

Report Title: Beith Street Mixed Use Development, Partick
Issue Date: 20 April 2007
Client/Developer: Tesco
Lead Designer: Ian Burke Associates
Local Authority: Glasgow City Council
Location: Partick, Glasgow
Planning Ref: 05/03143/DC
Details: Proposals for a superstore, student accommodation, leisure facilities and private housing at Beith Street, Partick, Glasgow.



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INTRODUCTION

This report relates to an outline planning application for a superstore, student accommodation, student union, private housing, landscaping and infrastructure works.

The original application designs were presented at an A+DS Design Review meeting held on 5 September 2006, and a report issued on 20 September 2006. A report on an amended design was issued on 15 February 2006. The designs were reviewed again by an internal review panel on 3rd April 2007, following receipt of additional information that included a design statement.

A+DS VIEWS

1. Previous reports

1.1 In our report dated 20 September 2006 we supported the desire to achieve an integrated mixed-use development on the site, and welcomed the way in which the designs had been developed in response to a pre-application review. However, we still had concerns about a number of aspects of the design, primarily in relation to the public realm. In a subsequent report, dated 13th February 2007, we welcomed the reduction in mass at the upper level, and efforts to activate the Beith Street frontage and improve the quality of the riverside walkway, but maintained concerns about the quality of the public realm in the vicinity of the roundabout and the riverside walkway. We were yet to be convinced by the designs for the student accommodation.

2. Amended designs and design statement.

2.1 The addition of a design statement to accompany the amended application drawings is welcomed. We have already voiced our concerns about aspects of the designs, and, although the design statement does demonstrate a more considered response from the design team and a greater commitment from the operator to maintain design quality than was previously the case, the designs in themselves have not changed substantially since we saw them in February. We believe that there are still areas which would benefit from further design development.

2.2 The pedestrian environment could be improved at the major roundabout, and a more direct link created to the riverside from the east of the vehicle / service to access the proposed footbridge over the river.

2.3 The riverside frontage should be further activated, and there may be an opportunity to create a destination activity in this area to ensure frequent pedestrian movement. Showing the location of the proposed footbridge, and how it crosses the river, may assist with this.

2.4 The public route passing through the car park and how it links with both Beith Street and the riverside walkway needs further refinement. The involvement of an artist and / or a lighting strategy may assist in the development of this area.

2.5 We acknowledge the work that has been done so far to improve the student housing at roof level, and provide a series of usable outside spaces, but feel the designs could benefit from further development. We recognise that this is an area that will be considered further once a development partner is appointed for the student accommodation.

2.6 The quality of materials and architectural detailing are yet to be demonstrated, particularly for the student accommodation.

CONCLUSION

We reiterate our support for an integrated mixed-use development in this location, and commend the project team for their willingness to address our concerns and for the significant improvements that have been made to the designs since we first saw them. However, we retain some concerns about the impact on the public realm, and would still need to see significant design development before we could give the project our full support.

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