

Summary

The way people shop has changed and Buchanan Galleries must evolve too. This presents an opportunity to enhance Glasgow's position as a leading employment, retail, leisure, and cultural destination.

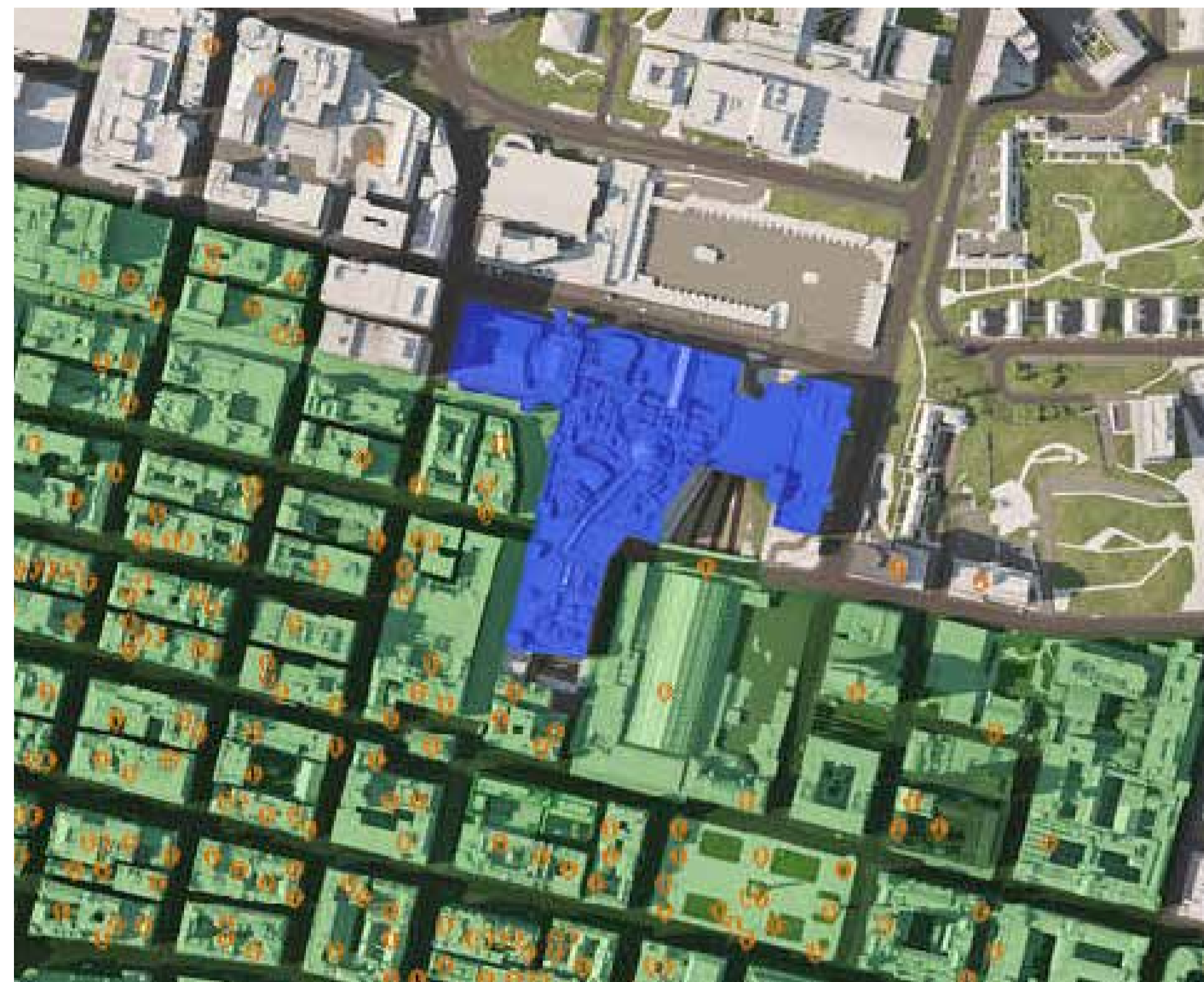
Existing situation:

- The way people shop and spend their leisure time has changed.
- Buchanan Galleries needs to evolve with these changes.
- Buchanan Galleries blocks views and access to the north and east.
- Converting the existing building into homes or offices would not provide accommodation of acceptable quality.
- Therefore, the mall must be replaced.

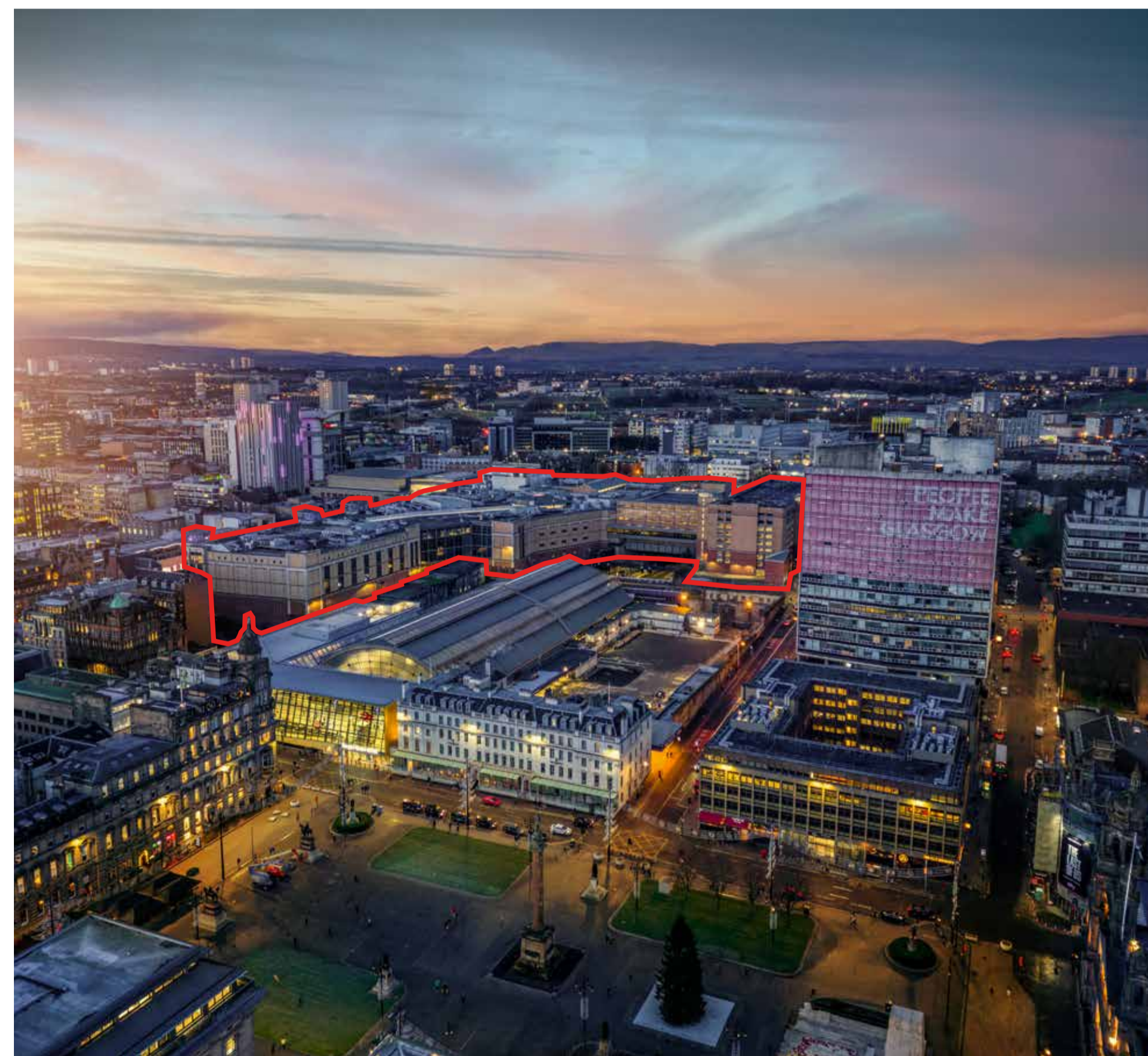
The proposed redevelopment is targeting to deliver:

- A new, sustainable net zero, urban district with world class flagship and independent retail, workspace, a residential building, and a hotel alongside a public park or building.
- Landscaped streets and accessible public spaces that will re-connect the site to the rest of the city.
- A city centre that is as vibrant during the night as it is in the day through multiple uses.
- 13,500 permanent onsite jobs in comparison with 2,800 today.
- Support to address local social needs. Social Value Portal, market leaders in social value measurement and reporting, have carried out a detailed local needs analysis to understand needs in terms of jobs, growth, social and environmental wellbeing. Priorities have been developed with the community through surveys and meetings with local community groups.

Before...



After...



Bird's-eye view of the site looking from the South. In the left hand image, you can see the yellow sandstone of the existing shopping centre. In the right hand image, you can see the proposed buildings.

The Story So Far... Our engagement and other work to date.

The thoughts of the people of Glasgow are important to us. Since summer 2022, we've been undertaking a phased consultation process, and had many informative and inspiring conversations with individuals and groups across the city.

We've also been involved with some exciting community collaborations, with more being announced soon!

Our consultation timeline



- Project website launched.
- First online survey, asking about the types of city spaces you enjoy.
- Youth Photography Workshop with group of young locals.

- Our first three workshops, with locals and community councils
- We spoke to passers-by on the street at our summer launch event, with a pop-up performance from Nevis Ensemble.

- Workshop with the Glasgow Disability Alliance.
- Meet the Design Team event at Glasgow Royal Concert Hall.
- Students from the Glasgow School of Art helped design our consultation room in Buchanan Galleries.

- Second online survey.
- Online exhibition and design team presentation of the emerging masterplan.
- Three public sharing design ideas workshops.

J U N E

J U L Y

A U G U S T

S E P T E M B E R

Our work with Social Value Portal

Some of our key considerations include...

- Over half of Glasgow live in areas in the top 30% most deprived in Scotland (Indices of Multiple Deprivation, 2019).
- Unemployment rate for people from ethnic minority groups is 43% higher in Glasgow (ONS Inter Departmental Business Register, 2021).
- The 3-year business survival rate is below the national and UK averages at 51.6% (Glasgow Economic Strategy 2022-2030).
- Glasgow City has a higher percentage of small-sized businesses (10-49 people) than the Scottish average (ONS Inter Departmental Business Register, 2021).
- Both male and female life expectancies at birth in Glasgow are lowest out of all the Scottish council areas and are significantly lower than the UK averages (Life Expectancy in Scotland 2018-2020).

This has led to some key goals for the masterplan:

1. Deliver high quality employment prospects for local residents, focusing on creating opportunities for those with the greatest barriers to employment.

2. Engage local businesses through each stage of the project lifecycle, by procuring social value in our supply chains and building in opportunities for small business and social enterprises long term.

3. Help address health inequalities alongside our community partners by providing space, resource and expertise to support those facing health challenges within our own workforce and for the community.

Community collaborations...

- In 2022, Landsec provided an empty unit at Buchanan Galleries to Glasgow Children's Hospital Charity. Due to the location within a busy shopping centre, GCHC have been able to launch various fundraising initiatives through this new space including; retail – selling donated items, soft play area and family events.
- Social Bite is bringing a new store next to Buchanan Galleries and it will serve as a place for people who are struggling and facing homelessness. With a new menu to accompany the space, they will officially unveil their store in spring 2023 - having hosted a special Christmas event. People experiencing poverty and homelessness were invited to the premises to enjoy a hot Christmas dinner on Christmas Eve and Day.
- Landsec have already met with over a dozen local groups to understand how they might be able to support local initiatives. Are you a local community group who wants to tell us about the work you're doing in Glasgow? Get in touch at: buchanangalleries@new-practice.co.uk

Some highlights so far!

We have been working to create many meaningful opportunities for a wide range of people to have their say and understand more about the masterplan. Some highlights have been:

- Working with groups such as Glasgow Disability Alliance to develop a series of visions and principles for the project.
- Involving a variety of young people from across the city to explore and document the area surrounding Buchanan Galleries, showcasing their creative talent in a photography workshop.

What's next?

J A N U A R Y

Once this current phase of consultation is wrapped up, we'll have completed...

- A second online exhibition and design team presentation.
- A third online survey.
- Two more public workshops to discuss developing design ideas.
- Four public drop-in sessions at our consultation space.



You can keep up to date with these events, and find out more about the project and consultation to date on our website.

buchanangalleries.commonplace.is

F E B R U A R Y / M A R C H

Before the submission of Planning Permission in Principle to Glasgow City Council, we want to share with you the final proposal for the masterplan, informed by all of your feedback and thoughts to date.

Public consultation and creative engagement will continue over the duration of the project.

Who is Landsec?

Landsec own and manage Buchanan Galleries and are developing the site into a world class Urban District.



At Landsec we do more than build, manage and operate buildings. We're also working to enhance the health of our environment and improve quality of life for our people, customers and communities - now, and for future generations.



Timber Square, London. Two large office buildings across 365,000 ft².



The Forge, London. The UK's first net zero carbon commercial building. Two new office buildings over 140,000 ft². Anticipated completion Q4 2022.

Landsec in Glasgow



Buchanan Galleries. Owned and operated by Landsec since 2004.



Atlas, 185-221 Buchanan Street. A multi award-winning retail and residential area developed and owned by Landsec, completed in 2013.

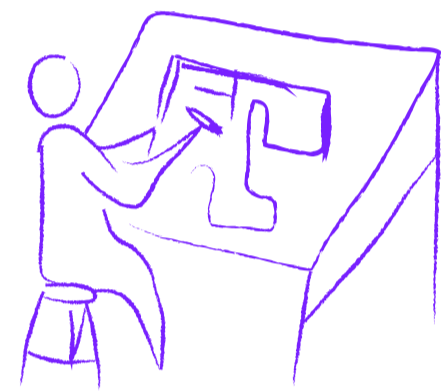


Who is designing the Urban District?

Foster + Partners

Masterplan Architect

Foster + Partners is a global studio for architecture, urbanism and design, rooted in sustainability, which was founded over fifty years ago in 1967 by Norman Foster. Since then, he and the team around him have established an international practice with a worldwide reputation for thoughtful and pioneering design, working as a single studio that is both ethnically and culturally diverse. Design is at the core of everything that we do. We design buildings, spaces and cities; we listen, we question, and we innovate.



Architect

MLA have been established for 65 years and are one of the largest firms of Commercial Architects and Designers in Scotland. We are passionate and committed to creating spaces that connect people in simple, intuitive ways. We use our creative approach to deliver pragmatic, effective and commercially-astute buildings, transforming places to make them better to live, work and play in. As multi-award-winning architects & interior designers we take pride in the spaces we design to make them really work.

atelier ten

Sustainability

Atelier Ten are an international award-winning team of building services and sustainability consultants. Spanning eleven offices, yet with a total team of approximately 300 staff, we enjoy a reputation as being at the forefront of our profession. Our company has been recognised in recent years by the Chartered Institution of Building Services Engineers by winning Consultant of the Year and being shortlisted no fewer than four other times.



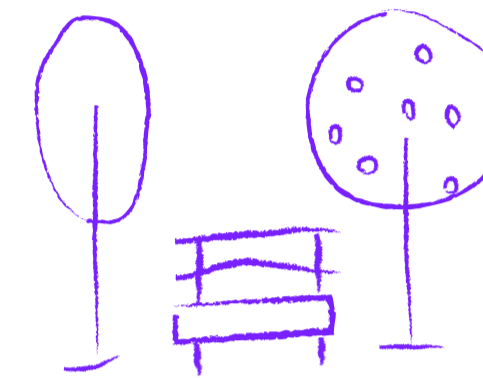
Social Value Experts

Social Value Portal (SVP) is the market leader in social value measurement and reporting. Landsec are members of the online Portal which tracks social value delivery using the National TOMs framework. SVP are supporting the project team to develop a targeted social value strategy throughout the construction, management and occupation of the project.

LDĀDESIGN

Landscape Architect

For us, design is a social endeavour – it is about creating places where people belong. We follow the principles of ‘first life, then spaces, then buildings’, turning traditional masterplanning on its head to shape places that better meet people’s everyday needs, supporting active, healthy lifestyles; well-designed infrastructure in the right places; and enabling close contact with nature. We start by listening, then we design fairer spaces that present more choices and promise social interaction. By leading with the landscape, and by putting people and nature first, we create better connected, healthier and happier places to live, work in or visit.



New Practice

Public Consultation

New Practice is an architecture practice based in Glasgow and London. We exist to develop the creative capacity of places and to connect people with the decision making processes that underpin the urban experience. New Practice works at the forefront of place based practice, ensuring that community-led briefs and shared decision making shape the future of our built environment. Our work enables shared participation through public consultation, creative engagement and strategic long-term design across the built environment.

ARUP

Engineering

Arup is an independent firm of designers, planners, engineers, consultants and technical specialists offering a broad range of professional services. Founded in 1946, Arup now has more than 15,000 people working in 89 offices in 33 countries and our projects have taken us to more than 160 countries. We aim to help our clients meet their business needs by adding value through technical excellence, efficient organisation and personal service.

savills

Planning

At Savills UK we are advocates for responsible, sustainable real estate. We are focused on climate-related risks and working together with clients, suppliers and the local communities on which our operations impact, striving to deliver a more sustainable future. Savills UK sustainability strategy aims to achieve a positive impact on the environment and society, whilst maintaining robust governance measures. We have aligned our business strategy with 9 of the 17 UN Sustainable Development Goals (SDGs).



Transport

With a track record spanning over 55 years and a team of more than 200 skilled professionals, we are united by a determination to achieve sustainable development on behalf of our clients. With the current climate emergency in mind, we ensure that all our work promotes climate change mitigation and resilience. Our design approach is based on a thorough understanding of each site, its context, constraints and opportunities. We work with, not against, these ingredients to produce rich, thoughtful and locally distinctive responses of exceptional quality. at this organisation will be doing on the project.



Communications

We design integrated communications strategies that develop, cultivate and maintain corporate identity and reputation. We work with some of the world’s largest companies to develop, tailor and execute corporate communications strategies across all communications channels. We specialise in supporting organisations to navigate complex political and policy environments. We have over two decades of experience working across all levels of government to inform, educate and support our clients.



Cost, Programme and BIM Information Managers

At Turner & Townsend we’re passionate about making the difference. That means delivering better outcomes for our clients, helping our people to realise their potential, and doing our part to create a green, inclusive and productive world where opportunities are open to all. From a single quantity surveying partnership founded in the UK in 1946, we have grown over more than 75 years to become a world-leading professional services company, with 118 offices around the globe. We offer independent advice, transforming performance to safeguard the commercial interests of clients embarking on investment programmes across real estate, infrastructure and natural resources.



Turleys Heritage and Townscape

Over the last 10 years our specialist Heritage, Townscape and VIA teams have established a strong reputation for providing honest and sound commercial advice, robust analysis, and skilled advocacy in support of creating successful places. Our service promotes change to sustain the significance of our historic environment and quality of our townscape, and we support this by providing specialist advice on heritage assets, townscape character and visual impact to multi-disciplinary design and development teams and as part of the design and planning processes.



Surrounding Area

The Urban District is being designed in response to the rich local context of communities, heritage and architecture, planning policy, and transport hubs.

Townscape

- Historically, a number of businesses and warehouses were present on the site.
- Recent development in the city centre has located **taller buildings to the north-east**, rising up from the River Clyde
- Located at the top of Buchanan Street, the site **blocks the flow of important streets** such as Sauchiehall Street, Cathedral Street and North Hannover Street
- The location is a hotspot for culture, shopping and leisure activity in the city centre

Planning policy

In line with the Council's adopted City Centre Strategic Development Framework ('SDF') we are seeking to:

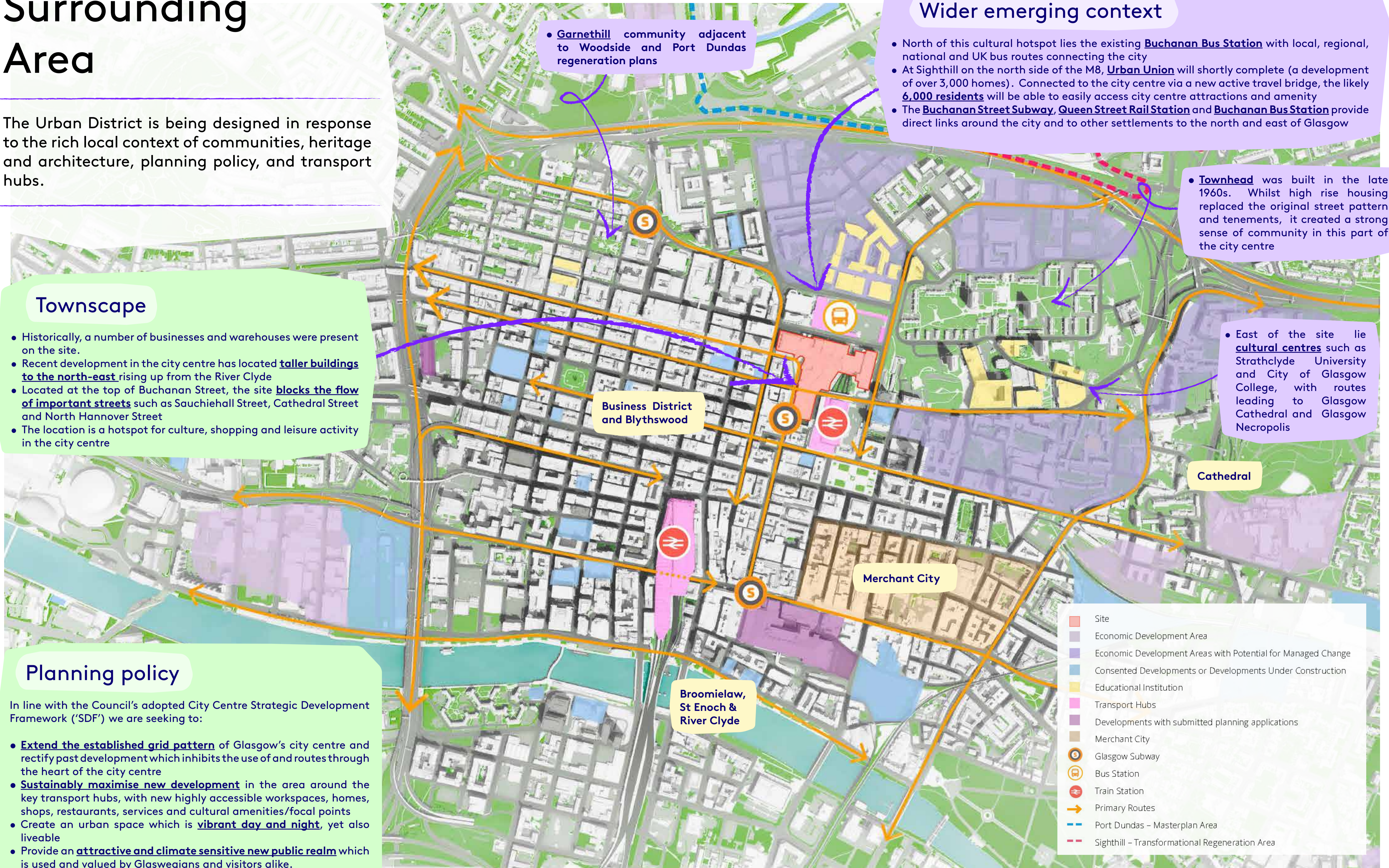
- Extend the established grid pattern** of Glasgow's city centre and rectify past development which inhibits the use of and routes through the heart of the city centre
- Sustainably maximise new development** in the area around the key transport hubs, with new highly accessible workspaces, homes, shops, restaurants, services and cultural amenities/focal points
- Create an urban space which is **vibrant day and night**, yet also liveable
- Provide an **attractive and climate sensitive new public realm** which is used and valued by Glaswegians and visitors alike.

Wider emerging context

- North of this cultural hotspot lies the existing **Buchanan Bus Station** with local, regional, national and UK bus routes connecting the city
- At Sighthill on the north side of the M8, **Urban Union** will shortly complete (a development of over 3,000 homes). Connected to the city centre via a new active travel bridge, the likely **6,000 residents** will be able to easily access city centre attractions and amenity
- The **Buchanan Street Subway**, **Queen Street Rail Station** and **Buchanan Bus Station** provide direct links around the city and to other settlements to the north and east of Glasgow

- Townhead** was built in the late 1960s. Whilst high rise housing replaced the original street pattern and tenements, it created a strong sense of community in this part of the city centre

- East of the site lie **cultural centres** such as Strathclyde University and City of Glasgow College, with routes leading to Glasgow Cathedral and Glasgow Necropolis



You Said... Why are you removing the shopping centre?

We are creating a flexible, street facing shopping offer of new flagship and independent shopping, bars, restaurants and entertainment venues to adapt to the changes to the ways people now shop and spend their time.

People said...

"Whenever I visit Buchanan Galleries it's always very busy. Why are you removing retail?"

- The way people shop and spend their leisure time has changed with people gravitating more towards experiential offerings.
- Buchanan Galleries, being a traditional shopping centre, needs to evolve with these changes to consumer habits which have been accelerated by the impacts of Covid-19.

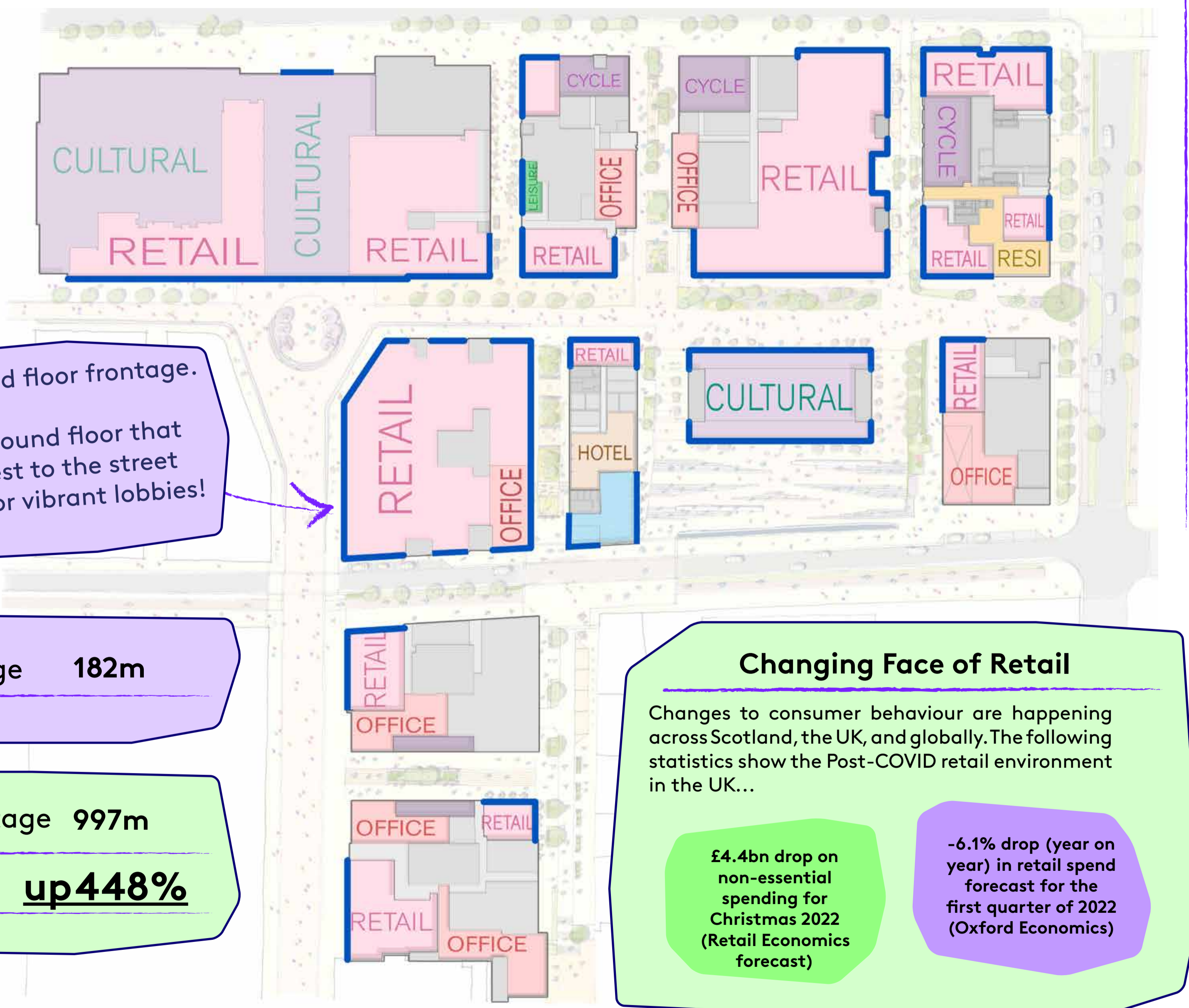
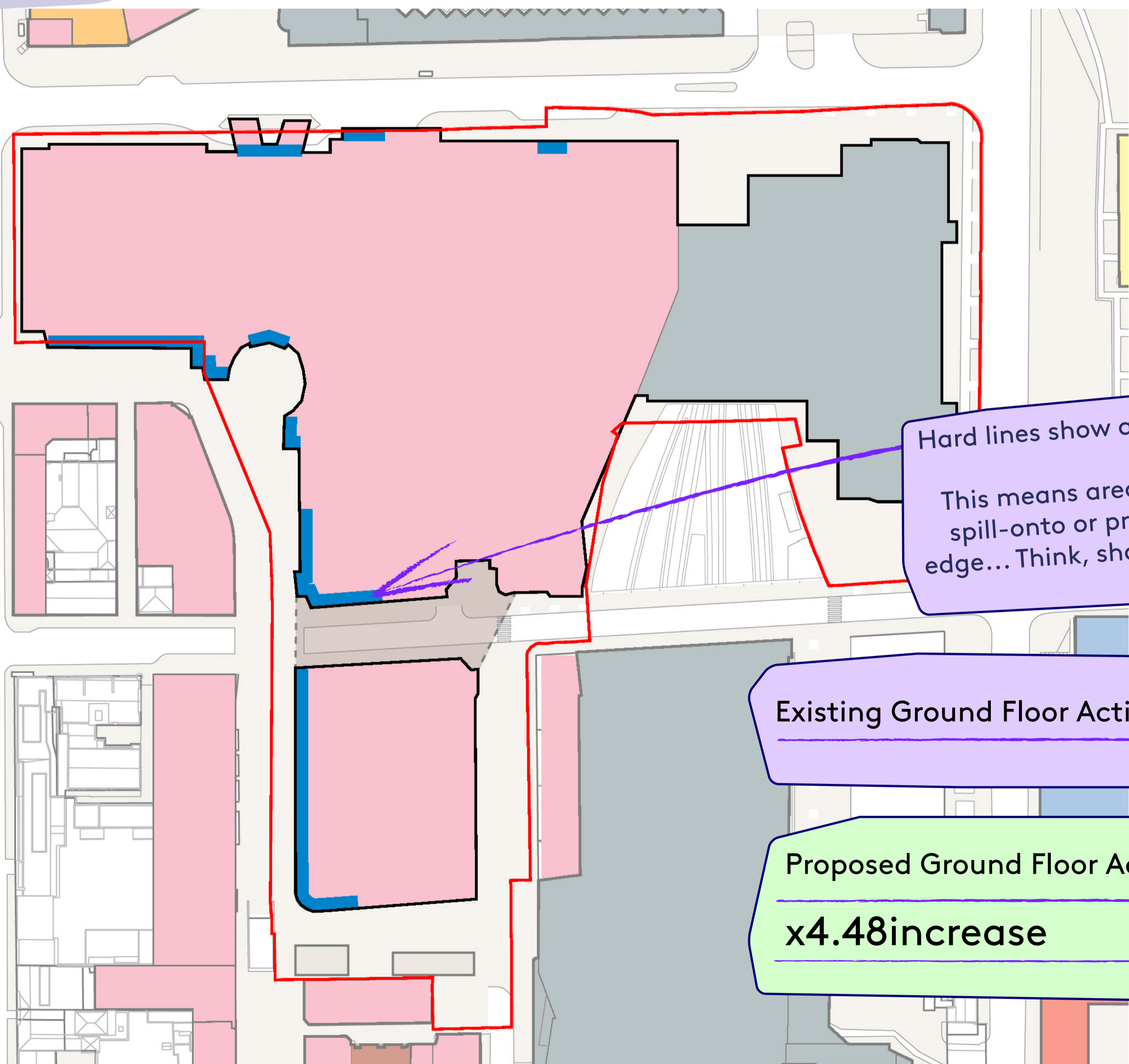
People said...

"You say that you will be bringing shops back into the Masterplan. Why are you bringing shopping back in when Buchanan Galleries is doing so poorly?"

- We are proposing to create a flexible, street facing shopping offer - new flagship and independent retail alongside workspaces, complementary leisure, food and cultural uses.
- We hope that this new enlivened environment will give people more reasons to come back into the centre and visit our shops.
- Bars, restaurants and entertainment venues will make the area more vibrant during the evening (as opposed to currently, where no activity happens after when the shops close) and turn the area into, what we call, an 18-hour city centre.
- We are designing the development to provide spaces that are far better suited to what brands require now and, in the future, need in this modern retail environment.
- All shopping will have frontage onto Buchanan Street and/or onto the other new streets planned for in the Masterplan.
- We aim to deliver a range of retail spaces to achieve a good balance between independent retailers that reflect the identity of Glasgow as well as the high street retailers you know and love.
- We will continue to work with existing and new brand partners to accommodate them in and around the development.

Before...

After...



Hard lines show active ground floor frontage. This means areas on the ground floor that spill-onto or provide interest to the street edge... Think, shops, cafes, or vibrant lobbies!

Existing Ground Floor Active Frontage 182m

Proposed Ground Floor Active Frontage 997m
x4.48increase **up448%**

Changing Face of Retail

Changes to consumer behaviour are happening across Scotland, the UK, and globally. The following statistics show the Post-COVID retail environment in the UK...

- £4.4bn drop on non-essential spending for Christmas 2022 (Retail Economics forecast)
- 6.1% drop (year on year) in retail spend forecast for the first quarter of 2022 (Oxford Economics)

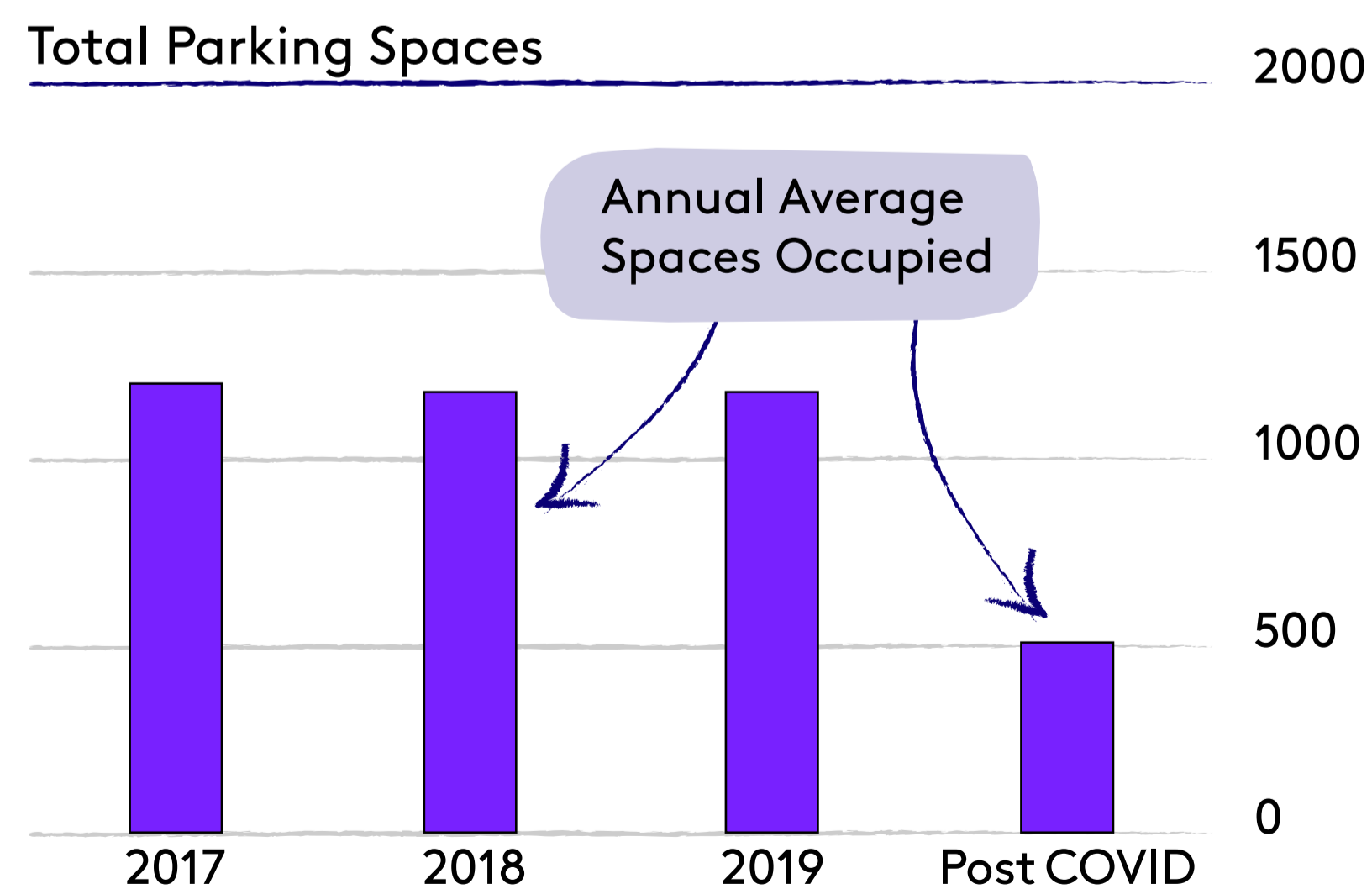
You Said... We don't want to lose the car parking...

People said...

"I use the shopping centre car park all the time! How will we access the shopping centre or the rest of the city centre without it?"

- Following COP 26, Glasgow City Council have made a commitment for the city to be carbon neutral by 2030.
- Glasgow City Council has consulted on creating a 'People First Zone' - where people are able to easily and safely walk and wheel around, and feel that they - and not vehicles - have priority.
- Removing the car park is considered to be an essential action to deliver on the commitments to reduce car vehicle kilometres travelled in Glasgow by 30% and achieve a 30-40% reduction in peak-hour private car traffic in Glasgow City Centre, all in accordance with the Low Emissions Zone and the Connectivity Commission policy to prioritise active travel and public transport.
- A study performed by our centre team shows that the car park is very underutilised. Since 2010, the car park is on average 55% occupied.
- A study carried out by experts in collaboration with the Council showed that city centre car parking reaches a peak of just 51% occupied. This equates to just under 6,000 available spaces.
- We are providing blue badge parking at convenient locations throughout the site. This has been informed by assessment of Glasgow policy, the proportion of the population which hold a blue badge, and surveys of blue badge space use in the existing Buchanan Galleries car park.

Buchanan Galleries Carpark Occupancy



You Said...

Why are you demolishing the building? Isn't this unsustainable?

People said...

"The building has only stood for about 20 years – isn't knocking it down unsustainable? Why not just repurpose the building?"

Here's why this doesn't work...

We have completed extensive analysis to explore how Buchanan Galleries could be repurposed. Since the existing building has been designed and constructed as a shopping centre, it is not suitable for conversion into new homes, offices or hotel space.

We understand that there is carbon 'debt' due to the relatively young age of the Buchanan Galleries. We are minimising this through the re-use of the existing building's foundations, basements and steel structures. New materials will come from manufacturers and products with a low carbon footprint and minimal impact on people and the planet.

Inefficient Layout

Position and location of lift cores and stairwells limit the opportunity to convert the building into accessible offices, homes and shops.

Limited Embodied Carbon Savings

Significant demolition and temporary construction is required to convert and extend the building which results in limited material carbon savings.

Reduced Passive Design Opportunities

The building's depth limits the opportunity for daylight, sunlight and natural ventilation to passively light, heat and cool a converted building.

Poor Daylighting

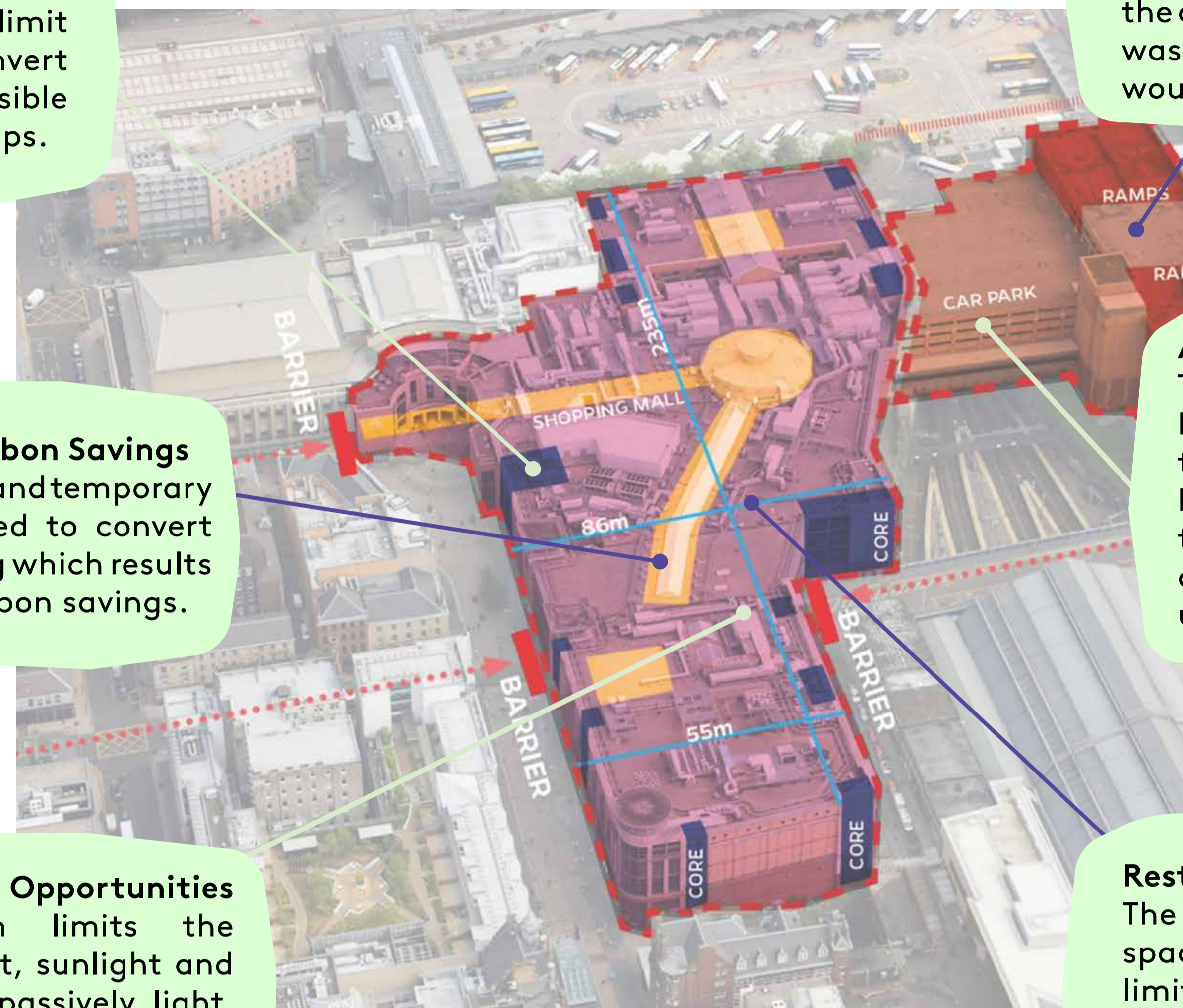
The building's depth significantly limits penetration of daylight and sunlight into the central areas. If the building was converted, these areas would be dark and gloomy.

Alternating Levels

The floor levels and ceiling heights vary throughout the shopping centre. If the building was converted, these areas would be poorly accessible, inefficient and unwelcoming.

Restricted Views Out

The distance from internal spaces to external windows limits a converted building's opportunity to provide views to the outside, resulting in a low quality space for people.



We are investigating the re-use of existing materials in the masterplan and other construction sites within the city. The carbon impact of the remaining demolition materials will be minimised through recycling and carbon offsetting.

Where we must produce carbon emissions as part of the building process, we have set targets to avoid and reduce the embodied carbon as much as possible. We will then offset any remaining carbon emissions via a verified carbon offsetting scheme.

You Said...

What are you doing to make the new development sustainable?

People said...

"So, you are demolishing the building. What are you doing to compensate for this / how will you make the development sustainable?"

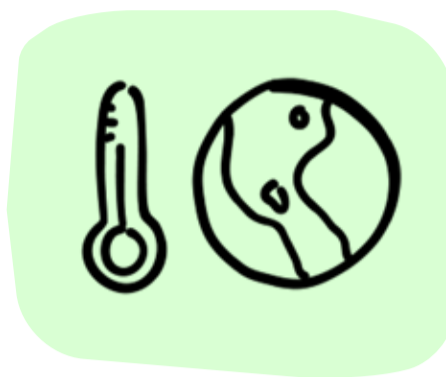
Our sustainability mission for the masterplan is to deliver a development that complements Glasgow and is respectful to people and the planet. Our vision is to create a wonderful place in the heart of the city which is open and inclusive to all, where culture and diversity can be celebrated.

The target for the completed development is to:

Be net zero - achieving a balance between the carbon emissions put into the atmosphere versus those taken out, through re-using as much material from the existing building that is practically possible while also constructing the building using materials that have minimal impact on people and the planet. The new buildings will also achieve the highest standards of energy efficiency allowing them to operate with no carbon emissions.



Bring greenery and nature back into the city and provide enjoyable places for people to spend time and socialise.



Respond to the sustainability agendas of the Scottish Government and Glasgow City Council.



Engage with the existing community and supporting local growth and economic recovery.



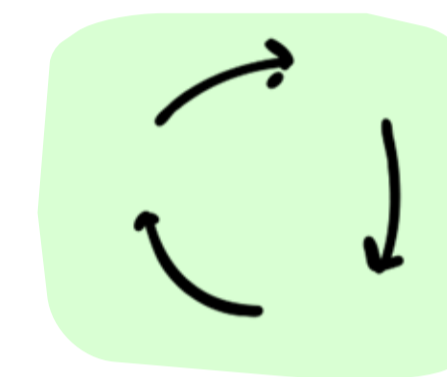
A commitment to deliver half of the site as public realm for the benefit of Glasgow City.



Extensive use of low carbon technologies and responsibly sourced materials. Utilising natural resources such as solar power, thermal cooling and rainfall collection.



Enhance health and physical and mental wellbeing, and promote cycling and walking.



Be a permanent feature of Glasgow, with buildings that are resilient to the effects of climate change and can be repurposed for alternative uses as the city's needs evolve in the future.



View of the office blocks (left) and the residential blocks (right) showing the plans for the greening of the masterplan.

The Masterplan Vision

Landsec's vision is to replace the existing mall with a new sustainable urban district that responds to policy by maximising development close to transport hubs and reconnects the city.

The development embraces Glasgow City Council's adopted urban design principles which seek to:

- Maximise and get the most out of development close to significant transport hubs in the city centre.
- Create direct, permeable through routes. The proposals will reconnect the area to the existing city grid of avenues and lanes and create new public spaces.

Of the key priority issues in the Strategic Development Framework, the following are directly addressed by the proposals:

- Improving accessibility to Queen Street station and active travel opportunities.
- Better connect the city centre to surrounding communities.
- Ensure the city centre is an enjoyable place for all Glaswegians.
- Address the climate resilience of the centre and ensure a zero-carbon future.
- Respond to changing retail and leisure patterns.
- Support the changing needs of businesses and workplaces within mixed-use environments that allow adaptability, agility and activity.
- Address lack of mix of uses to bring life and vibrancy and prevent sterile 'no go quiet areas'.
- Support the day and night time economies.
- Improve areas of poor place quality to attract people and investors to the centre.
- Ensure the centre contributes to improving the health and wellbeing of all who use it.
- Reduce the dominance of the car and consequent negative environmental and 'place' impacts.
- Significantly improve the walking and cycling experience.
- Create more, safer, and better public spaces, with a child friendly focus.



Bird's eye view plan of the proposed development of the Galleries set within the existing context of Glasgow city centre.




The Masterplan Uses

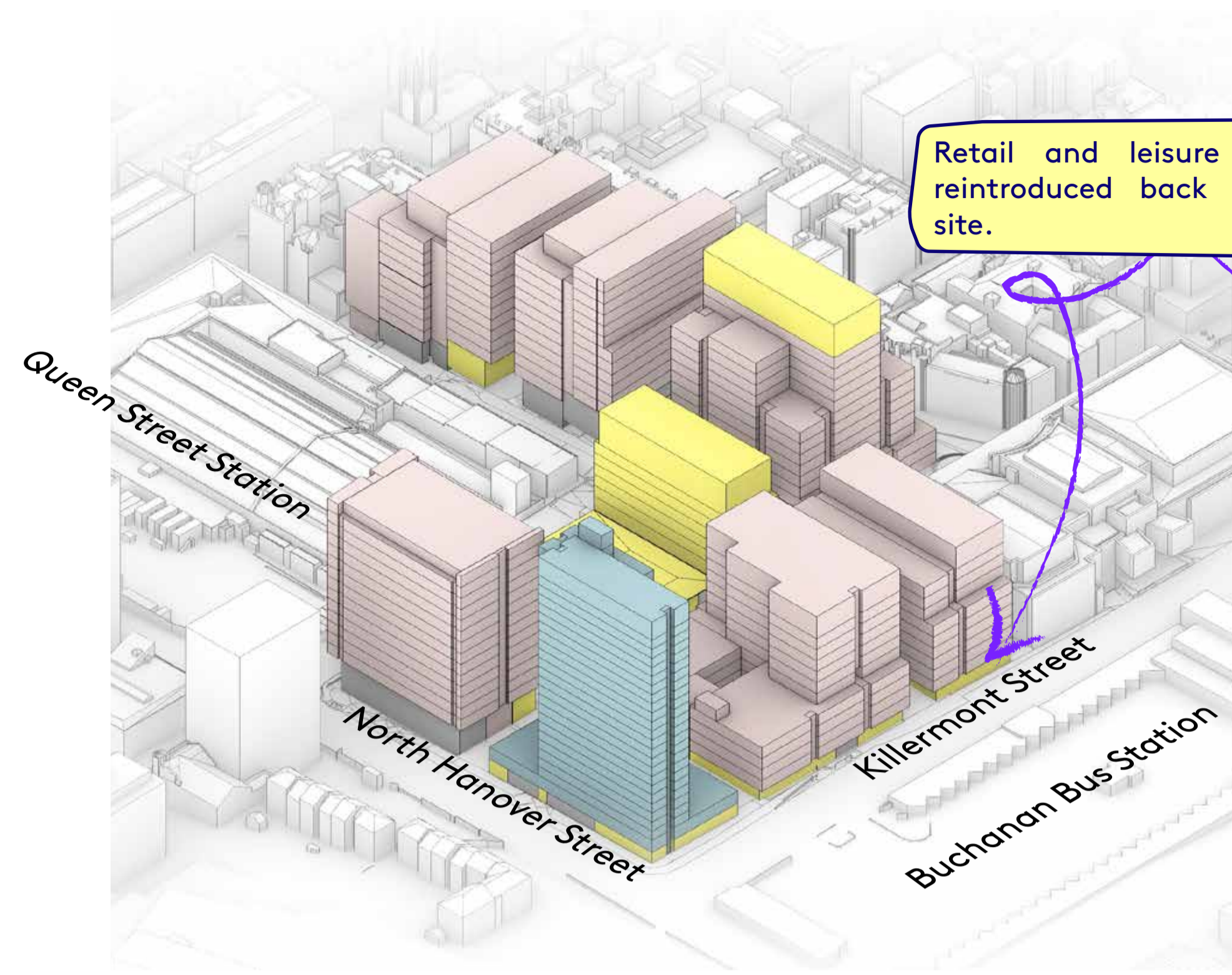
The new Urban District will likely be made up of six office buildings, a residential building, a hotel building, and a public park or civic space. There will also be a variety of exciting shopping, food and beverage, and entertainment offerings in addition to beautiful landscaped streets and spaces.

The buildings in the new development will be comprised of **taller buildings** than the existing shopping centre. By doing this, a greater range of activities and uses can be incorporated into the area, increasing its resilience, creating activity and enhancing both the **daytime and evening** economy in the city centre.

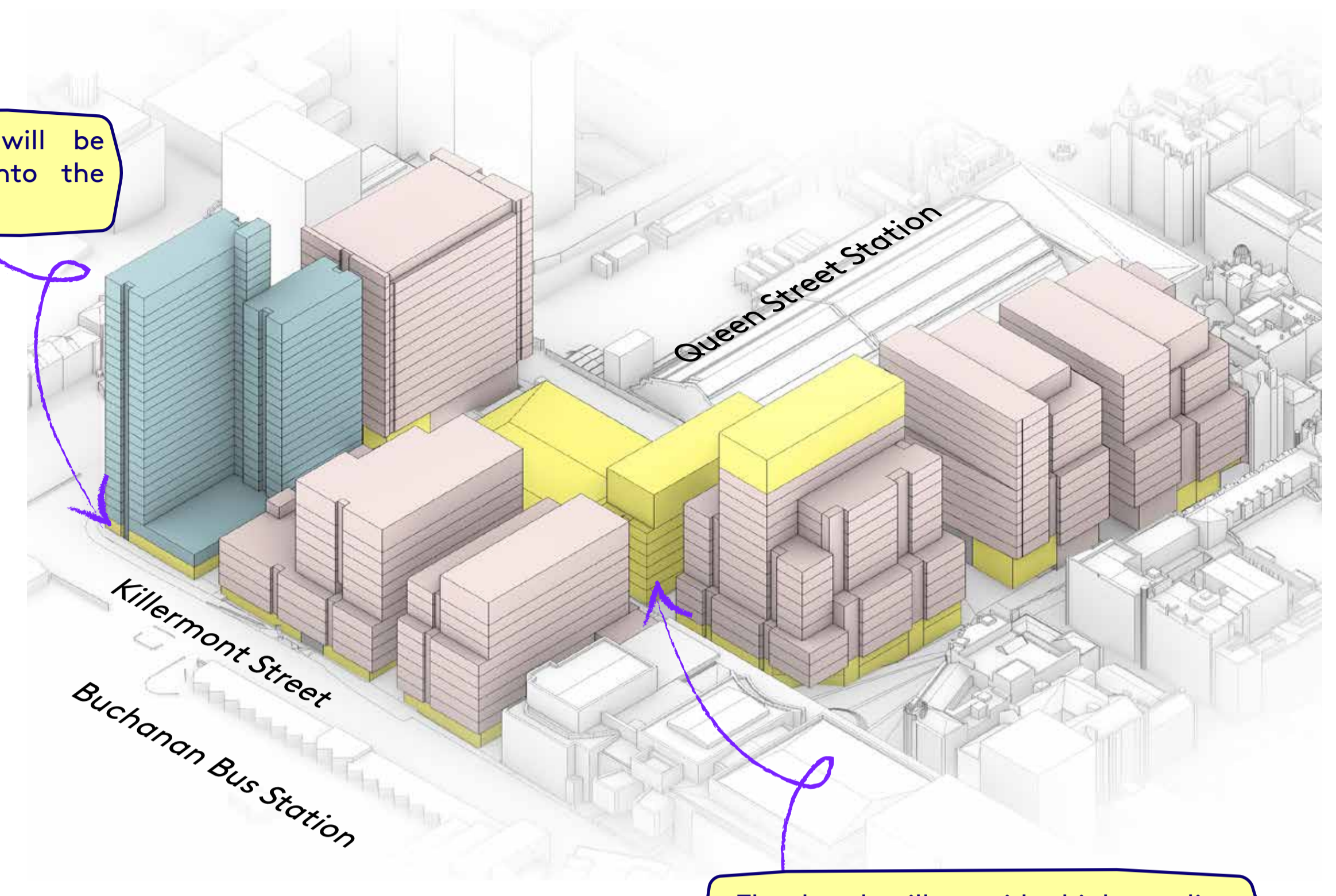
The proposals will also help the Council meet its **planning policy objectives** to repair the townscape of the city centre and to provide high quality public realm.

The mixed-use masterplan district will provide...

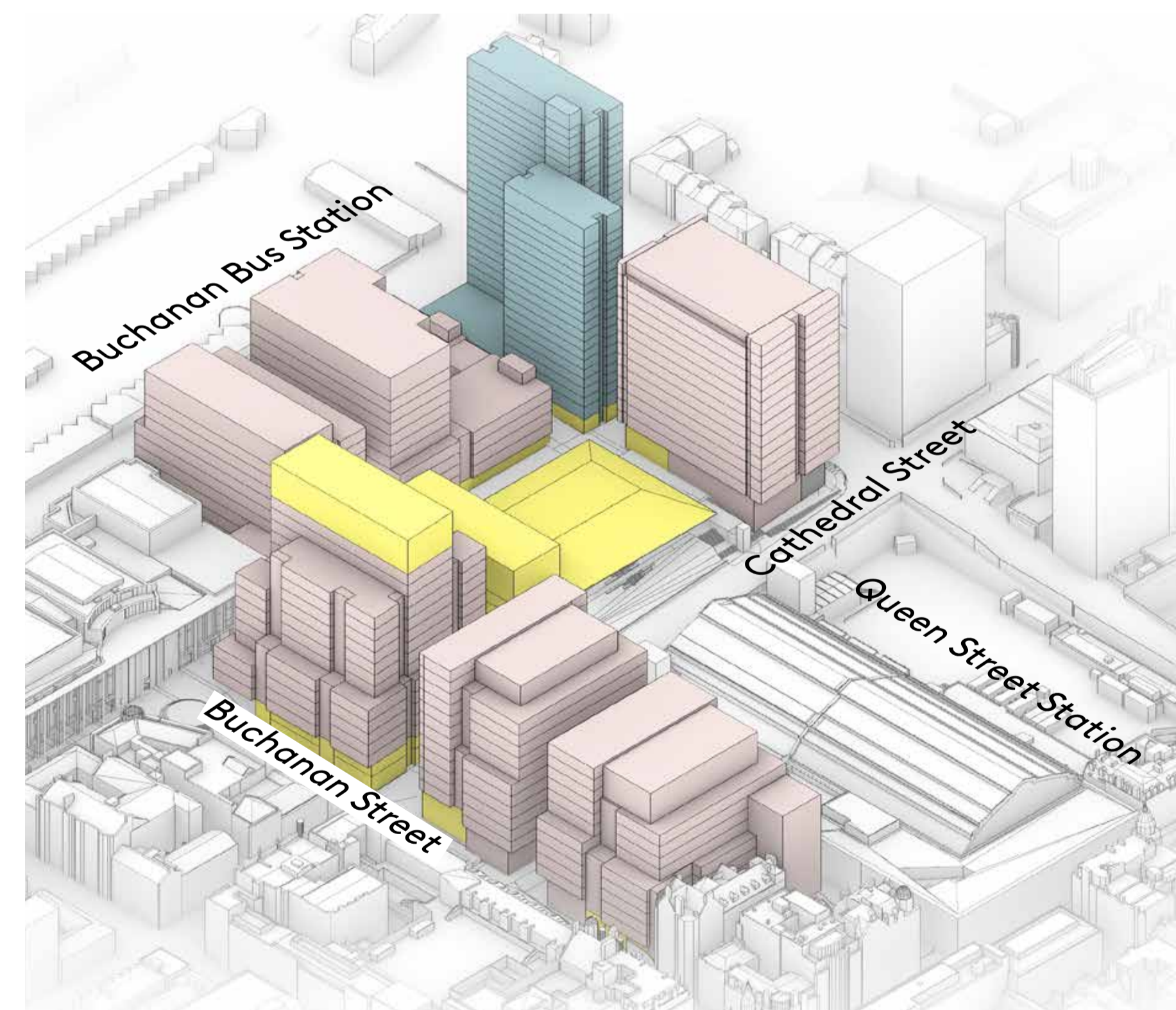
High Quality Offices	1,363,900 ft ²	
Retail, Leisure, Hospitality & Cultural	254,600 ft ²	
Residential	264,700 ft ²	
Total	1.88m ft²	



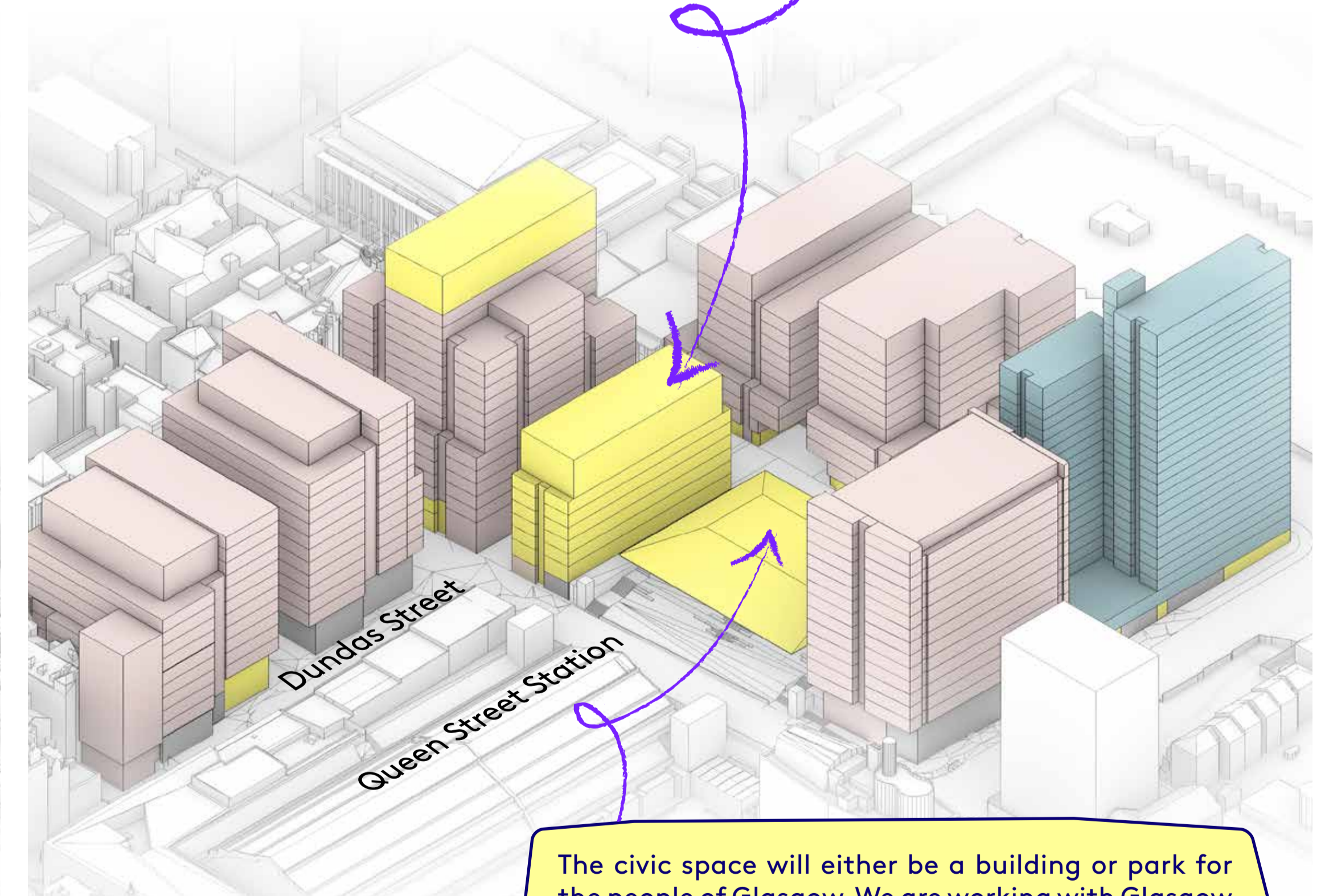
View from the North East.



View from the North West.



View from the South West.



View from the South East.

The Masterplan Heights and views

The new Urban District will have taller buildings which is in keeping with this part of the city.

- A high-density development centred around the adjacent transport links will be a catalyst for further commercial and residential development and investment to the north of the site.
- The concentration of commercial uses in this part of the city will create opportunities for residential conversions elsewhere in the city centre in line with the Council's City Centre Residential Strategy.
- A cluster of tall buildings already exists in this part of the city centre with the Met Tower and the Bridle Works building adjacent to the site and the wider backdrop of the high-rise flats at Townhead.



View of the existing site from George Square.

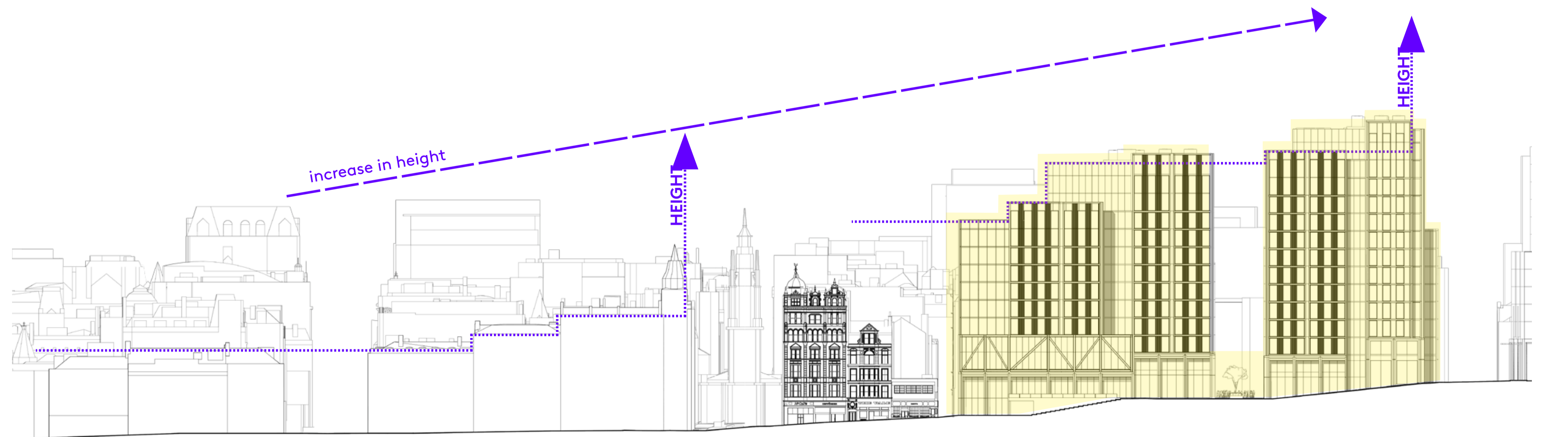


View of the proposed development from George Square.



View of the Met Tower from Buchanan Street.

- When viewed from George Square, the buildings will rise up to the north framing the open skyline above Queen Street Station.
- The proposed buildings will align with existing building heights when viewed from the immediate street level. Additional height is then created through setting back from the existing building lines, creating 'shoulders' to the buildings which will also provide superb terraces with views across the city.
- Public access will be provided to the upper levels of some of the buildings with roof top restaurants and bars.



Public Realm

The New Urban District will provide new accessible green streets and space, roof terraces and gardens. There is also potential for a new public park or civic building in the centre of the site.

People said...

The urban district should improve accessibility, enhance connectivity, create spaces for people of all ages, integrate play, public art and improve safety.

The space between the new buildings should be a vibrant and active public realm that incorporates greenery with a mixture of hard and soft urban surfaces.

What makes a great city?

- Introduce a series of green streets and spaces at street level as well as some fantastic terraces and gardens at the upper levels and on the rooves of buildings.
- Link into the Council's ongoing works to upgrade routes throughout the city centre to provide active travel connections and landscaping through the creation of new avenues and lanes.
- Create a greener place that minimises environmental impacts that contributes to the sustainable future of the city.
- Create two larger public spaces: an improved gathering space at the top of Buchanan Street, and; a park or building over the airspace to the north of Queen Street Station.

The landscape strategy uses the following guiding principles...

Openness

- A place that signifies the city as 'open':
- Democratically
 - Physically
 - Psychologically
 - Open for business
 - Open for activation

Ease

- Accessible
- Safe and comfortable
- Inclusive and welcoming
- Legible and intuitive
- Permeable and well connected
- Enables healthy choices and active mobility

Delight

- Distinctive
- Memorable
- Sensory
- Playful and immersive
- Surprising and everchanging
- Sociable and activated

Citizenship

- A place of exchange
- A place of reflection
- A place that honours history and culture
- A place that nurtures public life and supports cultural programming

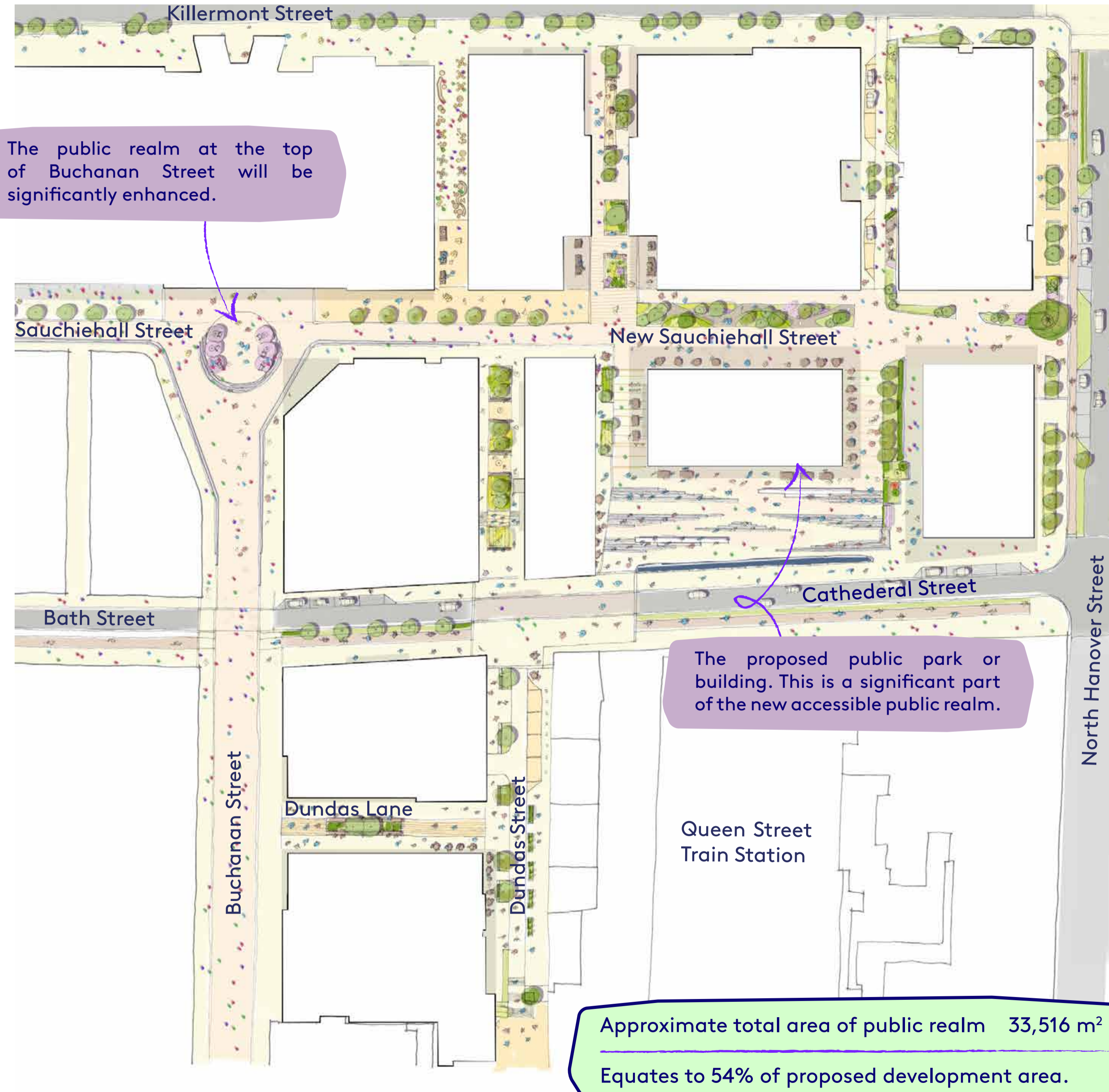
...with make spaces that are...

Ever evolving

- Surprising and everchanging, from day to night and seasonally
- Evolutionary and responsive to changing demands of the city
- Promotes integration of new technologies

Green and resilient

- Connected with nature
- Environmentally sustainable
- Vibrant for the economy
- Flexible and adaptable to change



A bird's-eye view map of the new streets and extent of public realm proposed at the site.



Sketch view of Dundas Street looking North.



Sketch View of lane between office blocks.



Sketch view of Sauchiehall Street extension.

Concert Hall

We understand how important the steps are to the people of Glasgow and no decision has been made yet. All options seek to recreate the value that the steps now provide to the community but increase accessibility to the Concert Hall for all.

People said...

The Concert Hall and its steps are important public spaces in Glasgow, but there is scope to improve accessibility and connectivity. In making the Concert Hall more accessible and visible to the city street, it's important that the area in front of the Concert Hall still remains an active and successful public space.

Working with **Glasgow Life and the Council** we continue to look at options to reconfigure the steps and the Concert Hall entrance and façade to create a stunning new entrance that meets the ground floor.

The reintroduction of the city grid means that the steps cannot remain as they are.

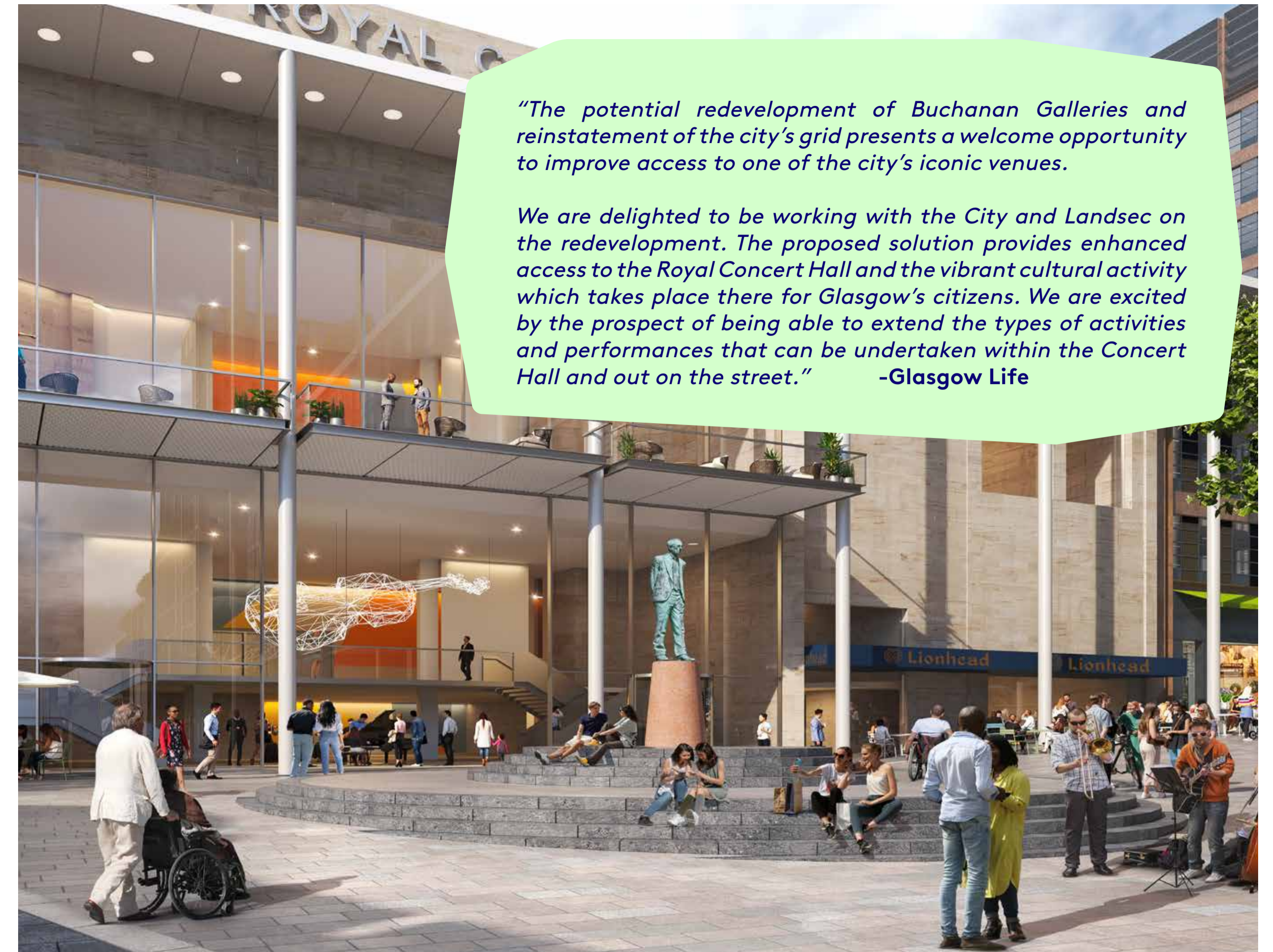
All proposed options for the steps will maintain and enhance the value that the existing steps provide to the citizens of Glasgow; a place to meet, a place to protest, a place to sit with friends, a place for music.

There are opportunities to:

- Create a new street, connecting Sauchiehall Street to North Hanover Street
- Provide a level and active ground floor entrance into the Concert Hall, improving accessibility for all
- Extend the types of activities and performances that can be undertaken within the Concert Hall and out on the street
- Replace the steps with a design that reflects their iconic importance to the city and streetscape



View east from The Concert Hall down the new Sauchiehall Street extension – circular steps option



"The potential redevelopment of Buchanan Galleries and reinstatement of the city's grid presents a welcome opportunity to improve access to one of the city's iconic venues."

"We are delighted to be working with the City and Landsec on the redevelopment. The proposed solution provides enhanced access to the Royal Concert Hall and the vibrant cultural activity which takes place there for Glasgow's citizens. We are excited by the prospect of being able to extend the types of activities and performances that can be undertaken within the Concert Hall and out on the street." **-Glasgow Life**



View east from The Concert Hall down the new Sauchiehall Street extension - asymmetric steps option.

Public Park or Building

Filling in the gap above Queen Street rail tracks provides a significant opportunity to create a public building or park that will be owned by Glasgow City Council and dedicated to the people of Glasgow.

People said...

In our consultation discussions, there was a strong opinion that for the new masterplan to provide a vibrant, active and mixed-use area for the city, that a key element would be a key public asset.

This was suggested as being potentially a public building or open space, with accessibility and multiple uses being important to encouraging people to feel welcome and drawn to the area.

The gap to the north of the Queen Street Station roof creates a void which acts as a further barrier to movement within and through this part of the city centre.

Also, views of the magnificent, listed railway station roof are not fully utilised.

By bridging over the gap there will be a huge opportunity to deliver a new public space for the city.

In terms of how this might look, two options are being considered.

- A landscaped open space with opportunities for small scale events.
- A covered space, providing shelter from the elements and offering up the opportunity to host larger social and cultural events and activities at all times of the year.



The Pavilion

Tell us which option you prefer by taking our online survey!



The View

Phase 1 Blocks A & B

The project will start on Buchanan Street and will see new retail and leisure units and offices over two new buildings. A new lane will connect through to Dundas Street and Queen Street Station.

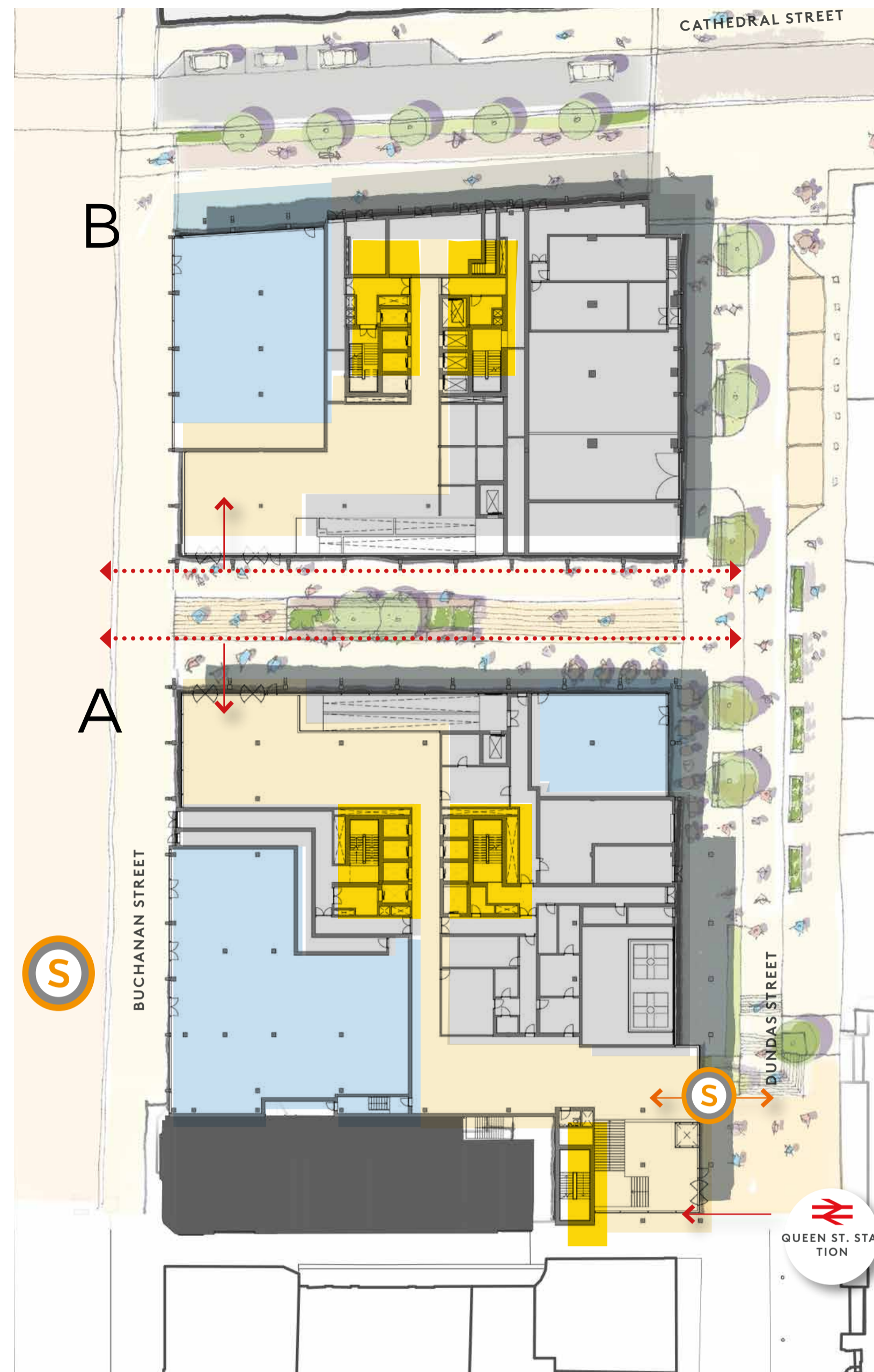
People said...

"Is more office space really needed?"
 "Buchanan Street is full of brilliant architecture and building, and this site should acknowledge that"
 "The square at the Dundas Street subway entrance should be developed."

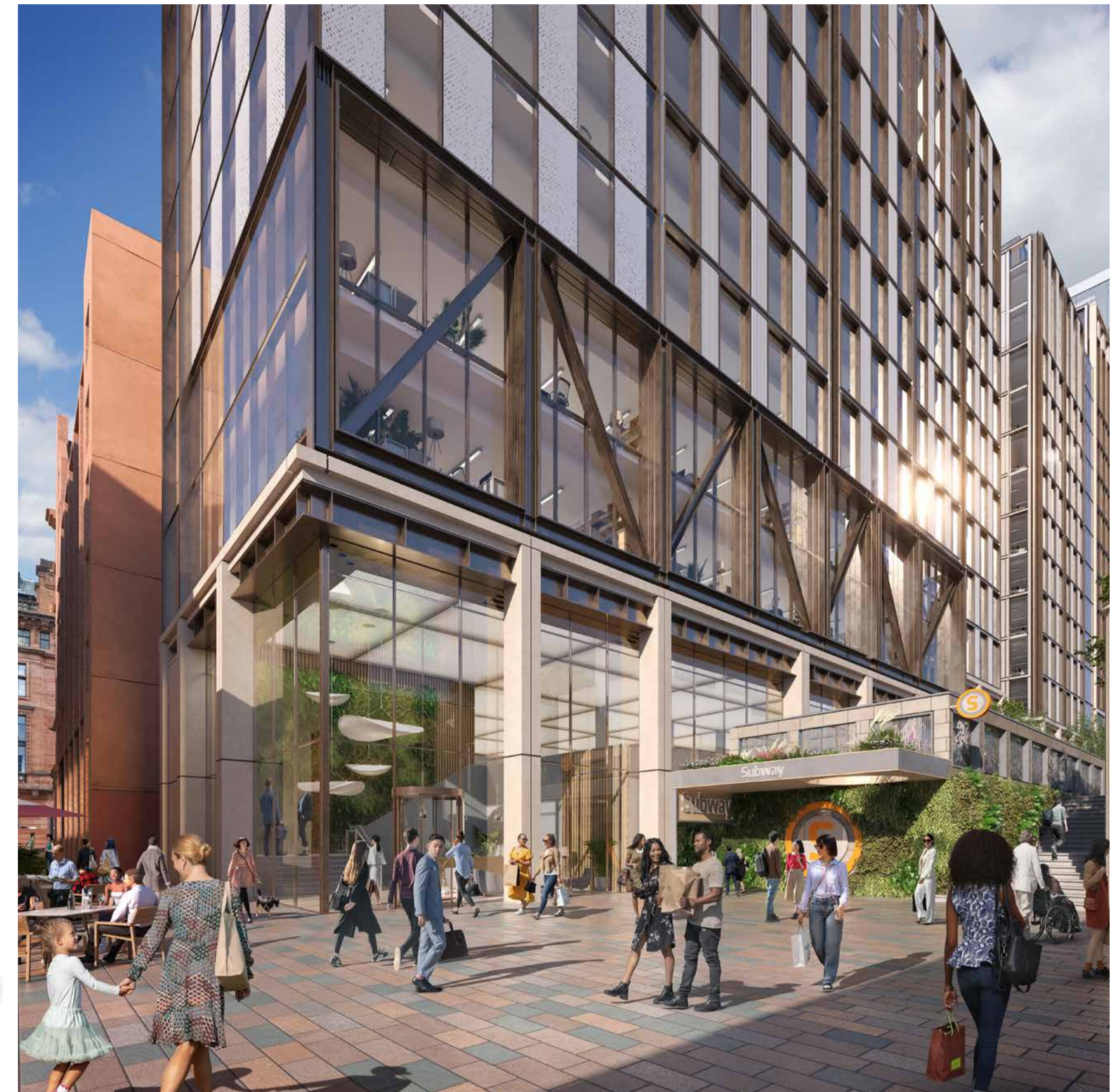
We are seeking to retain as much retail activity as possible with large retail units onto Buchanan Street. Landscape improvements from Queen Street Station all the way to Cathedral Street will create a more attractive route to the Bus Station. At the corner of a new street linking Buchanan and Dundas Street a new retail unit will draw people through from Dundas Street onto Buchanan Street. Office entrances and access to underground cycle parking facilities will face onto this new street, creating a hub of activity away from the main throughfare of Buchanan Street.

The buildings step up in height as Buchanan Street rises from its low point at the Clyde towards Sauchiehall Street. The developing façade designs are a nod to the historic office buildings from the late nineteenth and early twentieth centuries incorporating areas of solid wall to create vertical emphasis with horizontal banding at floor levels. The final material and design of the elevations is being developed to enhance the current townscape and to incorporate comments from this consultation.

Whilst there is a range of existing office accommodation across Glasgow City Centre there is an ongoing trend where businesses are vacating historic townhouses and moving into new purpose built modern office buildings. As the city centre transitions towards a mixed-use environment there is an opportunity to convert existing vacated offices back into residential use, supporting Glasgow City Council's City Centre Residential Strategy.



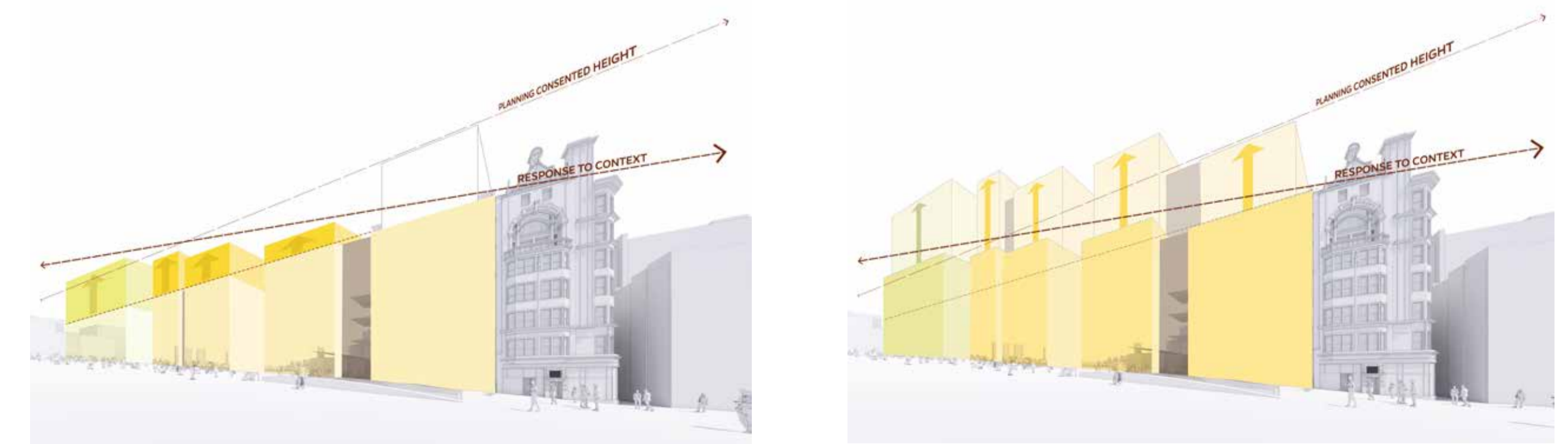
Block A & B - Ground Floor Plan



CGI visualisation of Block A from Dundas Street.



Concept - Materials



Heights up Buchanan Street

Phase 1 Block K

Block K will sit on the western edge of the Urban District and may be one of the first buildings to be brought forward.

People said...

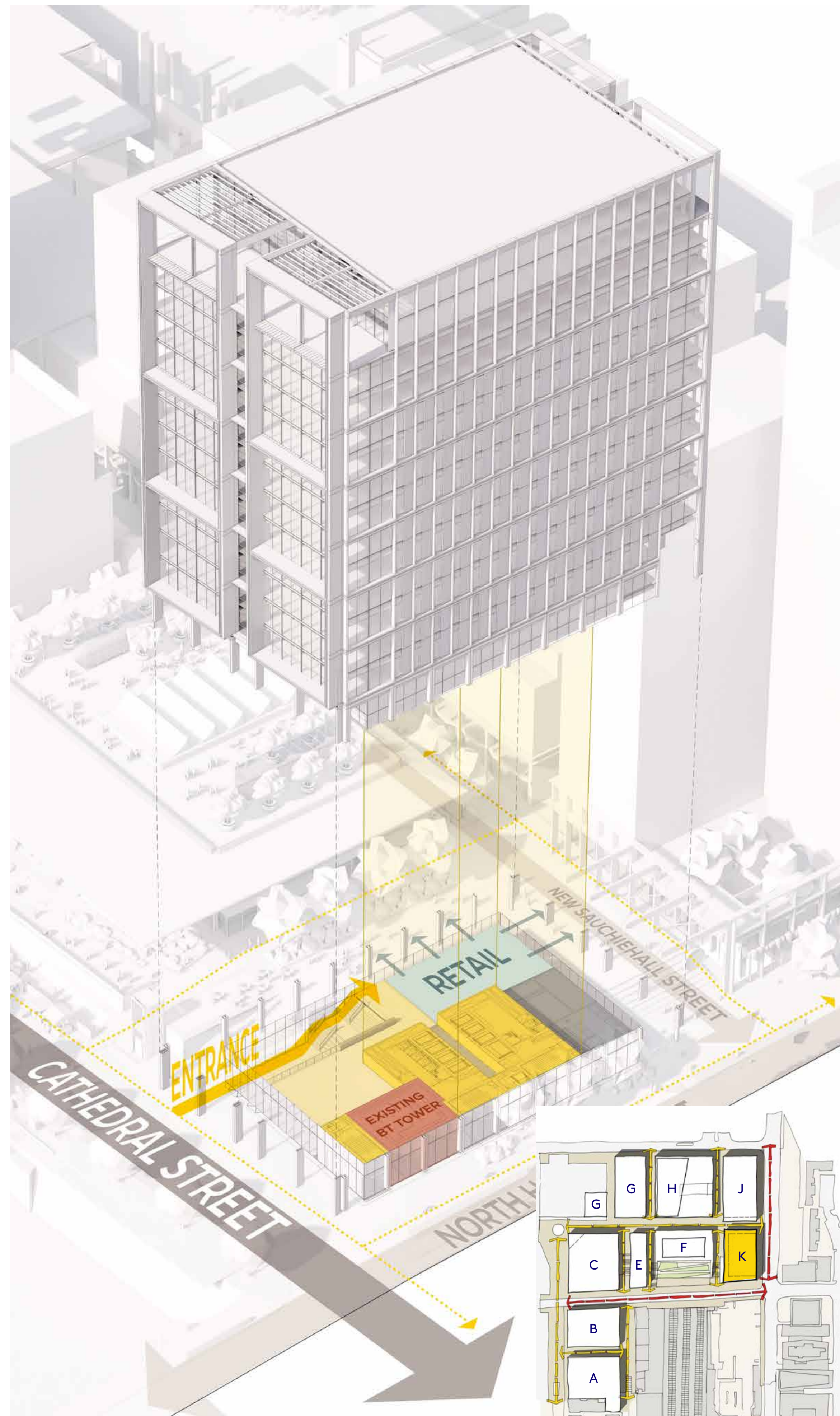
"It will be a very visible building, so good looks will be important."

Block K will sit on the western edge of the Urban District, amongst an existing cluster of tall buildings such as Met Tower and Bridle Works.

The future redevelopment of the car park on the east side of Queen Street Station is also likely to include taller buildings rising up from behind the Millennium Hotel on George Square.

Active frontages will be provided with retail and publicly accessible café space within the office reception area at ground floor level and a landscaped terrace at 14th floor level.

The building has been orientated to take advantage of light and views to the south. The proposed elevations have been designed to reflect the industrial heritage of the city and to provide a variation to the concrete and glazed facades of the Met Tower and Bridle Works buildings.



Axonometric Diagram - Ground Floor

Concept - Emerging Masterplan

View from North Hanover Street



View from Cathedral Street

