition of unlisted office building in association with planning application 06/02007/DC.		
APPLICANT	CSE (Mercantile Chambers) Ltd Mercantile Chambers 53 Bothwell Street Glasgow G2 6TS	AGENT	RMJM Scotland Ltd Skypark SP1 8 Elliot Place Glasgow G3 8EP
WARD NO(S)	17, Anderston	COMMUNITY COUNCIL LISTED	02_033, Dundasvale (Inactive)
CONSERVATION AREA	Central Area		
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	7 July 2006
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

Land Services	-	Conditional Approval
Environmental Protection Services	-	Conditional Approval
Railtrack Infrastructure	-	No objections
West of Scotland Archaeology Service	-	No objection
Historic Scotland	-	Informal observations
Royal Commission on the Ancient and Historical Monuments of Scotland	-	No objection
The Architectural Heritage Society of Scotland	-	No objection in principle however the Society made a number of detail design comments.

One letter of objection/representation was received from a local resident and their concerns are summarised below:

1. The effects of construction noise on existing residential amenity.
2. The likely impact on the fabric of adjoining listed buildings.
3. The potential increase in pollution and dirt arising from the proposed development including demolition and construction.

SITE, CONTEXT AND PROPOSAL

THE SITE

Conservation Area Consent and Full Planning Permission are being sought for the demolition of Standard Life House, an unlisted 6 storey office building situated within the Central Outstanding Conservation Area and the construction of a new 10 storey office building, which includes ground floor commercial units. The site is situated within the City's Principle Office and Retail Areas occupying a prominent location at the corner of West Nile Street and West Regent Street, opposite the former Odeon Cinema. Both streets form strong vistas and are framed by office and residential buildings, offering attractive view corridors within the City Centre's grid-iron street pattern. The site is situated adjacent or opposite to a number of important B listed buildings, including the Odeon Cinema, 4 West Regent Street (partially demolished in 1974 for Standard Life House) and 105 West Nile Street (designed by Alexander 'Greek' Thompson). Standard Life House appears anchored at the foot of West Regent Street, which together with the Odeon Cinema and former Bank of Nova Scotia forms a visual end-stop that terminates the city-grid at its junction with West Nile Street.

The existing building occupies only part of the available site and takes the form of a shallow podium and slab-block that includes basement car parking. The slab block office accommodation has a simple rectilinear floor plate, is clad in a glazed curtain walling and serviced by means of freestanding vertical core. The core itself, which provides lift and stair access is formed in a buff engineering brick, creating a distinctive tower feature at the junction of West Nile Street and West Regent Street. The existing building has attempted to respect the established building line and enclosure to West Nile Street, achieving an appropriate level of street containment; however the significant setback formed on West Regent Street has weakened the street's established building line and its relationship with the city's grid-iron street pattern. This rather incongruous relationship with the wider city block also detracts from the setting of adjacent listed buildings and the character of the Central Conservation Area. The building's age, prominent and accessible location within the City Principal Office and Retail Areas now make it attractive for redevelopment. Moreover the building's aesthetic appearance, plan-form and internal layout make it increasingly unattractive for modern office occupiers and their demands for flexible high quality well serviced office space. At present the building is only partially occupied.

The surrounding area has attracted significant developer interest in recent year driven by the relative success of the City's office and retail sectors; more specifically the major public and private sector investment within neighbouring Buchanan Street/Nelson Mandela Place. Planning permission and listed building consents were granted in 2003 for the comprehensive redevelopment of an adjacent street block at 185-217 Buchanan Street/104-126 West Nile Street/17 Bath Street involving the erection of a mixed retail/office/residential development. In 2004 and again in 2005 planning and listed building consent were granted for the redevelopment of the neighbouring Odeon Cinema involving demolition behind retained facades and erection of mixed development comprising retail, leisure and food and drink. The 2004 application also included a glazed rooftop extension above the brick auditorium, although this was subsequently removed by the amendment consent granted in 2005. It would appear the Odeon consents will not now be implemented and discussions are continuing with the Cinemas owners on its re-use. There is also likely to be renewed interest in the Buchan Street/Bath Street/West Nile Street site, following the resolution of legal challenges associated with the redevelopment proposals.

PROPOSAL

The proposal involves the demolition of the existing Standard Life office building and the redevelopment of the available site as a high quality office building with flexible open plan floor plates totalling 8150 square metres. This excludes basement car parking levels, building services and associated plant. It should be noted that the design of the new building incorporates floor to floor heights, which allows the provision of the full range of building services required to attract modern office tenants.

The planning statement and market commentary submitted by the applicant in support of this development suggests that the restricted floor to floor heights and narrow office floor plates make the existing building unattractive for current occupier expectations and the integration of services within the current buildings is problematic given the small ceiling voids. The feasibility of refurbishment, extending the existing floor plates out to the existing building line has also been examined, but the increased difficulty of the integration of services and the proliferation of internal columns made this a very unattractive option.

The plan form, scale and massing of the new build are seen as an appropriate response to the site context, particularly the constraints and urban design opportunities placed on re-development by the townscape characteristics of the surrounding area, having regard to the character and appearance of the surrounding Conservation Area as well as its impact on the setting of the adjacent listed building. (See policy assessment below). The applicant views the proposal as a building of the highest possible quality that will serve to enhance the image of City and the character of the Principle Office Area and be capable of attracting further new or indigenous inward investment.

The entrance to the new building will remain at the corner of West Nile Street and West Regent Street giving access to a double height lobby that provides a reception plus stair and lift access to the upper floors and to basement car parking. A gallery has also been introduced at first floor level providing additional architectural interest. Active street frontages are proposed onto both West Nile Street and West Regent Street in an attempt to increase vitality within what is a 'relatively quiet' part of the principle retail area. The development provides a total of 27 internal car parking spaces by maximising the available basement area and will be accessed from Bath Lane by means of a car hoist. This contrasts with the 11/12 existing spaces that are accessed of Bath Lane by means of a conventional car ramp. The remainder of the upper floors comprise flexible open-plan office accommodation ranging between 696 and 743 sq m (net) with the main mechanical and electrical plant located at basement and rooftop levels. The floor plates at levels 6-9 have been set back to allow the formation of small terraces on the West Regent Street elevation, in response to the setting of adjacent listed building. Care has been taken to ensure that rooftop plant is contained within a 'housing structure', which forms an integral architectural feature of the building envelope.

The new building proposes full site coverage thereby re-establishing the integrity of the wider street block and its principle view corridors in terms of building lines, street containment and the setting of adjacent listed buildings. The principle facades are fashioned in a pallet of materials that includes glazed curtain walling, natural stone cladding, stone infill panels, terracotta rainscreen tiles and polished block work. The use of block will be restricted to the ground and first floors of the Bath Lane elevation. The elevation onto West Regent Street responds to the opportunity for scale and mass at its junction with West Nile Street while re-establishing a better architectural relationship with the adjacent listed building and supports the City Councils requirement for an active ground floor.

The façade features two contrasting elements; a 6/7 storey transitional element in response to the listed building, expressed as shallow bays, formed in glass, vertical stone infill panels and framed by full height natural stone cladding, and a 10 storey glass element at the junction with West Nile Street. The new façade onto West Nile Street is expressed in a similar design language, pallet of materials and architectural detailing, although in contrast to West Regent Street it presents a largely uniform building wall of 10 storeys. The glazed corner on West Regent Street is returned onto West Nile Street, where it abuts the building's main service core; expressed externally as a strong vertical element clad in natural stone. The remainder of the elevation up to Bath Lane features glazed curtain walling and stone infill panels. The elevation to Bath Lane is formed in polished block and terracotta rainscreen tiles. The remaining west 'gable' elevation is formed in terracotta rainscreen tiles, interspersed with opaque glass panel, with the terraces formed at level 6-9 on West Regent Street breaking up its visual mass.

The application submission includes a detailed design statement and visual assessment of the buildings impact on the Character of the Central Conservation Area, including the key view corridors of West Regent Street and West Nile Street.

POLICIES

Glasgow and the Clyde Valley Joint Structure Plan 2006:

Strategic Policy 9

The 2003 Glasgow City Plan:

Development Policy Principle DEV 1 - Quality and Design

Development Policy Principle DEV 6 - Principal Office Area (City Centre)

Development Policy Principle DEV 7 - Principal Retail Area (City Centre)

Policy CC/DES 1 - New Development in the City Centre

Policy CC/DES 2 - Identity Areas

Policy CC/DES 3 - Plot Ratio

Policy CC/DES 4 - Urban Scale, Height and High Rise Development

Policy DES 4 - Design Statement

Policy HER 1 - Conservation Areas

Policy TRANS 4 – Vehicle Parking Standards

Policy TRANS 6 - Cycle Parking Standards

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty of care on the Planning Authority to have regard to the desirability of preserving or enhancing the appearance of a Conservation Area in the exercise of its responsibilities under the planning legislation. Section 66 of the Act seeks to control demolition within a Conservation Area and reference is made to the requirements under Section 15(3) of the above Act.

The principle planning issues to be addressed with respect to this application are considered to be:-

1. whether the proposals are appropriate having regard to the provisions of the Development Plan
2. whether the proposals are appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 with respect to the demolition of an unlisted building in the Central Conservation and its impact on the character and appearance of the Central Conservation Area and that of adjoining listed building.
3. whether any consultations/representations received are relevant to the assessment of the proposals.

ASSESSMENT & COMMENT

In respect of 1 above:- the Development Plan comprises the 2002 Glasgow and the Clyde Valley Joint Structure Plan and the 2003 Glasgow City Plan.

2002 Structure Plan

Strategic Policy 9 - 'Assessment of Development Proposals'.

The proposal is viewed as consistent with Central Government advice contained in the relevant National Planning Policy Guidance (NPPGs) and Planning Advice Notes (PAN's) and supports the redevelopment of this site for office use. The proposal is consistent with the specific aims of the Structure Plan in terms of increasing Glasgow's economic competitiveness, sustaining and enhancing the natural and built environment and the integration of land uses and transportation which underpins these aims. The application is also considered to satisfy the assessment criteria A-C as outlined under Strategic Policy 9. The location of the proposed development is appropriate in terms of safeguarding and promoting the vitality and viability of Glasgow Town Centre as a town centre renewal priority identified in Schedule 1(a) and also by locating such major speculative office development within or adjoining Glasgow City Centre a 'Strategic Business Centre' identified in Schedule 5(a).

2003 City Plan

Development Policy Principle DEV 6 - 'Principal Office Area (City Centre)'

The area designated Principle Office Area contains the City's largest concentration of office floor space. In order to support the areas strategic office function and capitalise on its high accessibility, the City continues to promote the Principle Office Area as the preferred location for high-density business class developments involving office floor space consistent with the provisions of the Structure Plan. The Council will seek to maintain and improve the quality of the area by encouraging the redevelopment and refurbishment of obsolete office floorspace and supporting proposals that improve accessibility and maximise employment opportunities, subject to other policies in the Plan. The proposal involving the demolition and redevelopment of an economic and functionally obsolete 1960's office building and the construction of attractive high quality modern office accommodation capable of attracting new and indigenous inward investment to the City complies with the provisions of Policy DEV 6. The site lies within that part of the Principal Office Area that overlaps with the Principal Retail Area where active ground floor retail uses below office floorspace are considered to be the norm.

Development Policy Principle DEV 1- Quality and Design

Quality and design is the overarching principle that the City Plan seeks to establish throughout the City. The aim is to provide well designed layouts, of an appropriate scale and massing using high quality materials suited to their surroundings. Development should enhance the image of the City and be able to last the test of time. Accordingly developments should conform to the urban design principles outlined in policies DES 1 – DES 3 and other relevant design criteria.

The proposal is considered to accord with the provisions of Policy DEV 1 in terms of its urban design and architectural quality, having regard to the buildings development footprint, scale, massing and materials finish. The proposal is supported by a detailed level of analysis which responds to the sites context, particularly the constraints and urban design opportunities placed on its re-development by the townscape characteristics of the surrounding area, the established character and appearance of the Conservation Area and the likely impact on the setting of adjacent listed buildings. The proposal will serve to enhance the image of the City and assist in the wider regeneration of the Principle Office/Retail Area(s) of which it forms part.

Policy CC/DES 1 - New Development in the City Centre

This policy provides an overview and general guidance on development within the City Centre, and in the context of this proposal should be read in conjunction with the appropriate Development Policy Principles, dedicated City Centre policies covering parking and design and other city-wide policies, heritage and urban design. The following broad guidance applies to the 'Principle Office Area':-

The primary use should be for offices and ancillary uses. A range of office accommodation should be provided which meets the user requirements for high technology and a suitable range of floor plates, while protecting and enhancing the historic and architectural quality of the area. Active ground floor uses should be incorporated into new developments to provide for activity and vitality and reduce dead frontages.

The proposal meets the requirements if Policy CC/DES 1 above.

Policy CC/DES 2 - Identity Areas

In assessing new development within the City Centre, the nature of the 'identity area' will be taken into account, along with other policy considerations, particularly built form, continuity of building lines, street containment and elevational proportions. New development should therefore respect the individual characteristics of each 'identity area'.

The subjects form part of the Victorian Business Centre Identity Area which is described as '*accommodating much of the shopping/commercial core of the City Centre, with Buchanan Street as the central spine. It is characterised by many large buildings, set on a regular grid-iron street plan on ground rising to the north and west from the heart of the modern City Centre. Victorian grandeur, reinforced by more recent developments, is the predominant architectural theme*'. The general guidance on development proposal with this area is that the existing urban character and the balance between diverse building styles shall be maintained. Where possible, older buildings should be refurbished and re-used. Where this proves impractical or inappropriate every effort should be made to incorporate the existing facade into new development. New buildings shall be of a high standard of architectural design. They should reflect the existing diversity and not necessarily imitate adjacent buildings. They should reflect their height, building line, sculpting and modelling of facades, and proportion of window to solid wall.

The proposal is considered to conform with the varied nature of this identify area, characterised by its grid iron street pattern, topography and diversity of building types and will help to establish a positive identifiable character consistent with the aims of the City Plan. The appearance of the building envelope is 'satisfactorily resolved in the round', moreover the scheme respects and indeed helps to re-establish the character of the City's grid iron street pattern, particularly local building lines and level of street containment; with its scale, building mass and distinctive architectural form responding to the sites prominent corner location within the key view corridor of West Nile Street. Careful consideration has also been given to the buildings impact on the character and appearance of the Central Conservation Area and the setting of adjacent listed buildings (see comments on Policies CC/DES 4 and HER 1 below).

Policy CC/DES 3 - Plot Ratio

Plot ratio policy CC/DES 3 is intended as a useful and generally effective method of controlling building height and density of new office development, avoiding over development of sites and to prevent congestion. However given the variability of the townscape across the City Centre, it is appropriate that the height, scale and density of new development is regulated in such a manner as to recognise these differences of character within the City Centre built environment. Plot ratio has also played a part in the preservation and conservation of the built form within the City Centre and the Central Conservation Area. The Policy should also be read in conjunction with Policy CC/DES 2 above.

New developments in the Victorian Business District, of which the subjects form part, are normally expected to comply with a plot ratio of between 3.0:1 and 5.0:1. Exceptions will be determined by urban design criteria as stated above. Any adjustment to plot ratio (either up or down) will be in relation to other relevant urban design policies and the individual location and circumstances of the proposed development, such as the particular characteristics of the adjacent built form. It is recognised that the proposed development which has a plot ratio of approximately 9.0:1 does not comply with the terms of Policy CC/DES 3. However the proposal seen in the context of the West Nile Street view corridor and supported by a detailed townscape analysis would suggest the site is capable of accommodating this scale of development while protecting and enhancing the character and appearance of the central conservation area and the setting of adjacent listed buildings. Flexibility in the application of Policy is therefore recommended in this instance.

The development proposal is felt to have responded successfully to the context for redevelopment outlined above. Moreover it is considered that the proposed scale of development is appropriate in this instance and that application of a maximum plot ratio of 5.0:1 would have been an inappropriate response in this instance. The building's design represents a bold architectural approach using high quality materials, which deals sympathetically with its Conservation Area location and relationship with adjoining listed buildings. The flexibility for introducing an active ground floor represents further vitality and visual interest at street level.

The development is being viewed by the applicant as a major new investment for the City's Principle Office Area, and which by virtue of the proposal's 'quality and design' will serve to enhance the image of the City and townscape character of the Victorian Business District, consistent with other key City Plan Policies. The development will also help to consolidate recent investment within Glasgow's Principle Office Core Area and its emerging International Financial Services District (IFSD) with the objective of attracting new or indigenous inward investment to the City.

On balance taking the above factors into consideration it is felt that a variation from Policy CC/DES 3 can be supported in this instance.

Policy CC/DES 4 - Urban Scale, Height and High Rise Development

The City Plan defines high rise development as "development that significantly exceeds the general building heights of their surroundings including rooftop structures". The redevelopment proposals are not considered to constitute a high rise development under the definition provided by Policy CC./DES 4.

Policy DES 4 - Design Statement

Developers of large scale developments or developments in sensitive locations are expected to submit a detailed justification for their proposals, along with their planning applications, demonstrating that the Council's criteria have been met.

The townscape assessment submitted by the applicant is considered to have satisfactorily addressed the various urban design issues set out within this policy including building scale, form and grain within the City Centre and to the immediate hinterland. Careful consideration has been given to the proposal's effect on distant views, vistas to important landmark buildings, the roofscape and skyline. The building's scale and height are considered acceptable seen in the context of the existing urban street block and in view of the emerging townscape characteristics of the surrounding area with the opportunity to enhance the image of the City Centre. (See also comments in relation to CC/DES 3 Plot Ratio.)

The proposal is considered to accord with the terms of Policy CC/DES 4 through the submission of a detailed townscape assessment; which accompanied the planning submission. (See also comments in relation to CC/DES 4).

Policy HER 1 - Conservation Areas

In respect of 2 above:- the matters for the Planning Authority arising under Section 64 and 66 of the Act are dealt with in the comments made in relation to "The 2001 Draft City Plan Policy HER 1 Conservation Areas" outlined below. In relation to Section 15 (3) of the Act; an appropriate condition has been attached to the grant of any Conservation Area Consent preventing the demolition of the existing building until a contract has been let for the redevelopment proposals as hereby recommended for approval.

HER 1 policy provides guidance on the responsibility in respect of development within Conservation Areas. The Stirling Charter 'Conserving Scotland's Heritage', the 'Memorandum of Guidance on Listed Buildings and Conservation Areas (1998)', produced by Historic Scotland and National Planning Policy Guideline 18 (NPPG 18 - 'Planning and the Historic Environment') provides the context within which the Council has to operate. Policy HER 1 sets out Glasgow's criteria for considering development in Conservation Areas.

Particular relevance in the assessment of this application are the provisions of HER 1 in relation to the Central Conservation Area within which the application site is situated.

- There will be a general presumption in favour of conserving buildings, both listed and unlisted.
- Proposals for the demolition buildings will be the subject of rigorous scrutiny.
- New development must respect its historic context in volume, scale, form, materials and quality as should proposals for development adjacent to or affecting the setting of a Conservation Area.

- Materials should be appropriate to the locality and sympathetic to the existing buildings.
- Significant views into and out of Conservation Areas should be safeguarded.

The City Plan notes that there may be instances, especially in the larger Conservation Areas, where the removal and replacement of a single building may be compatible with the overall integrity of the area. Nevertheless, it is the area as a whole rather than individual buildings that are being replaced. The applicant submits that the demolition of Standard Life House and its redevelopment in the manner proposed would enhance the townscape character of the Central Conservation Area and the setting of adjacent listed buildings. Having regard to the above:-

The existing site premises comprise a 6 storey unlisted 1970's office building considered to be architecturally without merit and do little to enhance the quality of the Central Conservation Area and the listed buildings around it. Evidence provided by the applicant in the form of a planning and market statement, which has been lodged in support of the current application for Conservation Area Consent, suggests that the restricted floor to floor heights and narrow office plates make the existing building unsuitable for 'current occupier expectations' and the integration of services within the current building is problematic given the small ceiling voids. The feasibility of extending the existing floor plates has also been examined, but the increased floor difficulty of the integration of services and the proliferation of internal columns make this a very unattractive option.

The proposals plan-form, massing and material finish are seen as an appropriate response to the site context, particularly the constraints and urban design opportunities placed on re-development by the townscape characteristics of the surrounding area, having regard to the character and appearance of the surrounding Conservation Area as well as its impact on the setting of adjacent listed buildings. The townscape assessment has addressed various issues set out within the terms of Policy CC/DES 4, including assessing the development's impact on significant views onto and out of the Conservation Area, which need to be safeguarded.

The applicant views the proposal as a building of the highest possible quality that will serve to enhance the image of the City and the character of the Conservation Area and that of the principle office Area, capable of attracting further new or indigenous inward investment. Appropriate conditions have been attached which prevent demolition of the existing building until such times as a contract for the construction of the replacement buildings has been signed, thereby avoiding the possibility of an unsightly gap site.

Having regard to the above the proposal is considered to accord with the provisions of policy HER 1 and the terms of the relevant legislation.

Policy TRANS 4 - Vehicle Parking Standards

The proposal for 27 spaces accords with the guidelines governing car parking within new office, industry and business developments within the City Centre which have been devised with the intention not to restrain car ownership but rather to influence the use of cars. One space per 250 square metres would equate with approximately 33 car parking spaces on the basis of the level of office accommodation proposed. The guidelines reflect the Government's aims of achieving sustainable patterns of development as outlined in National Planning Guideline 17 (NPPG 17 – Transport and Planning). The parking levels proposed have been achieved by maximising the available basement area and the incorporation of a car hoist.

Policy TRANS 6 – Cycle Parking Standards

This policy sets standards, including a minimum level of cycle parking in new developments. The proposal involving the construction of an HQ style office building is considered to meet these standards taking into consideration site context, physical and other City Plan Policy constraints and the nature of the building form being proposed. Appropriate conditions on the provision of cycle parking facilities have been attached.

In respect of 3 above:

Land Services offer no objection subject to conditions covering works to adjoining footways, door threshold levels and their compatibility with adjoining footpaths, repositioning of bus stop control pillars and electrical cabinets, street lighting levels, road marking/waiting and loading restrictions, disabled and cycling parking, access to the car hoist from Bath Lane and reinstatement of 'time plates' following demolition. LS also request the preparation of a Green Travel Plan.

Response: Suitable conditions have been attached covering these issues.

Environmental Protection Services offer no objection subject to conditions covering the installation and maintenance of equipment associated with the disposal of cooking odours, noise from or associated with fixed plant and air quality.

Response: Suitable conditions have been attached.

Network Rail offer no objection subject to conformation from the applicant that the proposal will not cause additional loadings to be placed on the Charing Cross Tunnel. Specific reference is made to Network Rail's document 'Requirement for Construction Work on or Near Operational Land' with which the applicant should familiarise themselves with

Response: A suitable advisory note has been attached.

West of Scotland Archaeology Service have offered no objection as the proposals raises no substantive archaeological issues.

Historic Scotland offer informal observations highlighting concerns regarding traditional building lines, the proposal's townscape impact, building height and its awkward relationship with adjoining listed buildings.

Response: the initial scheme design has been refined in light of comments made by the Inspectorate. The revised proposal is now viewed as acceptable in design terms, having regard its impact on the character and appearance of the Central Conservation and the setting of adjacent listed building (see policy assessment above).

Royal Commission on the Ancient and Historical Monuments of Scotland raises no objection referring to the Planning (Listed Buildings and Conservation Areas (Scotland Act) 1997 Section 7(2)(b)(c) and to the obligations of applicants receiving Conservation Area Consent to record structures prior to demolition and the responsibility of the Planning Authority to notify applicants of their recording obligations under the terms of Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas (1998).

Response: Their comments are noted and suitable advisory notes have been attached.

Architectural Heritage Society of Scotland has no objection in principle to the proposals however the Society did have some concerns with (i) the proposal to overhang the facades on both West Nile Street and West Regent Street and their relative proximity to an adjacent bus terminus and (ii) the design relationship and interface with the adjacent listed buildings.

Response: The initial scheme design has been heavily refined in light of observation from consultees including the Society and Historic Scotland. The proposed overhangs have been now removed in favour of shallows bays that respect the established building lines on both West Regent Street and West Nile Street. A more effective architectural transition and building wall condition has been created with the adjacent listed building on both street, including the introduction of terraces between levels 6 and 9 together with the use of natural stone.

One letter of objection/representation was received from a local resident and their concerns are summarised below.

1. The effects of construction noise on existing residential amenity.
2. The likely impact on the fabric of adjoining listed buildings.
3. The potential increase in pollution and dirt arising from the proposed development including demolition and construction.

Response: Suitable advisory notes have been attached in respects of points 1 & 3 in order to help mitigate the impact of demolition works, however inevitably there will be a degree of disruption to neighbours arising from the buildings demolition. In respect of point 3, the developer has a statutory responsibility to ensure there is no damage to adjacent listed buildings in the course of any demolition works. In the event problems do of noise, dirt etc does arise from demolition, the objector will have recourse to Environmental Protection Services in terms of the legislation administered by them.

CONCLUSION

The proposals are acceptable in land use planning terms having regard to the provisions of the Development Plan. Proper consideration has been given to the site urban context and its location with the Central Conservation Area. The building envelope in terms of height, massing and contemporary architectural design will help to enhance image of the City Centre, reinforcing the existing townscape within the Victorian Business Centre Identity Area. The proposal is seen as safeguarding the established character and appearance of the Central Conservation Area and the setting of adjacent listed buildings. The size and quality of office accommodation proposed is designed to help increase the competitiveness of the City's Principle Office Area within the UK and European financial services market and will assist in the local regeneration effort, seen in the context of neighbouring development proposals for the Odeon Cinema and the block bounded by Buchanan Street/Bath Street and West Nile Street.

On the basis of the foregoing, it is recommended that Conservation Area Consent be granted except where amended or supplemented by the following conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s)

(EX) 000; (EX)099; (EX)100; (EX)101; and (EX)106

Reason: As these drawings constitute the approved development.

02. The demolition of the existing Standard Life House office building shall not take place until contracts have been let for the construction of the redevelopment proposal hereby approved. Written evidence should be submitted to and approved by the Planning Authority.

Reason: In order to protect the visual amenity of the surrounding area.

Reason: To safeguard the amenity of the surrounding Conservation Area.

03. Details of contractors' storage and compound areas and construction of vehicle access shall be submitted to the Planning Authority for approval prior to the commencement of works on site.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the visual amenity of the surrounding area.

04. Details of any temporary barricades proposed during the works involved shall be submitted to the Planning Authority for approval and before commencement of work on the barricades and shall be implemented in the approved manner. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the visual amenity of the surrounding area.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that stonecleaning and/or demolition should be undertaken in accordance with Health and Safety Regulations in order to minimise the spread of dust.
02. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
03. In cases where a Listed Building Consent/Conservation Area Consent authorises a measure of demolition the applicant(s) must give notice of intention to carry out the work to The Royal Commission on the Ancient and Historical Monuments of Scotland, John Sinclair House, 16 Bernard Terrace, Edinburgh EH8 9NX, and thereafter allow the Commission a period of up to three months for recording purposes, during which period demolition may not be undertaken, unless the Commission has indicated in writing that its record has been completed. A copy of the form which you are required to send to The Royal Commission on the Ancient and Historical Monuments of Scotland is attached.
04. Construction and/or demolition work associated with this development should conform to the terms laid down in BS5228, Parts 1 to 4, 1984/86, "Noise Control on Construction and Open Sites".
05. The applicant is advised to enter into discussions with Network Rail's 'Territory Outside Parties Engineer' at (Network Rail, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0LQ telephone: 0141 555 4163) in order to demonstrate that building works will not cause additional loadings to be placed on the neighbouring Charing Cross Tunnel. The applicant is also referred to Network Rail's publication 'Construction Work on or Near Operational Land' copies of which can be obtained from Network Rail.

ADVISORY NOTES TO COUNCIL

01. This application requires to be referred to Historic Scotland.
02. This application requires to be notified to The Royal Commission on the Ancient and Historical Monuments of Scotland. Use letter template NOTLBD and send the top letter to the RCAHMS and enclose the second letter with the decision notice.

for Director of Development and Regeneration Services

DC/ BGR/amu
14/02/2007

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