

Glasgow Urban Design Panel

Feedback Report

Date: 27th June 2019

Project: Dundashill (Platform 3)

Planning Status: Pre-Application

Presentation by: Collective Architecture

Panel Consensus

- The panel felt that the relationship between the masterplan development and the city will be crucial to the success of the overall development and welcomed that new pedestrian crossing points would form part of the overall masterplan.
- The panel questioned the traffic management implications of incorporating the cycle lane as part of the wider parking and shared-surface area to the North.
- The panel queried the relationship and geometry of the block fronting on to the urban square and whether the level change in this area could be managed to create a more effective and meaningful relationship between the block and the urban square.
- The panel felt that the decision to break the urban blocks has resulted in the creation of external spaces which feel residual, which require further development to ensure these are usable and meaningful.
- The panel felt that the viewing platform 'marker space' to the east of the development required further development and presently felt like left-over space between the gables of the two adjacent blocks.
- The panel felt that the architecture of the landmark building to the West could be developed further to give this a more distinctive identity beyond making it a landmark by virtue of its height alone.
- The panel queried the decision to locate the townhouses (which are dual-aspect) to the Northern edge of the development, and thus facing the tree-covered slope and backing onto the back-court, and the flatted block (single-aspect) to the South, and thus taking advantage of the view to the city. The panel felt that if the arrangement were reversed, this would allow for a continuous block to be formed and avoid the residual spaces being created as previously mentioned, whilst allowing the dual-aspect townhouses to take advantage of the view to the

South. The panel felt this would also potentially allow the massing of the flatted blocks to be increased along this edge to reduce the overall footprint of the development and allow more generous external spaces.

- The panel welcomed the investigation into the passivhaus agenda being pursued as well as using the project as an opportunity to test sustainable construction techniques using concrete.

Panel Recommendations

Connection to the city - consider the existing pedestrian journey between the development and Cowcaddens subway station in order to assist in the identification of required improvements as part of the overall masterplan.

Impact of the wider masterplan - consider the masterplan as part of an iterative process to ensure the wider masterplan and its aspirations are being developed and the lessons being learned through the detailed design of the individual platforms are being incorporated into the overall aspirations.

Treatment of the Eastern edge and residual spaces - consider the massing of the overall development and potentially increase the number of storeys to ease the impact of the building footprint on the external spaces.

Breaks in the blocks relative to massing - explore and develop the character of the external spaces further.

Sustainability and Passivhaus strategy - continue to utilise the develop as a learning opportunity for best-practice in the development of passivehaus and sustainable practice for the wider city.

Traffic management strategy - consider traffic management relative to cycling provision and Sustrans guidance.