

*The final chapter of
Collegelands is being written,
this is your opportunity
to be part of it.*

Almost 20 years since Collegelands was first created, the final piece of the jigsaw is now being proposed.

Collegelands Park – a mixed use space – with a park, community lounge and arts centre, student residence and contemporary apartments – will complete the Collegelands masterplan.

In creating a unique place to live, work and play for today but which reflects the heritage of the past, we want the local community to help shape our plans.

The plans are being proposed by Glasgow Enlightenment Ltd which is a joint venture company set up by two well respected Scottish companies: Dawn Developments and Drum Property Group. Both businesses are experienced in the delivery of major urban regeneration schemes and are delighted to be advancing the last stage of Collegelands.

We would like your views so please review the information on our plans and fill in the **online feedback form**.



Please submit your initial feedback by
Tuesday 16th April



[COLLEGELANDS PARK]

COLLEGELANDS GLASGOW

PLACEMAKING VISION

This development proposal is the last element of the Collegelands Masterplan, which will complete the vision established almost two decades ago.

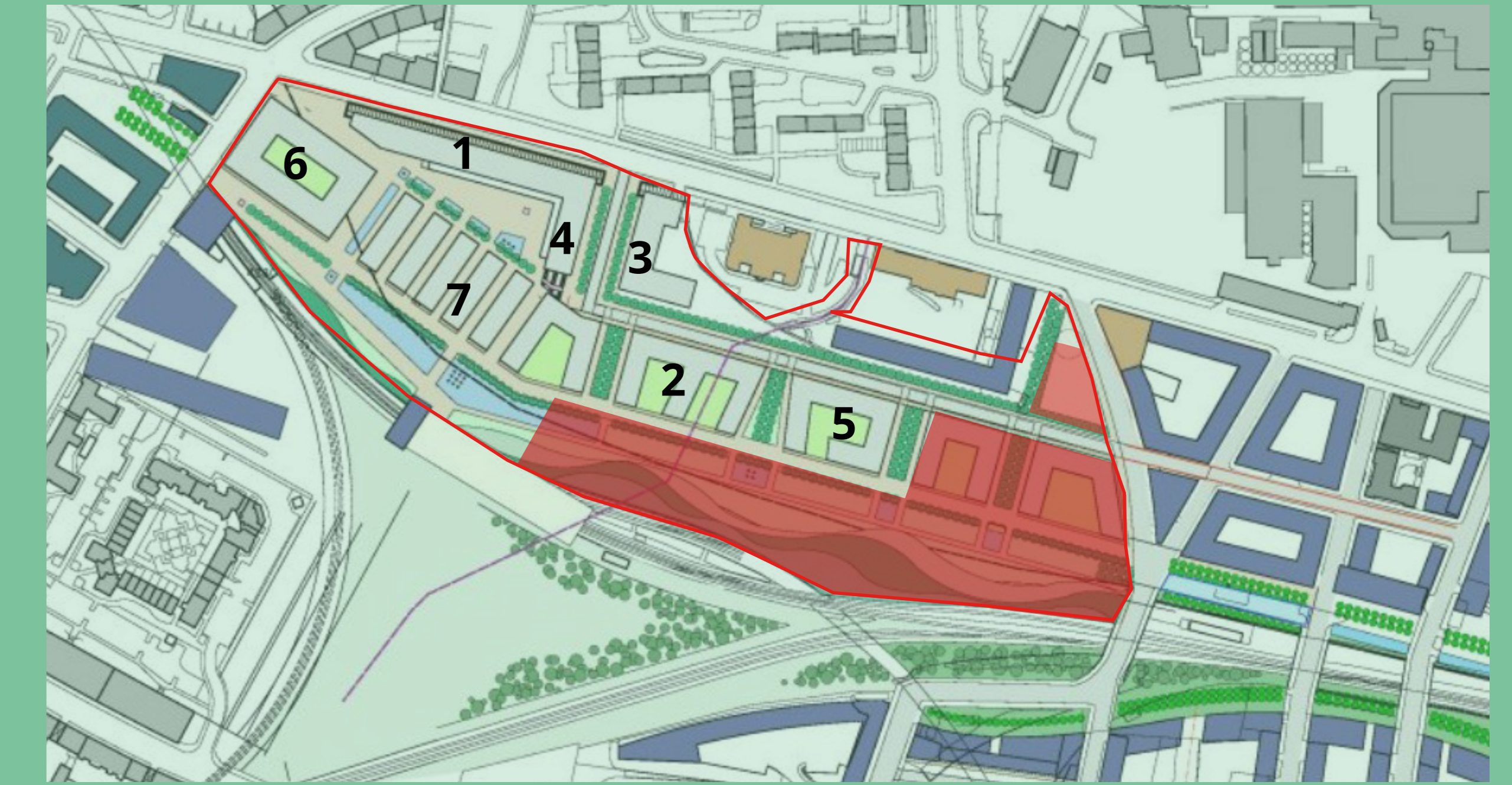
The proposal will span over the last remaining 5 acres comprising;

1. A community park of circa 2.5 acres,
2. A community lounge and arts centre led by Dream Machine Productions,
3. A Student Residence and apartments to rent.

Collegelands is the last gap site in the regeneration of this eastwards development of the city centre. It is strategically placed to continue the placemaking vision within the Meatmarket and Calton's masterplans.



HISTORY OF THE MASTERPLAN



The application site (highlighted in red) is located at Collegelands which is one of Scotland's largest genuine mixed use regeneration projects and is a place that people live, work, and socialise.

The first phase of development came forward in 2009, directly after receiving outline consent for a number of uses including Commercial, Student Residential, Hotel and Residential uses in 2007.

The masterplan was amended in 2014 and the following has been delivered or consented to date:

1. 90,000 sq ft office space let to Glasgow City Council.
2. 588 bed student accommodation operated by Fresh Student Living.
3. 1,170 space multi storey car park operated by City Parking LLP.
4. 243 bed student accommodation operated by Student Roost (Merchant Studios).
5. 458 bed student accommodation operated by Prestige Student Living (Havannah House).
6. A Moxy Hotel (180 beds).
7. Proposed mixed-use development by Vastint including residential apartments and office (in planning at time of writing).



[COLLEGELANDS PARK]

COLLEGELANDS GLASGOW

PLANNING POLICY CONTEXT



The Development Plan in respect of the site comprises National Planning Framework 4 (NPF4) (2023) and the Glasgow City Development Plan ('CDP') (2017). Within the CDP, the site is located within the City Centre Strategic Economic Investment Location (SEIL) and is allocated as part of the Housing Land Supply with an indicative capacity of 600 units.

A key outcome of the City Centre Living Strategy (2020), the City Centre Strategic Development Framework (SDF), and the Central District Regeneration Framework (DRF) is the need to repopulate Glasgow's city centre, to create a more vibrant, inclusive, sustainable, and liveable place. The City Centre Living Strategy (2020) aims to double the city centre population of around 20,000 by 2035. The proposal will deliver on these ambitions to grow the population in the city centre by creating new purpose built student accommodation and build to rent accommodation on a sustainable site within the city centre.

CDP10 AND SG10 – MEETING HOUSING NEEDS

SG10 states that the Council will, subject to compliance with other policies in the City Development Plan, generally support purpose-built student accommodation which achieves a high standard of amenity and an appropriate range of accommodation.

Purpose-built student accommodation (PBSA) developments are expected to provide students with high-quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that student accommodation is designed to benefit its surroundings through enhancements to the public realm and public space which are accessible to the wider community.

SG10 also sets out specific requirements for new PBSA development in relation to locational criteria, design criteria, amenity criteria, space standards, management, and security criteria which the proposed development will be required to comply with.

The proposal will also accord with the requirements of NPF4 and the following City Development Plan policies:

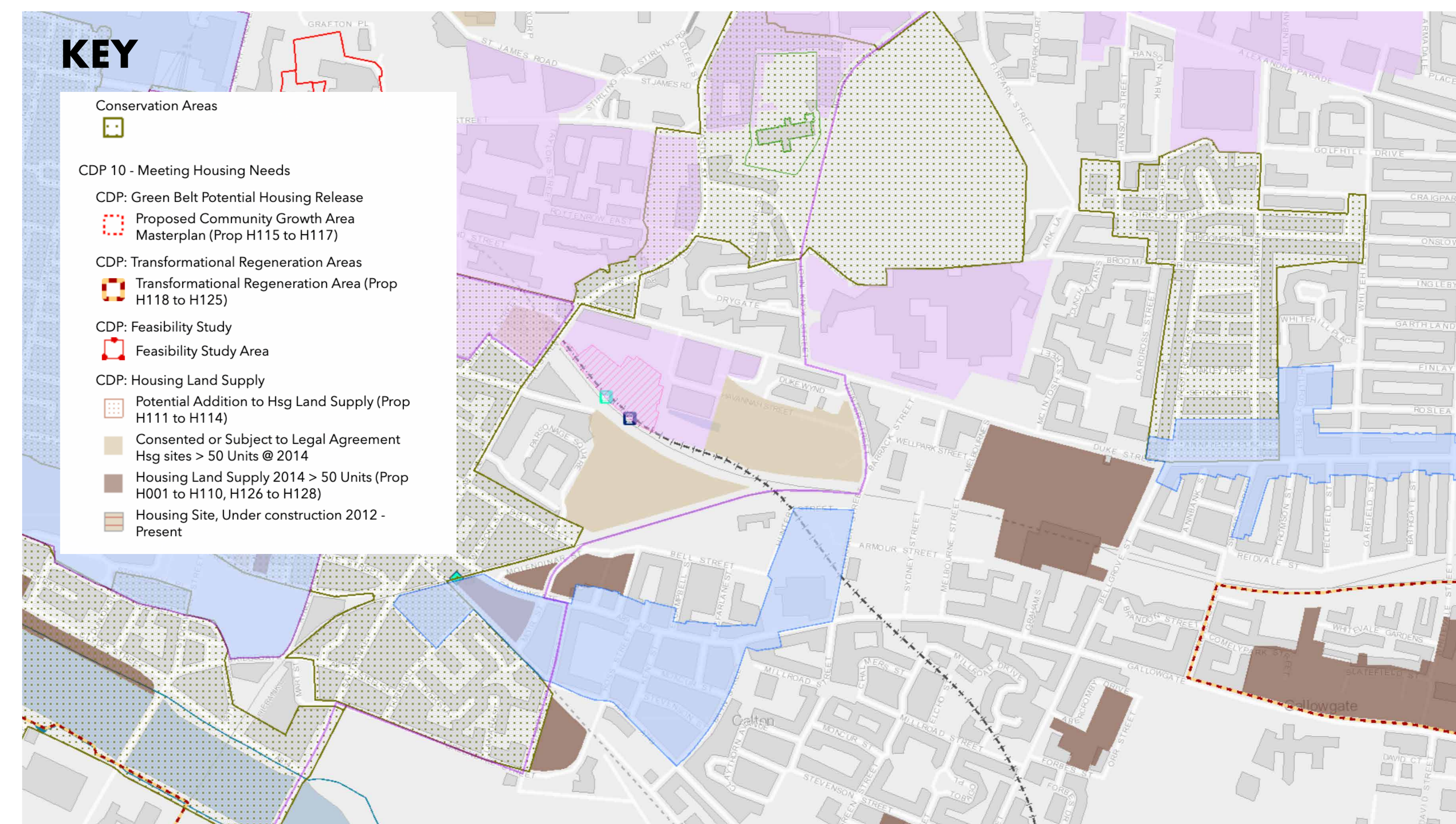
- CDP1 – The Placemaking Principle;
- CDP2 – Sustainable Spatial Strategy;
- CDP3 – Economic Development;
- CDP5 – Resource Management;
- CDP8 – Water Environment;
- CDP9 – Historic Environment;
- CDP11 – Sustainable Transport.



IDENTIFIED PURPOSE BUILT STUDENT ACCOMMODATION (PBSA) NEED

A report undertaken by Savills into Glasgow's PBSA Market notes that Glasgow's student population has experienced consistent year-on-year growth over the past 10 years, with an increase in the full time student population by over 27,000 during this period. There is a significant under supply of PBSA in Glasgow, with 75% of full-time students unable to access student accommodation. There are currently 19,279 PBSA beds in Glasgow, representing a 58,346 bed shortfall across the city. This is supported by recent articles in the press which highlight the difficulties students in Glasgow have in securing appropriate accommodation during their studies.

This clearly demonstrates the current and expected future pressures on the supply of specialist student accommodation in the city and provides a strong evidence base supporting the need for further PBSA development in the city.

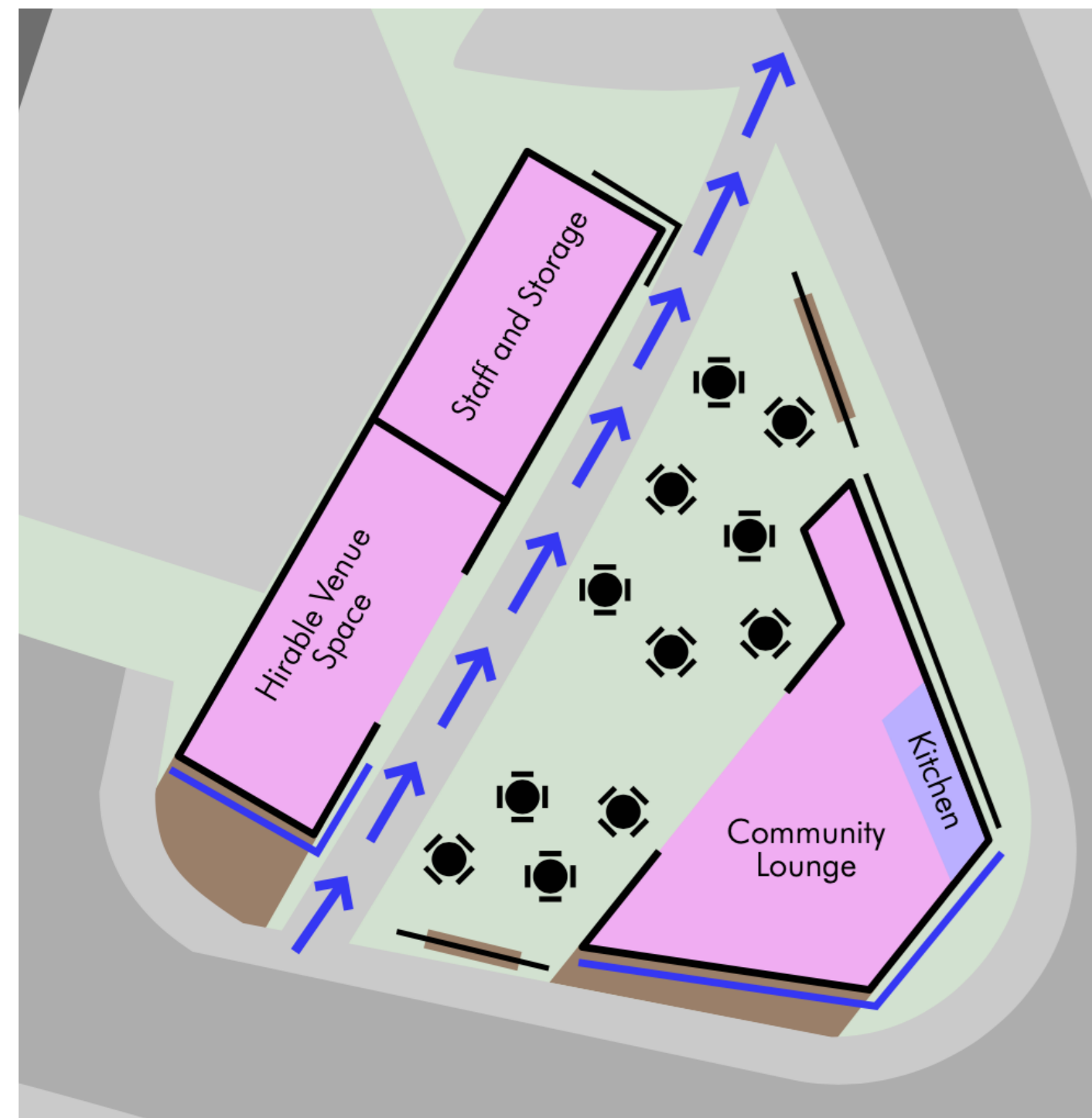


[COLLEGELANDS PARK]

COLLEGELANDS GLASGOW

COMMUNITY SPACES

Over the past two years, we have worked with a number of local residents and organisations, including Calton Community Council, to understand if there is local interest in community ownership and operation of part of the site. This journey led us to Dream Machine Productions, a Calton based charity that operates from premises in London Rd. Dream Machine have some big ideas for Collegelands Park and would like to work with any other positive, passionate people to turn ideas into reality.



COMMUNITY LOUNGE AND ARTS CENTRE

Glasgow Enlightenment (the site owner) is transferring ownership of "The Triangle" to Dream Machine, free of charge. On this site, Dream Machine want to create a community space that can bring together the various groups within the Calton and adjoining districts through art.

The aim is that the project will be a conduit to building community cohesiveness and act as a means of growing bonds between like-minded individuals and groups.

Art is a medium everyone has an opinion on and can provide a focal point for individuals of all ages. For this reason, art will be at the heart of this project.

Ideas for this site include providing three key spaces - a community lounge and shared dining spaces unit, a unit that will be hireable for events and parties, and a service unit for staff and storage.

These units form a semi-private outdoor courtyard space, which is then further enclosed by community art boards to allow for creative expression and accessible art. The outdoor space will consist of well-designed and lit seating areas as an extension to the lounge.

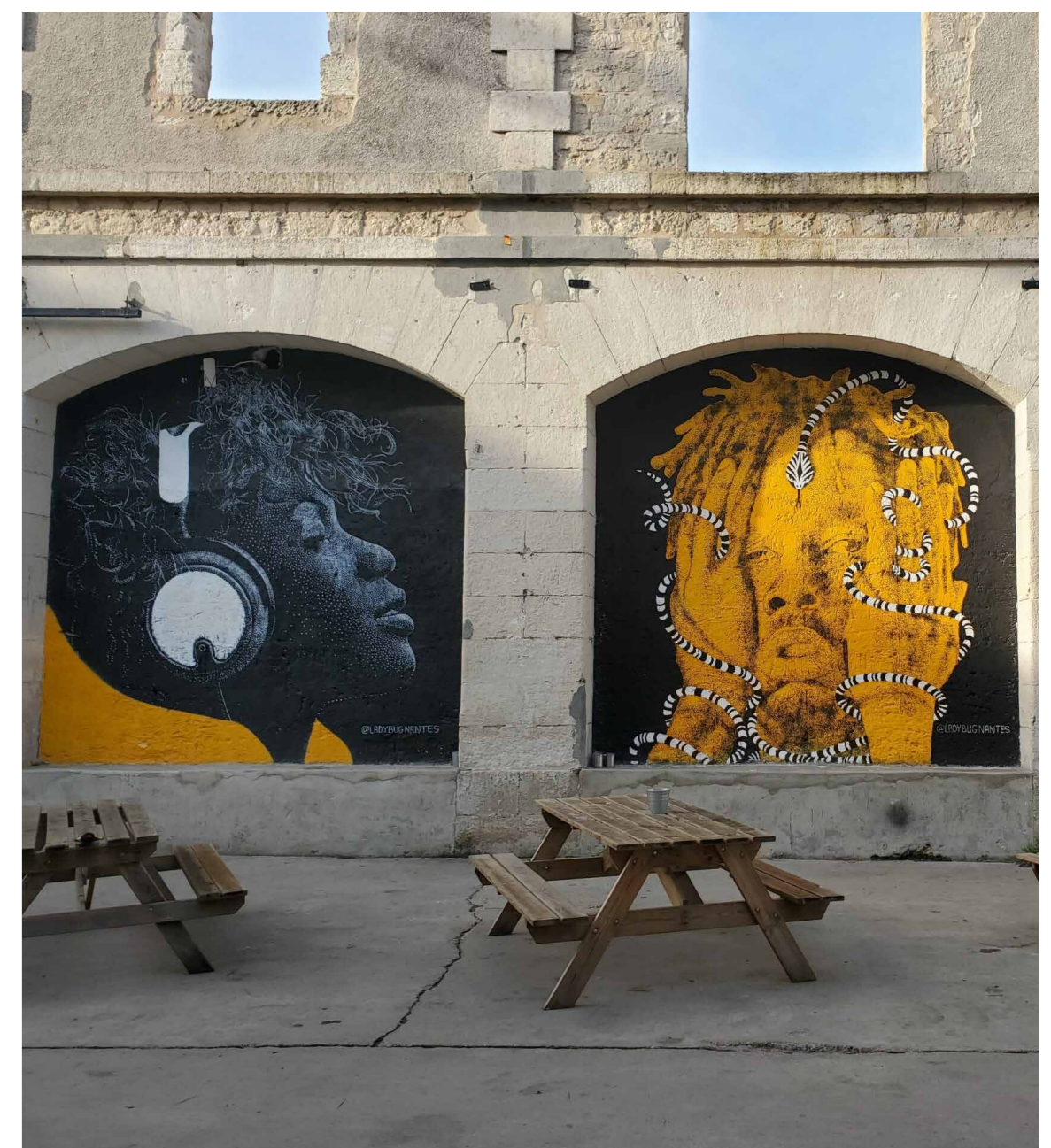
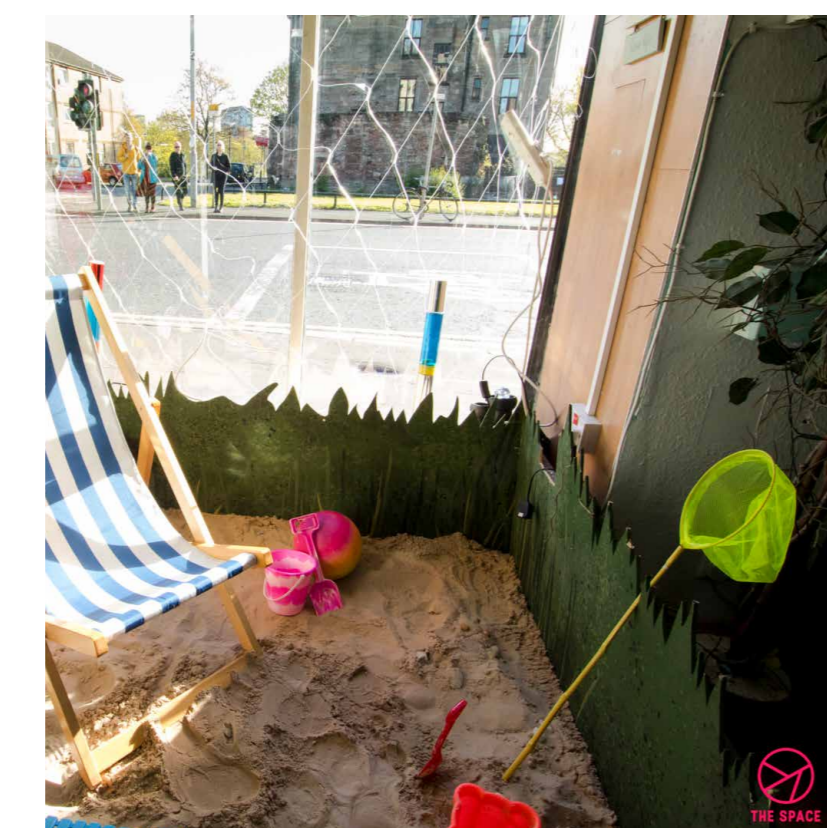
A critical design element is the retained desire path, as its very existence is evidence of the community's views on what they need on the site. It will strengthen the active travel connection through Collegelands and the Calton area.

Dream Machine aims to secure funding from multiple sources, with a five-year strategy to have enough revenue generating activity to be financially sustainable and remove dependency on external funding.

COMMUNITY PARK

The second exciting community ownership opportunity is a 2.5 acre park. Over time, Dream Machine want to foster interest in community ownership and operation of the park. Plans are at a very early stage and we are asking the community to help us design the park.

Whilst Dream Machine will focus on delivering the Community Lounge, Glasgow Enlightenment will progress the park designs and initial implementation in collaboration with Dream Machine and the wider community. During this period, Dream Machine would like to make connections with interested individuals and groups to form a true community collective to progress the park.



Images above are of Dream Machine Productions projects and include: Sound Lab - delivering free music production workshops to young people facing multiple barriers, Soft play, AV kids setup for Recovery Parents - supporting families with parents in recovery, and Calton's only beach!

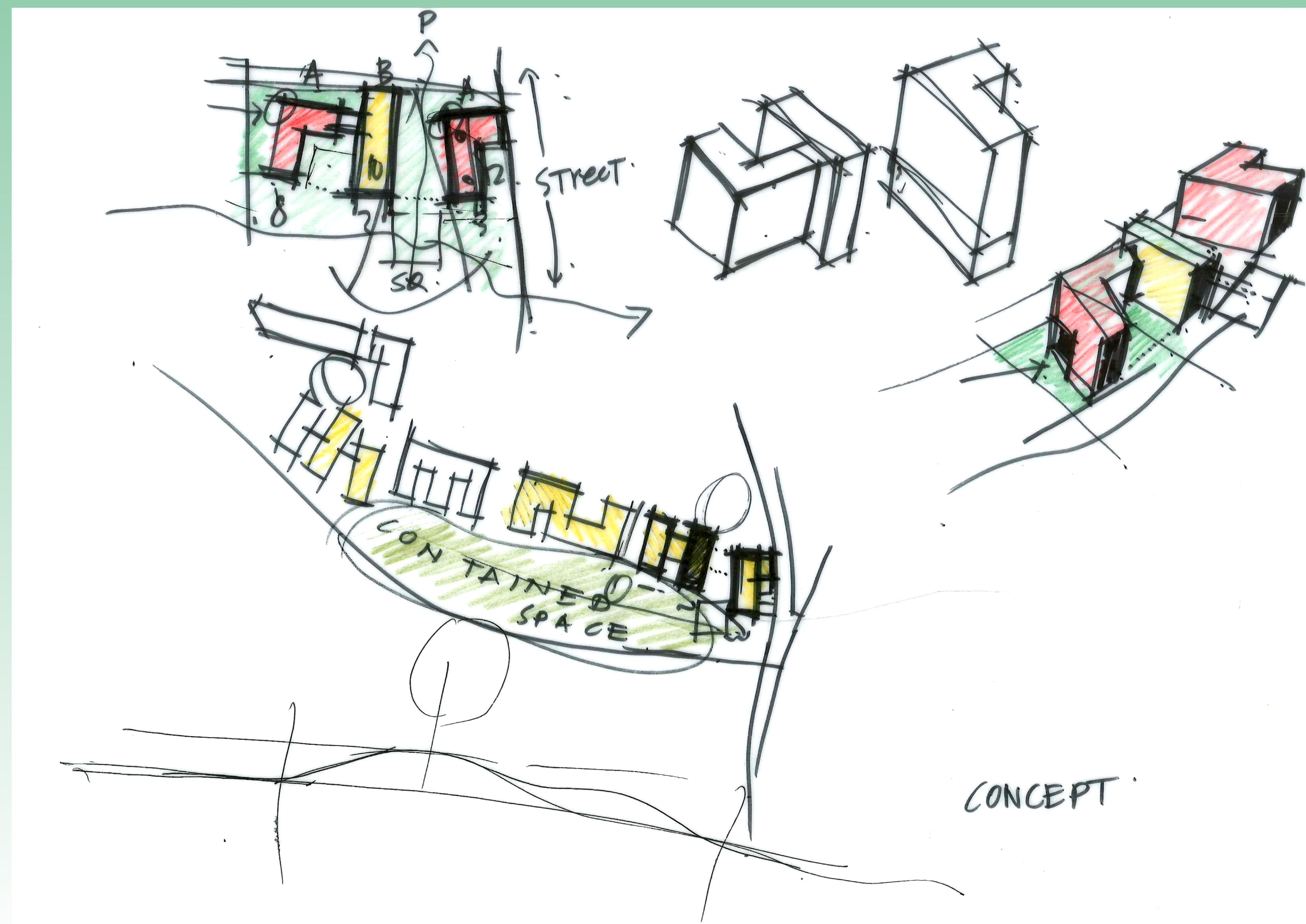
Images above: Margaret McDowell Lounge, West Sacramento Community Center "Happy to Chat" bench - BBC article, Ms. Owen-Jones, Community Kitchen - Brighton, Teaching Kitchen - Schools without Walls, Public Charging Spaces - CityCharge Byrant Park, Legal Graffiti - On Darwin's Side, Ladybug.

[COLLEGELANDS PARK]

COLLEGELANDS GLASGOW

DESIGN CONCEPT & PROJECT GOALS

- Complete the placemaking vision bringing together the northern part of the railway with a vibrant community space for all.
- Connect the pedestrian and cycle travel links identified in the masterplan between High Street through to Dennistoun to bring activity and movement to the space.
- Create a safe, welcoming and well landscaped designed space for local residents and the community in this part of the city.
- Provide active frontages along Hunter & Havannah Street, and to the semi public and public courtyards on the south side.
- Complement the aesthetic character of the surrounding area by the sensitive use of high quality materials.
- Future proof the building design to allow flexibility in adaptation of the floorplates.
- Provide a residential offer, that meets the city's living strategy needs, in close proximity to the University of Strathclyde and City College
- Address the community concerns around care and maintenance of the site; by means of improving the waste strategy, reducing fly-tipping, introducing controlled parking on Havannah Street and surveillance for anti-drug use.
- Provide high-quality, largely south facing landscaped spaces for both the public and residents of the masterplan to use.



Concept sketches showing proposed arrangement of buildings



3D sketches of the buildings when viewed from Collegelands Park

[COLLEGELANDS PARK]

COLLEGELANDS GLASGOW

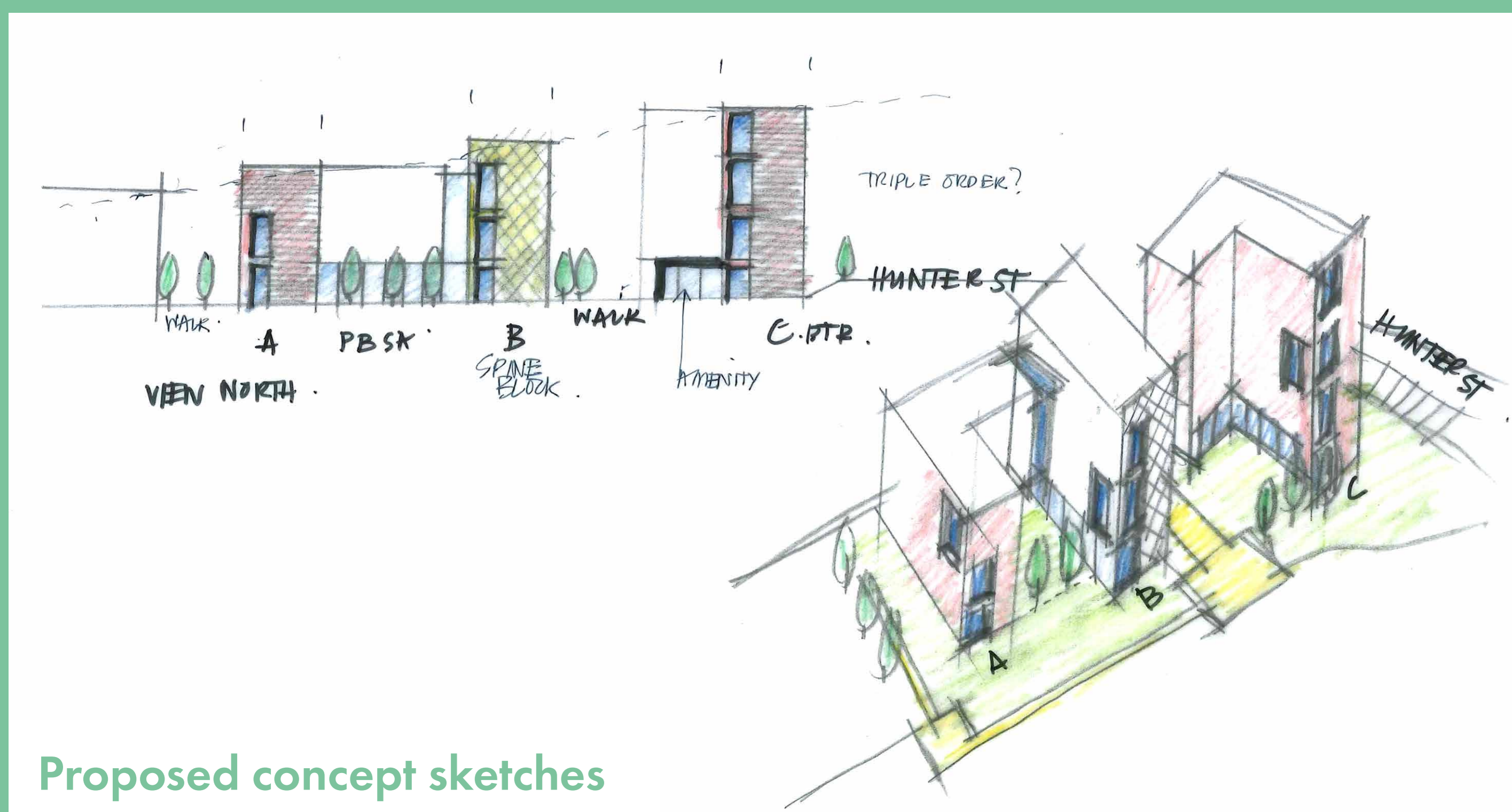
MASTERPLAN IMPROVEMENTS

- Splayed effect of the blocks strengthens the bookend nature of the site and creates a more interesting series of spaces between them.



3D view of site showing the proposed buildings

- Stepping effect of the blocks from west to east forms a stronger relationship when viewing towards the Hunter Street bridge and a better visual relationship with the linear park.
- Stronger connection and permeability formed between the community space proposed within the pocket park and the overall masterplan.
- Increased height of the blocks which step up in form from west to east allows for reduced density on the site and improves the scale of the spaces between the buildings.
- Blocks have less density than previous proposals (previously two u-shaped blocks) with two L-shaped and a central spine block proposed (blocks A, B and C shown on the adjacent sketch).



Proposed concept sketches

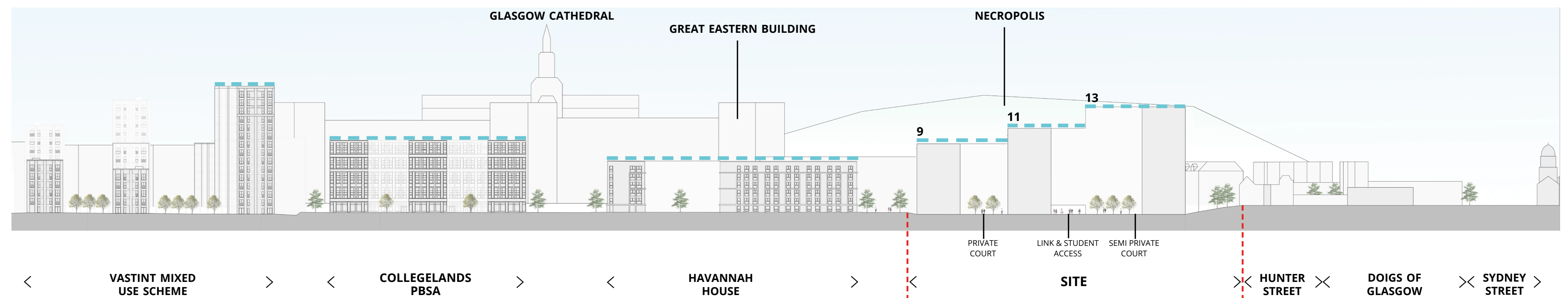
Key Points Considered:

- Primary Connectivity and Routes
- Site Permeability
- Space Hierarchy
- Overall Geometry
- Block Alignment
- Built Form and External Space Integration

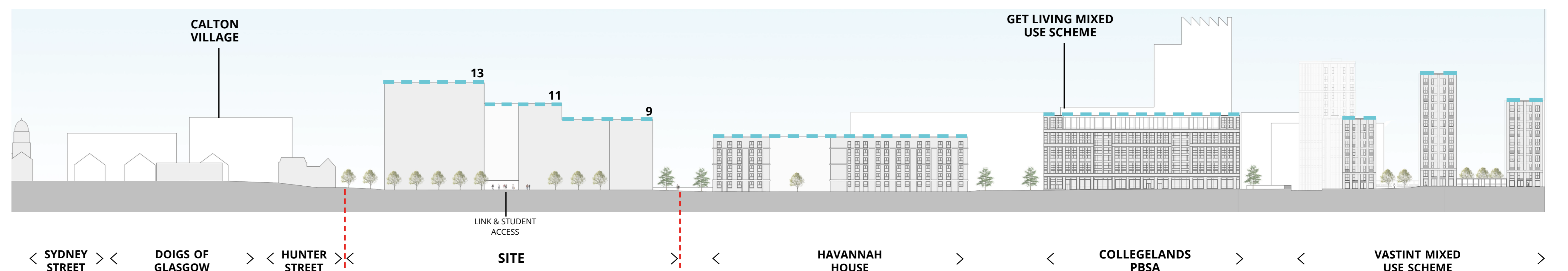
— Potential Future Connections by other third parties



Proposed masterplan concept sketch



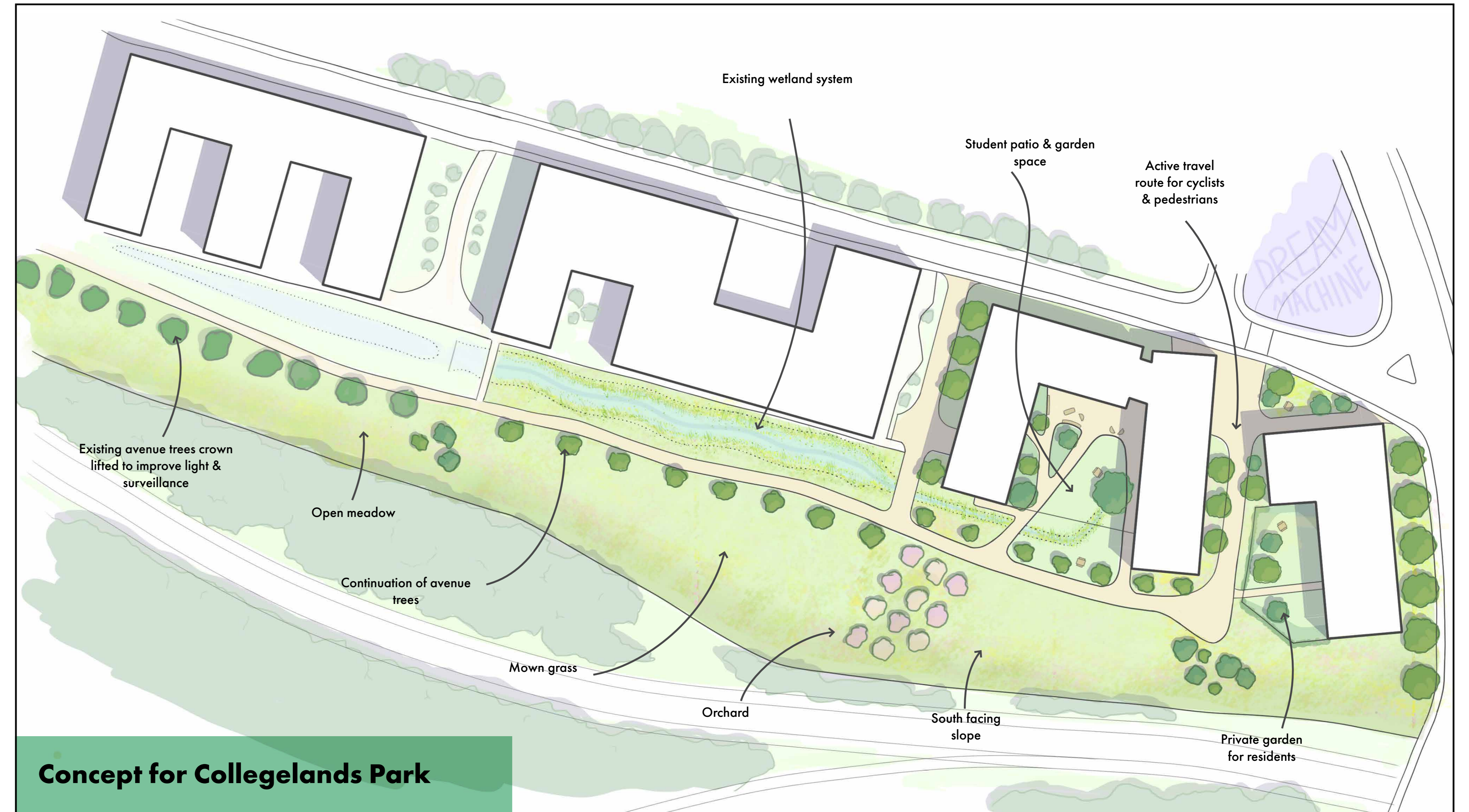
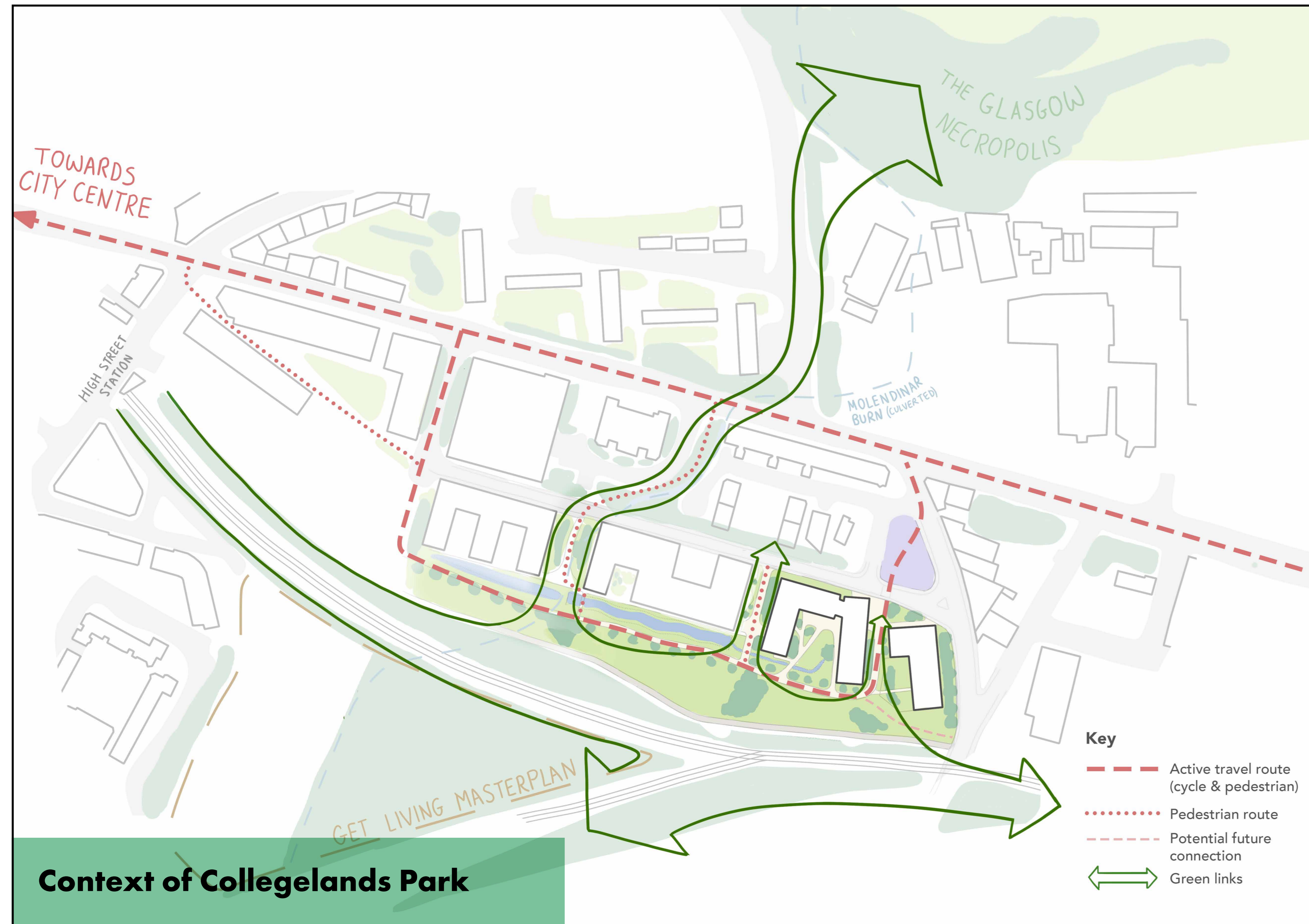
Proposed context south elevation showing surrounding building heights



Proposed context north elevation showing surrounding building heights

[COLLEGELANDS PARK]

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Attach post-it notes with your answers on this board!

What parks do you like and why?

Who do you think will use the park?

What would make you feel safe using the park?

Are there amenities in this development that can provide for you and your community?

[COLLEGELANDS PARK]

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What features or activities would you like to see in Collegelands Park?

In the feedback form, please select up to 5 things you'd like to see in the park.



1
OUTDOOR EXERCISE SPACES



2
RUNNING ROUTES



3
WILD FLOWERS



4
BUG HOTEL AND BIRD BOX



5
COMMUNITY ORCHARD



6
COMMUNITY GROWING SPACE



7
SHELTER



8
FLEXIBLE SEATING



14
ORGANISED ACTIVITIES



9
COLOURFUL GROUND ART



10
MURALS



11
NATURAL PLAY



12
ADULT PLAY



13
GOOD LIGHTING

THANK YOU FOR ATTENDING

Your feedback is important to us.

Please fill in the **online feedback form** by 16th April.

We are undertaking this consultation before any planning application is made. Your comments will be reviewed by the project team and will help shape the proposals.

Once a planning application is made, you will also be able to comment directly to Glasgow City Council. It should be noted that comments made may be used as part of the planning application consultation report. No personal details will be contained and feedback will not be attributable to any specific individual.

Want to be more involved?

If you have ideas about the Community Lounge and Community Park, please provide your contact details on the feedback form. We will be holding smaller design sessions about the park and would like interested community members to take part in this. In parallel, Dream Machine Productions will be reaching out to the community to help to progress the Community Lounge and Arts Centre.

Timeline



If you need any of the consultation information in a printed format, please email hello@collegelandspark.co.uk or call freephone **0800 987 5990**.