

## Welcome



### Introduction

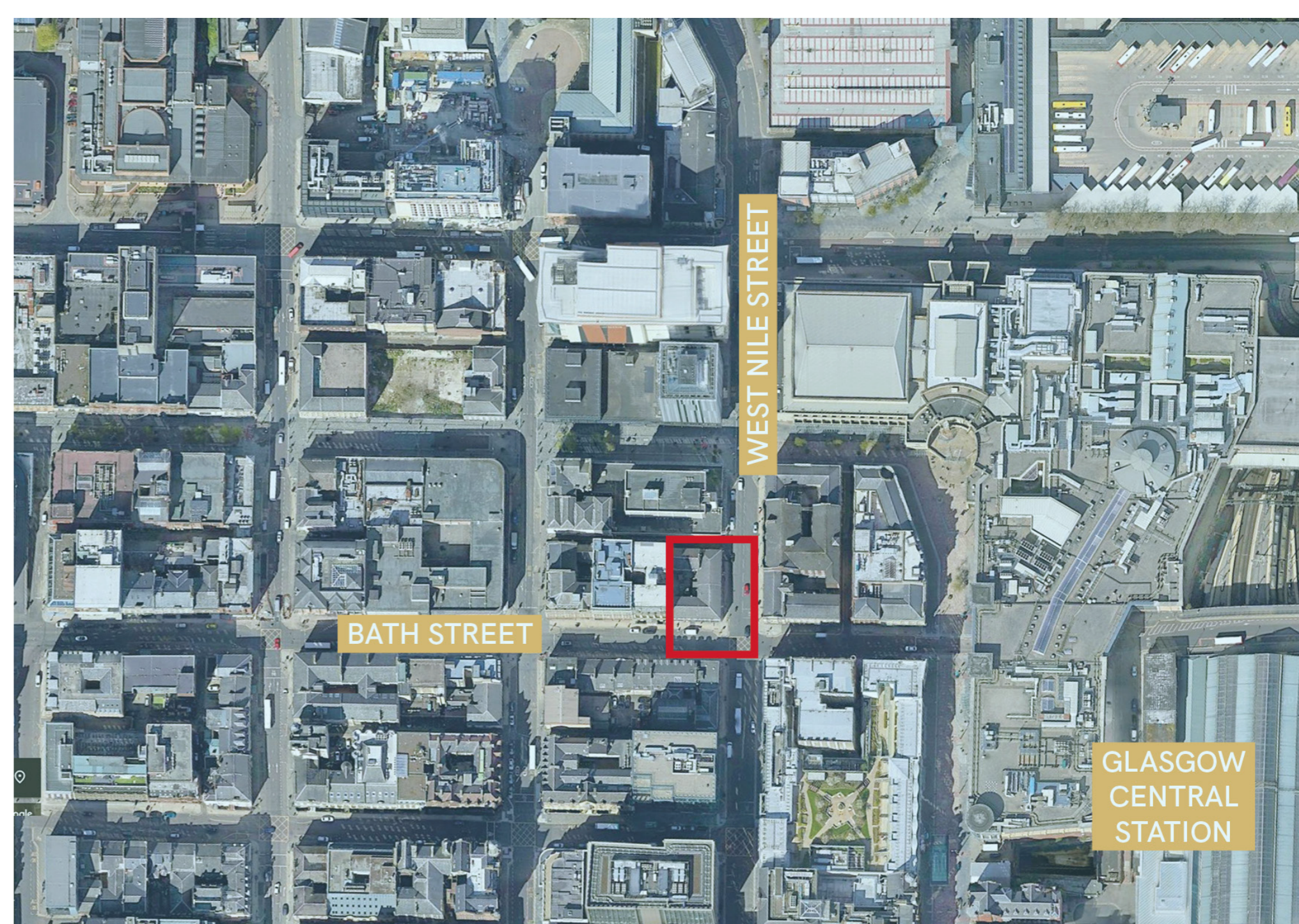
On behalf of Tiger Developments Limited and George Capital (Glasgow) Limited, thank you for taking the time to visit this public exhibition in connection with the proposed redevelopment of the site at 109 West Nile Street, Glasgow. The purpose of the exhibition is to provide you with background information on the site and the emerging proposals.

We would welcome any comments you may have and would be pleased to answer any queries. A second public exhibition will be taking place on 21 September 2023 to present more detailed design proposals, informed by feedback received at this first event.

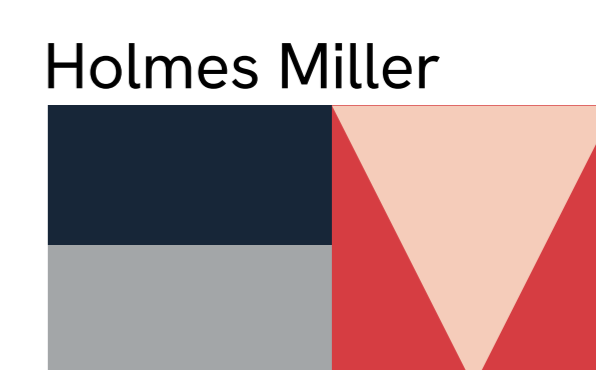
### The Developer

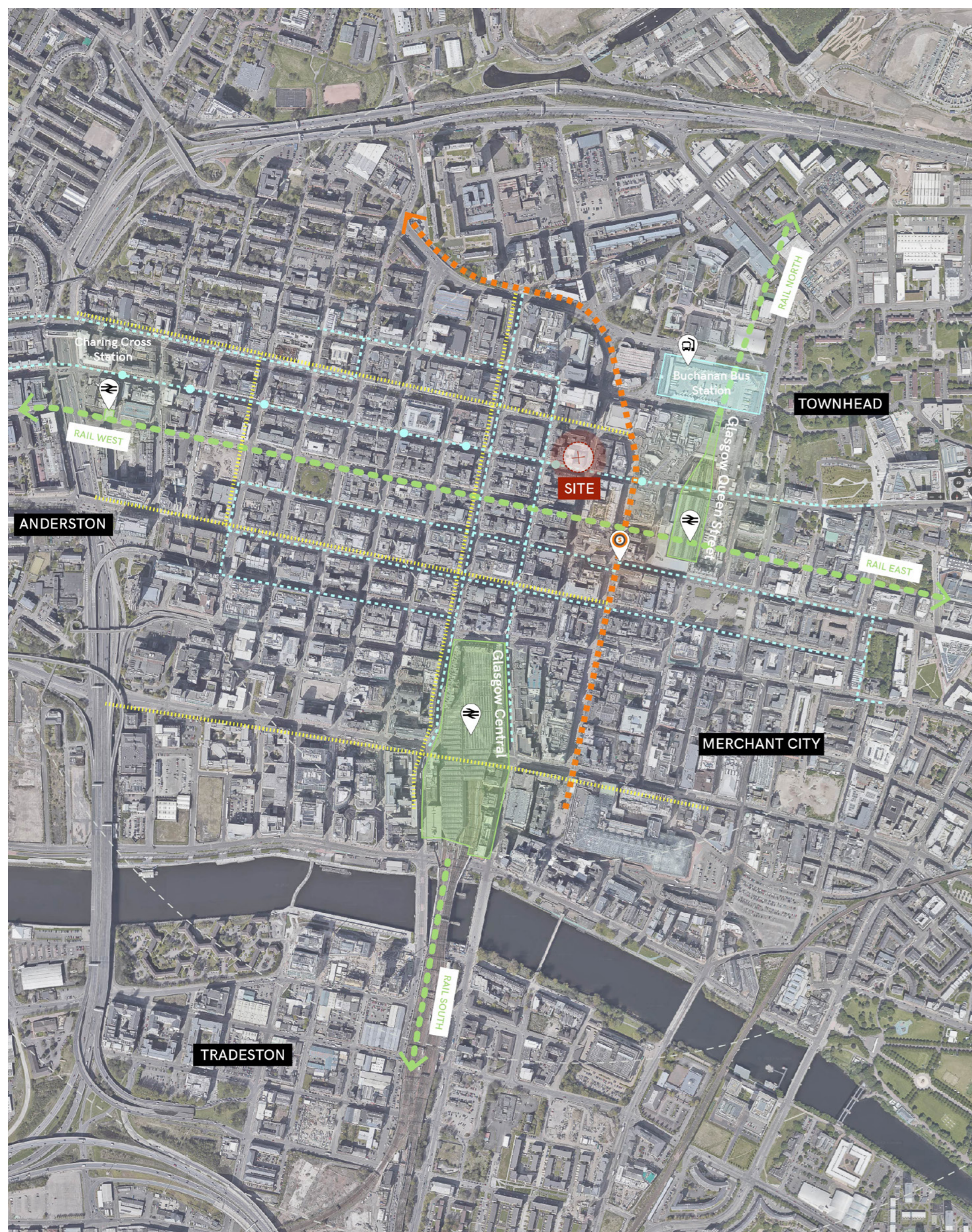
Tiger Developments has established itself as a highly successful and reputable property investment and development company both in the UK and continental Europe.

Host Student Housing Limited is one of the largest providers of student accommodation in the UK. Host are a specialist operator, developer and owner. Having been established over two decades ago, has extensive knowledge of the sector and a track record of working with universities, global investors and third-party clients – both at home and abroad. Host operate and manage more than 8,500 student beds in 18 cities (16 in the UK).



Site location aerial





Connectivity

## Next Steps

Following grant of planning permission for hotel use on the site, there has been a lack of developer interest in delivering a hotel in this location. The applicants therefore propose to seek planning permission for a different use, which will result in the return to active use of the site, providing much needed accommodation for students attending Glasgow's higher and further education establishments.

## Site Context

The Site extends approximately 0.06 hectares and sits in a city centre block within Glasgow Central Conservation Area. It is bounded by Bath Street to the South, West Nile Street to the East, Sauchiehall Lane to the North and 38 Bath Street (a six storey Grade B Listed Building) to the West.

The site is currently occupied by vacant two-storey buildings which have previously been in multiple occupancy including as a restaurant, public house and general retail use.

## Historic Context

The buildings on the site are not listed; however, the site is located within the Central Conservation Area and there are a number of adjacent listed buildings. The redevelopment of the site and design would need to consider the impact on the Conservation Area and heritage assets. Demolition of unlisted buildings within a conservation area requires Conservation Area Consent, an application for which will accompany any forthcoming Planning Application.



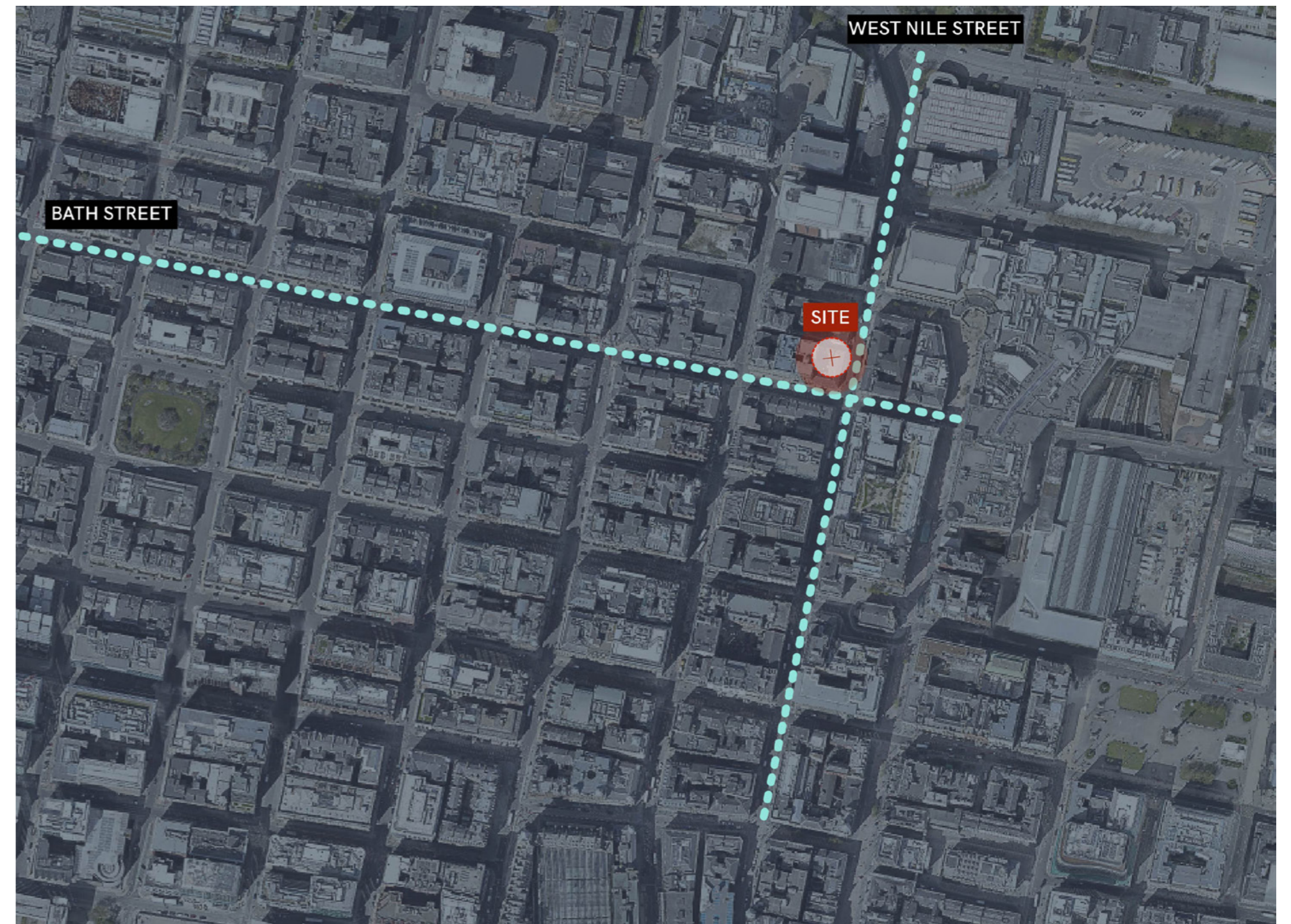
Zoning

## Overview

The site benefits from having a recent permission for the Erection of hotel (Class 7) with associated Class 1, 2 and 3 uses (18/03299/FUL). The consented scheme is for a 16-storey hotel and restaurant.

The general approach to the approved building design was to compliment the established streetscape through the use of an enhanced double height base in precast concrete providing an active frontage to the building.

Due to the current economic climate, it has not been viable to deliver a hotel on the site and therefore PBSA would provide an alternative use to help regenerate this vacant site in a prominent city centre location. However, it is the intention for the proposed student accommodation development that it will draw on the design principles of this consented scheme.



Overview

## Massing

The proposed massing concept was to proportionally resolve the block, by creating a symmetrical composition which helps to frame the listed building. In terms of building composition on West Nile Street, the consented building scheme base draws references from the neighbouring Empire House and St Andrews House to the north by echoing the enhanced base of those buildings and by reflecting the upper datum of the buildings immediately to the south on Bath Street.



Proposed West Nile Street Elevation



Proposed Bath Street Elevation

## Height

It is a requirement that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality and enhance the City's image.

The Council, in the assessment of the consented scheme, considered that the site is sustainably located in close proximity to Queen Street and Central Stations, Buchanan Street Subway station and Buchanan Bus Station as a well as various city centre bus routes which makes it a suitable location for a tall building.

## Architecture

A strong masonry and glazed middle section rises slightly above the established parapet datum of neighbouring buildings and upper floors beyond this datum floors took on a more lightweight glazed appearance on Bath Street and a glazed and masonry treatment to West Nile Street and the remaining north and west elevations.

## Development Plan

Development proposals for the site will be assessed against the Development Plan together with other relevant material considerations. In this case, the Development Plan consists of:

- National Planning Framework 4 (NPF4)
- Glasgow City Development Plan 2017
- Adopted Supplementary Guidance (including Strategic Development Framework for City Centre)

“NPF4 Policy 16 (c) states that: c) “Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:.....

- vii. homes for people undertaking further and higher education;”

The SDF seeks to double the City Centre population by 2035 and states that interventions should “Reinforce the vitality and vibrancy of the District and broaden its appeal as a ‘round the clock’ destination. New leisure and cultural attractions and feature public spaces alongside a greater resident, worker and visitor population will bring activity and footfall throughout the central core which will spill down to the riverside.”.

The detailed design of the proposals which will be shown in Public exhibition 2 will take cognisance of the Council’s student accommodation guidance (SG10) which includes guidance on room sizes, amenity and design.

## Student Housing Requirement

There is a well known shortfall in the student accommodation sector in Glasgow. Recent research identified that there are 77,640 full time students in Glasgow, with 73.68% finding accommodation outside of purpose built student accommodation (PBSA), including a large proportion within the private rented sector. There are currently 3.7 students per PBSA bed in Glasgow. Glasgow has one of the highest retention rates for students in the UK, with over half of students studying in the city remaining to become part of the workforce and community.<sup>2</sup>

A Student Need and Demand Assessment was prepared by Cushman and Wakefield in support of these proposals which provides evidence that the under supply of student accommodation is acute. The Need and Assessment found that in 2021/22, there were 25,752 students who are in need of a bed but unable to access one. The site offers significant opportunity given the wider demand-supply dynamics in Glasgow. The excellent location of the proposed development means that the scheme is likely to prove an attractive prospect to students seeking a good-quality student experience. Given wider pressures on the Glasgow housing market, development of sites such as West Nile Street can play a crucial role in delivering the need for modern, fit-for-purpose student accommodation in the City to meet growing levels of demand.

<sup>1</sup> <https://www.glasgowlive.co.uk/news/glasgow-unable-accommodate-student-population-26452598>; <https://glasgowguardian.co.uk/2022/11/22/figures-show-there-are-now-3-1-students-for-every-student-bed/>

<sup>2</sup> Graduate Retention: Best UK Cities at Keeping Students After Graduation (whatuni.com) <https://www.whatuni.com/advice/news/graduate-retention-best-uk-cities/82588/>

## Proximity

The site is located in the City Centre and has a range of services and facilities in close proximity making it an ideal location for PBSA. The site is also well located to University of Glasgow and the University of Strathclyde as can be seen in the image below.



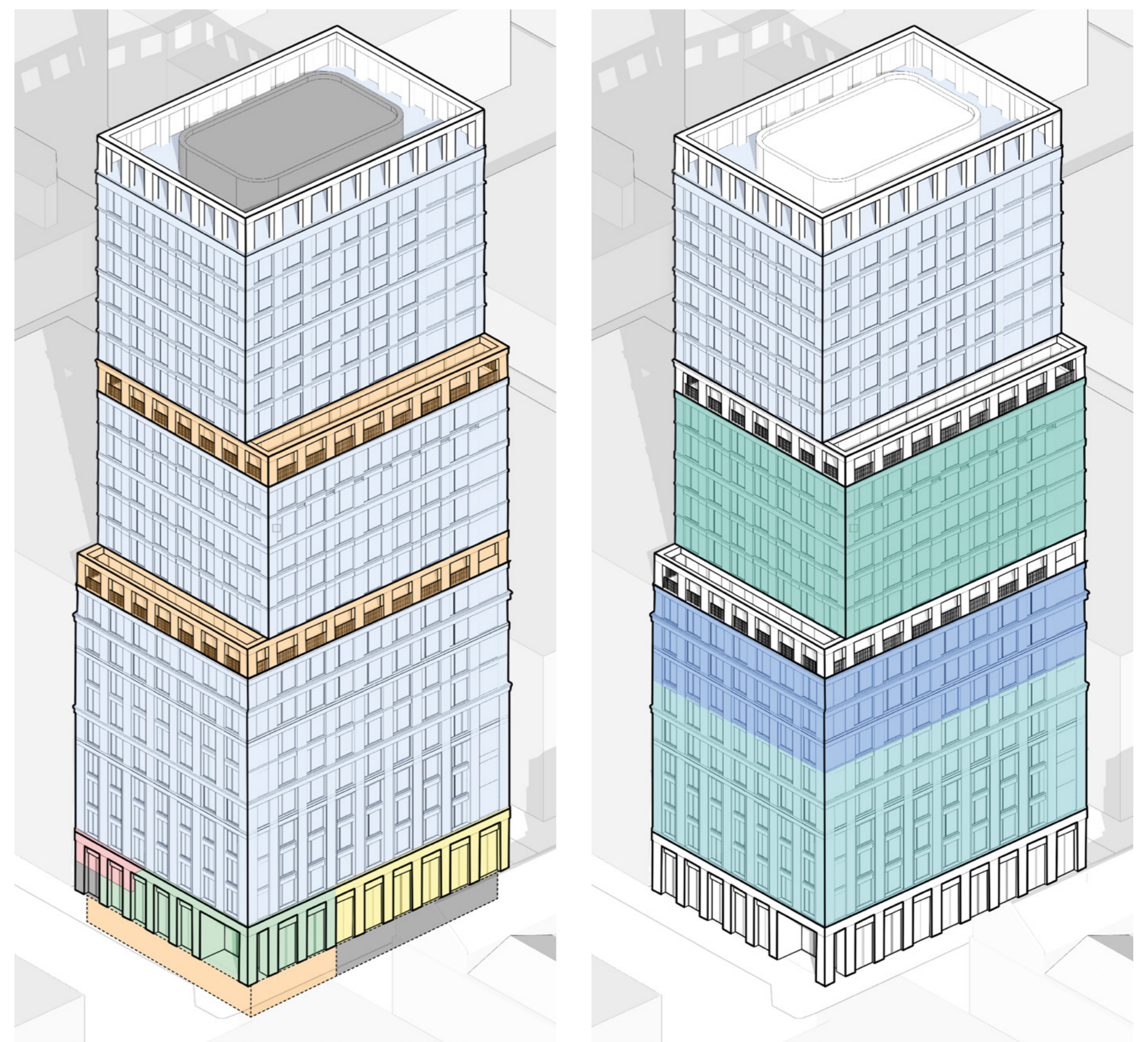
Wider area proximity plan

## Addressing Student Accommodation Need

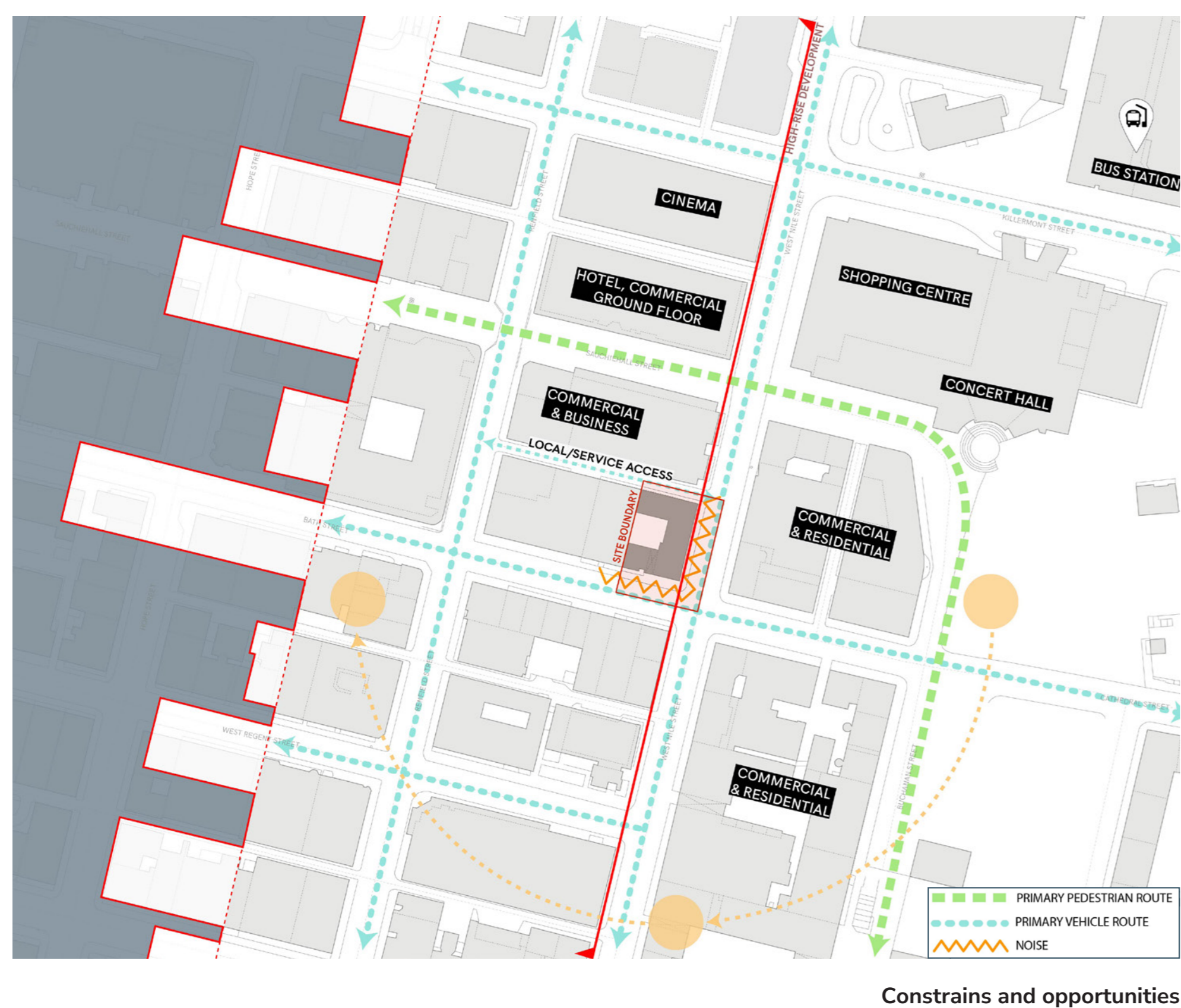
The proposed use for student accommodation would support the Council's aim of doubling the population of the city centre, as identified in the City Centre Strategic Development Framework.

The central location of the site provides an excellent opportunity to deliver accommodation for students seeking a good-quality student experience close to services, facilities and universities. Given the wider pressures on the Glasgow housing market, development of sites such as West Nile Street can play a crucial role in meeting the established need for modern, fit-for-purpose student accommodation in the City.

In recent years, students have faced increasing difficulty in securing accommodation while studying in the city. This lack of provision leads to more demand for private rental properties, reducing supply for mainstream residential tenants and putting upward pressure on private rents. Increasing purpose built student accommodation provision results in improved availability in the private rental sector.



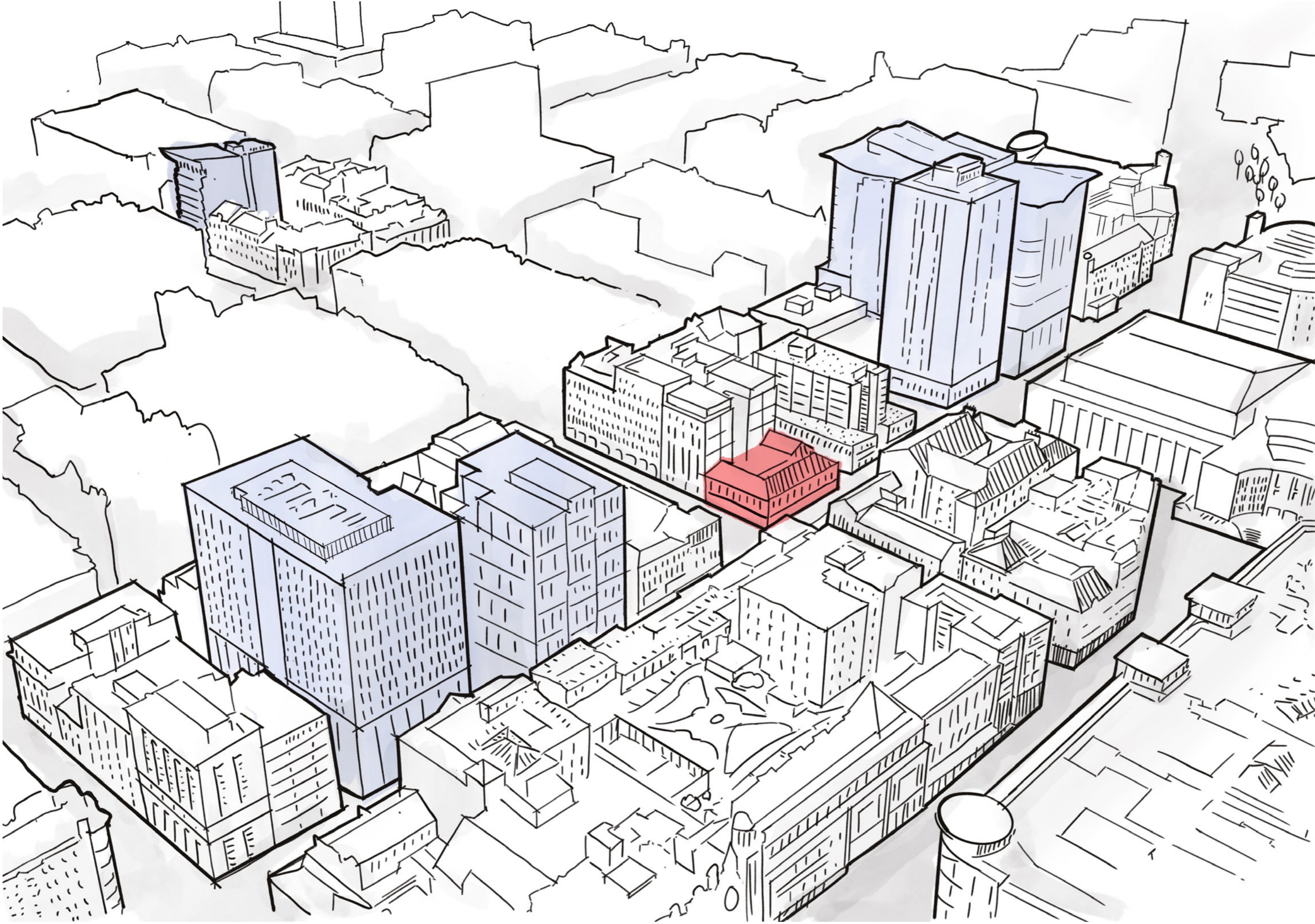
Uses		Unit areas	
Communal		Level 16 - 21	12x20m <sup>2</sup> / 2x22m <sup>2</sup>
Shared Entrance		Level 10 - 14	9x20m <sup>2</sup> / 7x24m <sup>2</sup>
Gym		Level 06 - 08	16x20m <sup>2</sup> / 3x24m <sup>2</sup>
Accommodation		Level 01 - 05	14x20m <sup>2</sup> / 3x24m <sup>2</sup>
Plant/Service			
Office			



## Site Opportunities

The existing low-level buildings on site are unremarkable in their character and are significantly different in scale and architectural quality to neighbouring buildings. The existing buildings are not considered to be of architectural merit, with the contribution of the building to the overall character of the Conservation Area considered to be very limited. This was confirmed through the determination of the existing permission for the redevelopment of the site.

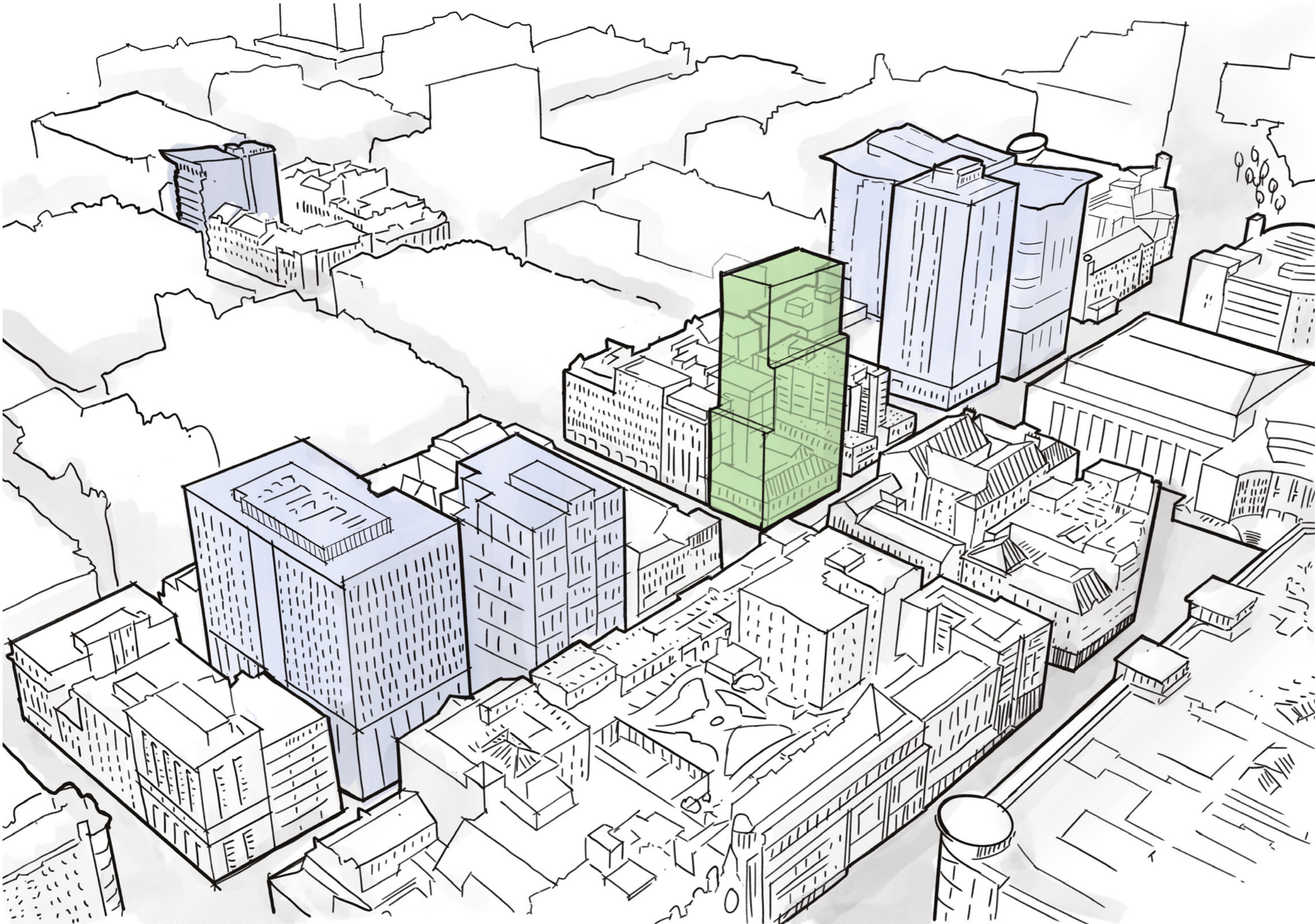
Redevelopment of the site provides an opportunity for replacement buildings to make a positive contribution to the conservation area, improve public realm quality and visual amenity in the immediate area. Proposals for the redevelopment of the site are currently evolving, with the intention that these will be of high quality design and appearance and that their scale would be managed through modulation of the building mass and setting back of the building line for upper floors above the datum of neighbouring buildings. They would be designed in an efficient form to minimise energy consumption and reduce CO2 emissions in order to achieve Gold Active level of sustainability standards.



Existing Massing Sketch



Proposed Massing Sketch



Proposed Massing Sketch



Proposed Massing Sketch


## We Want Your Views

Tiger Developments Limited and George Capital (Glasgow) Limited are keen to hear your views. Your comments will help inform design development as the proposals progress through the design review process with the planning authority towards submission of applications for planning permission and conservation area consent.

If you have any questions, please ask one of the team members present at the exhibition. Please fill in a feedback form and put it in the box provided, or submit comments via the project website.

 [www.109westnilestreet.com](http://www.109westnilestreet.com)

Alternatively, you can contact us using the details below if you have any further comments or queries:

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Edinburgh  
EH2 1AW

 [consult@109westnilestreet.com](mailto:consult@109westnilestreet.com)

 0131 524 9442

## Second public exhibition

A second public exhibition will be taking place on:

### When?

21 September 2023

### Where?

Ibis Styles hotel  
116 Waterloo St  
Glasgow G2 7DN

To present more detailed design proposals, informed by feedback received at this first event.

