2018

Pre-Planning Feasibility Assessment for South Seeds

OLD CHANGING ROOMS, QUEEN'S PARK RECREATION GROUND, QUEEN'S DRIVE, GLASGOW, G42 8QR

AMANDA SWAN

Contents

Background 2
Current Condition 2
Building Type 2
The Planning Process 2
The planning system 2
Actions 2
Local Planning Policy 3
Glasgow Council City Development Plan 3
Key Policies 3
Designated Areas 4
Natural, Historic and Protected Environment 6
Access and Design 6
Other Relevant Developments 7
Conclusions 7

Background

South Seeds is currently seeking to obtain via asset transfer the Old Changing Rooms on Queen's Park recreation ground, to create a community hub for the Glasgow's southside. A significant amount of work has been undertaken by South Seeds to develop the project to date. This investigation of pre-planning feasibility has been undertaken to further support South Seeds' efforts.

Current Condition

The Old Changing Rooms on Queen's Park are in a state of disrepair, it is unlikely the building can be renovated, South Seeds are keen to build a new facility in its place which will provide space to meet the community's needs. A use case for the building has already been explorered and a list of potential ideas which would dictate an internal specification have been shortlisted. To date an external building design has not yet been developed but would likely feature multiple rooms, providing various local services.

Building Type

It is understood that the South Seeds group are interested in the use of a low carbon prefabricated building, similar to that commissioned by Woodlands community development trust in the west end of Glasgow. The building would likely to be to a high BREEAME level and would seek to get a proportion of its energy from a renewable energy source.

The Planning Process

The planning system

A standardised planning system is operated in Scotland, in which proposed developments will either be considered as environmentally significant developments and be subject to an Environmental Impact Assessment (EIA) or as a local development subject to a local planning decision. A development at the Old Changing Rooms would be considered as a local development and is unlikely to require an EIA assessment due to the limited environmental impacts onsite.

A planning application would be submitted to Glasgow City Council for consideration, this application should include:

- Site drawings showing the grounds as is, and the proposed changes,
- Internal and external drawings of the proposed building,
- A design statement detailing the building use and relevant planning policies and,
- Any further information South Seeds wishes to submit in support of the development.

The planning application will then be considered over a 12-week time period, although due to constraints on planning departments staffing this window is often extended. During this time the application will be scrutinised by consultees and advertised in the local press, this to ensure that the development is deemed suitable from a technical stand point and to the surrounding local community. A decision will likely be made by a planning officer rather than at a planning committee meeting due to the low level of impact from the development.

The actual building works will also require a building warrant and permits.

Actions

The following actions should be taken by South Seeds prior to an application being submitted:

- Engage with the Glasgow City Council's Planning Department and building control early in the design process, an open dialog between the community and the council should allow for a smooth approval;
- Ensure that all relevant information is supplied when submitting the application to the council, to reduce the time the application takes to be considered.

Local Planning Policy

The Glasgow City Development Plan was adopted in 2017 and will form the baseline for the planning policy the Old Changing Rooms would be considered against. The following planning policies should be considered when making a planning application and in supporting the developments case in a design statement.

Glasgow Council City Development Plan

Key Policies

CDP 1 The Placemaking Principle

The Placemaking Principle policy aims *"to improve the quality of development taking place in Glasgow by promoting a design led approach which:*

- *Protects and improves the quality of the environment*
- *Improves health and reduces health inequality*
- *Makes the planning process as inclusive as possible*
- *Ensures new development attains the highest sustainability levels."*

All development proposals will be considered against the placemaking principle policy, to ensure new development is sustainable, meets people's needs, improves quality of life and in in the characteristics of the development area.

The core policy provides guidance on the following key areas:

- Sustainable development
- Managing Noise
- Waste storage, recycling and collection in new development
- Detailed design guidance.

Conclusion: A development at the Old Changing Rooms will be in keeping with the key themes of CDP 1 and in the design process they key policy development areas of noise, waste and design will be a priority focus.

CDP 2 Sustainable Spatial Strategy

The Sustainable Spatial Strategy aims "*to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-position to meet the challenges of a changing climate and economy..."*

The spatial strategy pockets areas of Glasgow within Local Development Frameworks on an individual building bases, masterplan area, key identity areas and large priority areas. The site at the Old Changing Room does not fall into any of these sub-spatial pockets but is near to a number of areas which have been selected.

Although not in a key area, the wider policy supports new development proposals which:

- Prioritise the remediation and reuse of vacant and derelict land, and
- Contribute to the development of vibrant and accessible residential neighbourhoods.

Conclusion: Although not falling within a key policy area the proposed development works at the Old Changing Room is in keeping with the wider policy themes of CDP2.

CDP 5 Resource Management

The Resource Management policy aim is to:

- *"supports energy generation from renewable and low carbon sources,*
- *Promotes energy efficiency design and use of low and zero carbon generating technologies in new development,*
- *Helps safeguard communities from the potentially adverse impacts of energy generation or oil/gas extraction,*
- *Makes efficient use of energy generation and/or industrial processes by supporting combined heat and power systems and district heating networks,*
- *Manages its waste to minimise landfill and help met national targets, and*
- *Benefits from secure supplies of low carbon energy and heat."*

Conclusion: The development at the Old Changing Rooms will meet the aims of resource management policy by being mindful of its energy usage and resource (through the potential usage of renewable technologies), will be built to a high energy efficiency standard and will have a well-considered waste management strategy.

Designated Areas

The extract in Figure 1 shows the nearest designated policy areas to the Old Changing Room site. There are a number of policy designated areas within the adjacent built up area, but no designations cover the proposed development area itself. The proximity of these designations to the site requires them to be considered in the feasibility of the site but may not deter or impact the development work onsite.

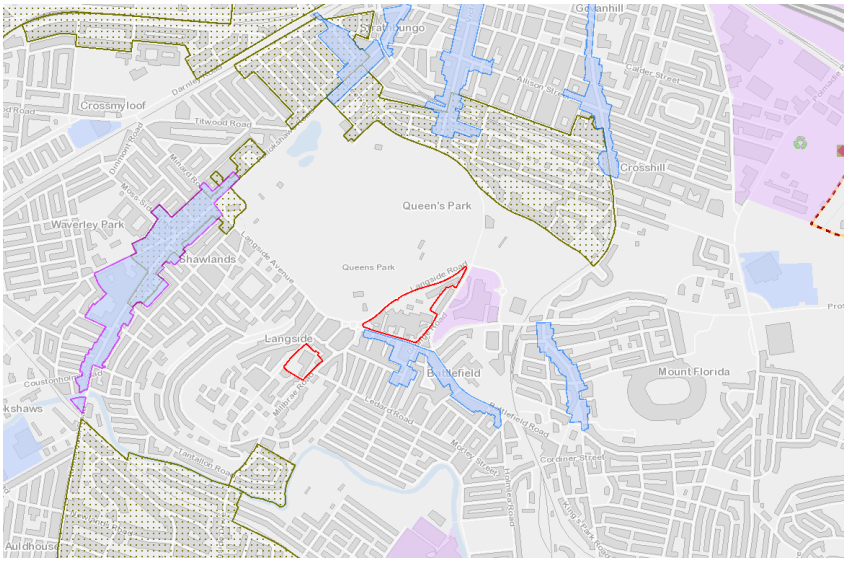


Figure 1: Glasgow Council City Development Plan – Policy and Proposals Map[1]

[1] https://glasgowgis.maps.arcgis.com/apps/webappviewer/index.html?id=693b1380de1d4f6da4aefd769ff835e7

The closest policy designated area to the Old Changing Rooms is the Crosshill Conservation Area (shown by a green dotted line in figure1). The red, pink and blue designated areas in the surrounding landscape demark areas which have been designated as significant masterplan areas, hospital campuses or as part of Glasgow's network of centres. These additional policy designations do not impact the development on the Queen's Park Site.

CDP 9 Historic Environment

The Historic Environment policy aims *"to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations."*

The policy goes on to state "*The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas…etc. The Council is unlikely to support development that would have a negative impact on the historic environment."*

One hundred meters to the North of Queen's Park sits Crosshill Conservation Area, this status protects the buildings and the spaces between which are of architectural or historic interest. Although the area at Queens Park does not fall within the conservation area, the design of a building so close to the conservation area should be sympathetic of the wider historically sensitive area.

The Crosshill Conservation Area Appraisal Report[2] lists the traditional and modern building materials used within the area, although not a requirement of a new or building amendment, Glasgow City Council are more likely to favour a development which incorporates some of these more traditional elements within a new building.

Table 1: Building materials found within the Crosshill Conservation Area

Traditional Building Materials	Modern Building Materials
• Red and buff sandstone • Slate • Cast iron • Timber • Glass • Clay/terracotta • Granite/whin setts • Brick and stone	• Concrete • Metal • UPVC • Tarmac • Render/roughcast • Timber

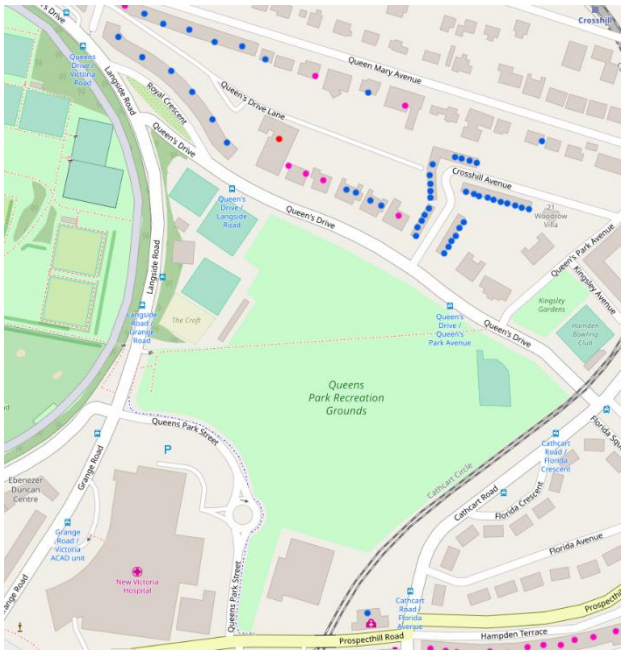
The modern building materials although seen within the area are not guaranteed to be favoured by Glasgow City Council.

Conclusion: Although not specifically dictated by CP9 a development at the Old Changing Room should be mindful of its historic surroundings and should be in keeping with the wider policy context relating to the historic environment.

[2] https://www.glasgow.gov.uk/CHttpHandler.ashx?id=4801&p=0

Natural, Historic and Protected Environment

A small-scale building is likely to have a limited impact on the natural, historic and protected environment. As discussed within the Glasgow Council City Development Plan the area surrounding Queen's Park, due to its historic nature, falls within a conservation area. Within this conservation area there are a number of Listed Buildings near to the Old Changing Rooms, these can be seen within Figure 2. It is unlikely a development would impact the setting or structure of any nearby listed building.



A search of the SNH Natural Spaces Map shows that there are no environmental designations within 500m of the Old Changing Rooms. Although there will be some ecological features on the site due to the residential and green space nature of the wider area, it is unlikely a replacement building would have a detrimental impact to the wider ecological value of the area. Prior to the existing building being demolished a walk over survey may be required to ensure that there are no nesting birds or bat roosts.

Figure 2 (left): Listed Buildings near to the Old Changing Rooms. (Source: HES)

NB. Red – Category A, Blue – Category B and Pink – Category C

Conclusion: It is considered that a development on the site would have a limited impact on the wider natural, historic and protected environment but may be required to be designed sympathetically to the surrounding built area.

Access and Design

Within the design statement submitted with a planning application to Glasgow City Council South Seeds should consider the provision of access, i.e. car parking and access movements, site security and the provision of water, electricity and sewerage. Although not a direct requirement of a planning application, and normally a focus of building control once the development moves on to the construction phase of development, stating the groups intentions may prevent any unwanted planning conditions being added to the buildings consent.

Additional conditions could relate to the provision of additional parking spaces, the inclusion of/or disapproval of security fencing and use hours of the building. Careful consideration should be given to all access and design elements within the design statement to prevent unnecessary restrictions being placed upon building design and use.

Other Relevant Developments

The Woodlands Community Development Trust have gained planning permission and build a similar community hub in the Glasgow City Council Area, with further planning permission being awarded for four permanent artist/craftsperson workshop spaces.

The initial development for a temporary unit was awarded planning permission for five years, after which the site would have to return to its previous condition. The planning conditions for the approved development required the group to remove a 1.8m fence from the curtilage of the site, which was proposed to ensure site security. The planning process for this development took six months to reach determination.

The secondary application for four permanent units similarly took six months to be decided and unlike the original temporary unit has no limit to number of operating years. Planning conditions for the site included a restriction on use hours, a low to no noise limit and a limit to the periods where machinery could be used.

Both applications were found to be in line with Glasgow City Council planning policy.

Conclusions

South Seeds are well placed to gain planning permission for a building on the site of Old Changing Rooms, Queen's Park, Glasgow. The aims of the community group are in line with the wider themes of the Glasgow City Development Plan and with careful design consideration it is unlikely to have a significant impact on the architectural or historic setting of the wider area.