

INTRODUCTION

Welcome to our consultation on our proposals to develop new student residences on land at Lilybank Gardens, Glasgow.

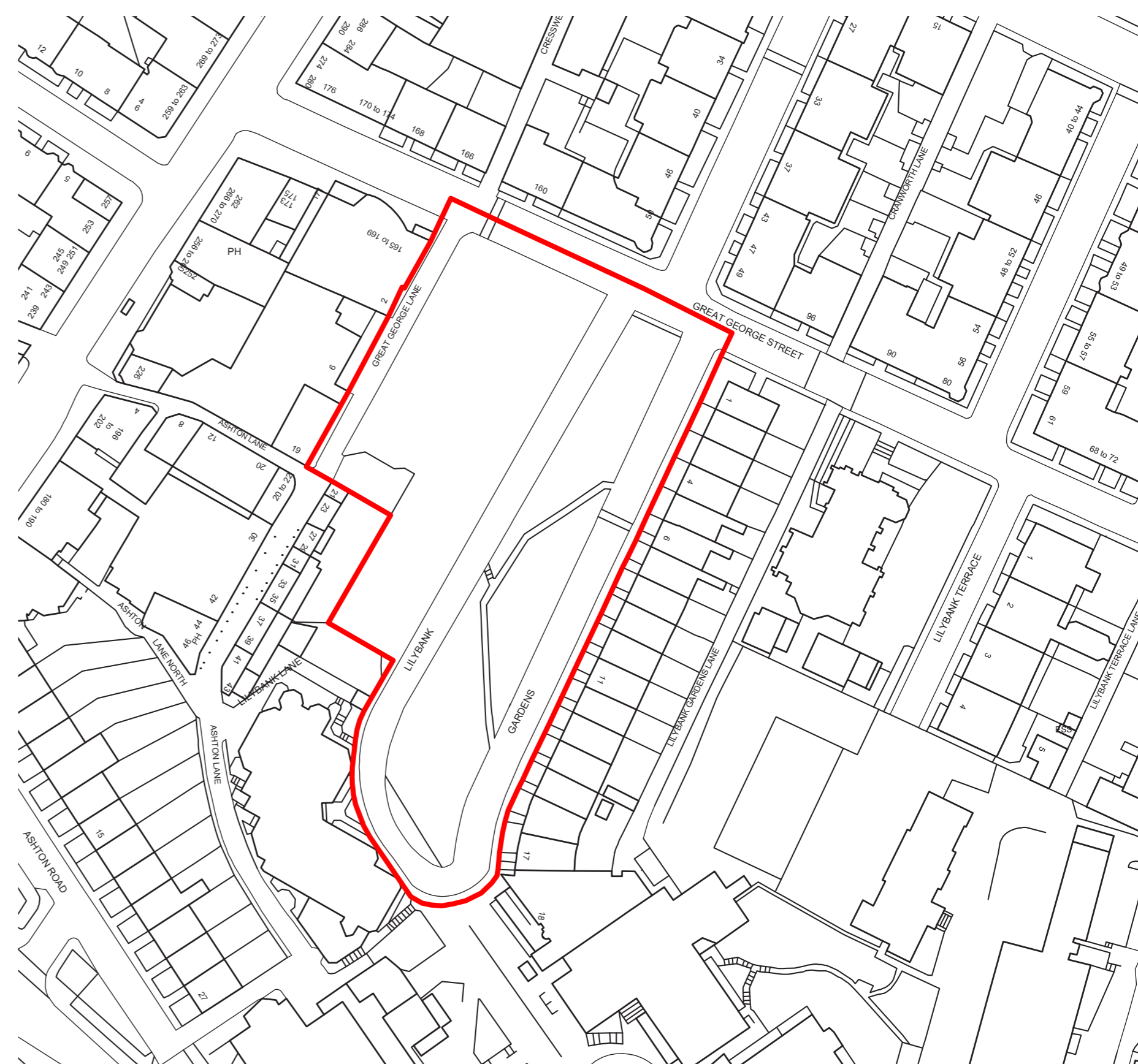
This event is part of pre-application consultation before a planning application is submitted to Glasgow City Council. We have set out below the background to our proposals, identifying our vision for the site and how the emerging proposals have been developed.

We are inviting the local community and other stakeholders to review our emerging proposals before a planning application is submitted to Glasgow City Council. We would very much welcome your feedback and comments.

To assist, we have prepared a short feedback form which seeks to gather the views of those participating in the consultation. Your feedback will help to inform our eventual planning submission to Glasgow City Council.

A further public event will also take place on Monday 10th February 2025 where we will provide feedback regarding the views gathered during this pre-application consultation.

A report will also be prepared on this consultation exercise which will be submitted to Glasgow City Council in support of the planning application. Please note that comments made to the prospective applicant are not representations to the planning authority and there will be an opportunity to make representations on any resultant planning application to the planning authority.



Site plan showing application site in red



View of the new proposals from Great George Lane looking towards Lilybank Gardens

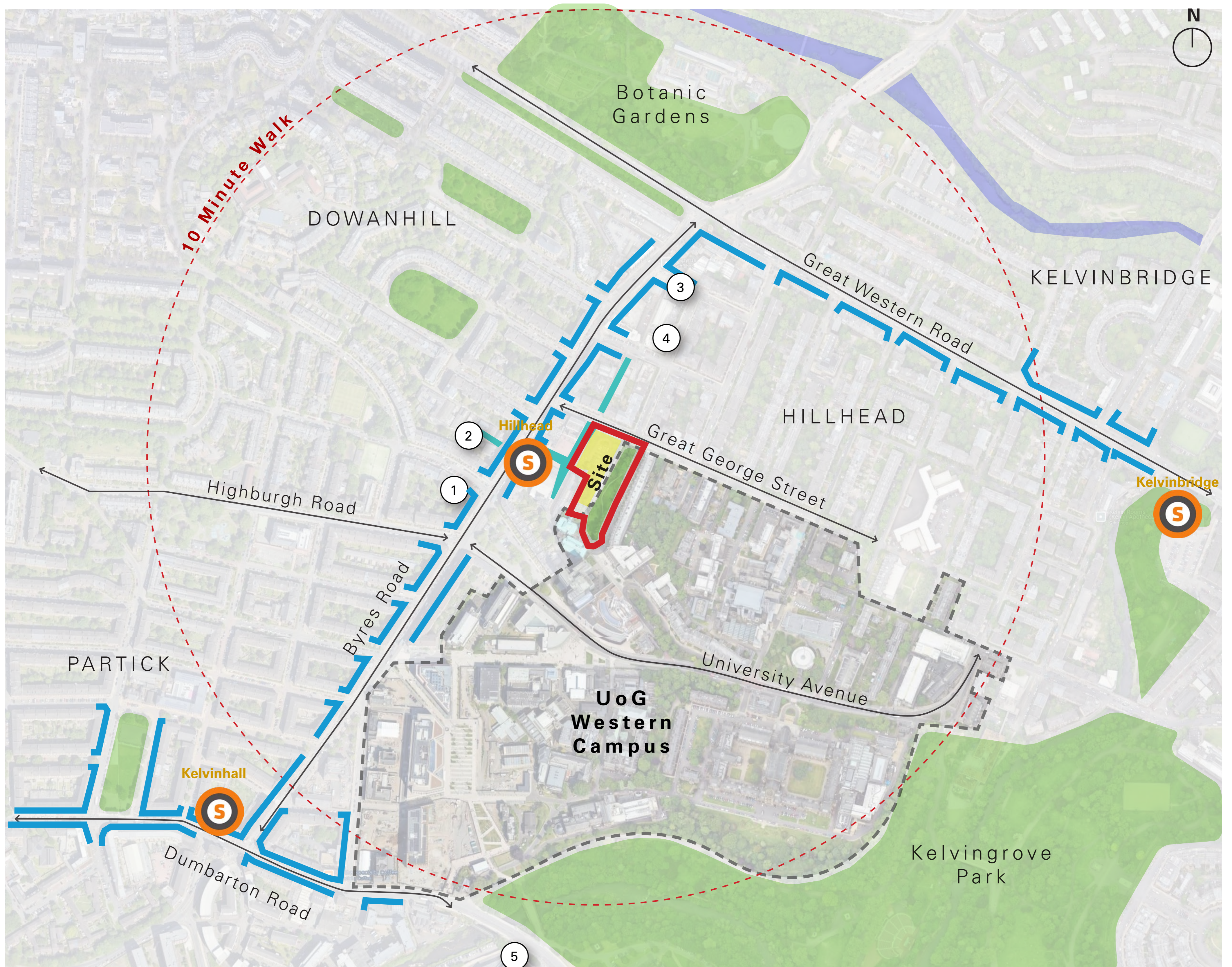
VISION AND CONTEXT

Site Context

The site is well located in close proximity to the amenities and public transport facilities of Byres Road whilst also being connected to the wider UofG Western Campus. There is excellent provision of green spaces around the site including the Botanic Gardens, Kelvingrove and Lilybank Gardens themselves.

Hillhead subway station is directly adjacent to the site proving convenient public transport links with the wider city. Byres Road provides a mix of retail and leisure use including retail and food and beverage.

- ① Byres Road High Street
 - ② Ruthven Lane
 - ③ Vinicombe Street
 - ④ Western Baths
 - ⑤ Kelvinhall
- Site
 - Green Space
 - Subway Station
 - UofG Western Campus
 - High Street Uses



Above: Plan showing the site and its surrounding context

VISION AND CONTEXT

The Site Today

The site currently contains a car park with 106 marked bays along with the large green space within Lilybank Gardens.

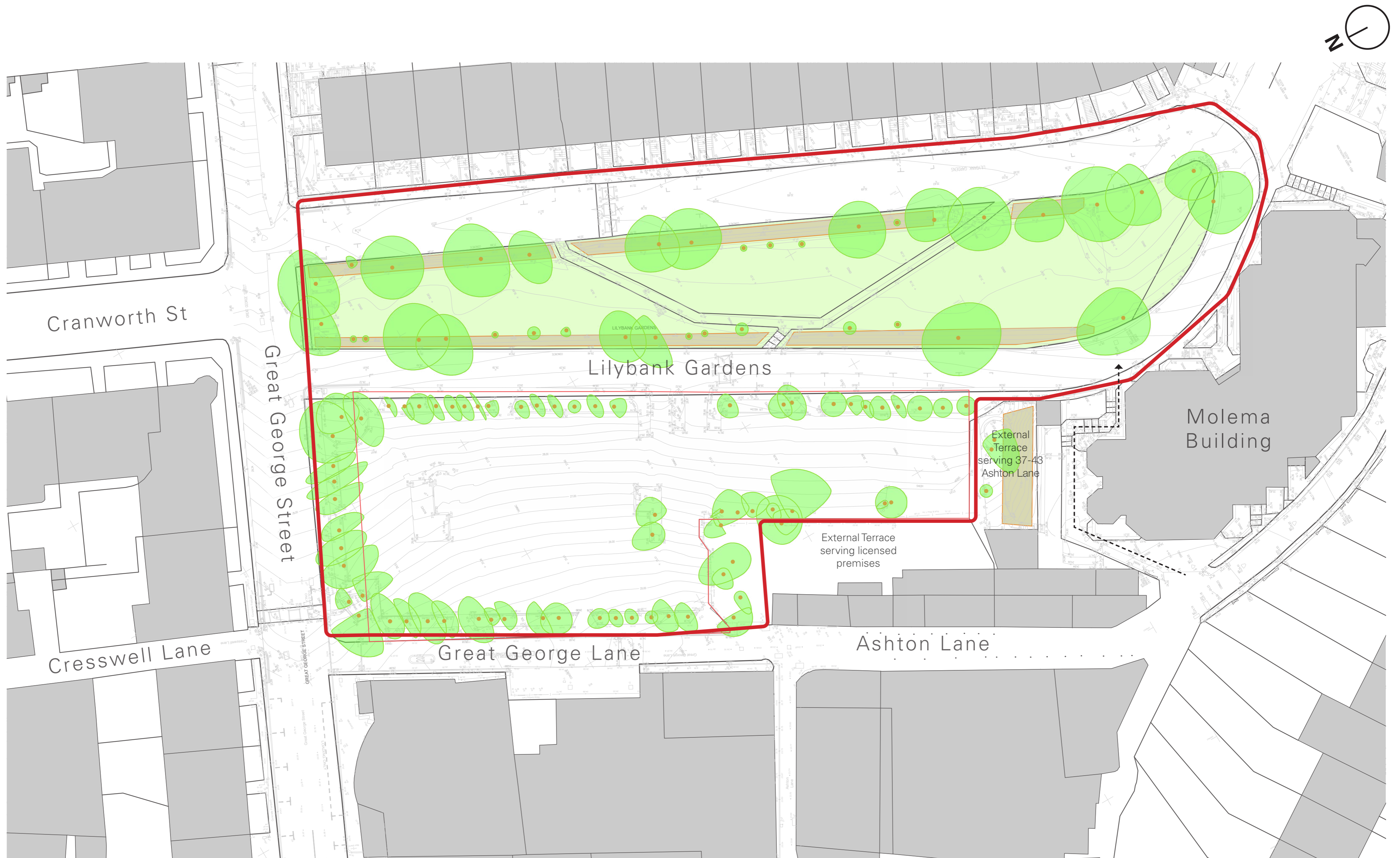
The site is bounded to the west by Great George Lane and the rear terraces of a number of licensed premises along Ashton Lane. To the south, the site is bounded by a larger external terrace serving the licensed premises at 37-43 Ashton Lane (Brel). The University of Glasgow's Molema Building is located to the south of the adjacent external terrace.

Great George Street runs east-west along the northern edge of the site.

The Gardens themselves are owned by the University of Glasgow along with the row of terraces on the eastern side of the Gardens. Access to the existing car park is via a one-way loop road around Lilybank Gardens which is accessed from Great George Street to the north. A second controlled access point is provided to the south linking to University Gardens.



Above: Photographs of the site as it exists today



Above: Existing plan of the site as it exists today

VISION AND CONTEXT

History and Heritage

The site historically contained a tenement and row of townhouses forming a coherent frontage to Lilybank Gardens. These buildings straddled the site's topography with rear access to Ashton Lane and Great George Lane. The now demolished tenement and townhouses on the site were characteristic of the wider Hillhead and Dowanhill area.

During the mid 20th century the University acquired the 1870s terraced houses of Lilybank Gardens as they came on the market, for conversion to offices and teaching departments. The houses on the south side of the gardens were demolished in the 1960s to make

way for the Boyd Orr Building and the Molema Building. Those on the west side were demolished in the 1970s intended for a new business studies building. The present surface car park has been in existence since 1979.



Above: Historic photo looking along Ashton Lane



Above: Historic photo looking east from Byres Road showing gable of historic tenement on site



Above: OS Map c.1890 showing historic tenemental buildings that previously occupied the site



Above: Historic Aerial photo showing historic tenemental buildings that previously occupied the site

VISION AND CONTEXT

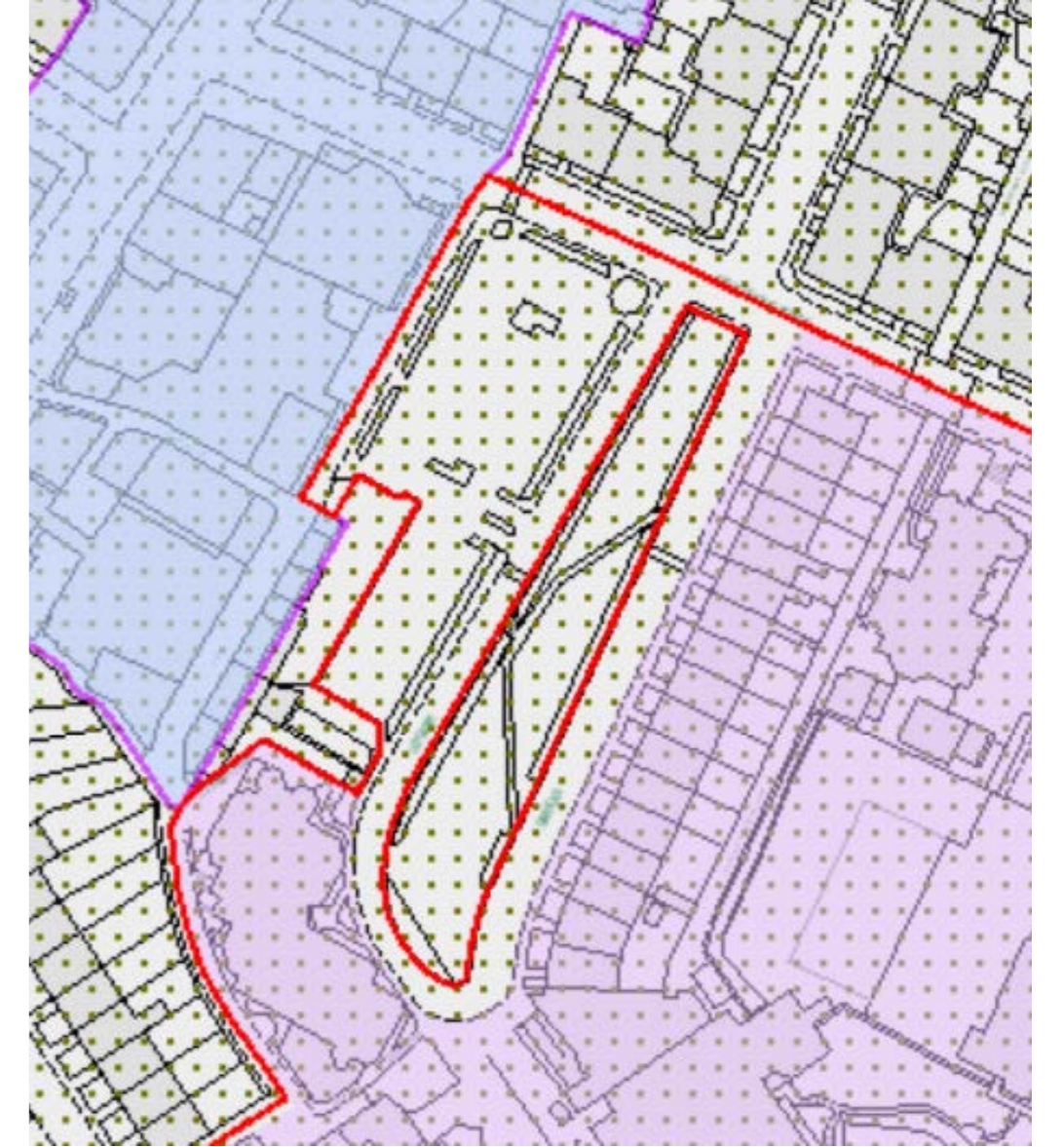
Planning Context

Glasgow City Development Plan 2017

The adopted CDP identifies that the proposal site lies within the Glasgow West Conservation Area and also within the University of Glasgow 'Masterplan Area'. The car park site boundaries together with two small areas within the proposed development site are also allocated as open space.



Glasgow City Council City Development Plan - Green Belt and Green Network



Glasgow City Council City Development Plan

Gilmorehill Campus Development Framework (CDF) (June 2014) and Gilmorehill Campus Masterplan (May 2016)

The CDF was approved by Glasgow City Council's Executive Committee on 26th June 2014. Its purpose is to articulate the spatial vision and future development direction for the campus and to provide the planning framework for the consideration of more detailed future proposals.

The Gilmorehill Campus Masterplan was noted by the Council's Regeneration and Economy Policy Development Committee on 16th August 2016. The Campus Masterplan builds on the vision and principles of the Campus Development Framework to provide a cohesive campus wide framework and development context for the former Western Infirmary site and other opportunities on the University campus, supporting the University's estate investment strategy.

Both the CDF and the Gilmorehill Campus Masterplan identify the proposal site as a development opportunity, with their associated drawings showing indicative developments, as illustrated below.



Extract from the Campus Development Framework (2014)



Extract from the Gilmorehill Campus Masterplan (2016)

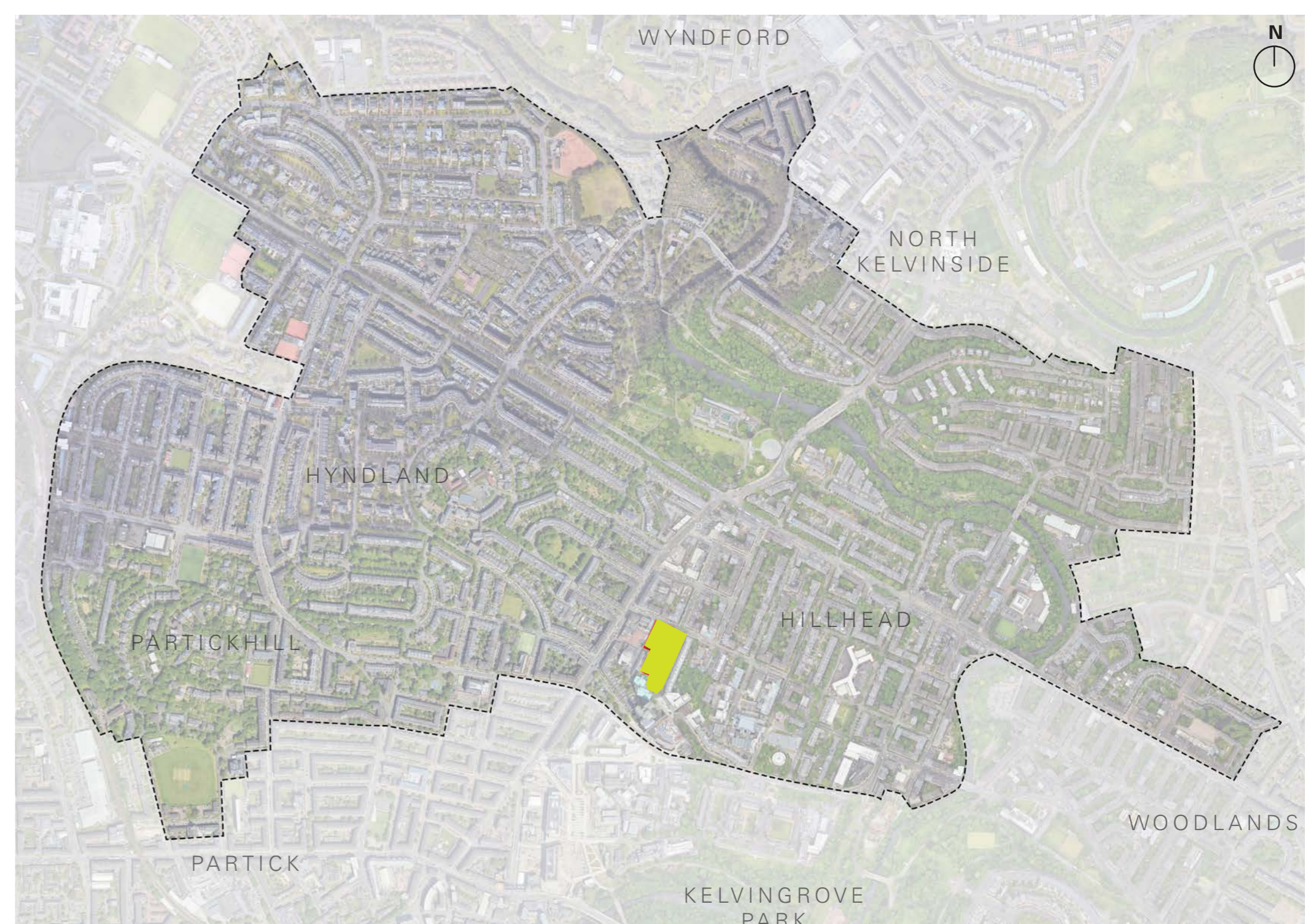
Glasgow West Conservation Area

The site falls within the Glasgow West Conservation Area. The Glasgow West Conservation Area Appraisal examines the history, character and appearance of the Conservation Area. It also identifies the management issues including challenges and potential for preservation and enhancement measures.

The appraisal makes particular reference to the light industrial lanes that exist behind Byres Road including Ashton Lane, Cresswell lane and Ruthven Lane. It also makes reference to the distinctive urbanism of the area including the predominance of shared garden spaces associated with the historic tenements and terraces around Byres Road and Downhill.



Photos from the Glasgow West Conservation Area

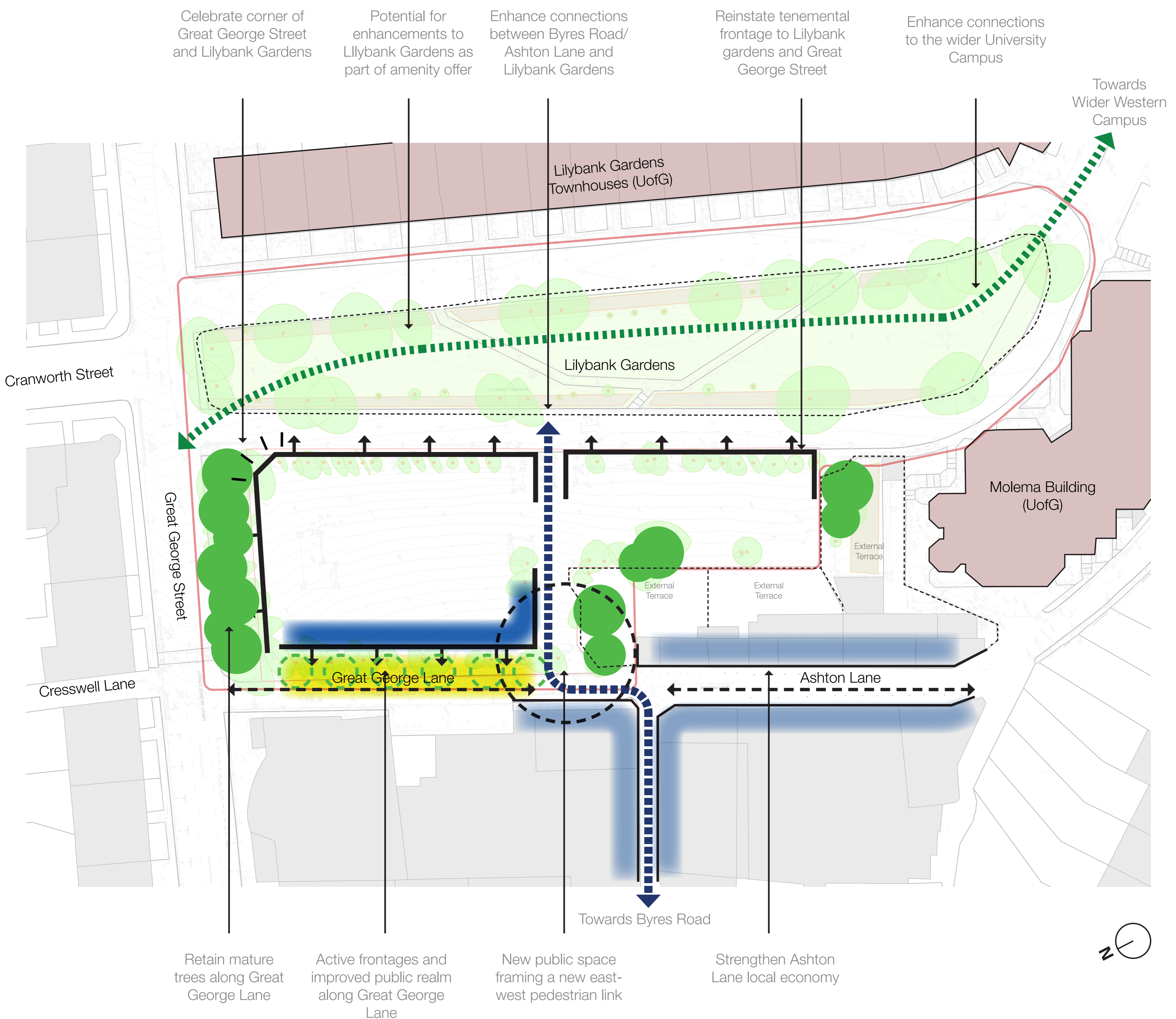


Above: Plan of the Glasgow West Conservation Area with the site highlighted

VISION AND CONTEXT

Placemaking Opportunities

The site offers a unique opportunity to reinstate the historic tenemental forms that once occupied the site fronting north and east, whilst formalising and enhancing key routes between Lilybank Gardens and Byres Road. Along the site's western edge there is potential to continue the non-residential uses of Ashton Lane creating active frontage and enhanced public realm along Great George Lane.



VISION AND CONTEXT

Student Experience

The dynamics of student life have changed and the University is responding appropriately, investing in our students and the local community and built environment. Universities are not just for academic learning, a student's journey and experience is also linked to personal growth, transitioning into adulthood, and lifetime relationships and careers. The role of the University is to support all aspects of the student journey with accommodation being a key touch-point in the life of a student.

The design of our Purpose-Built Student Accommodation (PBSA) at Lilybank Gardens has been developed to enhance our future students' experience, going beyond providing a place to sleep; it creates a supportive and conducive environment for academic attainment, personal growth, wellbeing and readiness to become impactful global citizens.

Student accommodation is more than a bed, it's a home, safe haven and a supportive community contributing to a student's experience and success.

Wellbeing & Inclusivity

Providing affordable accommodation that is of a high standard, well located, safe, with excellent WIFI connectivity, and community amenity spaces with supplementary services that support health & wellbeing are considered the most important factors in influencing student wellbeing and overall student experience.

Thoughtfully designed rooms, communal areas, and amenities contribute to physical comfort. Appropriate lighting, ventilation, privacy, and accessibility help students feel at ease in their living environment, supporting both physical and mental health.

Well-designed space can reduce stress and anxiety with the balance of space supporting different moments of the student journey. Quiet study areas, collaboration, interaction and community zones, and outdoor spaces, create a blend of calming, aesthetically pleasing environment that can have a positive impact on mood, improve attainment, build friendships and help students unwind after long study sessions, supporting each other in their academic and personal journeys.

Creating inclusive spaces that cater to diverse groups and promote equality which helps students from various backgrounds feel welcome and included, enhancing their sense of belonging.

Connection & Community

Affordable, quality student accommodation that is well located and close to campus supports and influences the student population's final decision on where to study.

This development will bring new student populations into the heart of the West End community, increasing opportunities for student and local community connection – in terms of facilities, improving the local environment, customers for local businesses, and via the new in-residence support model that the University is rolling out, more opportunities for student volunteering and engagement with local people and community groups.

Easy access to campus for teaching and student services, helps the student population to feel connected to the University and their peers whilst reducing living/travel costs.

Living on / close to campus is important when sourcing part time work, since the closer it is, the less time and money students have to spend commuting. With c.60% of students (and growing) needing to work to support study and living costs, the University is taking a dual approach – investing in new residences and increasing student opportunities for paid work in and around campus. This supports retention, completion, success, as well as student cost of living, mental and physical wellbeing.

Sustainability & Security

Students increasingly value sustainability, so PBSA that incorporates green spaces, energy-efficient systems, and environmentally responsible practices not only reduces the ecological footprint but also creates a healthier environment for students to live in.

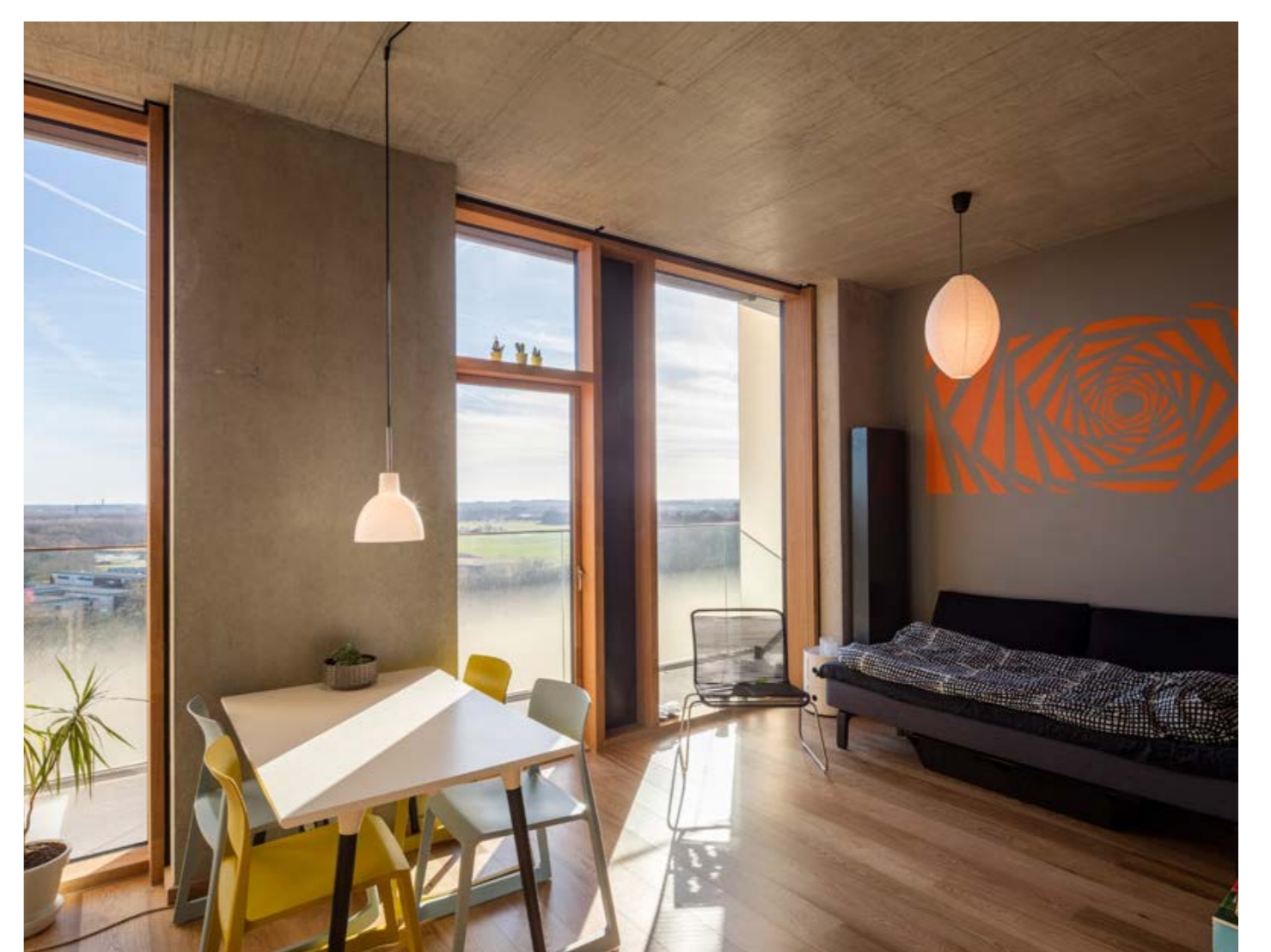
Incorporating natural elements such as gardens, greenery, and natural light into the design can improve mental health by reducing feelings of isolation and promoting a sense of calm.

Well-designed PBSA prioritises student safety, with secure entry systems, well-lit pathways, and surveillance in common areas. Students need to feel safe in their living spaces to thrive academically and socially. In summary, the design of PBSA directly influences student wellbeing by offering a supportive, comfortable, and engaging living environment. It can improve mental and physical health, enhance academic success, and foster a sense of community—making it a fundamental component in the overall student experience.

In summary

A positive student accommodation experience is linked to increased attraction of students and their retention and attainment, this is particularly key with regards to the widening participation of the student population.

And lastly, modern students are more focused on study and employment than drinking and partying (which still happens but less often, less intensely), so previous stereotypes of students as neighbours are less relevant today than they were.



EMERGING PROPOSALS

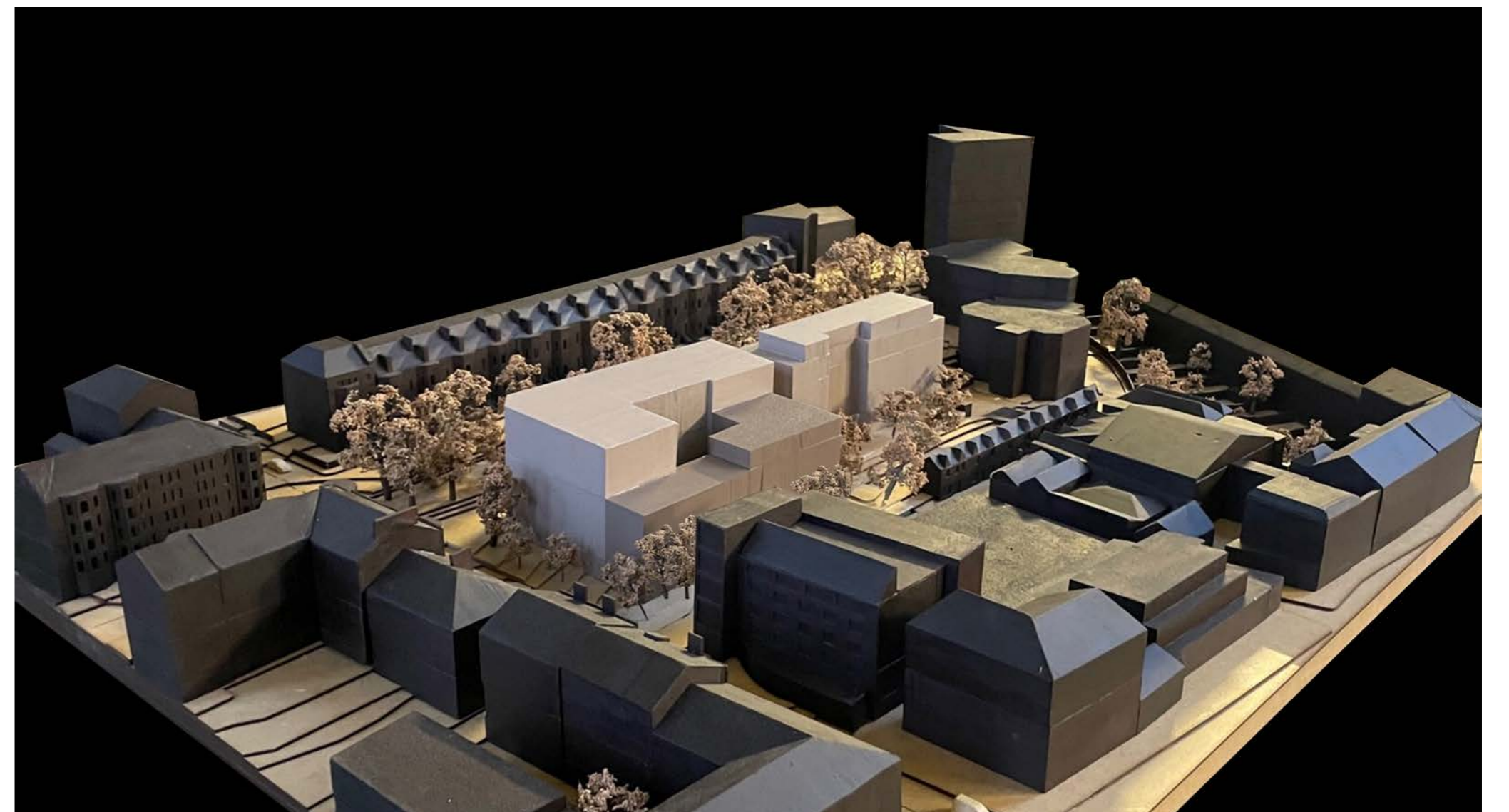
Scale and Massing

A stepped massing is proposed which responds to sites varied context and changing topography. A formal frontage is proposed to Lilybank Gardens, reinstating the tenement grain that historically occupied the site.

A smaller scale building form is proposed fronting Great George Lane which responds to the more informal character of the passages and lanes to the west of the site whilst marking the pedestrian connection to the Gardens.



Above: Plan showing proposed building heights (storey heights shown from ground level)



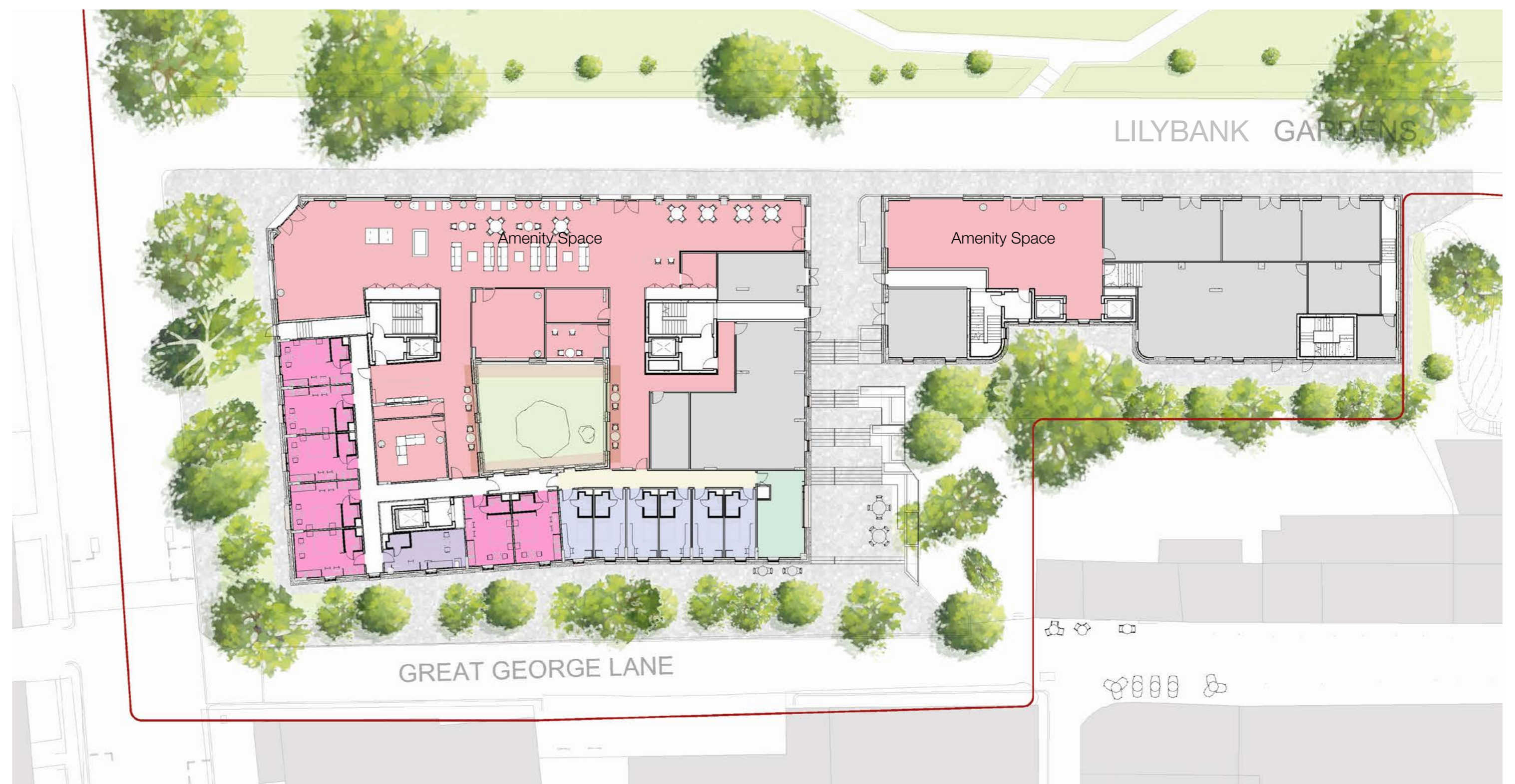
Above: Model photographs showing the proposed massing in context

EMERGING PROPOSALS

Layout



Lower Ground Floor Plan



Upper Ground Floor Plan



Key:

- Amenity Space
- Commercial Space
- Ancillary (Plant, bike stores and refuse store)
- Cluster Units
- Studio Units
- Double Studio Units
- Wheelchair Accessible Units
- Shared Kitchen/Living/Dining spaces



Typical Level Plan

EMERGING PROPOSALS

Architectural Approach

The proposed buildings will create a high quality addition to the local area. A carefully selected palette of materials will be adopted that positively engage with the local context of tenements and terraces.

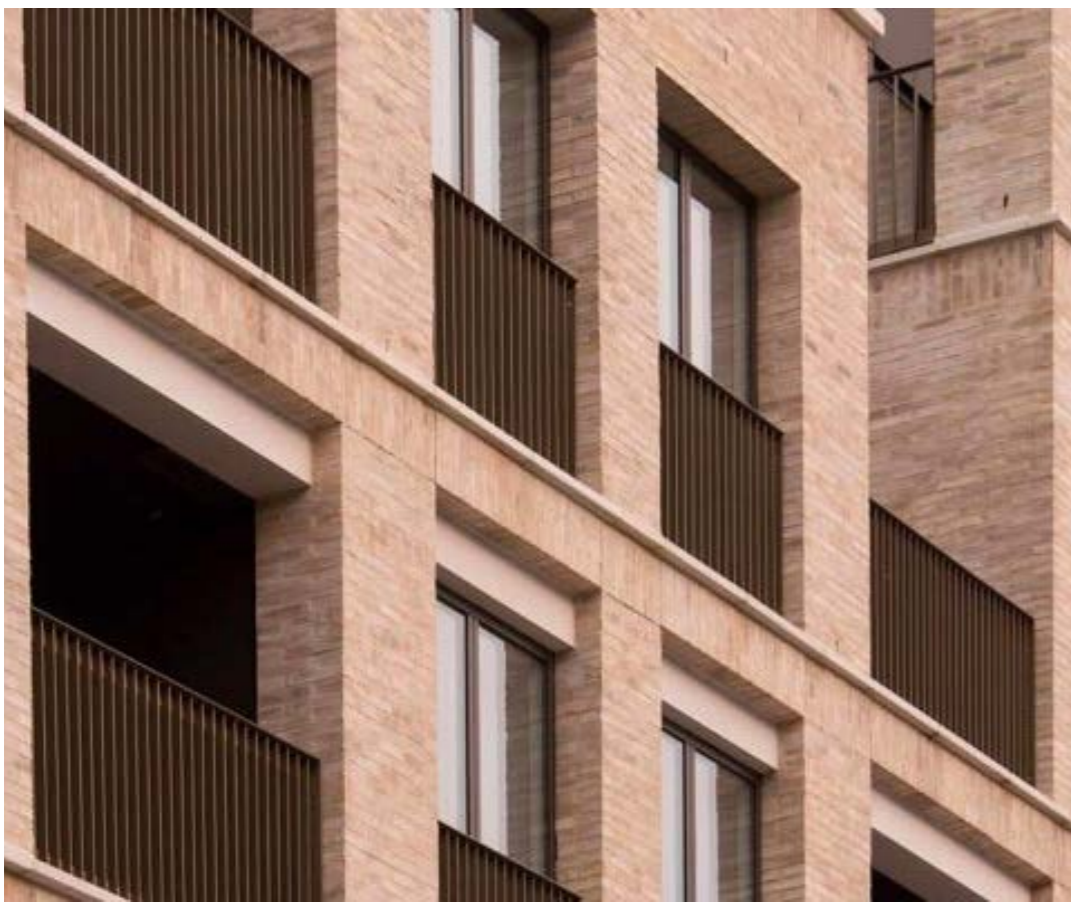
Composed and ordered frontages to Lilybank Gardens will create contemporary buildings that engage with the site's distinctive architectural and heritage context. A more informal character is being developed for the buildings fronting Great George Lane reinforcing the hierarchy of streets and spaces around the site.



Above: Aerial view of the proposals from the east



Above: Aerial view of the proposals from the west



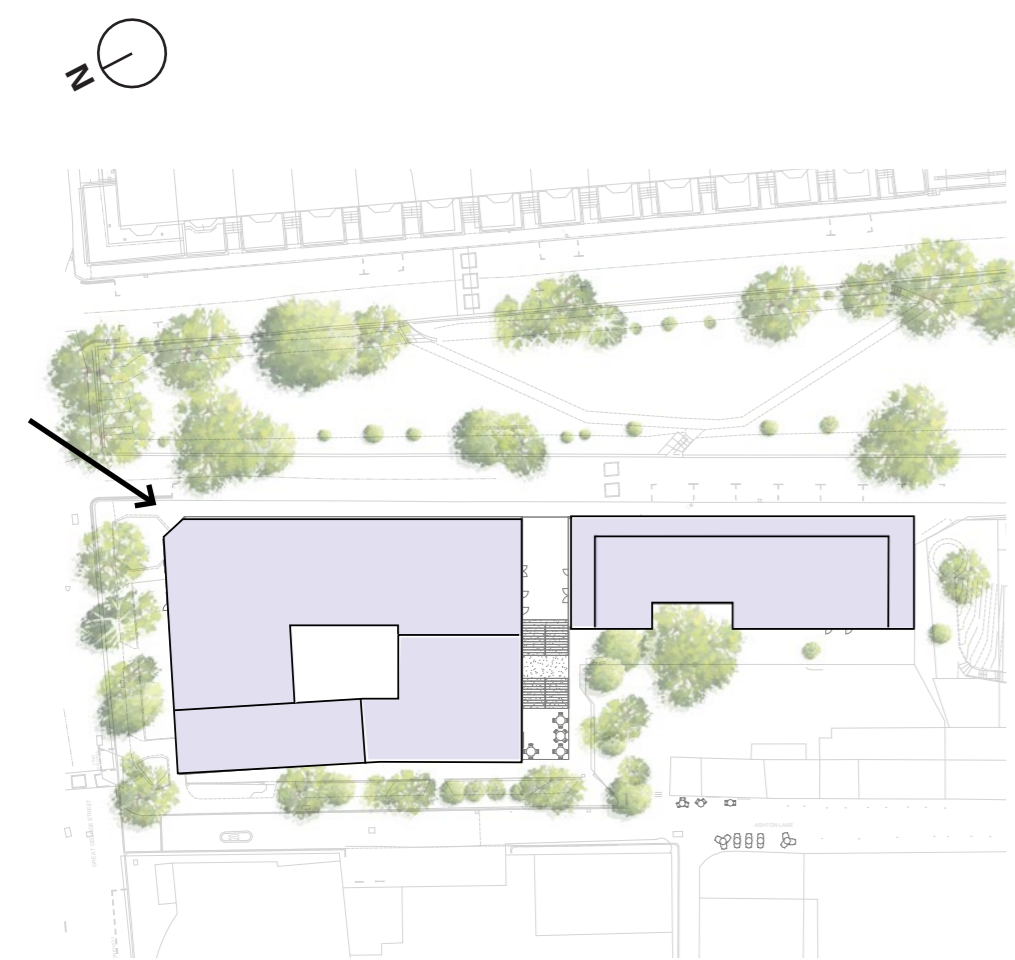
Above: Precedent Images

EMERGING PROPOSALS

Lilybank Gardens Frontage

Celebrating the corner at Lilybank Gardens and Great George Street

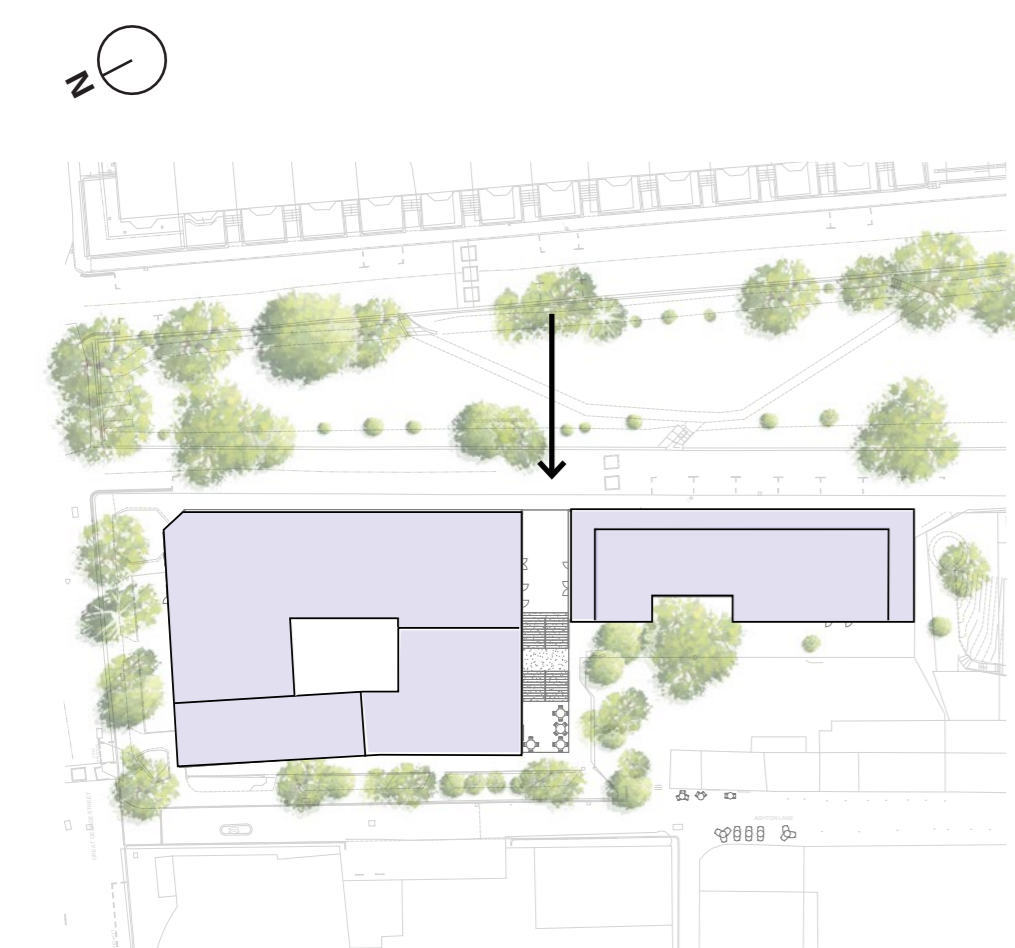
An articulated corner will bring definition to the intersection of Great George Street and Lilybank Gardens, engaging with the distinctive corner conditions of nearby tenements.



Above: View looking south from Cranworth Street

Re-establishing a tenemental frontage to the Gardens

Carefully composed elevations will front Lilybank Gardens creating a balanced and well proportioned frontage. By adopting timeless principles of bottom, middle and top, the buildings will positively contribute to the wider street-scape.



Above: View looking west from Lilybank Gardens

EMERGING PROPOSALS

Great George and Ashton Lane

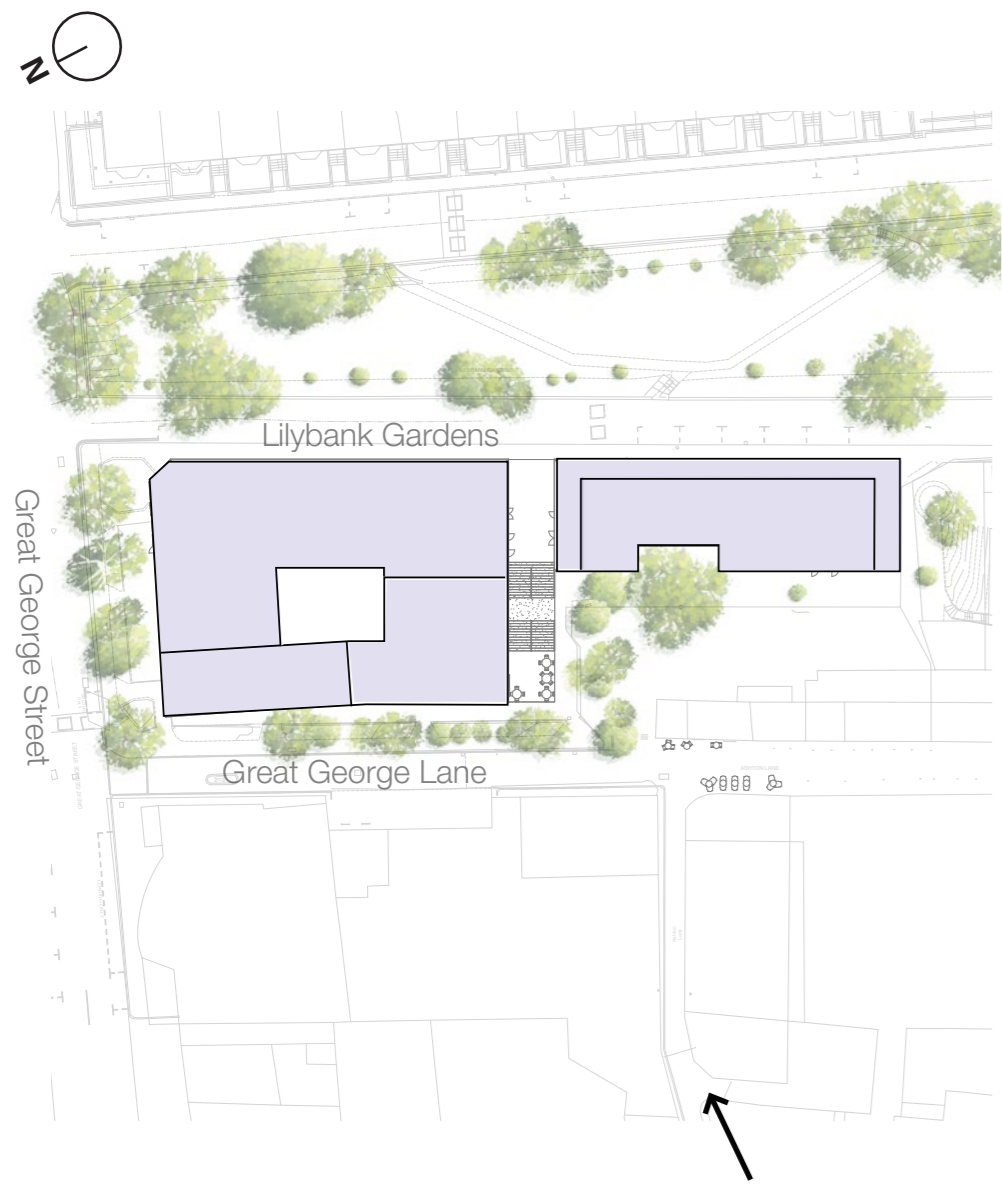


Approach from Byres Road

The buildings present a stepped massing when viewed from Byres Road creating a transition in scale that recalls the historic buildings that once occupied the site and are give the sense of an ensemble of buildings.



Above: View looking east from Byres Road

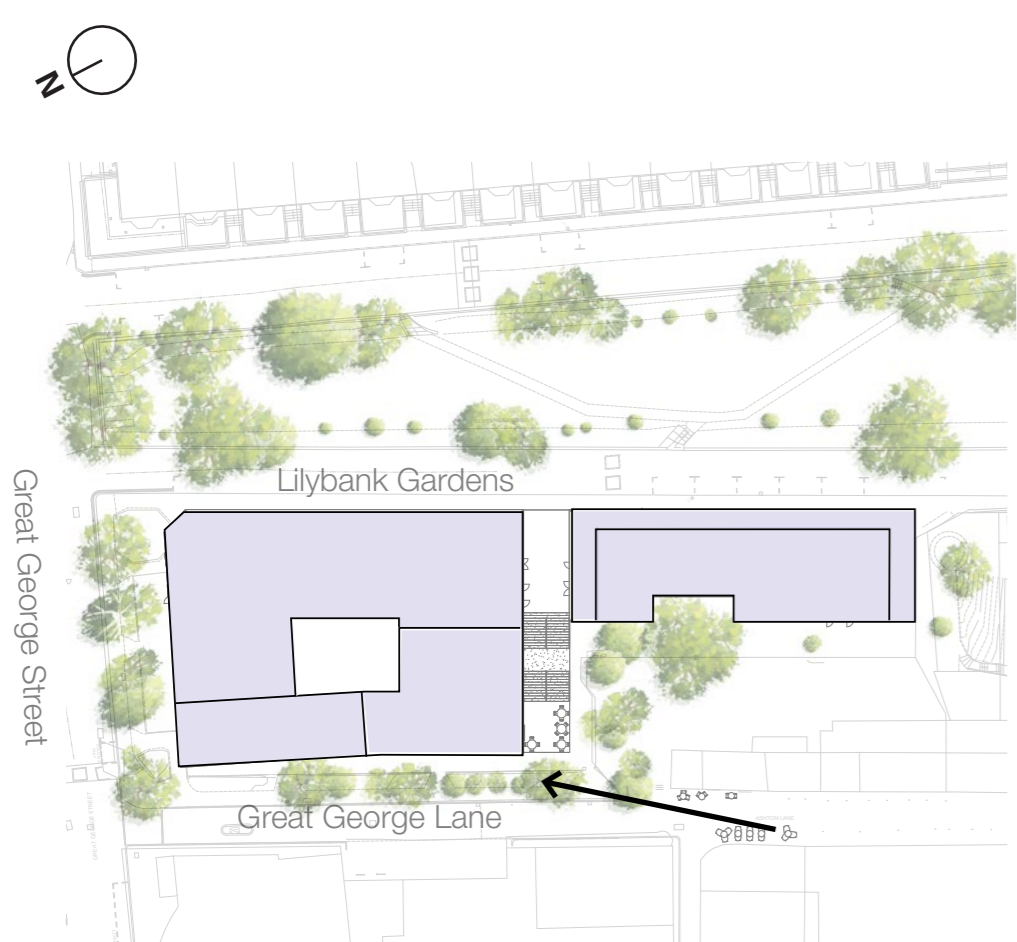


View along Ashton Lane

A more informal character is proposed fronting Great George Lane. The building line is set back to allow tree planting and improved public realm whilst the transition in scale frames the new link to Lilybank Gardens.



Above: View looking north along Ashton Lane



EMERGING PROPOSALS

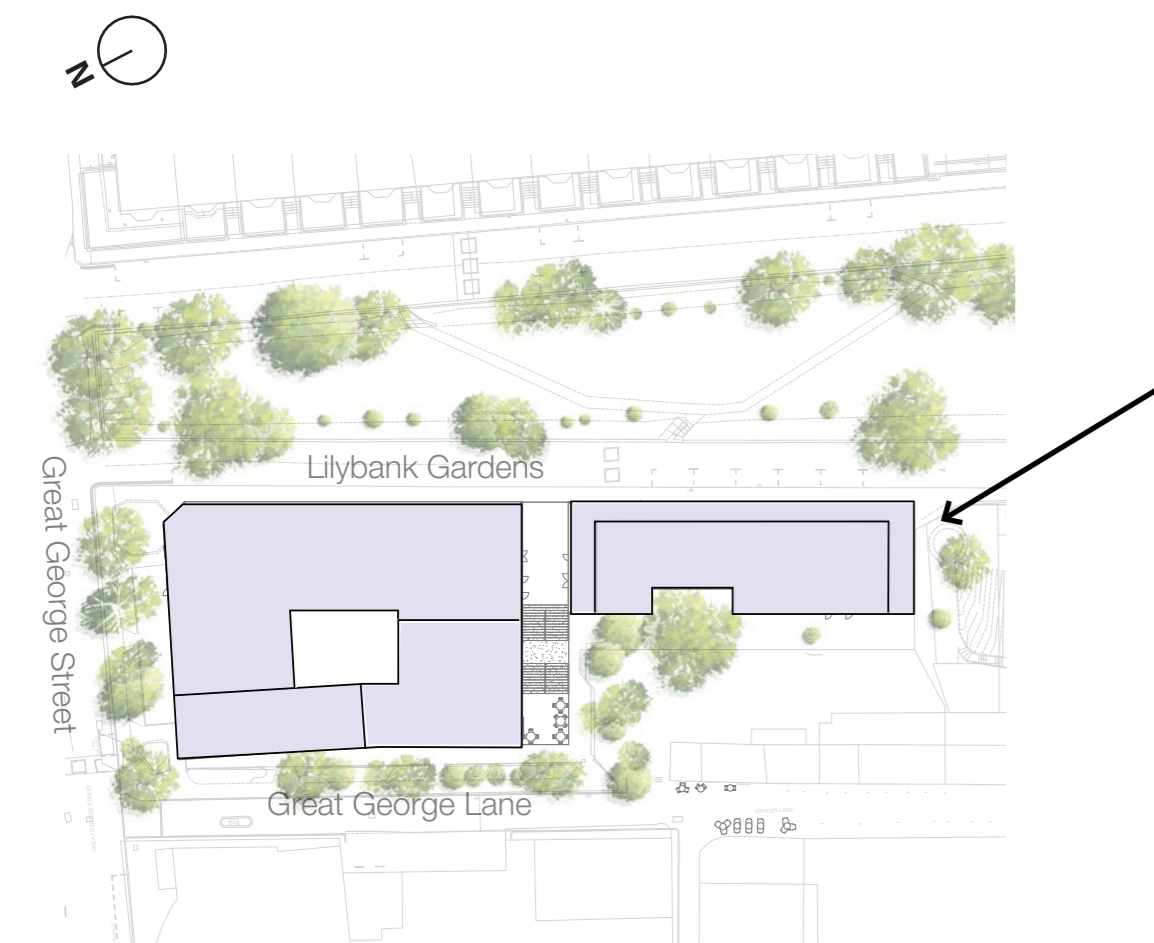
Edges and Thresholds

South Facing Gable

The south facing gable will be differentiated from the gardens facing facade to frame the approach from the Wider Western Campus and create a strong bookend to the reinstated terrace.



Above: View looking north along Lilybank Gardens



Framing the entrance to Great George Lane

The north facing gable is set back from the street edge enabling the retention of mature trees along Great George Street. The massing on the corner frames the entrance to Great George Lane and with a transition in scale towards the sequence of lanes beyond.



Above: View looking south from Great George Street



Landscape and Environment

Public Realm Improvement

Illustrative Landscape Plan

Illustrative Landscape Plan shows an artistic impression of the proposed design and its wider integration with the surrounding public realm

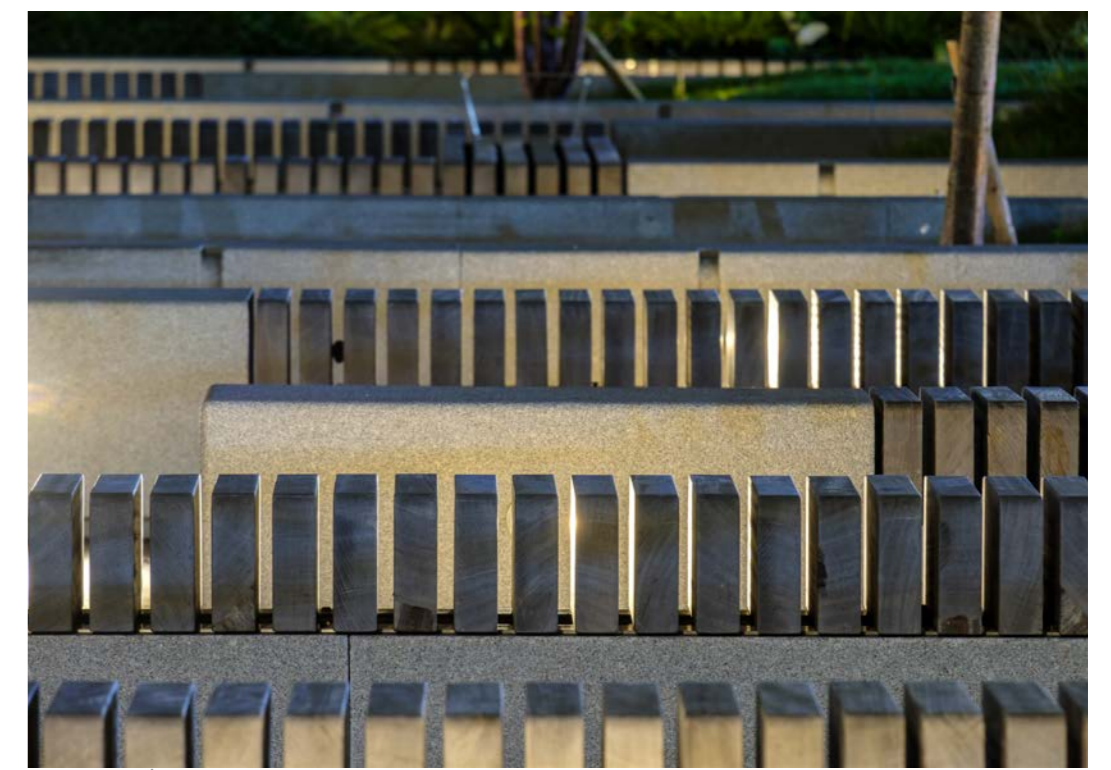


Image 1 | Lighting will be used for safety and to activate the public realm during night time hours creating a rich nighttime setting that integrates with the vibrant Ashton Lane



Image 2 | The public realm design will use high quality materials to integrate with the award winning University of Glasgow Western Campus

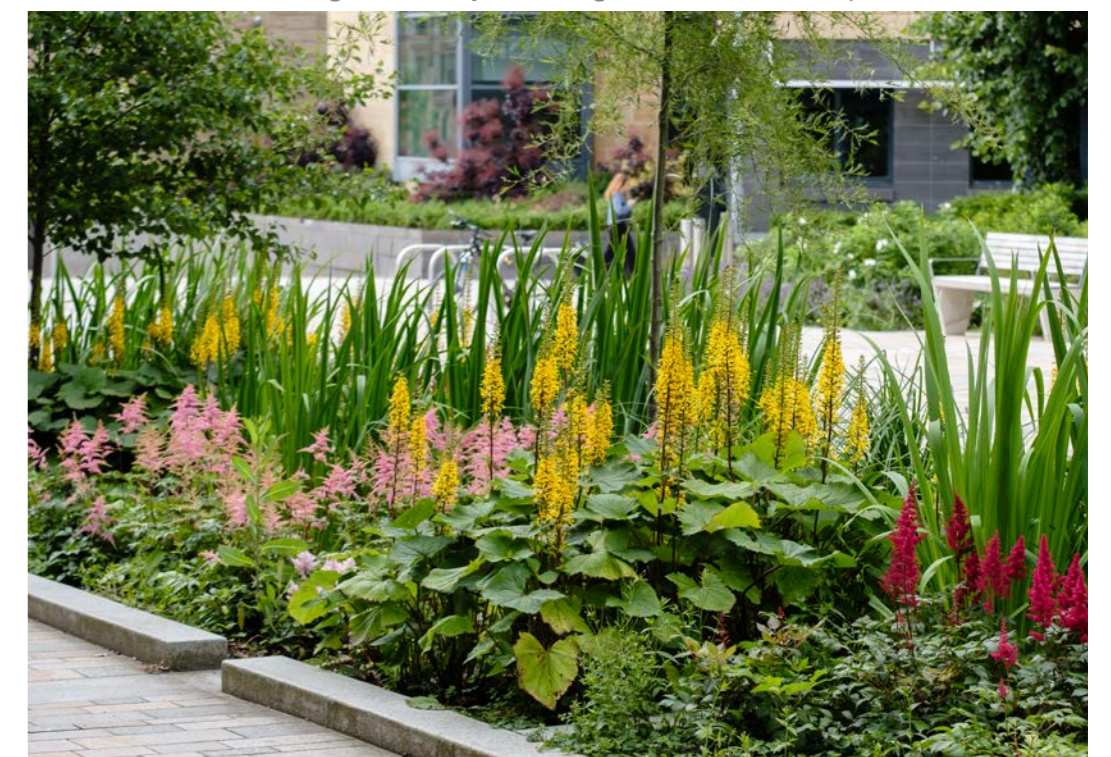


Image 3 | The proposal would look to incorporate rain water harvesting SUDS planters like those recently installed on University Place



Image 4 | High quality materials and seating opportunities will be incorporated to support rest stops and gathering spaces



Image 5 | Species rich planting design will be incorporated to create biodiversity corridors, softening and creating nature filled immersive spaces

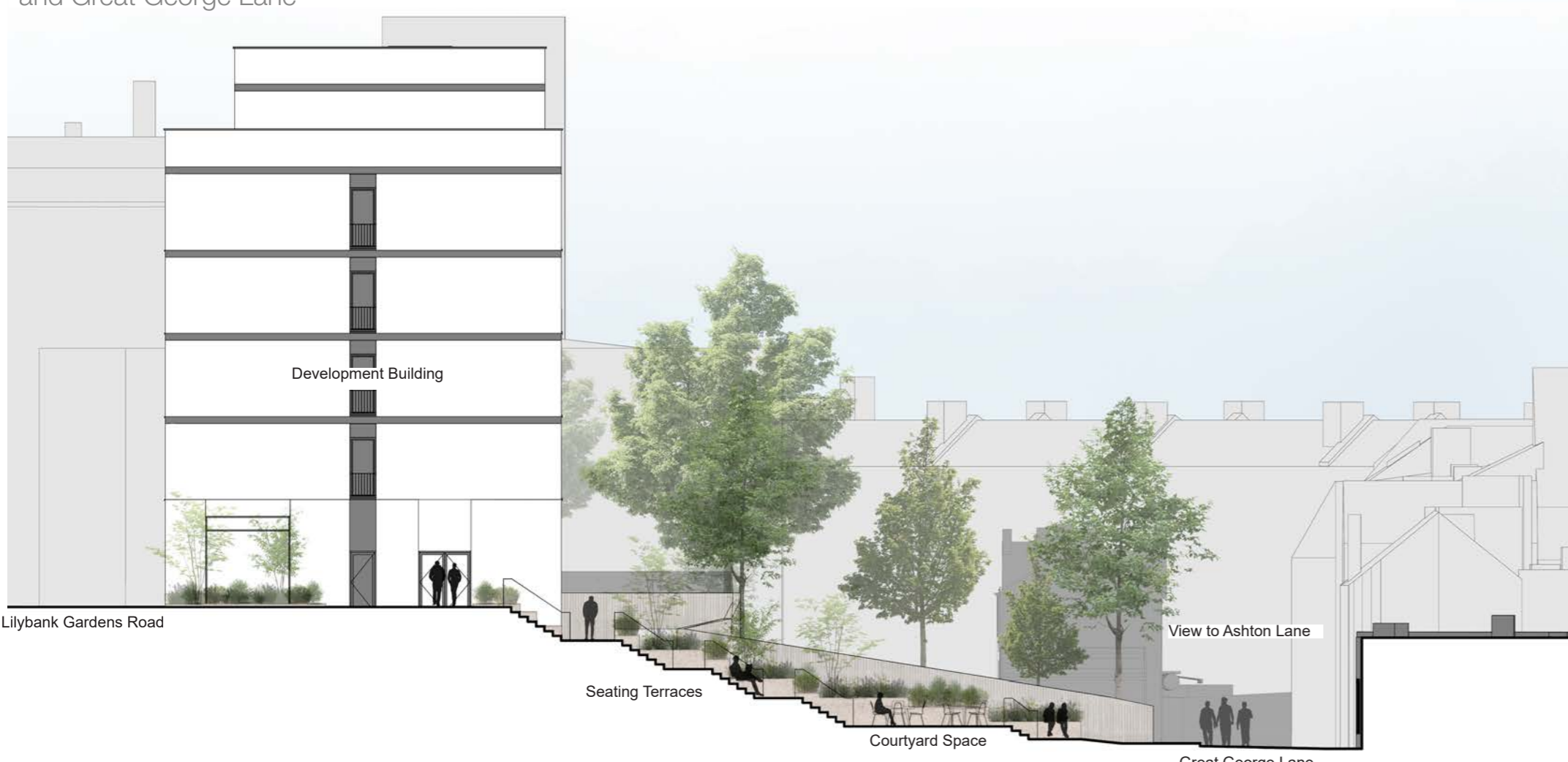
Technical Landscape Plan

Technical Landscape Plan shows general spatial arrangement including hard and soft landscape proposals for the proposed public realm design



Sectional Drawing

Section drawing shows level change and public realm design including seating terraces between Lilybank Gardens Road and Great George Lane



Visualisation

Visualisation shows view from Great George Lane up towards the seating terraces and Lilybank Garden Road

Landscape and Environment

Tree & Environmental Enhancement Works

Tree Categorisation Plan

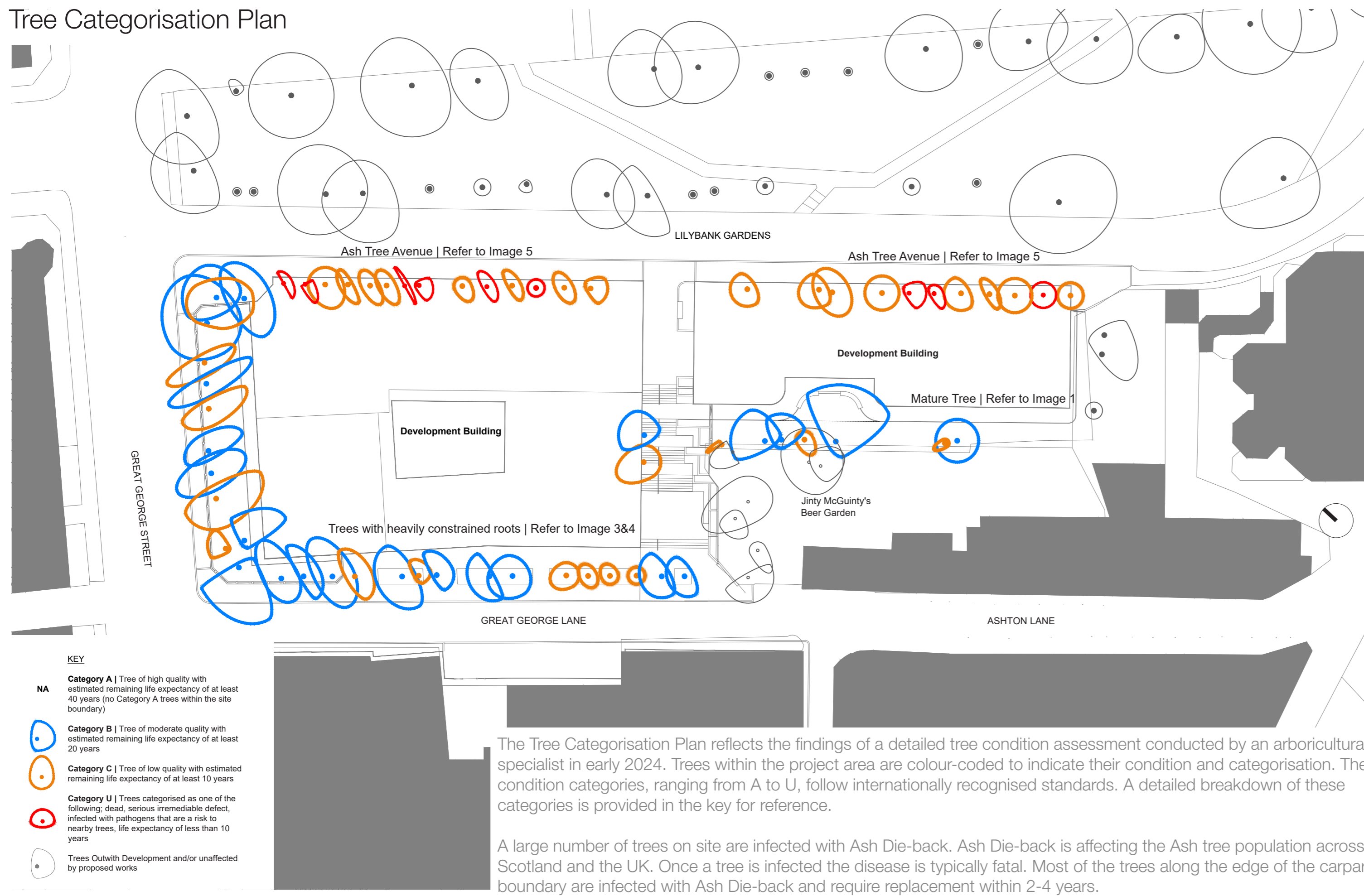


Image 1 | Existing mature tree to be incorporated into building form at rear of development adjacent to Jinty McGuinty's



Image 2 | Existing trees forming historic Great George Street edge to be thinned to enhance growth potential of retained individual specimens



Image 3 | Rooting conditions to the tree avenue on Great George Lane are heavily and irremediably constrained limiting tree development



Image 4 | Overground rooting caused by poor and constrained rooting conditions affecting tree development and growth potential



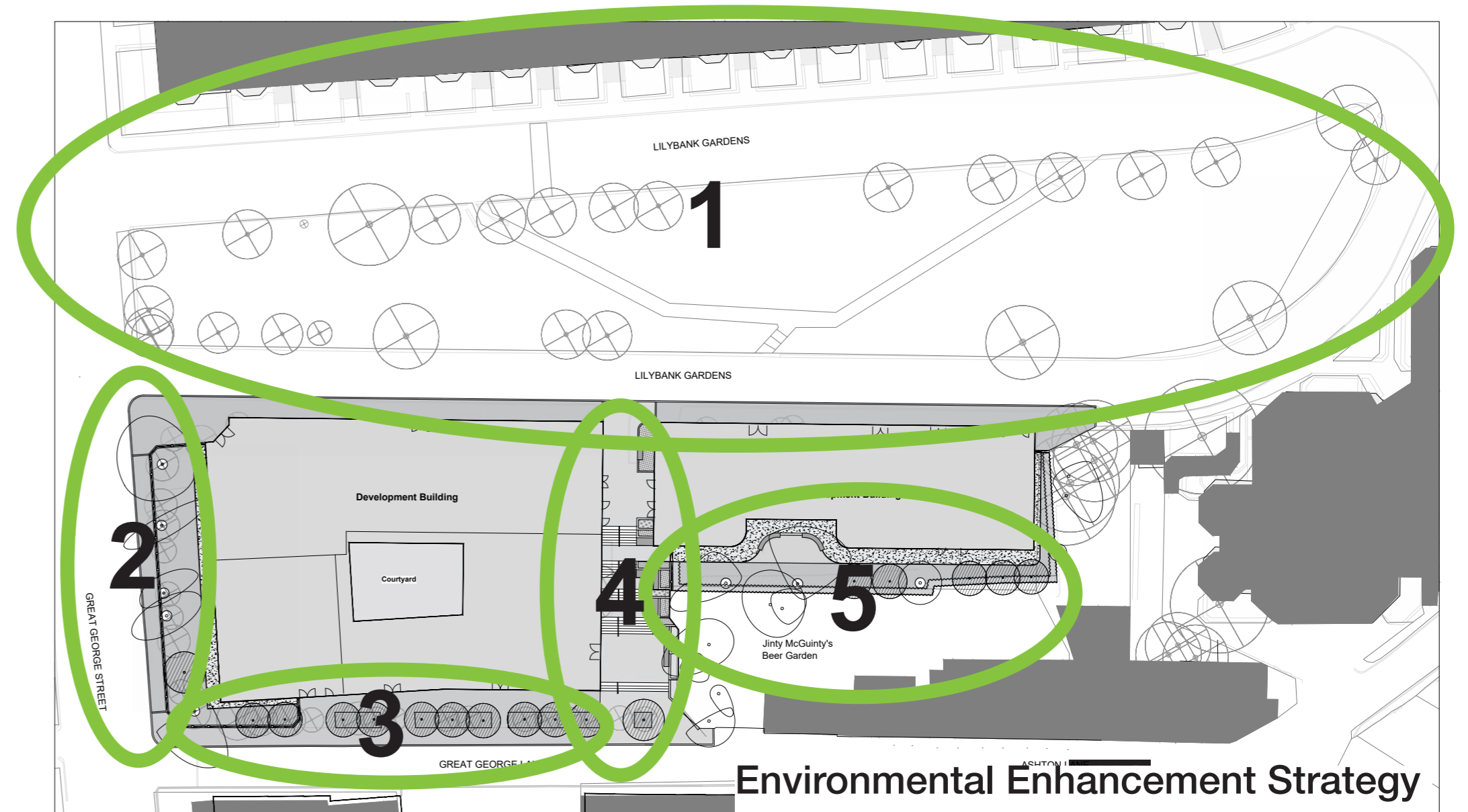
Image 5 | The ash tree avenue to north side of carpark along the road edge are all suffering from varying stages of Hymenoscyphus fraxineus (Ash Die-back)

Tree Retention Plan



Environmental Enhancement Strategy | This diagram divides the site into zones, each playing a key role in the overall strategy for environmental enhancement for the development. The zones focus on improving tree health, enhancing biodiversity, sustainable public space improvements. Together, they create a cohesive approach to delivering a greener, healthier, and more resilient landscape.

- 1 | Potential for future integration of historic Lilybank Gardens, enhancing this valuable heritage asset through sympathetic tree planting, biodiversity improvements, and the preservation of key features, creating a richer landscape.
- 2 | Enhancing historic existing mature tree health, promoting growth and long term health and development
- 3 | Replacing low-value trees with short life expectancy with new trees supported by specialist underground infrastructure, ensuring healthy growth and contributing to the wider West End urban landscape network for generations.
- 4 | Creating a green link from Lilybank Gardens to Great George Lane with mixed native planting, harnessing rainwater and offering a high-quality, vibrant landscape for all.
- 5 | Celebrating existing mature specimen tree by improving its condition and integrating into the built environment, under-planted with a rich tapestry of shade-tolerant plants and native hedges to create a contemplative space immersed in nature.



Environmental Enhancement Strategy

NEXT STEPS

Subject to this consultation exercise and further discussions with Glasgow City Council and other stakeholders it is proposed to submit a planning application in Spring 2025.

This planning application will include supporting information, providing information on a range of subjects, including design, built heritage, townscape, sustainability, biodiversity, transport, ecology, flooding, drainage, ground conditions and noise.

The project design team will take into account of all comments made during this consultation event as the proposals are developed further. A report will be prepared on this consultation exercise which will be submitted to Glasgow City Council in support of the planning application.

We welcome your comments on our proposals and we look forward to receiving your feedback. Also, please remember that this is a pre application consultation and you will have an opportunity to make formal representations to Glasgow City Council once a planning application has been submitted.

Feedback Questionnaire

We would welcome your feedback in relation to the proposals and seek any comments you may have on the proposals.

We would seek comments to be submitted through the Feedback Questionnaire or via email (campus-development@glasgow.ac.uk).

As noted above, any comments made are not being submitted to Glasgow City Council. When the planning application is submitted, there will be an opportunity to submit formal representations to Glasgow City Council for their consideration.

