

WELCOME

Glasgow Harbour Ltd welcomes you to this online Public Consultation Event and display of their development proposals at Yorkhill Quay, Stobcross Road, Glasgow.

The purpose of this public event is to make the local community and interested parties aware of these proposals prior to a planning application being submitted to Glasgow City Council. This online event affords the public the opportunity to discuss the proposals with the design team, allowing individuals the chance to comment in advance of the formal planning application being made. In this regard, it should be noted that all plans and images are subject to change prior to the submission of the planning application.

Members of the public are invited to put forward comments about the proposals by clicking on the 'Submit Your Comment' button on this website. These comments will be taken into consideration by Glasgow Harbour Ltd. Comments about the proposed development, as outlined on the exhibition boards, can also be submitted to advice@mcinally-associates.co.uk by 4th December 2020.

GLASGOW HARBOUR LTD

Glasgow Harbour Ltd is part of Peel L&P, an ambitious regeneration business with generations of history, heritage and expertise in its DNA. First established in 1971, Peel L&P is now responsible for some of the most transformational development projects in the UK today. Owning and managing 12 million sq ft of property and 20,000 acres of land and water, our assets throughout the UK have a total portfolio value of £2.6 billion.

As a part of Peel L&P, we are integral to a business that strives to make a positive impact on people's lives. Our legacy matters. We take great pride in the outcomes we achieve, the people we work with, the way we go about our business and the transformational projects we deliver. Our specialist teams have a proven track record in delivering high-quality, legacy projects across land, property, water and airspace. This includes airports, hotels, waterways, media hubs, event spaces, leisure facilities, retail, workspaces, residential development, industrial & logistical space, public realm, historic gardens and the renewable energy sector.

We also believe a prosperous future depends on our ability to harness nature to create sustainable growth. We reuse, repurpose and re-energise natural resources to develop and maintain vital infrastructure across the UK. From wind power, to waterways, to waste-to-fuel solutions, we own and operate assets, manage resources and develop energy solutions to serve our communities and our partners.

Through market-leading solutions, we support government and local authorities to reach their carbon reduction and waste management targets. We help businesses to achieve their commercial goals while managing the transition towards net-zero carbon. We engage local communities and support them in their ambition to thrive by re-energising regional economies.

Peel L&P is an agile and ambitious business with a legacy of success for a long-term, sustainable future.

We see possibility. We deliver transformation.



GLASGOW HARBOUR



THE CLYDESIDE DISTILLERY



RIVERSIDE MUSEUM



SCOTWAY HOUSE

12m sq ft
property/built estate

20,000
acres of land

£2.6bn
gross assets

The first developer to achieve the BREEAM Communities standard at MediaCityUK in 2011

The first major property company to achieve the energy management standard ISO 50001 in 2015

2019
BEST COMPANY

100
BEST COMPANIES TO WORK FOR 2019



1 INTRODUCTION



PROJECT VISION

Set to create a major residential, retail, leisure and tourism destination on the River Clyde, the Glasgow Harbour Masterplan will complement, support and revive the surrounding area. Over the past decade, Peel L&P has invested £874m in major projects across Scotland, creating over 5,540 jobs and 3,460 homes.

The first phase of the wider Glasgow Harbour Masterplan was completed by Glasgow Harbour Ltd in 2008 and involved the construction of 1,100 homes on the site of the former Meadowside Granary.

The ongoing Masterplan, including our proposed development site at Yorkhill Quay, involves a substantial investment in infrastructure, the creation of hundreds of waterfront homes, commercial and leisure opportunities. This investment into the city will deliver a new waterfront destination on the River Clyde, revitalising a key gap site and making Glasgow a city on the river, not by the river.

LOCATION & CONTEXT

Yorkhill Quay is situated on the Northern banks of the River Clyde in the West End of Glasgow, between the Riverside Museum and the Scottish Event Campus (SEC). The site redline boundary for the planning application extends to an area of circa 4.64 hectares.

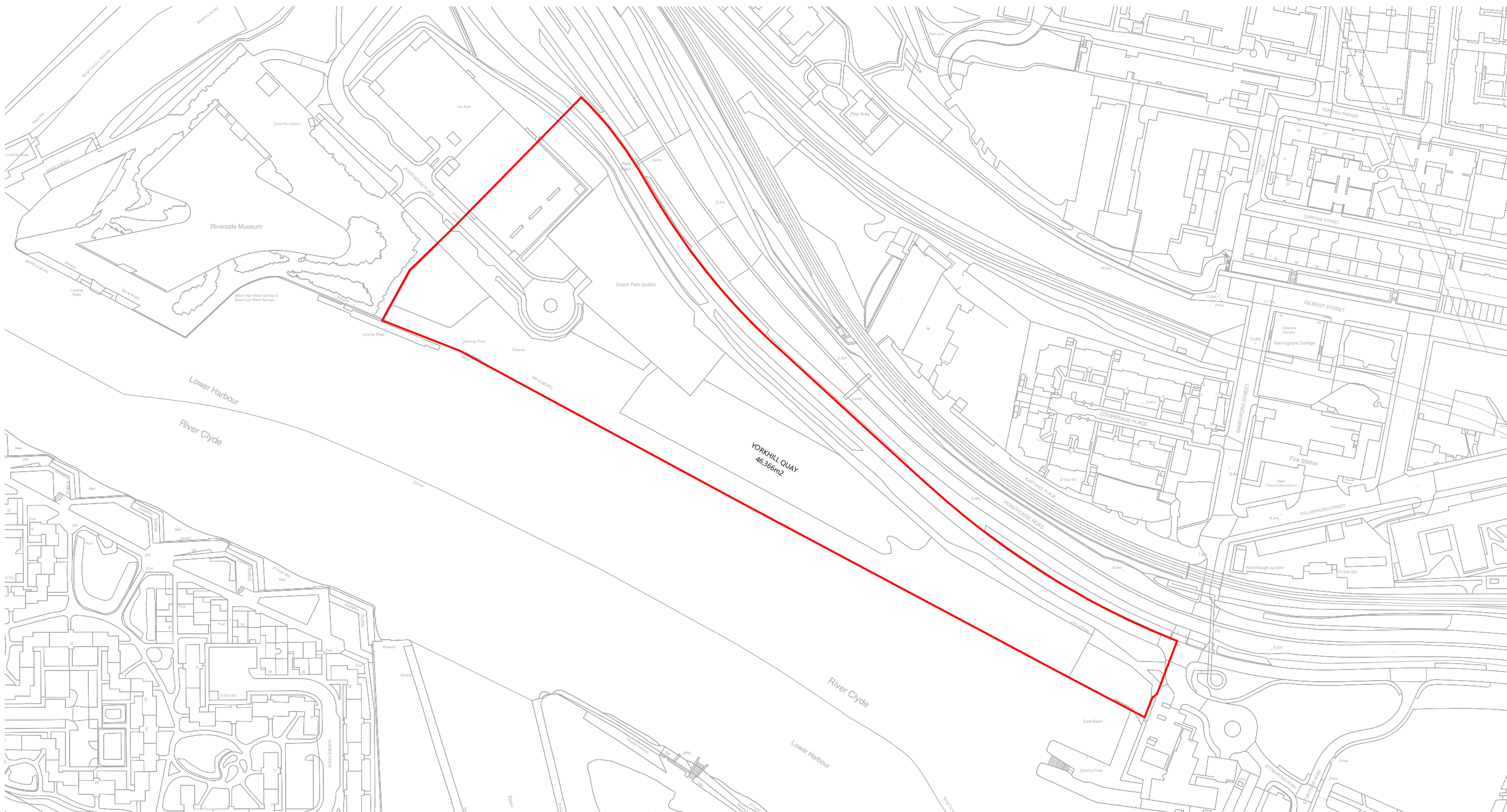
First built in 1868, Yorkhill Quay was expanded in 1907 with the addition of the Yorkhill Basin. The quay was used as the Glasgow base of the world-famous Anchor Line shipping company until the late 1960s when commercial use of the Clyde declined.

The site is currently derelict and inaccessible causing dislocation, with the Riverside Museum and Clydeside Distillery being isolated visitor destinations in the area.

The enhancement of pedestrian connectivity along the riverfront in this location is vital to unlocking the site's potential, linking these major city attractions to help facilitate a joined-up waterfront district.



CITY CONTEXT



SITE REDLINE BOUNDARY



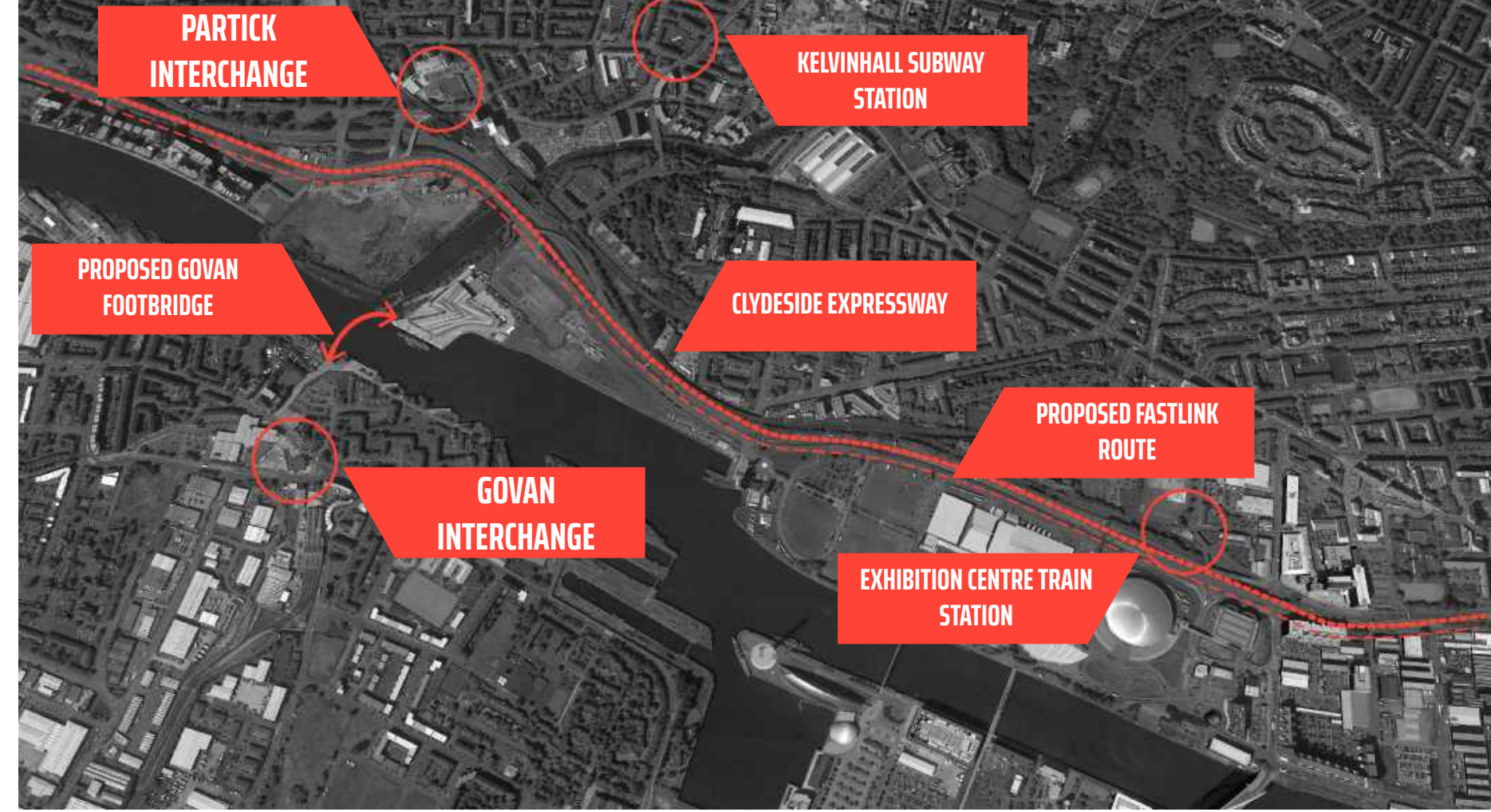
HISTORIC CONTEXT



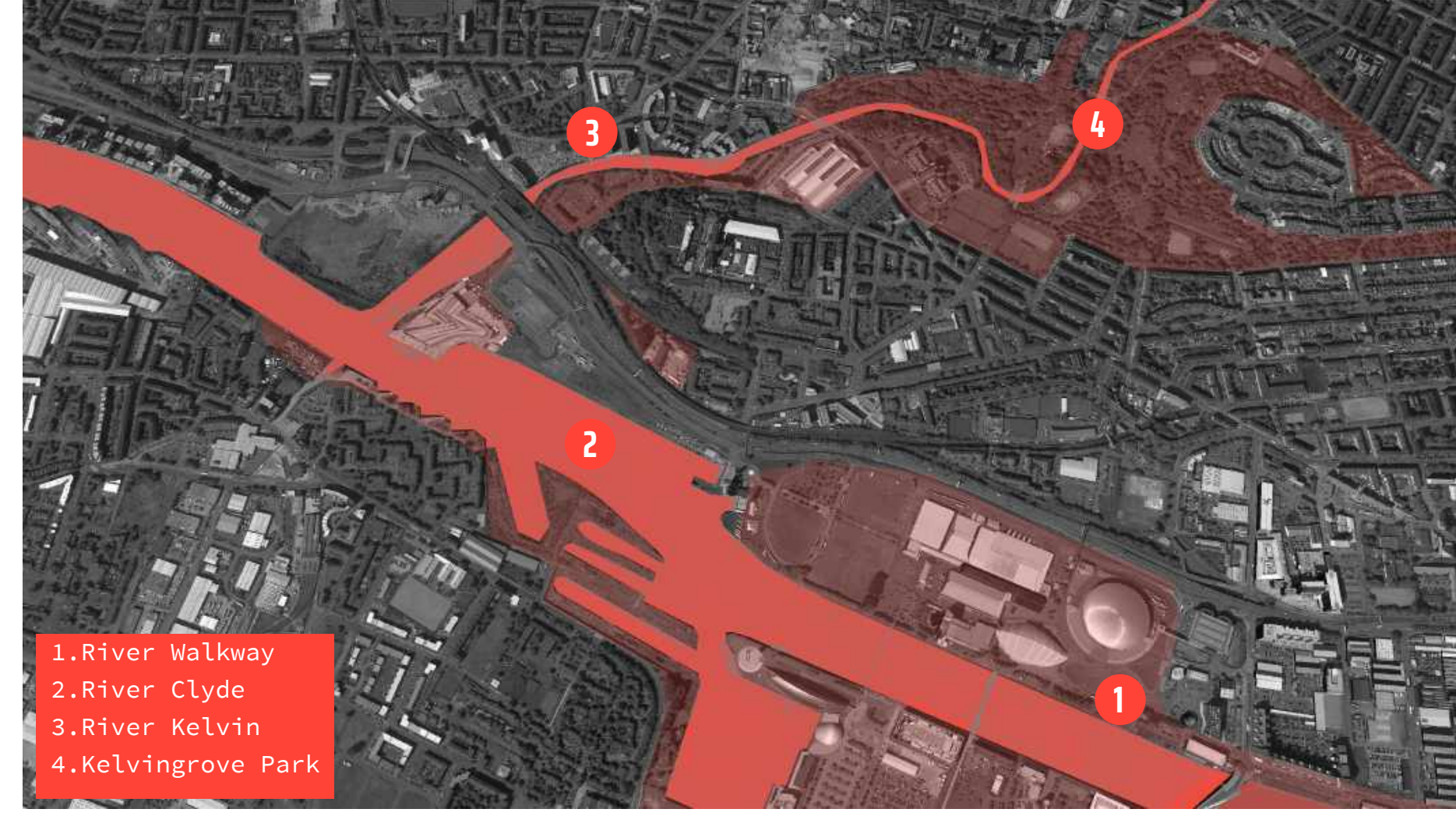
HERITAGE



LANDMARKS



TRANSPORT LINKS



GREEN WATERWAY NETWORK



AERIAL VIEW

SCOPE OF PLANNING PERMISSION IN PRINCIPLE (PPiP)

It should be noted that the application we intend to submit will be seeking Planning Permission in Principle (PPiP) for the proposed development. This means that we are seeking approval for the general principle of the development on the land proposed. The detailed design of the proposals, and associated applications, will follow in due course if the PPiP application is consented to.

The PPiP application will seek permission for a proposed mixed-use development including residential, hotel, leisure and commercial (to include Class 1,2,3,4,10 and 11) uses, to include all access, landscaping and other required infrastructure.

GLASGOW CITY DEVELOPMENT PLAN (2017) DESIGNATION

It is considered of significance to note that the site is zoned for residential purposes in the Glasgow City Development Plan (2017).

RIVER CLYDE STRATEGIC DEVELOPMENT FRAMEWORK (SDF)

Yorkhill Quay is highlighted as an area of 'Immediate Priority' within the River Clyde 2050 SDF to **Reconnect, Reinvent, Reactivate, Repair and Densify** the site. It is noted that a supporting finer grain of commercial activity and residential accommodation will enhance the area. The design of high quality public spaces which provide opportunities for shelter and the creation of natural habitat is imperative.

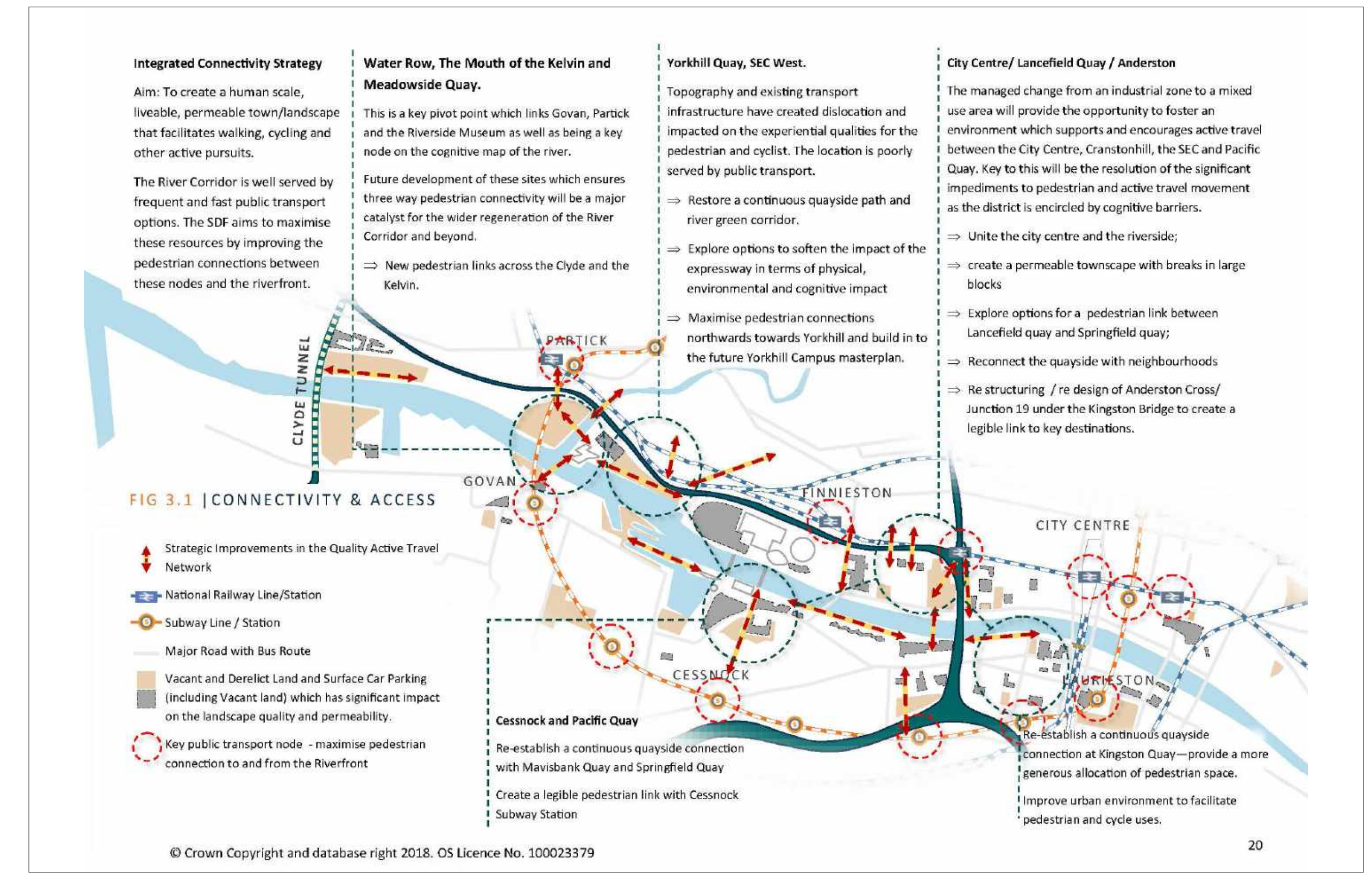
PLANNING HISTORY

It is of significance to note the extensive planning history of the proposed development site. The site is part of the wider Glasgow Harbour redevelopment project for which Planning Permission (99/03213/DC) was initially granted in June 2001. The application for the Glasgow Harbour Overall Masterplan Site proposed a phased mixed-use development (comprising residential, retail, offices, auto retail, hotel, bars/restaurants, sports/health and fitness, theatre and berthing facility uses) extending from the SEC car park boundary at the Pump House to the Clyde Tunnel at Whiteinch. Following the approval of Planning Permission 99/03213/DC, the redevelopment of the wider Glasgow Harbour site commenced with the construction of the first three phases of housing development and the investment of around £30 million in extensive new infrastructure including new roads and pedestrian bridges to improve accessibility of the site.

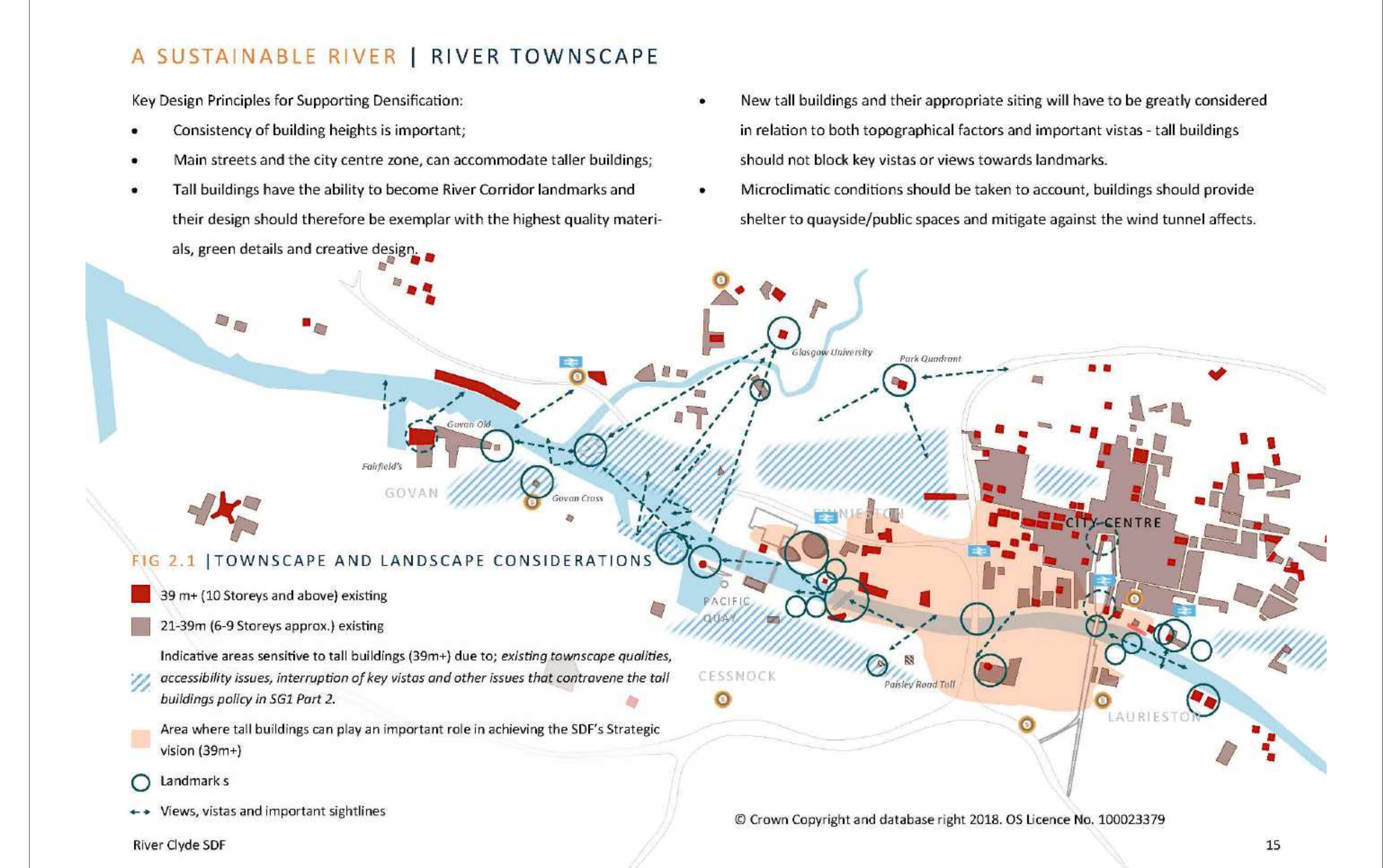
Following completion of the new road infrastructure, Planning Application 08/02395/DC was submitted to Glasgow City Council in 2008 seeking consent for increased retail leisure and other commercial uses on the eastern portion of the Masterplan site. In August 2017 Glasgow City Council granted Planning Consent 17/00610/DC which extended the timescale of Planning Consent 08/02395/DC (approved in September 2012). Since the approval of Planning Consent 17/00610/DC Glasgow Harbour Ltd have received Planning Consent for an AMSC application (Planning Ref. 18/01993/MSC) which approved retail, leisure, bar and restaurant uses on the western bank of the River Kelvin. These previous consents have established a quantum of development on the wider Glasgow Harbour site and on the site in question with, for example, the Masterplan for Planning Consent 17/00610/DC clearly showing office blocks, a casino and a hotel on the proposed development site. In this regard the proposals in question seek to replace the office and casino uses previously proposed for this area with, in the main, residential development.



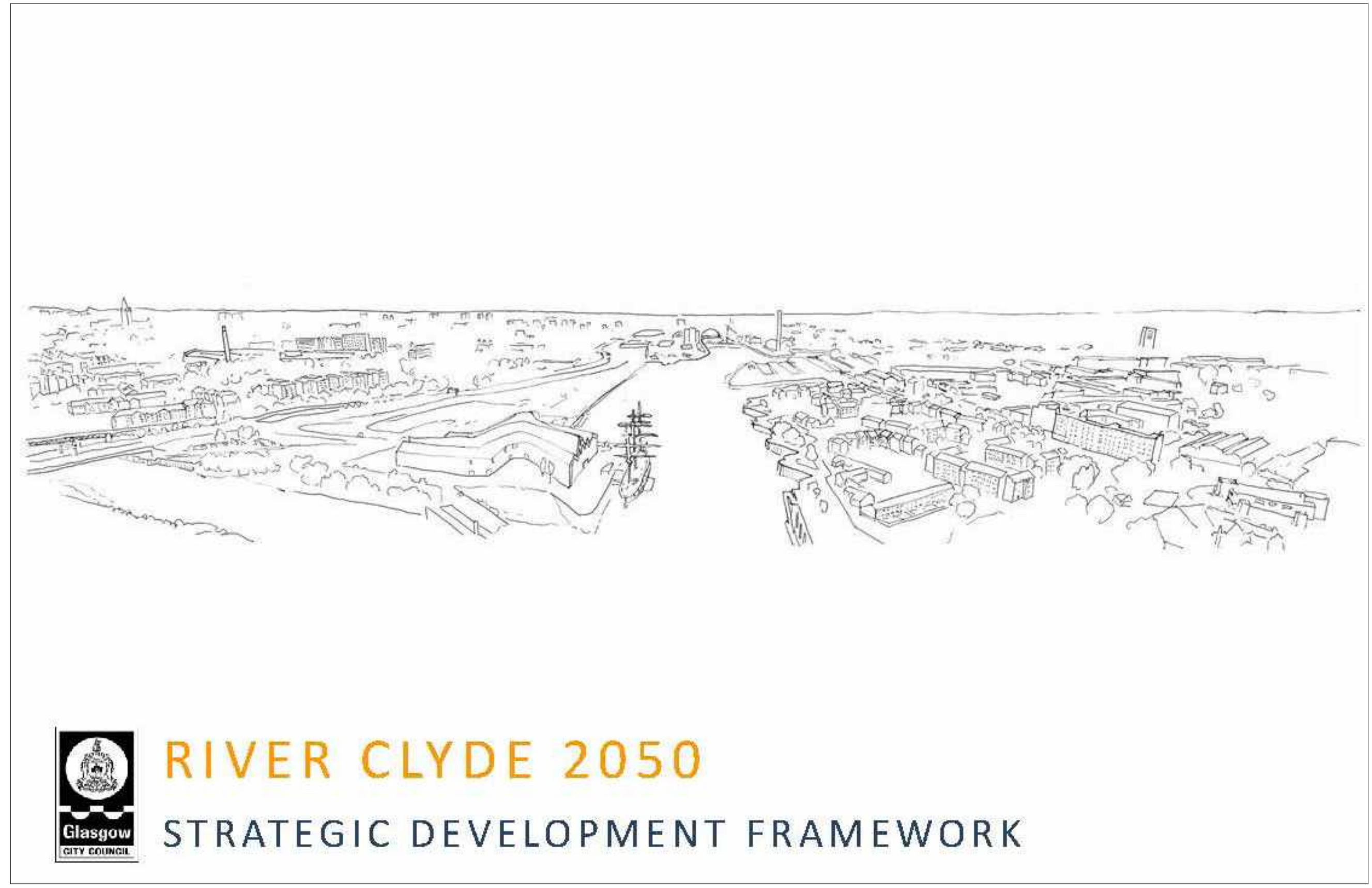
GLASGOW CITY DEVELOPMENT PLAN



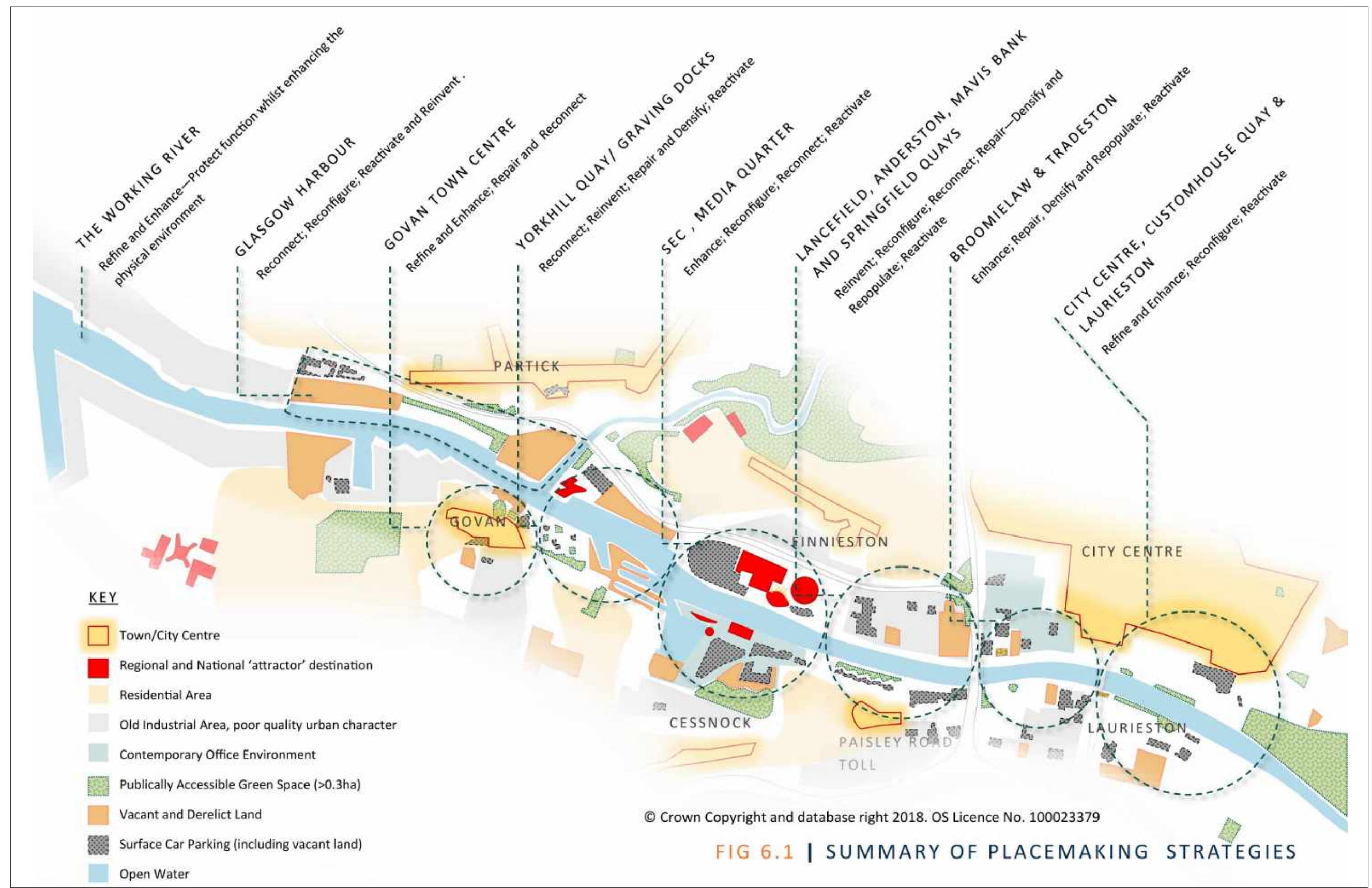
CONNECTIVITY & ACCESS



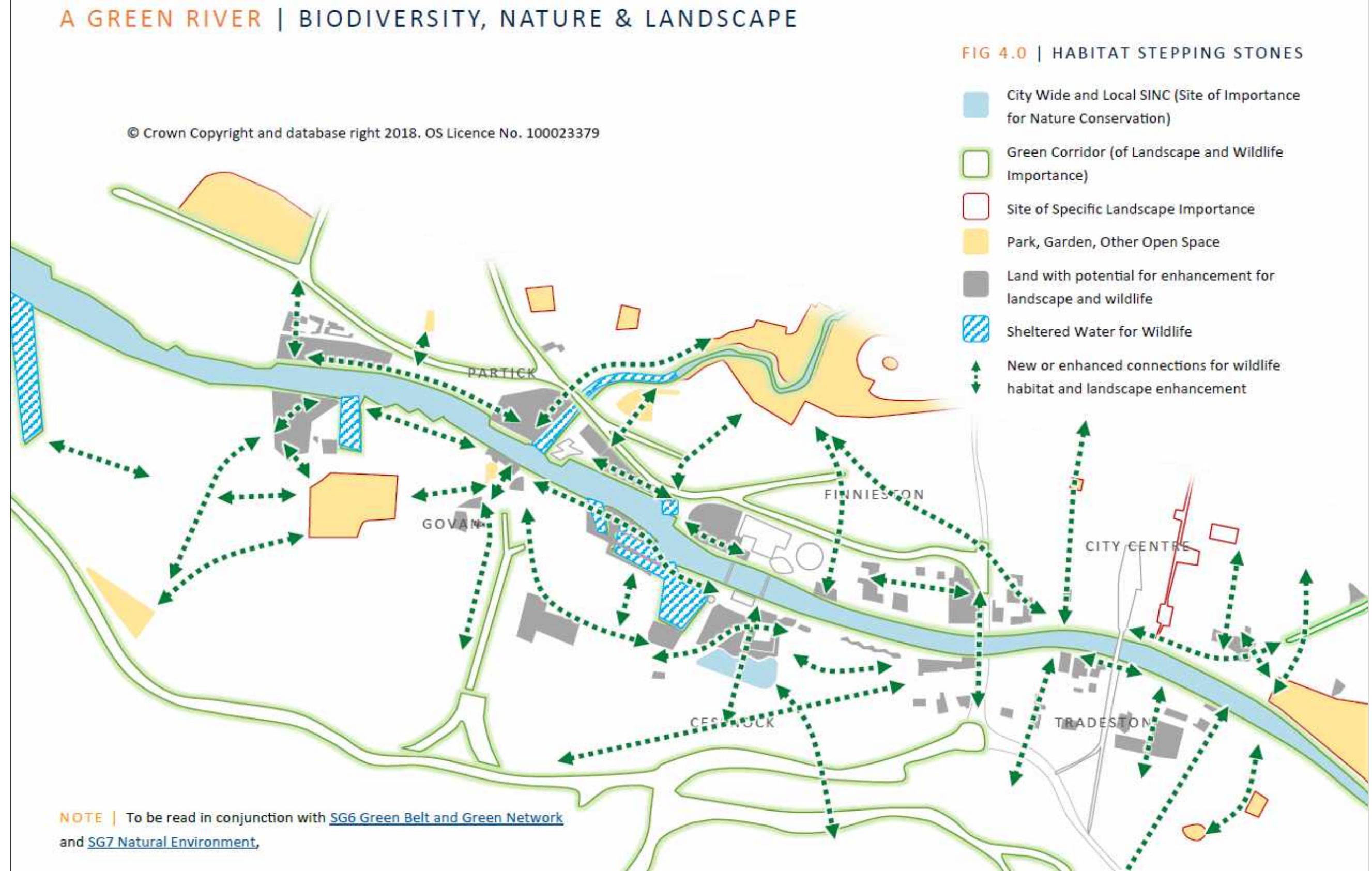
TOWNSCAPE & KEY VIEWS



RIVER CLYDE SDF



PLACEMAKING STRATEGY



A GREEN RIVER



PROPOSED DEVELOPMENT

The proposed mixed-use development comprises the following:

- Plot 1 (10,500m²) 500 Private Rented Sector (PRS) homes (approx.)
- Plot 2 (7,800m²) 400 Co-Living homes (approx.)
- Plot 3 (9,500m²) 200 Flatted Residential homes (approx.)
- Plot 4 (2,500m²) Leisure Development (approx.)
- Plot 5 (3,700m²) 200 Bed Hotel Development (approx.)
- A continuous River Walkway for pedestrians and cyclists
- Enhanced public realm and green open space
- Complementary commercial uses
- Associated access, parking and infrastructure

The proposed development plots will vary in height from a datum of approx. 8 storeys to a maximum height of circa 18 storeys.

STRATEGIC MOVES

The residential-led mix of uses including hotel, leisure and commercial activities will help repopulate and reactivate the waterfront, creating a vibrant and diverse destination which complements and connects with surrounding uses at the Riverside Museum, Clydeside Distillery and nearby SWG3.

The development of Yorkhill Quay offers a unique opportunity to reconnect the riverfront between these key tourist attractions, together with forming wider connections to Govan across the new pedestrian bridge, the SEC Events Campus, River Kelvin walkways and neighbouring communities in Partick and Finnieston.

A series of 'River Rooms' create larger areas of protected public realm along the River Walkway, creating opportunity to pause, meet and engage with the river.

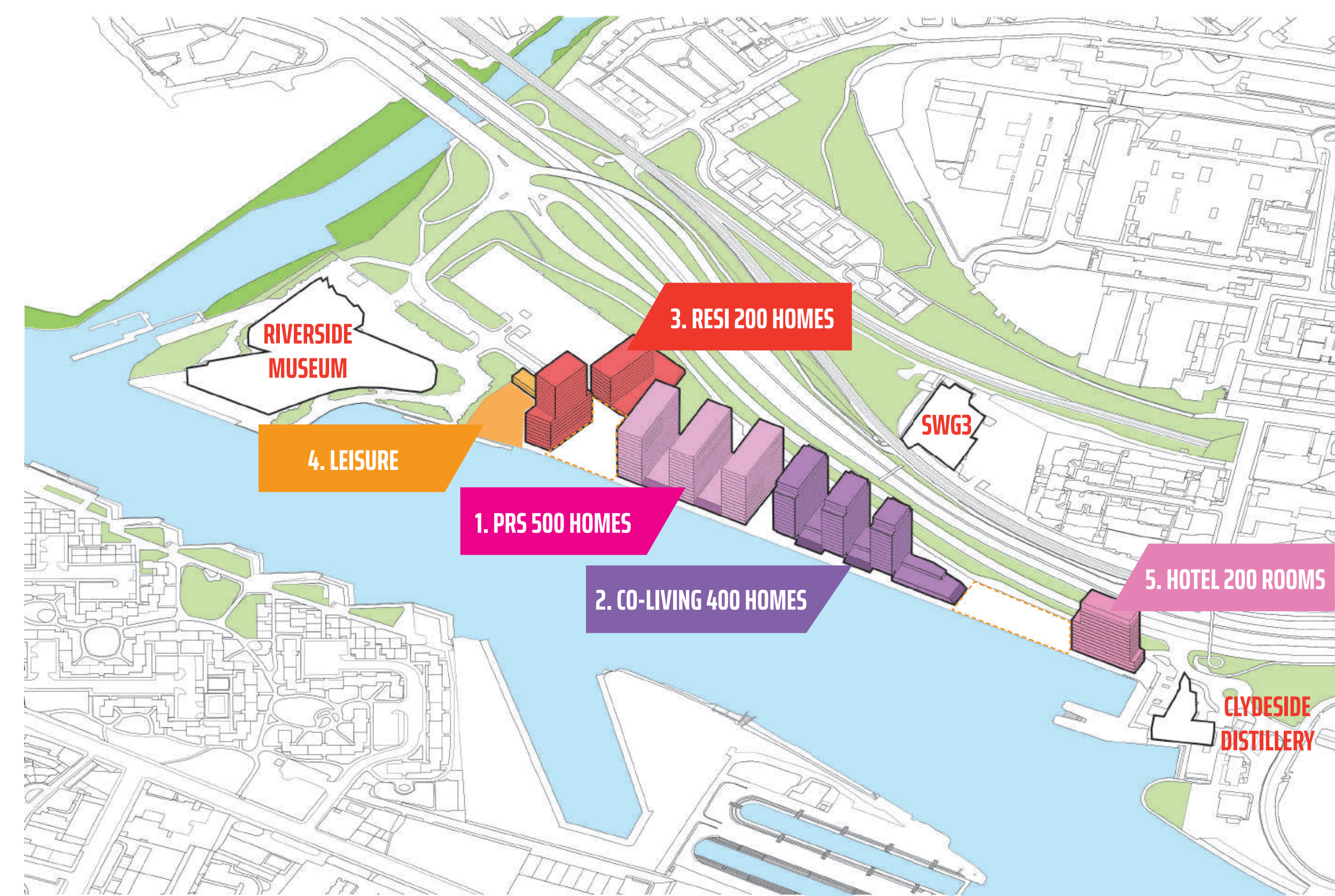
Key views inform the principal location of buildings and open space, with the larger public bookend squares maintaining key vistas both to and from important city landmarks, such as the University of Glasgow tower.

The principal building height will be strategically located adjacent to the largest open public spaces at both the East and West of the site, allowing the opportunity for tall buildings to become River Corridor landmarks.

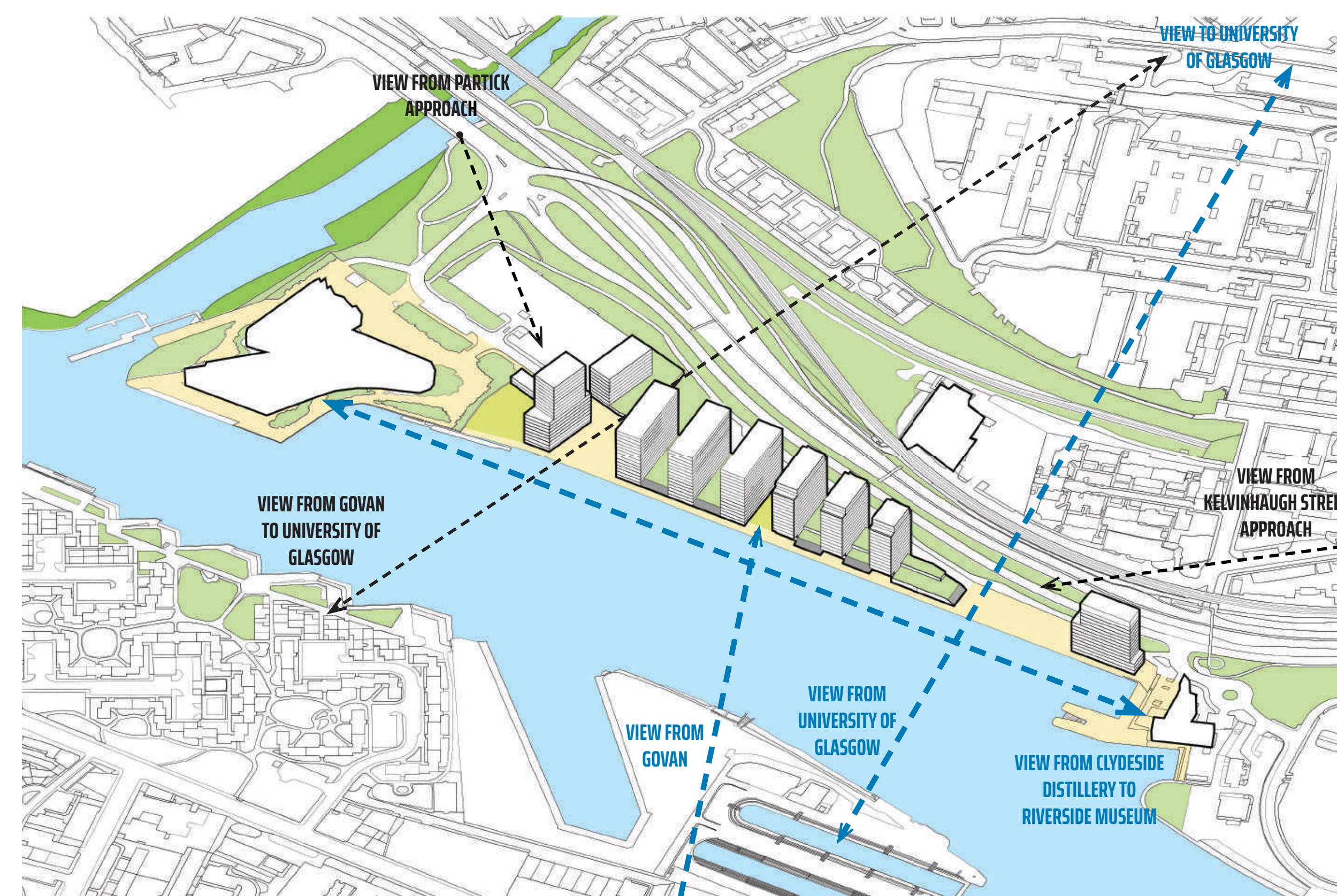
A North/South visual permeability is proposed to allow daylighting deep into the plots while ensuring views are retained between them, with amenity spaces proposed at ground level to activate the edge of the public realm with a variety of complementary commercial uses.

The new river frontage allows accommodation to exploit the waterfront location with opportunities in daylighting, views, balconies and terraces. A series of more intimate private green spaces will provide additional amenity for residents.

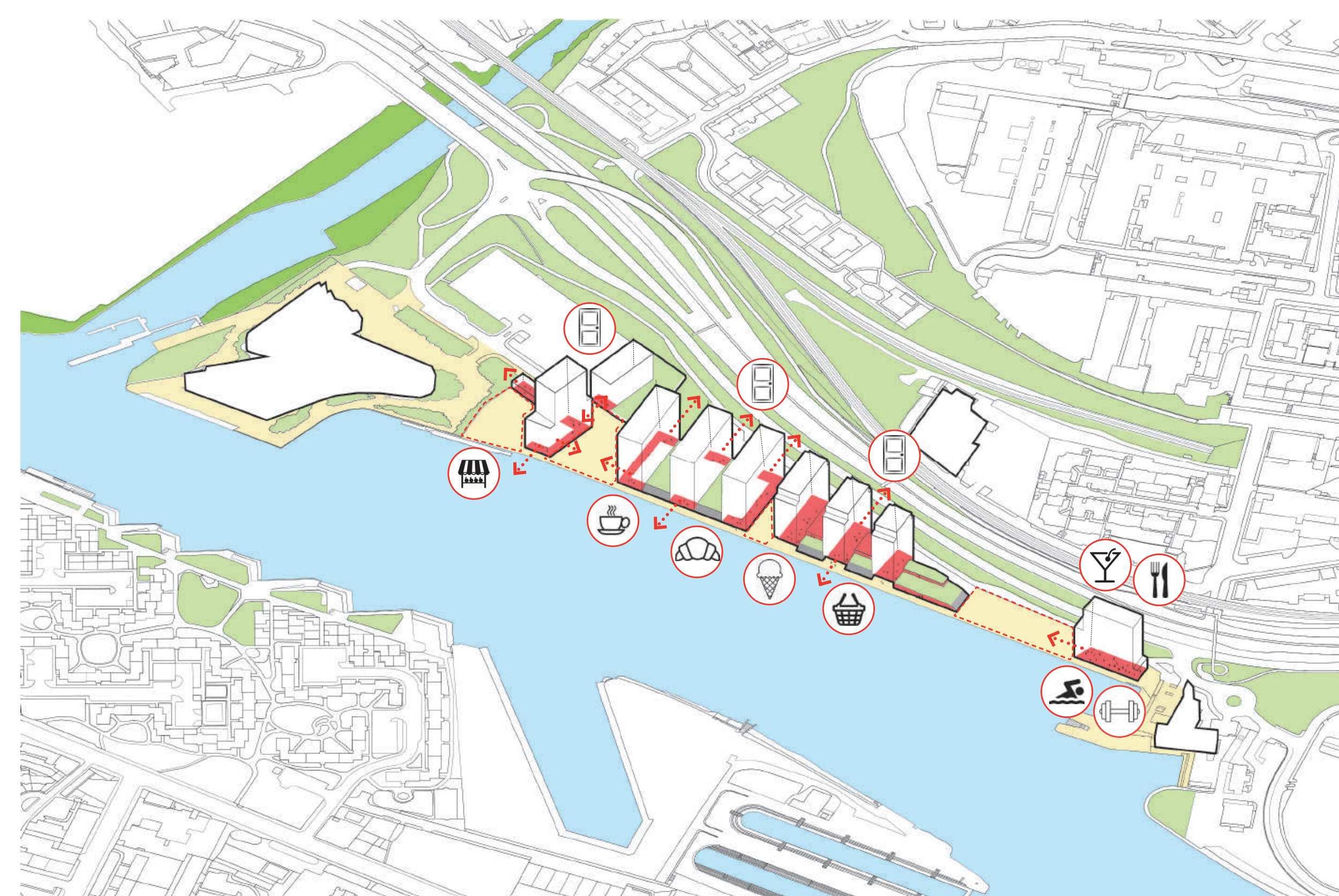
The development plots will be accessed via 2 new proposed openings off Stobcross Road and the utilisation of the existing Western approach. Parking is largely covered by landscaped podium decks with undercroft spaces. All proposed residential accommodation is located above the functional floodplain with allowance for climate change.



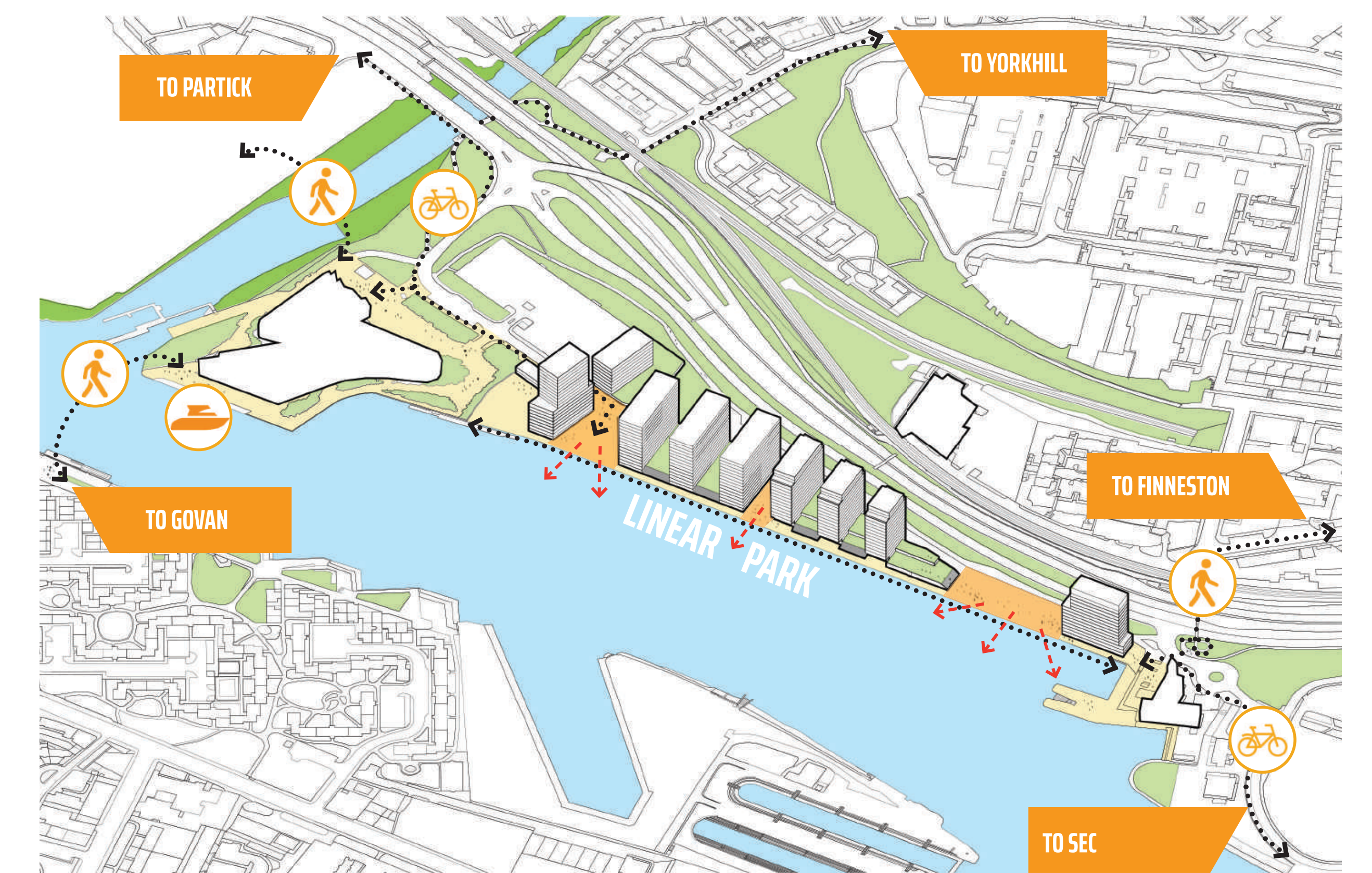
PROGRAMME & MIX OF USES



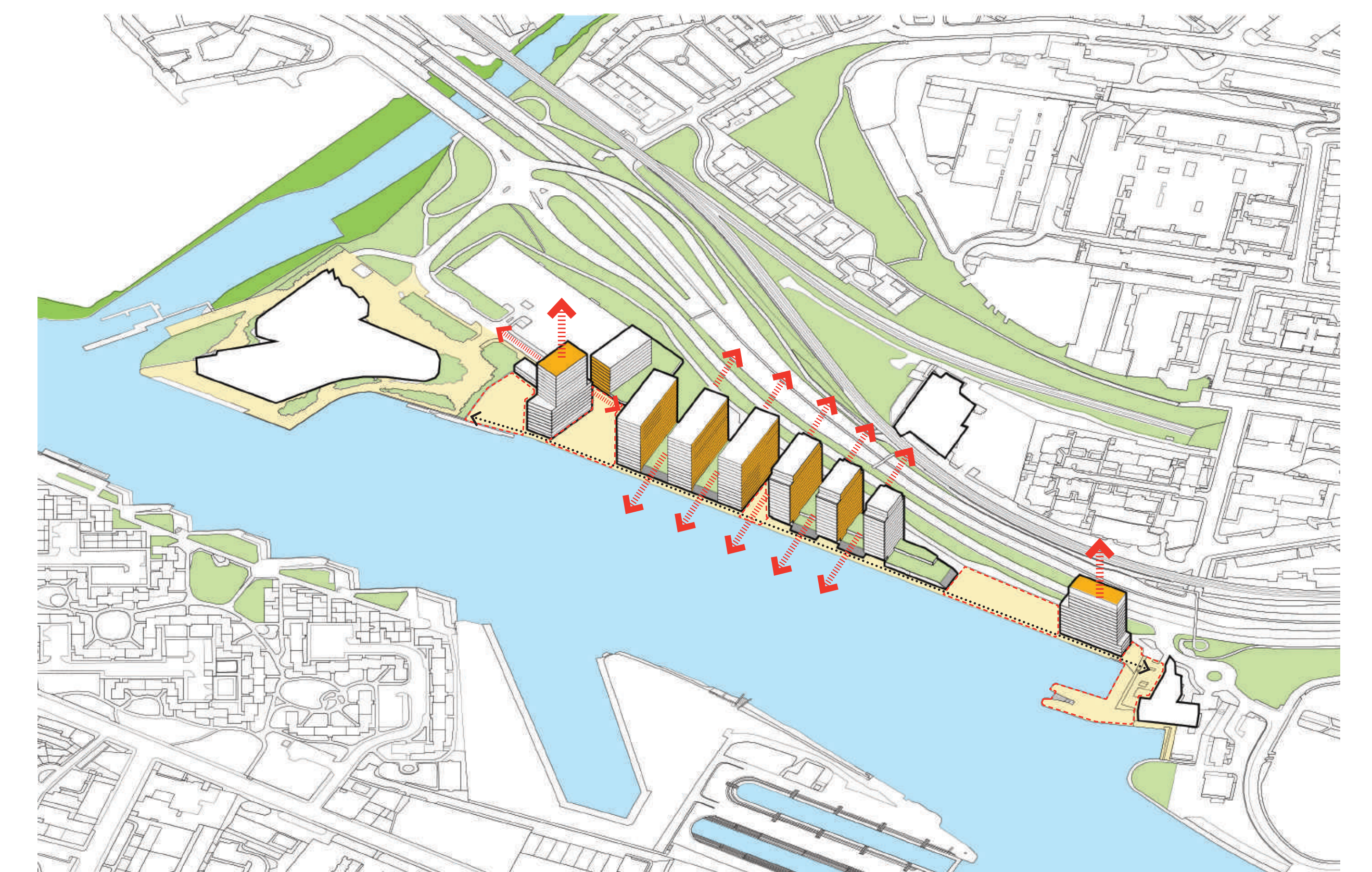
KEY VIEWS & VISTAS



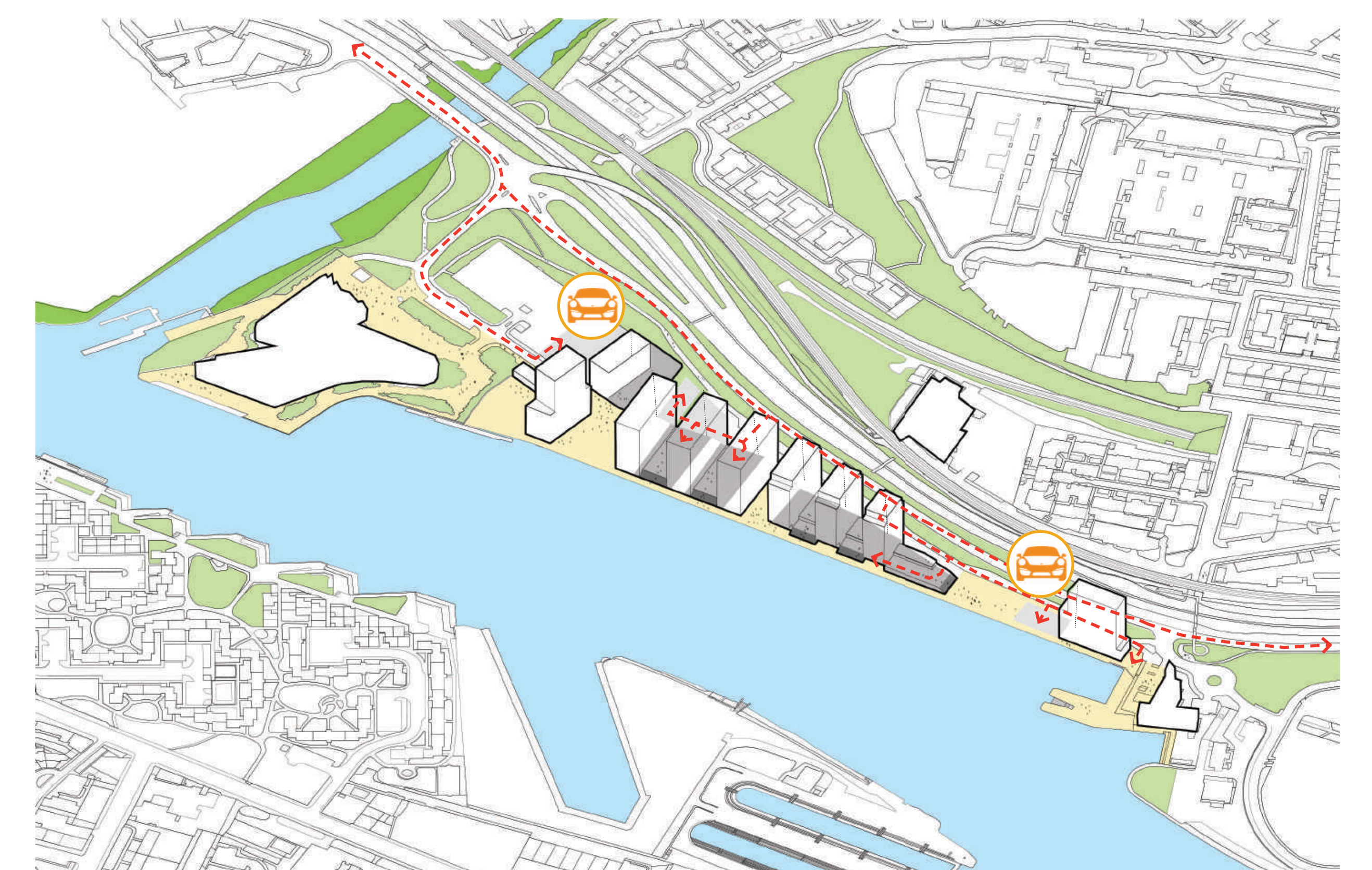
ACTIVE FRONTAGE



CONNECTIVITY



MASSING & PERMEABILITY



ACCESS & PARKING





1. RIVER WALKWAY



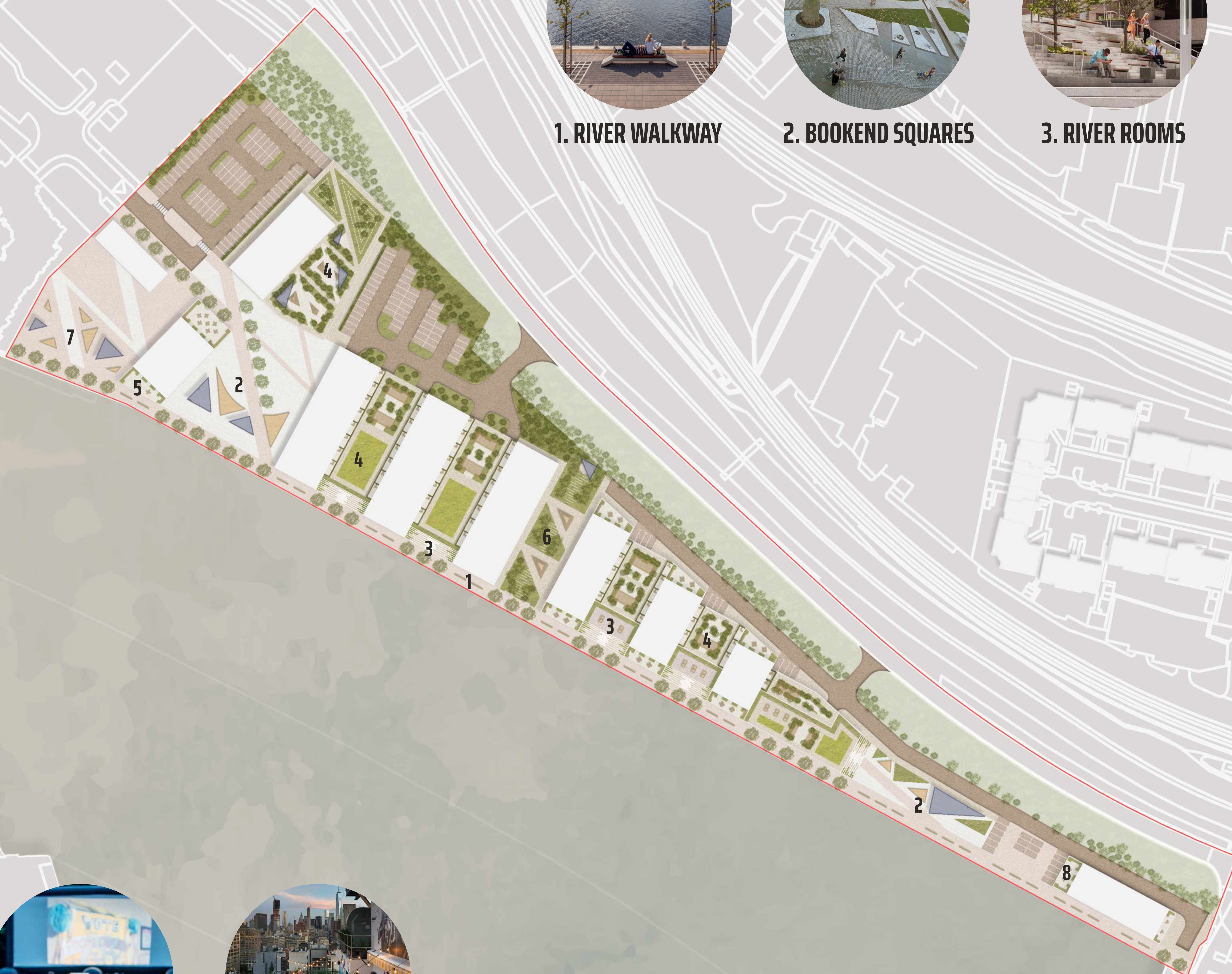
2. BOOKEND SQUARES



3. RIVER ROOMS



4. PODIUM DECKS



5. PRIVATE TERRACES



6. GREEN CORRIDOR



7. LEISURE ACTIVITY



8. SKY BAR



5 INDICATIVE MASTERPLAN





INDICATIVE RIVERSIDE VIEW FROM GOVAN



INDICATIVE BOOKEND PUBLIC SQUARE FROM ABOVE



INDICATIVE RIVER WALKWAY

ENHANCED PUBLIC REALM

The primary objective of our public realm strategy is to re-purpose and enhance the currently vacant and derelict plot of land and revitalise this part of the riverside into an attractive, vibrant and fully permeable green corridor. The redefined River Walkway provides the main spine for the development and repairs connections and access along the river between Partick, Govan, Kelvingrove Park, Riverside Museum, SEC and the city centre.

The proposals will connect in with existing and pending riverside redevelopments within the upper harbour area and combining this with the proposed Clyde and River Kelvin crossings will offer an active travel loop providing connectivity between neighbourhoods, places of work, learning hubs, attractions and major hospitals. The health and wellbeing benefits of this active loop can be enjoyed by all as part of daily commute and leisure pursuits.

The River Walkway incorporates active frontages which encourage activity and street life. The aim is to remove physical barriers to the flow of pedestrians and cyclists within an attractive, safe, and well-lit environment. The design looks beyond site boundaries to root the scheme in its immediate physical and cultural contexts, enhance the surroundings, and establish connections to existing pedestrian, cycle and public transport networks.

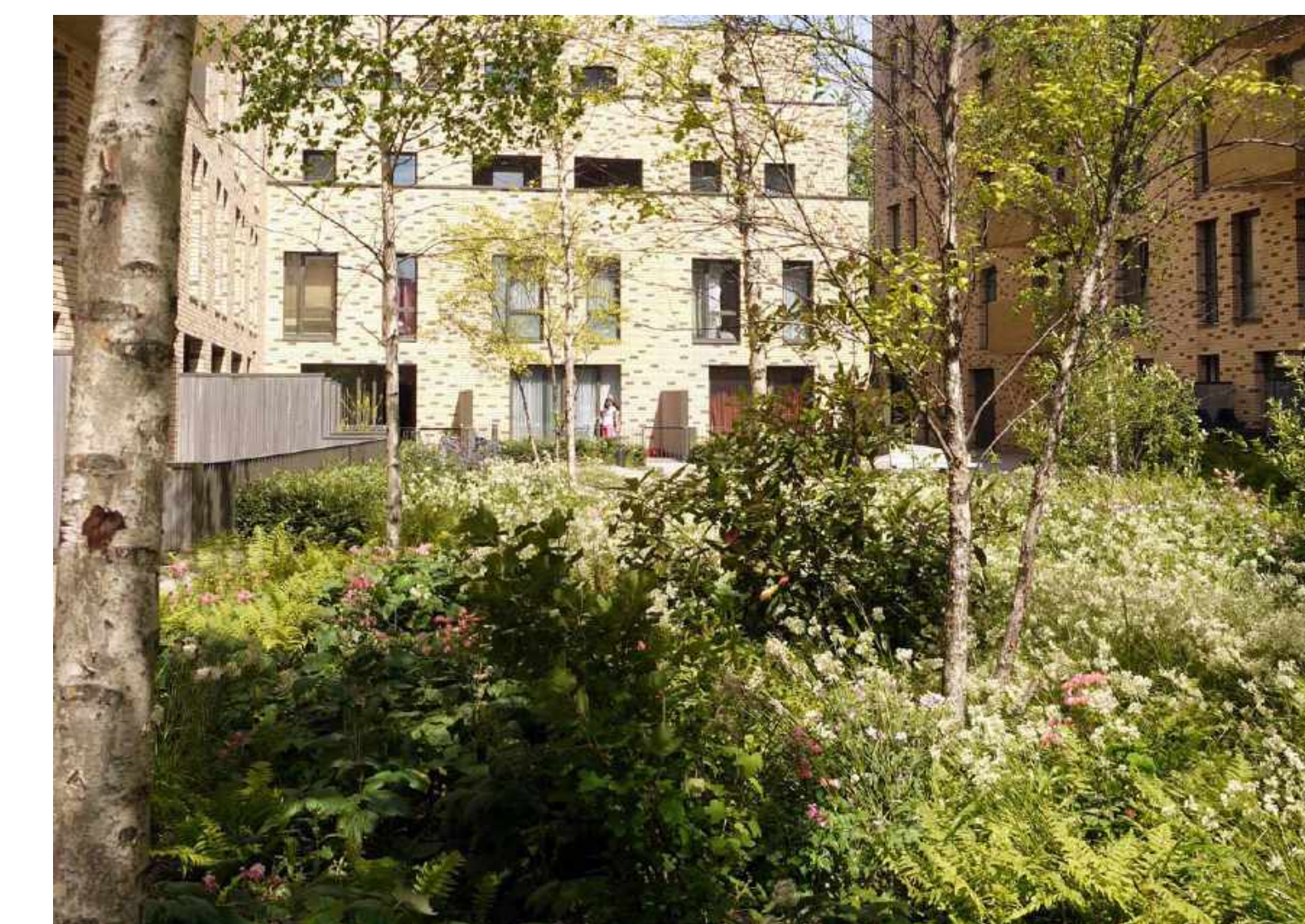
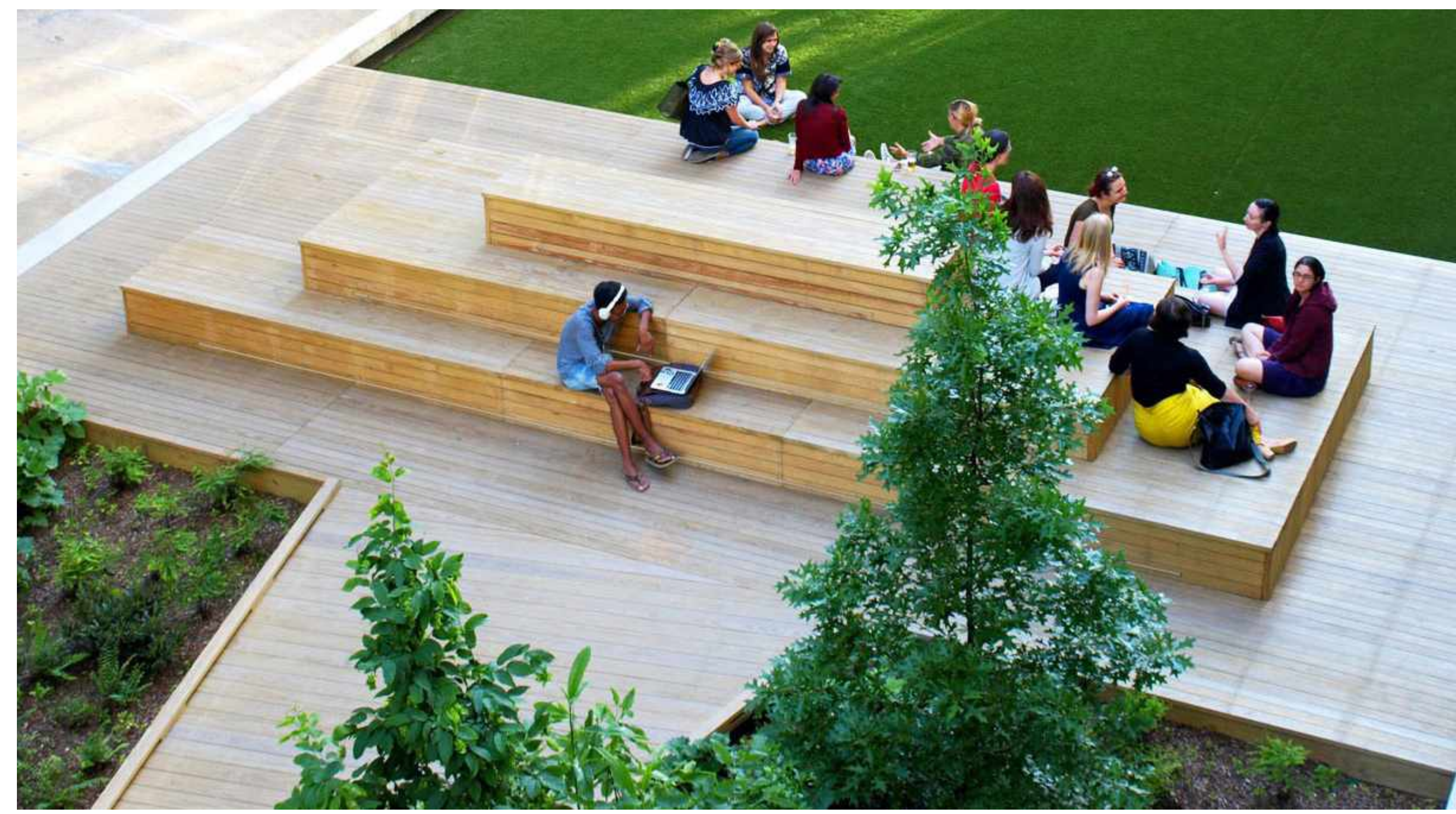
Linked to the River Walkway are a network of public, semi-public and private open spaces providing a range of different scales of flexible space. This landscape framework shall accommodate a diverse programme of daytime and evening activities throughout the year, including potential for community markets, temporary events, external dining, fitness and play amongst others.

These public squares, River Rooms and green spaces extend the public realm of the waterside and offer dynamic, human-scale spaces that are distinctive and memorable. Within the detail design there will be opportunities to celebrate the sites heritage and industrial legacy through design language, material palette choices and the work of local artists.

Retaining and enhancing the urban green and blue networks is an integral part of the proposals to increase the biodiversity value and environmental quality of the river corridor. The soft landscape framework for the site offers opportunity for habitat connectivity, comfortable microclimate to dwelling spaces for the public and residents and vegetated solutions incorporated with bioretention features.

Trees and shrubs are located strategically to provide attractive green liveable spaces offering shelter and seasonal interest. By implementing a naturalistic style of planting using native plant communities across the site, the proposal enhances green corridors and biodiversity whilst providing quiet pockets where users can slow down and relax.

In reaction to climate change, flood levels and surface water management, the proposals will integrate compensatory storage for flood water with potential for raingarden features within the open space design.



INDICATIVE IMAGERY: ENHANCED PUBLIC REALM & RIVER ROOM ACTIVITY

SUSTAINABILITY

Sustainability means delivering benefits to communities and the environment in everything we do. We understand the environment we live and work in and we're here for the long-term. We aim to ensure that everything we do has a sustainable legacy for generations to come. We act for good; investing in the buildings, the communities and the environments in which we work, behaving with integrity to build on our legacy.

Peel L&P is the first property company to achieve Net Zero Carbon status using the UK Green Building Council's 2019 definition for buildings in the UK. In total, 17 of Peel L&P's properties have now reached net zero carbon status.

At Yorkhill Quay, our vision is to create a sustainable environment where people and businesses can flourish.

As a key element in realising this vision, we will actively seek opportunities to supply our developments with low carbon, locally-generated energy and to use energy in a responsible way where possible.

7 PRINCIPLES

To encourage the creation of highly sustainable, future-proofed destinations, we have developed 7 key Principles of Sustainability:

- 1. **CREATE OPPORTUNITIES FOR PEOPLE TO LEAD BETTER, MORE PROSPEROUS LIVES**
- 2. **ENGAGE WITH LOCAL PEOPLE TO UNDERSTAND THE NEEDS OF EXISTING AND FUTURE COMMUNITIES**
- 3. **DEVELOP HIGHLY SUSTAINABLE AND SMART BUILT ENVIRONMENTS**
- 4. **EMBRACE A LOW CARBON ENERGY STRATEGY**
- 5. **STRIVE TO PUT MORE BACK INTO THE NATURAL ENVIRONMENT THAN IS TAKEN OUT**
- 6. **SUPPORT THE HEALTH AND WELLBEING OF COMMUNITIES BY CREATING BEAUTIFUL, FUNCTIONAL AND WELL-USED GREEN PUBLIC REALM**
- 7. **PROMOTE SUSTAINABLE TRANSPORT OPTIONS FOR ALL**

By setting this consistent approach across our development sites at Yorkhill Quay, we can ensure these activities deliver liveability for whole communities.

SUPPORTING STUDIES

A number of technical assessments will also be submitted to supplement the planning application, including:

- **SITE INVESTIGATION**
- **ECOLOGY**
- **ARCHAEOLOGY**
- **VISUAL IMPACT**
- **FLOOD RISK**
- **DRAINAGE**
- **TRANSPORT**
- **LANDSCAPE**
- **NOISE**
- **ENERGY**

WHAT HAPPENS NEXT?

We are keen to hear your thoughts on the proposals. In order to make sure that your views are considered, please submit your comments by clicking on the 'Submit Your Comments' button on this website, or email us at advice@mcinally-associates.co.uk

Please ensure your comments are returned no later than 4th December 2020.

All comments made about the proposed development will be taken into account and considered when finalising the proposals and will be included in the Pre-Application Consultation (PAC) Report to be submitted to Glasgow City Council as part of the forthcoming planning application.

Please note that the comments made during this process are not representations to the planning authority. There will be a formal opportunity to make representations to Glasgow City Council once an application has been submitted. The Council are responsible for the notification process of planning applications submitted to them.

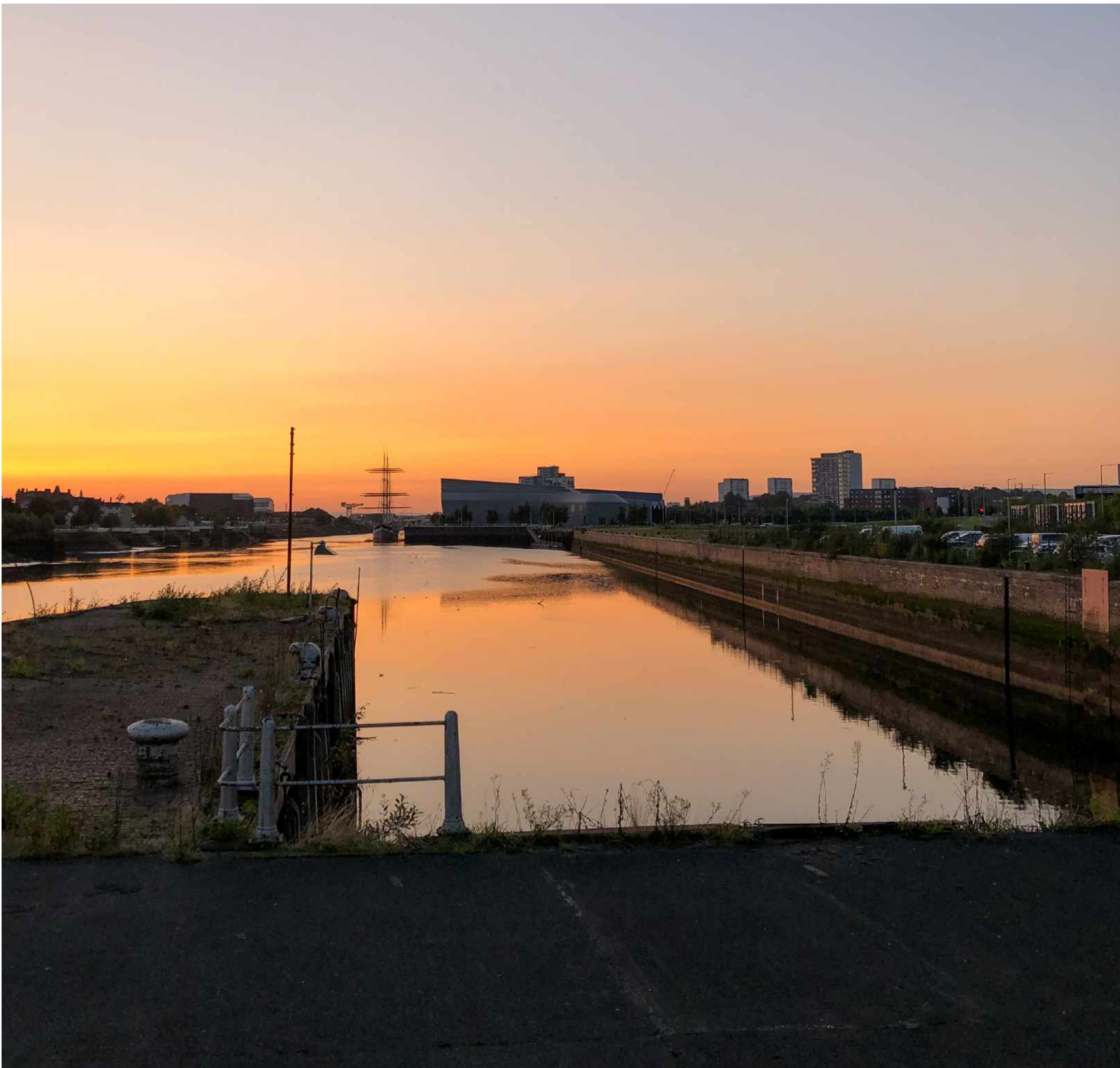
Glasgow Harbour Ltd intend to submit a Planning Permission in Principle (PPiP) application to Glasgow City Council in early 2021.

THANK YOU

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

Should you have any queries or would like to hear more about the proposals then please do not hesitate to contact us via the details noted above.

- Create opportunities for people to lead better, more prosperous lives**
- Engage with local people to understand the needs of existing and future communities**
- Develop highly sustainable and smart built environments**
- Embrace a low carbon energy strategy**
- Strive to put more back into the natural environment than is taken out**
- Promote sustainable transport options for all**
- Support the health and wellbeing of communities by creating beautiful, functional and well-used green public realm**



NEXT STEPS

