



Glasgow
CITY COUNCIL

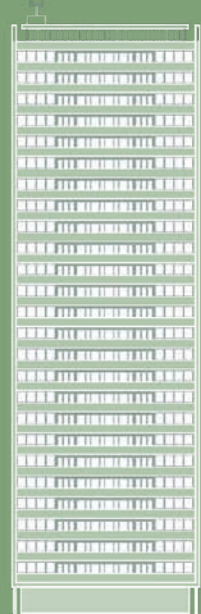
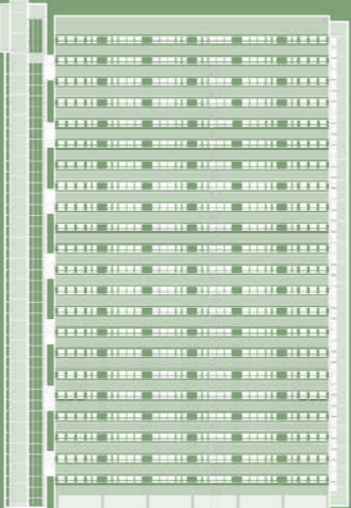
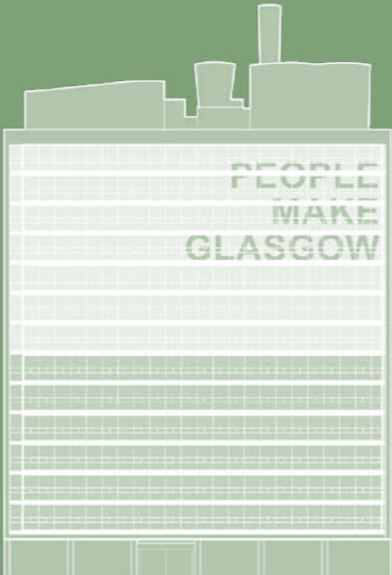


TALL BUILDING DESIGN GUIDE

DRAFT FOR CONSULTATION
JULY 2024

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INTRODUCTION

01



INTRODUCTION

Glasgow is a complex and dynamic city. Its urban form and user experience are defined by its past, and both continue to evolve thanks to the city's economic and cultural complexity and richness.

The City Development Plan, through its vision and spatial guidance, aims to capitalise on these characteristics, reaffirming the role of Glasgow as a prosperous, competitive and ambitious city that is also vibrant and attractive.

This proactive attitude and flexible policy approach has been applied to development trends over the period since the City Development Plan was adopted. The City Centre SDF, adopted in 2021, continued this flexible approach to urban design guidance but highlighted that further guidance specifically on Tall Buildings would be useful for developers and planners alike.

Glasgow is currently experiencing development and investment proposals which are welcomed as being a fundamental prerequisite for sustainable

and organic growth. These development trends are often characterised by an unprecedented increment of scale due to an increasingly challenging economic background. Yet they also have a fundamental role to play in terms of densification, regeneration and enhancement of the city's environment. In order to achieve this sustainable growth, they need to be informed by ambitions for quality and clarity of purpose.

To this end, the production of the Tall Building Design Guidance aims to support the industry and planning officers alike, offering a non-exhaustive series of considerations to inform and de-risk the statutory pre-application process on the most appropriate locations, design and planning of buildings of scale.

These inputs are structured around two main components: a Map of Appropriateness and a series of Design Parameters. In addition, the guidance provides clarifications on the requirements of the planning process and a series of technical appendixes to clarify the authority's attitude towards specific aspects of sustainable design for tall buildings.

The initial focus of the Map of Appropriateness is on the City Centre and areas close by, where development pressures for taller buildings are most concentrated. This focus however will be expanded in the future to recognise the role which the network of centres is playing in the polycentric city model as well as to consider urban form as a component part of the complex metropolitan environment evolving along the River Clyde.

Acknowledging the varied and organic nature of our city fabric and recognising a building scale as being relative to its context, the guidance categorises tall buildings into Local, District and Metropolitan Landmarks, and proposes the typological Map of Appropriateness to guide the location of tall buildings towards best outcomes.

However, this mapping of opportunities and constraints is offered as a way of thinking rather than a prescriptive logic, so the construction of taller buildings is not limited to designated parts of the city fabric if justified by specific circumstances of place for that development.



For the same reason, it is also true that not all developments within an area identified as being appropriate for taller buildings can be high risers if specific conditions are not fulfilled. For example, proposals for taller buildings in portions of the city fabric characterised by a very established historical townscape (such as conservation areas) are discouraged if they fail to add value to the experience of the place, undermining its clarity and legibility.

A fundamental driver informing the Map of Appropriateness is to outline a more harmonic and organic model of densification of the city's form and image. After the coherency of the Victorian phases of development, the city has witnessed a scattered approach to the location of taller buildings which created an ambiguous skyline (the selective approach).

In recent decades a more cohesive attitude has been established with taller buildings proposed and constructed along the fringes of the motorway and along the river edges (the linear approach). Current development trends are also evidencing a demand focusing on deploying

heights around major civic open spaces and strategic transport nodes (the flat approach).

The Map of Appropriateness as proposed, seeks therefore to ensure a more coherent legibility of the future city silhouette by harmonising the current different scales and typologies.

Strong emphasis has been given to the requirement of the SG1 Placemaking Supplementary Guidance, part of the City Development Plan, to recognise the inherent place-shaping potentials of building of scale, moving away from a defensive attitude and embracing a more proactive stance based on quality outcomes.

With this in mind, the Design Parameters section of this guidance aims to highlight the importance of focusing the design intent to be a direct and highly specific response to a proposal's context at different scales, from the immediate neighbourhood to the city as a whole, and to integrate any tall building into the economic and socio-cultural fabric

of its background, generating tangible and meaningful added value to the urban experience.

Tall buildings can be sustainable if they are designed and built with care and innovation, and if they are part of a holistic urban planning strategy that balances environmental, economic and socio-cultural aspects. These buildings can help to reduce sprawl, increase density, and provide opportunities for refurbishment and re-use. On the other hand, they consume more materials, energy, and resources than lower-rise buildings, and must be careful not to create social and environmental problems.

Glasgow City Council recognises the role tall buildings can play in the sustainable development of the city, and encourages competent, forward thinking and comprehensive responses to the challenge of designing high quality tall buildings in the city



POLICY POSITION

This document is Supplementary Planning Guidance which supports the Statutory Development Plan and is intended to be used as a significant material consideration in the assessment of planning applications. The guidance stems from the City Centre Strategic Development Framework which has highlighted the need for additional guidance on density and design in the city centre. It should be read in conjunction with statutory guidance set out in SG1 Placemaking and is intended to guide designers, applicants, architects and planners in the approach towards locating and designing tall buildings through the pre-application and application process.

Whilst not statutory guidance, this document is considered to represent a strong material consideration having gone through a process of public consultation and represents the Planning Authorities detailed expectations in the development and assessment of tall building proposals.



CITY DEVELOPMENT PLAN

Tall buildings are referenced within the supplementary guidance (SG) that forms part of the City Development Plan. In particular SG1 The Place Making Principle Part 2, which includes specific locations as well as general / conditional references that would support the inclusion of tall buildings.

Specific areas mentioned are the city centre western and northern fringes, the IFSD and selected parts of the river frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway

More information can be found in the documents by following the link below

[City Development Plan Supplementary Guidance](#)



CITY CENTRE SDF

The City Centre Strategic Development Framework supports the re-enslification and re-population of the city centre. The SDF includes mention of specific locations as well as general / conditional references that would support the inclusion of tall buildings.

Specific areas mentioned are Tradeston, Anderson Quay and the area defined as the land east of the M8 and west of the City centre conservation area, this area extends from the river northwards to as far as Charing Cross.

More information can be found in the documents by following the link below

[City Centre SDF](#)



RIVER CLYDE 2050 SDF

The River Clyde 2050 Strategic Development Framework supports the re-densification and re-population of the River Clyde development corridor. The SDF includes mention of specific locations as well as general / conditional references that would support the inclusion of tall buildings.

Specific areas mentioned are The Clyde Events Campus, Tradeston, Anderson Quay and the area defined as the land east of the M8 and west of the City Centre Conservation Area, this area extend from the river northwards to as far as Charing Cross.

More information can be found in the documents by following the link below

[River Clyde 2050](#)



CITY CENTRE DISTRICT REGENERATION FRAMEWORKS

The City Centre District Regeneration Framework is formed by a suite of nine documents each focusing on a different section of the city centre. In a lesser or greater way each of these support the re-densification and re-population of the city centre.

In summary tall buildings are encouraged in the following specific areas. The western corridor of the M8 Motorway, along the river Clyde corridor within two urban blocks of the river, along Argyle Street and within 200m of subway or mainline railway stations.

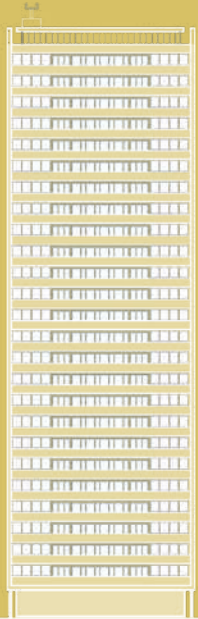
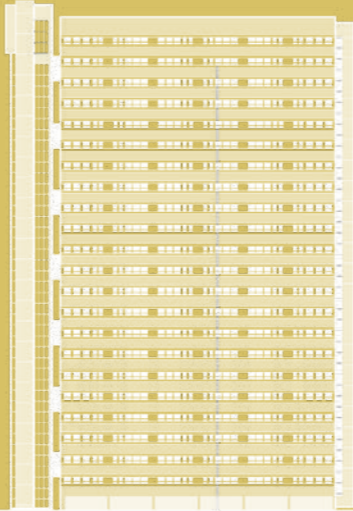
More information can be found in the documents by following the link below.

[District Regeneration Frameworks](#)

AREA OF STUDY

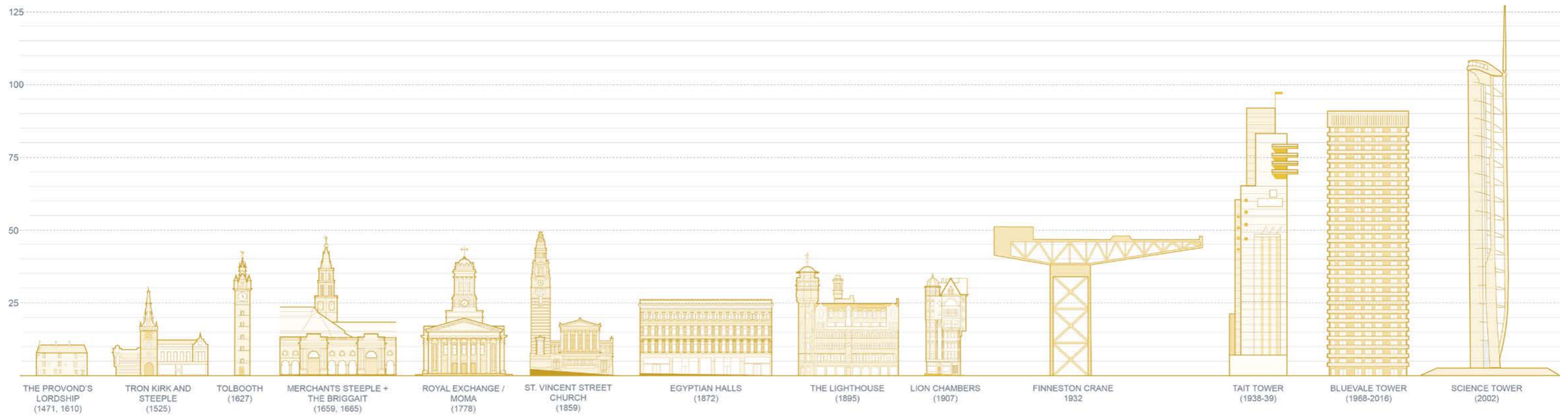
The area covered by this initial study extends to the outer borders of the areas defined in the city centre District Regeneration Frameworks but extends to include the Clyde Entertainment Campus as well as the district of Tradeston.

This is the first of a series of area appraisals, with the major local town centres to follow, and has been prioritised as a response to current economic dynamics and pressures on the City.





GLASGOW AND TALL BUILDINGS 02



GLASGOW'S TALL BUILDINGS

We inherit a city of historic townscapes, noted by Andy MacMillian as being “Scottish in its stone, European in its urban pedigree, American in its grid iron plan. It has a unique integrity and identity among the cities of Britain.” Historic townscapes range from the steeples and towers of the Renaissance period in the vicinity of Glasgow Cross, to the richly detailed commercial and industrial architecture of the Victorian era, the residential neighbourhoods defined by terraces of townhouses and tenements, and high-rise buildings of the modern era.

The tallest building ever to have stood in Glasgow was the 91m tall Tait Tower in Bellahouston, built for the Empire Exhibition of 1938, however it was always intended as a temporary structure and was dismantled the following year.

At 127 metres the Glasgow Tower within the Glasgow Science Centre is currently the tallest structure in Glasgow. It is however just a structure, so it is a stretch to call it Glasgow’s tallest building. This honour goes to Glasgow University’s tower, built in 1887 it tops out at 85m in height. Both the university tower and Glasgow City Chambers (built: 1889 – 73m) are the only two representations from the Victorian era that remain in a list of the 30 tallest buildings in Glasgow.

Much of the remainder of the positions in that list are filled with examples from the next, and most prolific, era of tall buildings in the city. The comprehensive development of the inner urban areas in the mid-late 20th century led to a flurry of high-rise towers. The buildings at Springburn, Maryhill, and Townhead range between 78m and 75m in height and account for almost half of the list. These are closely followed by St Andrew’s House (71m) and Anniesland Court Tower (66m).

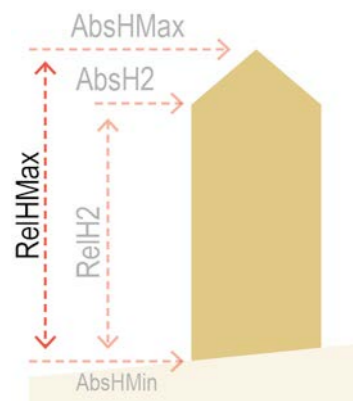
It is not until the end of the 20th century that we start to see further additions with the Hilton Hotel (70m), Crowne Plaza Hotel (55m) and the Cineworld Building (62m) featuring from this time period.

In the last 15 years we see a further six buildings over 45m added. The tallest of these is 2008’s Argyle Building at 62m, followed by the Queen Elizabeth Hospital (60m) in 2015. More recently the Bridle Works Building (blt:2021 - 62m), Block H2 Central Quay (blt:2022 - 58m), Buchanan Wharf Towers (blt:2023 - 54m) and 1 Atlantic Square (blt:2022 - 45m) complete the list.

KEY



KEY TO HEIGHT MEASUREMENT



EXISTING BUILDING HEIGHTS IN GLASGOW

Above is a general overview of existing building heights in the area of study.

The data has been collected from the Glasgow 3D Model, which is online and available for anyone to access. It is available by following the link below.

<https://data.glasgow.gov.uk/pages/3d-urban-model>

The building heights on the map opposite are measured to eaves height or Relative Height Maximum as it is categorised by the Ordnance Survey. This allows us to illustrate, in some way, perceived building height from street level. There are other data sets available from the model but the majority of the analysis contained in this document will be taken from this set.



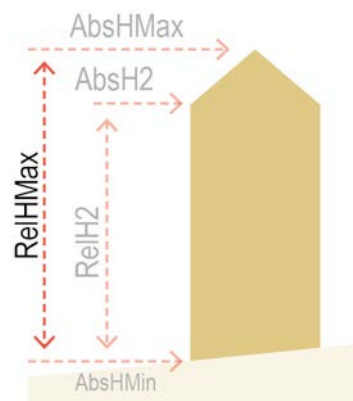
From this you can start to see evidence of emerging clusters of tall buildings as well as areas or neighbourhoods of consistent context height both of which are as important as each other when considering the placement of new tall buildings in the city.

Evidence of how the city developed over its history can be observed. For instance the low scale of the historical Merchant City leading into the larger scale of the Victorian era nestled in the slope between the Blythswood drumlin and to the river. The effect of one of the oldest parts of the City Centre Conservation area around Blythswood Square is evident.

KEY

- CONSENTED TALL BUILDINGS >35m IN HEIGHT
- TALL BUILDING UNDER CONSTRUCTION > 35m IN HEIGHT
- 30-40m HEIGHT
- 30-40m HEIGHT
- 30-40m HEIGHT
- CITY CENTRE CONSERVATION AREA

KEY TO HEIGHT MEASUREMENT



EXISTING TALL BUILDINGS IN GLASGOW

The map above illustrates all buildings in the area of study that at the time of writing are over 40m in height. This shows existing buildings as well as those that have planning permission or are under construction.

Glasgow's skyline is not presently dominated by significantly taller buildings or clusters of same. What is evident though are collections of taller buildings in certain areas. The effect of these collections are lessened somewhat by the topography of the city. However some of these, particularly the residential tower-blocks of Cowcaddens and Townhead, are very prominent and can be seen from much of the city.



In the south west of the city centre we see a collection of tall buildings between Blythswood Square and the river. Very few of these buildings are of significance when compared to the scale of other buildings within the city. In terms of the image of the city these buildings generally merge into the mass of the city when read from a distance as their skyline silhouette is masked by background topography.

With the completion of Buchanan Wharf in Tradeston, and more recently Central Quay in Anderston, a collection of tall buildings is starting to emerge along the banks of the River Clyde. Due to the open space created by the river corridor the presence of these taller buildings is heightened.

KEY

- POST 1980
- PRE-1980
- PRE-1920



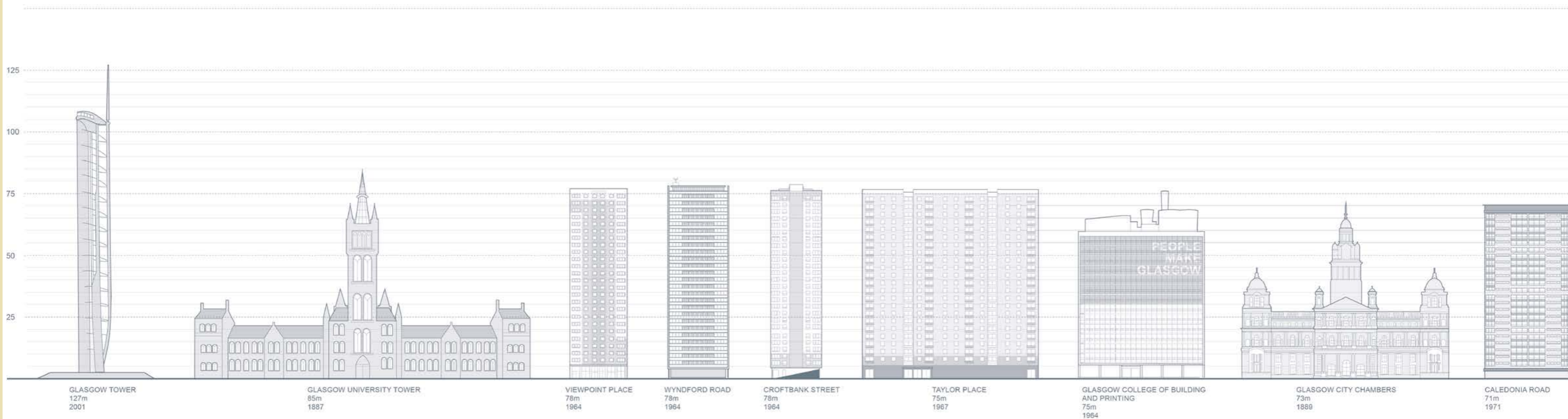
KEY TO HEIGHT MEASUREMENT



TALL BUILDING CONSTRUCTION PERIODS

The map above illustrates the broad time frame in which Glasgow's tall buildings were constructed.

The map shows that the majority of the taller buildings in the city were constructed post 1980, however when compared with the map opposite we can see that the tallest of these were constructed pre 1980 and are a legacy of a different planning regime in the post-war years. As previously mentioned in this document the majority of Glasgow's very tall buildings come from this era and form the benchmark or starting point on what we are to consider as a metropolitan landmark in the city.

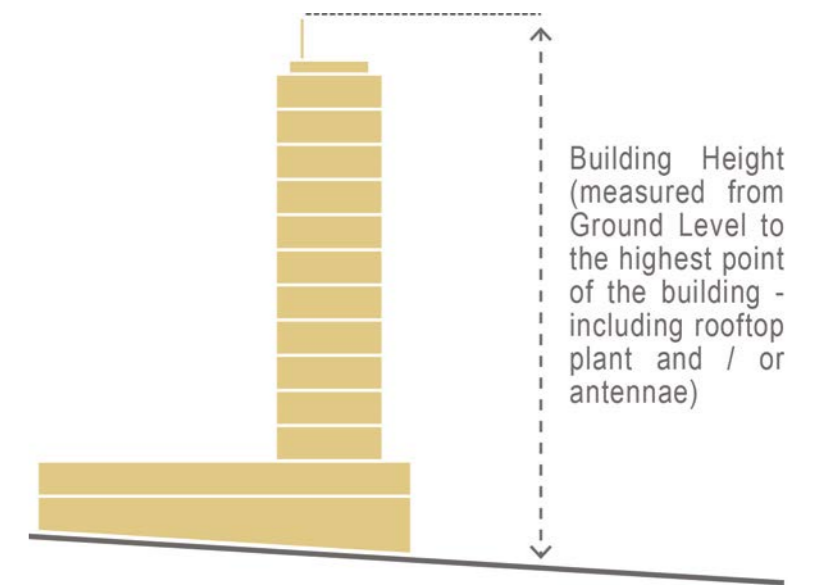


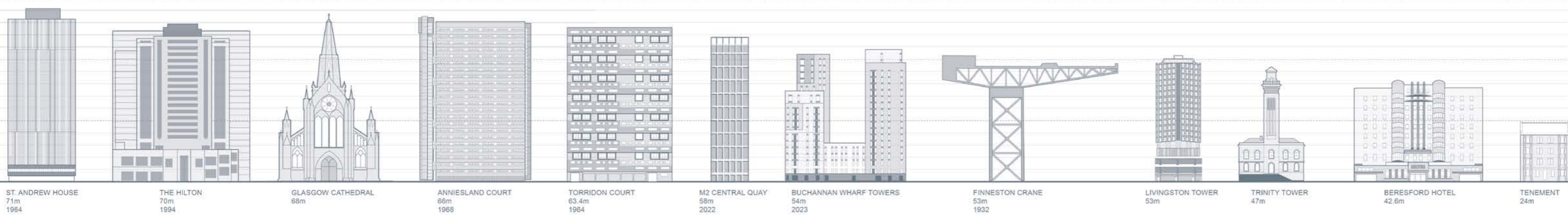
DESCRIBING BUILDING HEIGHT

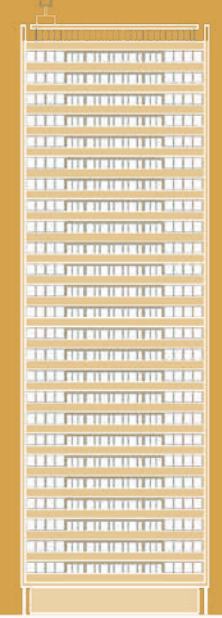
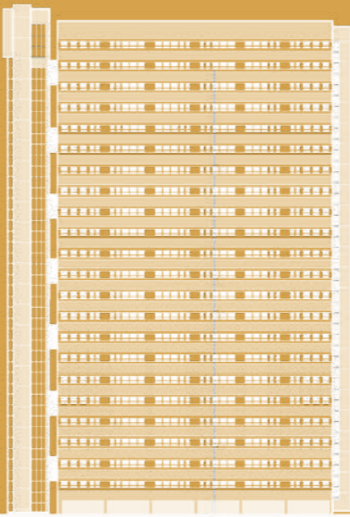
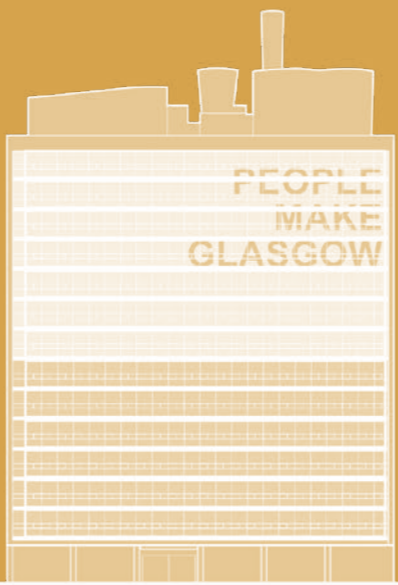
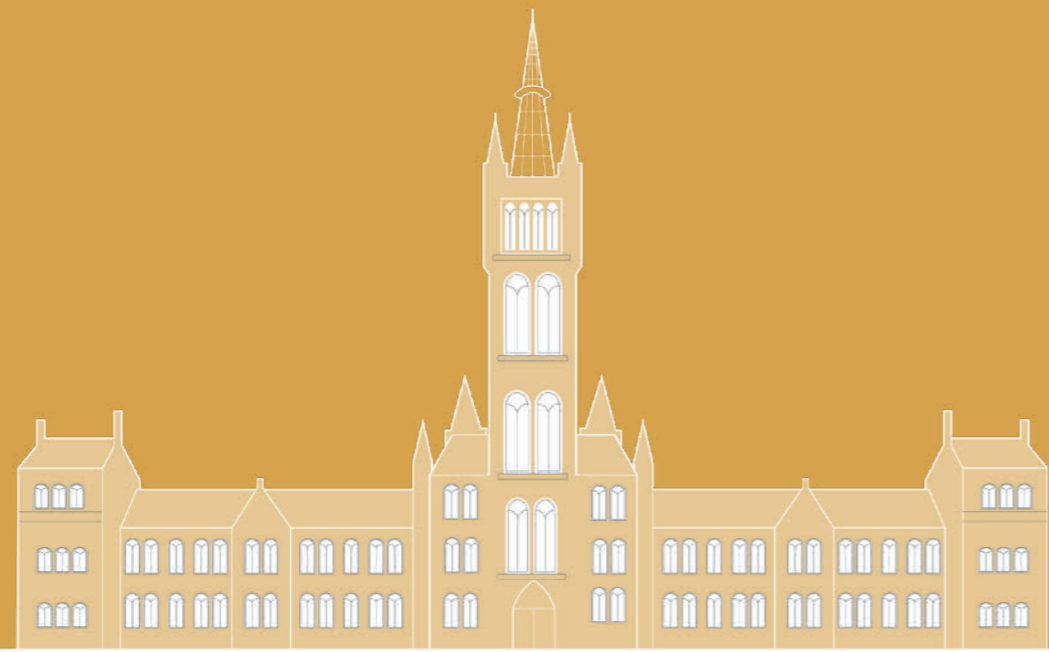
Building heights are often described in terms of storey heights, this can be misleading. The floor to ceiling height is likely to be much greater in an office building (to take account of building servicing needs) than in a residential building and this means that an office building with the same number of storeys as a residential building is likely to be considerably taller. It is therefore more appropriate to describe the height of a building in metres.

Illustrated above are some of the more recognisable tall buildings in Glasgow in an ascending order of height.

Rooftop plant may also increase the height of a building significantly and must be included within the description and consideration of building height. For clarity the height of the building should be measured from the level at which it meets the ground to the highest point of the building (including rooftop plant which may extend to the equivalent of several storeys, building maintenance unit and /or antennae that may be present on the top of the building).









DEFINING TALL BUILDINGS

03

LOCAL

CH

LARGE BUILDING

1.5 x CH

>1.5 x CH

LOCAL SCALE TALL BUILDING

2.5 x CH

DISTRICT

>2.5 x CH

DISTRICT SCALE TALL BUILDING

4 x CH

>4 x CH

METROPOLITAN SCALE TALL BUILDING -

+? x CH

DEFINITION OF A TALL BUILDING

It is important to understand that the descriptive term 'tall building' is relative. An eight-storey building might be perceived as a tall building when set within a typical Glaswegian tenemental area, however would be considered only as a minor high point or even contextual within the fabric of the city centre. It follows therefore that the measurement, and by association, the categorisation of a tall building must relate to the context in which it sits.

As a building grows taller, the radius of its presence and impact gets wider, the building starts to impact the city at different spatial scales. These scales are defined as Local, District and Metropolitan Scale.

The impact that a tall building can have can be perceived at street level as well as on the skyline and visual image of the city. As its scale

increases its 'tallness' can be measured as a relationship to the average context height of its vicinity. This is called the Context Height Ratio (CHR). This ratio is used to categorise the building as one of the three spacial scales (Local, District and Metropolitan).

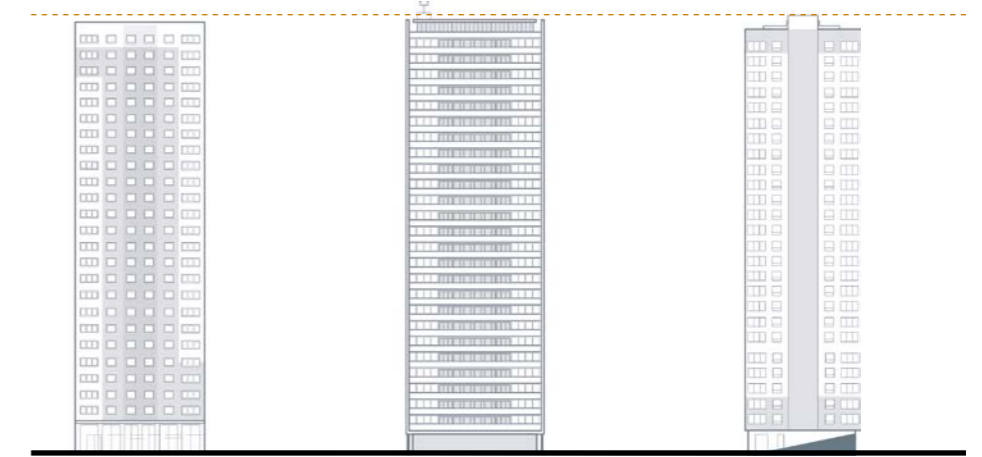
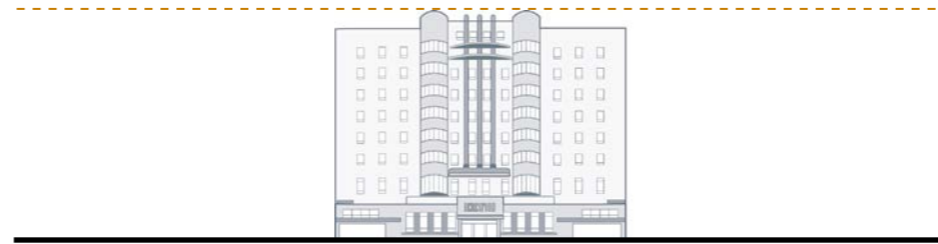
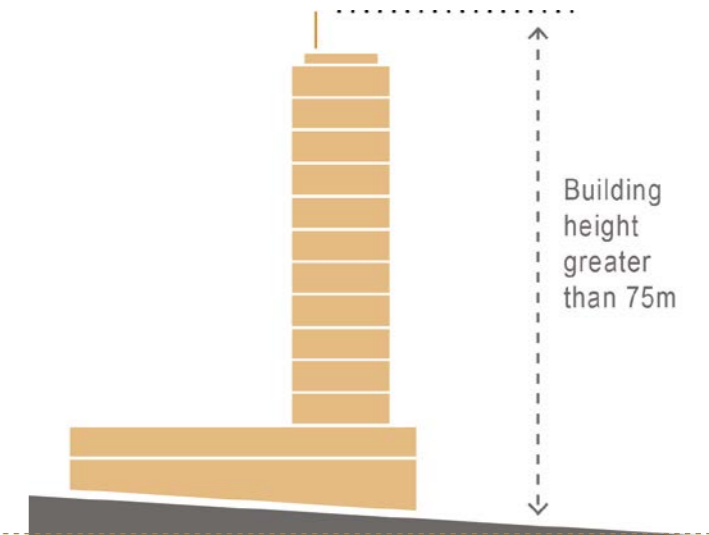
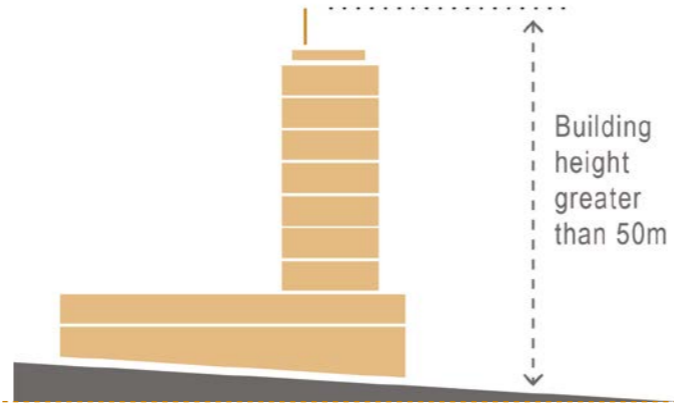
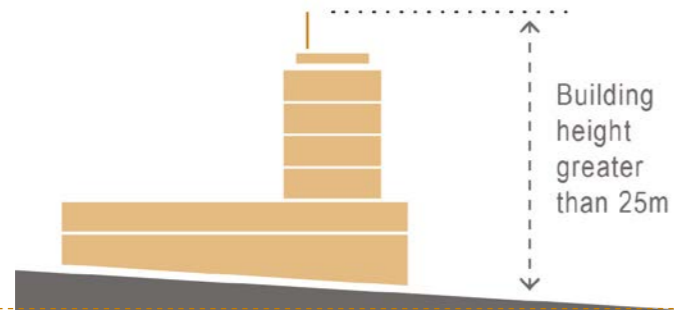
In Glasgow these scales have been defined as follows.

- Local : between 1.5 and 2.5 times the height of the local context.
- District : between 2.5 and 4 times the height of the broader context.
- Metropolitan : above 4 times the height of the broader context.

A description of the difference between local and broad contexts is provided in the following pages.

Regardless of the Context Height Ratio, physical measurement will also be used to establish if a development classifies as a tall building. As such a building will automatically be classified as a tall building if its height is greater than 25m. This datum sits approximately 2 residential storeys above the townscape datum of a typical Glasgow tenemental street.

At the other end of the scale a building will be classified as metropolitan scale if its height is greater than 75m. This datum represents the average height of our city's tallest and most visible residential tower blocks which largely define the city's image when viewed from a distance. District scale buildings are measured at above 50m in height which marks the mid-point between the other scales.



LOCAL SCALE TALL BUILDINGS

A local scale tall building is one of local or neighborhood significance.

These buildings can be a prominent exception to the context but should be perceived as a constituent part of the townscape. While it can impact the skyline its influence should remain local.

Local scale tall buildings can be used to mark special locations in the townscape, such as a strategic nodes, public spaces or specific functions, such as a station.

DISTRICT SCALE TALL BUILDINGS

A district scale tall building's impact is perceived on a wider (district) scale.

These buildings will stand out and in many cases provide a contrast from their context. They can be highly visible and their impact on the skyline can be perceived on a wide scale.

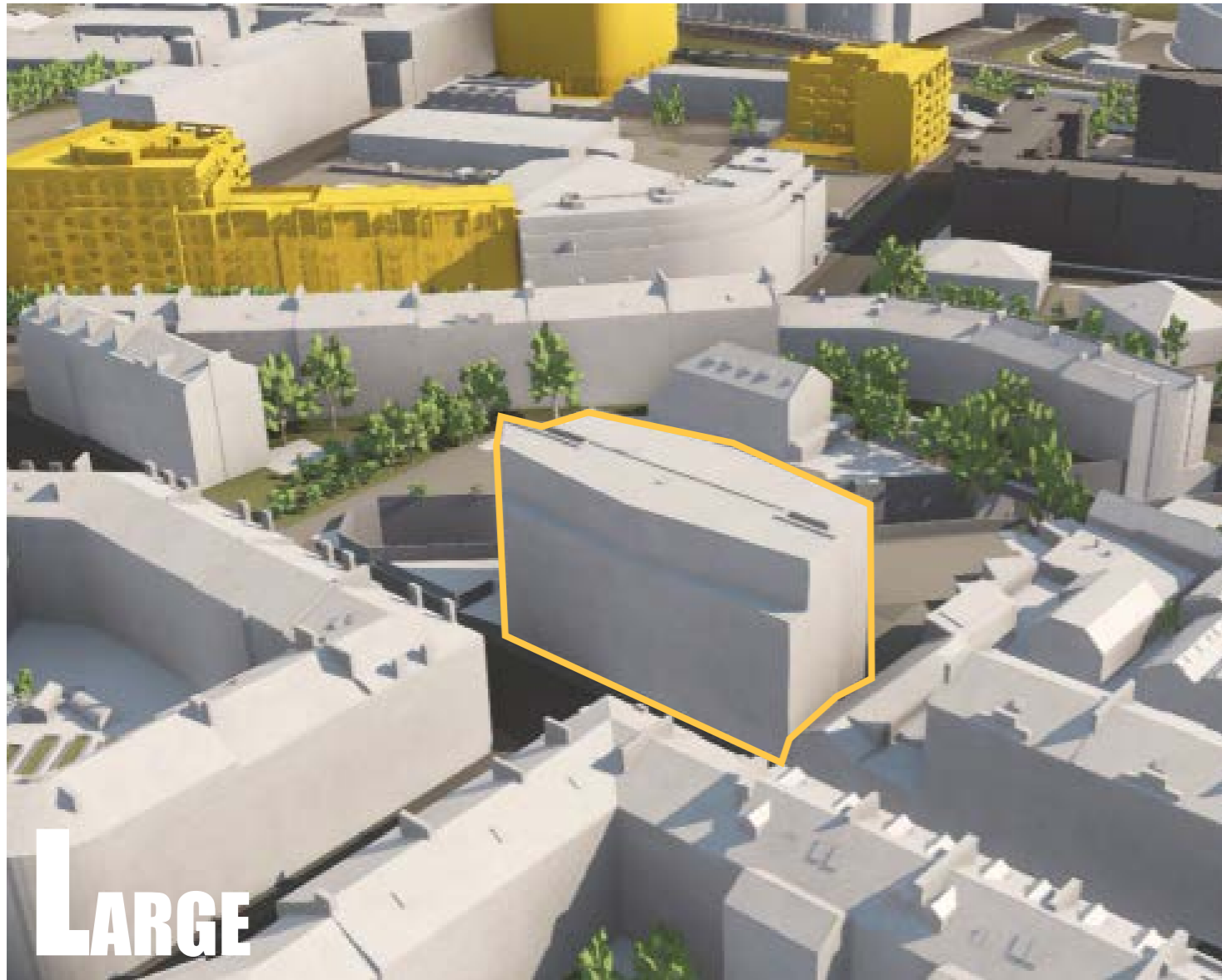
District scale tall buildings can be used to mark special locations in the townscape that are of an area or district scale importance, such as a strategic infrastructure node, major public spaces or special functions, such as public buildings or institutions.

METROPOLITAN SCALE TALL BUILDINGS

A metropolitan scale tall building's impact is perceived on a city-wide scale.

These buildings will be seen from a distance and in some cases provide an extreme contrast from their context. However they can be integrated into a managed cluster of tall buildings which can help to mediate and visually build up to and integrate its height. They can be highly visible and their impact on the skyline can be felt on a metropolitan scale.

Metropolitan scale tall buildings can be used to mark special locations in the townscape that are of city wide or strategic importance.



GLASGOW EXAMPLES OF TALL BUILDING SCALES

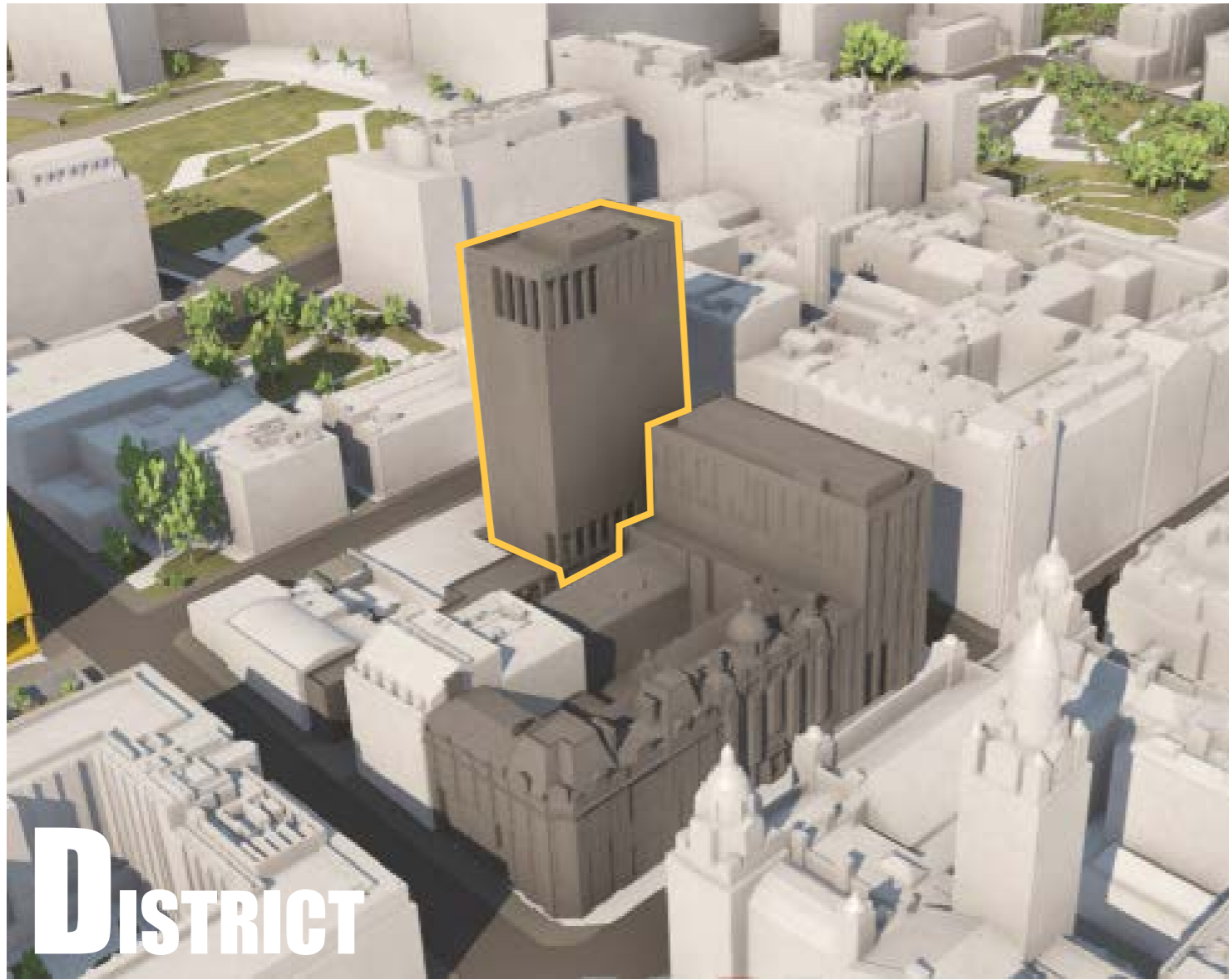
Above and opposite are some examples of the various scales of tall buildings taken within a Glasgow context. These have been selected on their Context to Height Ratios.

Large Building
1047 Argyle Street, Finnieston - CHR - 1.5 x CH

Local Scale
311-345 Argyle Street, Glasgow - CHR - 2.5 x CH

District Scale
90 John Street, Merchant City - CHR >2.5 x CH

Metropolitan Scale
865 Crow Road, Anniesland - CHR >4x CH



DISTRICT



METROPOLITAN



LOCAL CONTEXT - 150M RADIUS

DISTRICT CONTEXT - 400M RADIUS

MEASURING CONTEXT

The context height of an area is the height that an observer would read as the typical or defining height of that particular area. In places where buildings are of consistent height, the context height will most likely be the most commonly occurring building height. In places where building height is more varied the context height may be an average of the buildings in that area.

Applicants preparing proposals for tall buildings will be expected to identify and refer to the context height of the area in which the building is located when considering and justifying its height. They must consider the existing context height as well as take into consideration any consented proposals that may not have been constructed at that time.

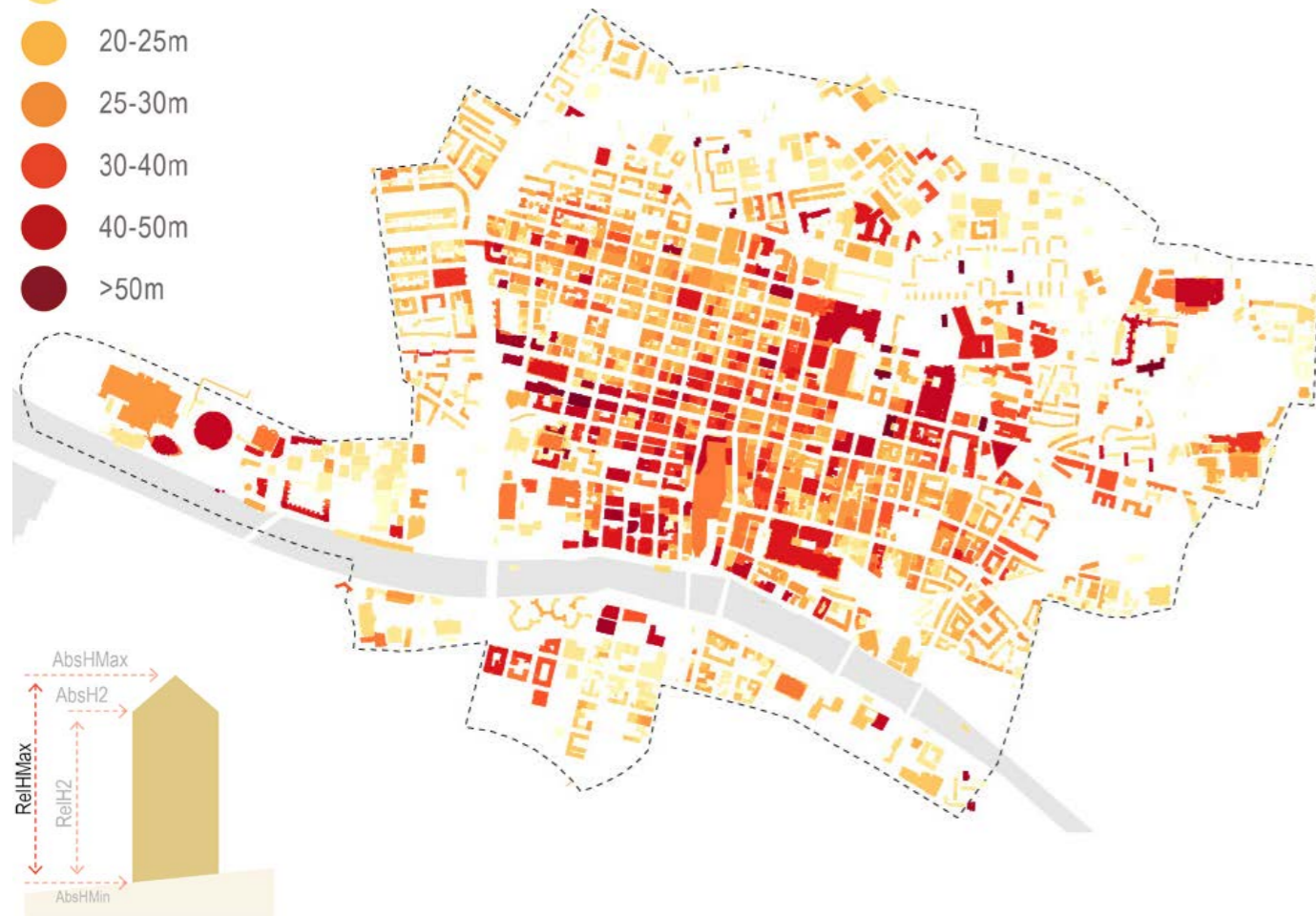
The relationship between the height of a tall building and the context height helps to understand how prominent a tall building may be and in determining whether or not its height is proportionate to its wider role and significance in the context of the city. The relationship to context also defines the classification of the tall building be it of local, district or metropolitan scale.

In Glasgow we are asking for local scale tall buildings to be measured within a local context, this has been defined as a 150m radius from the centre of the proposal's site. This radius has been set so as to encapsulate nine of our city's grid iron blocks.

For district scale buildings the context is measured in a broader way. The radius for measurement is set to 400m from the centre of the proposal's site. This makes the proposal the centre point of a ten minute walk. Given the scale of Glasgow, a ten minute walk is the appropriate amount of time that as a pedestrian you would expect to move from one district into the next.

Context measurements and analysis should be in metres with buildings measures to their highest point ('Relative Height Maximum' (RelHMax) as per Ordnance Data).

KEY



METROPOLITAN CONTEXT

In a similar way to district scale buildings, metropolitan scale buildings step up in scale of measurement again. The immediate context is still measured as a radius of 400m from the centre of the proposal's site, however proposals will be asked to set themselves (and be assessed) within the wider cityscape.

The two maps above illustrate the building heights of the city centre, however they are measured to different datums. On the left the building heights are displayed as 'Relative Height Maximum' (RelHMax). This is a measurement from the lowest point of the building to the highest point. RelHMax is ideal for measuring Local contexts as it can give an accurate value to how a context is perceived at eye level.

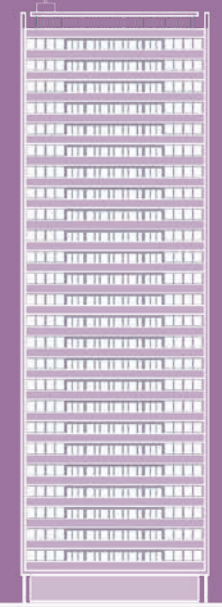
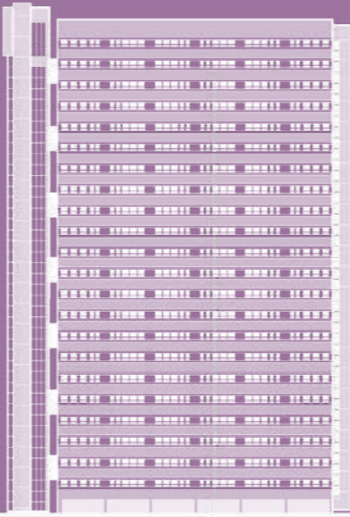
The map on the right illustrates a different set of measurements. This map shows 'Absolute Height Max' (AbsHMax). This is a measurement taken from Ordnance Datum (Sea Level) and the data that is represented in the map is values or measurements 'Above Ordnance Datum' (AOD). In simple terms it shows the height of the top of a building that includes the topography that it sits upon.

Given their scale and potential effect on the city skyline Metropolitan (and potentially some District) scale tall buildings will require to be justified (and therefore assessed) within this city-wide scale of measurement.

As previously mentioned the Glasgow 3D Urban Model is available and can be accessed at the following link.

<https://data.glasgow.gov.uk/pages/3d-urban-model>

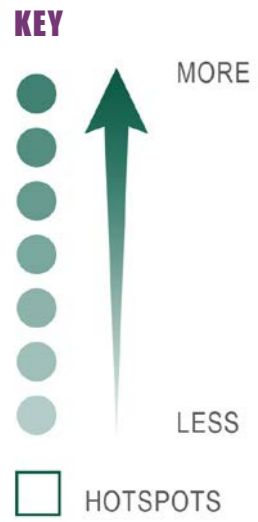
Glasgow as a authority currently uses VuCity as a means of assessing applications.





**OPPORTUNITY FOR
TALL BUILDINGS**

04



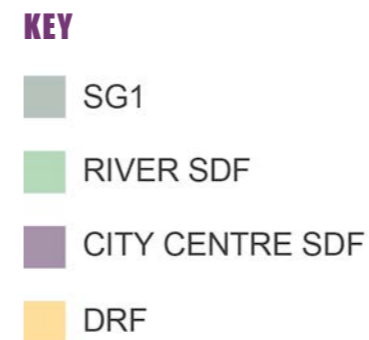
REFERENCES TO TALL BUILDINGS

The map above illustrates the references to tall buildings and appropriate locations for them within the suite of GCC Planning Policy documents. It is worth noting this map refers to 'tall buildings' and not to 'density' or 'densification'.

By combining these we have produced a 'heat map' of where policy is guiding tall buildings to be located. This is illustrated in the diagram above.

Links to these documents are provided below

- [City Development Plan](#)
- [Supplementary Guidance](#)
- [City Centre SDF](#)
- [River Clyde 2050](#)
- [District Regeneration Frameworks](#)



KEY

- CONSENTED TALL BUILDINGS >35m IN HEIGHT
- TALL BUILDING UNDER CONSTRUCTION > 35m IN HEIGHT
- 30-40m HEIGHT
- 30-40m HEIGHT
- 30-40m HEIGHT
- ▨ CITY CENTRE CONSERVATION AREA
- ⋯ EMERGING CLUSTERS OF TALL BUILDINGS



EXISTING TALL BUILDINGS

The map above illustrates buildings greater than 40m in height within the area of study. Also mapped are schemes either under construction or with consented planning permission.





This is measured to the highest point of the building or Relative Height Maximum (RelHMax) as categorised by the Ordnance Survey. While this is standard for guides produced by other cities in the UK, it does produce some anomalies that would not generally be considered a tall building in the context of this study; For example Central Station clock tower, the spires of the various churches and the cathedral. For this mapping exercise these anomalies will be ignored.

An overview of this data suggests that there are three existing / emerging clusters of tall buildings in the city.

- C1 East of City Centre Conservation Area and M8 (Established)
- C2 Banks of the upper harbour of the River Clyde (Emerging)
- C3 Surrounds of Buchanan Galleries / Queen St (Emerging)

We suggest that these areas be supportive for the location of tall buildings with the scope for future expansion.

KEY

-  <21m HEIGHT
-  EXISTING LOWER SCALE THAT WOULD BE ADVERSELY AFFECTED.
-  EXISTING LOWER SCALE THAT WOULD NOT BE ADVERSELY AFFECTED.
-  DEVELOPMENTS REQUIRE TO BE RESPECTFUL OF HERITAGE TOWNSCAPE

KEY TO HEIGHT MEASUREMENT



LOW SCALE TYPOLOGIES

Lower scale typologies of building can be sensitive to tall buildings in their proximity. This generally applies to housing, and the Georgian and Victorian tenemental and town-house streets of Glasgow are a good example of this.

A tall building within or adjacent to a low-rise residential area may appear alien and intrusive and detract from its coherent domestic character and urban form. It may also affect the amenity and privacy of residents, cause overlooking or overshadowing and have an overbearing or demeaning impact on properties and their private outdoor spaces.

Other low scale typologies are not affected in the same way as residential areas, for instance modern industrial, commercial and leisure-focused developments.



The map above illustrates buildings less than 20m in height, this has been calibrated to capture the typical Glasgow tenement. It illustrates areas that theoretically would or would not be adversely affected by the presence of a tall building.

Blythswood / Woodlands/ Park

Generally heritage domestic Georgian town house scale on elevated position. Sensitive to tall buildings.

Garnethill

Generally heritage domestic tenemental scale on elevated position. Sensitive to tall buildings.

Merchant City

Generally heritage domestic tenemental scale. Historic architecture and townscape. Sensitive to tall buildings.

Tradeston









While low scale industrial is present care must be taken around the existing heritage assets. Not sensitive to tall buildings with appropriate measures.

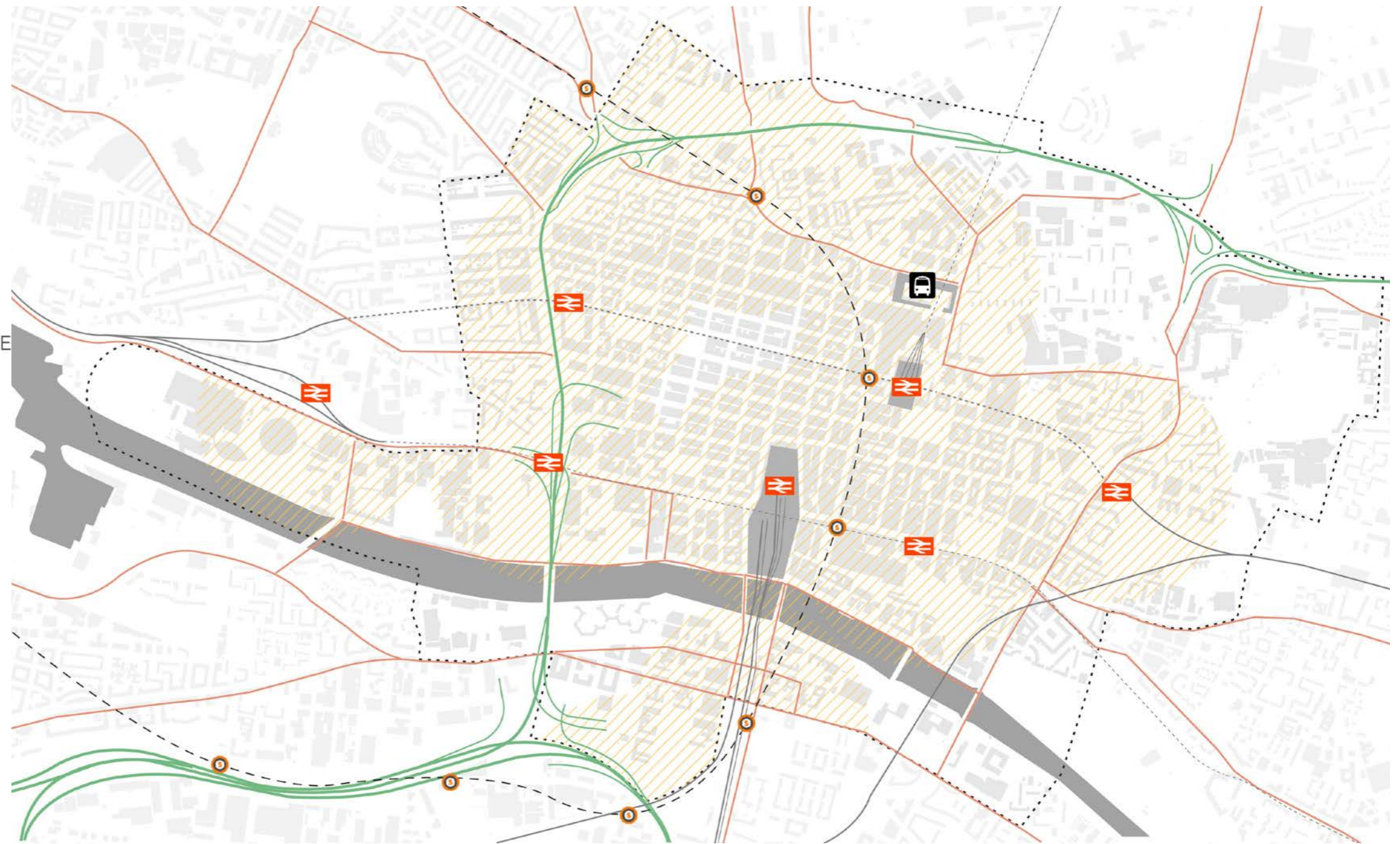
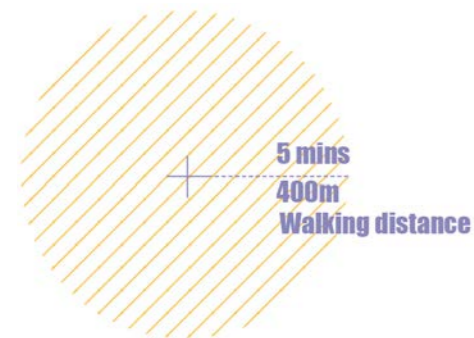
Lancefield and Springfield Quay's

Generally low scale modern industrial or Leisure. Not sensitive to tall buildings.

Townhead

Generally low scale modern industrial. Not sensitive to tall buildings.

- KEY**
-  M8 MOTORWAY
 -  PRIMARY ROAD
 -  RAILWAY LINE
 -  SUBWAY
 -  RAILWAY STATION
 -  SUBWAY STATION
 -  BUS STATION
 -  5 MINUTE WALK FROM MAJOR TRANSPORT NODE



TRANSPORT INFRASTRUCTURE

Glasgow city centre is the main public transport hub and interchange for the urban area.

Glasgow Central Station is the main gateway to the area for rail passengers from the south. It provides national connections via the West Coast Mainline to the wider UK and major cities such as London, Manchester, Birmingham and Liverpool. Glasgow Central Station also provides regional and sub-regional connections serving largely the southern metropolitan area of the city as well as outlying towns and cities to the west, east and south including Paisley, Ayr, Helensburgh and Dumfries.





Glasgow Queen Street Station is the main gateway to the area for rail passengers from the north. It provides the main rail connection to Edinburgh and connects to the East Coast Main Line, giving connections to the east of the UK as well as London. Queen Street Station also provides regional and sub-regional connections, serving largely the northern metropolitan area of the city as well as outlying towns and cities to the west, east and north including Dundee, Perth, Aberdeen and Inverness.

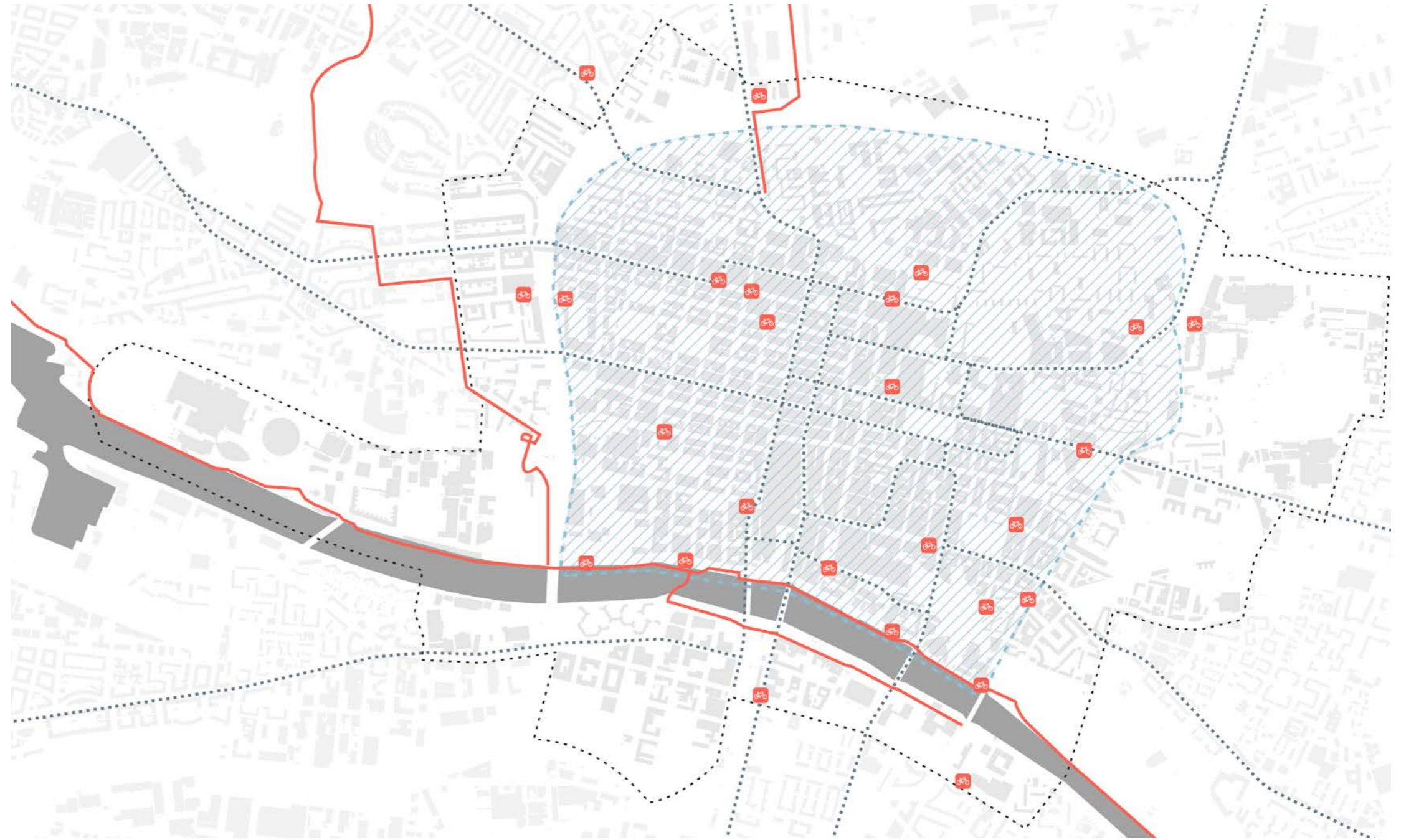
While the majority of the city centre is well-served by public transport, accessibility is lower in peripheral parts of the town centre that lack rail services / stations and primarily rely on bus services. Buchanan Bus Station serves the city centre and the suburbs while providing national services connecting Glasgow to the rest of the country.

Glasgow also benefits from a subway system operating a bidirectional loop that connects the City Centre with nearby major town centres to the West and South.

Supported by both the Scottish Government and Transport Scotland the Clyde Metro will be formed by one of, or a combination of, bus rapid transit, tram, light rail and metro rail. The project is aimed at improving connectivity within Glasgow however at the time of writing it is at a stage that is too early for this document to react to.

Each 5 minute walking radius from public transport station is mapped opposite. Areas within the 5 mins radius are assessed to be more suitable for the location of new tall buildings due to their connectivity to public transport.

- KEY**
-  NATIONAL CYCLE ROUTE
 -  NEXT BIKE CYCLE HIRE SITES
 -  PRIMARY BUS ROUTE
 -  LOW EMISSIONS ZONE



ACTIVE AND OTHER TRAVEL INFRASTRUCTURE

In addition to the public transport network described on the previous page, Glasgow also benefits from a diverse and well structured active travel network.

In the area of study this is defined by a pedestrianised core path network, combined with cycling infrastructure that builds upon the National Cycle Network with the addition of more localised routes. The area of study is well provided for and the network is expanding, as such there are no positive or negative impacts on the locations for tall buildings from this particular analysis.

Further information regarding the active travel network can be found via the links below.

[Core Path Network](#)

[Glasgow Cycle Network](#)

[National Cycle Network](#)

It is worth noting that due to the proximity of Glasgow International Airport, some applications for tall building may be subject to gaining statutory approval from the Civil Aviation Authority; this will be discussed and applied for during the application process if appropriate.

KEY

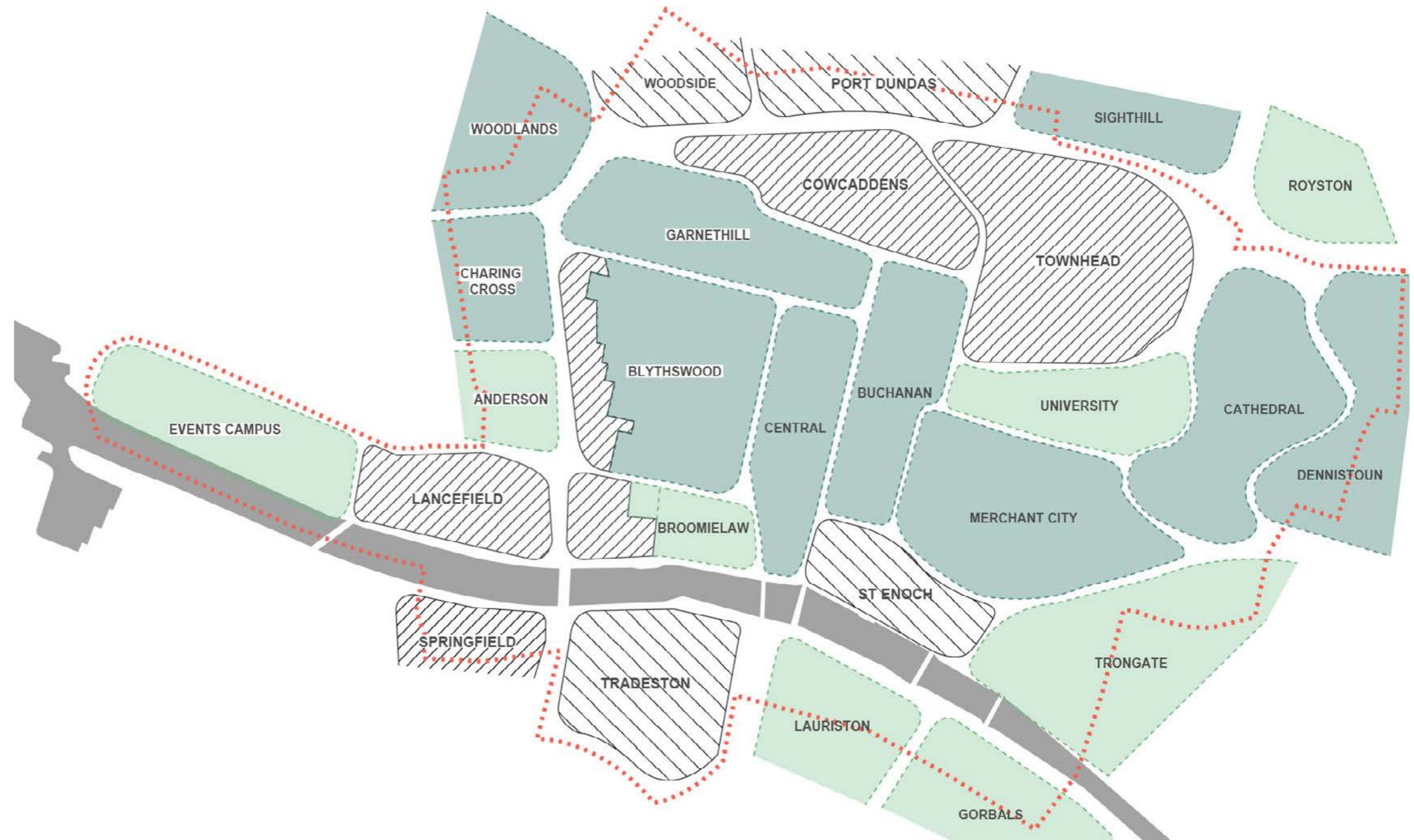
Quality and coherence of character

 HIGHER

 MEDIUM

 LOWER

 FRAGMENTED Sensitivity to tall buildings



QUALITY AND COHERENCE OF CHARACTER

The level of coherence in character within the various areas of the city have been identified. This is based on a qualitative assessment of the consistency of character features in an area, including the grain, height and scale of buildings, land uses, pattern of streets and open space, architecture and detail, and the quality of public realm.

The measure of coherence is a simple and effective means to differentiate between areas of stronger and weaker character and, as such, informs the recommendations of this study on the suitability for tall buildings.

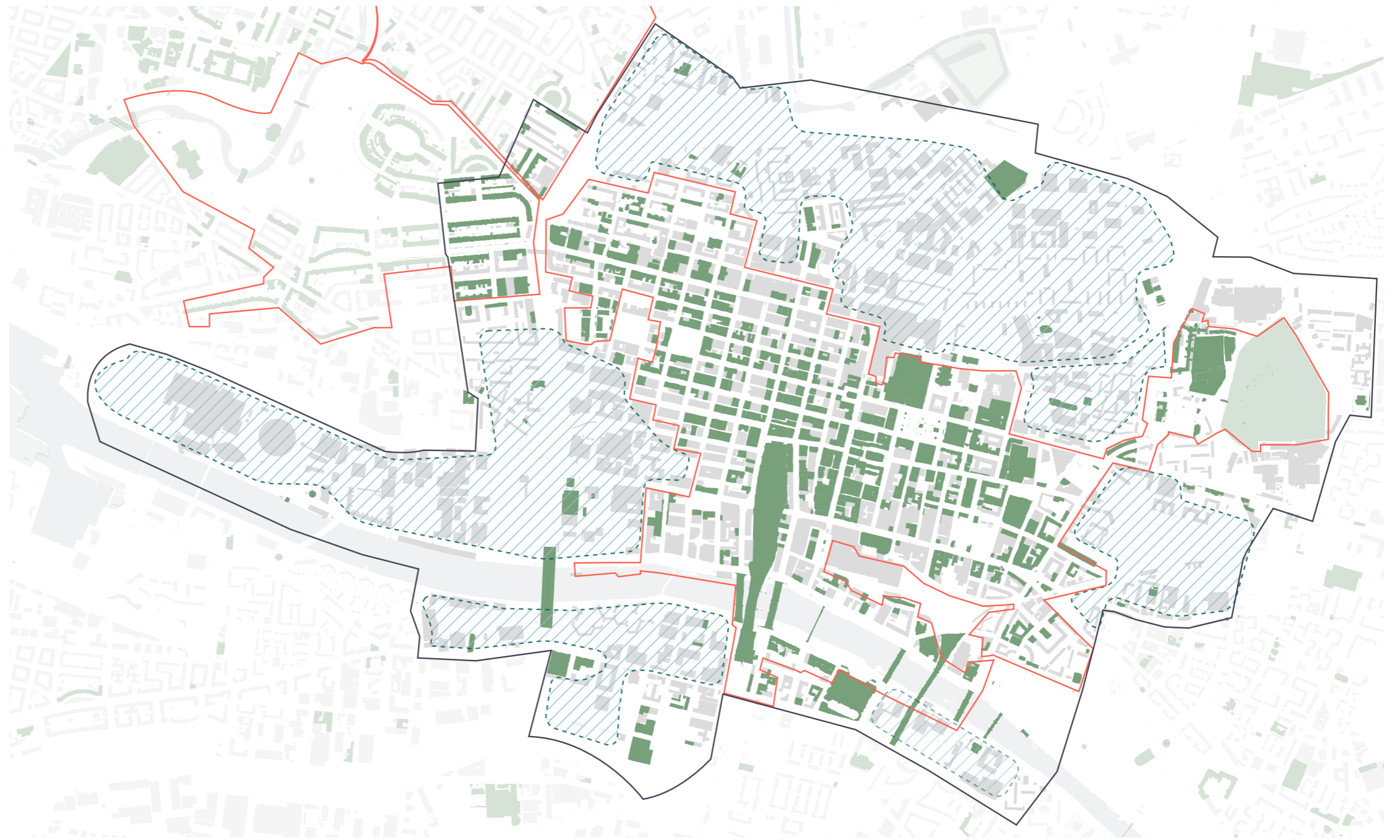
Character areas with a high or medium high level of coherence usually

are valued for their strong and consistent townscape features that should be preserved; therefore incongruous or tall development is unlikely to be appropriate here.

Areas of low townscape quality and coherence typically lack strong defining character attributes, and fragmented areas normally are characterised by incoherent and disjointed development. Often these areas are in need of regeneration and place making. The fact that an area is identified as having a low or fragmented character does not mean that they are automatically suitable for tall buildings. However, in some of these areas tall buildings could form part of a comprehensive place making approach if they are well-justified.

KEY

- LISTED BUILDING, STRUCTURE OR LANDSCAPE
- ▨ THEORETICAL AREAS FOR TALL BUILDINGS
- CONSERVATION AREAS



HERITAGE

Glasgow Central Conservation Area comprises the City Centre at the heart of Greater Glasgow. The Conservation Area extends from Garnethill in the north-west to the Necropolis in the north-east, and from Broomielaw in the south-west to Albert Bridge in the south-east. There are three conservation areas that are active in the area of study, those of Woodlands, Park and Glasgow Central.

Within Glasgow Central Conservation Area, 5 distinct Character Areas are defined and identified in the approved Conservation Area Appraisal. These are:

1. Cathedral
2. Merchant City
3. Broomielaw, St Enoch, River Clyde
4. Business District & Blythswood
5. Garnethill

In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

A key consideration when planning for and designing a tall building is its potential impact on surrounding views, as well as on the setting of heritage assets in the vicinity. In the right locations however, tall buildings can support major change or regeneration while positively influencing place-shaping and conserving the historic environment.

Suitable locations for tall buildings are more likely to be outwith the conservation areas, in particular, developments of a district or metropolitan scale. Areas where these may be more suitable are mapped above.

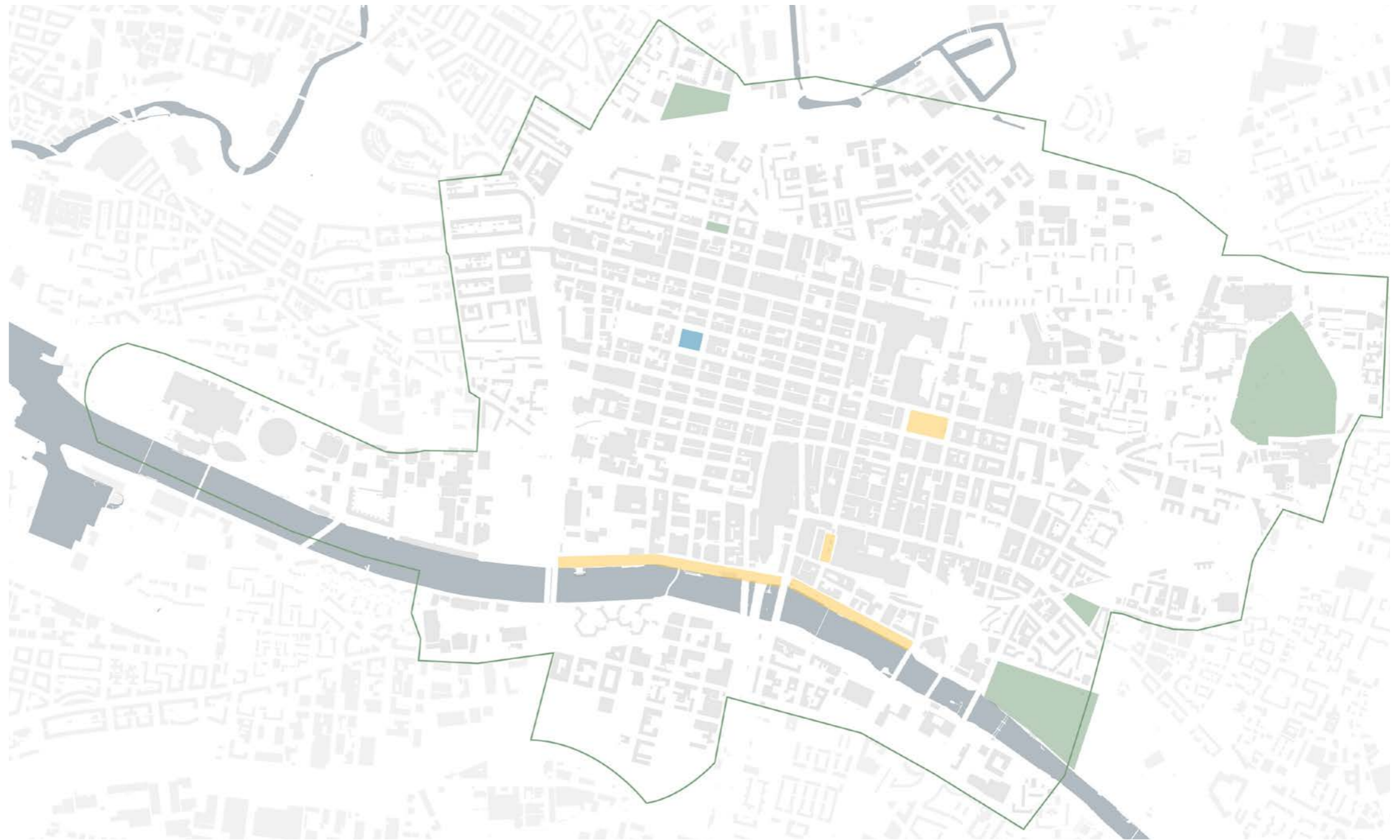
Links to the various conservation area documents can be found below.

[Conservation Areas](#)

[Conservation Areas Map](#)

KEY

- PUBLIC GREENSPACES
- PRIVATE GREENSPACES
- PUBLIC OPEN SPACES



OPEN SPACE

Glasgow as a city benefits from an extensive and diverse network of parks and open spaces. Glasgow is ranked as one of the best cities in the UK regarding access to green space, however the greater portion of this green space lies outwith the city centre and in turn the area of study.






Public open space in the city centre is limited to the formal and semi-formal hard landscape areas of George and St Enoch Squares and the riverside quays of Broomielaw and Custom House. The larger public green spaces of Braid Park, the Necropolis and Glasgow Green lie in the periphery to the north and the east. The city centre also benefits from the smaller Garnethill Park as well as Barrowland Park.

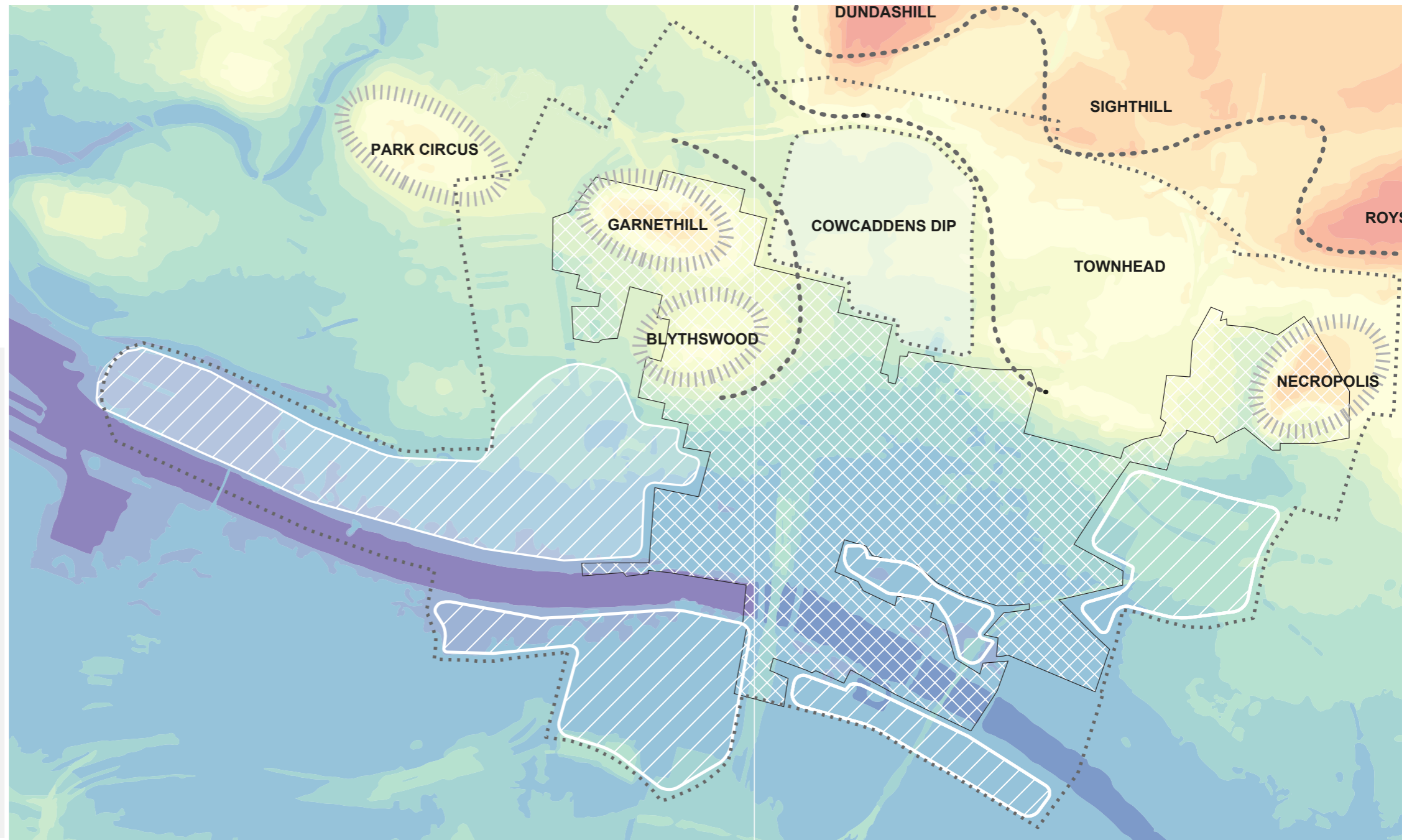
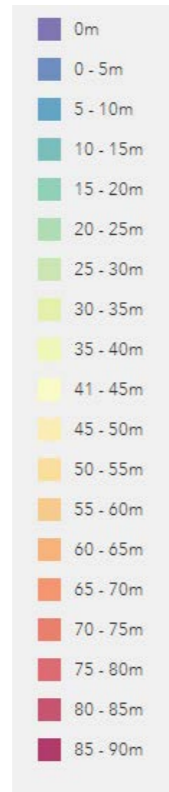
There are various other small or medium sized green or open spaces in the city centre that are privately owned such as Blythswood Square, the Ramshorn Graveyard and Rottonrow Gardens.

Given the scarcity of open space in the area of study, and that the effect of a tall building on open space is often felt locally, the mapping of positive and negative areas for their location in this instance will be too granular to be meaningful at this level of study.

The designing and locating of tall buildings with regards to open space, lower scale built typologies and streetscape is however addressed in finer detail in the Design Guidance section of this document.

KEY

-  CITY CENTRE CONSERVATION AREA
-  AREA OF SENSITIVE TOPOGRAPHY
-  AREA OF HIGHER TOPOGRAPHY. SUMMERHILL SIGHTHILL AND ROYSTON
-  COWCADDENS DIP
-  THEORETICAL AREAS FOR TALL BUILDINGS



TOPOGRAPHY





The area of study lies within the shallow bowl of the Clyde's flood plain (6-12m), the ground level rising gently northwards to the higher ground of Blythswood Hill (42m) to the west and the Cathedral (40m) to the east. The Cathedral and the Necropolis drumlins (hills) (54m) are bisected by the valley of the Molendinar Burn. North-west of Blythswood Hill, Garnethill (52m) has steeper gradients.

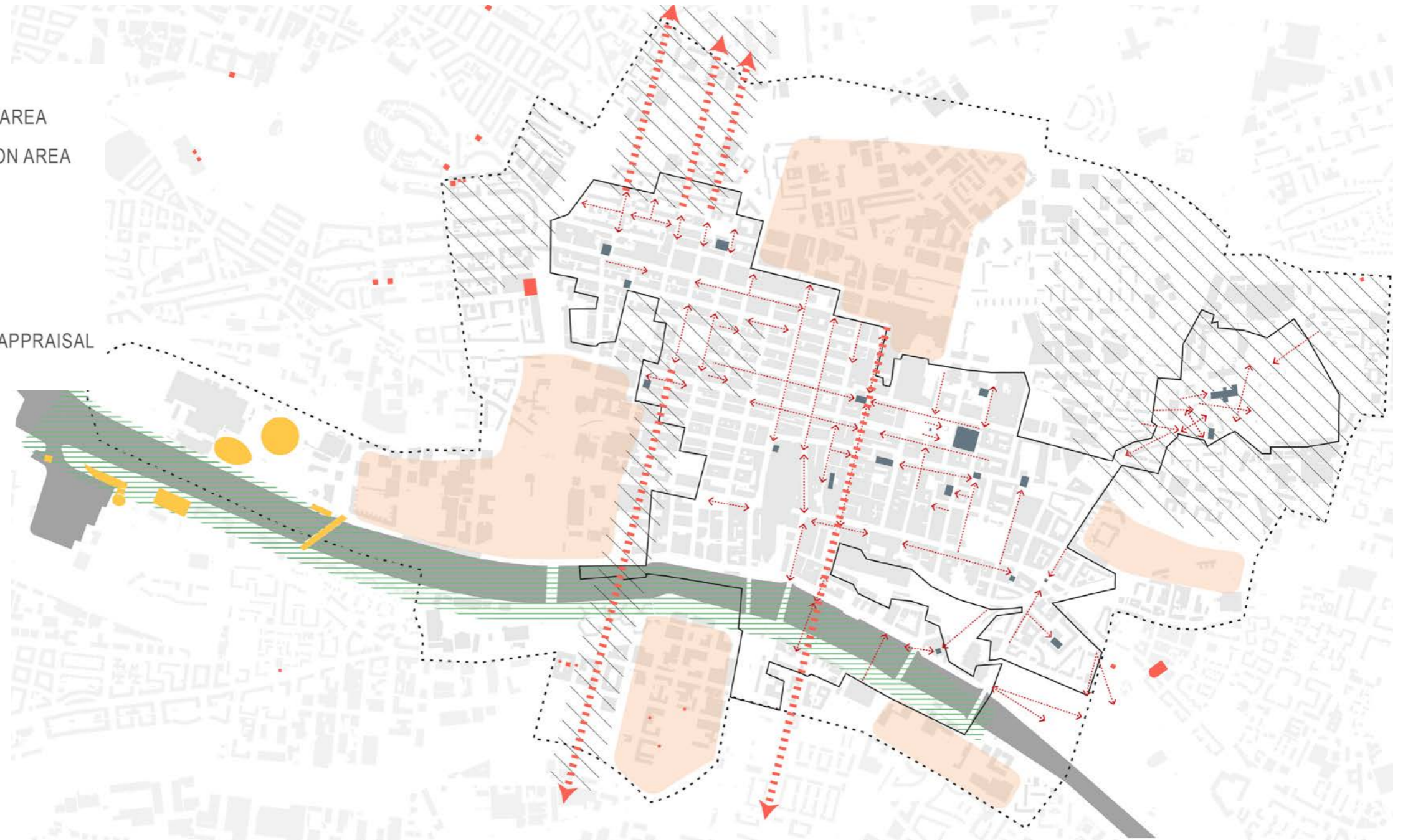
Sensitive topography has been assessed to be the drumlins of Garnethill, Blythswood and the Necropolis. Park Circus is also included due to its proximity. These areas of higher ground are assessed as being inappropriate for taller buildings.

The initial assessment for appropriate areas for taller buildings includes low lying areas of topography to the south that are outwith the Conservation Area.

There is scope for taller buildings in the valley between the drumlins of Garnethill, Blythswood and the area of Townhead. There are significant existing tall buildings already in this area and the scope for additional ones is further reinforced when viewed against the backdrop of the higher topography of Dundashill, Sighthill and Royston.

KEY

-  GLASGOW CENTRAL CONSERVATION AREA
-  STEEPLE / SPIRE WITHIN THE CONSERVATION AREA
-  STEEPLE / SPIRE OUT WITH THE CONSERVATION AREA
-  CONTEMPORARY LANDMARKS
-  AREA OF PARTICULAR VIEW SENSITIVITY
-  RIVERFRONT VIEW CORRIDOR
-  THEORETICAL AREAS FOR TALL BUILDINGS
-  VIEW AS NOTED IN THE CONSERVATION AREA APPRAISAL
-  VIEW TO HORIZON



VIEWS

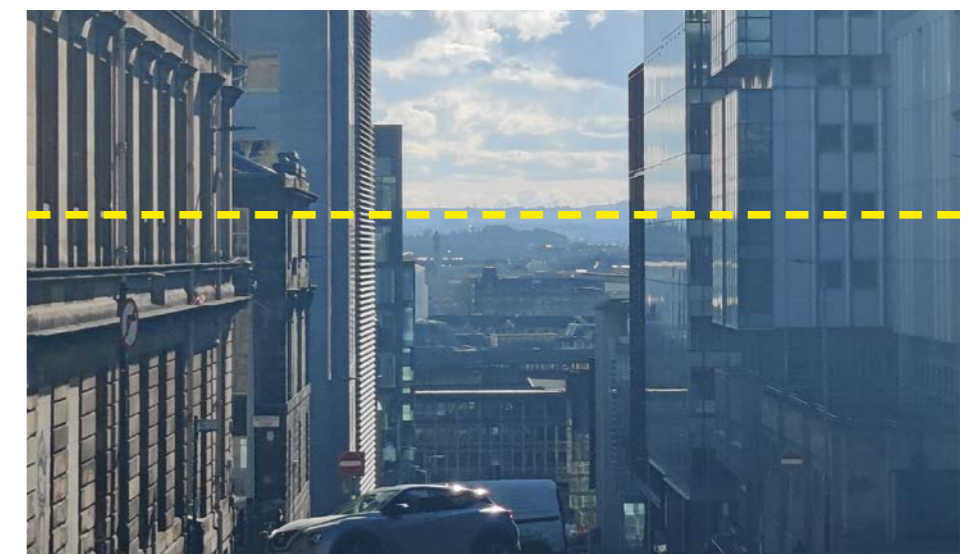
The Glasgow Central Conservation Area Appraisal goes into some detail to describe significant views and the requirement to protect them (p23). The views described as well as the settings of significant or historic buildings have been taken from this document and added to the analysis map above.

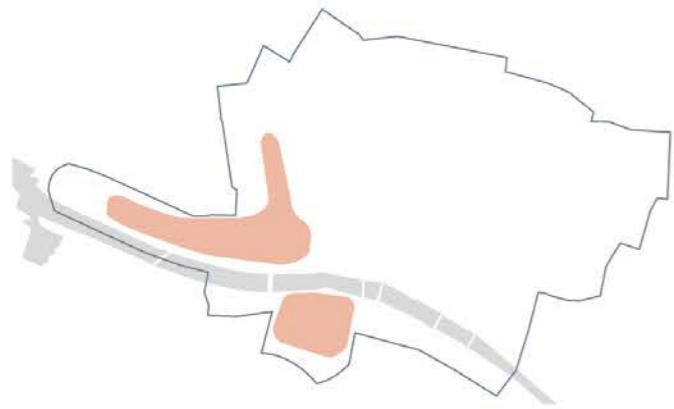
The Glasgow Central Conservation Area establishes Glasgow as a rolling city landscape populated with spires and steeples, with the buildings and monuments of the hills providing attractive skyline compositions. The map above has been expanded to include similar features that occur outwith the conservation area that should be considered with the same respect and have the same principles that are set out in the Conservation Area Appraisal, as well as SG1, applied to them.

The conservation area appraisal goes on to mention long views leading out of the city centre to the Campsie in the north and Cathkin Braes in the south. Due to the density of development these types of views are a rarity in Glasgow city centre. They have a psychological importance, allowing the viewer to position themselves in the wider valley landscape, away from the canyon effect of the city. These views as well as areas deemed to be particularly sensitive have been mapped above.

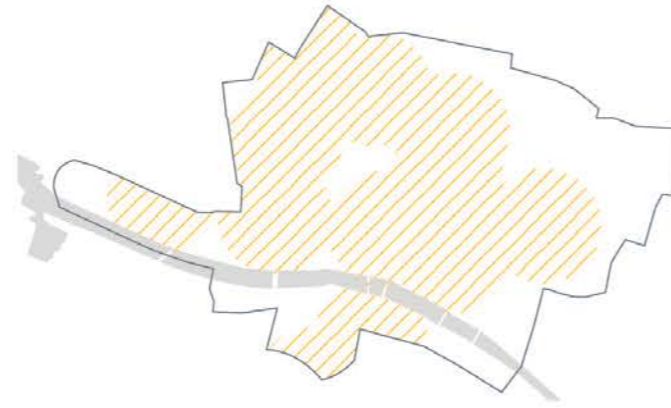
The analysis is not exhaustive and it is anticipated that other views requiring protection may emerge through the development management process. The Glasgow Central Conservation Area Appraisal is in the process of revision, and when complete, will illustrate a more comprehensive view strategy for the city centre.

[Conservation Areas](#)

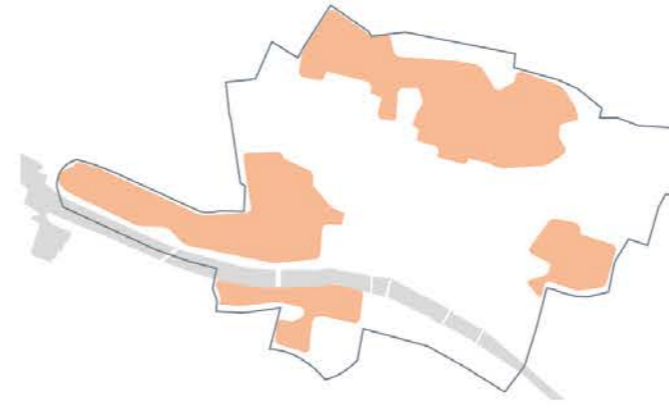




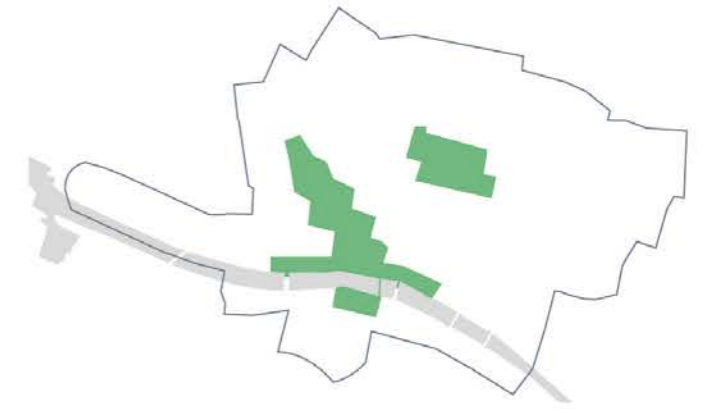
POLICY



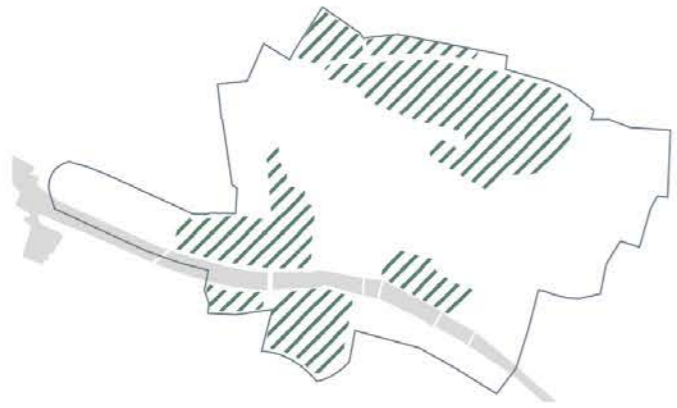
TRANSPORT



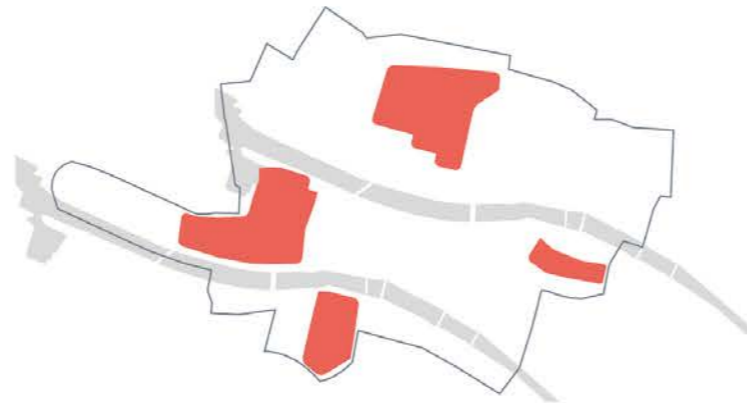
HERITAGE



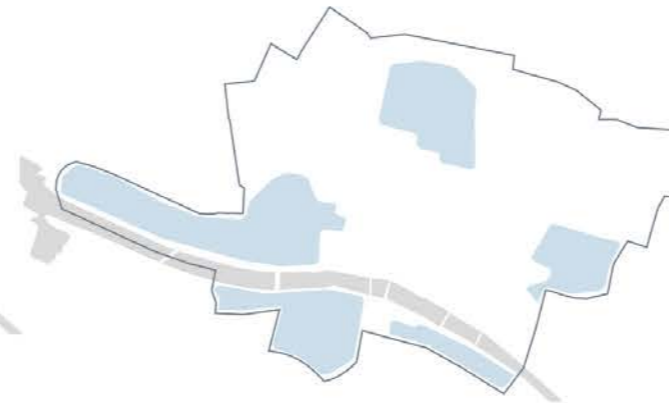
CLUSTERING



CHARACTER SENSITIVITY



VIEWS



TOPOGRAPHY

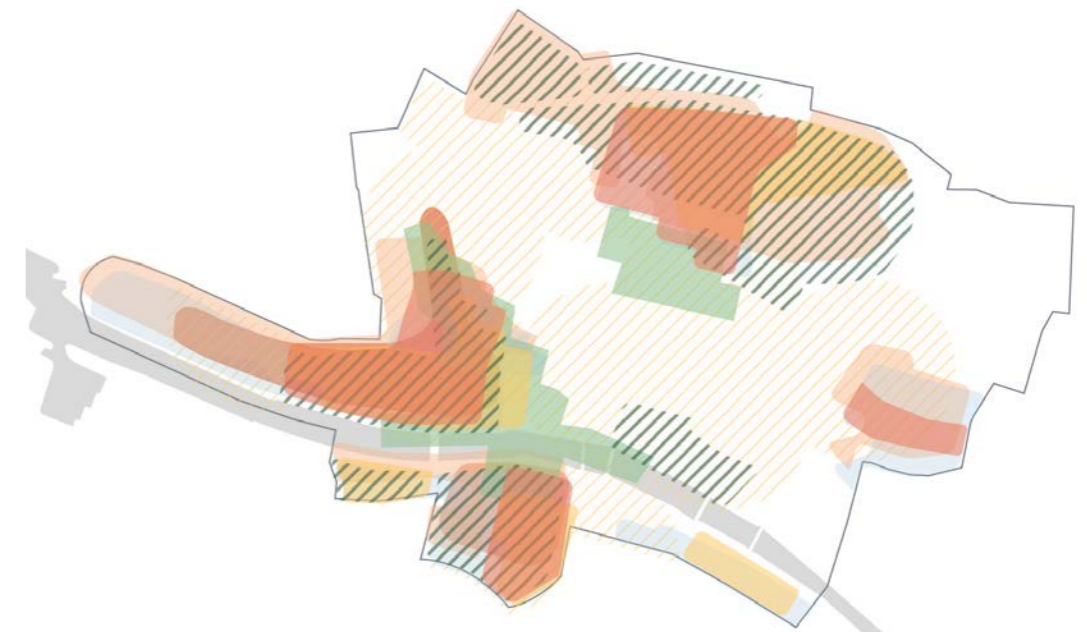


NON-SENSITIVE LOW SCALE

POSITIVE LOCATIONS FOR TALL BUILDINGS

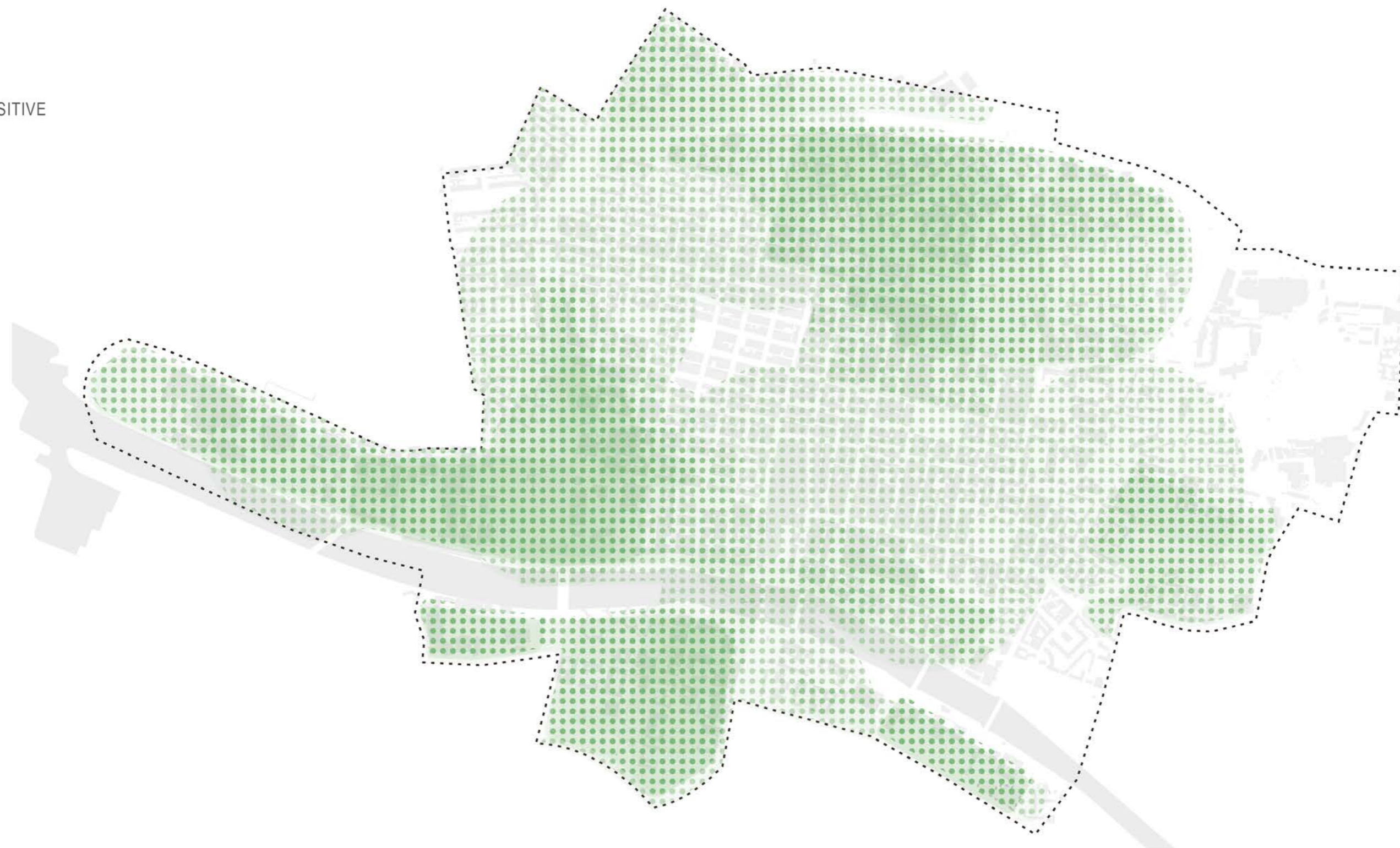
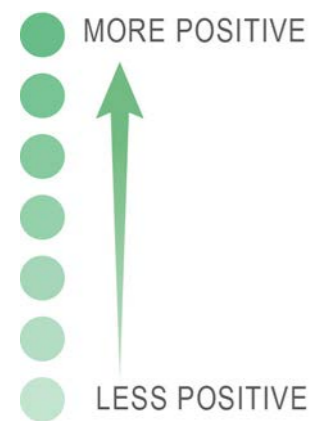
The analysis of the city that has been conducted in this document has resulted in theoretical areas that could be classed as positive or negative locations for a tall building.

On this page the positive location analysis has been combined, bringing the data together in one illustration. This has produced a heat map showing theoretically positive locations for tall buildings.

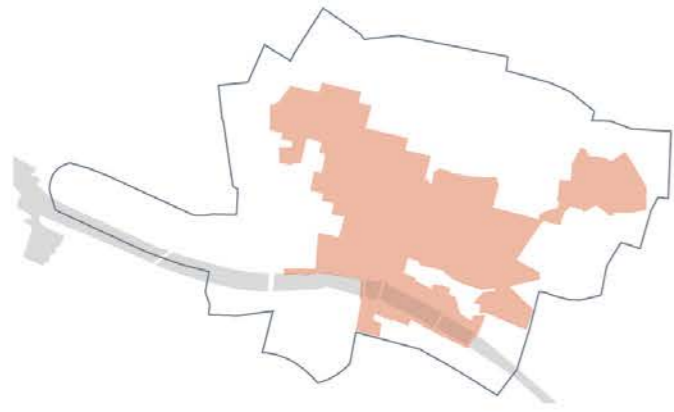


COMBINED ANALYSIS

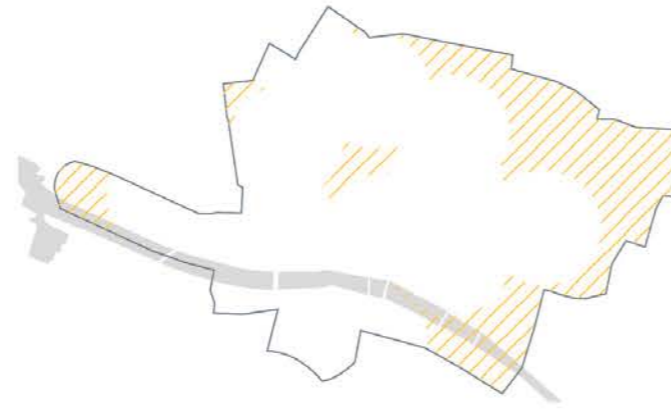
KEY



MAP OF THEORETICALLY POSITIVE AREAS FOR TALL BUILDINGS



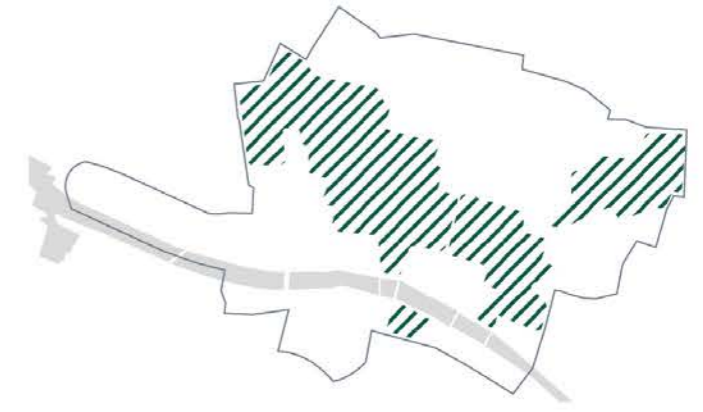
CONSERVATION AREA



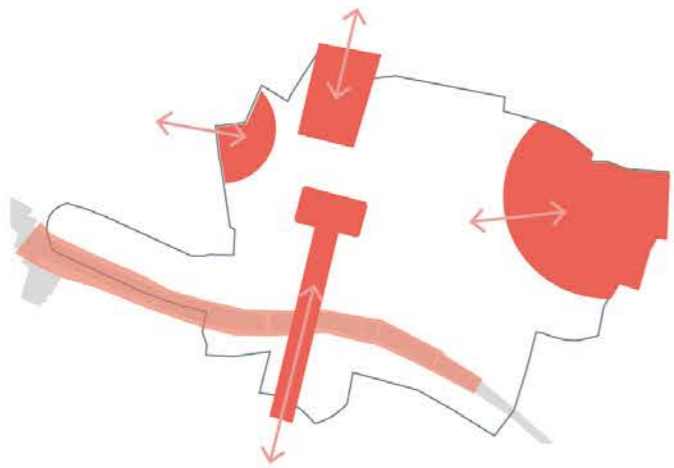
TRANSPORT



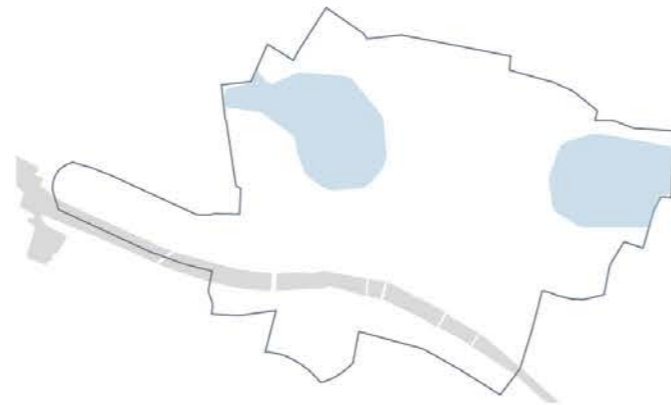
SENSITIVE LOW SCALE



CHARACTER SENSITIVITY



VIEWS

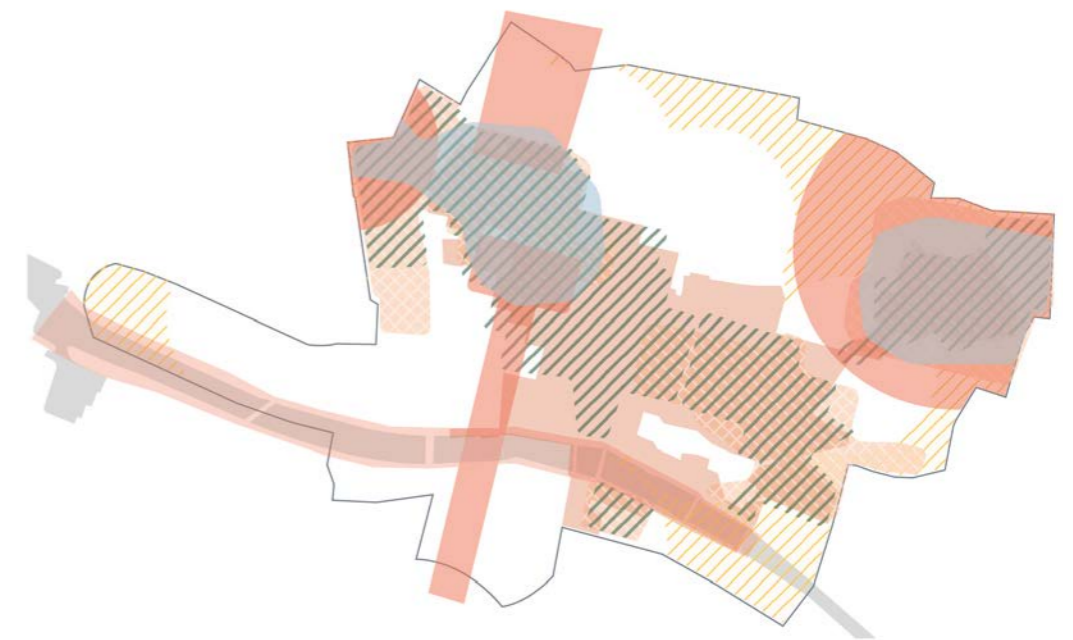


TOPOGRAPHY

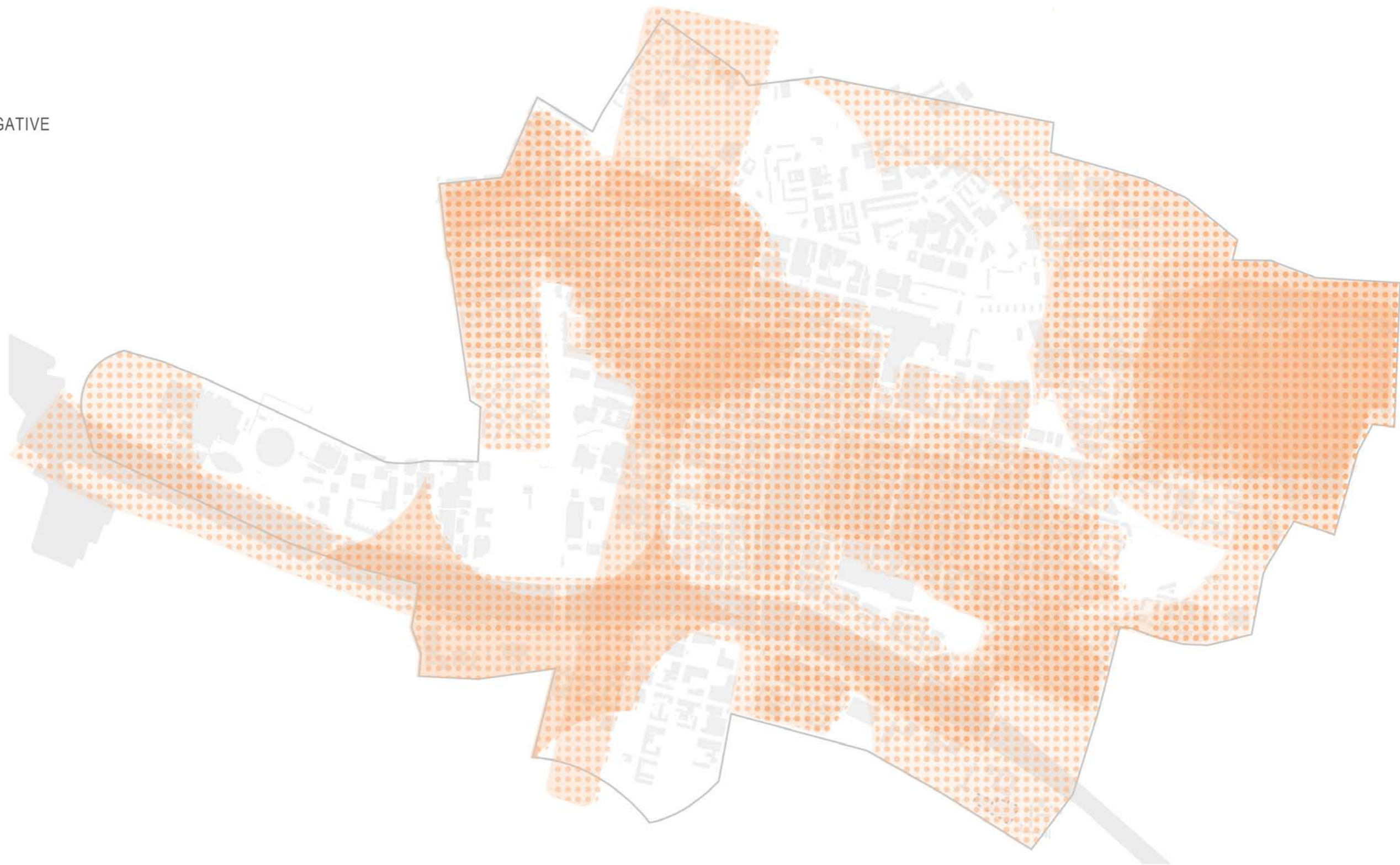
NEGATIVE LOCATIONS FOR TALL BUILDINGS

The analysis of the city that has been conducted in this document has resulted in theoretical areas that could be classed as positive or negative locations for a tall building.

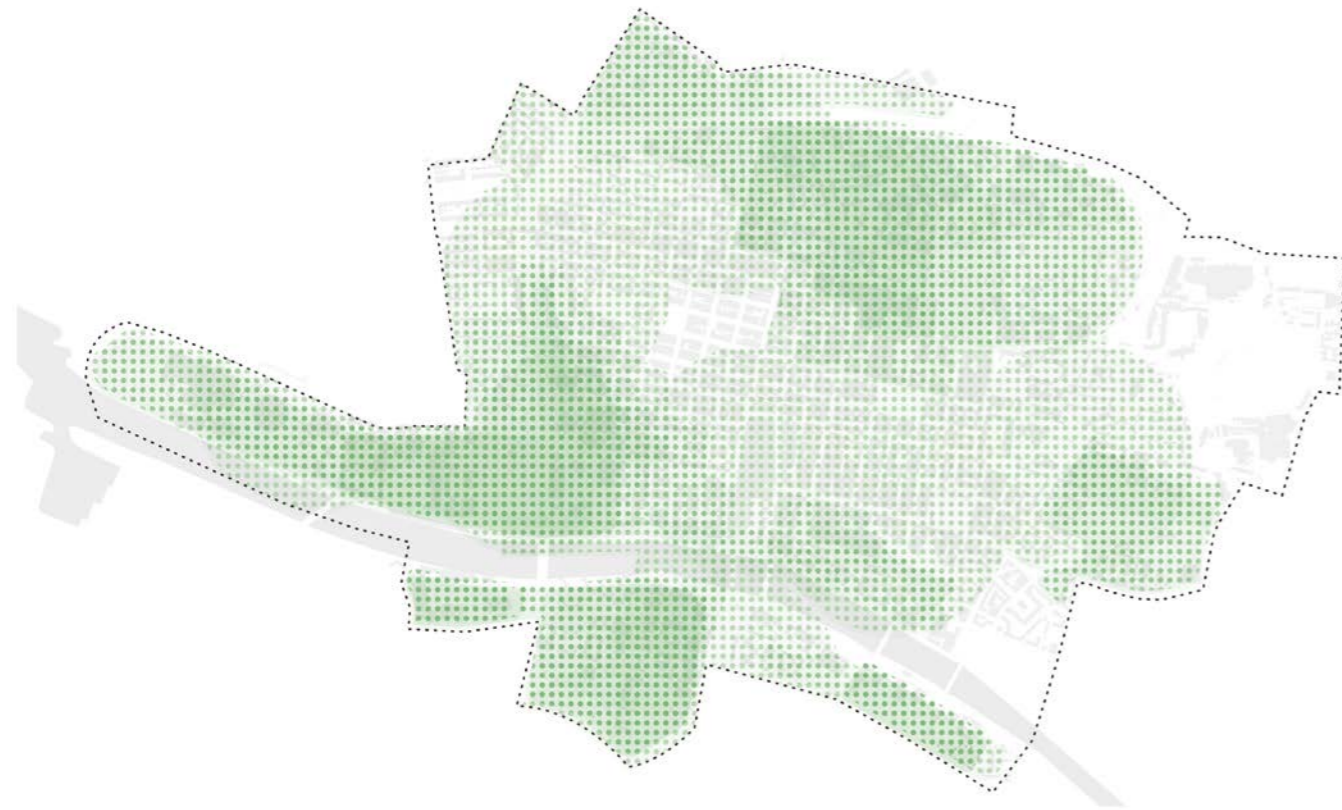
On this page the negative location analysis has been combined, bringing the data together in one illustration. This has produced a heat map showing theoretically negative locations for tall buildings.



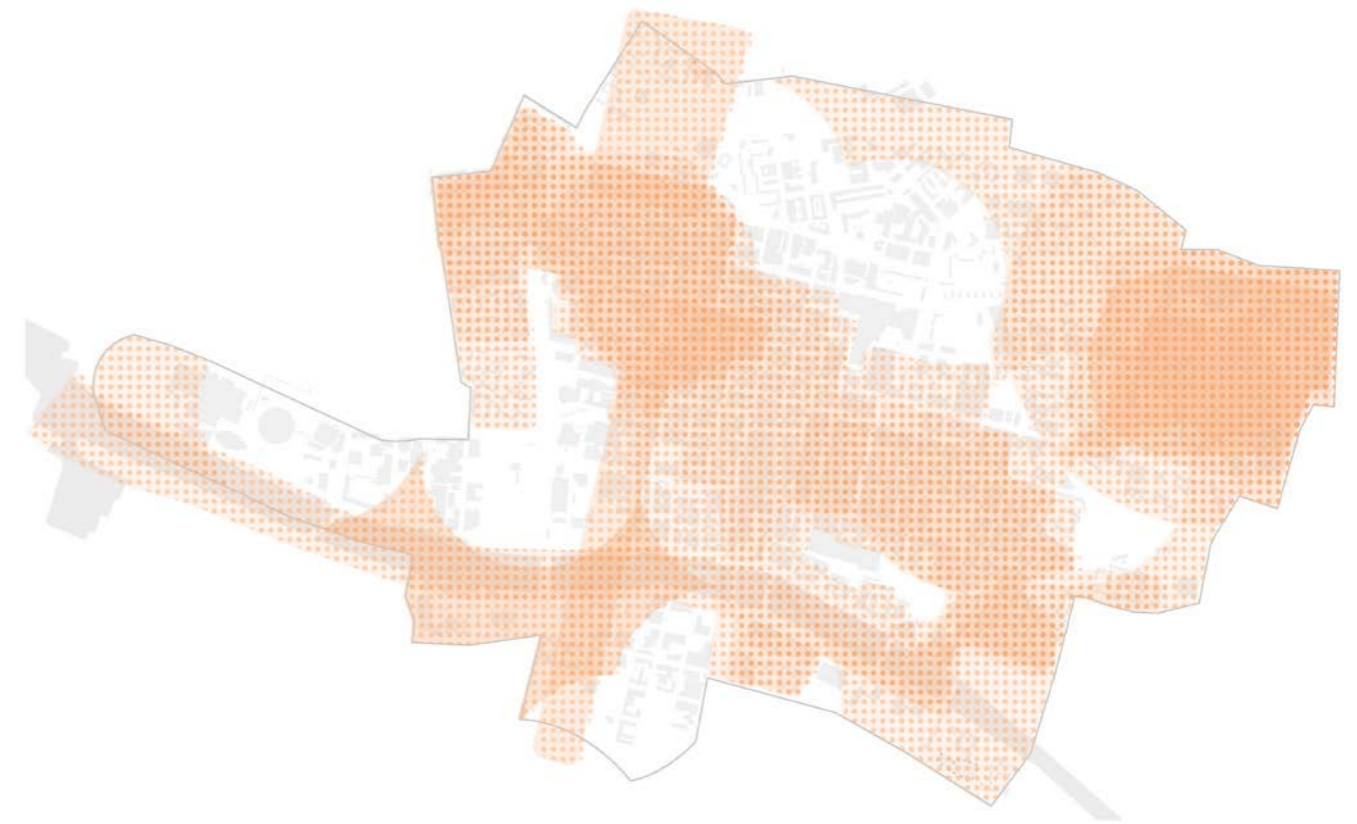
COMBINED ANALYSIS



MAP OF THEORETICALLY NEGATIVE AREAS FOR TALL BUILDINGS



POSITIVE THEORETICAL LOCATIONS



NEGATIVE THEORETICAL LOCATIONS

THEORETICAL LOCATIONS FOR TALL BUILDINGS

Positive and negative analysis heat maps are combined to create a new heat map of theoretical locations for tall buildings. Essentially subtracting the outer extents of the negative away from the positive to allow for the various analysis sets of data to interact with each other.

The result, in the most part, are expansions or additions to the existing clustering of tall buildings. The analysis however has indicated some further locations where tall buildings may be appropriate.

This analysis map served as a starting point for further discussion amongst officers of the Planning Department. While it was generally accepted as confirmation of the validity of a specific area's ability to cope with taller buildings, it was felt that some adjustment was required to tailor the map to specific townscape and economic conditions.



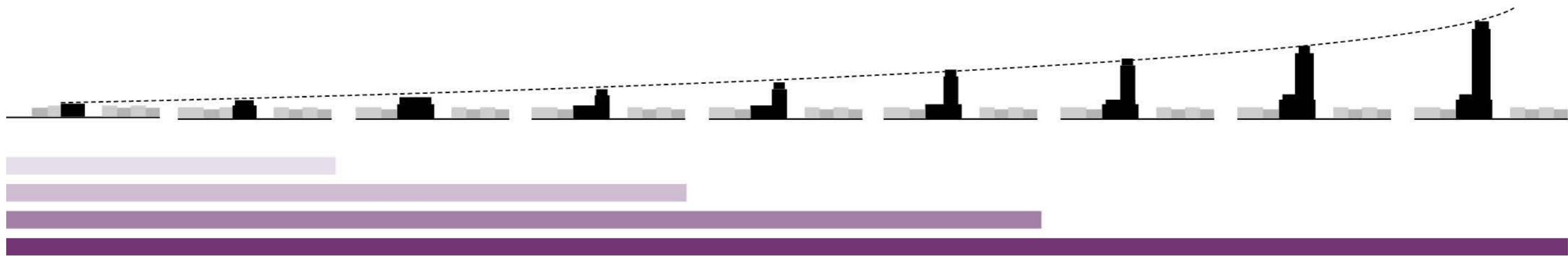
COMBINED ANALYSIS

KEY

- CONSENTED TALL BUILDINGS >35m IN HEIGHT
- TALL BUILDING UNDER CONSTRUCTION > 35m IN HEIGHT
- 30-40m HEIGHT
- 30-40m HEIGHT
- 30-40m HEIGHT
- ▨ CITY CENTRE CONSERVATION AREA
- ⋯ EMERGING CLUSTERS OF TALL BUILDINGS



MAP OF THEORETICAL AREAS FOR TALL BUILDINGS



MANAGING SCALE

Using the analysis data as a starting point, planning officers carried out a series of workshops and walking tours of the city. The purpose of these events was to verify the mapping that had been produced on the ground and to allow an opportunity to adjust the data if it was felt necessary.

The map opposite is the result of this process and illustrates the locations and potential scale of tall buildings based on analysis and experience.

In principal the CCCA is set at the lowest scale (large or higher buildings). The area of the city that lies between the boundary of the CCCA and the outer boundary of the area of study allows for an increase in scale (local landmarks).

The primary tall building zones are also shown and allow for well-managed developments that could incorporate buildings up to district and metropolitan scale.

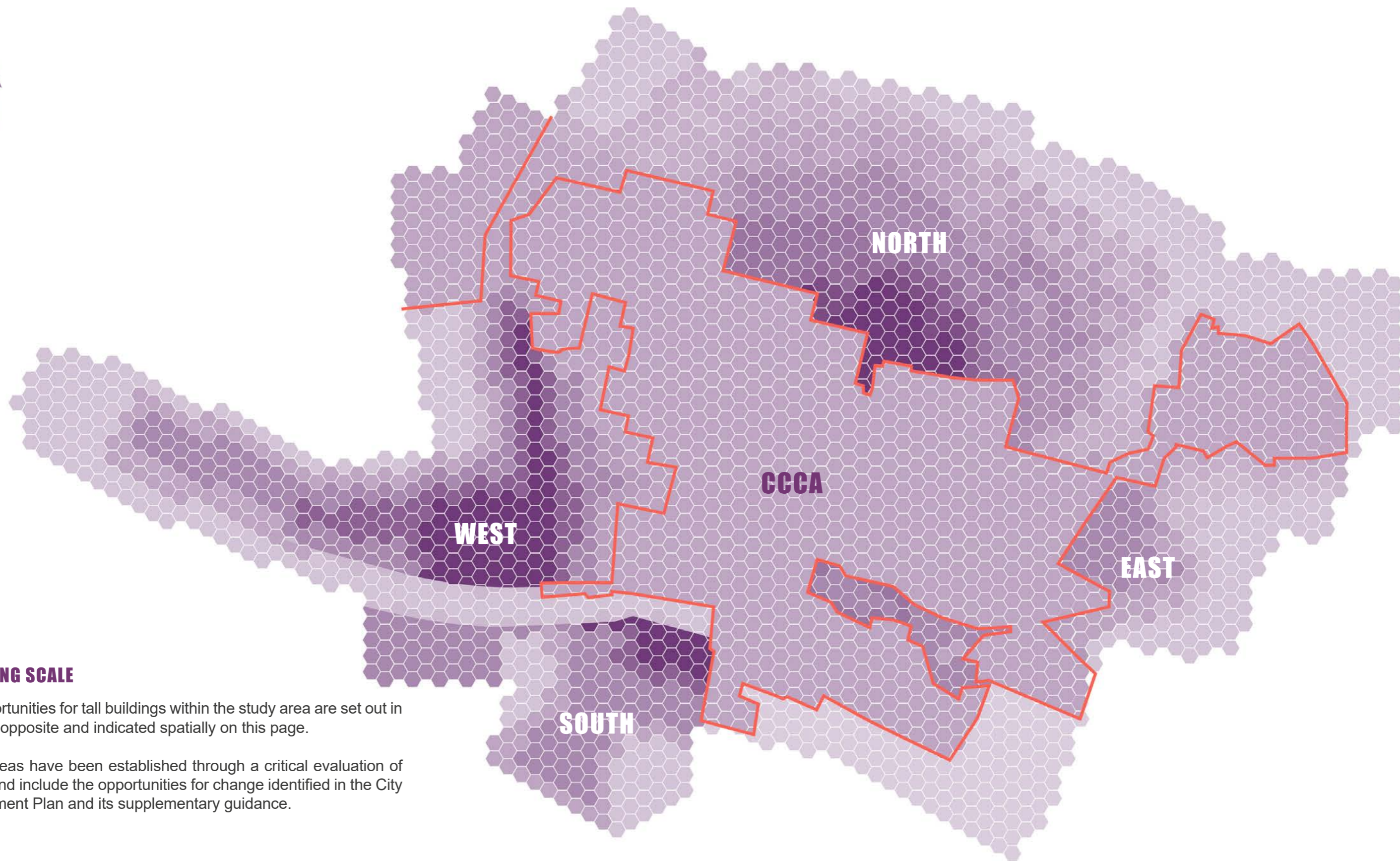
In all areas applications will be subject to the detailed design guidelines that form part of this document.

SCALE



MAP OF APPROPRIATENESS

SCALE

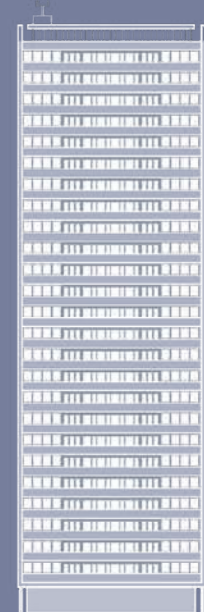
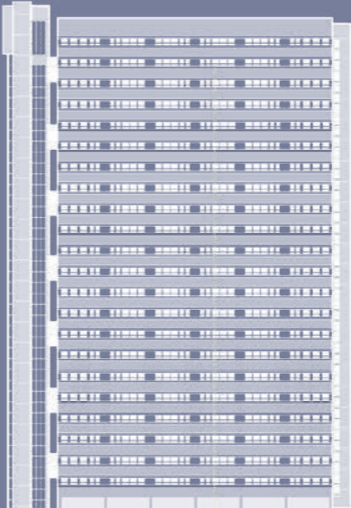
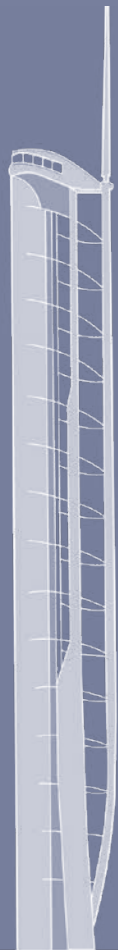


MANAGING SCALE

The opportunities for tall buildings within the study area are set out in the table opposite and indicated spatially on this page.

These areas have been established through a critical evaluation of the city and include the opportunities for change identified in the City Development Plan and its supplementary guidance.

Area	Existing Condition	Promoting Factors	Sensitivities	Recommendations
CCCA	<p>City Centre Conservation Area.</p> <p>Existing Mid Century tower and historic spires and steeples.</p> <p>Varied Topography</p>	<p>Opportunity to deliver comprehensive contemporary developments that enhance townscape.</p>	<p>Relationship to historical fabric.</p> <p>Relationship to open space.</p> <p>Relationship to topography</p>	<p>Developments generally to be of contextual scale.</p> <p>Opportunity to introduce setback scale to 1.5 / 2 x context height dependant on quality of context and location and if supported by a detailed townscape and heritage analysis and by a Townscape Visual Impact Assessment (TVIA) which demonstrates that the conservation area is preserved or enhanced.</p>
NORTH	<p>City Centre Conservation Area northern boundary.</p> <p>Existing Mid Century and contemporary tall buildings..</p> <p>Varied Topography</p>	<p>Opportunity to deliver comprehensive contemporary development to enhance townscape.</p> <p>Highly accessible area</p>	<p>Proximity to open space.</p> <p>Relationship to topography.</p> <p>Compromised views to and from the city.</p> <p>Relationships to existing tall buildings (clustering)</p> <p>Relationship to CCCA boundary.</p>	<p>Developments generally can break the contextual scale if supported by a detailed townscape analysis and by a Townscape Visual Impact Assessment (TVIA) which demonstrates that the conservation area is preserved or enhanced.</p> <p>Opportunity to introduce a managed increase of scale up to metropolitan landmark.</p>
SOUTH	<p>City Centre Conservation Area boundary</p> <p>Existing contemporary towers and historic tower / chimneys.</p>	<p>Opportunity to deliver comprehensive contemporary development to enhance townscape.</p>	<p>Relationship to riverside open space.</p> <p>Compromised views to and from the city.</p> <p>Relationships to existing tall buildings (clustering)</p> <p>Relationship to CCCA boundary and listed historical fabric</p>	<p>Developments generally can break the contextual scale if supported by a detailed townscape and heritage analysis and by a Townscape Visual Impact Assessment (TVIA) which demonstrates that the conservation area is preserved or enhanced.</p> <p>Opportunity to introduce a managed increase of scale up to district landmark.</p>
EAST	<p>City Centre Conservation Area boundary.</p> <p>Existing 20th Century towers and historic spires and steeples.</p>	<p>Opportunity to deliver comprehensive contemporary development to enhance townscape.</p> <p>Vacant sites</p>	<p>Relationship to Necropolis open space.</p> <p>Relationship to CCCA boundary and listed historical fabric</p>	<p>Developments generally can break the contextual scale if supported by a detailed townscape and heritage analysis and by a Townscape Visual Impact Assessment (TVIA) which demonstrates that the conservation area is preserved or enhanced..</p> <p>Opportunity to introduce a managed increase of scale up to local landmark.</p>
WEST	<p>City Centre Conservation Area.</p> <p>Existing 20th Century / contemporary towers and historic spires and steeples.</p>	<p>Opportunity to deliver comprehensive contemporary development to enhance townscape.</p> <p>Vacant sites</p>	<p>Relationship to CCCA boundary and listed historical fabric.</p> <p>Relationships to existing tall buildings (clustering)</p> <p>Compromised views to and from the city.</p>	<p>Developments generally can break the contextual scale if supported by a detailed townscape and heritage analysis and by a Townscape Visual Impact Assessment (TVIA) which demonstrates that the conservation area is preserved or enhanced.</p> <p>Opportunity to introduce a managed increase of scale up to metropolitan landmark.</p>





DESIGN PARAMETERS 05

INTRODUCTION

The Tall Buildings Design Guidance takes a proactive approach to planning for tall buildings across the city. It builds on international best practice, existing national and local planning policies and specifically responds to place.

This guidance aims to inform the design and locations of tall buildings so that they can positively respond to the context and character of the city (existing and emerging), deliver the high quality places that are required in the city, and contribute to the managed densification and growth anticipated in the City Plan, while at the same time sharing the benefits of that growth with Glasgow residents.

In this document this is articulated through a series of design parameters which are organised under the four themes listed opposite. It is important to note that these guidelines will be used by planning officers as material considerations when assessing tall building proposals at any stage of the statutory planning process.

This guidance aims to provide a base line of what developers and designers will need to consider and respond to when planning for or designing a tall building within Glasgow. These parameters are not intended to stifle creative and innovative approaches to the design of buildings of scale in the city. Alternative design narratives will be considered when able to demonstrate tangible gains for the city and its users. While intended to mark a clear direction, these guidelines are non-exhaustive and are likely to adapt and be added to over time.

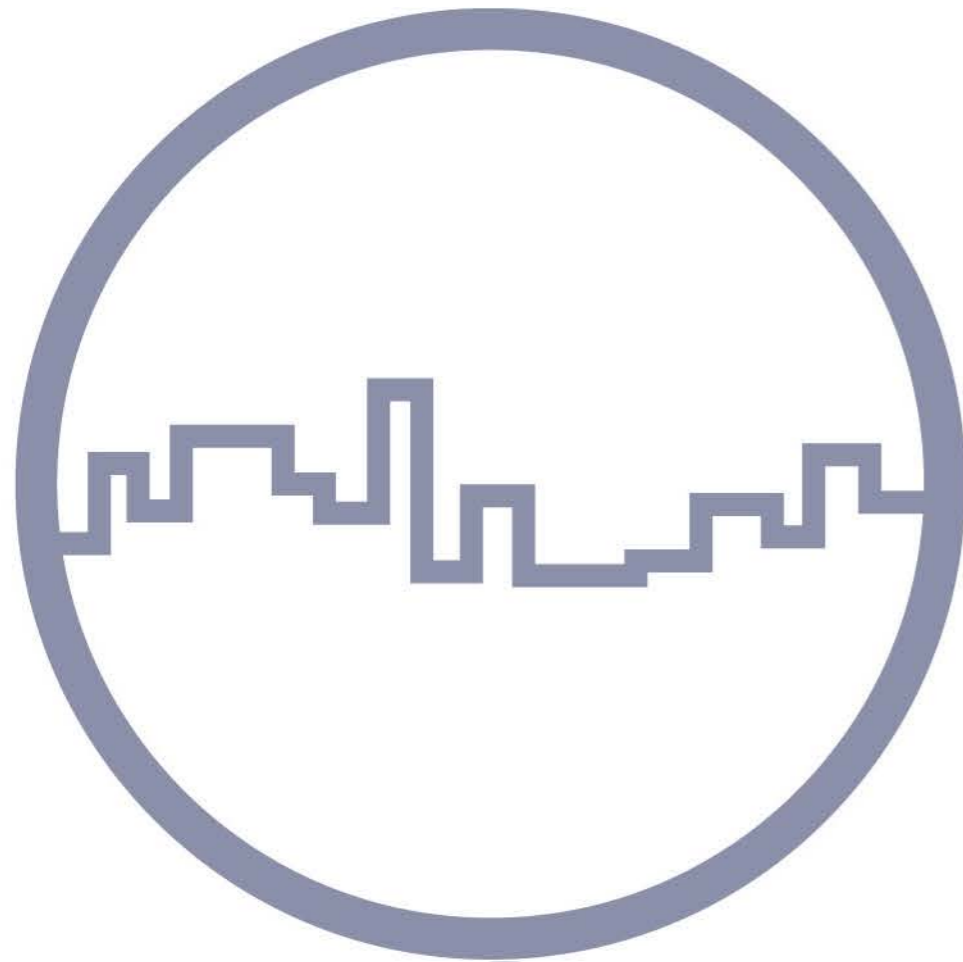
References to existing planning policies are provided for information. It is important to note that responding to this guide is just one aspect of the overall planning application process. Consideration must be provided to the wider Development Plan and its suite of supporting documents.



GLOBAL PARAMETERS

The Global Parameters stem from the need to acknowledge international trends and practices in the creation of tall buildings. The framework of reference is provided by the United Nations Sustainable Development Goals which have in turn informed Scotland's own National Planning Framework.

These parameters set out the relevant policy documents that should inform developments, regarding their role in ensuring sustainable development of complex urban environments – and in turn dealing directly with issues such as: inclusive and fair growth, economic and cultural resilience, and how to respond to technical challenges in relation to the climate emergency.



CITY PARAMETERS

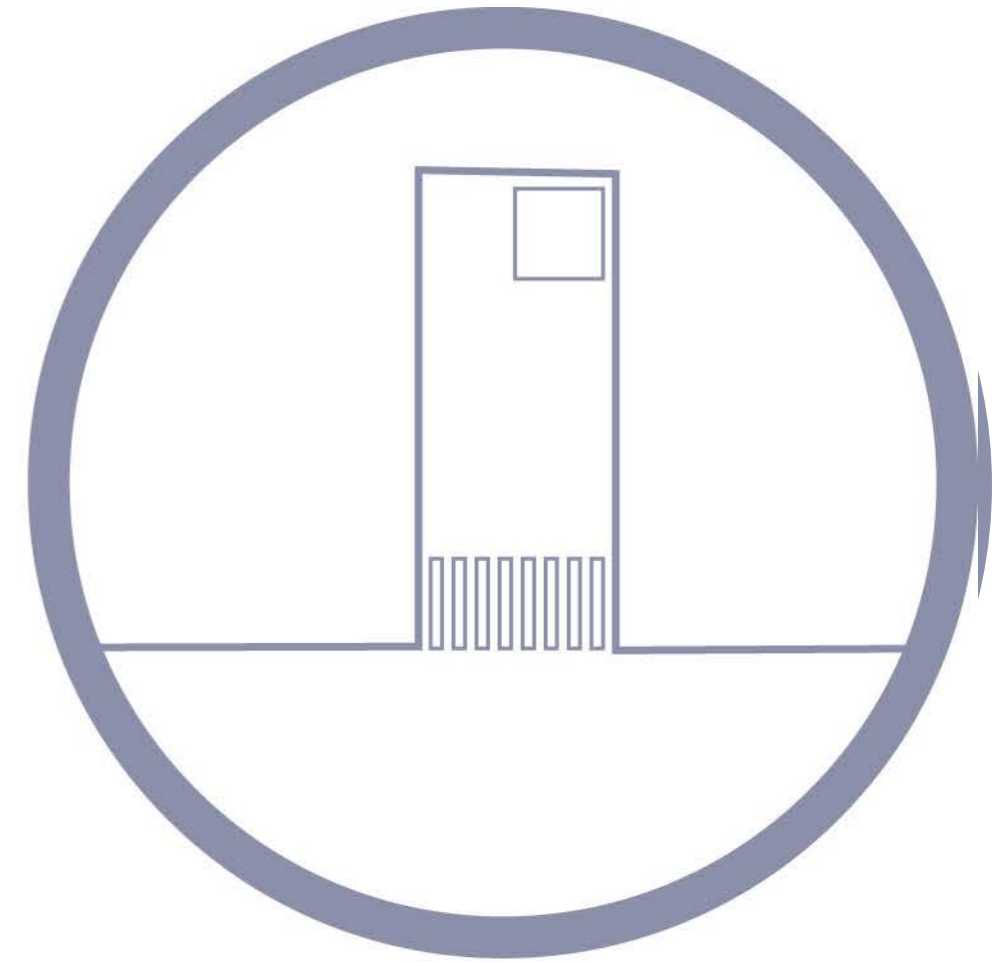
The City Parameters encourage applicants to form their proposals around and be part of a plan-led approach to the city. Glasgow's suite of policy documents are catalogued and a brief synopsis given.

Further to this, development proposals are encouraged to respond proportionally to the hierarchy of the city's places and centres, respect and strengthen the setting of heritage townscape and ultimately contribute to enhance and safeguard a positive image of the city.



PLACE PARAMETERS

The Place Parameters illustrate and expand on principles from SG1 - The Place Making Principle. These encourage designers to think outside the 'red line' of their development to consider how to successfully integrate their proposals into their immediate context and make a meaningful contribution to a city where people want to live and spend time..



BUILDING PARAMETERS

The Building Parameters focus on the deliverable elements within a development in more detail. They focus on the many factors that contribute to the delivery of quality sustainable architectural responses and development within the city.



NPF4 AND THE UN SUSTAINABLE DEVELOPMENT GOALS - SUSTAINABLE DENSIFICATION OF THE CITY

What are the Sustainable Development Goals (SDGs)?

The 2030 Agenda for Sustainable Development and its 17 Sustainable Development Goals (SDGs) were adopted by 193 states at the United Nations in September 2015.

The 17 Sustainable Development Goals aim to stimulate action in the three dimensions of sustainable development: the economy, social development and the environment. The United Nations identify that where development is sustainable -

- everyone has access to decent work, quality health care and education.
- no one is left behind due to disadvantages or discrimination.
- The use of natural resources avoids pollution and permanent losses to the environment.

How are the Sustainable Development Goals being delivered through planning in Scotland?

Scotland's Fourth National Planning Framework (NPF4) was adopted by the Scottish Government in February 2023. NPF4 aims to facilitate inclusive and sustainable economic growth, the transition towards net zero carbon, tackling the climate and nature crises, and to enable communities to thrive locally by 2045.

The NPF4 and the City Development Plan comprise the overall Development Plan - the criteria by which Planning decisions should be made. The NPF4 sets out six key Spatial Principles as part of Scotland's wider effort to deliver on the United Nations Sustainable Development Goals and the Scottish Government's national outcomes. These are:

- To empower people to shape their places and ensure the transition to net zero is fair and inclusive.
- Conserving and recycling assets. NPF4 promotes the productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.
- Local living. NPF4 aims to support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
- Compact urban growth. The policies with the framework aim to limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.

- Rebalanced development. NPF4 aims to promote development which creates opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand.
- Rural revitalisation. NPF4 encourages sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

By applying these spatial principles, the national spatial strategy aims to ensure a sustainable, equitable, and prosperous future for all.

Why promote the densification of the city?

To achieve the United Nation's Sustainable Development Goals, the issue of sustainably densifying the city and combating urban sprawl needs to be addressed. As such, facilitating a denser urban form in line with NPF4's spatial principles are intricately tied to the achievement of the SDGs, notably:

- SDG 3 which promotes efforts to ensure healthy lives and promote wellbeing for all ages.
- SDG 7 which focuses on ensuring access to affordable, reliable, sustainable and modern energy for all, for example by ensuring cities are more energy efficient.
- SDG 11 which focuses on making cities and human settlements inclusive, safe, resilient, and sustainable.
- SDG 12 which promotes sustainable consumption and production patterns by shaping the built environment in ways that encourage more sustainable behaviours. For instance, designing cities to be more compact, walkable and bike-friendly to reduce reliance on private vehicles, thus lowering greenhouse gas emissions.
- SDG 13 which promotes reducing cities' environmental footprints and contributing to the mitigation of climate change.
- SDG 15 which promotes efforts to protect, restore and facilitate sustainable use of terrestrial ecosystems, halt and reverse land degradation, and halt biodiversity loss.
- The sustainable densification of Glasgow's urban form can help deliver these goals by:
- Optimising the use of urban infrastructure, ensuring equitable access to public services, employment opportunities, public amenities and quality open space improving the liveability of the city and the happiness of its residents (SDG 3, 7, 11 and 12)



SUSTAINABLE DEVELOPMENT GOALS



- Facilitating sustainable travel and reducing the need for private car travel by creating a compact urban form which reduces commuting distances and time. (SDG 3, 7, 11, 12, and 13).
- Reducing the consumption of land. The more efficient use of land will mitigate the destruction of habitats, the fragmentation of landscape structures and decline of ecosystem services. (SDG 11, 12, ,13, 15).
- Reducing the climate impact of development – by promoting the efficient use of land which incorporates measures to mitigate and adapt to the impacts of climate change, such as floods and heatwaves will contribute to efforts to build resilient communities (SDG 11, 13, 15).
- Minimising resource and energy consumption (SDG 7, 12).
- Stimulating economic prosperity by creating a critical mass of services and activity (SDG 3, and 11).

[National Planning Framework 4](#)

[UN Sustainable Development Goals](#)



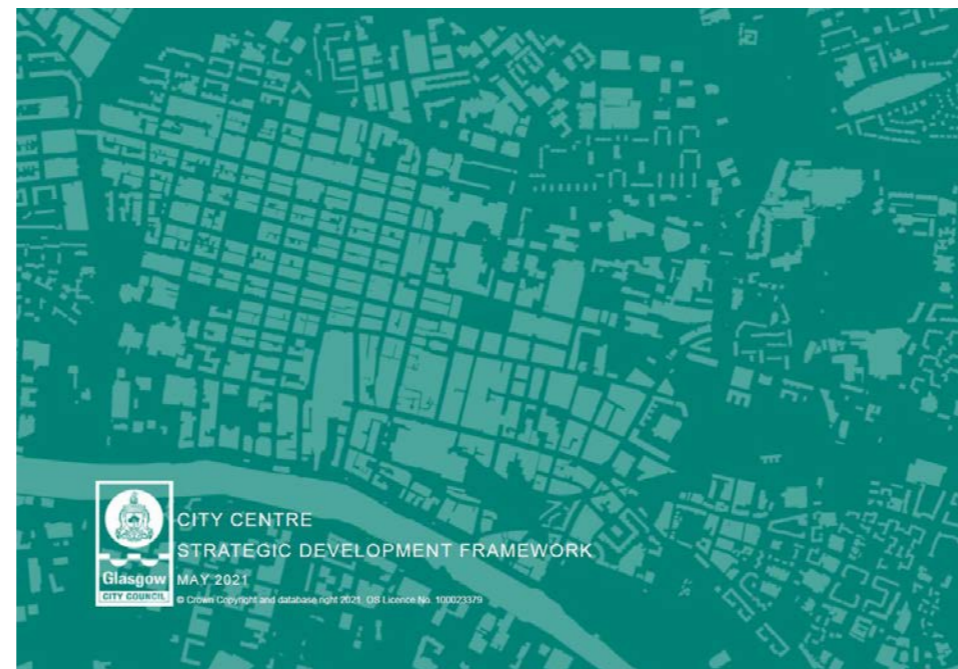
CITY DEVELOPMENT PLAN

The City Development Plan is shaped around managing growth, shaping change and sharing the benefits of that change with Glasgow's residents.

Growth is directed to locations that will transform neighbourhoods with high quality buildings and spaces whilst retaining the unique qualities and character of Glasgow's places.

As part of this, tall buildings will be carefully steered towards locations where they positively respond to the context and character of the surrounding area and contribute to the sense of place, or have a clear role in the creation of a new place.

The City Development Plan and its associated suite of supporting



documents go some way to highlight areas of the city that would be suitable for tall buildings, A synopsis of these documents is provided elsewhere in this document.

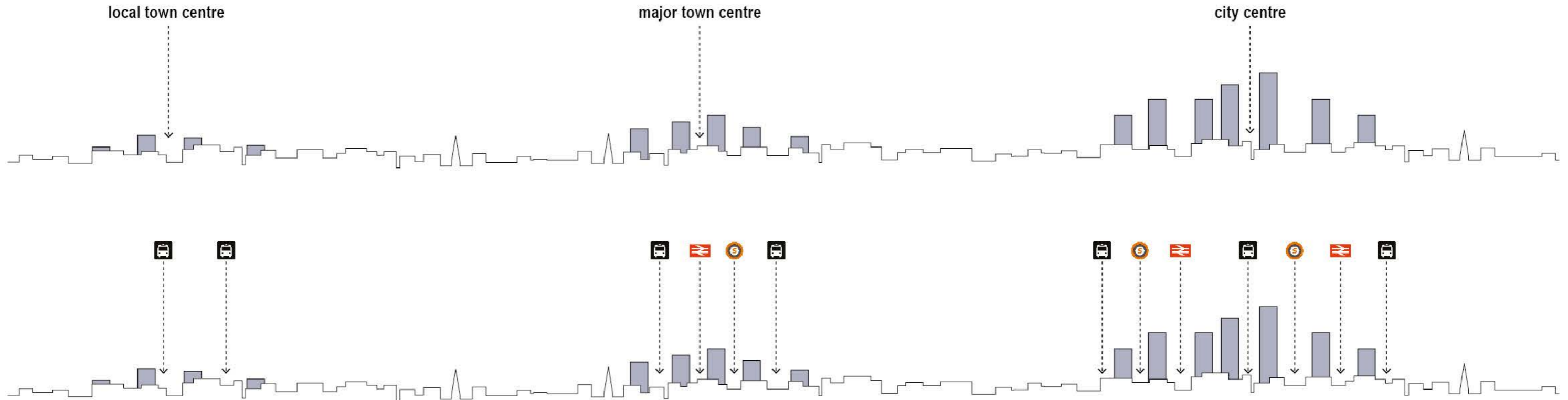
Further to this, suitable locations for tall buildings are identified in Chapter 4 of this Guide. These are areas that have already been identified through analysis and testing as being suitable for tall buildings and their height within the city. Tall building proposals will normally be resisted in other locations in the city.



Tall buildings are referenced within the supplementary guidance (SG) that forms part of the City Development Plan. In particular SG1 The Place Making Principle Part 2, which includes specific locations as well as general / conditional references that would support the inclusion of tall buildings.

SG1 provides the primary guidance for sustainable development within Glasgow. In a large part the majority of the guidance within this document is derived from SG1, however this document does not supersede SG1 and the principles it promotes.

- [City Development Plan](#)
- [Supplementary Guidance](#)
- [City Centre SDF](#)
- [River Clyde 2050](#)
- [District Regeneration Frameworks](#)



CITY HIERARCHY AND LEGIBILITY

The prominence of a building within a city should be meaningful and proportionate to its location and role within the city. Its presence within the image of the city and as part of the town and streetscape requires to be part of a coordinated and strategic approach to planning for tall buildings.

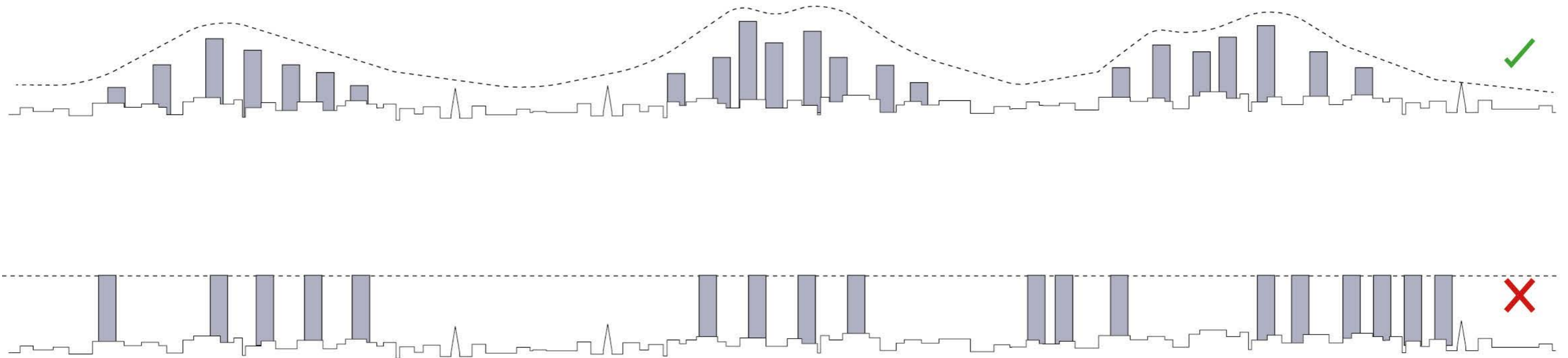
The scale and height of a tall building should provide cues to the role and importance of a place within the hierarchy of the wide settlement. When seen from further away, a tall building in the urban fabric usually denotes a concentration of activity, a centre with a mix of uses and the presence of nodes of connectivity within the city's infrastructure network.

Where a landmark is expressed through a tall building, its height should be proportionate to the relative civic importance of the place. This could be by being associated with a special function, such as a transport hub, or its role within the city's network of centres. Glasgow's network of major and local town centres have their own hierarchy intrinsically embedded.

As a starting point, local landmarks should be marking places, functions or conditions that are of local importance, for instance a civic building, a transport station or a local town centre.

District landmarks should identify places of district-wide importance, while metropolitan landmarks should be reserved for exceptional places and conditions when the building underlines a significant aspect of the city function and experience.

A development project using a tall building to mark its own location and status cannot be justified unless it contributes in a demonstrable way to the development of the wider city image and the hierarchy of its places.



CITY IMAGE AND CLUSTERING

In Chapter 4 of this document the area of study has been subdivided into five areas in which different scales of buildings and developments are proposed, each of these areas has a distinctive character and geography. Many of these are extensions to areas where, over time, clusters of taller buildings have started to form.

For clusters to establish and remain distinctive features on the skyline they require to be managed and coordinated. Competition between sites for the 'tallest' building may shift the centre of gravity around and affect the reading or image of a cluster on the skyline.

Tall buildings proposed outside a cluster can weaken its distinctiveness. If not carefully managed, clusters can, over time, develop into an uncoordinated sprawl of taller buildings, and undermine the legibility and uniqueness of the skyline.

Ideally the tallest building in a cluster is situated centrally and provides a constant visual focus. The height of other taller buildings should decrease the further they are away from the centre. Tall buildings need to stand sufficiently close together to be read as part of the cluster on the skyline whilst ensuring that sky views can still be experienced.

A cluster should be confined to a limited geographical area and not be allowed to stretch out too far in any particular direction, for example along a street, to ensure its skyline appearance is similar and compact in views from all directions, and it remains clearly identifiable from wherever it is seen.

A number of tall buildings of similar height, located closely together, will appear from distance as a wall of development. A dynamic skyline with visual layering of height will only be achieved through managing variation in building height.

Tall buildings should vary in height with their neighbours, and where part of a masterplan or comprehensive development proposal, they should be delivered at a variety of heights to achieve a dynamic skyline composition.

While tall buildings are directed to tall building zones in this guide, not all buildings within a tall building zone should aim to be tall.

Further guidance on tall buildings in Glasgow's designated tall building zones is provided in Chapter 4.



LANDMARKS, IDENTITY AND WAYFINDING

Tall buildings are often described as landmark buildings and are usually visible from a wide area. They can enhance the legibility of an area, by providing place markers that assist orientation and way finding. People may recognise them as special features and include them in their mental map of a place.

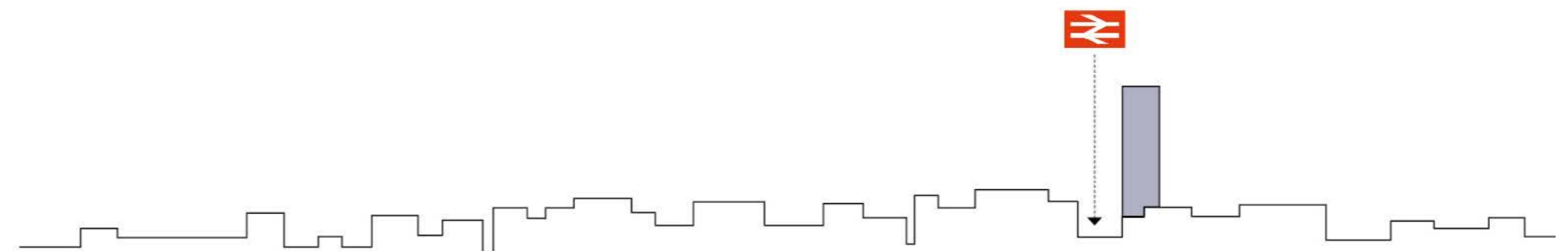
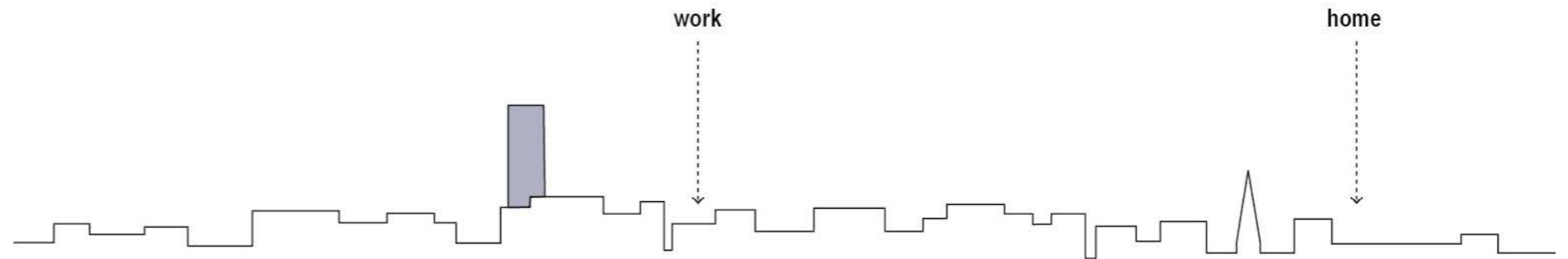
Well-designed local landmarks can be a positive feature of new developments within a place if they integrate well with their context, respond appropriately to the setting of heritage assets and the landscape/ townscape character, and contribute to the sense of place.

A building does not necessarily need to be tall to be a landmark, but can stand out through other characteristics of its form, architecture and appearance that make it distinctive within its context.

Using height to mark a location is most effective for singular tall buildings or small clusters of tall buildings that mark a particular location. This however requires to be managed to ensure that tall buildings in clusters do not merge together visually as this can undermine the legibility of the city.

Marking a particular development with a tall building to provide its identity is unlikely to be effective or an acceptable argument for increasing height. Applicants should consider other means, to deliver distinctiveness, for example through architectural form and delivering a unique and vibrant experience at street level.

As height increases, tall buildings become visible over a larger area. Besides operating locally as landmarks, they also become notable



markers on the skyline, and affect panoramic views and the wider image of the city. If they have a distinct shape and silhouette, which is identifiable from afar, then they can become iconic place symbols, integral to a place's identity as well as wayfinding tools in the larger context of the city.

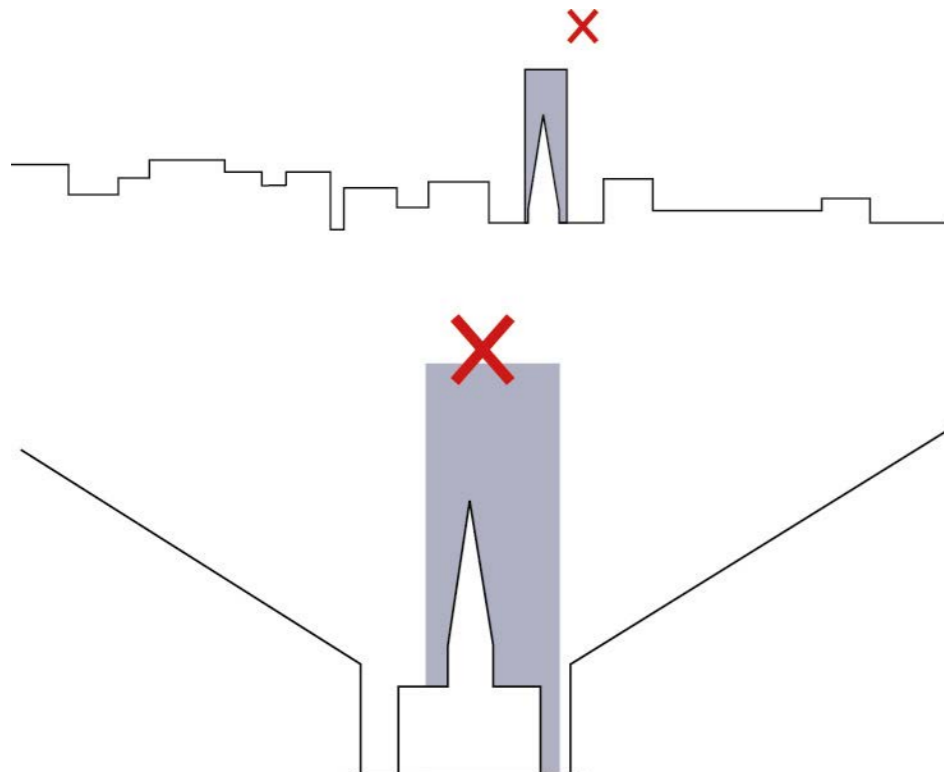
Potential locations where tall buildings can act as landmarks in the urban fabric and assist legibility and orientation are varied, some initial examples are as follows:

Tall buildings can add identity and legibility to nodal points where important movement corridors come together or intersect. Glasgow is built on a network of city scale and neighbourhood 'crosses' some of which have over time lost their significance and vibrancy.

Tall buildings can help to signify arrival and departure points in the urban fabric, such as transport interchanges, river crossings or urban gateways.

Tall buildings can act as focal points at the end of vistas or important streets, these can help to emphasise the importance of a route or mark an important destination.

The list of examples is not exhaustive, however when properly sited, tall buildings may help to improve the legibility of an area, define points of townscape interest, mark public functions and generally help in the reading of the city.



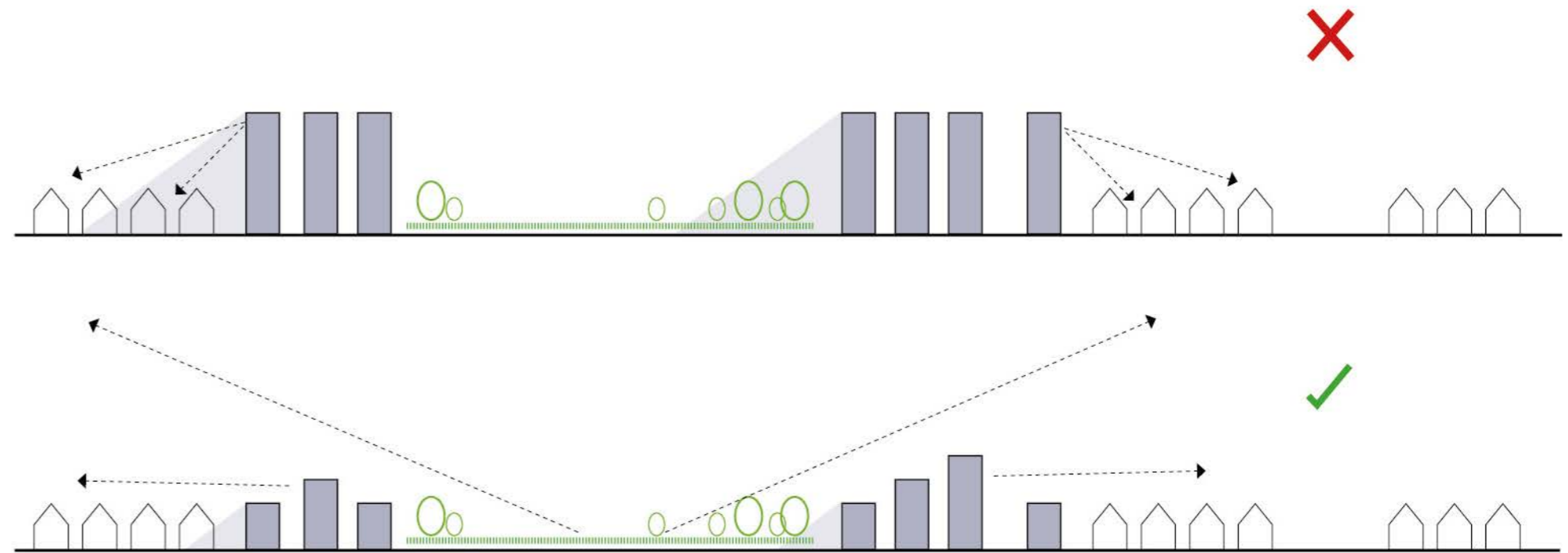
HERITAGE ASSETS AND CITY VIEWS

Taller buildings wrongly located and designed can cause significant and irrevocable damage to the significance of relevant heritage assets for instance by intruding into their setting, being overbearing and detracting from their overall appreciation.

For the above reason, harm/dilution to the significance of heritage assets is strongly discouraged. At this end, any proposal should be based on a rigorous and objective Townscape and Visual Impact Assessment to be carried out at early stages of strategic design definition. This (TVIA) should not be intended as a static tool, but it should expand with the evolution of the proposal, being utilised as a modelling tool.

Great care in testing and mitigating the impact of tall buildings is required, especially where setting contributes importantly to the asset or for a conservation area as a whole. Particular attention must be given to designated views and local views identified within the conservation area appraisals.

The views outlined in the CCCA are identified in part in Chapter 4 of this Tall Buildings Design Guide. At the time of writing the CCCA is in the revision process and applicants should ensure that they refer to the most current version.



LOWER SCALE TYPOLOGIES AND OPEN SPACE

Wrongly located tall buildings can create a jarring contrast on lower typologies and open spaces. They can have the effect of visually demeaning their immediate context and affecting negatively the quality of amenities within adjacent developments and within the public realm and open spaces.

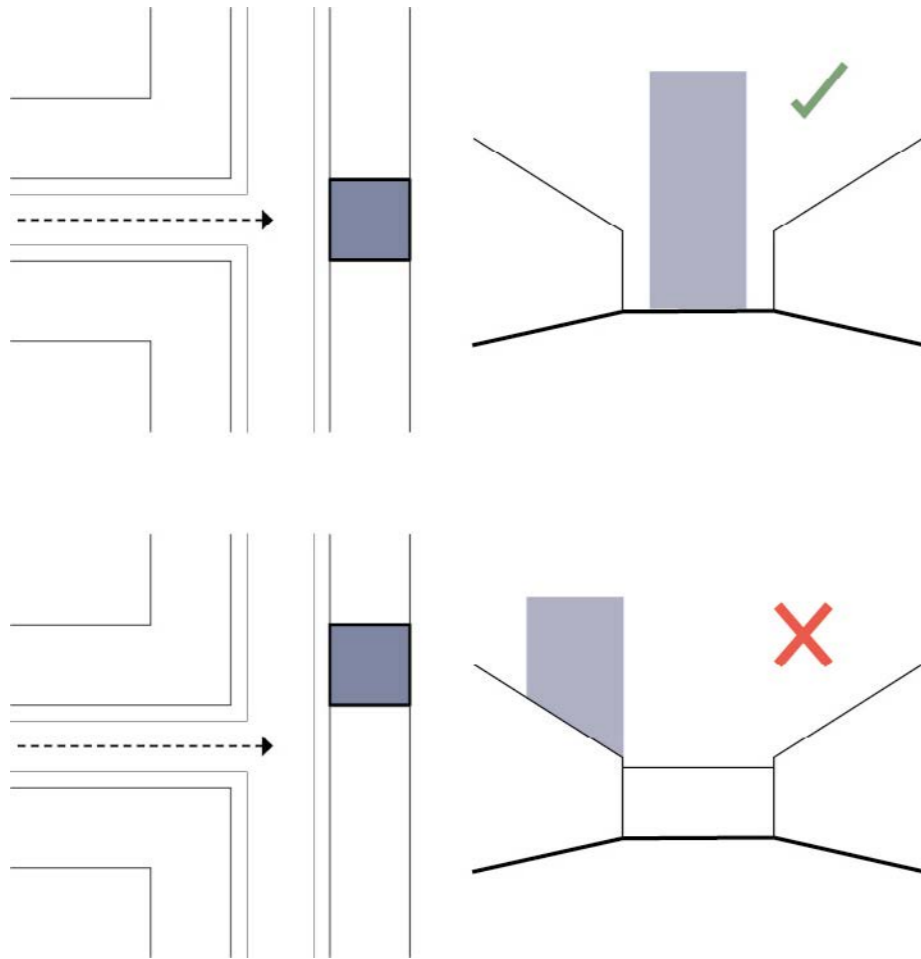
Where a new development of greater scale interfaces with a lower scale context, the development should step up gradually to reduce the immediate impacts and mediate the transition between the lower scale areas and the new development. This is an important consideration at the edge of tall building zones which often interface with areas of much lower context.

Historic Environment Scotland's guidance on assessing the impact of proposals on the setting of historic assets and places highlights a staged approach:

- 1: Identify the historic assets that might be affected;
- 2: Define and analyse the setting;
- 3: Evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.

At project initiation stage, a review of designated historic assets and places that are potentially affected should be carried out; this should not be limited to solely historic assets that are in the area immediately adjacent to the proposed development site, with consideration given to how the proposal may impact the setting of more distant assets.

Listed buildings and conservation areas can be identified on the Historic Environment Portal.



TOWNSCAPE ANALYSIS

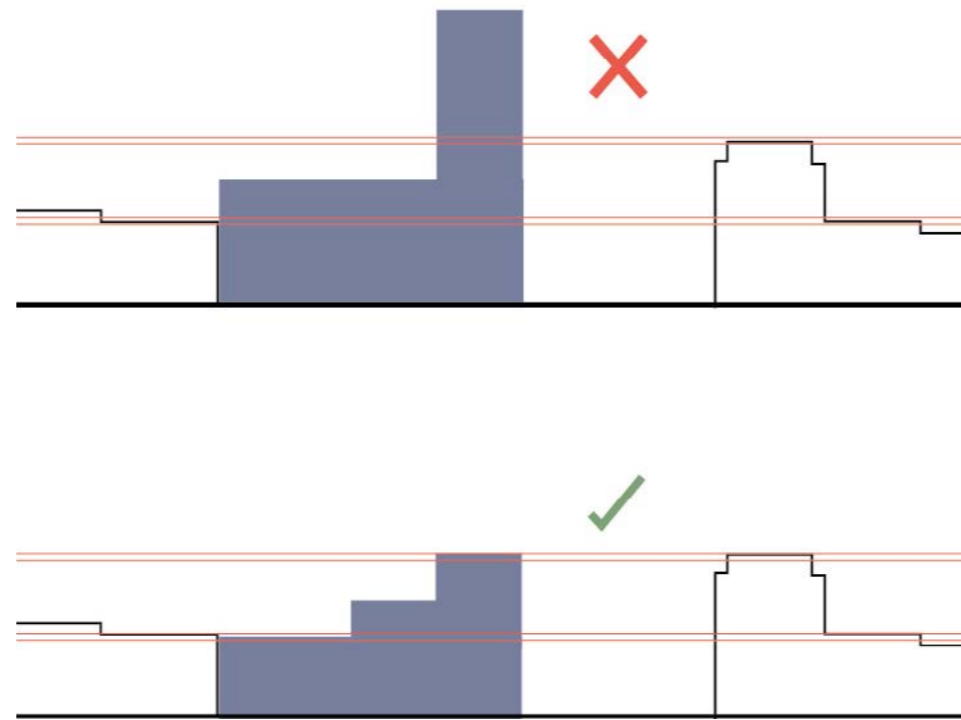
When preparing a proposal for a tall building, applicants are required to analyse the existing context at different scales, and are required to develop tailored and demonstrable design strategies that respect and enhance it.

While not exhaustive, some aspects to consider and appropriately respond to are as follows:

The height, scale and massing of the context, and the level of coherence or variation; The grain of the surroundings and townscape; The streetscape, including the scale of streets, the alignment of buildings and the building interface with the street and the street level experience.

In addition, tall building proposals must include a consideration of:

The building composition, silhouette and skyline characteristics specifically in relation to the existing context but also including consented proposals that may change the setting or affect the skyline composition;

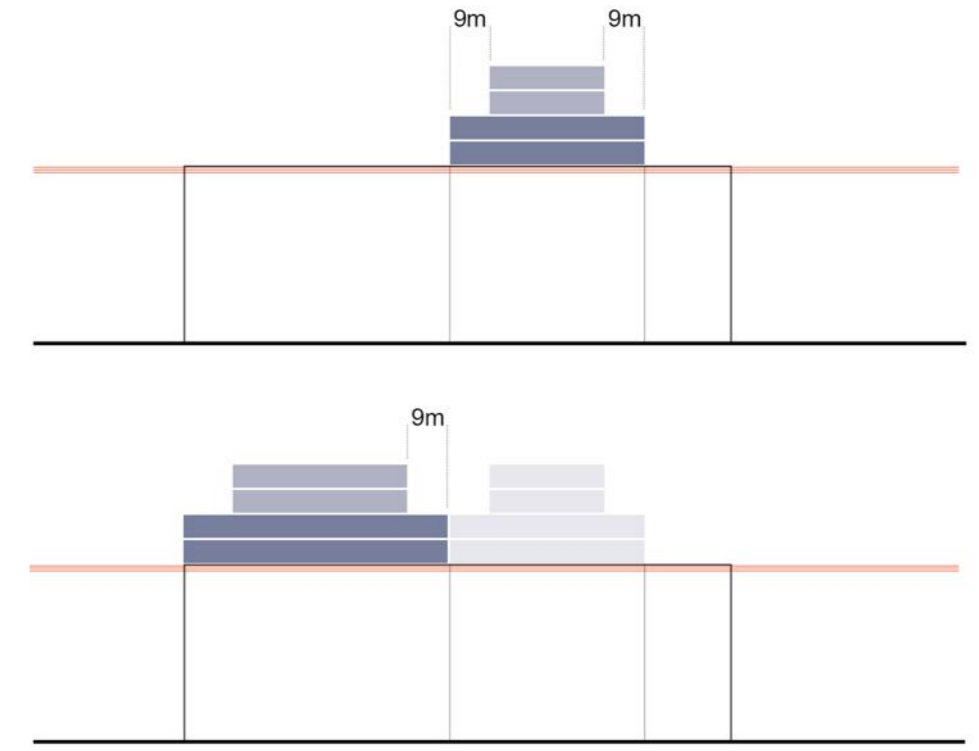


Aspects of built form and the articulation of building elements, such as the base, body and roofscape, this includes townscape datums and transitional planes; The prevailing architectural language, materiality and detailing of the area.

Tall buildings proposals are required to respond sympathetically to their context and should not be perceived to be 'out of character' with an area's prevailing (or emerging) characteristics.

In areas with a well-established sense of place and strong local townscape characteristics, especially where they are unique, sensitive and valued, maintaining and enhancing the prevailing character is preferred.

In some places the prevailing townscape, character and sense of place may be such that it is incompatible with the height, scale and grain of a tall building.

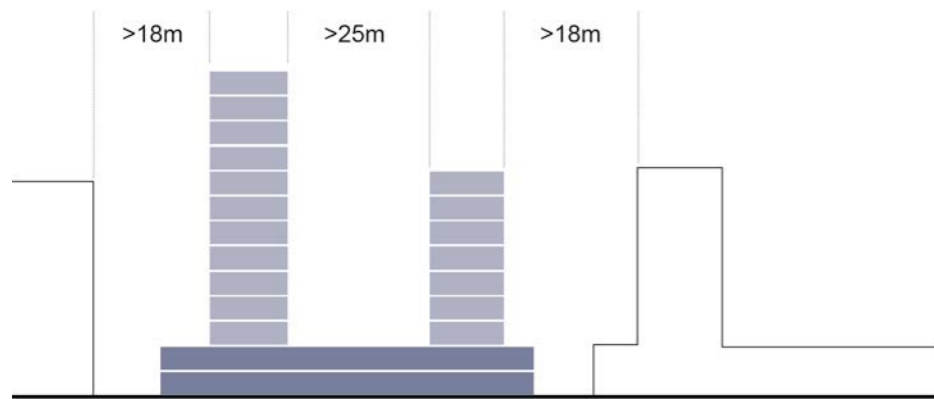


DEVELOPMENTS WITHIN BLOCKS AND TOPPING OUT

Within the city centre and major town centres, taller buildings can be proposed for infill sites within an established townscape. In these circumstances, and if the right conditions for a tall building are present, it is paramount to ensure the proposal establishes a meaningful dialogue with its context and delivers qualitative experiences. The proposal must not prejudice its neighbour's potential for future development nor contribute to a dilution of the qualities of the place.

When making proposals, designers should carry out a rigorous townscape and environmental assessment and demonstrate clearly how this has informed and tailored the form and massing of the building or development being proposed.

For example, designers should consider vertical step backs of the building mass above the average street datum, this can help to retain the clarity and legibility of the street character while still allowing densification of the plot.



SPACE BETWEEN BUILDINGS

Careful consideration should be given to party wall transitions. The presence of passive boundary gables between one and three storeys is a recognisable character of the city fabric and a normal by-product of organic city growth. Transitional gables should be designed to add value to the experience of the city. If a building proposal is planned to exceed these thresholds, any storey above the datum should be set back. This supports the creation of active facades when viewed in the round and promotes a meaningful and sustainable evolution of the townscape while avoiding the creation of poor environmental conditions within in the block and the surrounding streets.

Further to this, designers should consider a minimum set back from the plot party line of 9m (resulting into an overall 18 m between buildings facades when matched by neighbouring developments).

Development proposals that include tall buildings are required not to affect neighbouring buildings or sites, this includes the future development of same. Proposals are expected to provide evidence that they do not prejudice their neighbours as well as affect the amenity and comfort within their own boundary.

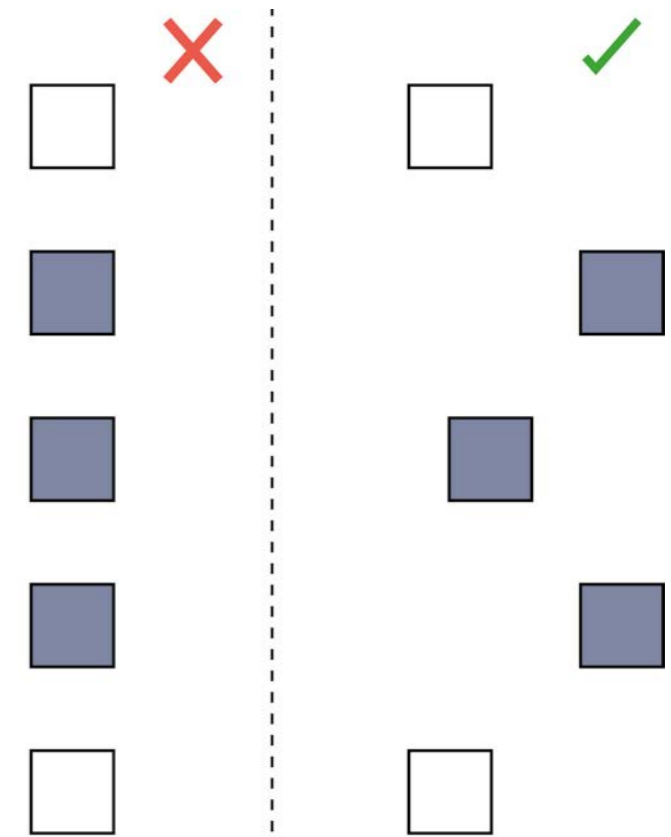
In Glasgow, developments are required to establish a setback greater than 18 metres between their façades and those of existing or proposed buildings. This is measured from the exterior wall of the buildings, excluding balconies. Within developments, proposals that include multiple tall buildings a 25 metre setback is required between elements.

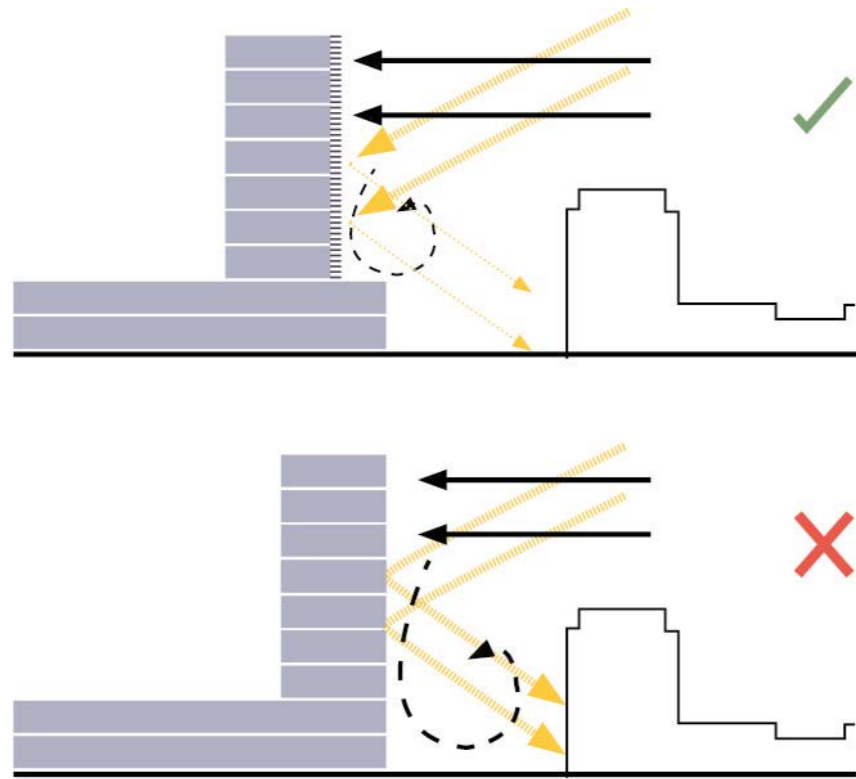
DISTRIBUTION IN TOWNSCAPE

The distance between the facades of tall buildings should be proportionate to the overall height of the buildings. This will be dictated by not only by townscape and privacy requirements but also by environmental guidelines. For instance, current BRE guidance on daylight and sunlight as well as the various standards that govern wind loading in buildings.

Development proposals should consider the wider effect of the placement of tall building elements. Applications should be led by scientific and rigorous analysis to place building components sympathetically within the city and in so doing not to adversely affect both the immediate townscape, the environmental conditions of same, and the image of the city.

Specific focus on creating a varied, open, and permeable townscape is required. For instance, proposals should avoid creating impermeable blocks or walls of development which can generate visual and ultimately psychological barriers, and result in substandard environmental conditions.



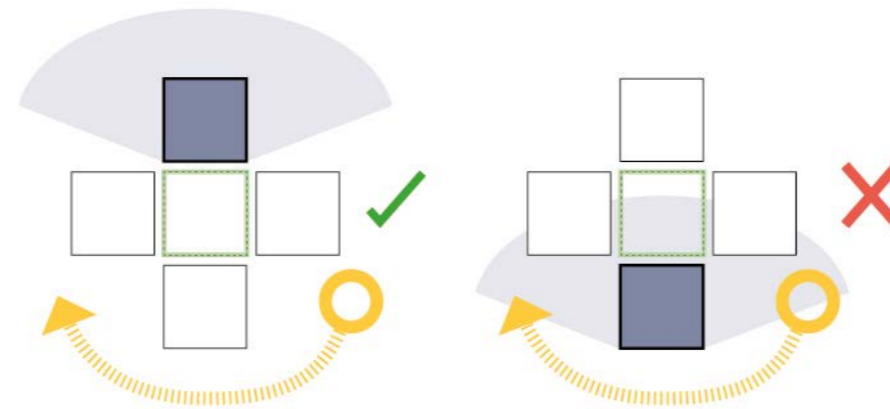


ENVIRONMENTAL COMFORT

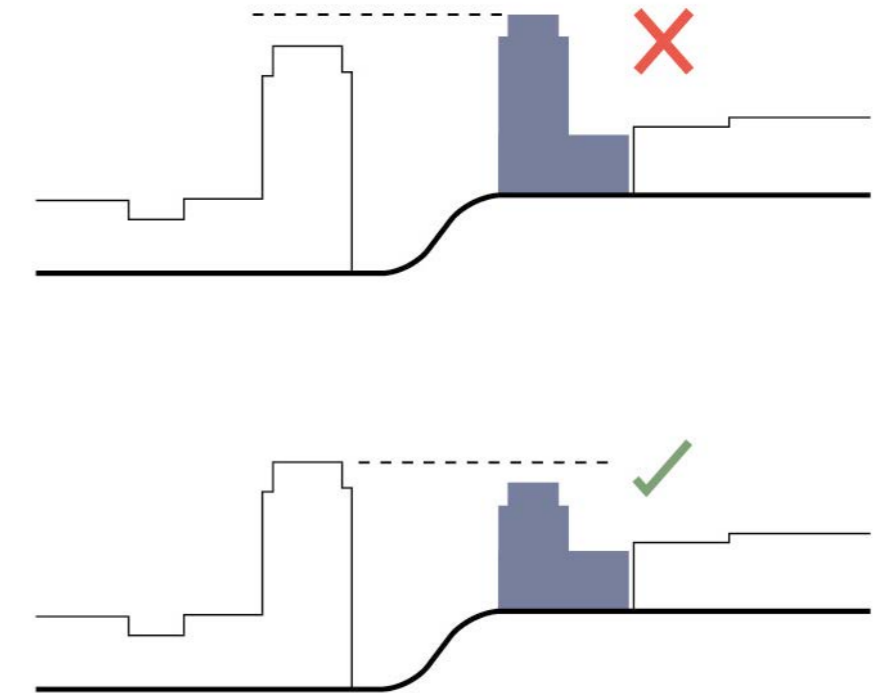
Any development can create unintended yet adverse effects on the area that surrounds it. These effects can be exacerbated by the scale of the development and tall buildings can be prone to causing and exerting a negative climatic influence on their surroundings.

The sun can cause a tall building to generate glare as well as shadow, while the effects of the wind can be amplified and diverted, this can become focused on the public realm where its effects can be unwelcome.

However tall buildings can utilise their massing, form, facade articulation and nature-based solutions to mitigate the adverse effects of wind, glare, shadowing and noise effects on adjacent buildings, streets and open spaces. Careful consideration and analysis should be given to entrances, public and private outdoor amenity areas, as well as bodies of water. Impact on natural light levels in public streets and spaces are to be considered as spaces that benefit from direct sunlight and tend to be more popular and active.



It is expected that any application will include a detailed Environmental Impact Assessment (EIA) that demonstrates how the building design has been informed by the requirement to mitigate negative environmental effects, and maximise the proposal's positive internal and external environmental performances.



TOPOGRAPHY

The underlying topography of Glasgow is an important aspect of its urban form and identity. Land of higher elevation has the effect of giving greater prominence to buildings on it.

Proposals for tall buildings on elevated land are therefore at higher risk of appearing overly prominent on the skyline and can compete with existing landmarks nearby or on lower ground, which may affect the legibility of the skyline. Areas of sensitive topography have been identified in Chapter 4 of this Design Guide.

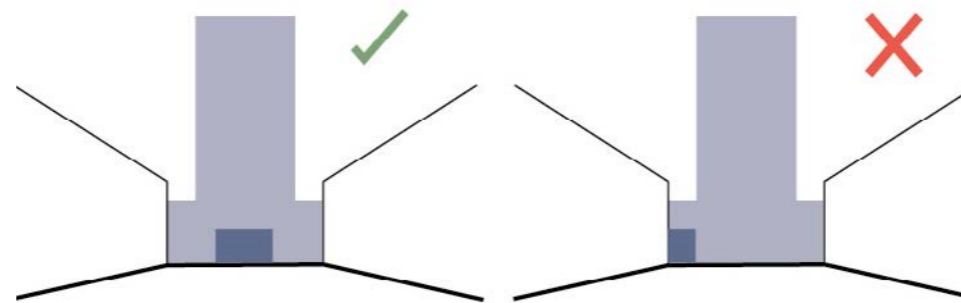


STREETSCAPE

Developments should be designed to promote and support an active, safe, sustainable, and bio-diverse streetscape. Streets and open spaces included in proposals should respond to specific climatic conditions as well as the hierarchy of neighbouring streets and open spaces.

They should be designed to a high quality with a considered and inclusive approach to accessibility. Within the streetscape, pedestrian, wheeler and vehicular movements require to be correctly balanced, and appropriate carriageway crossing opportunities provided for a full range of abilities.

Designed features and activities should be placed in response to active ground floor uses to create a vibrant streetscape that flows between the interior and exterior and between public and private.

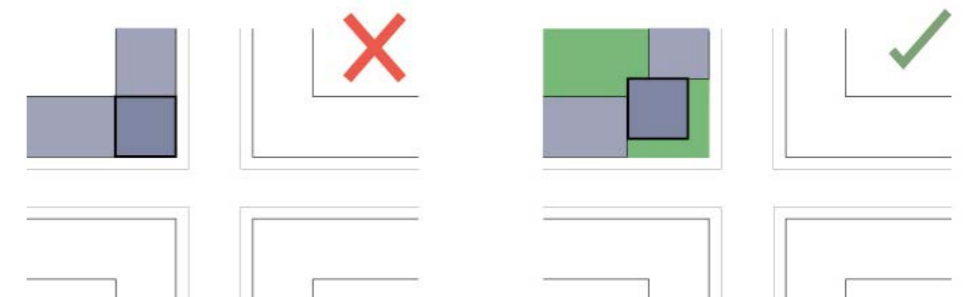
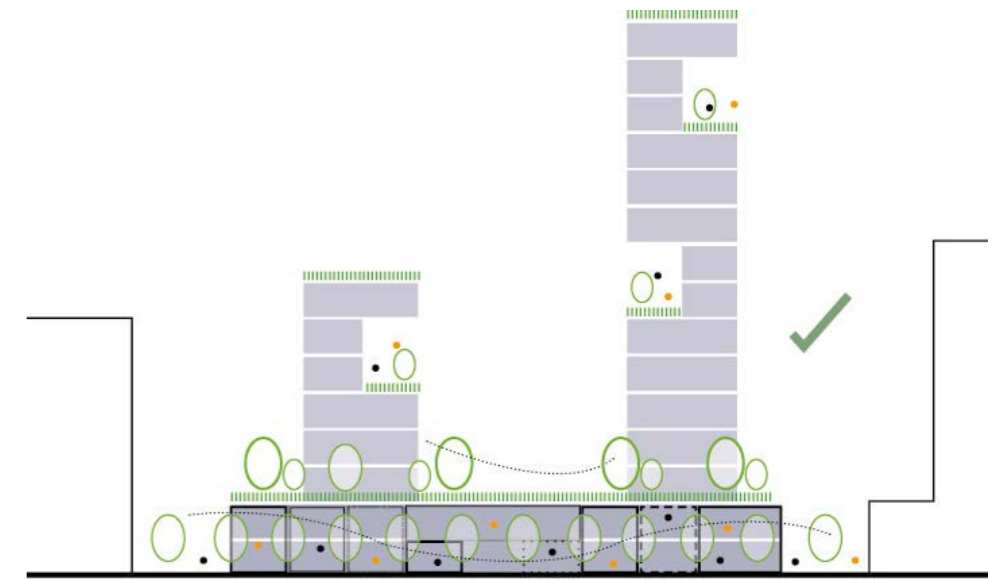


ENTRANCES, ACCESS AND SERVICING

Main entrances should be located on public streets and if possible, on the public street of greater hierarchy. They should be legible, defined, proportional, and universally accessible.

Available space that is within close proximity to the entrance should be considered for private and public cycle storage and may include a vehicular drop-off area if appropriate.

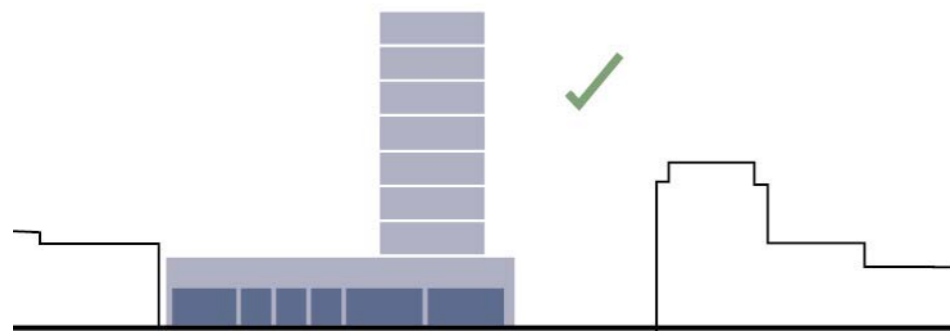
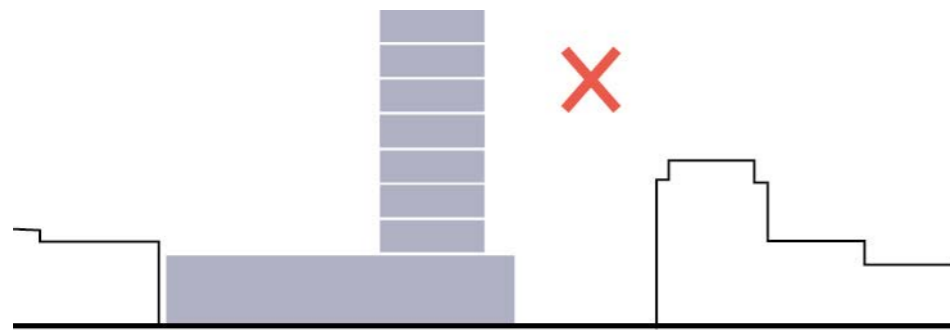
Servicing and loading requirements should be fulfilled from secondary public streets where possible. Vehicle parking, refuse storage and utility plant provision should be provided within the building envelope or underground, removing it from view and the public domain.



PUBLIC + PRIVATE OPEN SPACE

Proposals of scale are required to provide a degree of ground floor related, publicly accessible open spaces within the building plot to enhance, complement, connect, and extend the existing network of open spaces.

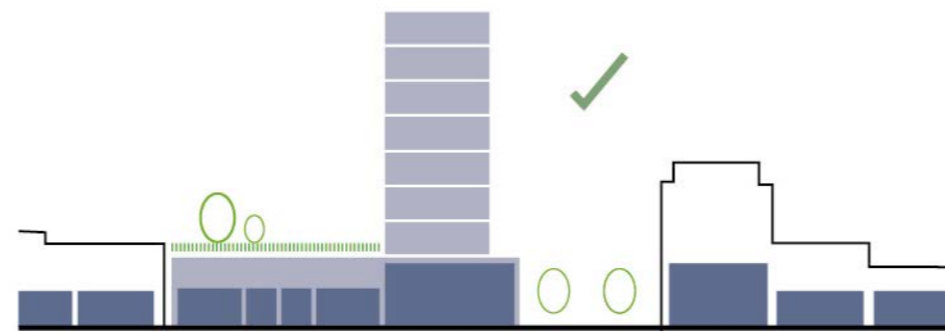
Proposals should also aim to provide a variety of high-quality, comfortable, private and communal outdoor amenity spaces throughout the building that are meaningful and usable. These spaces should enhance local biodiversity as well as contribute towards the user's wellbeing and the overall environmental performance of the city fabric. Designers are invited to utilise roofscapes, shoulders, and even explore integrated gardens within the building form to deliver this amenity.



ACTIVATION

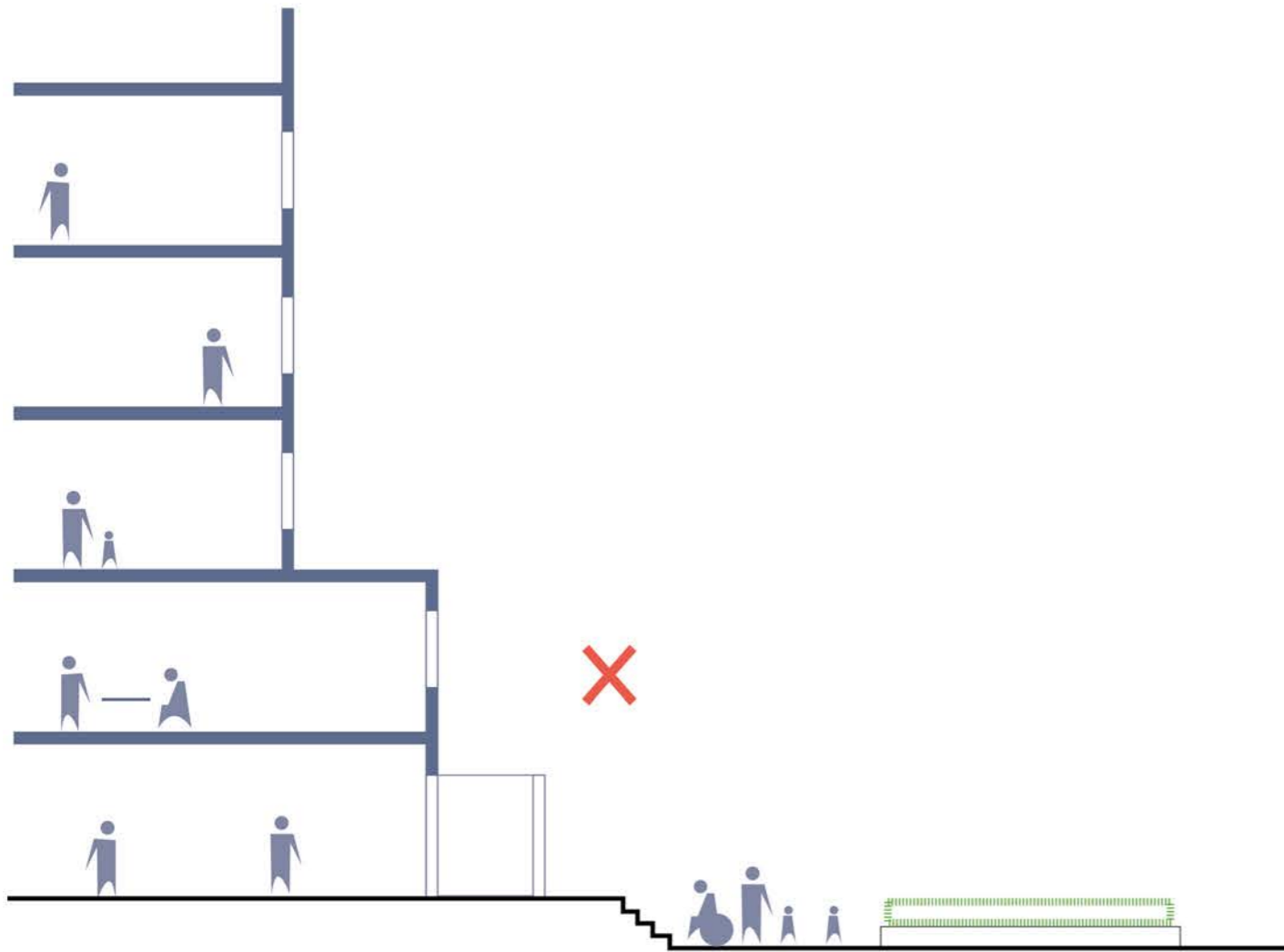
The base of the tall building determines how it is experienced from the street and is in some way responsible for how well it integrates with and responds to the townscape.

Proposals should aim to create active and vibrant interfaces with adjacent streets. These should animate the buildings frontage as well as the surrounding public realm and open spaces. Ground and first floors should be programmed with engaging and functionally performative uses.



SCALE AND PERFORMANCE

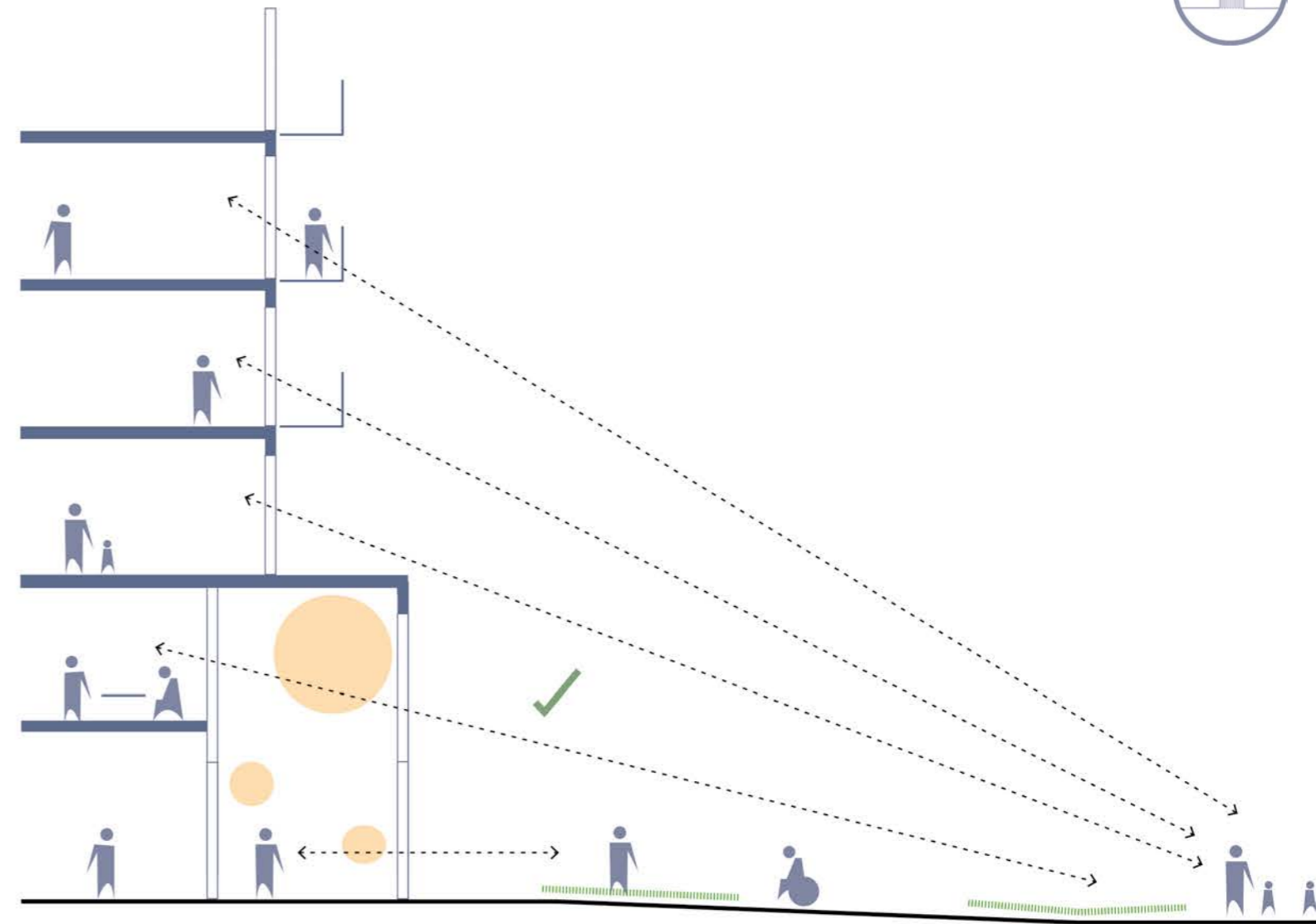
The bases of design proposals should respect the height, scale and proportion of the streetscape in which it is placed. Where possible, decks and shoulders should be activated with appropriate contextual function, for instance private or shared indoor or outdoor amenity. Proposals should express tangible human scale relationships and connections to the streetscape in which they are placed.



PROGRAMMING

Street edges of base components should be programmed with strong active uses. The design of the base should allow for flexibility of use and promote the re-use and re-programming of the space over the lifetime of the building.

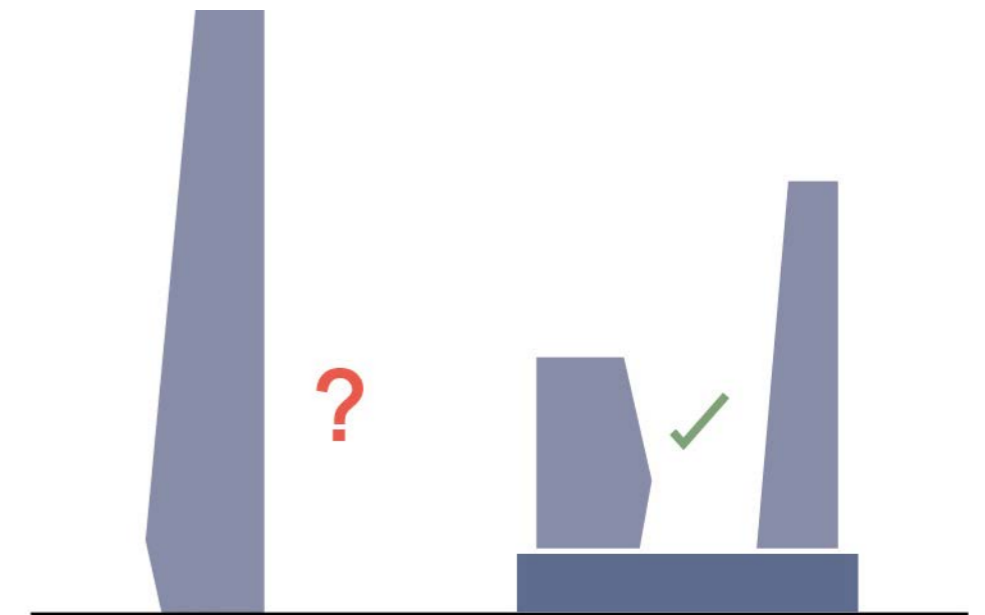
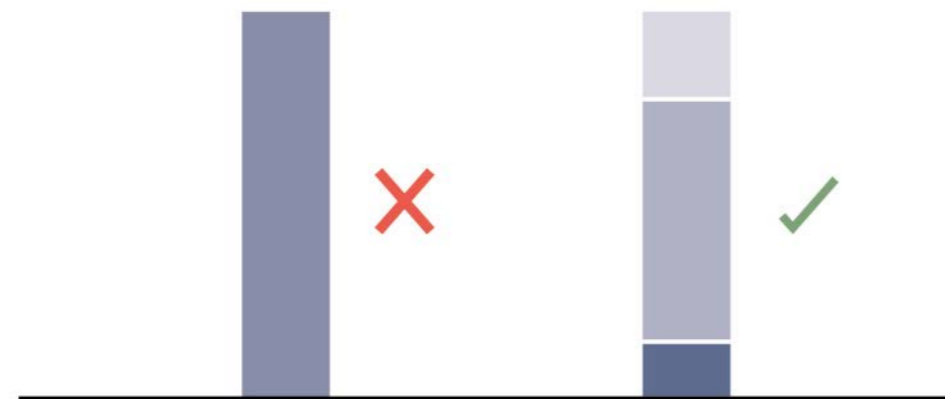
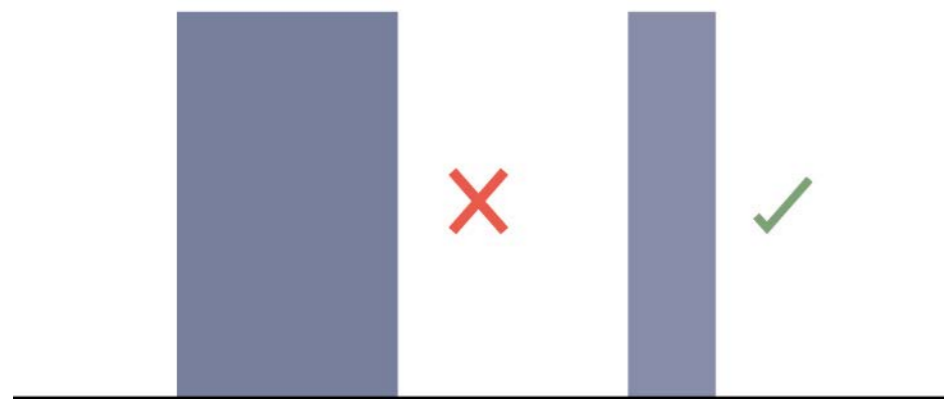
The base's primary function is to animate the street. It should be designed to be highly visible and permeable to allow maximum connection and interaction with the streetscape. Applications should consider utilising the first floors of the development to amplify this effect and allow the ground floor programme of uses to expand upwards.



THRESHOLD TRANSITION

The base and any setbacks of a development should offer the appropriate amount of physical and visual connectivity for their location. They should recognise the balance between public and private, and make clear the thresholds between them. These thresholds should be clear yet subtle and creative; entrance areas and changes in programme should not be read as barriers or create defensible space.

Designs should allow for full accessibility without discrimination with passive supervision and overlooking the street maximised.



ARCHITECTURAL DESIGN

Tall buildings are highly visible and, depending on their stature and location, are likely to have a strong presence on the skyline, and influence the image the city. With this in mind, they require to be distinctive and of exceptional design quality.

Tall buildings can be considered in three parts: the base, the middle (or shaft) and the top of the building. The architecture of tall buildings should articulate these three parts effectively rather than presenting a simple extrusion.

The base comprises the lower storeys of the building or building complex. It acts as an aesthetic and functional interface with the immediate urban setting. Its role is to frame the street or public space with appropriate scale and proportion; clearly articulate the different requirements for access and egress; and distribute a functional programme that maximises active frontages while providing an interesting urban experience.

The shaft of a tall building will largely determine the prominence and distinctiveness of the building. It will also play a large part in determining the development's effect on the image of the city, as well as its effect on neighbouring amenity and microclimate.

The top of the building includes the uppermost storeys, roof and plant equipment. The top should be articulated as a distinctive "crown" either through massing and/or materiality.

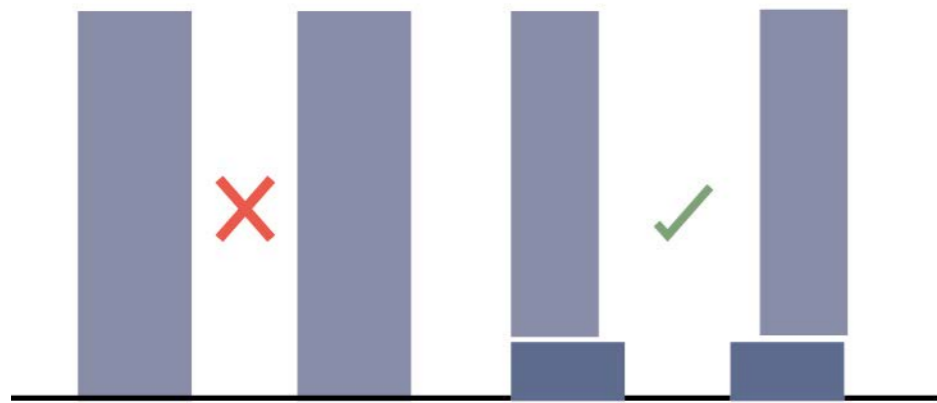
Tall buildings should be designed to express elegance, proportionality and verticality in a form that is consistent from every angle. As such, slab blocks and bulky forms are generally less successful in achieving this. A critical and demonstrable appraisal of proportions between the building's component parts should be carried out at the earliest stages of design development.

Some feature towers apply a sculptural approach to the entire building, where the shaft and top of the building flow into each other and are expressed more subtly through the modulation of the form of the building. In more traditional tall buildings, the distinction between the shaft and top is more clearly expressed.

Stand-alone towers can be more iconic sculptural features. However, due to the concentration of functions at the bottom of the tower and limited footprint, they often establish a poor relationship with the public realm around the base.

Towers that develop out of an urban block or podium can usually better internalise their servicing requirements, and establish an active relationship to the street space all around the block.

The more the tower element sits back from the building line of the street block, the lesser will its impact be on the scale and enclosure of the street space, and the character of an area.

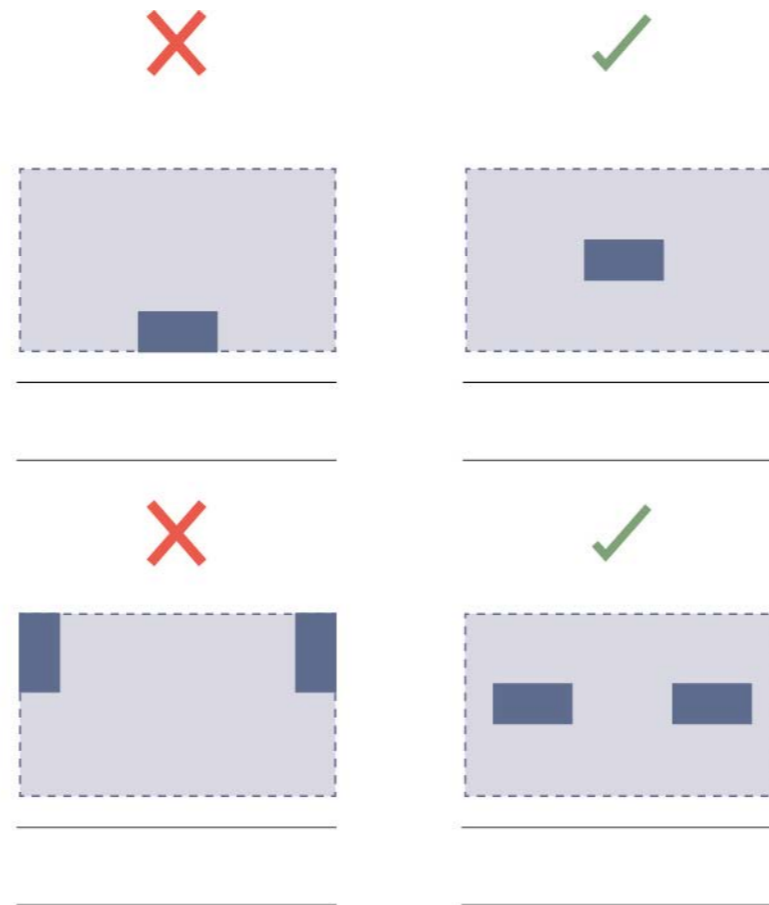


SETBACKS AND STEP-BACKS FROM THE STREET

Setbacks are the separation distance between the boundary of a plot to the building line. They can provide adequate space to define street townscape thresholds, and allow an activated façade space to perform towards the street, while removing the main mass of development from having an overbearing presence on the street.

Step-backs are useful devices to prevent taller buildings over dominating the context below, transition massing down in scale, and change programme within mixed use developments. They can also be used for external amenity areas. Furthermore, they can help in mitigating adverse wind effects, to prevent the overshadowing of neighbouring buildings, streets and open spaces, and to increase the hours of daylight available to them.

Towers developing out of urban blocks relate better to a human scale at street level, and are generally the preferable type of development in an urban context.

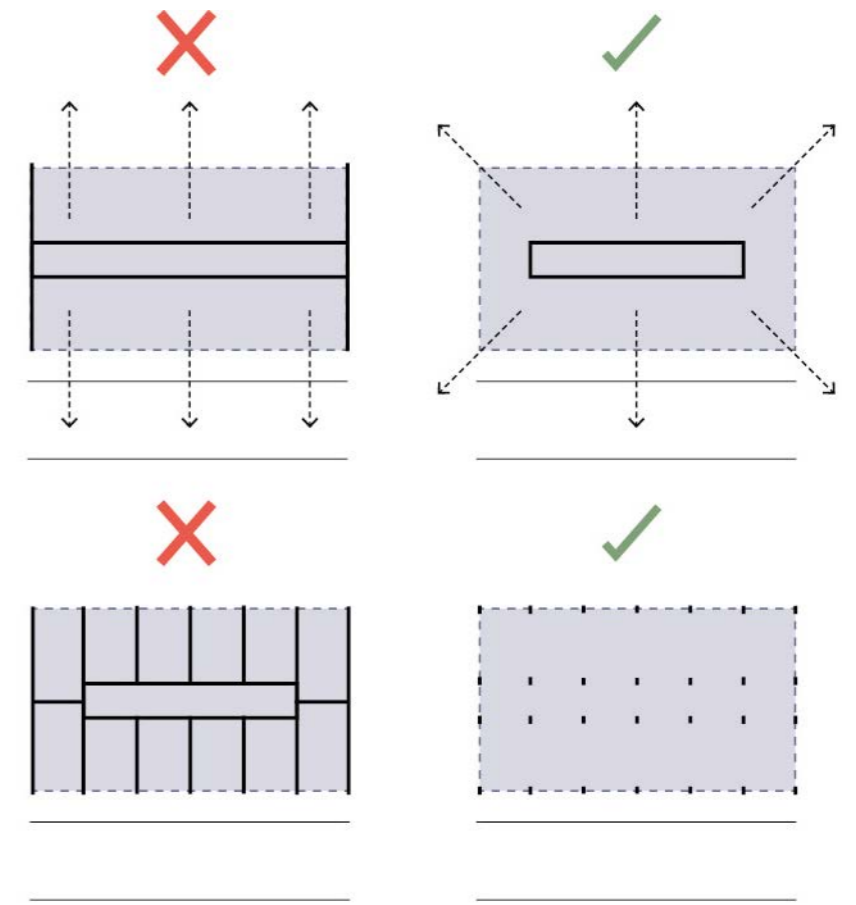


ACTIVATION

Proposals should aim to create active and vibrant interfaces with adjacent urban environments. They should not only animate the building’s frontage but also provide passive supervision onto the surrounding public realm and open spaces. Ground floors, and where appropriate the levels above, should be programmed with engaging and active uses.

Proposals should be planned to avoid placing service cores and escape stairs on the external envelope, allowing greater freedom, activation and expression in the facade. Tall buildings must have elevations designed in the round and as an object. Care should be taken to avoid inactive gables and blank portions of the facade, as limiting the opportunities for activation can have a detrimental effect on the surrounding streetscape while affecting wider views and the image of the city.

For residential uses, new developments should aim to maximise dual aspects where possible, increasing the amount of daylight available to units, and reducing the energy required to light the building.

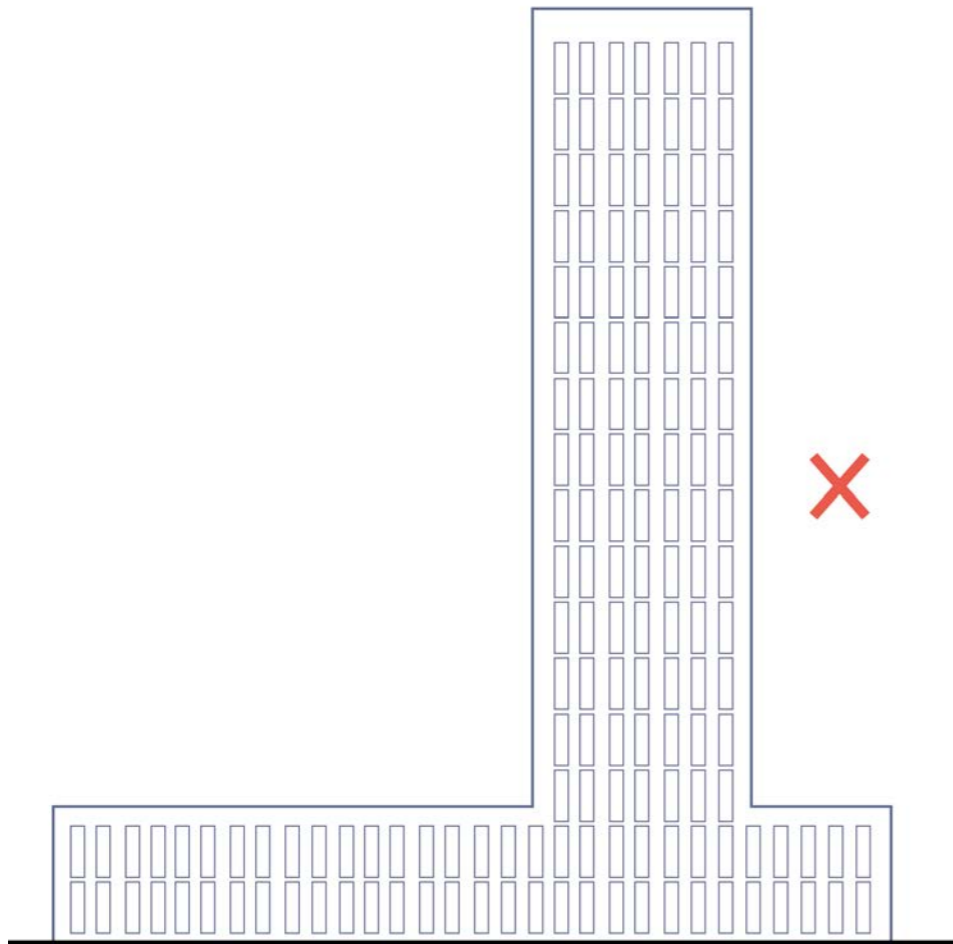


RESILIENCE AND ADAPTABILITY

Corners should be utilised for dual aspect units and, if unavoidable, creative facade solutions and articulation should be explored to enhance the quality of single aspect dwellings.

Being “carbon intensive”, tall buildings need to be designed according to a long-life loose-fit approach. The requirement for future adaptability of any proposal should inform its design from the very outset and be demonstrated during the application process at different stages of development. Design and Access statements will need to include speculative options to demonstrate the capability of the proposed building to be adapted to a different future use.

The need for adaptability is particularly important when defining technological choices on the primary and secondary structure in relation to flexible programming. For instance, column grids are more flexible and allow for easier repurposing as well as positioning of vertical cores and M&E arrangements. Internal fittings and facades components should also respond to the need of a greater circular economy. Ideally, the whole building should be designed for full deconstruction.

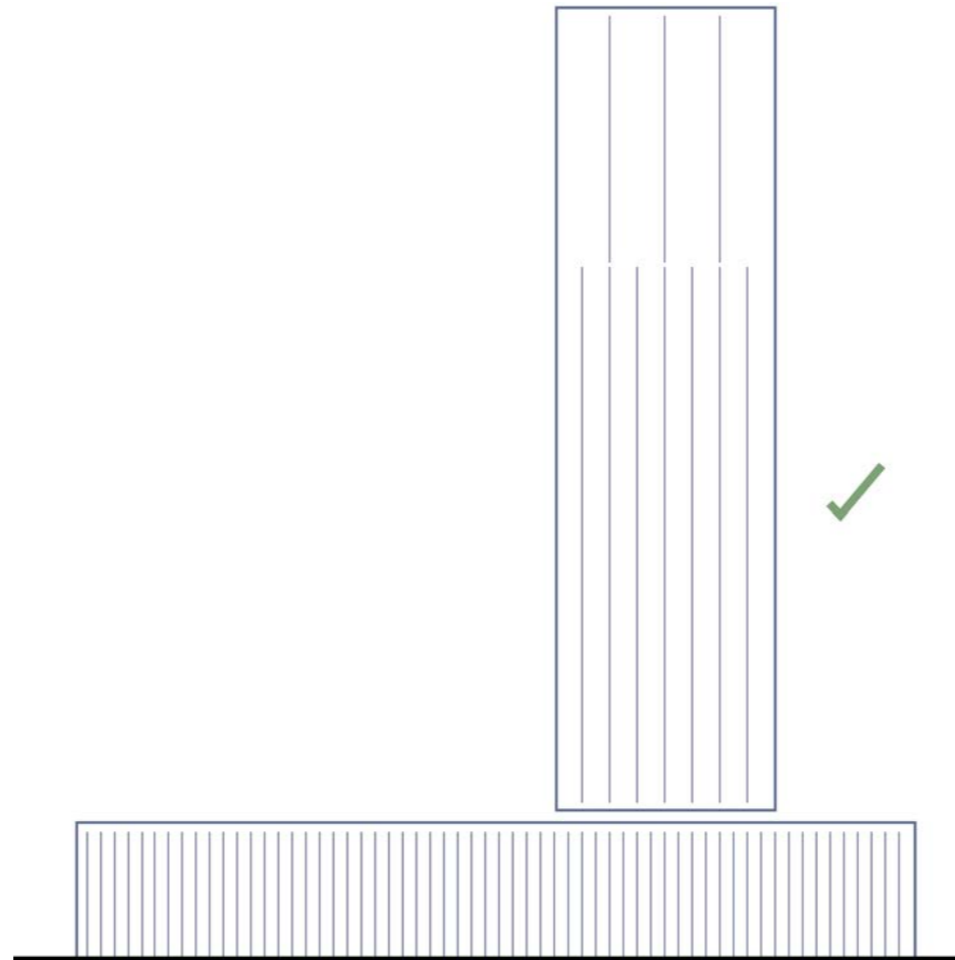


FAÇADE ARTICULATION

Facade designs, whether that be form, composition or articulation, should be informed by several factors. These could include that overall architectural response to the site through massing, height, form or response to the urban grain or technical considerations such as environmental performance, user comfort or programme.

From this it is clear that multiple factors should inform the design and degree of transparency, the openness (balcony areas), fenestration types and climate mitigation elements that constitute a facade.

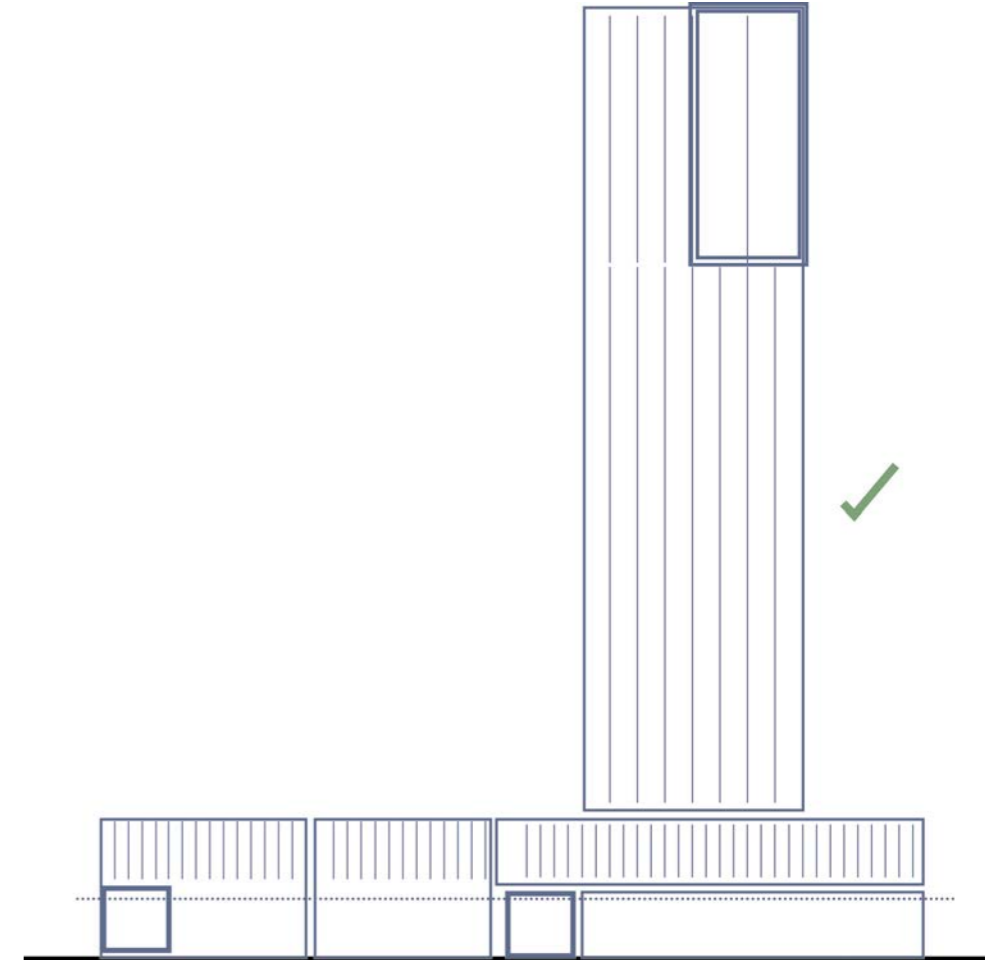
Applications should clearly demonstrate a response to these factors while relating the base to a pedestrian scale, architectural contexts, datums, townscape, materiality and design features of the local character area.

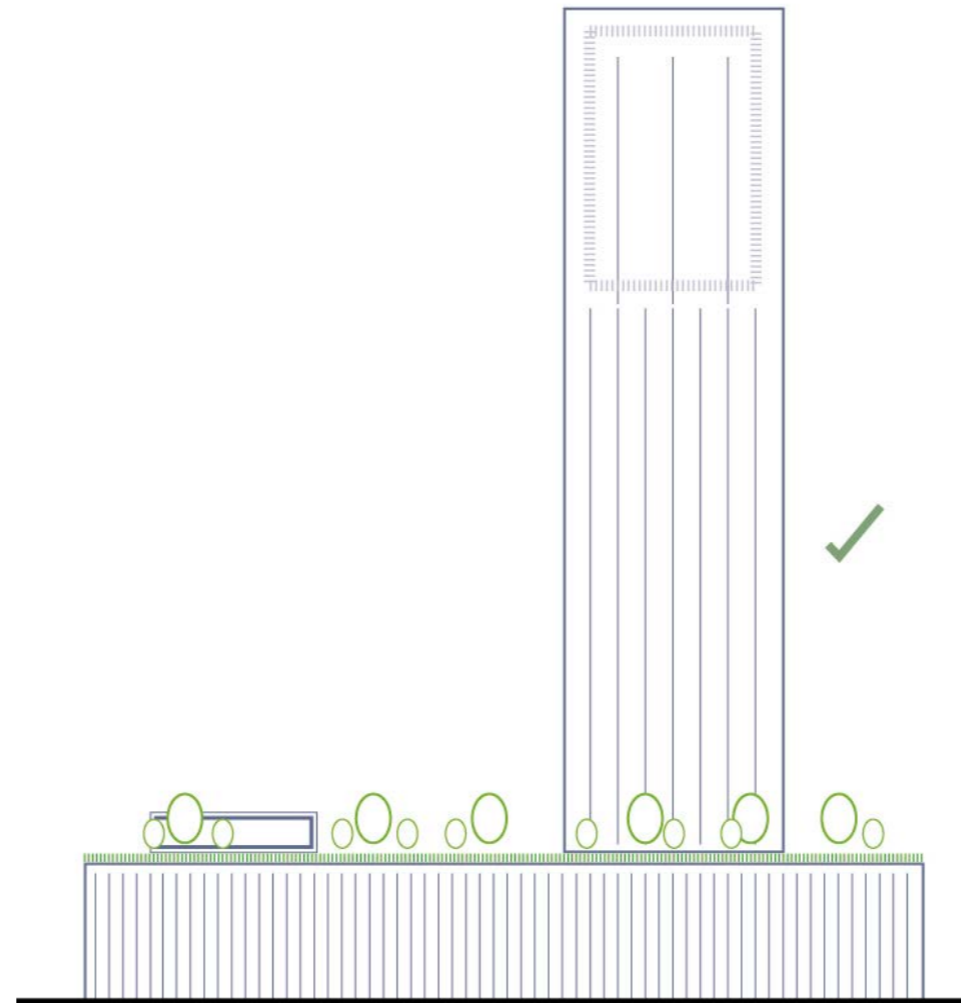
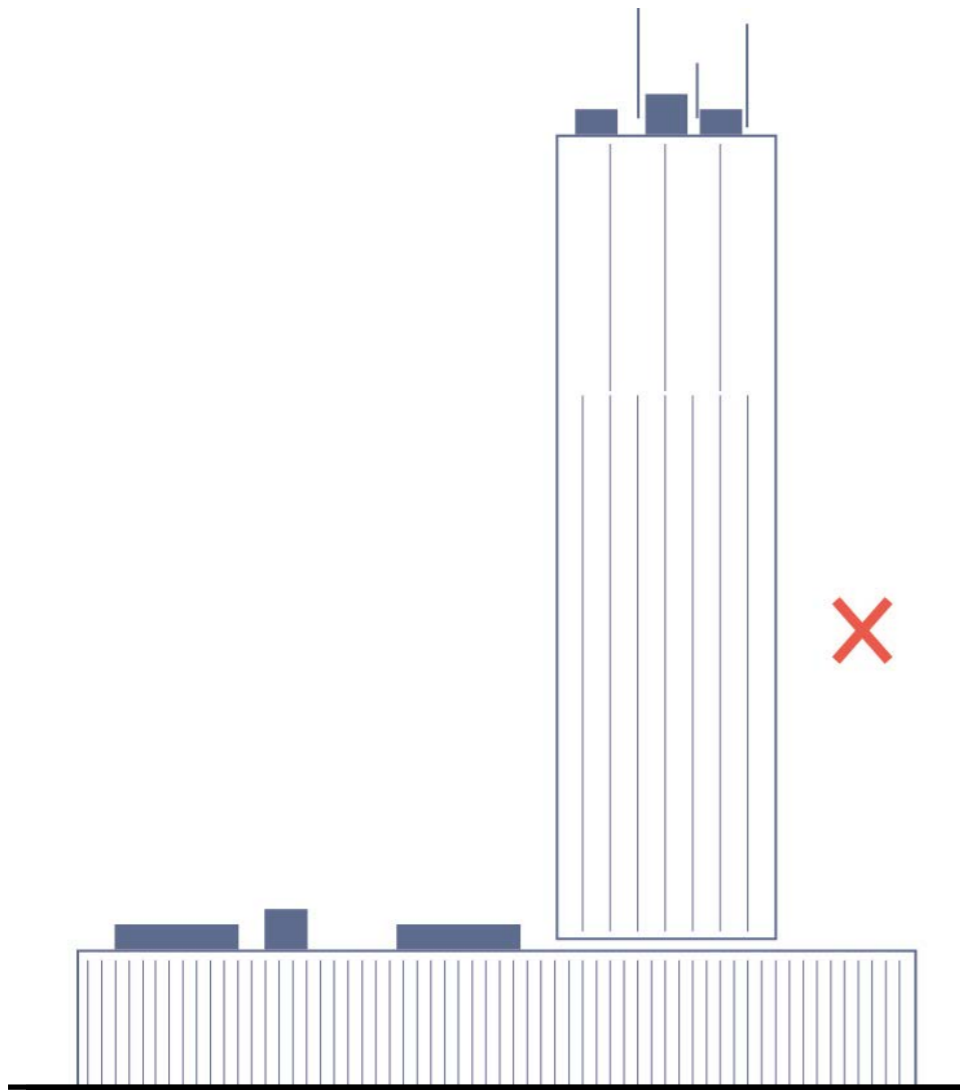


TOWER ARTICULATION

Tower elements and elevations should be distinguishable in the round as an object viewed from both the immediate area and from a distance. Designs should develop a compositional language and form that relates to the character and environmental conditions of the place. Proposals should demonstrate proportion, order, ratio, formal expression and rigour.

Proposals should take a full day cycle approach and understand how the development is expressed during darker months and evenings while remaining conscious of light pollution and energy use.





CROWN AND ROOFSCAPE

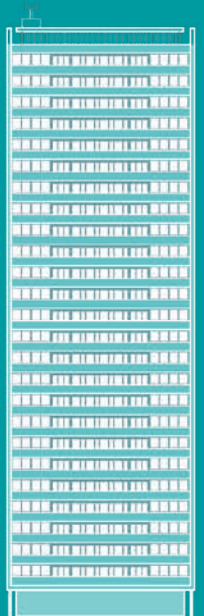
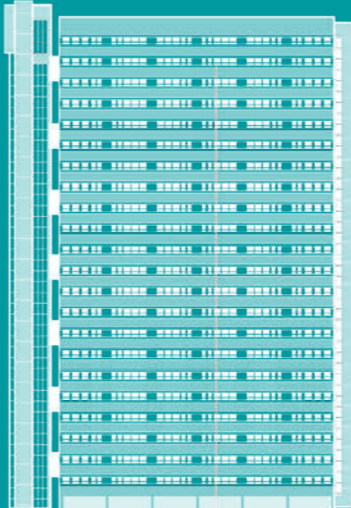
The crown of the tower should be elegantly integrated into its design and contribute towards the building's distinctiveness from both the immediate area and from a distance.

Roofscapes should be designed as a fifth elevation. Their use should be programmed as required however some effort should be given to ensure the inclusion of semi-private or public amenities.

Competing space demands for roofscapes (for instance amenities, M&E provisions, maintenance equipment, etc) should be resolved within a comprehensive design strategy to be demonstrated during the course of the application process.

Inclusion of architectural lighting is desirable. Proposals should be designed as part of a full day cycle approach and take cognisance of how the development is expressed during darker hours while remaining conscious of the need to mitigate light pollution and minimise energy use.

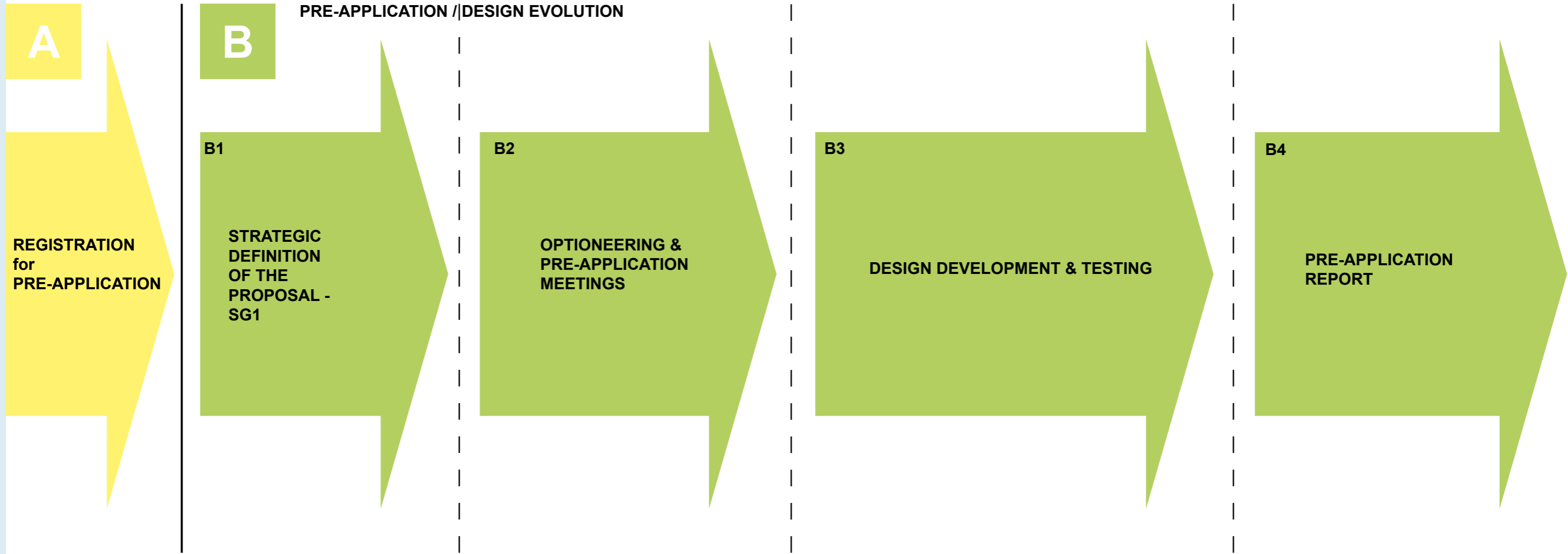
High level signage is possible, and if required should be intended as an integral part of the overall design narrative.





APPLICATION PROCESS

06



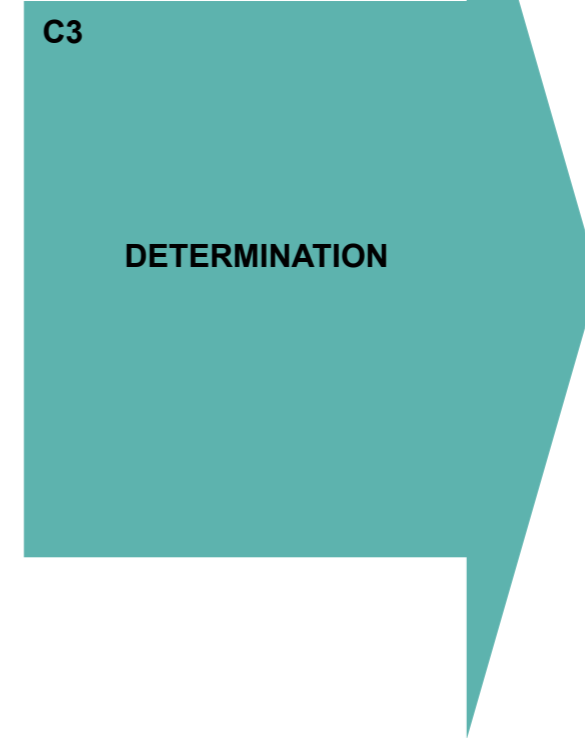
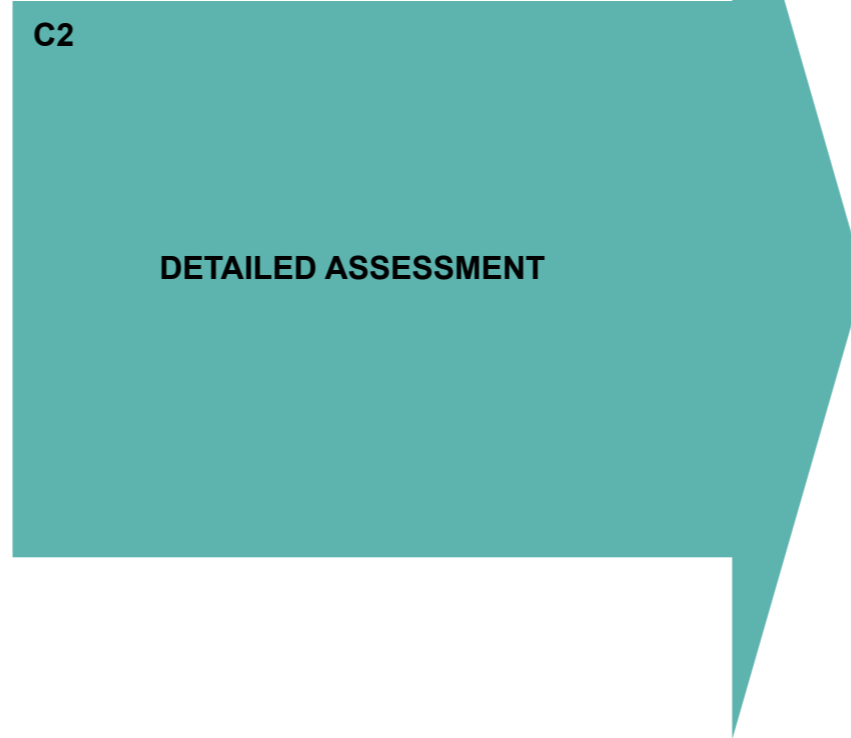
APPLICATION PROCESS

Successful planning journeys require an high degree of clarity on what is expected by the applicant and at which stage of the process. A flow diagram of this process is illustrated on the following pages. The diagram is indicative as variations might occur on a case by case scenario.

Based on a design led approach in accordance with the current City Development Plan, the process encourages clients and design teams to engage in proactive pre-planning discussions. It aims to ensure optimal resolution of key planning and design considerations before the formal application stage, hence de-risking process outcomes

C

APPLICATION PROCESS : CONSULTATION, SCRUTINY & DETERMINATION



D



A REGISTRATION for PRE-APPLICATION

Register a Pre-Application
[Via the Glasgow City Council website link](#)

Please note:
 At the beginning of the planning journey, the case officer will tailor the following process to fit each specific case. For this reason, the following steps may change according to the nature of the application.

B PRE-APPLICATION / DESIGN EVOLUTION

B1 STRATEGIC DEFINITION OF THE PROPOSAL - SG1

Urban Design Analysis
 Define a Placemaking Strategy (PMS) & Establish Sustainability Aims

The applicant is required to demonstrate a rigorous understanding of the Place DNA via a tailored Urban Analysis aimed at defining a Design Strategy based on tangible requirements / targets, to be used as benchmark during the development and evaluation process. This process is explained in [CDP SG1 "Placemaking"](#).

At this stage, the applicant is also required to demonstrate the right mix of expertise is deployed to take the project forward.

It is strongly encouraged that an early outline of a comprehensive sustainability strategy for the proposal is produced in order to inform any design development.

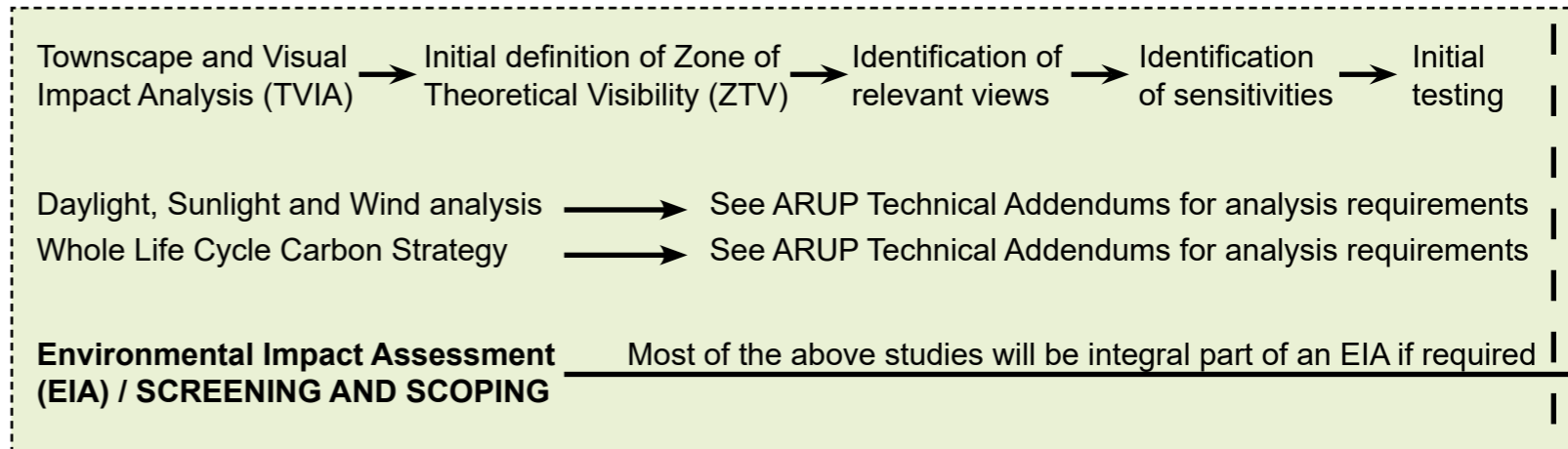
B2 OPTIONEERING & PRE-APPLICATION MEETINGS

Optioneering
 The applicant is invited to demonstrate a critical analysis of options, appraised against the previously identified Design Strategy and other set benchmarks (for instance Sustainability Aims).

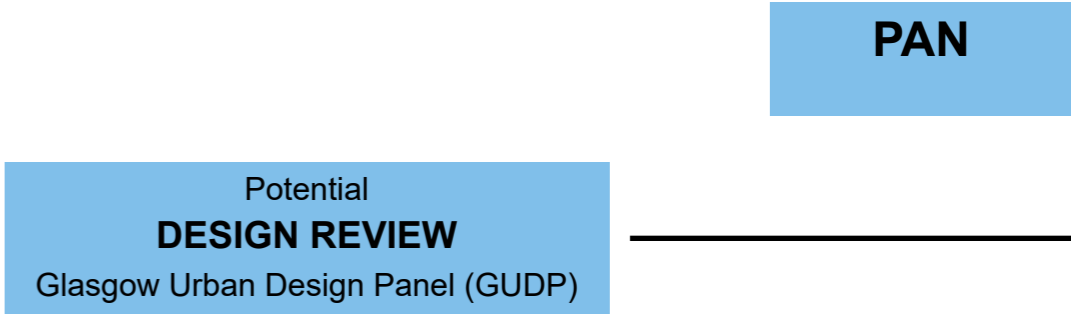
The applicant presents initial assumptions rationalised against the following non-exhaustive list of topics:

- Adopted Policies and Spatial Strategies
- Sustainability (Carbon, Whole Life Carbon, etc.)
- Typology / Mass distribution and Form
- Internal Programme and functional relationships to context
- Open spaces and Landscape strategy
- Building technologies
- Infrastructure
- Mobility

Tailored on the specific nature of the proposal, a series of assessment tools are utilised to support the objective evaluation of different options below (a non-exhaustive list). Such tools will keep developing in future stages, gaining an increased degree of complexity.



DEMOCRATIC OVERSIGHT



B3 DESIGN DEVELOPMENT & TESTING

Development
Once the preferred strategy is identified, the design team starts to develop the scheme design.

At this stage, typology and uses as well as overall mass distribution and form have been identified and developed according to economic, townscape and environmental testing. This phase seeks the identification and development of:

- façades composition, tectonic and materiality;
- internal detailed programme;
- external spaces detailed programme and landscape details;
- architectural lighting
- art strategy
- signage (where relevant)

Appropriate and proportionate involvement of internal and external statutory stakeholders help to inform and de-risk the design development:

Internal	External
Heritage	HES
Design	Scottish Water
Landscape	Transport Scotland
Transport	SPT
Contaminated Land	SEPA
Geotechnical	Airport Authority
Archaeology	Police Scotland
Cleansing	Coal authority
Flood risk	Nature Scot
Environmental Health	etc.

Environmental Impact Assessment (EIA) / PRODUCTION / FINALISATION

(Strong emphasis will be given to the relation between findings and design responses)

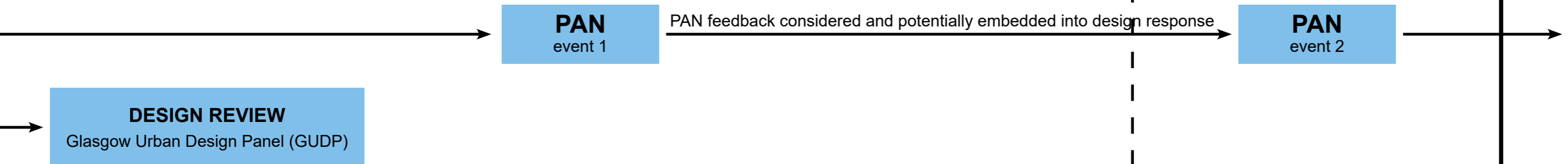
DESIGN & ACCESS STATEMENT (DAS)

Please Note:
All the assessment tools are progressively updated and the journey is captured in the DAS which starts to take form

B4 PRE-APPLICATION REPORT

Report
Green light for the submission of a formal application with indication of outstanding and supporting documentation

At this stage the authority has a substantive body of evidences of all the relevant design aspects of the proposal. Pre-application discussions are concluded and the submission of a detailed application is triggered.



B

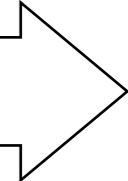
C

APPLICATION PROCESS:
CONSULTATION, SCRUTINY
& DETERMINATION

B4

C1

CONSULTATION PHASE



Submission of the Planning Application

The submission of the application needs to be associated to a series of supporting information as follows:

- PAC report
- Design and Access Statement
- TVIA
- Daylight and Sunlight Assessment
- Carbon Assessment
- Wind Microclimate Assessment
- Transport Assessment
- Flood Risk Assessment
- Drainage Impact Assessment
- Site Investigation

Please note:

This list is indicative and not exhaustive. The case Officer will advise on specific requirements as appropriate. This information might trigger the need for further design development.

Statutory Consultations

All the relevant internal and external statutory consultees have been part of pre-application discussions to ensure the proposal's maximum degree of compliance.

At this stage Development Management issue formal consultation requests to gather conclusive positions before determination:

Internal

- Heritage
- Design
- Landscape
- Transport
- Contaminated Land
- Geotechnical
- Archaeology
- Cleansing
- Flood risk
- Environmental Health

External

- [HES](#)
- [Scottish Water](#)
- [Transport Scotland](#)
- [SPT](#)
- [SEPA](#)
- [Airport Authority](#)
- [Police Scotland](#)
- [Coal authority](#)
- [Nature Scot](#)
- etc.

DEMOCRATIC
OVERSIGHT

PAC
Report

MEMBERS OF THE PUBLIC
(Neighbour Notification)

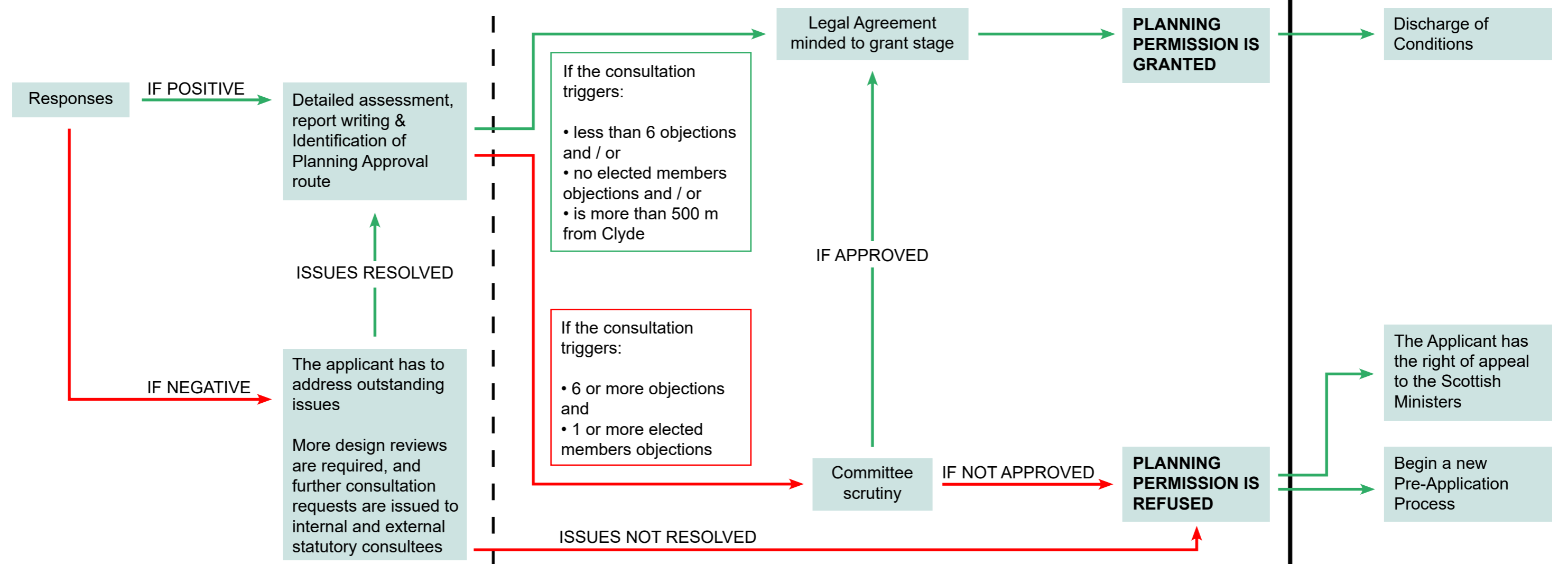
D POST DETERMINATION

C2 DETAILED ASSESSMENT

C3 DETERMINATION

Feedback to applicants
 Once all the responses from statutory consultees are received, Development Management establishes the way forward according to the nature of the final comments.

Determination Process





Glasgow
CITY COUNCIL