

INTRODUCTION

Welcome to our second consultation event on our emerging proposals to develop new student residences at Lilybank Gardens, Glasgow. This event is primarily about providing feedback regarding the views gathered during the pre-application consultation period, including the first public event that we held in January 2025.

This second consultation event provides further details on the emerging proposals and we have also provided details of the views gathered at the first consultation event and our responses to these.

As well as providing feedback, we are still inviting the local community and other stakeholders to review our emerging proposals before a planning application is submitted to Glasgow City Council.

We would still very much welcome your feedback and comments. To assist, we have again 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 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



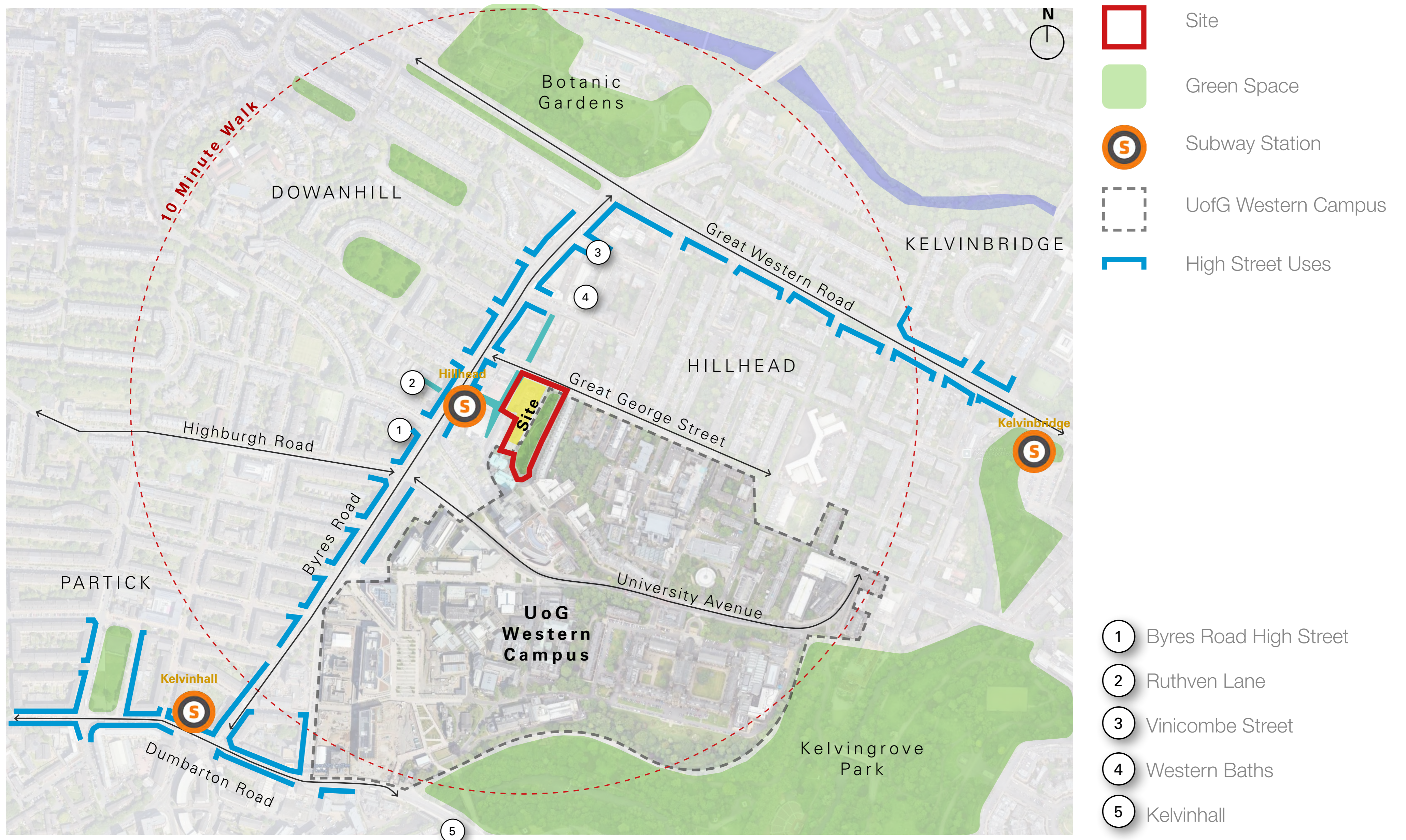
View of the new proposals from Great George Lane looking towards Lilybank Gardens

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.



Above: Plan showing the site and its surrounding 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: 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

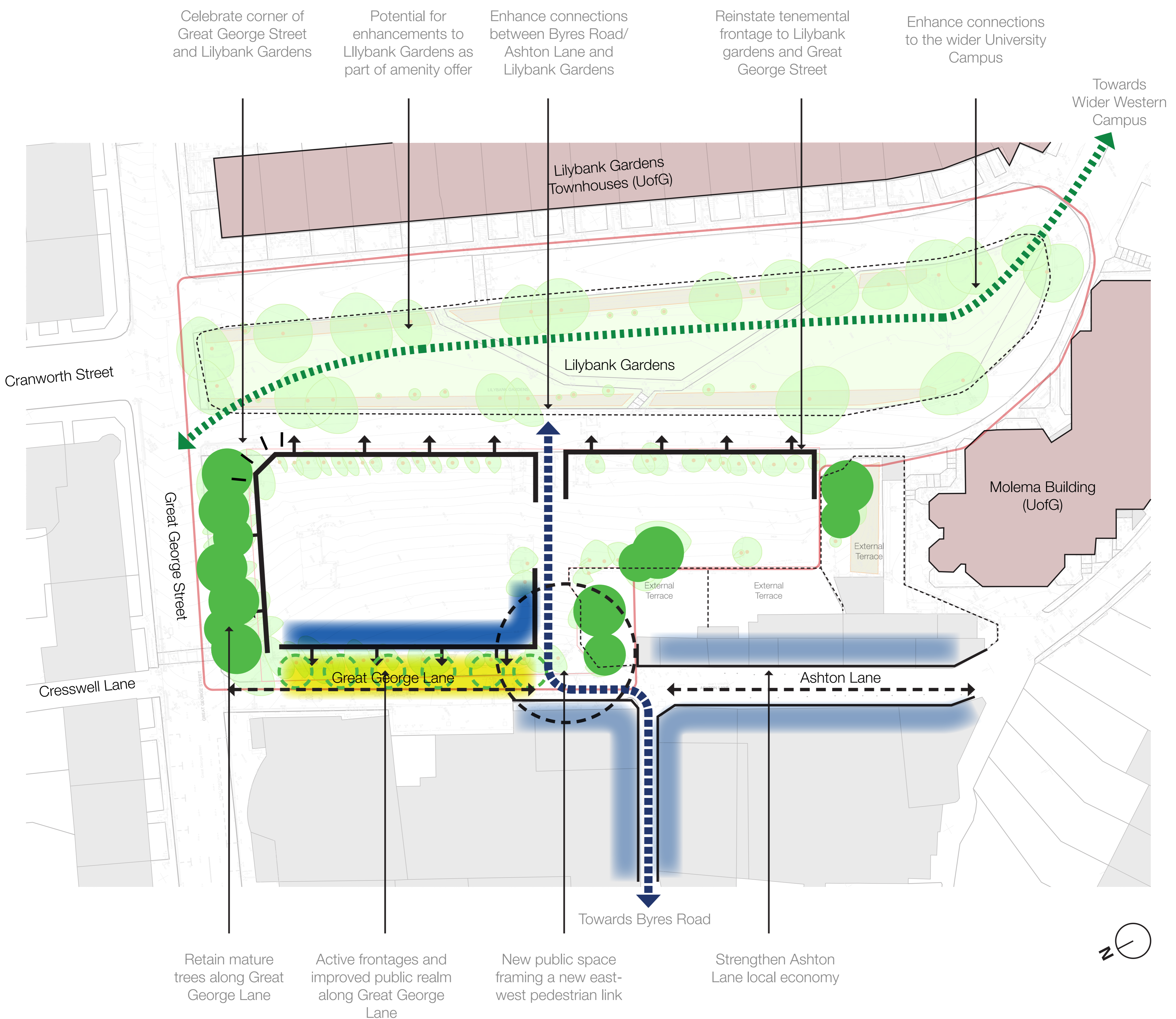


Above: Historic Aerial photo showing historic tenemental buildings that previously occupied the site

VISION AND CONTEXT

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.



FEEDBACK FROM THE 1ST CONSULTATION EVENT

Approximately 85 people attended the 1st consultation event on the 13th January. A number of comments were raised through discussions with the project team and via the feedback forms provided at the event. There were five key themes that were consistently raised by attendees.

1. Scale and mass of buildings facing Great George Street and Lilybank Gardens

A number of respondents had concerns around the scale of frontage to Great George Street and Lilybank Gardens. These related to the buildings overall impact on the conservation area as well as loss of daylight to adjacent tenements.

2. Loss of car parking

The loss of parking was a concern for a number of people. Many comments related to concerns around the impact on the local high street economy. In addition, some local residents raised concerns due to the recent changes in parking management in the area.

3. Modifications to the Gardens

Clarity was sought from a number of attendees regarding proposed modifications to the Gardens themselves. Some attendees wanted confirmation that the Gardens would not be redeveloped with new buildings and others were keen that their use for the wider public was preserved.

4. Architectural Approach

Some attendees requested further detail on the proposed materials to be used as well as details on the elevational design. Many people requested that the proposals respond to the local conservation area context and reference the character and materials of the surrounding tenements.

5. Access and Servicing of the Proposed Buildings

A number of people requested further information on how the proposed buildings would be accessed and serviced

Below are a selection of comments made by attendees on the feedback forms provided at the event.

"I like the separation between the two blocks with the stepped walkway"

"I like the additional commercial building at street level to further enhance Ashton Lane."

"The shape and use of brick is not harmonious with the surrounding buildings."

"Glad that garden space will be retained and developed."

"Perhaps a bit too high. Maybe reduce number of floors."

"I like the overall concept of filling the gap left by the demolished buildings. However the proposed scale and massing and aesthetics are not in keeping with the surrounding buildings."

"Lack of interest in the external features. Ridge line of the larger building is too high."

"I like that the project responds to the need for more affordable and liveable student housing. The project seems to encompass and enrich the student experience. I like that the accommodation is also built with mature students and couples in mind - a more diverse demographic."

"Removal of the car park will be an issue for local residents and businesses"

"Like repairing the historic block, retaining mature trees, active frontages, removing the car park, the steps and the brick facade."

DEVELOPED PROPOSALS

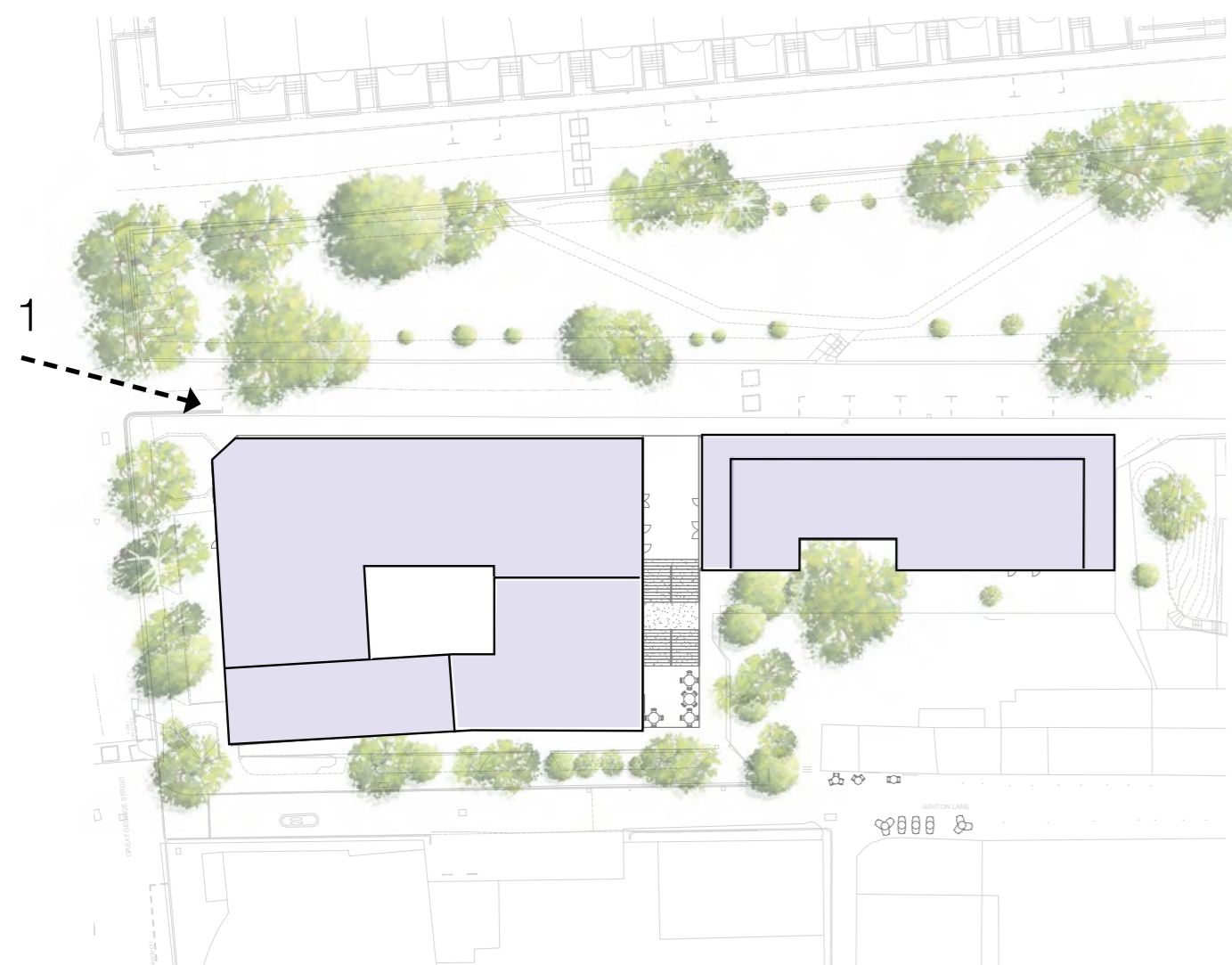
Scale and Mass

Previous Proposals

A number of attendees expressed concern about the perceived scale of the proposals on the corner of Lilybank Gardens and Great George Street



Above: Previous Proposal



Developed Proposals

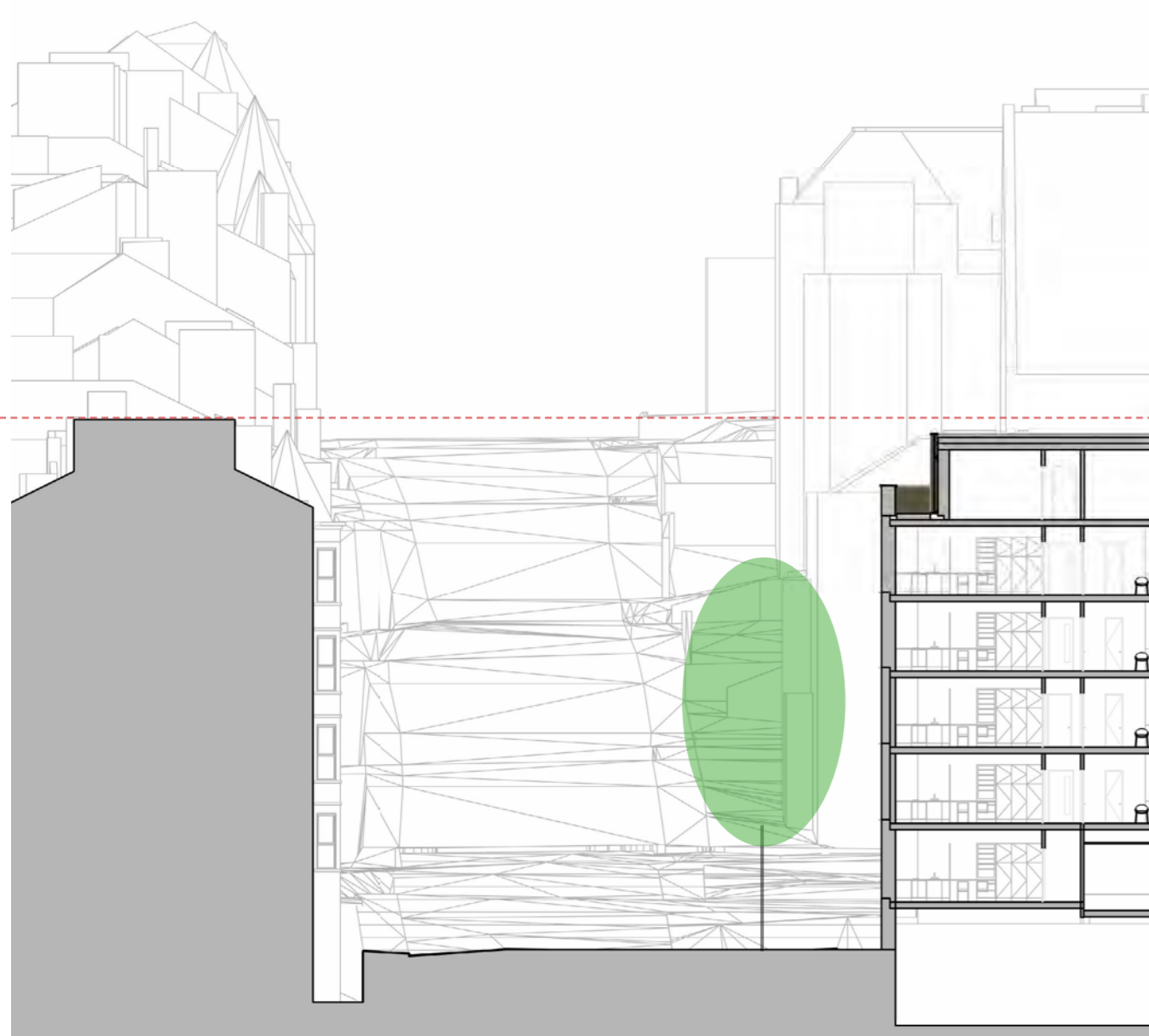
The developed proposals have responded to feedback with the setting back of the top floor to reduce the visual impact of the proposals on the corner of Lilybank Gardens and Great George Street. In addition, the elevational design and materials palette have been developed to engage with the site's distinctive architectural context.



Above: Latest Proposal

Top storey set back on corner of Great George Street and Lilybank Gardens

Increased set back of building line at corner



Section showing relationship to adjacent tenements on Great George Street

Material palette developed to reflect local context. Brown sandstone to match surrounding buildings.

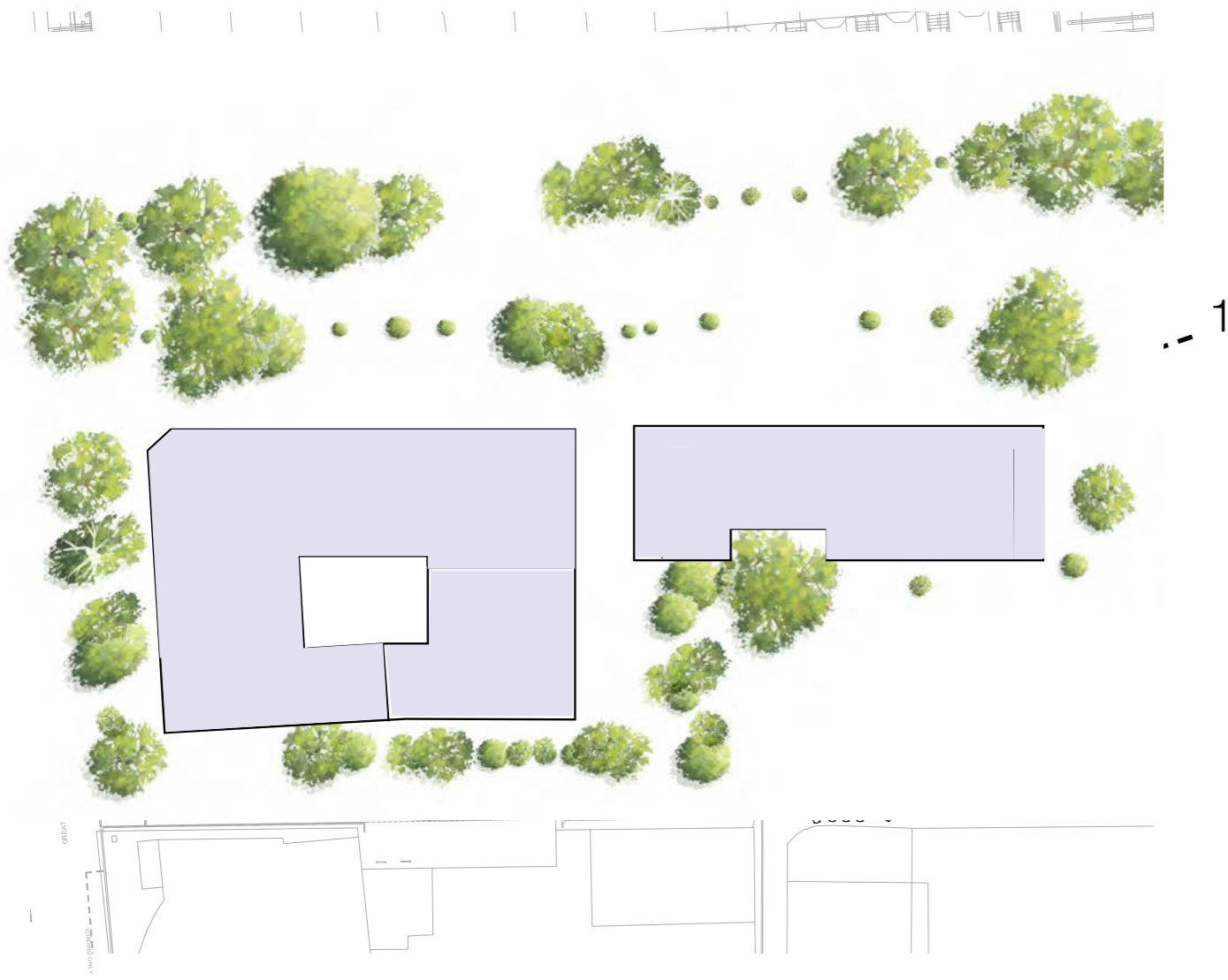
Composition of ground floor developed to create variation and hierarchy within the facade

DEVELOPED PROPOSALS

Scale and Mass

Previous Proposals

The view below looks north along Lilybank Gardens and shows the developed proposals within their wider context.



Above: Previous Proposal

Developed Proposals

Feedback has been considered around the impact of the main facade towards Lilybank Gardens. The developed proposals have responded to this feedback by carefully setting back the top floor on some areas as well as allowing areas to accent to take advantage of key viewpoints. The elevational design and materials palette have been developed to engage with the site's distinctive architectural context.

Developed lightweight top storey with accent element on gable end.



Above: Latest Proposal

Material palette developed to reflect local context. Brown sandstone to match surrounding buildings.

DEVELOPED PROPOSALS

Architectural Approach

We have developed the architectural proposals since the last consultation event. These have been informed by an analysis of the local tenemental context. 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.



LANDSCAPE AND ENVIRONMENT

Potential Enhancements to Lilybank Gardens

Introduction

As part of the wider campus improvement, and also by way of offering environmental enhancement associated with the new student residential development, the University is considering enhancements to Lilybank Gardens. The Gardens will be retained as part of the development and it is recognised that modest enhancements would make this important greenspace more attractive, accessible and usable. This board illustrative some of the issues that are being considered.

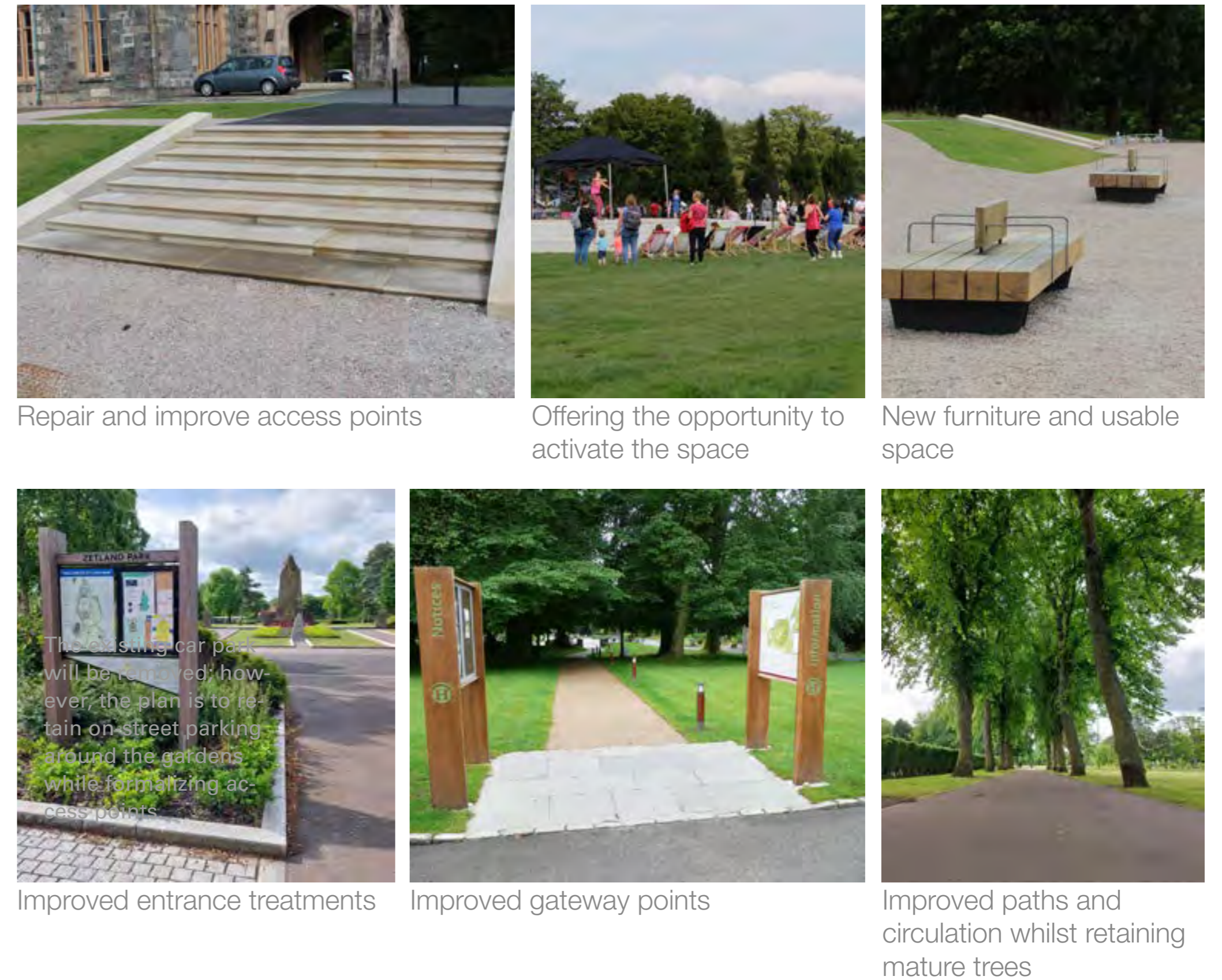
Existing Issues

The photos below identify some of the key existing issues within the gardens.



Precedent Images

The images below illustrate how improvements have been made in other heritage park settings. Similar enhancements are being considered for Lilybank Gardens.

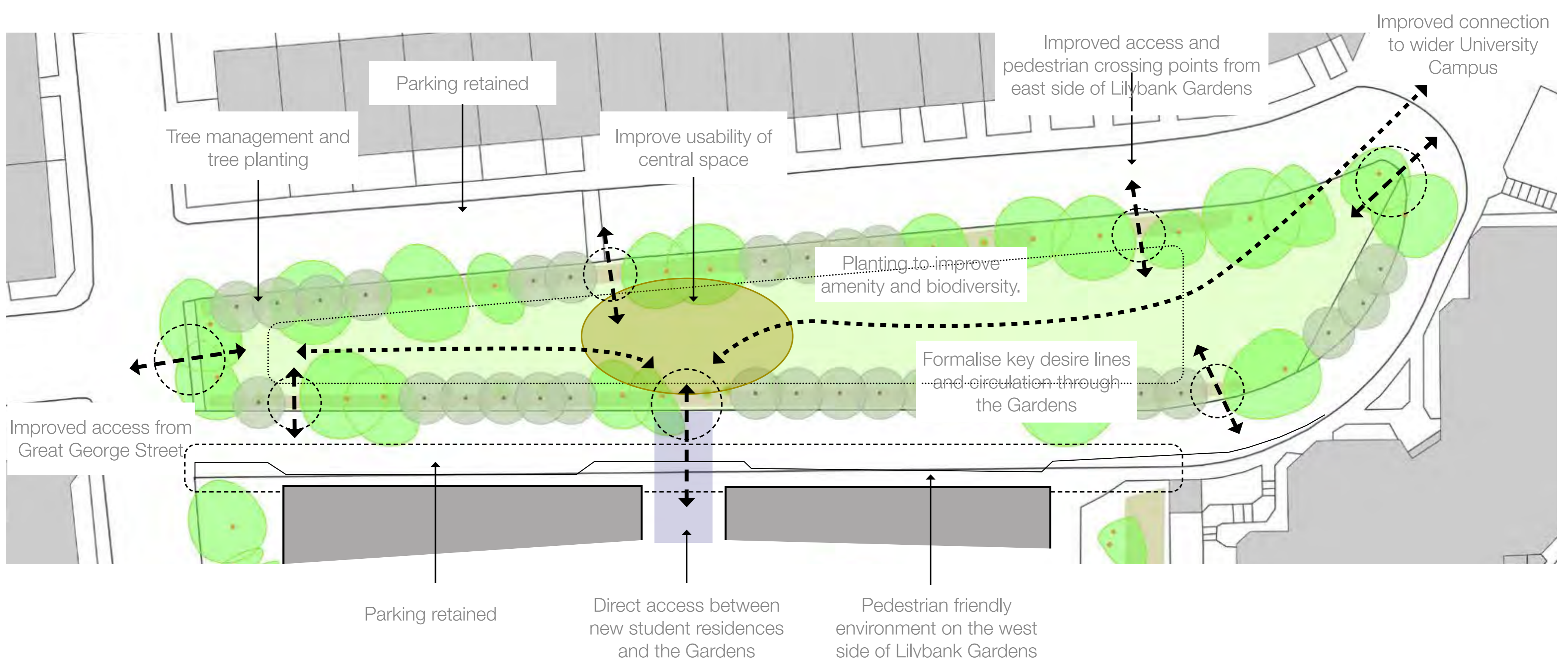


Opportunities for Improvement

The diagram below highlights some areas for potential improvements. These will make Lilybank Gardens more accessible and useable for students, university staff and the wider West End Community. It will also improve linkages between the wider University Campus and Byres Road / Ashton Lane.

Parking

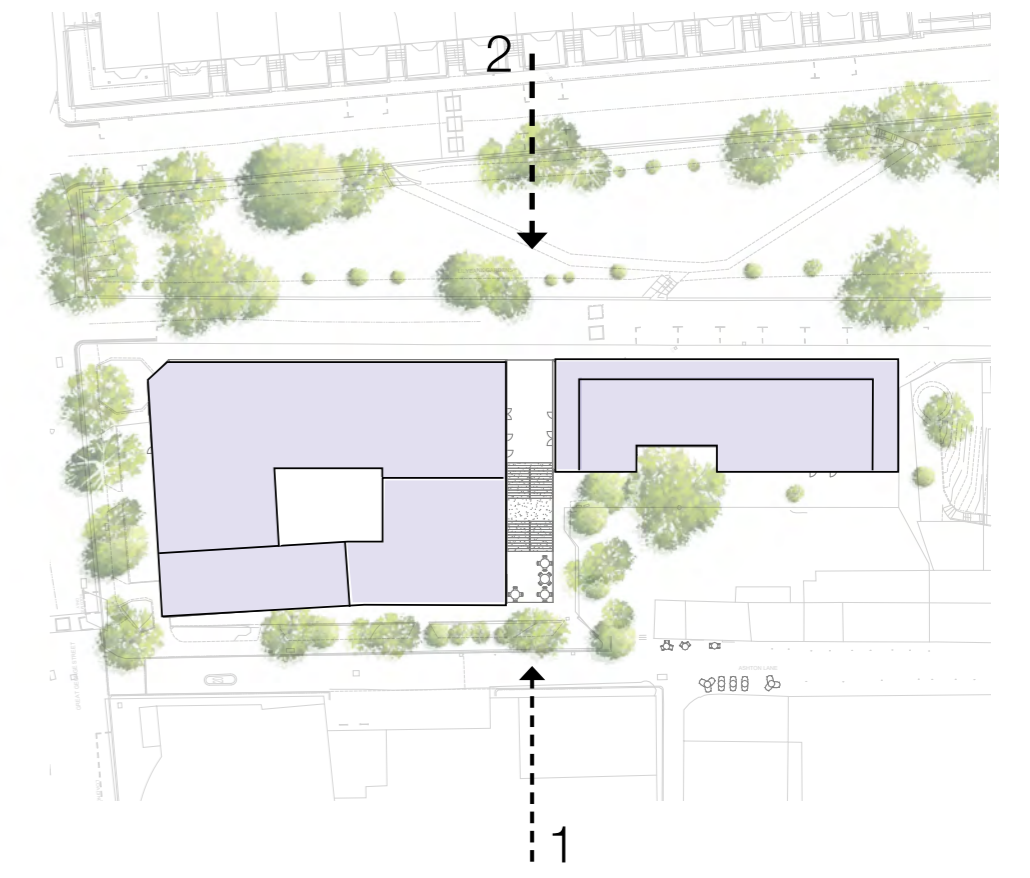
The development proposals will require the removal of the existing car park. However, on-street parking around the perimeter of Lilybank Gardens will be retained. Slight modifications to the parking layout will be incorporated to facilitate pedestrian crossing points. This will improve access to the Gardens as well as improve wider connectivity. The modifications to the parking layout can be achieved without any further loss to parking numbers around Lilybank Gardens.



DEVELOPED PROPOSALS

Lighting and Wayfinding

The new steps will be well lit and overlooked by active frontages to create a safe and secure connection at all times of the day. Opportunities will be sought to use lighting as part of the proposed placemaking approach, linking in to the existing character of Ashton Lane.



Active commercial uses fronting Great George Lane

Tree planting creating a soft edge to the adjacent licenced premises



View 1 - Night View looking towards Lilybank Gardens

High quality and robust materials creating resilient public realm

Easy going staircase with rest points



View 2 - New Lane Night View

Catenary lighting framing key gateway to Ashton Lane beyond

Integrated signage aiding way-finding and legibility

Ground floor amenity spaces providing active frontage to Lilybank Gardens

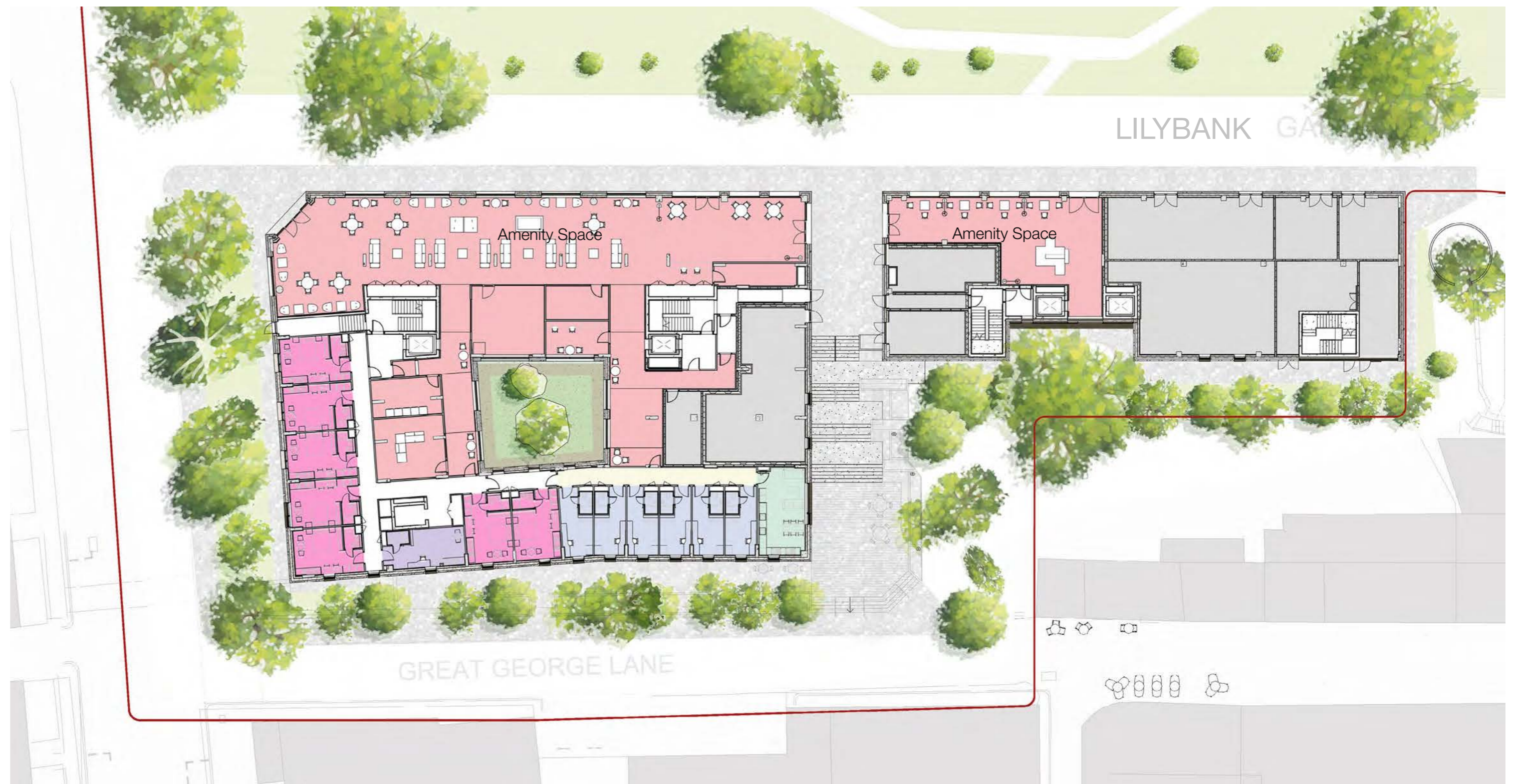
DEVELOPED PROPOSALS

Layout

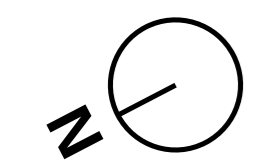
Since the last consultation event, we have further developed the architectural layouts in collaboration with other design disciplines. The design has been coordinated with input from landscape architect, structural engineer, fire engineer and MEP engineer.



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



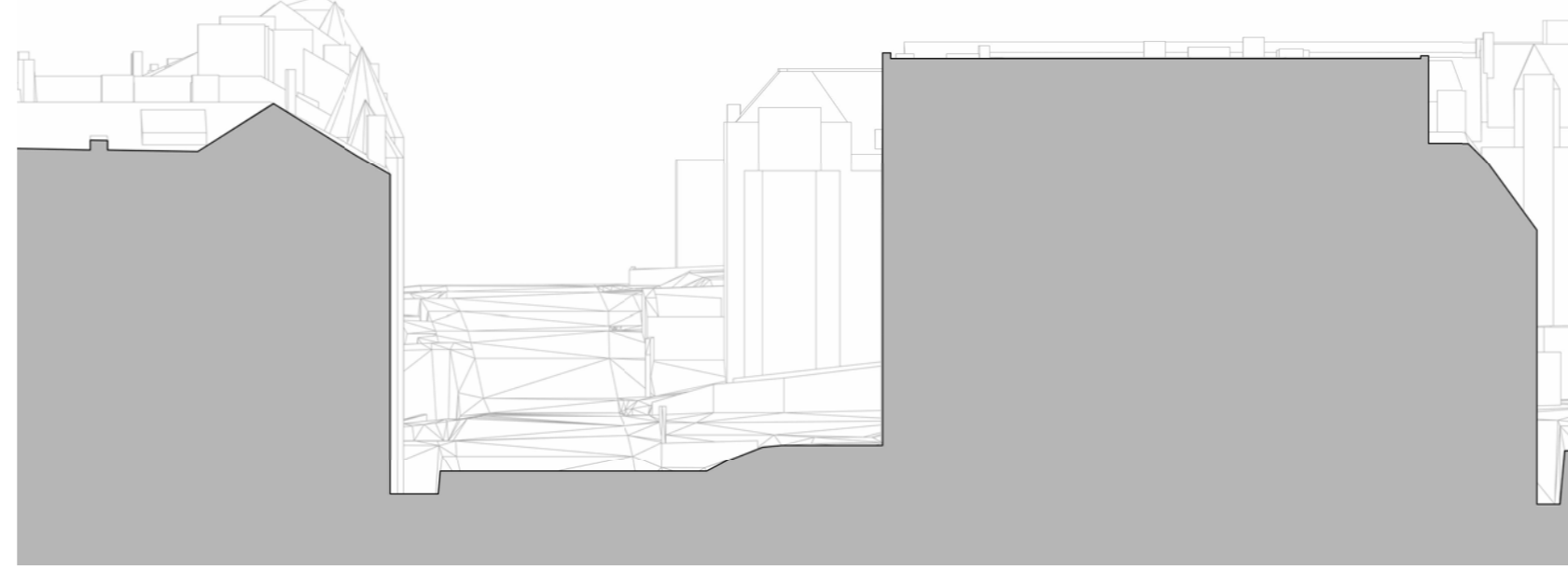
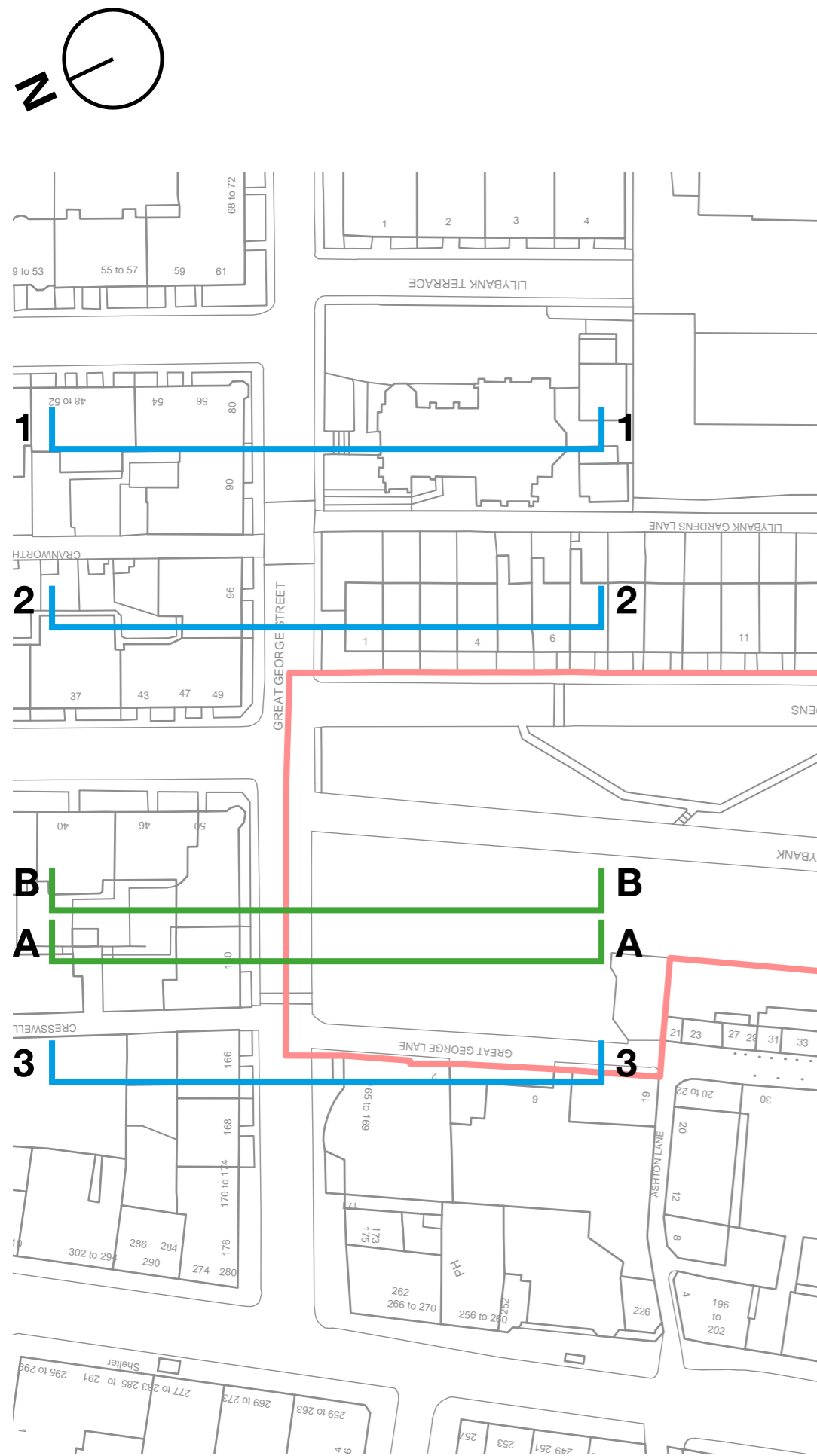
Typical Level Plan

DEVELOPED PROPOSALS

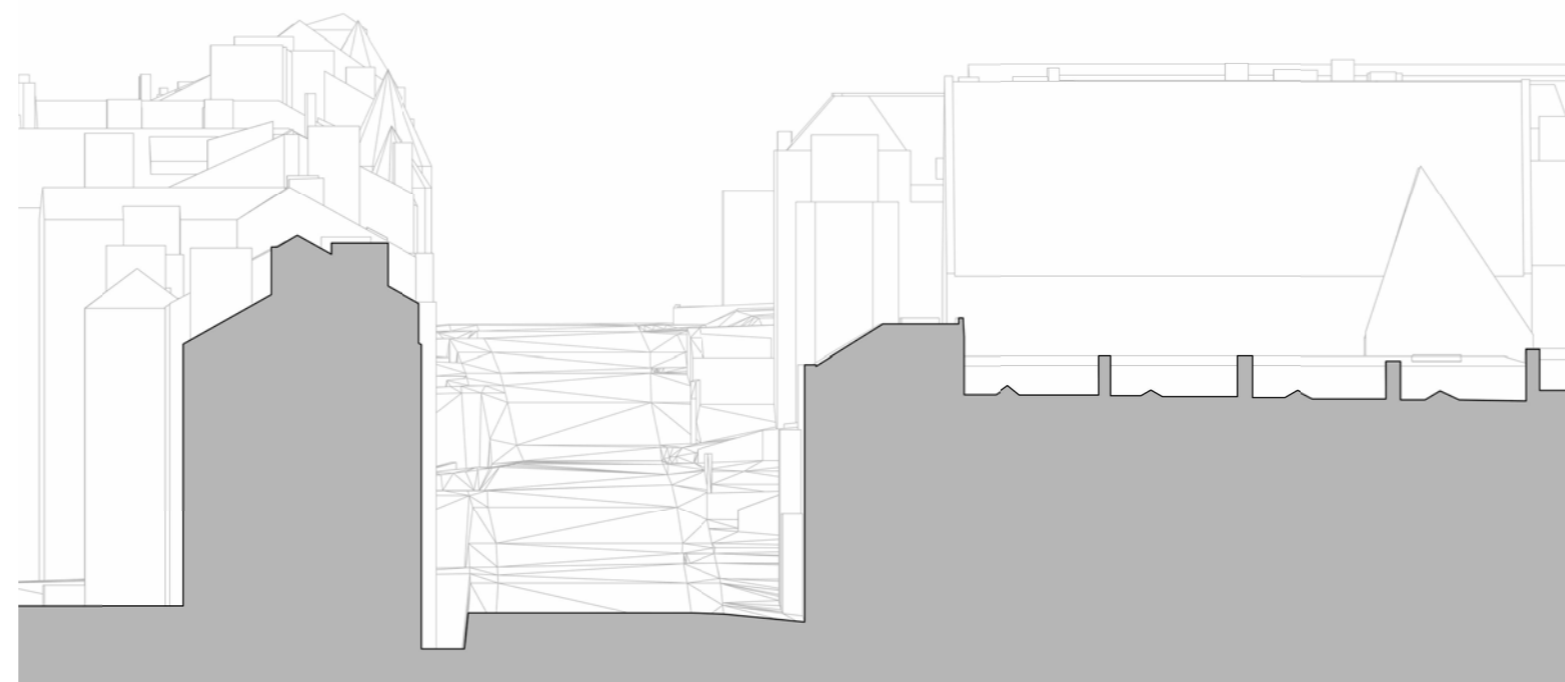
Local Context

Site Sections

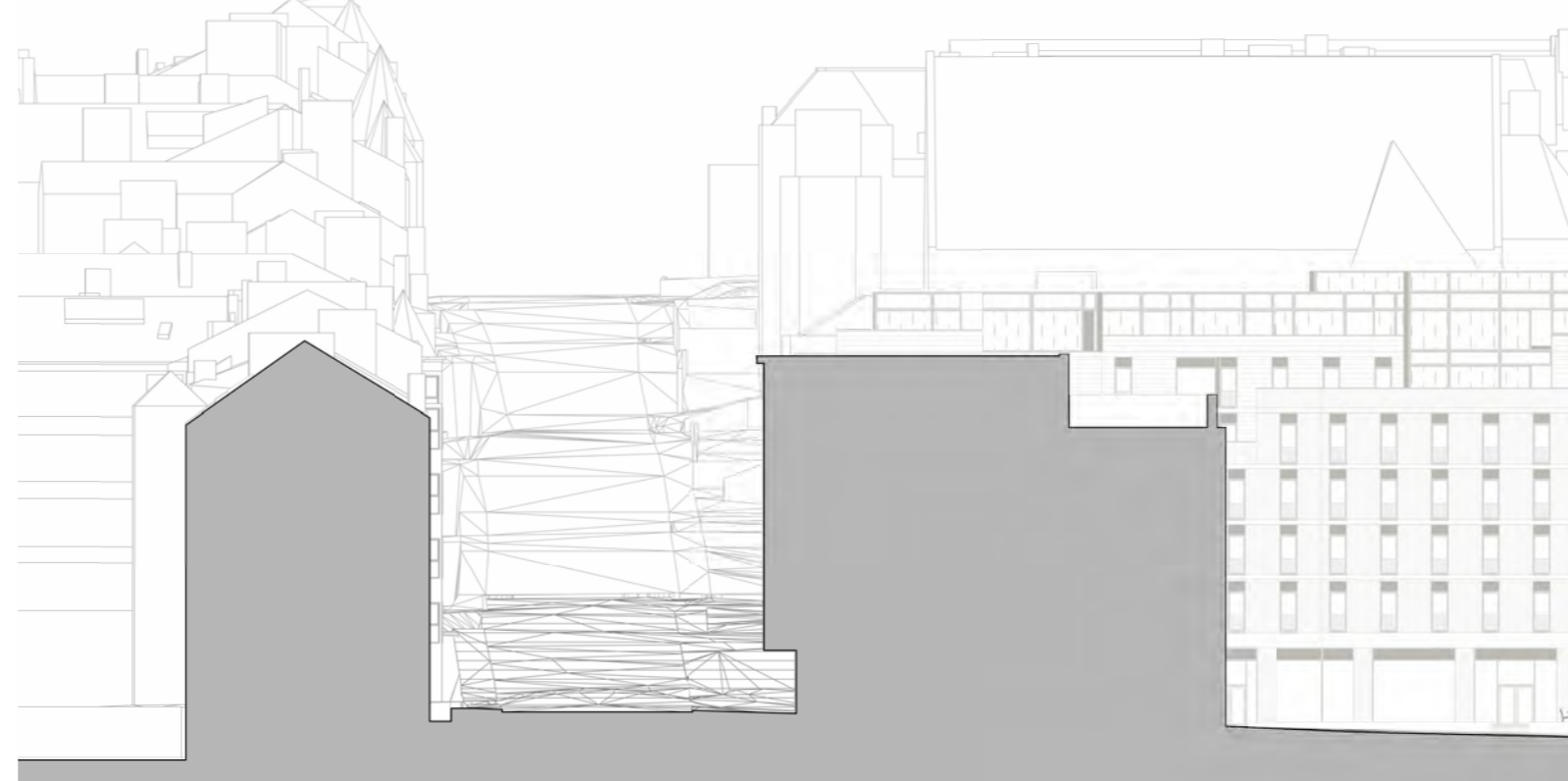
The following sections are taken through different heights along Great George Street showing the relationship to adjacent, existing and historic buildings.



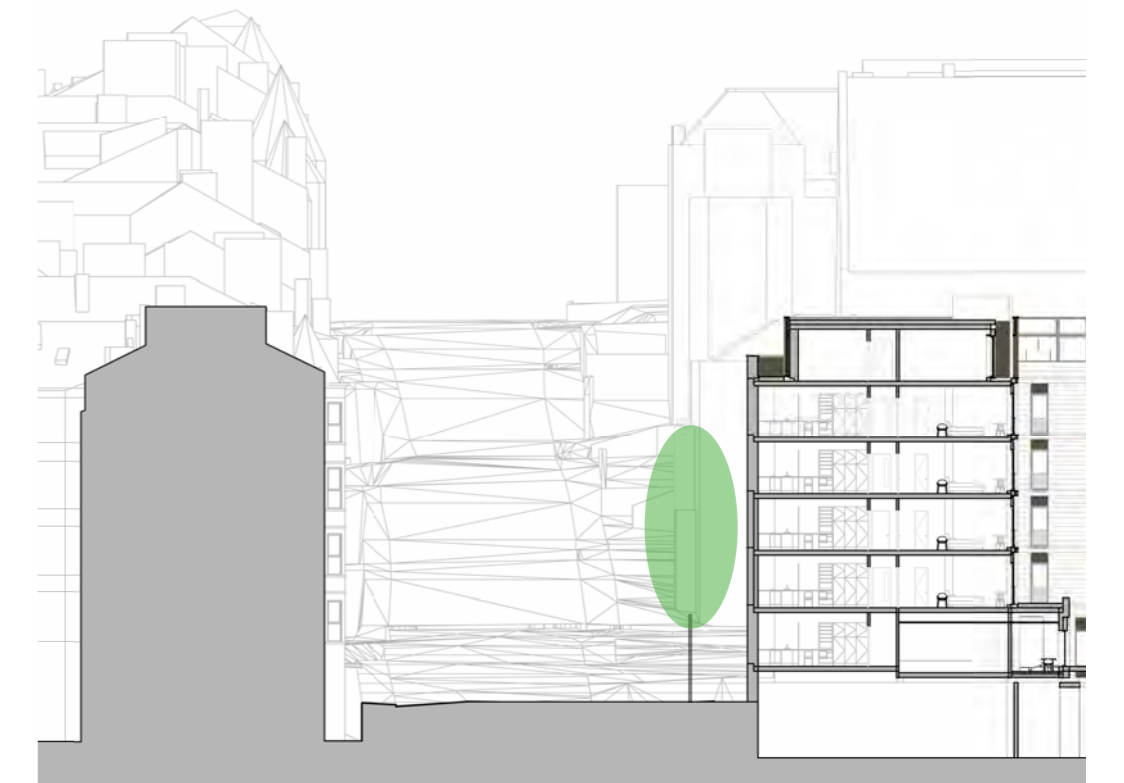
Section 1: Through 8 Lilybank Terrace (former church)



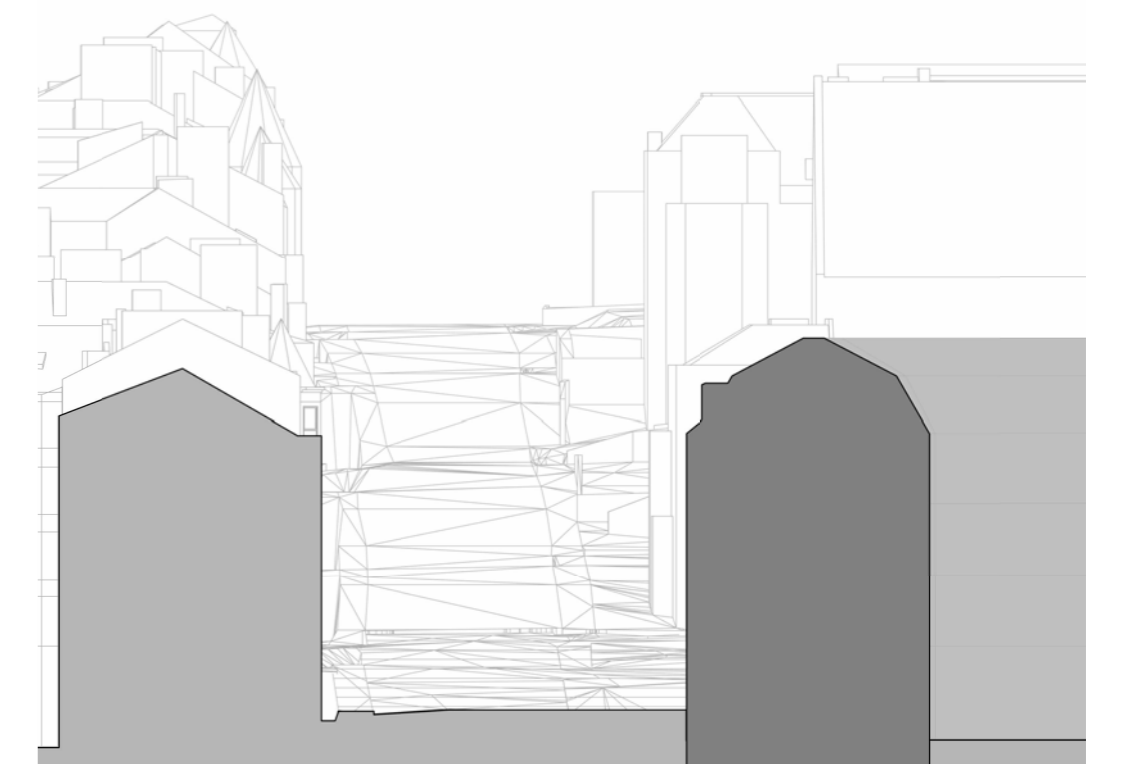
Section 2: Through Lilybank Gardens University Buildings



Section 3: Through Marks & Spencer Building



Section A: Through Current Proposal



Section B: Through Historic Tenements

Site Axonometric

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

Sustainability principles as well as water drainage has been considered in order to inform the roof design.

Developed lightweight top storey with accent element on gable end.

White Brick Facade onto Ashton Lane

Combination of blue roof / green roof and photovoltaic panels proposed



Above: Latest Proposal

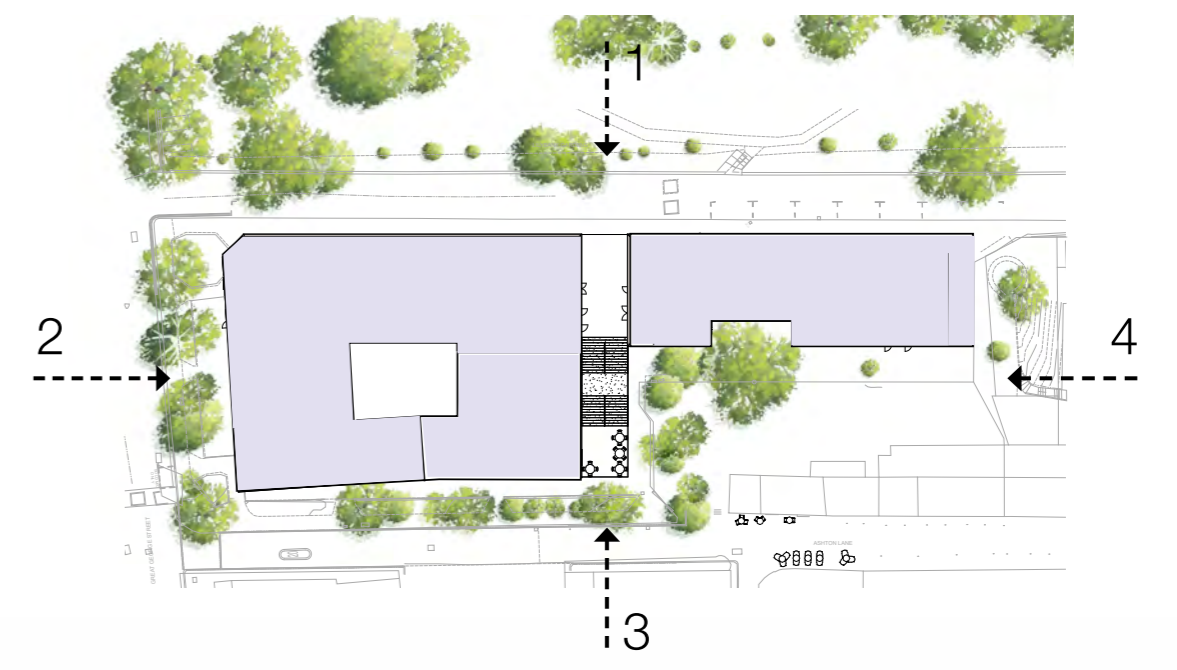
Material palette developed to reflect local context. Brown sandstone to match surrounding buildings.



Above: Precedent Images of High Quality White Brick Facade

DEVELOPED PROPOSALS

Elevations



Elevation 1: East Elevation



Elevation 2: North Elevation



Elevation 3: West Elevation



Elevation 4: South Elevation

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

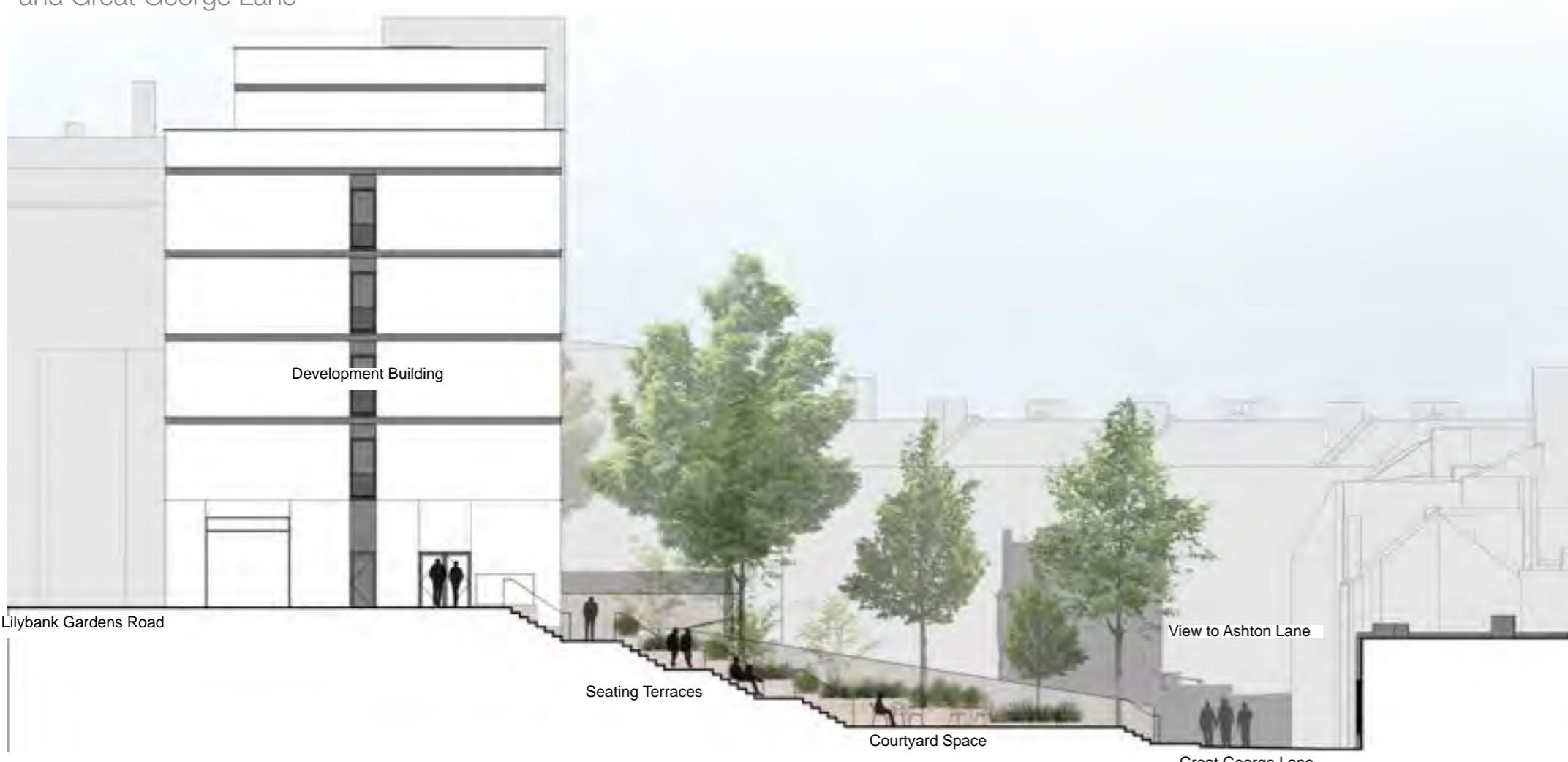
Technical Landscape Plan

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

Landscapes and Environment

Tree & Environmental Enhancement Works

Tree Categorisation Plan

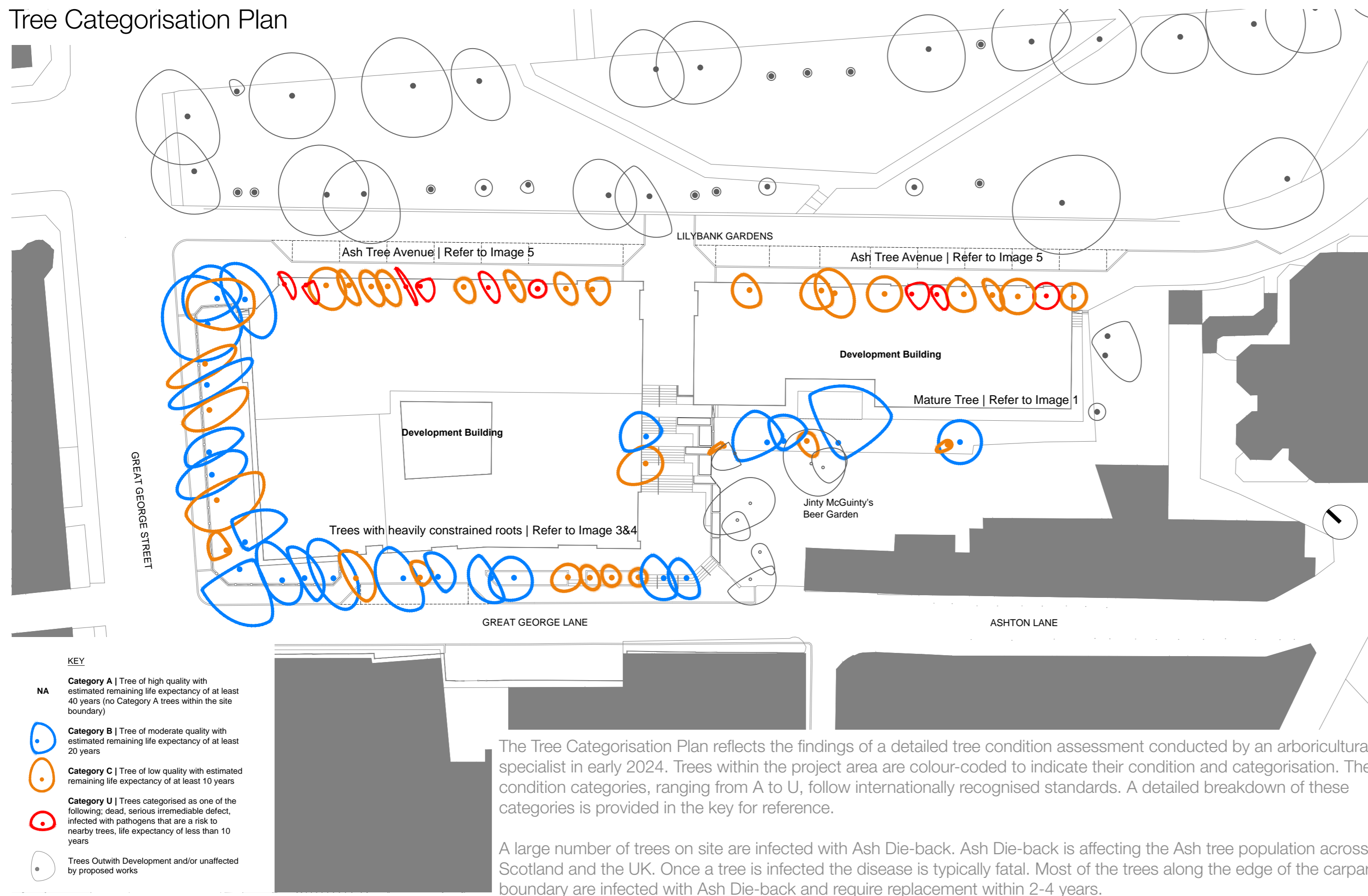


Image 1 | Existing mature tree to be incorporated into building form at rear of development adjacent to Jinty McGuinty's



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



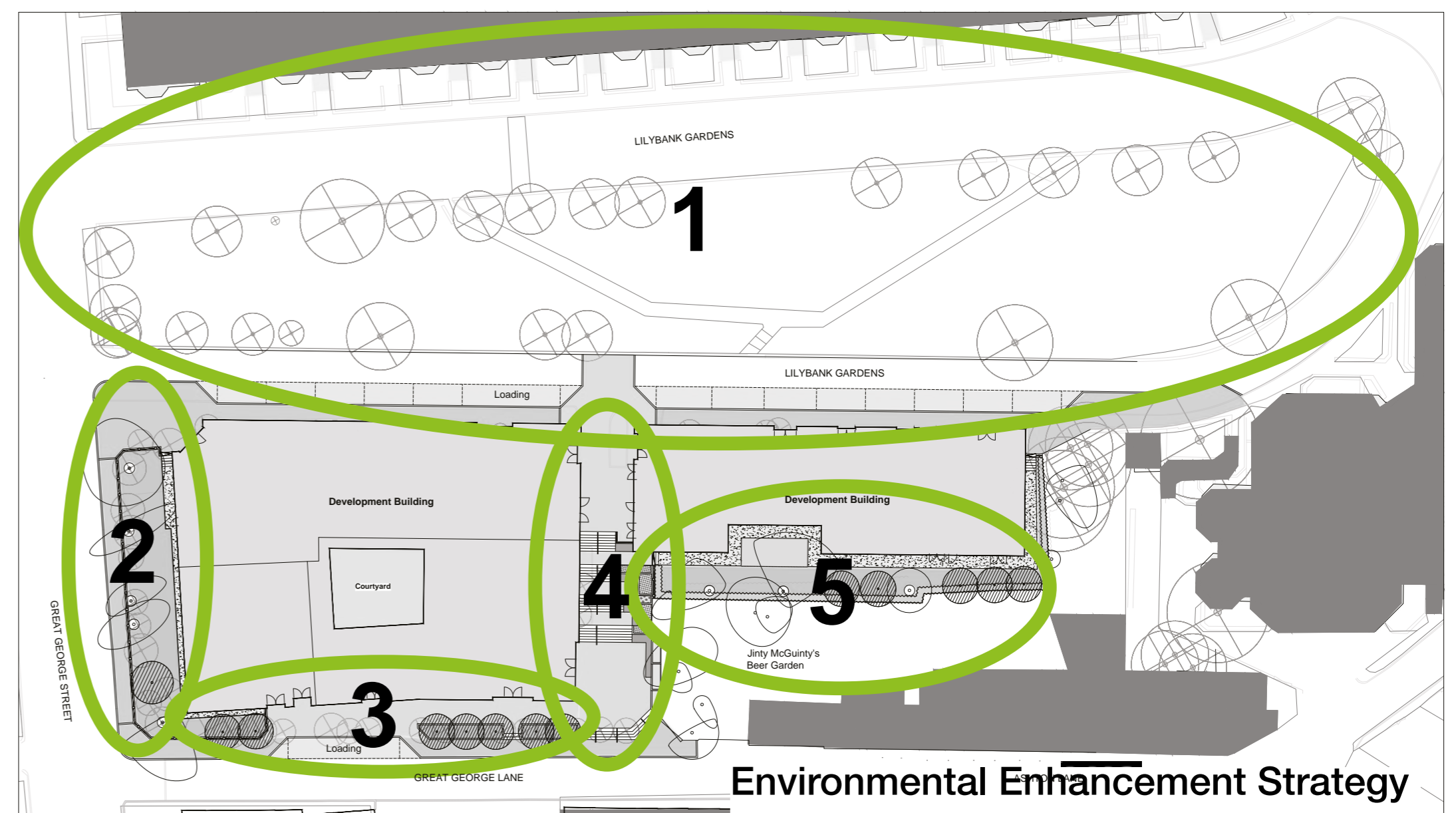
Image 5 | The ash tree avenue to north side of carpark along the road edge are all suffering from varying stages of Hymenoscyphus fraxineus (Ash Die-back)

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.



NEXT STEPS

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

This planning application will include supporting information, providing information on a range of subjects, including design, landscape, sustainability, biodiversity, transport, ecology, flooding and drainage.

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 by Friday 28th February 2025.

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.

