



Speaking for Scotland's Buildings

AHSS Strathclyde Group
Office Tobacco Merchants
House
42 Miller
Street
Glasgow
G1 1DT

Department of Environmental and
Regeneration Services
Glasgow City Council
231 George Street
Glasgow G1 1RX

14 June 2021

The Chief Planning Officer,

Dear Sir,

Planning Application No: 21/01565/PPP Site bounded by Howard Street/King Street/ Osborne Street/Stockwell Street/Bridgegate

The Society has considered the application above and has extreme reservations about certain aspects of the proposals.

While it is encouraging to see a development proposed on this blighted part of the City, it is not without deficiencies. Although not included in the Central Conservation Area, this is an island site completely surrounded by the Conservation Area; therefore, while a more lenient attitude may be taken towards design, materials, etc., principal views within and from without the CA should form a major part in assessing how any development will sit on the site.

Principal viewpoints pinpointed in the Central Area Conservation Area Appraisal are the south bank of the river and the bridges that cross the river; the most directly affected views are likely to be from Victoria Bridge and Albert Bridge and the bank directly opposite the development. These are reproduced below.



View from Victoria Bridge. Google Streetview.



View from Albert Bridge. Google Streetview.



View from Mosque Avenue/Adelphi Street. Google Streetview.

In each of these images, it is clear that the central feature of the view is the A-listed Merchants Steeple, completed in 1665; a reminder that views of Glasgow—like so many European cities—were once punctuated by such iconic landmarks rising above the general height of the buildings around them. This is one of the few landmark buildings where its historic importance is still reflected in its relationship to its setting.

Sadly, the height of the proposed buildings in the current application is out of scale with, and therefore pays no respect to, the surrounding buildings within the Conservation Area. While a view of the Merchants Spire is preserved from the proposed square within the development, the scale and massing proposed would appear to overwhelm and diminish the view of the Spire from the principal viewpoints reproduced above.

This would be extremely detrimental to the character and appearance of the Conservation Area and to the setting of the A-listed steeple.

For these reasons, the Society objects to this application.

Yours faithfully,

Iain J. Wotherspoon,
Chairman, Cases Panel, Strathclyde Group