

Report Title: Broomielaw Office Development, Glasgow
Issue Date: 11 May 2007
Client/Developer: Gladedale Capital Ltd
Lead Designer: MAKE Architects
Local Authority: Glasgow City Council
Location: Glasgow
Planning Ref.: 07/01047/DC
Details: Proposals for three new office buildings, with mixed-use at ground level, for a city block on the Broomielaw waterfront, Glasgow



Architecture+DesignScotland
Ailtearachd is Dealbhadh na h-Alba

INTRODUCTION

This report relates to a planning application for three new office buildings, with mixed-use at ground level, for a city block on the Broomielaw waterfront. Preliminary designs were presented to a Design Review panel on 27 February 2007. This report is based on the restricted report, issued on 15 March 2007, amended to take account of revisions that have been made since the earlier review.

A+DS VIEWS

1. Context

1.1 We commend the project team for integrating the design within its context; ensuring east/west cross links are provided within the length of the city block; and considering the ground treatment as part of the wider public realm strategy.

1.2 We suggest that further consideration be given as to how the Broomielaw could be traffic calmed to aid north/south pedestrian movement and ease access to the riverside, and how pedestrian linkages to the north could be improved in the future.

1.3 We note that development is being considered for adjacent sites to the east and west, and that the overall design will be coordinated and seek to implement the masterplan for the wider area.

2. Urban design

2.1 Climatic considerations such as daylight, shading and wind modelling are the subject of further investigation, and we believe the successful handling of these matters will be critical to the enjoyment of the external public spaces.

2.2 The selection of appropriate trees, materials and other landscape elements need careful consideration to ensure long term design quality.

2.3 We encourage the incorporation of initiatives, such as art works and / or a lighting design strategy within the public realm works.

2.4 We welcome the activation of street frontages wherever possible, and humanising the length of the Broomielaw by departing from the raised podium building type that has become a feature of this area.

3. Buildings

3.1 We commend the sophistication of the elevational treatment, influenced in part by the requirement for solar control; however, small floor plates provide a good opportunity to provide natural ventilation and other sustainable features, and we urge the developer to take a longer term view of energy performance, and to challenge the prevailing market opinion that favours air conditioned environments.

3.2 The relative proportions of the various buildings need to be clarified when seen from a distance. As the buildings will be viewed in the round, further consideration needs to be given to demonstrating distant views, particularly from the Kingston Bridge.

3.3 We welcome the containment of the rooftop plant within the top most storey.

CONCLUSION

We support the design and commend the project team for their approach to the integration of the project into the wider context, and for seeking to achieve a high quality of public realm.

Report issued: 11 May 2007