



## PLANNING APPLICATIONS COMMITTEE

### Report by Executive Director of Development and Regeneration Services

Contact: Mr I Briggs Phone: 0141 287 6051

**ITEM 4**

21st February 2012

<b>APPLICATION TYPE</b>	Full Planning Permission		
<b>RECOMMENDATION</b>	Grant Subject to Condition(s)		
<b>APPLICATION</b>	11/02577/DC	<b>DATE VALID</b>	06.12.2011
<b>SITE ADDRESS</b>	261 West Princes Street Glasgow G4 9EE		
<b>PROPOSAL</b>	Use of former Ballet School building as student residential accommodation (sui generis) including demolition of rear outbuildings, external alterations and repairs, erection of two student residential blocks with associated landscaping and alterations to boundary treatments.		
<b>APPLICANT</b>	NOAH City Developments 116 Elderslie Street GLASGOW G3 7AW	<b>AGENT</b>	Elder And Cannon Architects 40 Berkeley Street GLASGOW G3 7DW
<b>WARD NO(S)</b>	11, Hillhead	<b>COMMUNITY COUNCIL LISTED</b>	02_030, Woodlands/Park
<b>CONSERVATION AREA</b>	Woodlands		
<b>ADVERT TYPE</b>	Affecting a Conservation Area/Listed Building	<b>PUBLISHED</b>	9 December 2011
<b>CITY PLAN</b>	Residential		

### PLANNING HISTORY AND BACKGROUND

This planning application is for the conversion of the former Ballet School building at 261 West Princes Street and the erection of 2 four storey accommodation blocks to the rear to provide a total of 103 studio rooms of student residential accommodation, with associated amenity space and landscaping. The building has been vacant since circa 2008, when the Scottish Ballet School found new accommodation within the city. The proposal requires the demolition of the existing annexes to the rear of the property, and an associated Conservation Area Consent application has been submitted for these works (Ref: 11/02578/DC).

A previous planning application (reference 08/01509/DC) for the site was presented to the Planning Applications Committee on 11 November 2008. The application was for the Conversion of Scottish Ballet School to form 15 flats and erection of 5 mews houses with landscaping and parking. The proposal also included the demolition of the existing buildings to the rear of the main building.

The Committee decided to grant that application, subject to conditions and the signing of a Section 69 agreement for £21,794 as required by City Plan 1 Policy RES 3 – Residential Greenspace Standards. The legal agreement has not however been concluded, and the application is therefore still pending determination.

## REPRESENTATIONS/ CONSULTATIONS

### CONSULTATIONS

Land and Environmental Services (Environmental Health): No objection subject to conditions. The proposed development is to be located on land which Council records indicate may be comprised of made soil with the potential for ground contamination. Suitable conditions are recommended requiring a comprehensive site investigation are recommended.

Land and Environmental Services (Cleansing): No objection, subject to conditions. The refuse storage requirement is: 10 x 820 litre refuse containers, augmented by 3 x 820 litre recycling containers.

Scottish Water: No objection.

SEPA: No objection.

Woodside Community Council: Objection. The reasons for objection are summarised in the Assessment and Conclusions section of this report, with an appropriate response.

### REPRESENTATIONS

There have been 15 objections received in relation to this planning application, including objections from Cllr Wardrop, Bailie Malik, and Woodlands Community Council. The remaining 12 objections are from local residents. The main points raised in these representations will be summarised and discussed in the Assessment and Conclusions section below.

## SITE AND DESCRIPTION

The application site is within a predominantly residential area which is identified as 'Residential and Supporting Uses' within the adopted Glasgow City Plan 2 (2009). The site is approximately 2272 sq m in area. The existing building footprint is 2121 sq m, covering almost the entire site. It comprises a four storey red sandstone building fronting West Princes Street as well as a number of annexes at the rear of this building which extend from the ground floor to fill almost the entire backcourt area. The largest of these backcourt buildings is a former drill hall which dates back to 1912. The hall is a large shed structure which dominates the backcourt and backs directly onto neighbouring properties. With a barrel vaulted roof, approximately 11m at its apex, the hall dominates the surrounding area, and currently reduces amenity for neighbouring properties. The property is not listed, but is within the Woodlands Conservation Area.

Four storey traditional sandstone tenements and their backcourts bound the application site to the north, south and west. The former Willowbank Primary School is located to the east of the application site, and is a substantial three storey red sandstone building (C(s) listed). The surrounding tenements, whilst of a similar scale, are relatively modest compared to the main building at 261 West Princes Street which benefits from an elaborate architectural facade treatment reflecting the property's historic status as a non-residential building.

There is little variation to the ground levels within the site or to the adjacent land to the north, east and west. The tenement backcourts to the south west corner are approximately 1m below surrounding ground levels. The site is in an area of 'High' accessibility for public transport, being 130m from Great Western Road and 160m from Woodlands Drive (both Quality Bus Corridors) and 450m from Kelvinbridge Underground Station. West Princes Street is a one way street, with traffic travelling from east to west, with the street also being covered by a 'controlled parking zone' for residents with permits.

## PROPOSAL

It is proposed to demolish the existing drill hall building and ancillary annexes on the site, including a full height non-original extension to the rear elevation of the main building. Where these buildings form the existing boundary treatment to the south, east and west boundaries it is proposed to carefully duntake the wallhead to a height of 2.4m, and to make the wall good with a suitable coping. The four storey red sandstone building would be subject to some minor external alterations and repairs and would be converted for use as student residential accommodation (Block A). In the cleared site to the rear, 2 four storey accommodation blocks (Block B to the east and Block C to the west) would be erected within a formally landscaped courtyard area, incorporating semi-mature tree planting, cycle parking and refuse and recycling provision. The two accommodation blocks are set back a minimum of 2.2m from the south boundary, 2m from the east boundary and 1.4m from the west boundary. Blocks B and C have a maximum height of 12m, with Block C losing a further storey in height on its western elevation to reflect its relative proximity to the Woodlands Drive tenements. The blocks are modular in form, using a simple flat-roofed design and generous areas of glazing (glazed screens and large scale sliding screen louvres) to the east and west elevations. Both blocks would incorporate a sedum roof system. Block C steps down to three storeys to the west elevation, and thereby incorporates a stepped roof form. This is not intended as a roof terrace, and access would be restricted for maintenance purposes only. A suitable planning condition is recommended to control this proposed arrangement.

The accommodation blocks propose a limited palate of external materials (galvanised steel cladding, with western red cedar soffits and return and external galvanised steel screen louvres). The intention is to install min 3mm thick Galvanised Steel panels to the gable elevations which will be installed with expressed joints at 600 mm wide by 2700mm. These panels would weather naturally, resulting in natural variation in the patina.

The proposed development is accessed and serviced from West Princes Street via the main building and the existing lane. The proposal involves the removal of the existing sandstone archway across the lane, and the installation of a galvanised steel archway of height 11.9m. The proposed galvanised steel archway would be of a scale and design which does not relate comfortably with the historic frontage. It is recommended that a condition be attached requiring the retention and repair of the existing sandstone archway, unless otherwise agreed in writing with the planning authority.

The proposed accommodation is 103 studio bedrooms which all include kitchen areas, living/study spaces and en-suite shower/WC rooms. This accommodation is laid out as follows:

<b>BLOCK A – MAIN BUILDING</b>			
<b>Floor</b>	<b>1 Bed Studio Room</b>	<b>1 Bed Accessible Studio Room</b>	<b>Total Accommodation</b>
Lower Ground	8	0	8
Ground	5	1	6
First	8	0	8
Second	8	0	8
Third	8	0	8
<b>TOTAL</b>	<b>37</b>	<b>1</b>	<b>38</b>

<b>BLOCK B – EASTMOST BLOCK</b>		
<b>Floor</b>	<b>1 Bed Studio Room</b>	<b>Total Accommodation</b>
Ground	7	-
First	10	-
Second	10	-
Third	10	-
<b>TOTAL</b>	<b>37</b>	<b>37</b>

<b>BLOCK C – WESTMOST BLOCK</b>		
<b>Floor</b>	<b>1 Bed Studio Room</b>	<b>Total Accommodation</b>
Ground	8	-
First	8	-
Second	8	-
Third	4	-
<b>TOTAL</b>	<b>28</b>	<b>28</b>

The main building has a Concierge/Management Office on the ground floor, and Block B also includes a Social/Recreational Room on the ground floor and a laundry and plant room. The standard rooms vary in size from 21sq m and 27 sq m, with the majority being 24.9sq m. The accessible studio room in the main building is 37 sq m.

The management arrangements for the building would be controlled through an appropriate suspensive condition. The applicant has provided a draft management scheme, which intimates that there will be an on-site management team Monday to Friday 8.30am to 5pm (times may vary depending on needs of service). Outside of these hours management will be covered by on site wardens. The main reception building on West Princes Street will house and monitor arrival and departure of students and visitors, providing both a visible site management presence and a clear point of contact for residents. Staff will periodically visit student quarters, communal areas and gardens to provide a discreet monitoring role that enables behaviour to be pro-actively managed. Access to the main building and rear gardens via the lane would be through a controlled security entry system.

## **SPECIFIED MATTERS**

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

### **A. Summary of the main issues raised where the following were submitted or carried out**

#### **i. an environmental statement**

Not applicable.

**ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994**

Not applicable.

**iii. a design statement or a design and access statement**

The submitted statement gives consideration to the following factors: location, historical context, context studies, massing studies, contextual elevations, floor plans, sections, materials, 3D model studies, shading analysis.

**iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)**

A Flood Risk Statement has been provided which certifies that the application is likely to lie outwith the fluvial functional floodplain, and that the development is unlikely to affect the risk of flooding elsewhere.

A tree survey and assessment has been submitted in support of the application which has assessed the quality of the existing trees on the site. The assessment concludes that none of the existing trees are of any quality, and given the shallow rooting medium available, their long term stability is questionable. Consequently it is recommended that all of the trees are cleared from the site. The proposed landscaping scheme includes the provision of 16 extra heavy standard trees within a formal landscaping scheme. This is considered to adequately compensate for the loss of the existing trees.

**B. Summary of the terms of any Section 75 planning agreement**

Not applicable.

**C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32**

These Regulations enable Scottish Ministers to give directions

**i. with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable

**ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable

**2. restricting the grant of planning permission**

Not applicable

**iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers**

Not applicable

**2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.**

Not applicable

## ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that where an application is made under the Planning Acts with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Development Plan comprises the Glasgow and the Clyde Valley Joint Structure Plan 2000, which has been the subject of four Alterations since it first became operative on 26<sup>th</sup> April 2002, and City Plan 2, which was adopted on 07 December 2009.

The main issues in the assessment of this application are considered to be:-

- (a) whether the proposal accords with the Development Plan;
- (b) whether the proposal preserves the setting of the C(s) listed former Willowbank Primary School Building, and whether the proposal preserves or enhances the character or appearance of the Woodlands Conservation Area.
- (c) whether any other material considerations, including the Council's Planning Policy Guidance for student accommodation, and matters raised in the consultation responses and letters of representation, have been satisfactorily addressed.

With respect to (a), there are no policies within the Structure Plan which have a direct bearing on this application. Within the City Plan 2, the policies outlined below are considered relevant to the assessment of the application.

The application site is within an area covered by the **DEV 2 – 'Residential and Supporting Uses'** Policy Principle of the adopted City Plan 2. The proposal is a quasi-residential use and is therefore acceptable in principle. As discussed in detail below, it is considered that the proposal will preserve and enhance the integrity of the townscape and the environmental quality and residential amenity of the area, thereby complying with the terms of this Development Policy Principle.

The proposal also requires to be considered/assessed against the following policies:

### **DES 1 – Development Design Principles**

This policy aims to promote new development which is designed and constructed to contribute positively towards the creation of high quality environments and sustainable places. DES 1 requires that new development respects context, setting, local townscape and landscape character; relates well to existing settlements; reflect high quality contemporary design, where appropriate, which is imaginative, innovative and sympathetic to local traditions, and which creates a strong sense of place. Where the principle of development has been established, proposals should have regard to local plot patterns, building lines, heights, scale and massing to ensure that the siting, form, scale, proportions, detailed design and use of materials do not detract from the visual amenity of the existing or surrounding buildings and wider area.

The existing conglomeration of buildings to the rear of the site dominates the townscape and reduces amenity to the surrounding tenements. This is a particular issue in the backcourts to the south and west, where the drill hall is built up to the common boundary.

The proposed development has a much reduced building footprint and building massing, and is set back from the common boundaries, thus creating a better relationship with the surrounding properties. Blocks B and C have a maximum height of 12m, with Block C losing a further storey in height on its western elevation to reflect its relationship to the Woodlands Drive tenement block. The detailed design of the new accommodation blocks is contemporary and functional, and uses a limited palette of finishing materials. The proposed formal landscaping is well designed, and incorporates 16 extra heavy standard trees which will contribute to the amenity of the area. The proposal is considered sufficiently subordinate to the surrounding tenements, and is considered a marked improvement to the visual amenity of this part of the Woodlands Conservation Area.

The proposed development is therefore considered to comply with policy DES 1.

### **DES 3 – Protecting and Enhancing the City’s Historic Environment**

This policy aims to preserve and enhance the character and appearance of the City’s conservation areas and protect their settings, and to protect the special architectural and historic interest of the City’s listed buildings and ancient monuments.

The proposal involves re-using the existing building on site, and carrying out repairs including re-roofing, replacement glazing and stonework repairs. Alterations to the existing glazing pattern are proposed to the side (gable) elevation, and rear elevation. These alterations are not considered to detract from the visual amenity of the building, and raise no amenity issues for neighbouring properties. Suitable conditions are recommended to ensure that all external works to the main building comply with best practice for works to traditional buildings in Conservation Areas.

As discussed in relation to DES 1, the proposed development to the rear is considered a marked improvement to the visual amenity of the immediate area. Furthermore it is considered that the development would have a positive impact on the character of the Woodlands Conservation Area.

### **DES 12 – Provision of Waste and Recycling Space**

This policy aims to ensure that appropriate and well designed provision is made within all new development for waste storage, recycling and collection, all to assist the Scottish Government to meet its waste management targets.

The application complies with the above policy given that the development includes provision of waste storage, recycling and collection from South Woodside Road. LES Cleansing has been consulted, and is satisfied with the proposed storage and servicing arrangements.

### **RES 1 – Residential Density**

This policy aims to ensure that all new development provides an appropriate urban scale and townscape form in order to consolidate and/or enhance the traditional urban structure and create high quality sustainable, new environments.

The application site is located within the Inner Urban Area, and is in an area of ‘high’ accessibility to public transport, being within easy walking distance of Great Western Road and Woodlands Road (Quality Bus Corridors) and Kelvinbridge subway station. RES 1 states that higher densities will be expected in such high accessibility locations, taking account of context and setting, the scale and massing of adjacent buildings and other relevant City Plan policies.

Density is generally expressed in ‘dwellings per hectare’. However, the proposed development is not mainstream residential, and is not readily split into ‘dwellings’ given the reliance on communal facilities. The proposed density is nevertheless significantly higher than neighbouring residential properties, but importantly it is considered acceptable in terms of its detailed design, scale and massing (i.e. townscape impact). The proposal is therefore considered to comply with this policy.

## RES 2 – Residential Layouts

This policy aims to provide high quality residential environments that minimise environmental impacts and create neighbourhoods and buildings that are attractive to live in. The proposal is quasi-residential, and the guidance is therefore considered generally relevant to the proposal. RES 2 states that all residential layouts should:

- *take account of the space and design requirements of the required SUDS scheme*

**Comment:** This is discussed in relation to policy ENV 4 below.

- *make provision for refuse and recycling storage areas*

**Comment:** This is discussed in relation to policy DES 12 above.

- *wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons;*

**Comment:** A tree survey and assessment has been submitted in support of the application which has assessed the quality of the existing trees on the site. The assessment concludes that none of the trees are of any quality, and given the shallow rooting medium available, their long term stability is questionable. Consequently it is recommended that all of the trees are cleared from the site. The proposed landscaping scheme includes the provision of 16 extra heavy standard trees within a formal landscaping scheme. This is considered to more than compensate for the loss of the existing trees.

- *and have roads designed to the standards of Planning Advice Note [\(PAN\) 76: New Residential Streets](#).*

**Comment:** The proposal does not alter the existing road layout.

In addition RES 2 states that all homes should:

- *have large areas of clear glazing and, wherever possible, orientate with main rooms facing south/west, in order to minimise energy use.*

**Comment:** Half of the rooms in Block A have a northerly aspect. However, the traditional glazing proportions and floor to ceiling heights will provide a good level of amenity to this accommodation. The proposed glazing within Blocks B and C development is generous, and will provide good levels of natural lighting.

- *have no adverse impact on existing or proposed neighbours, in terms of overlooking, loss of privacy, daylight, or sunlight, and not have upper rooms, balconies etc. which directly overlook adjacent private gardens/backcourts.*

**Comment:**

### OVERLOOKING / LOSS OF PRIVACY

Wherever possible, a minimum of 18m should be provided between habitable room windows directly facing windows in buildings on an adjacent site. The development achieves minimum 18m window to window distances with surrounding properties through a combination of permanent screening devices and aspect orientation.

The windows of habitable rooms in Block C would directly overlook the rear backcourts of the tenemental properties on Woodlands Drive. Nevertheless, by their nature tenemental backcourts are only semi-private areas where existing residents already anticipate a degree of passive overlooking. It is considered that on balance the proposal will not result in an unacceptable loss of privacy to neighbouring properties.

As previously mentioned, the roof at third fourth level on Block C can be accessed via the communal stair core. The agent has advised that this access is intended for maintenance only, and shall not be used as amenity space. It is recommended that, in the interests of surrounding residential amenity, this is controlled through a suitable planning condition.

#### DAYLIGHT / SUNLIGHT

**Comment:** The applicant has submitted a daylight assessment report for the proposed scheme. The calculations have been carried out in accordance with the guidance contained in the British Research Establishment publication – ‘Site Layout for Daylight and Sunlight, a guide to good practice’.

It was agreed that the surrounding properties which should be analysed were 2 Willowbank Crescent, 10 Willowbank Crescent, and 23 Woodlands Drive. These properties were selected, as they would be most affected in daylighting terms by the proposed development. The report concludes that the proposed development is unlikely to have a detrimental effect on the levels of diffuse daylight currently enjoyed by the surrounding buildings which are most directly affected.

Existing and proposed shading analysis has been submitted as part of the Design Statement, which demonstrates that the proposed development would not have significantly greater shading impact on any surrounding properties than the existing development.

- provide usable communal private garden spaces as “backcourts”. This is in addition to the requirements of policy ENV 2: Open Space and Public Realm Provision. Where a site limits, or makes impractical, the provision of private garden space, then developers will be expected to:
  - provide creative alternative solutions (e.g. shared roof garden, usable balconies); and
  - bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).

**Comment:** The proposal provides good quality internal and external amenity space.

- make outside provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.

**Comment:** There is no external provision for clothes drying. The proposed development includes communal laundry facilities in Block B, which will include tumble dryers.

On balance the proposal is considered to comply with this policy.

#### RES 7 – Car Free Housing

This policy aims to provide a range of residential accommodation, while minimising traffic generation and enabling space which would otherwise be used to park cars to be used for other purposes.

The proposal meets the required site criteria for Car-Free Housing insofar as there is high frequency public transport within easy walking distance (circa 130m) and convenient and safe access to shops and local services, as well as capacity for 20 or more dwellings.

#### PARKING/SERVICING PROVISION

No parking is proposed for the site. Safe and secure cycle storage is proposed for up to 103 cycles within the rear courtyard area (see TRANS 6 below). Servicing requirements for the development will be limited by the fact that the accommodation is fully furnished. As with other properties in the area, all required servicing of the development will be met from the street.

It is possible that residents with mobility impairments will require access to an on-street parking space. Future residents will not be eligible to apply for parking permits within the Woodlands Controlled Parking Zone. However, vehicles displaying a disabled person’s blue badge can park in any parking bay in the area free of charge and without limit of time.

## **TRANS 6 – Cycle Parking Standards**

This policy aims to ensure minimum levels of cycle parking are provided in new development in order to support sustainable transport objectives. The recommended provision for student flats/Halls of Residence is 1 space for every 2 staff and residents. The proposed management scheme currently provides 103 spaces, and therefore complies with policy in this respect.

## **ENV 4 – Sustainable Drainage Systems SUDS**

This policy aims to ensure satisfactory measures are provided for the management and safe disposal of surface water run-off. The applicant has submitted a Flood Risk Statement carried out by Terrenus CDH Ltd which concludes that the site is likely to lie outwith the fluvial functional flood plain, and that the development is unlikely to adversely affect the risk of flooding elsewhere. The applicant intends to discharge waste water to the public combined sewer, and has submitted draft details of proposed SUDS attenuation of surface water runoff on site. Scottish Water has confirmed that it has no objection in principle to the application. It is recommended that a condition be attached requiring full details of the proposed drainage scheme be submitted for formal approval prior to works commencing on site.

With respect to **(b)**, whether the proposal preserves the setting of the C(s) listed former Willowbank Primary School Building, and whether the proposal preserves or enhances the character or appearance of the Woodlands Conservation Area, the development proposal is considered a marked improvement to the visual amenity of the site and relates well to the surrounding buildings. It is considered that the development preserves the setting of the former Primary School building and would have a positive impact on the character of the Woodlands Conservation Area.

With respect to **(c)**, other material considerations include the Council's Planning Policy Guidance for student accommodation, and the points raised in the objections to the application.

## **PLANNING POLICY GUIDANCE**

The Council's Executive Committee of 3 March 2011 approved Planning Policy Guidance for student accommodation and certain other large scale quasi residential uses. This policy, which is a material consideration in the determination of development applications and appeals, requires these types of development to make provision for outdoor open space and/or internal communal facilities.

This proposal is required to provide 412 sq m of provision. The proposal claims to provide an overall total of 1,227 square metres of on-site open space comprising of an external area (1,183 square metres) and internal common area (44 square metres). The external provision is in the form of a landscaped courtyard. Other internal areas such as laundry, storeroom etc. are not considered appropriate provision and the external bike store provision has also been discounted from this assessment as this is covered by a separate policy requirement.

In terms of access to public facilities, there is one Park within the 400 metre threshold specified in the policy. Kelvingrove Park is a City Park which is a good quality park with provision for amenity and outdoor sports and it will also offer some amenity provision.

As stated above, this proposal is required to provide 412 square metres of on-site provision. The on-site provision of good quality amenity space is in excess of this requirement, and the proposal therefore meets the terms of this policy guidance.

## **REPRESENTATIONS**

The points raised in the objections to the application may be summarised with an appropriate comment as follows:

*This will introduce a further transient population into a part of the city which has a high student population. A proper balance has to be met in this area or we will end up with a student 'ghetto'.*

**Comment:** The proposal will not involve the loss of existing mainstream residential accommodation. The role of purpose built student housing is recognised, and generally supported in the City Plan, as a means of increasing housing diversity and as a balance to the pressure for multiple occupancy use in traditional residential accommodation.

*According to City Plan 2, there is an embargo on further HMOs in the Hillhead and Woodlands Area.*

**Comment:** The proposal does not propose to create HMOs. Indeed, it may help to relieve some pressure for multiple occupancy use in traditional properties in the area.

*Potential anti-social behaviour by students. The access to the accommodation will be through a small lane adjacent to existing residential flats. The development will result in significantly increased noise, litter, and traffic. The Woodlands neighbourhood is already suffering from severe problems with nightly disturbance, littering, fly tipping and abandoned bulk items, which is certain to worsen. Elderly residents in particular will be intimidated by increased volume of people and unknown residents.*

**Comment:** Student accommodation is a quasi-residential use, and the principle of such a use in a residential area is considered acceptable. The proposed development is fully furnished, and should not encourage fly tipping or abandoned bulk items. The proposed refuse and recycling arrangements have been assessed by LES (Cleansing), who are satisfied with the arrangements.

Access to the development is via the existing entrances on West Princes Street, including an access lane which is adjacent to residential flats at 275 West Princes Street. However, it is intended that the main access point for the development shall be through the main building, thus minimising disturbance to adjacent residents. In order to further minimise potential disturbance to existing residents it is recommended that a condition be attached requiring full details of a soft-close security gate mechanism to the lane. Details within the management scheme should also provide full details indicating how access to the site will be controlled.

*The blocks to the rear may constitute a fire hazard, as there is no independent fire escape.*

**Comment:** As discussed, there are two access points into the site. Fire safety considerations would be properly controlled through the Building Control process.

*The rear accommodation blocks will overshadow and block light to the adjacent flats and gardens.*

**Comment:** The applicant has submitted a daylight assessment report for the proposed scheme. The calculations have been carried out in accordance with the guidance contained in the British Research Establishment publication – ‘Site Layout for Daylight and Sunlight, a guide to good practice’. The report concludes that the proposed development is unlikely to have a detrimental effect on the levels of diffuse daylight currently enjoyed by the surrounding buildings which are most directly affected.

Existing and proposed shading analysis has been submitted as part of the Design Statement, which demonstrates that the proposed development would not have significantly greater shading impact on the surrounding properties than the existing situation.

*The proposal will result in severe loss of privacy for a large number of residents in the surrounding buildings.*

**Comment:** Privacy has been assessed in relation to RES 2 above, and is considered to be acceptable. Minimum 18m window to window distances are achieved through screening devices and consideration of room orientation within the development. It is recognised that the windows of habitable rooms in Block C would directly overlook the rear backcourts of the tenemental properties on Woodlands Drive. Nevertheless by their nature tenemental backcourts are only semi-private areas where existing residents already anticipate a degree of passive overlooking.

*Much wildlife currently uses the Ballet School land, which has grown up as woodland. This natural pocket of wildlife in the city will be destroyed by this development.*

**Comment:** The existing trees have been assessed to be of poor quality, and the proposed landscaping scheme proposes 16 heavy standard trees, and is considered to adequately compensate for the loss of the existing trees.

*The proposed new buildings do not fit with the other Victorian buildings in the Conservation Area. They fail to match the existing urban grain and have no regard to local plot patterns, building lines, heights, scale, massing, detailed design or use of materials.*

**Comment:** The proposed development to the rear of the main building is of contemporary design, and does not attempt to replicate the existing architectural forms (i.e. large stone-built tenements and school building). However, it is considered that the new buildings are sympathetic in their siting, scale and massing, and are of a high quality design and materials. In combination with the proposed landscaping proposals the development will have a positive impact on the character of this part of the Woodlands Conservation Area.

*There is no provision for parking for the development. Although student accommodation planning does not require provision of parking space, even a small percentage of residents with vehicles will severely restrict parking opportunities for current residents.*

**Comment:** The proposal is considered to meet the criteria for car free development, and future residents would not be eligible for on-street parking permits. It is acknowledged that some additional pressure may be created for existing on-street parking if any future residents are 'blue badge' holders.

*The proposal represents overdevelopment of the plot, with a density of 462 dwellings per hectare. The proposed new buildings are much higher than the existing Drill Hall.*

**Comment:** The existing Drill Hall building is a maximum of 11m in height and is built up to the common boundaries with neighbouring properties, while the proposed accommodation blocks are a maximum of 12m in height but are set back from the common boundaries, and take up 70% less footprint than the existing buildings. Block C steps down to 8m in height in recognition of its closer relationship with the existing tenement buildings on Woodlands Drive. The proposed landscaping would be a substantial improvement, introducing a number of good quality extra heavy standard trees alongside raised planting beds within a courtyard space.

Density is generally expressed in 'dwellings per hectare'. However, the proposed development is not mainstream residential, and is not readily split into 'dwellings' given the reliance on communal facilities. The density is nevertheless significantly higher than neighbouring residential properties. Notwithstanding, the proposed development would have a positive townscape impact, and the proposal is therefore considered to comply with the City Plan 2 policy RES 1 – Residential Density.

*The destruction of the historic sandstone arch and replacement with a massive steel frame in the entrance lane is not in keeping with the historic character of the area and its architecture.*

**Comment:** It is agreed that the proposed galvanised steel archway would be of a scale and design which does not relate comfortably with the historic frontage. It is recommended that a condition be attached requiring the retention and repair of the existing sandstone archway, unless otherwise agreed in writing with the planning authority.

*There could be potential damage to surrounding buildings (e.g. subsidence) as a result of demolition/construction.*

**Comment:** This issue would not be controlled through the planning process.

*The loss of existing boundary treatments will result in loss of privacy. The proposal should include reinstatement of the boundary treatments.*

**Comment:** Initial proposals involved loss of the existing boundary treatments to the backcourt area. However, it is now proposed to reinstate the existing boundary treatments through careful doughtaking of the existing building walls to a height of 2.4m, and to make the wall good with a suitable coping.

*The design of the new buildings shows flat roofs, and there appears to be no roof protrusions such as plant or mechanical equipment indicated. We would hope that this is the case.*

**Comment:** it is proposed to build sedum roofs, and there are no proposals to locate plant or machinery on the roof areas.

*The proposed roof terrace will exacerbate noise disturbance, and likely become an area for late night parties.*

**Comment:** the roof at third fourth level on Block C can be accessed via the communal stair core. The agent has advised that this access is intended for maintenance only, and shall not be used as amenity space. In the interest of residential amenity it is recommended that this is controlled through a suitable planning condition.

## CONCLUSION

The above demonstrates that the proposed development generally complies with the policies of the adopted Glasgow City Plan 2. This proposed student accommodation is considered appropriate for the location and site context. Furthermore, its detailed design is considered to positively contribute to the Woodlands Conservation Area and the setting of the C(s) listed former Willowbank Primary school building. Other material considerations including the consultation responses and letters of representation have been considered, but do not outweigh the acceptability of the proposal. It is therefore recommended that planning permission be granted subject to the following conditions.

## CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):-

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 A(90)003 REV A

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning

**Reason:** As these drawings constitute the approved development.

02. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

**Reason:** To ensure the ground is suitable for the proposed development.

03. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

**Reason:** To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

04. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

**Reason:** To ensure the proper disposal of waste and to safeguard the environment of the development.

05. Details of all external materials, including samples where appropriate, shall be submitted to and approved in writing by the Planning Authority prior to their use on site.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

**Reason:** To safeguard the character of the surrounding conservation area.

06. Acoustic/amplified music from the premises shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

**Reason:** To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

07. All proposed glazing to south elevations of Block B and C shall be opaque and permanently maintained as such.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

08. Safe, secure and sheltered cycle parking facilities for residents shall be provided for a minimum of 56 bicycles within the development. Full details of this provision shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

**Reason:** In order to comply with the requirements of Policy TRANS 6 of the Glasgow City Plan.

09. A management statement, outlining the management standards proposed for the proposed accommodation and detailing the following shall be submitted to, and approved in writing by, the planning authority prior to the occupation of the development:
- a. proposals to stagger the moving in/moving out of students at term times
  - b. access arrangements into the site between the hours of 20:00 hours and 08:00 hours.
  - c. arrangements to restrict access to the 3rd floor roof terrace to Block C, to ensure that it does not operate as amenity space.
  - d. arrangements to advise each prospective resident in this development that they will not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.

Thereafter these arrangements shall be adhered to, unless advance agreement for alternative arrangements is received in writing from the Planning Authority.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

10. For the avoidance of doubt the flat roof at 3rd floor level of Block C shall not be used as an amenity area for residents, unless otherwise agreed formally in writing by the Planning Authority. Unless otherwise agreed formally in writing by the Planning Authority, the access doorway at third floor level shall be kept locked at all times, and the aforementioned roof area shall be accessed only for maintenance purposes.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

11. The flat roofs of Blocks B and C of the proposed development shall incorporate a Sedum roof system. Full details of this system shall be submitted to and approved in writing by the planning authority prior to development commencing on site.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

**Reason:** To safeguard the character of the surrounding conservation area.

12. Notwithstanding the approved drawings, the proposed galvanised steel entranceway to the lane from West Princes Street is not hereby approved, and shall not be implemented. Before development commences on site full details of a revised proposal shall be submitted for the formal written approval of the planning authority. This revised proposal shall be informed by a presumption in favour of the retention and repair of the existing sandstone archway, and shall incorporate a soft-close security gate mechanism.

**Reason:** To enable the Planning Authority to consider these aspects in detail

**Reason:** In order to safeguard the property itself and the amenity of the surrounding Conservation area.

13. Details of the extent of stonework repairs and infills to Block A, and full details of the proposed repair/infill methods and materials shall be submitted to the Planning Authority in the form of marked-up elevational drawings to a scale of 1:50 and an accompanying method statement. No work shall be begun on this element of the development until written approval has been issued by the Planning Authority.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

**Reason:** To safeguard the character of the surrounding conservation area.

14. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

**Reason:** To safeguard the property itself, and the amenity of the surrounding Woodlands Conservation Area.

15. All chimney heads and chimney stacks shall be retained at their original height and the profile of existing chimney copes shall be retained. Existing stone copes shall be re-used, decorative features retained or reinstated and decorative chimney pots retained and rebbed unless considered unnecessary by the planning authority. Any new pots shall match the design and appearance of the original ones.

**Reason:** To safeguard the property itself, and the amenity of the surrounding Woodlands Conservation Area.

16. All new and replacement external rainwater pipework to Block A shall be constructed in cast iron or a good quality aluminium, and shall be painted out to match the existing pipework.

**Reason:** All new and replacement external rainwater pipework to Block A shall be constructed in cast iron or a good quality aluminium, and shall be painted out to match the existing pipework.

17. Details of all proposed external fittings to Block A shall be submitted to, and approved in writing by, the planning authority prior to their installation on site.

**Reason:** To safeguard the property itself, and the amenity of the surrounding Woodlands Conservation Area.

18. No internal partitions shall be erected in Block A which will affect windows.

**Reason:** To safeguard the property itself, and the amenity of the surrounding Woodlands Conservation Area.

19. Proposed re-roofing of Block A shall use either natural slate, or a good quality synthetic slate tile. Samples of the proposed material shall be submitted for the formal written approval of the Planning Authority prior to its use on site.

**Reason:** To safeguard the property itself, and the amenity of the surrounding Woodlands Conservation Area.

20. Before development commences on site full details of all replacement and additional glazing to Block A shall be submitted to and approved in writing by the Planning Authority. Replacement glazing to the front (north) elevation shall match the original glazing in materials, proportions, method of opening and frame thicknesses. Replacement and additional glazing to the west (gable) and South (rear) elevations shall match original glazing in proportions and frame thicknesses.

**Reason:** To safeguard the property itself, and the amenity of the surrounding Woodlands Conservation Area.

21. Prior to the commencement of any works on site, a scheme for 'Sustainable Urban Drainage Systems' (SUDS) (as incorporating the principles of SUDS - Design Manual for Scotland and Northern Ireland) shall be submitted for the written approval of the planning authority, and approved in writing. Thereafter the approved scheme shall be implemented in full prior to the commencement of residential use at the site.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

**Reason:** In the interest of traffic safety and to safeguard the amenity of the surrounding area.

22. For the avoidance of doubt, the affected rear common boundary walls to the south, east and west boundaries of the site shall be carefully dismantled to a height of 2.4m above existing ground level, and shall be finished with a suitable cope. Details of the proposed cope shall be submitted to and approved in writing by the Planning Authority prior to its use on site.

**Reason:** To safeguard the character of the surrounding conservation area.

23. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme.

**Reason:** To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

24. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

**Reason:** To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

25. Before any work on the site is begun, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

**Reason:** To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

#### **REASON(S) FOR GRANTING THIS APPLICATION**

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

#### **ADVISORY NOTES TO APPLICANT**

01. Please be advised that the proposed demolition works of the ancillary buildings to the rear of the main property requires Conservation Area Consent. No works to implement this consent shall be carried out prior to receiving appropriate consent.
02. The applicant is advised that the decision notice hereby attached should be accompanied by docketed plans.
03. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.
04. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 2nd edition 2007.

The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

05. The applicant should consult with Land and Environmental Services (Environmental Health) concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
06. Prior to implementation of this permission, the applicant should contact Land and Environmental Services (Roads) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development
07. The Council has determined the application on the basis of the information relating to ground contamination/landfill gas available to it. The responsibility for the safe development and secure occupancy of the site rests with the applicant/developer.
08. The applicant is advised that, if the proposals hereby approved are altered in any way, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
09. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Free phone: 0800 7831423 www.ccscheme.org.uk email:enquiries@ccscheme.org.uk
10. The area in which this application site is located has been identified as one in which the bird, the swift, has traditionally flocked during the summer months. Glasgow City Council has adopted the Swift Species Action Plan, which is part of the Local Biodiversity Action Plan. Glasgow City Council is a partner with Concern for Swifts (Scotland) in the implementation of the action plan. You are therefore advised to contact Concern for Swifts (Scotland) to discuss provisions for swifts within the development. Contact them at Concern for Swifts (Scotland), 287 Onslow Drive, Dennistoun, Glasgow G31 2QG. Tel: 0141 554 8262. E-mail: swiftscot@yahoo.co.uk
11. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
12. The applicant is reminded of the following requirements of Land and Environmental Services (Roads):
  - a) Any persons visiting the site must not park any vehicle on the road (carriageway or footway) at the location, without full road signing submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works.
  - b) All works must be done in accordance with the New Roads and Street Works Act 1991 and all traffic management proposals must be submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works
  - c) Any maintenance regime for this equipment must comply with "Safety at Street Works and Road Works" A Code of Practice, issued by the Secretaries for Transport, Scotland and Wales under sections 65 and 124 of the New Roads and Street Works Act 1991, and Chapter 8 of the Traffic Signs Manual.

- d) It is the responsibility of the operator/contractor to ascertain whether any permit or permission will be required from the roads authority in order that work on any installation can be carried out from the road.

NB - under the Roads (Scotland) Act 1984, a "road" may include a carriageway, a footway and/or a footpath (see that Act as amended by the New Roads and Street Works Act 1991 for a full definition of "road").

13. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
14. The applicant is advised that this application has been assessed as a 'Car Free' development. The developer should make arrangements to advise each prospective resident in this development that they will not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.

#### REASONS FOR REFUSAL

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

for Executive Director of Development and Regeneration Services

DC/ IAB/p  
16/02/2012

**PLEASE NOTE THE FOLLOWING:**

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**Glasgow City Council**

Development and Regeneration  
Development Management  
229 George Street  
Glasgow G1 1 QU  
Executive Director: Gerry Gormal

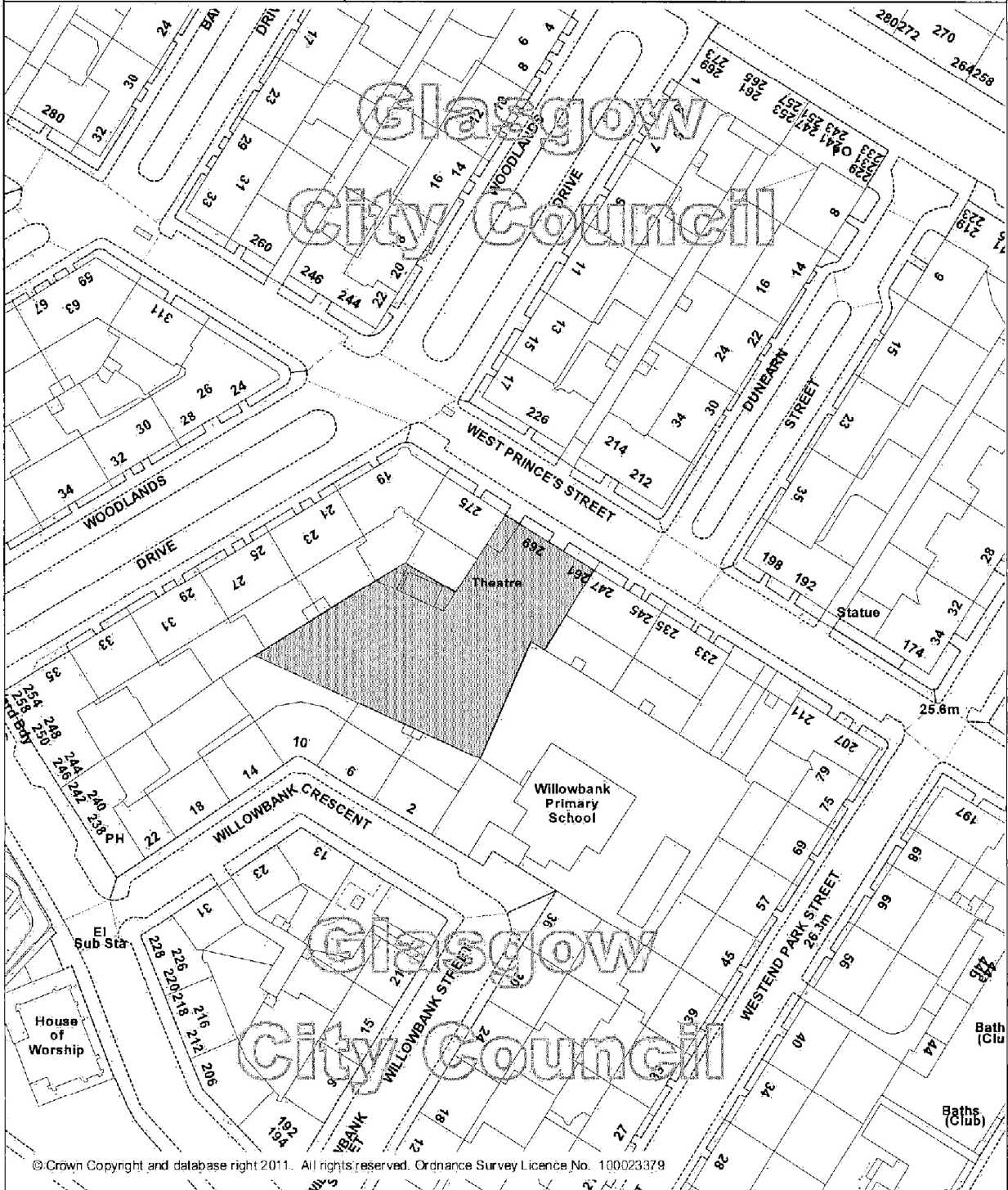
Reference No. **11/02577/DC**

Address : **261 West Princes Street**

Scale: 1:1250

Indicative Site Location

Ward : **11**



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Location of Site  
(For details, refer to Report)