

MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation
07_Masterplan Principles

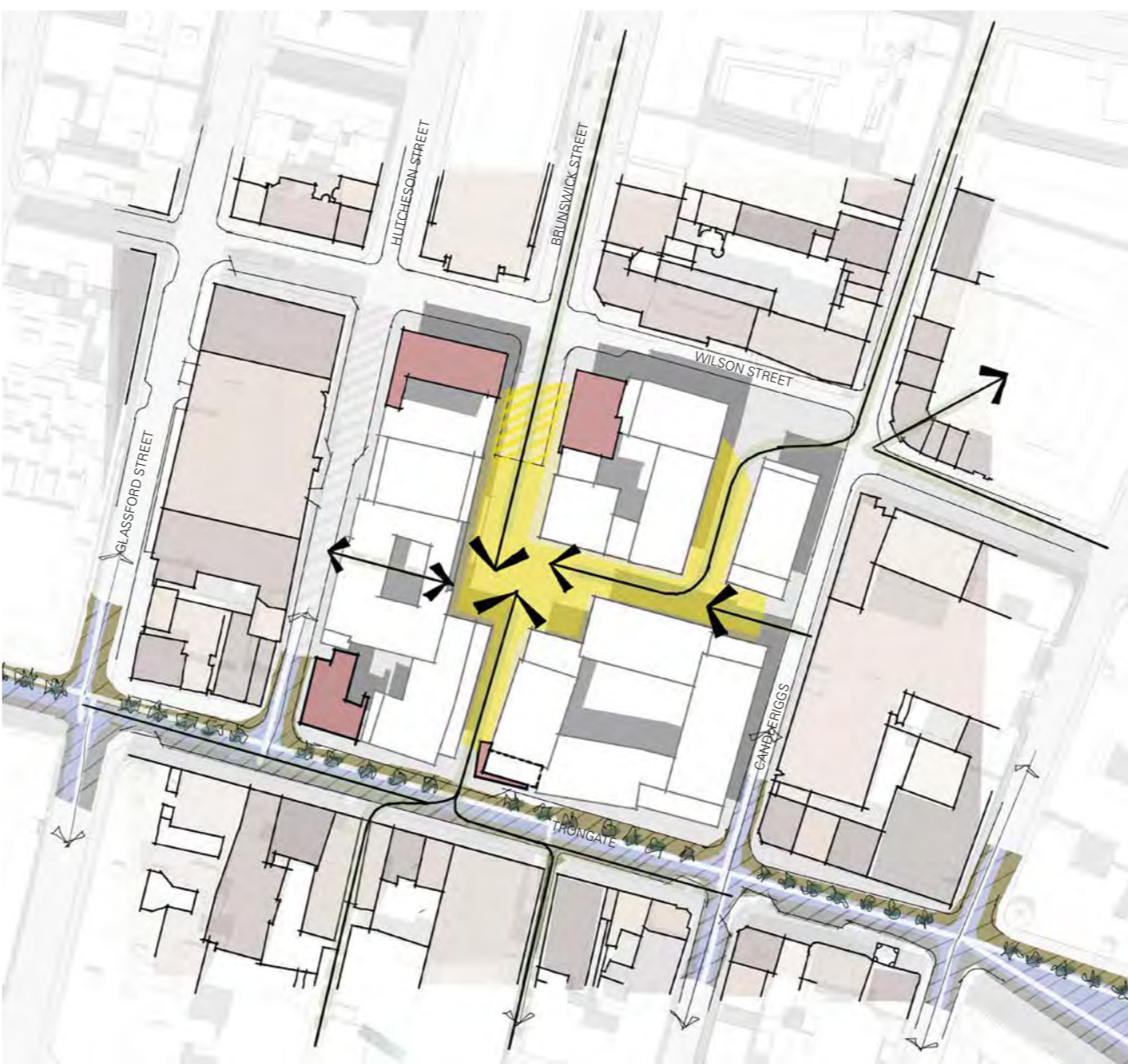
A Masterplan that Responds to its Context

The diagrams below illustrate the key principles that underpin the proposed masterplan. This approach will ensure the Candleriggs site is reconnected with its surrounding urban context, unlocking routes through the sites and enabling the delivery of new, high quality public spaces.



Existing Site

The existing site is currently a void in the City Centre's urban fabric. The scale of the site limits permeability and connections within the wider area.



Pedestrian Connections

A network of new pedestrian routes will be unlocked through the site, improving connectivity and integration with the wider Merchant City.



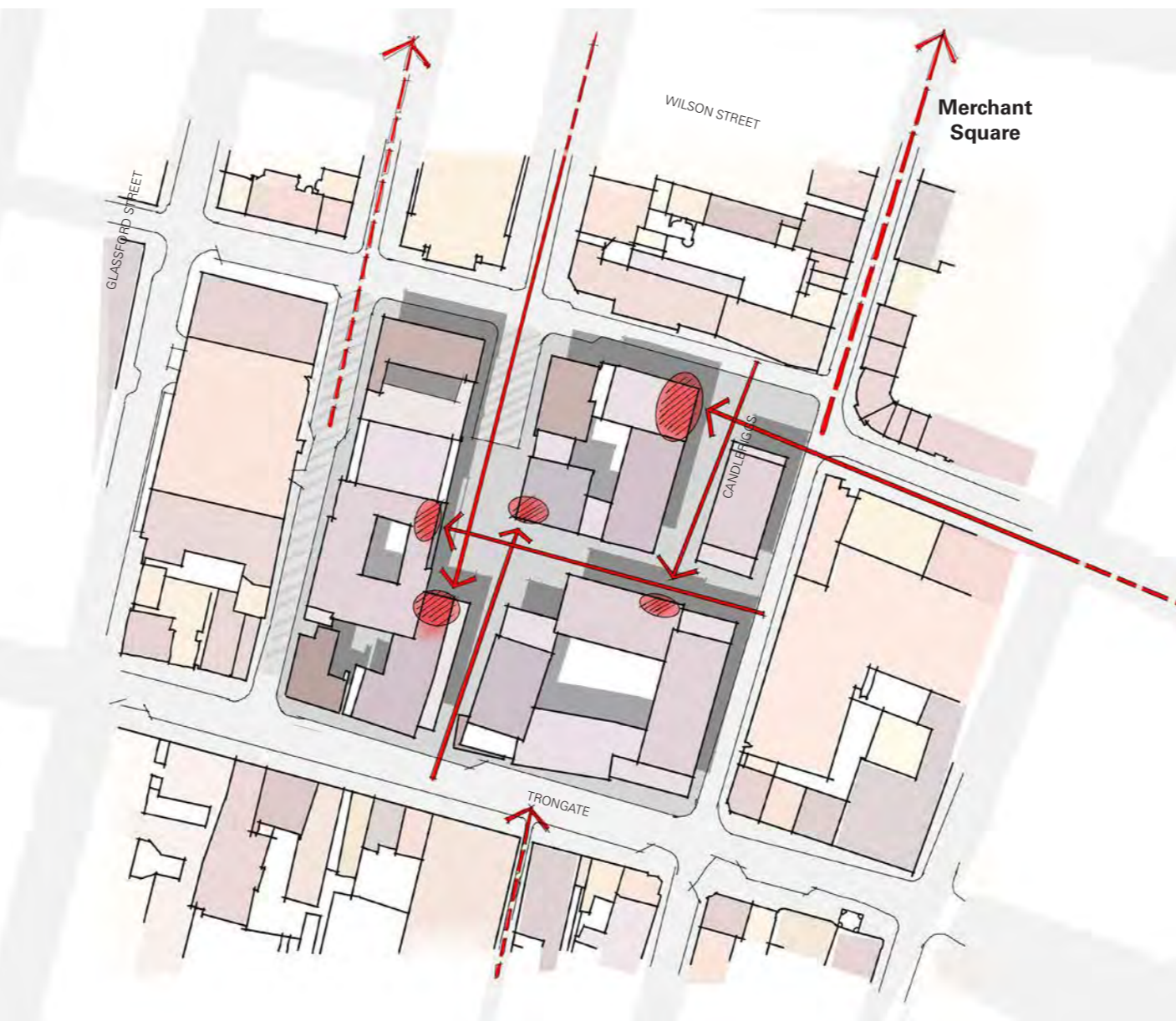
Deliverable Plots

A series of defined plots will allow the site to be delivered in manageable phases and create an urban grain that is consistent with the site's surrounding urban context.



Integrate Adjacent Existing Buildings

The proposed development plots integrate surrounding existing buildings as well as retained structures within the site. This will ensure proposed development is properly embedded within the Merchant City's established streetscape.



Terminate Key Views

The block structure responds to the Merchant City's 'romantic grid' by terminating key vistas and approaches into the site, inviting pedestrians into the development.



Stitch into the Urban Context

New routes and public spaces will seamlessly integrate with the surrounding network of existing streets and public realm.



Define a New Destination

At the heart of the development will be a new public space creating a highly accessible pedestrian destination at the heart of the Merchant City.



Optimise Aspect

The layout of buildings at the upper levels are designed to optimise aspect and maximise daylight into public spaces, courtyards and roof terraces.



Create a Varied Townscape

The proposed massing will create buildings of varied height and make a positive contribution to Glasgow's skyline.

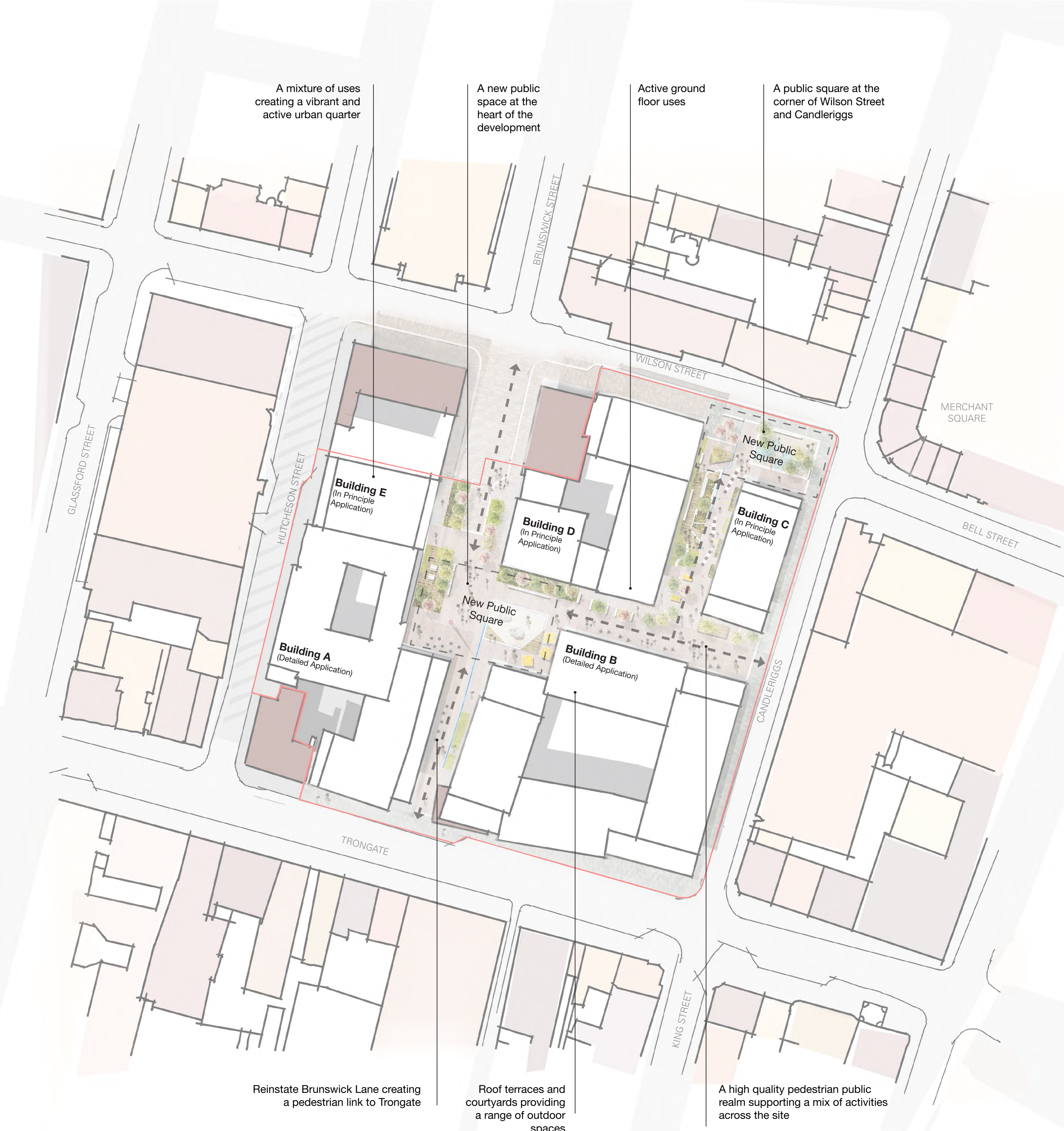
MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation
08_The Proposed Masterplan

A Connected Urban Quarter

The masterplan will create a comprehensive vision for the site that reconnects it with its urban context. The masterplan vision will create a highly permeable and active urban quarter combining a mix of ground uses and a high quality public realm.

The proposed block structure will create an urban grain that 'stitches in' to the varied and layered urban character of the surrounding Merchant City and unlocks wider north-south connections within the City Centre.



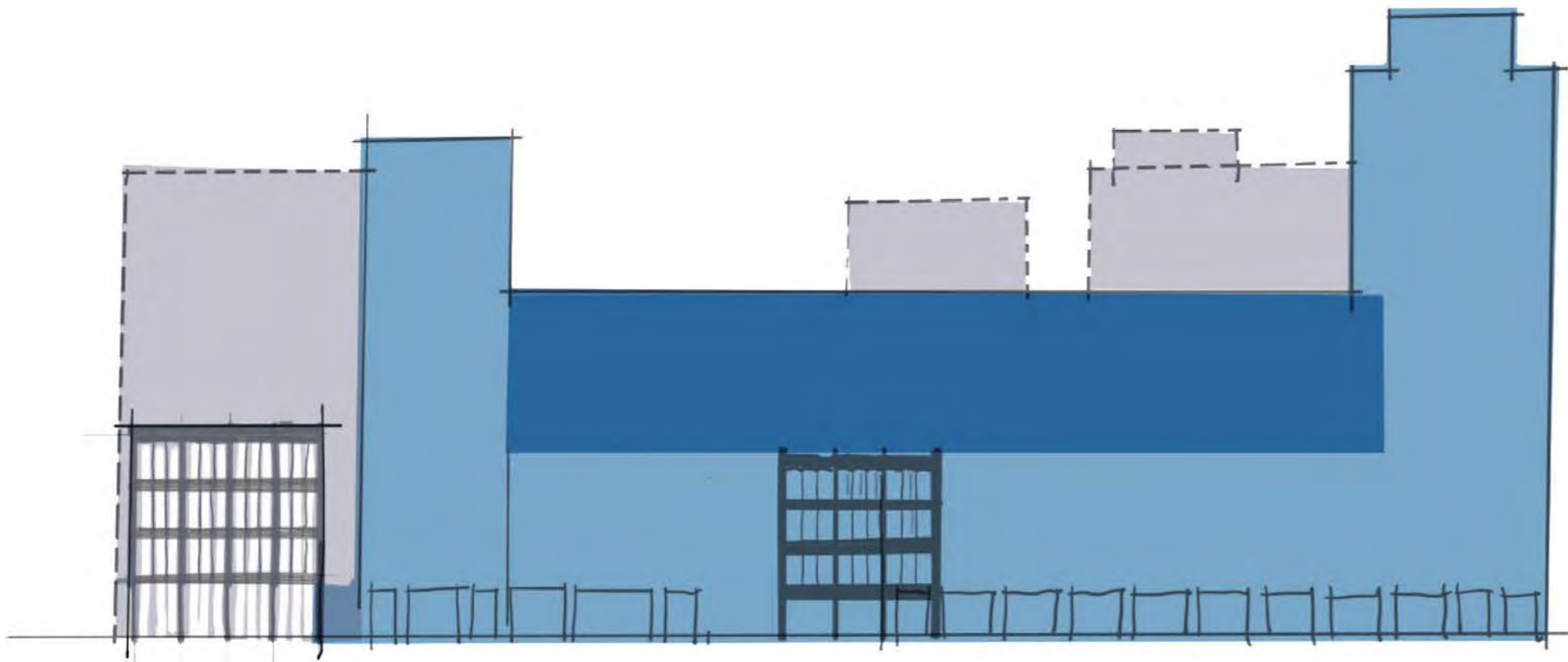
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Planning Permission Stage 2 Consultation
09_Character and Townscape

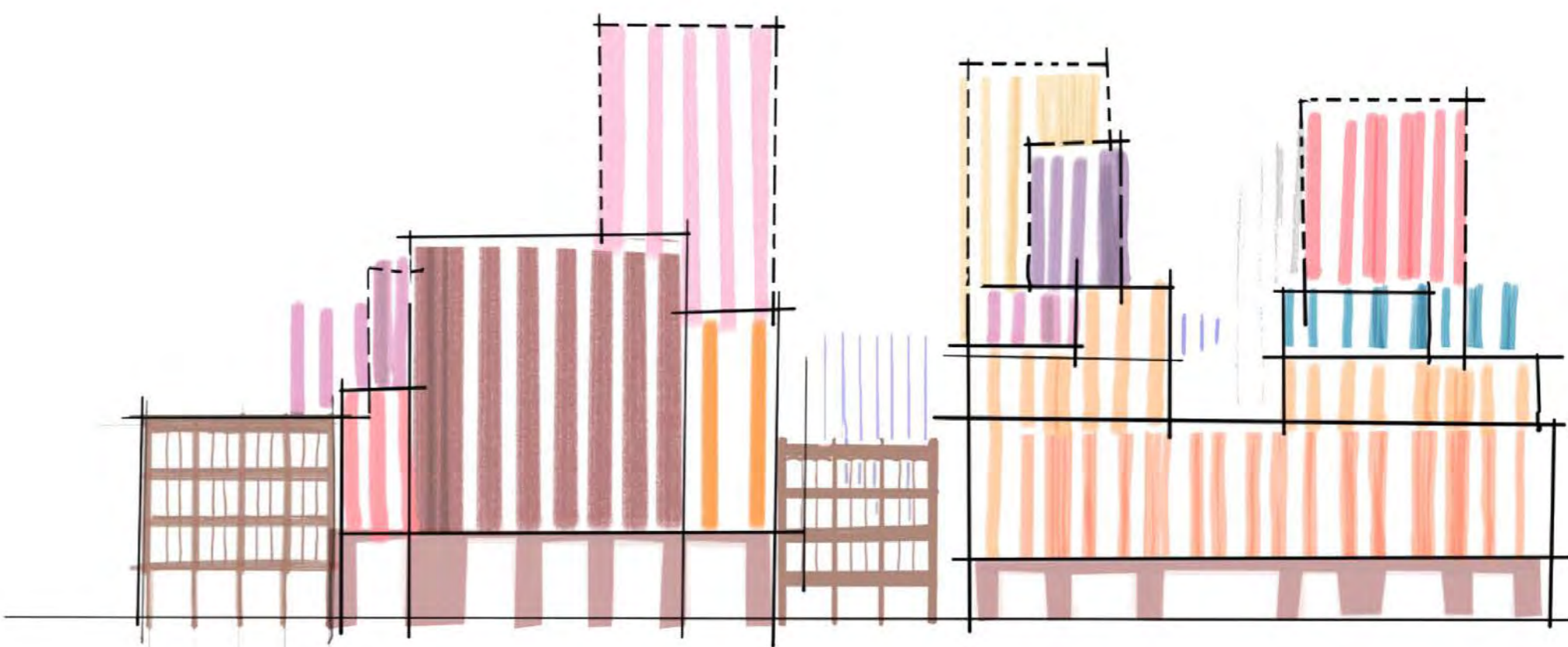
Responding to Glasgow's Distinct Urban Character

The proposed massing approach departs from that of the consented scheme by reducing the length of elevations, increasing permeability through the site and adopting a more contextual approach to the character and appearance of the proposed buildings. This approach will create an character and identity that is more consistent with the layered and varied character of the surrounding merchant city and city centre.

The design of the proposed buildings will be informed by the rich architecture of Glasgow's urban buildings, adopting timeless principles of order, proportion and composition within a distinctly contemporary architecture. The proposed buildings will adopt a robust palette of high quality materials enabling them to age gracefully over time.



Consented Scheme
Monolithic Massing



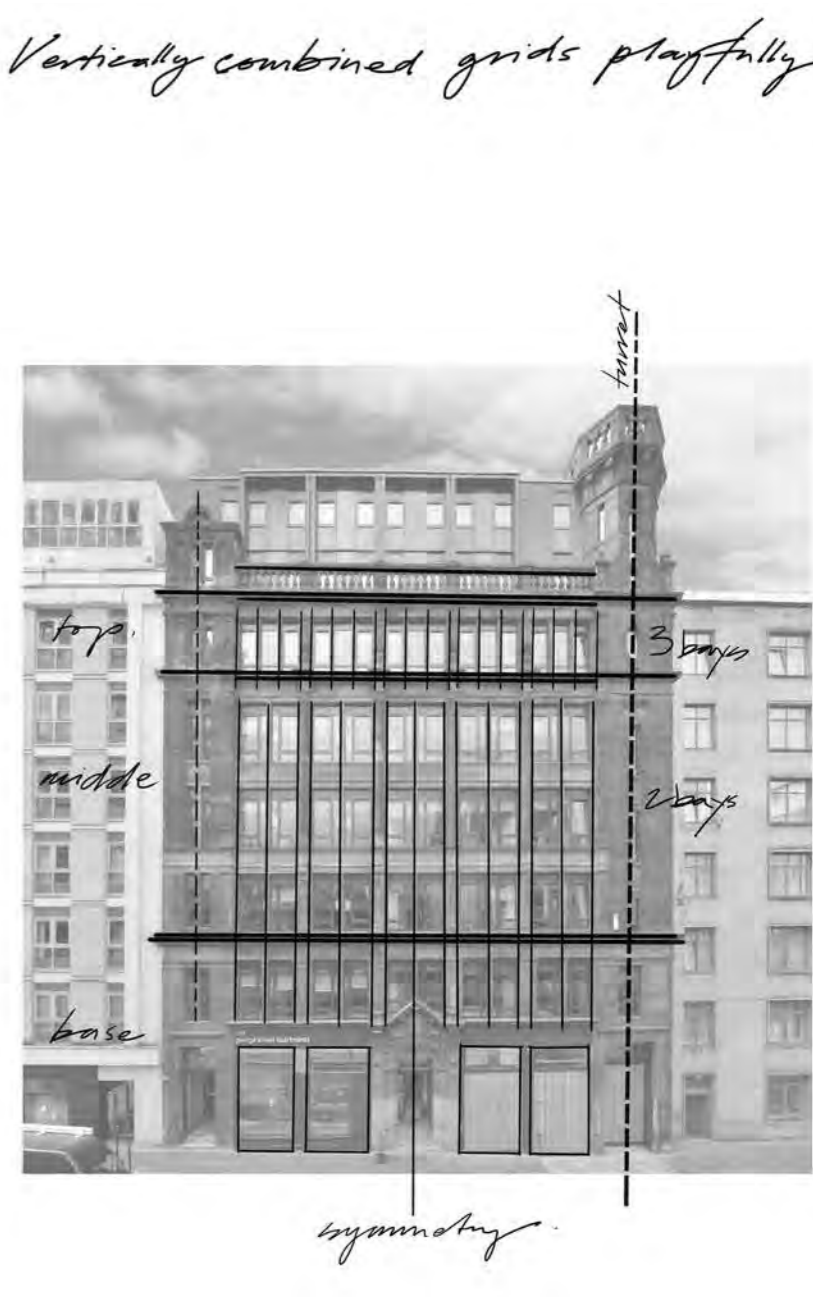
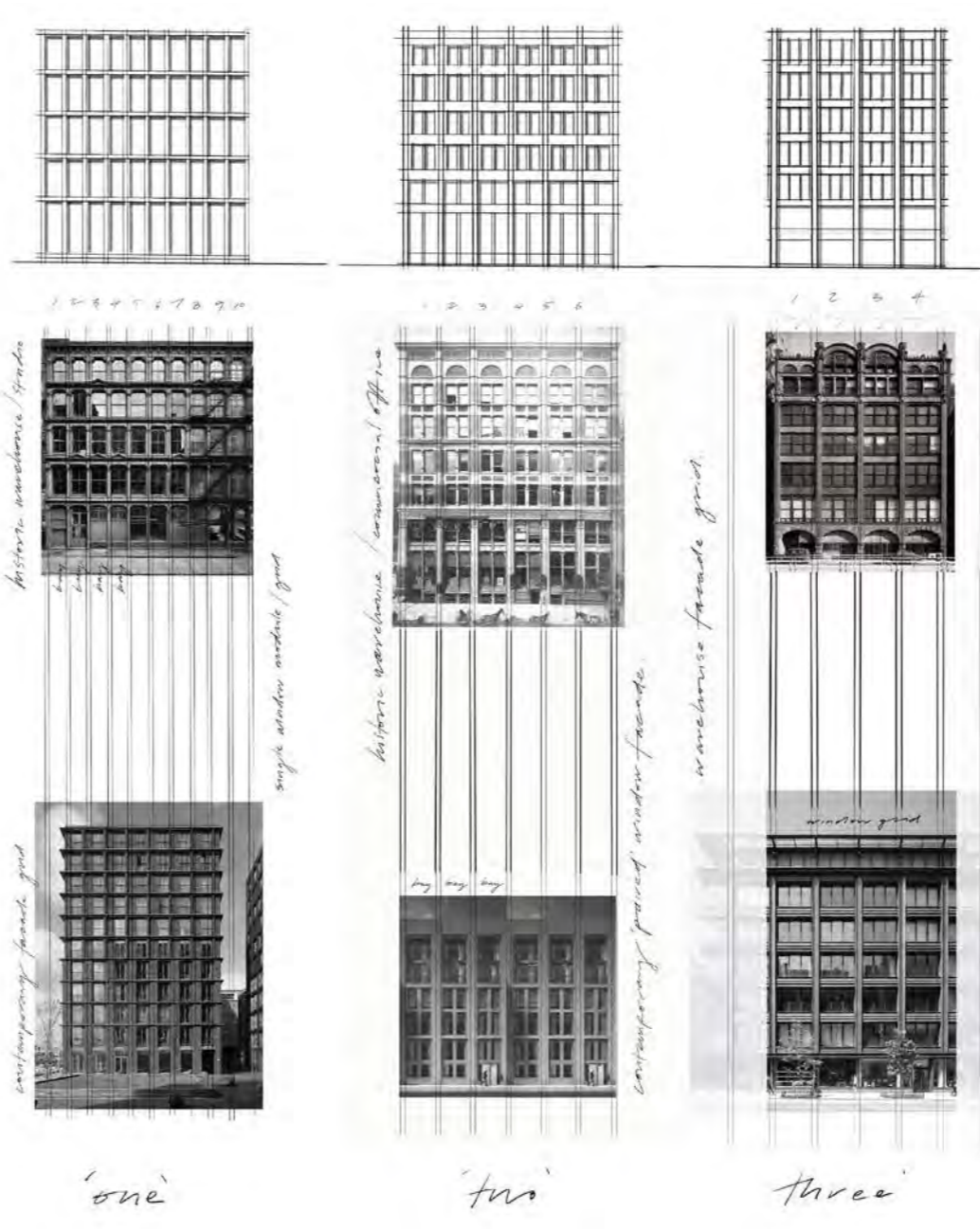
Proposed Scheme
Massing broken down with increased permeability onto Trongate



Rhythm.



Scaling.



Tall and Crisp.



Prime Numbers ...



Order ...

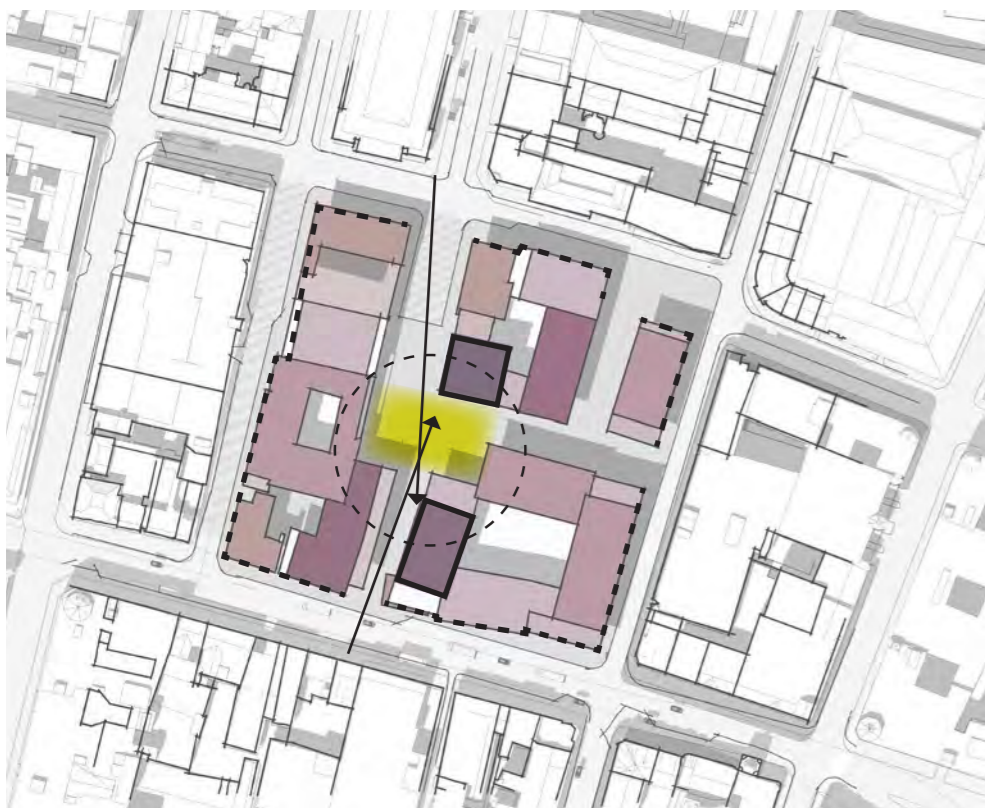
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Planning Permission Stage 2 Consultation
10_Heights and Massing

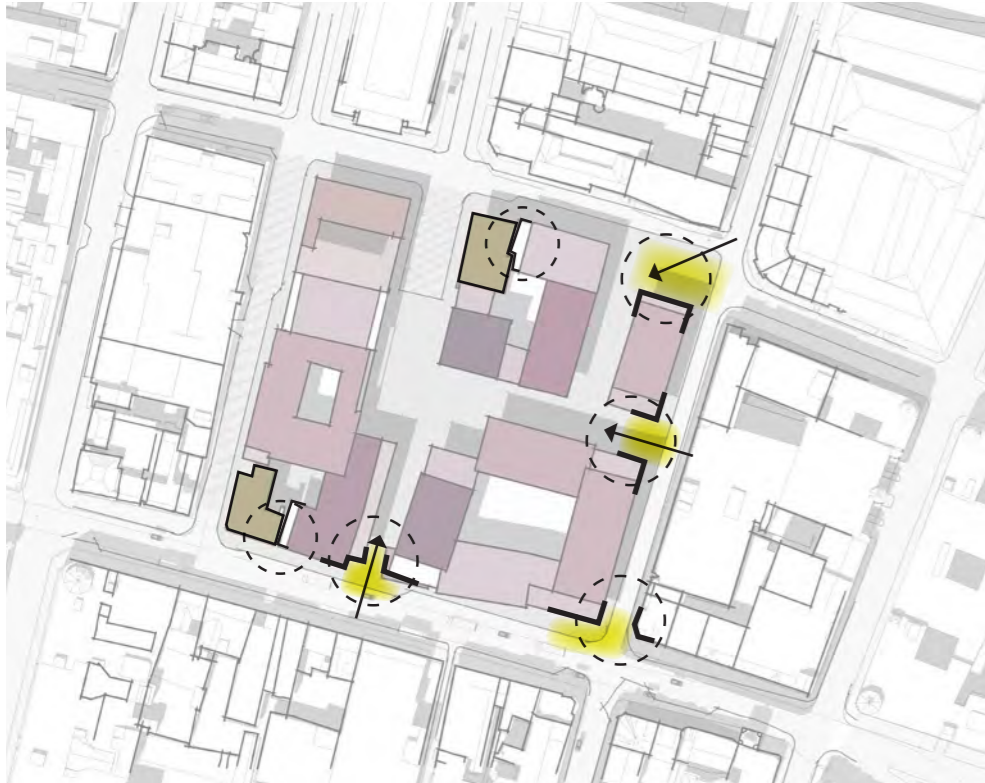
A Varied Townscape

The proposal includes buildings of a variety of heights allowing the development to respond to the site's distinct and varied urban context. Taller buildings are generally located away from corners and pushed into the site ensuring a contextual response to surrounding streets and existing buildings.

The proposed storey heights do not exceed the maximum heights within the previously consented scheme.



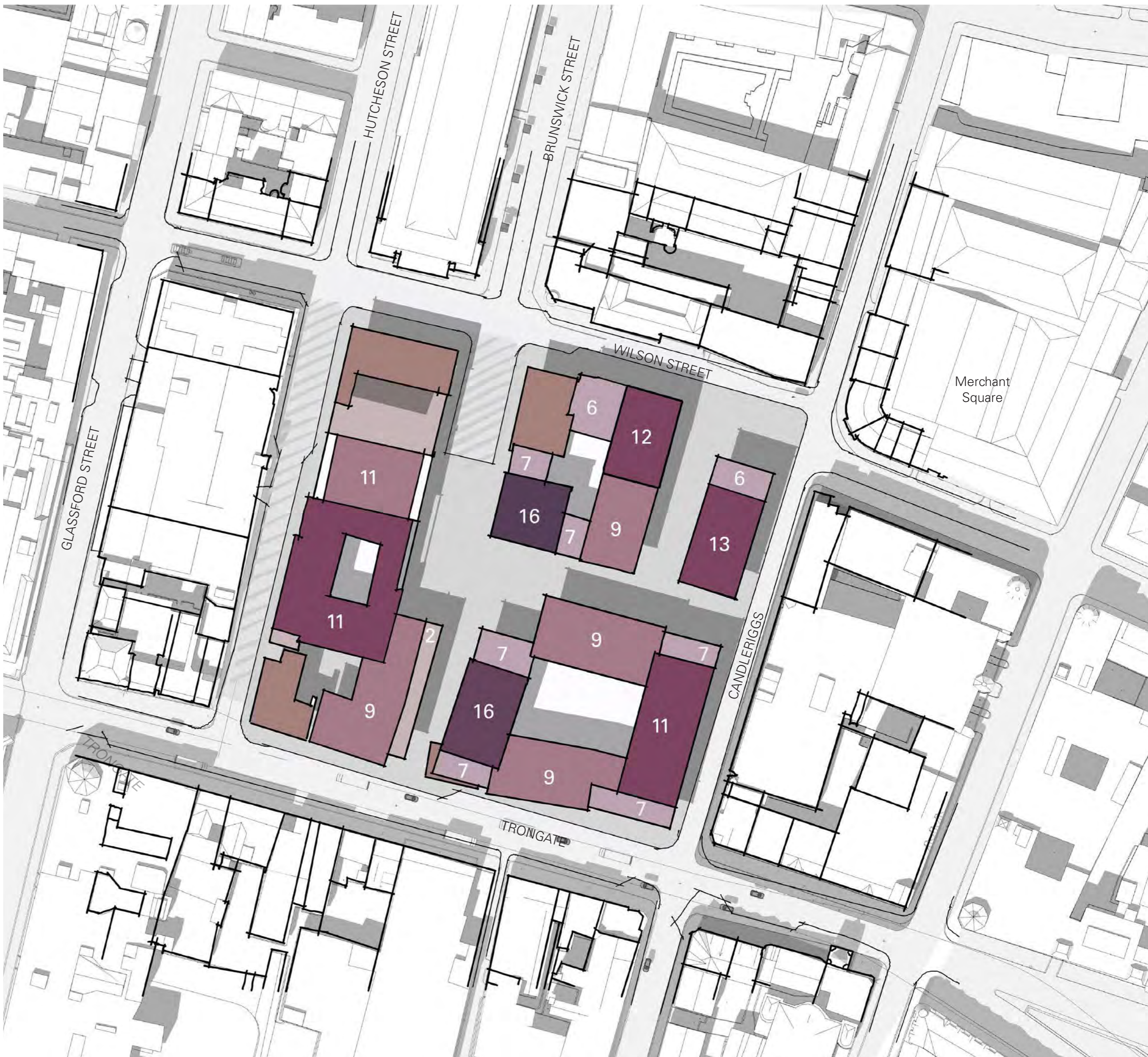
The tallest buildings are located within the site away from existing streets and clustered around the new public square



Lower buildings are located at key corners and entrances responding to neighbouring buildings and creating a human scale



Moderately scaled buildings are distributed across the site and away from building corners creating a varied townscape



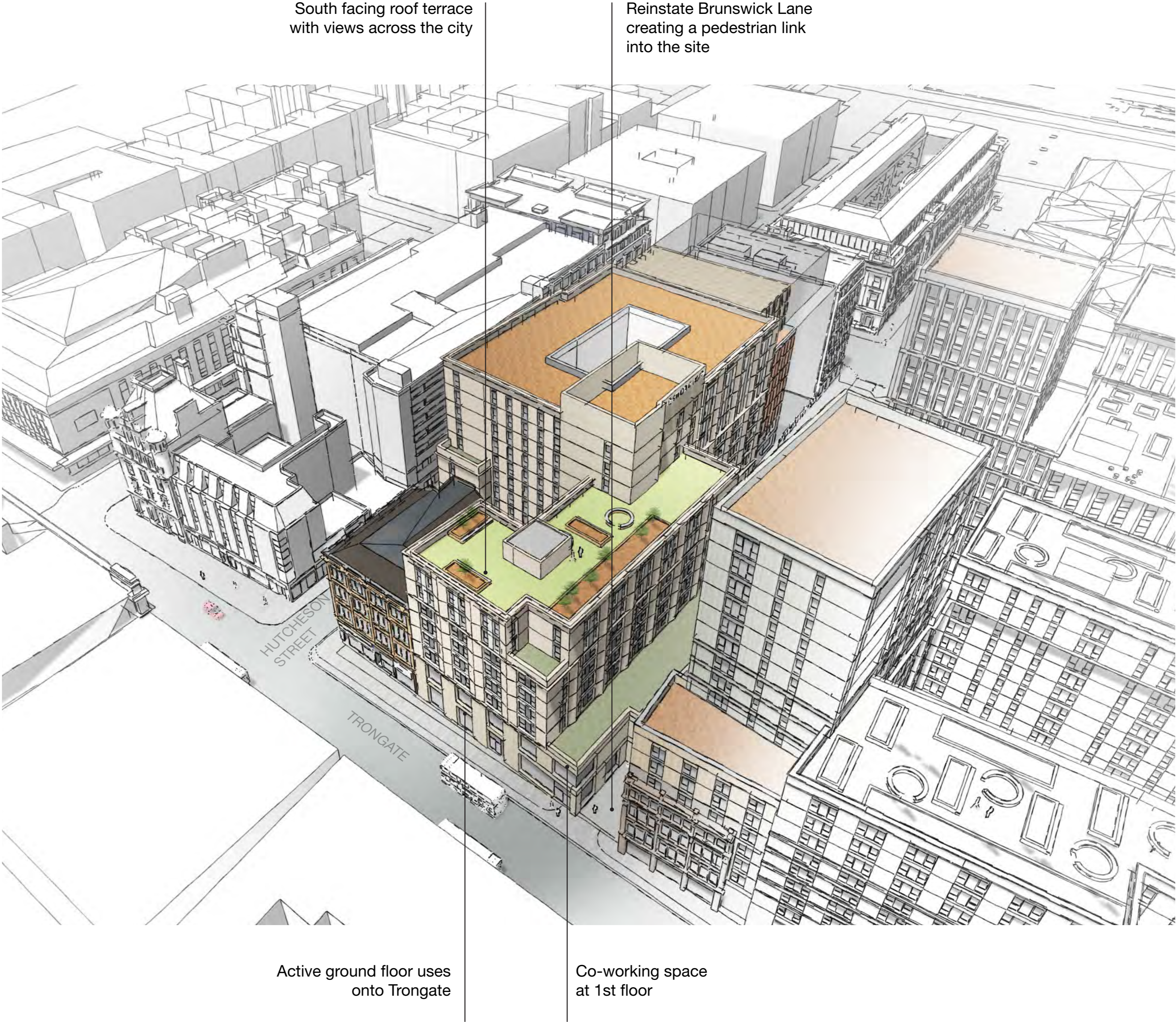
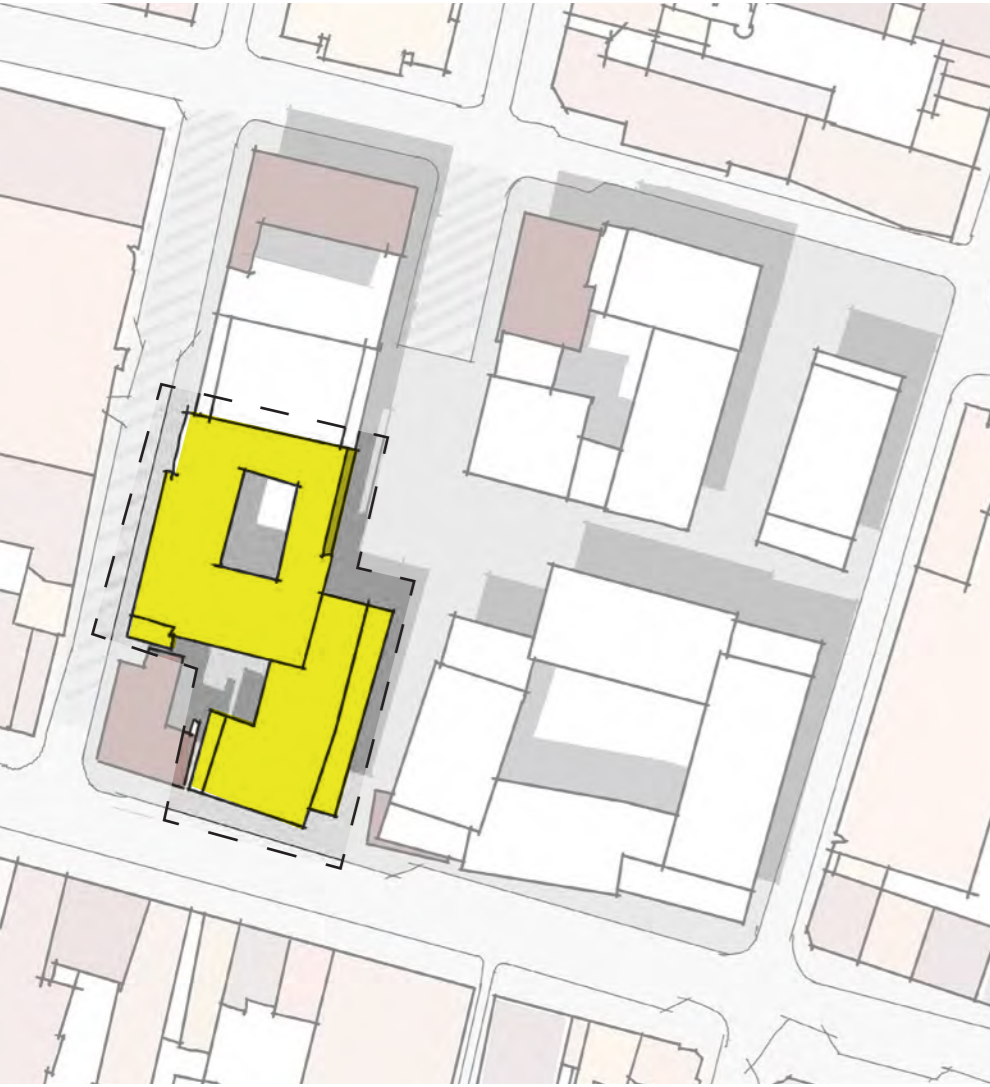
Heights Plan

MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation
11_Site A of Masterplan Site (Full Planning Permission)

Site A (Full Planning Permission)

Site A will provide a new 500 bed hotel along with co-working, conference and food and beverage uses at ground and first floor. This vibrant mix of uses will activate the ground floors of the building and ensure it is used all times of the day and week.



View east along Trongate

MERCHANT CITY Candleriggs Square

Planning Permission Stage 1 Consultation

12_Site B of Masterplan Site (Full Planning Permission)

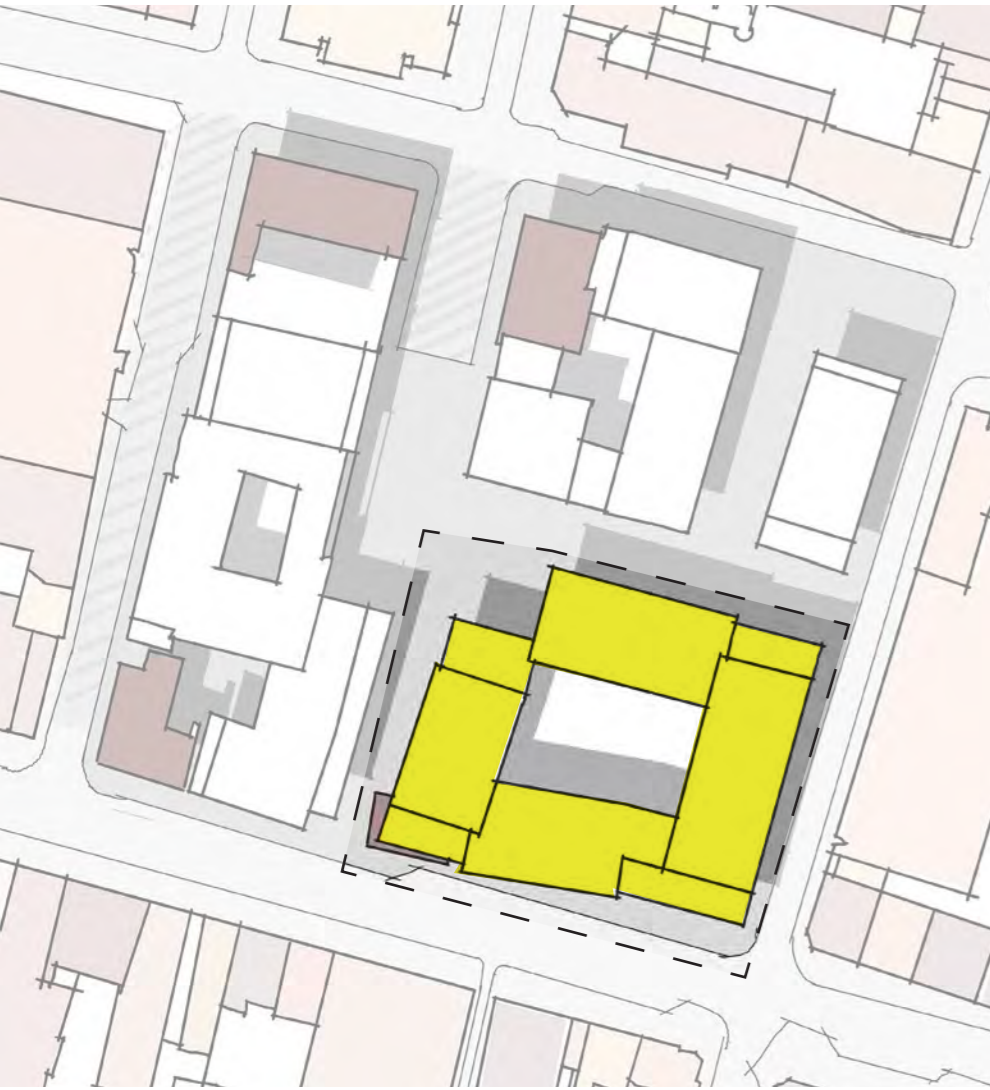
Site B (Full Planning Permission)

Site B will deliver around 350 build to rent homes as well as a mix of ground floor uses activating Trongate, Candleriggs and new pedestrian routes within the site.

The building will create a variety of amenity spaces at courtyard and roof level creating a high quality residential environment within the city centre. Generous roof terraces will benefit from good levels of daylight and enable views across the city centre and towards the river.

The principle entrance to the building will be from Trongate via a generous entrance lobby providing a range of amenities including lounge, gym and social spaces.

Part of this building includes the integration of the retained Grade B frontage onto Trongate on the south-west corner of the plot.



Roof Terraces providing views across the city

Retention and Integration of the existing Grade B listed facade

A generous entrance lobby accessed from Trongate

Retail units activating key corners



View west along Trongate



MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation
13_Outline Elements

A mix of uses

The buildings to the north of the site will be submitted in outline as part of the site wide Planning Permission in Principle (PPP) application. This means that the detailed design and appearance of these buildings will be developed further once the planning permission for the masterplan is approved.

It is envisaged that these buildings could contain a mix of uses including hotel, residential and office space. The masterplan will set out a design code for these buildings to ensure any future proposals respond to the character of the surrounding area and the wider masterplan.

A key aspect of the northern area of the site is the creation of a new high quality public space at the intersection of Candleriggs, Wilson Street and Bell Street. This will create a key gateway into the site from the north-east, allowing a pedestrian link to the new public square at the heart of the development.



Heights Stepped Down
around public square to
maximise daylight

A new public space at
corner of Candleriggs and
Wilson Street



View south-west at corner of Candleriggs and Wilson Street

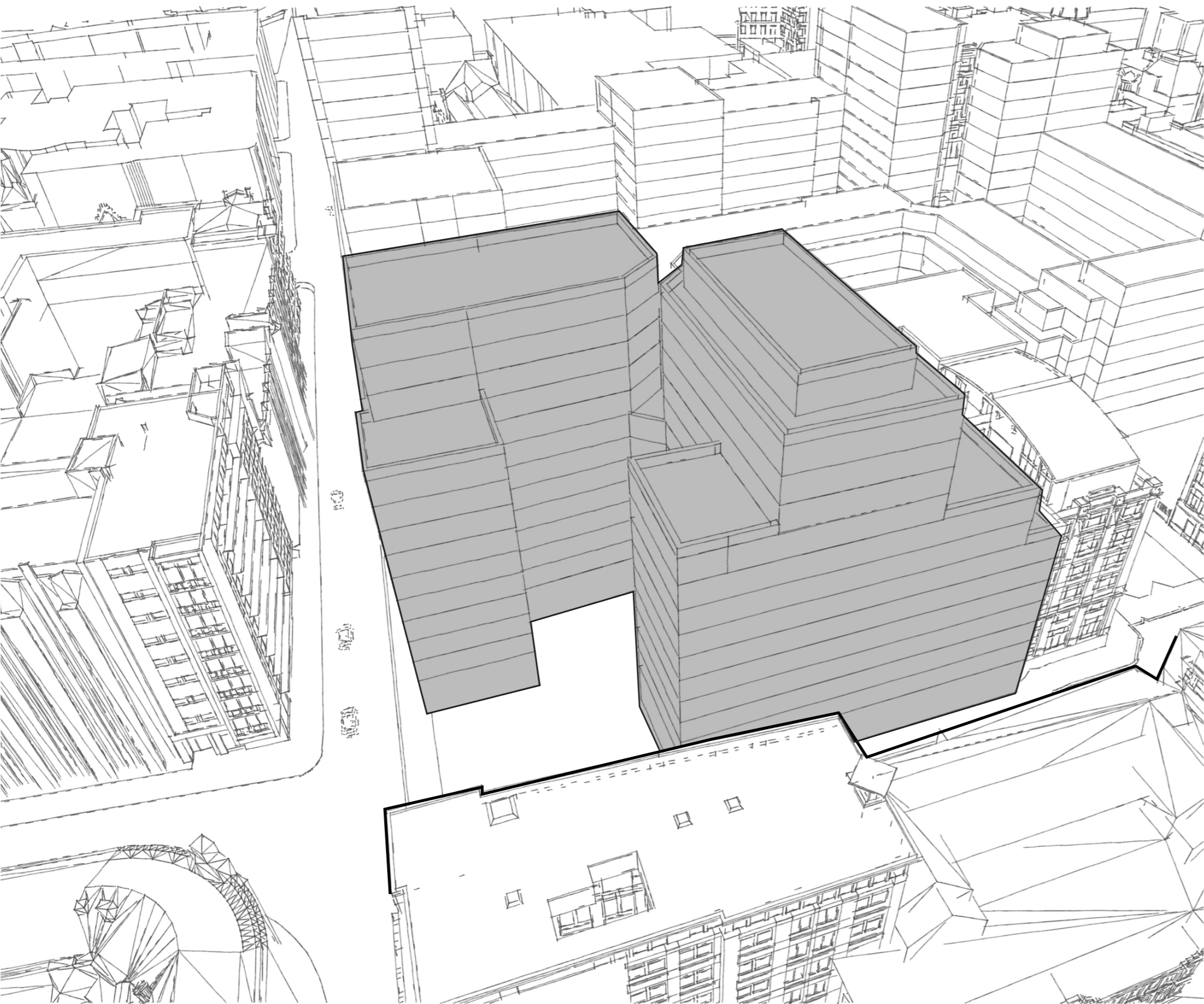
MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation
14_Wilson Street Corner

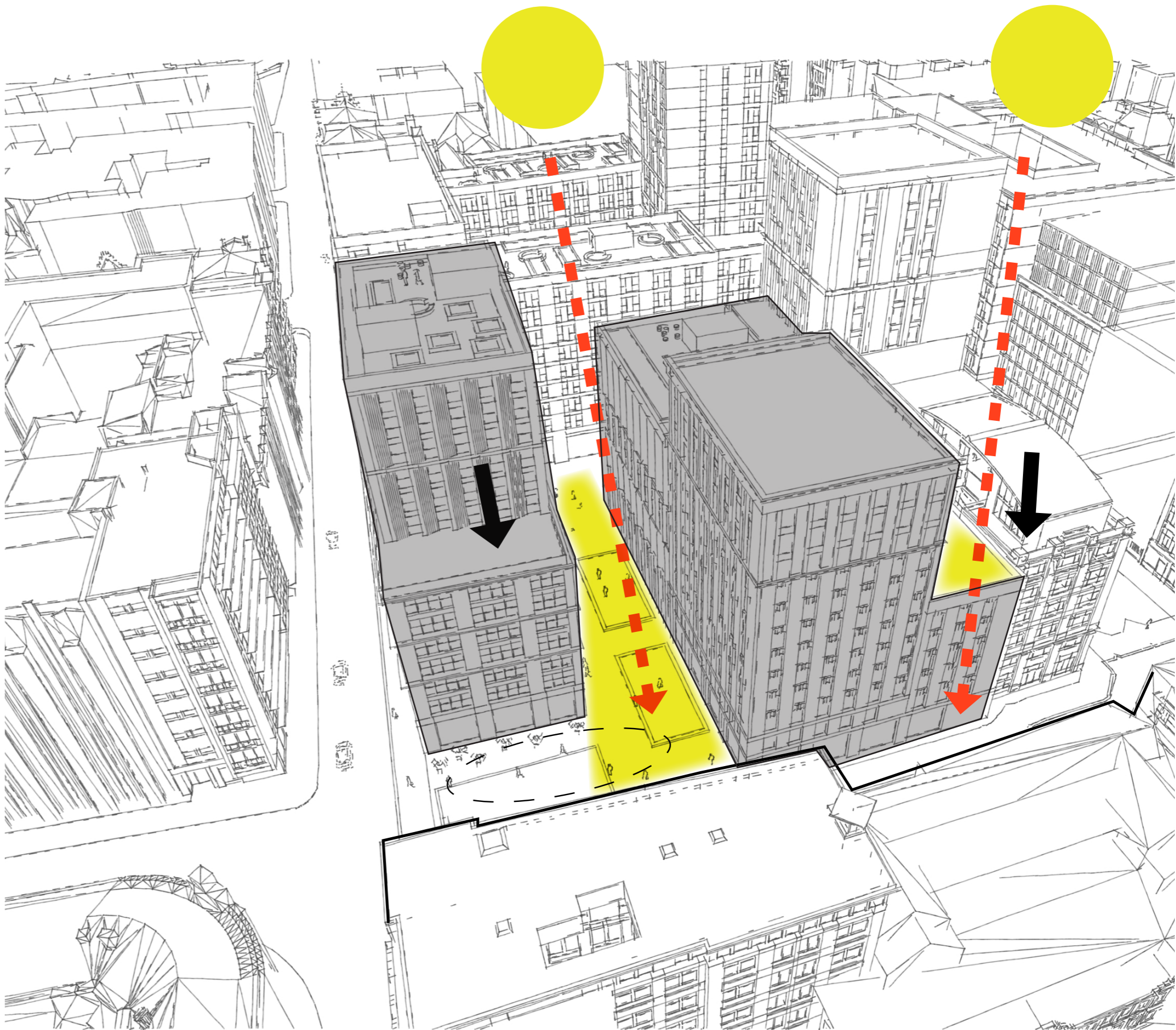
Reducing the impact of neighbouring homes

The proposals reduce the impact on neighboring properties compared to the previously consented scheme. The new north-south route allows increased daylight to properties on the north side of Wilson Street as well as improving the outlook from these homes.

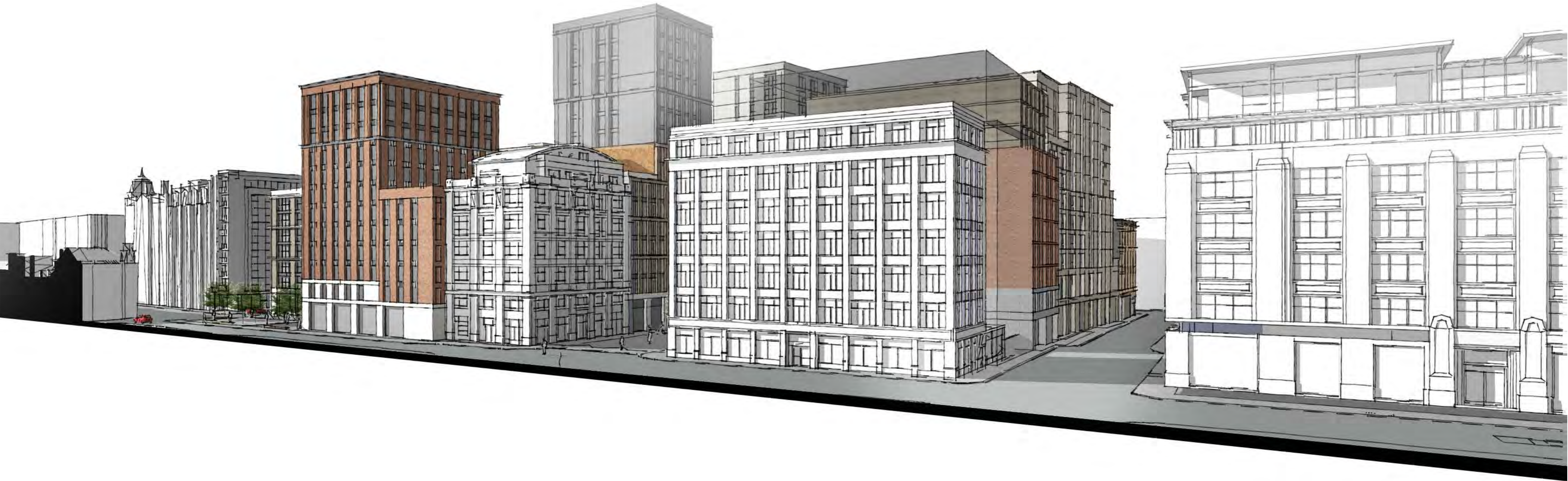
The proposed massing also steps increases the step down adjacent to the neighboring building on the south side of Wilson Street compared with the consented scheme.



Consented Scheme
Concern over impact on neighbouring homes



Proposed Scheme
Massing reconfigured to reduce impact on neighbouring homes



Sketch Elevation of Wilson Street

MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation
15_Street Level Views

**View South from Brunswick Street
approaching public square**



**View west approaching public
square**

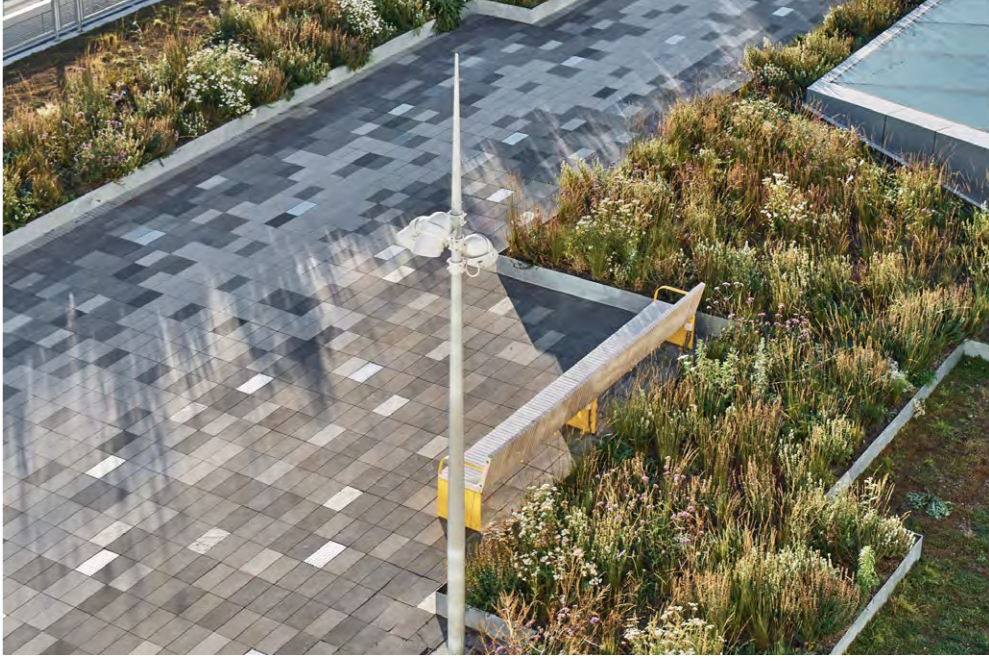
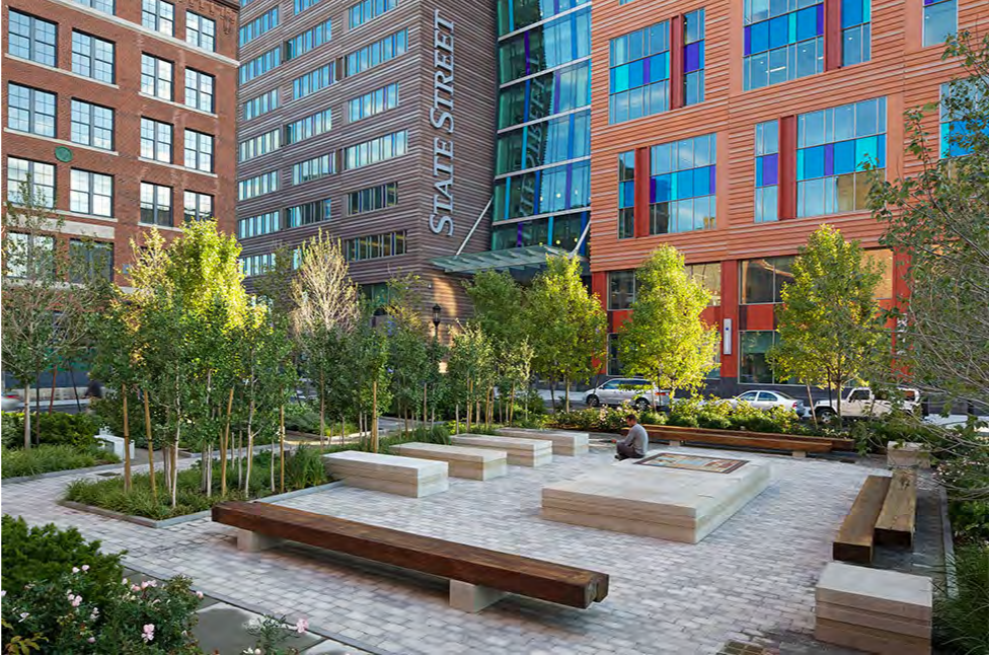
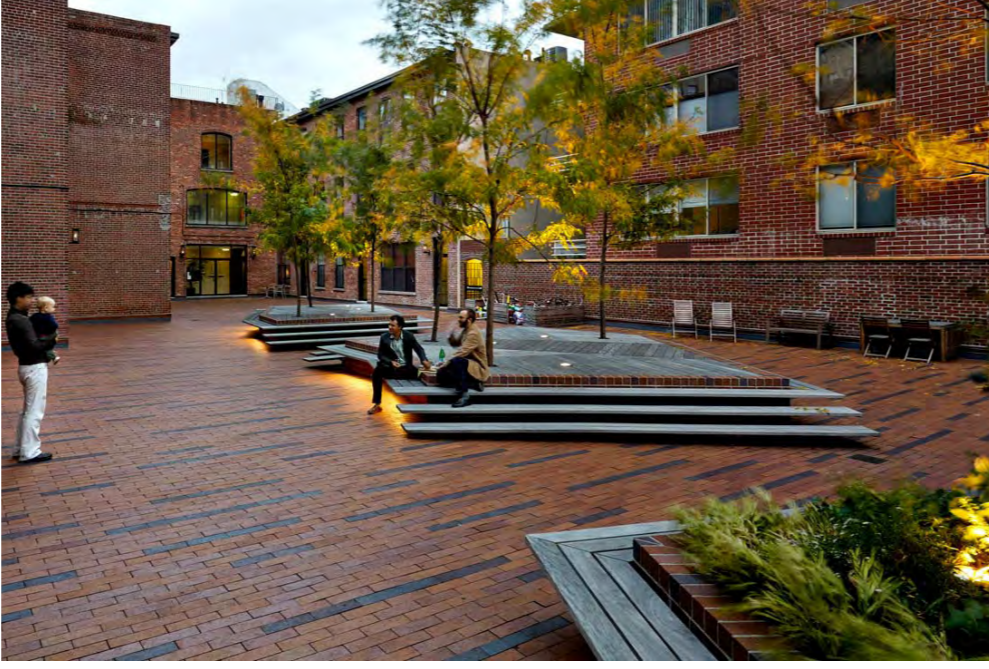
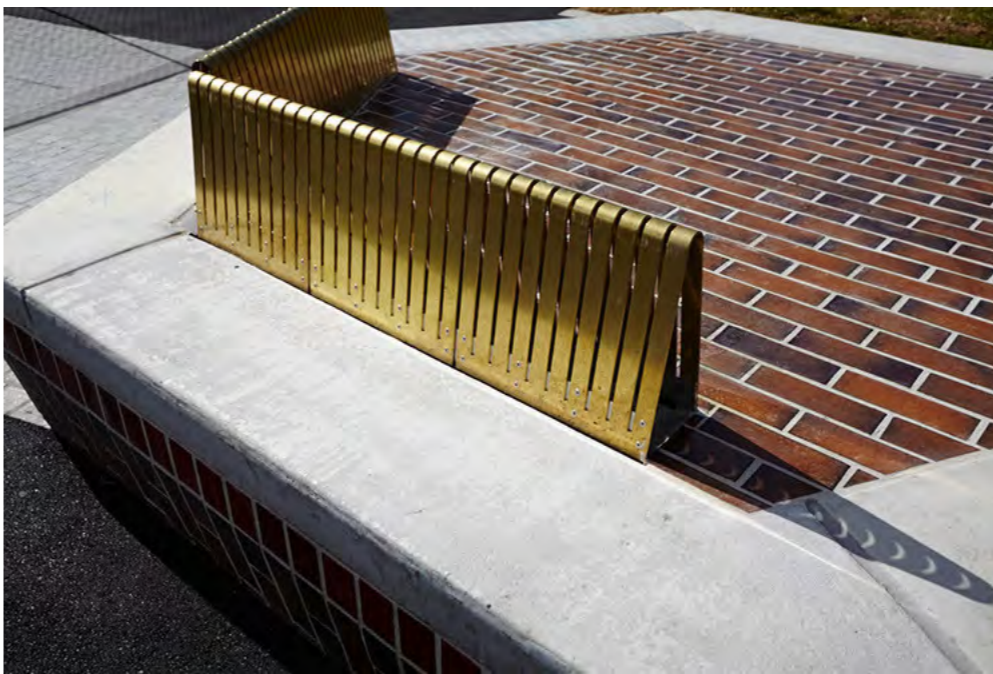
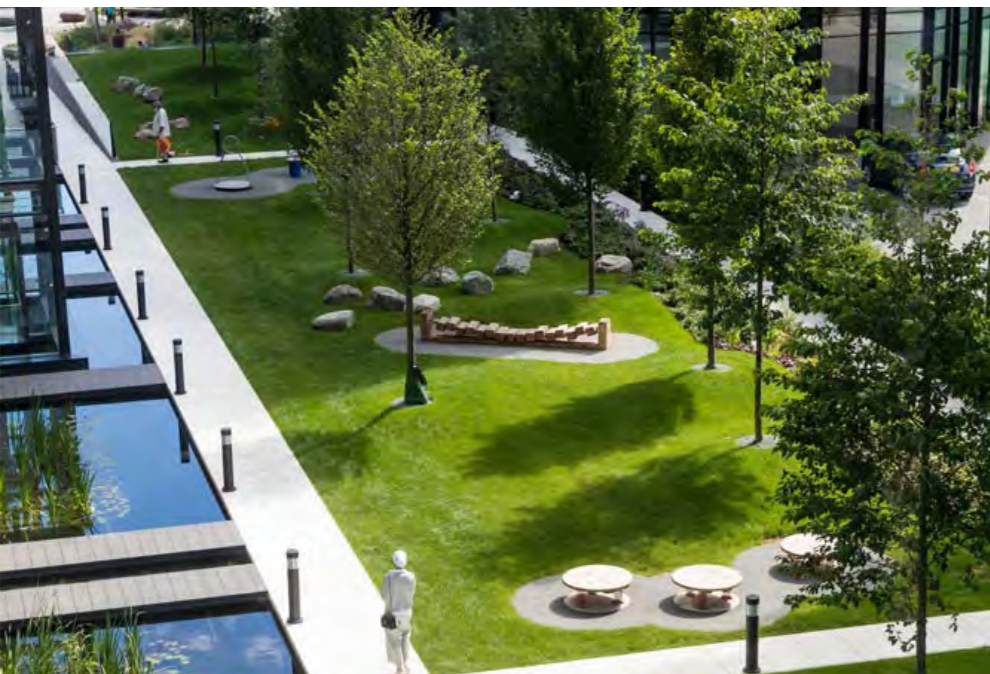


**View east into public square from
hotel building**



MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation
Public Realm Proposals



Feature paving with integrated drainage / play element



Rain garden with integrated play element

Initial concepts showing development of hard to soft ratio

MERCHANT CITY Candleriggs Square

Planning Permission Stage 2 Consultation
Public Realm Proposals

The proposals for the public realm at Candleriggs will create a new network of streets and spaces which will return permeability to this city block, improving pedestrian movement between Wilson Street, Candleriggs and Trongate.

The proposed public realm materials will respond to the existing high quality public realm of the Merchant City, with a palette of materials that respects both the existing context around the perimeter of the site and complements the proposed architecture within the internal spaces.

The proposals include a large proportion of soft landscape and tree planting in comparison to the existing streets and spaces of the Merchant City. The soft landscape will provide a different character to the spaces and will also allow opportunities for sustainable urban drainage and planting beneficial for pollinators to be incorporated.

The streets within the site will be promoted as pedestrian priority, forming a safe and welcoming environment in which street furniture and planting help to slow and control vehicle movements.

The two main spaces within the site will have different characters, the space opposite Merchant Square at the intersection of Candleriggs and Wilson Street will become a formal open square, which will respond to the existing public realm and could accommodate small events or markets. The Square within the centre of the block will be comprised of a variety of smaller spaces which will provide a variety of opportunities for using the space, accommodate small events and also be a comfortable and welcoming space for day to day use for both residents, workers and visitors.

Opportunities for incorporating play and sport into the public realm will be investigated to help create an active 'buzz' in Candleriggs and create a sense of community throughout the site. Way-finding and signage will also play a prominent role within the public realm, creating a landscape with a strong sense of place and identity.



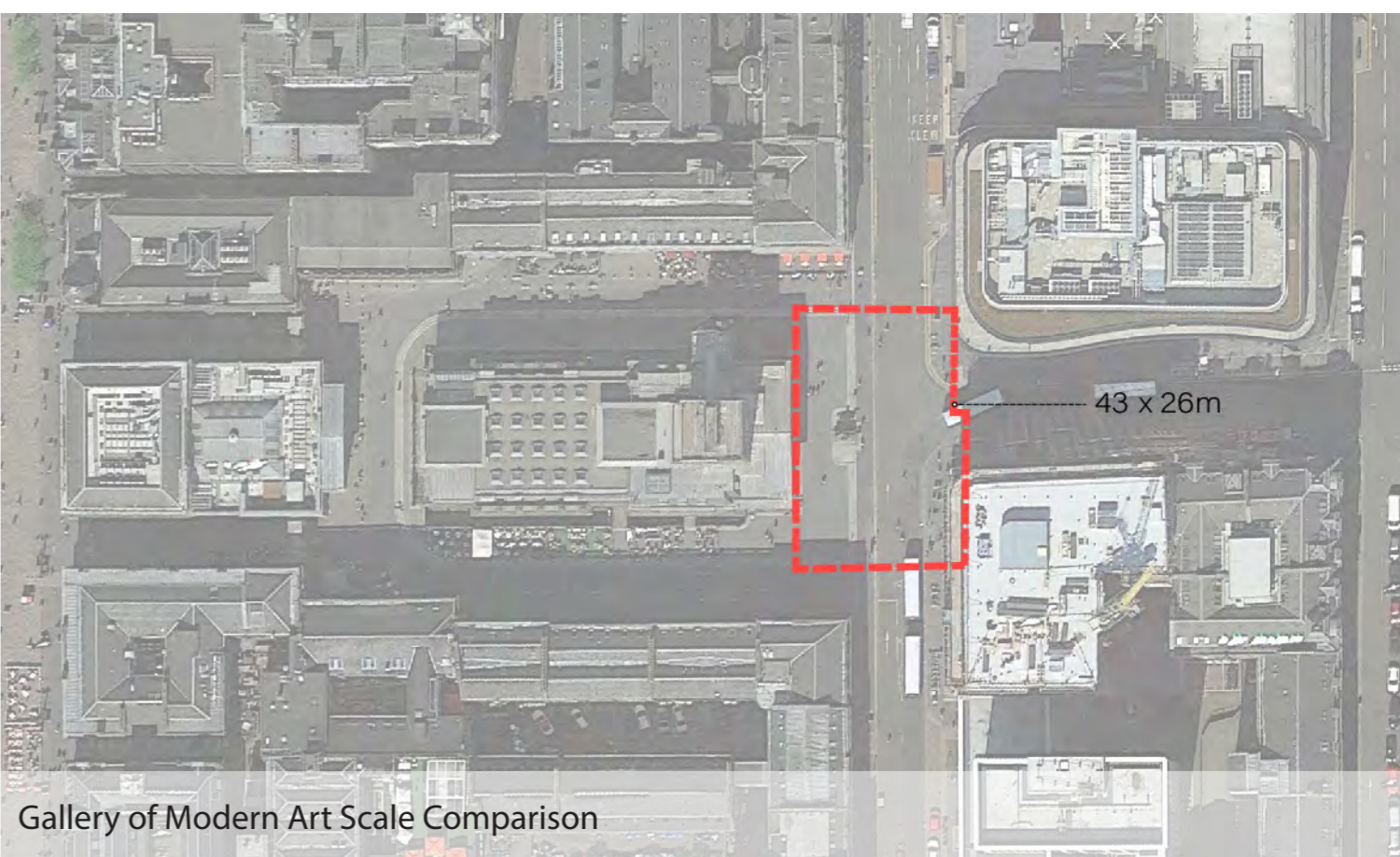
George Square



George Square Scale Comparison



Gallery of Modern Art



Gallery of Modern Art Scale Comparison



St Enoch Subway Plaza



St Enoch Subway Plaza Scale Comparison



Illustrative Plan - Candleriggs