

*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.

Please take time to have a look at the consultation information on this website. We would like your views so please click the [link to the online survey](#) to submit your comments.



Please submit your initial feedback by  
**Wednesday 19th June**



# [ COLLEGELANDS PARK ]

COLLEGELANDS GLASGOW

## PLANNING POLICY CONTEXT



VISION 2035

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.

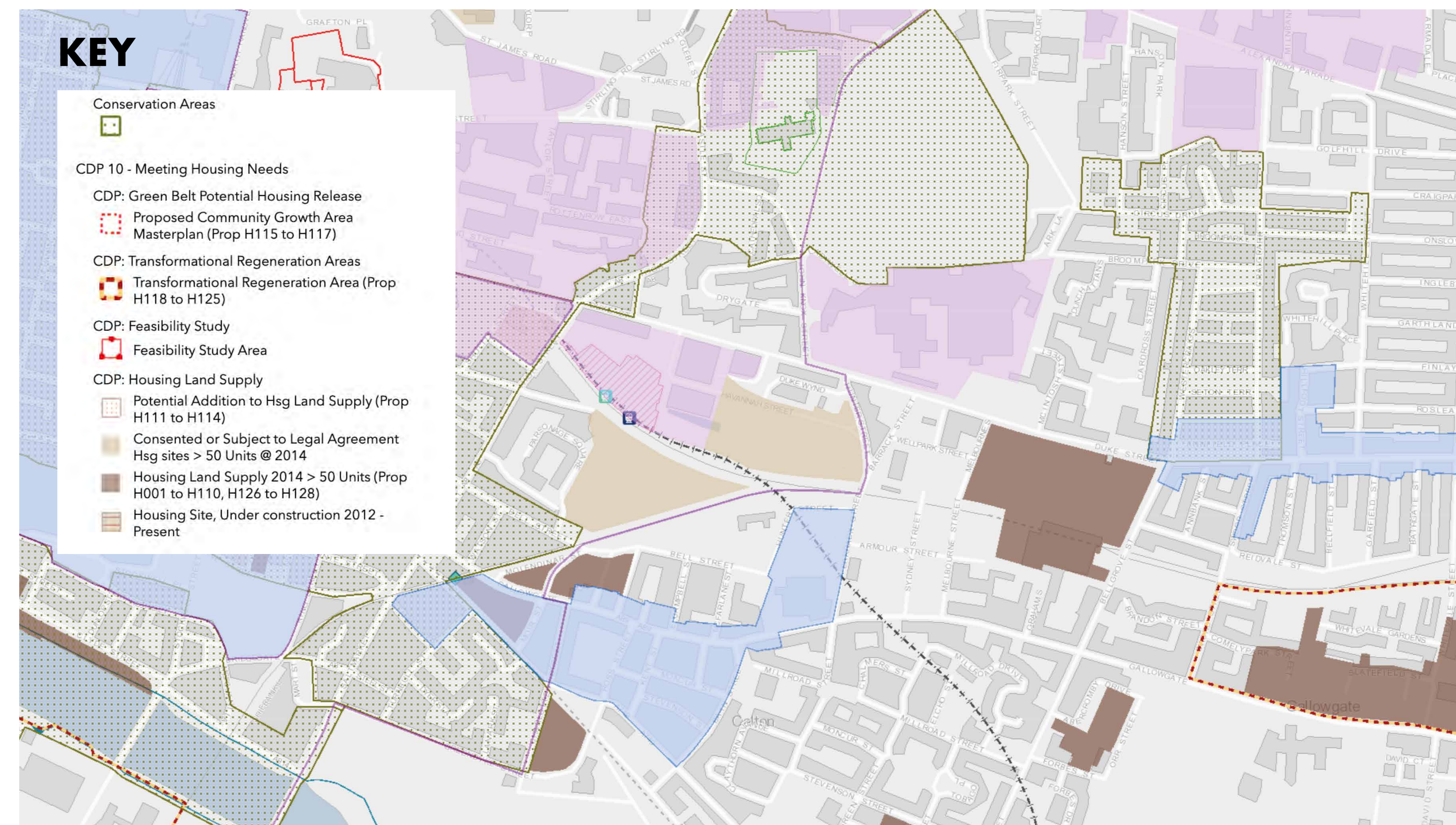


### IDENTIFIED PURPOSE BUILT STUDENT ACCOMMODATION (PBSA) NEED

Analysis shows a significant under supply of PBSA in Glasgow. There are currently 19,735 PBSA bedspaces. With full time student numbers of 77,600, only 25% of students can be accommodated within PBSA. This leaves a need for 57,865 students within the general housing stock.

The difficulties students in Glasgow have in securing accommodation is well documented. Without additional supply, this situation is only likely to worsen as population projections indicate that the student-aged population of Glasgow City Region is expected to increase by 3.7% by 2032. Furthermore, the three largest institutions in the city (University of Glasgow, University of Strathclyde, and Glasgow Caledonian University) all have plans for significant growth. This clearly demonstrates the current and expected future pressures, with demand significantly outweighing supply. It therefore provides a robust evidence base supporting the need for further PBSA development in the city, even when pipeline proposals are considered.

A Student Need and Demand Assessment is currently being prepared to support the planning application, and this will include a detailed analysis of the identified PBSA need as well as a residential density analysis within 400m of the application site in accordance with policy requirements.



# [ 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.

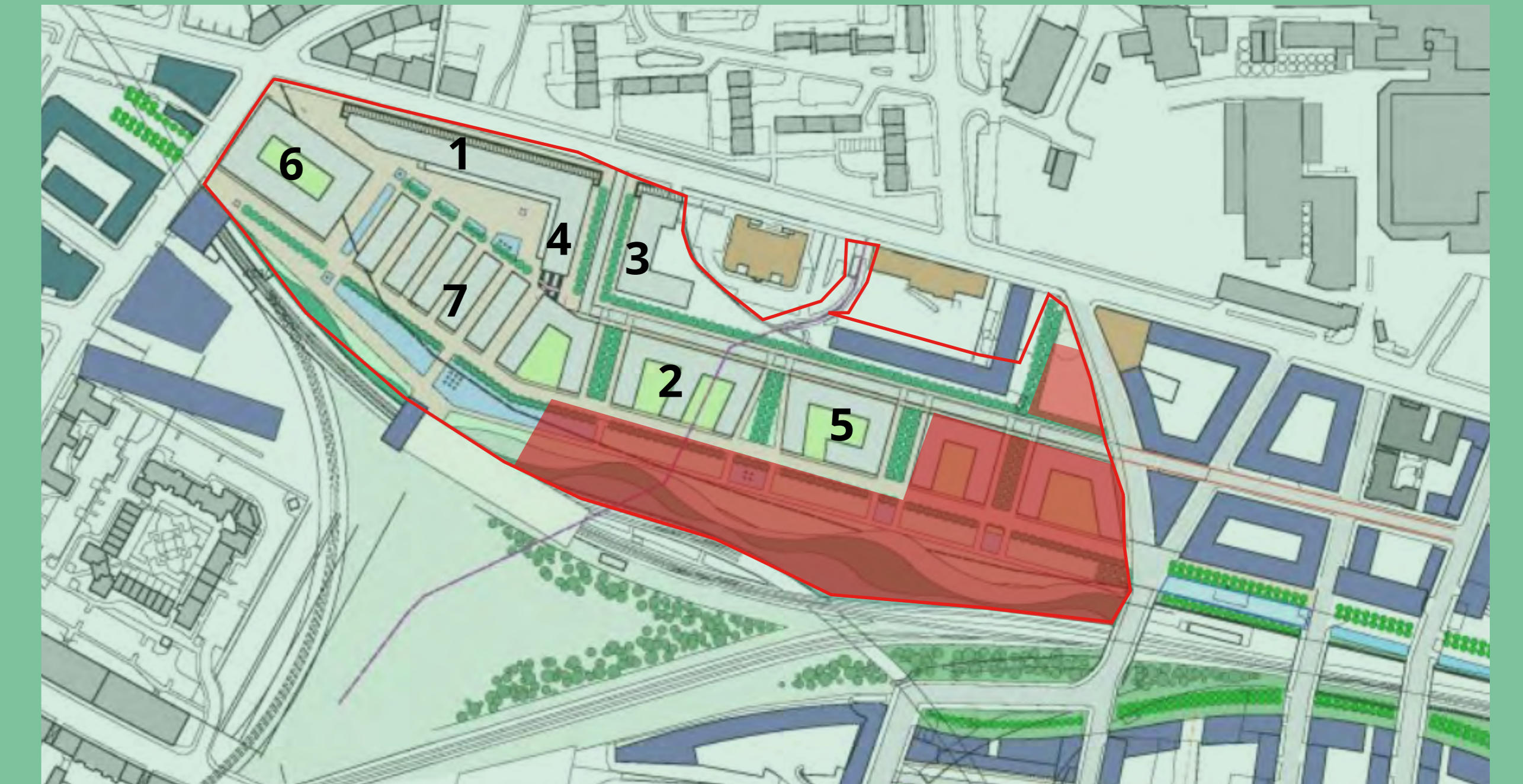
The proposal will span over the last remaining 5 acres comprising;

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).

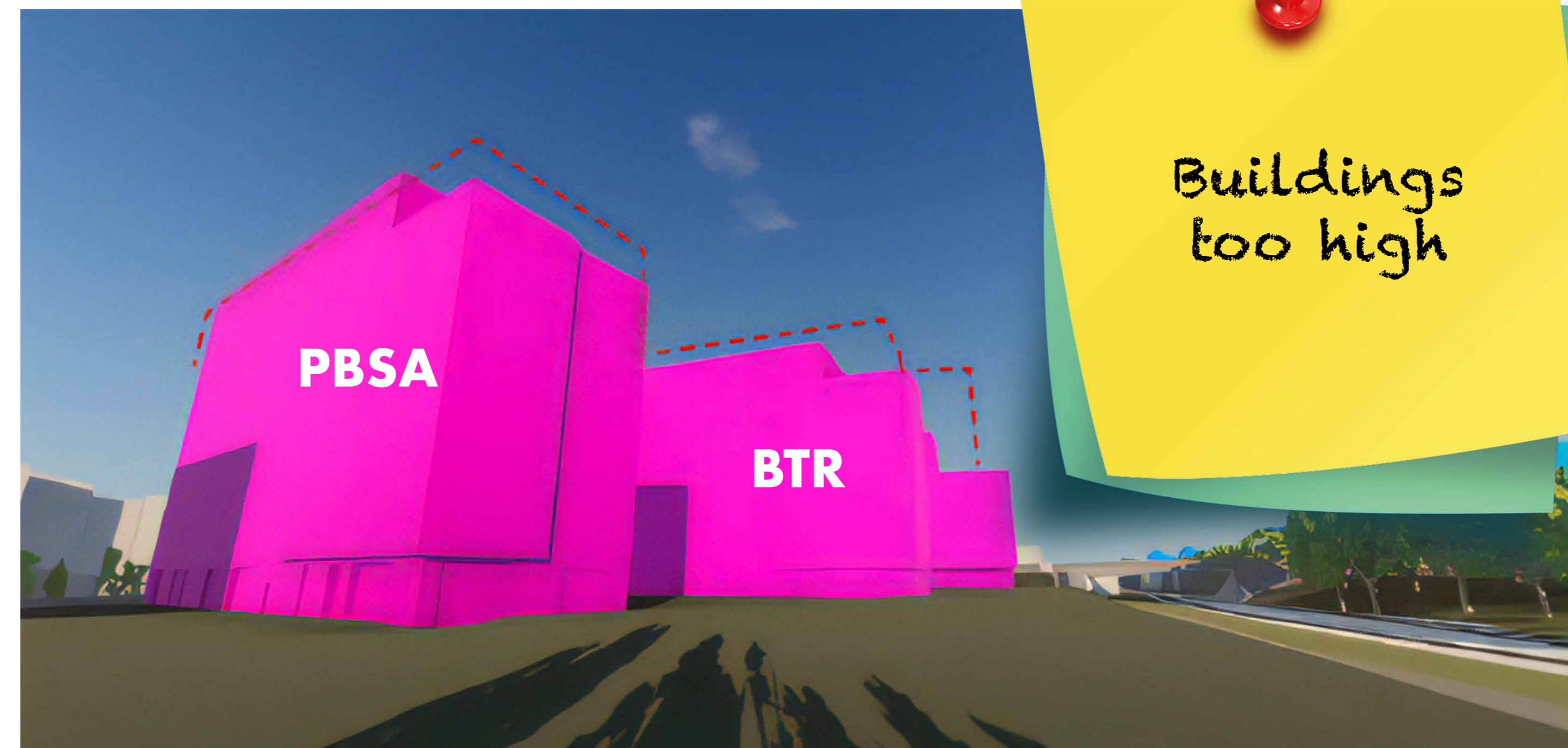


# [ COLLEGELANDS PARK ]

COLLEGELANDS GLASGOW

## YOUR INITIAL FEEDBACK

This public consultation is being undertaken in advance of a planning application being submitted. Ideas and designs for the project are still being developed. During March and April 2024, we showed you our initial concepts and during June you can view the further progress of designs and see how we've responded to initial feedback. We'd like to know what you think about about the updated plans.



View from linear park looking east  
– red line denotes previous proposed height/massing.



View looking west from Hunter St to linear park  
– red line denotes previous proposed height/massing.

Building heights reduced with stepped shoulders of 7, 8 and 9 storeys introduced to the southern aspect

Why student accommodation and not affordable homes?



77,640

Full time students in Glasgow (2021/22)

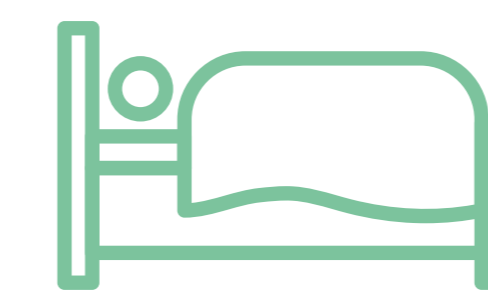


Growth in student numbers predicted to continue



25,735

Full time international students (2021/22)

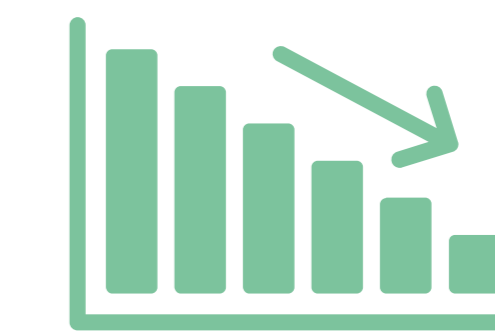


57,865

Students need accommodation each year

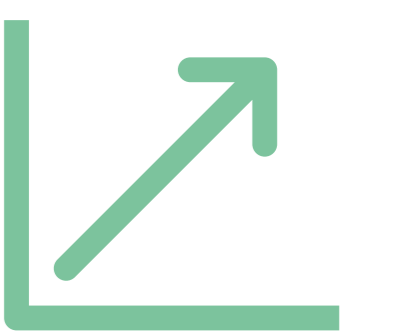


Lack of PBSA means 26% students live in private rented sector and with family



-23%

Fewer properties to rent vs. 2017-19 average



Shortage of accommodation has increased Glasgow rents by 27% in the past year

There has been much publicity about the chronic shortage of student accommodation in Glasgow. Building Purpose Built Student Accommodation (PBSA) helps to ease pressure on the wider rental market. The site has been openly marketed for over 20 years and there has been no interest from Affordable Homes providers such as Housing Associations in buying the site. Proposals for PBSA and homes for private rent reflect the market interest in the site and represent the best opportunity for bringing forward this final piece of Collegelands as well as delivering a community lounge and arts centre and new public park.

We asked you to tell us what your priorities are for a new public park

We asked you to help prioritise the “ingredients” for the park. Your suggestions in order of preference are:



WILD FLOWERS



OUTDOOR EXERCISE SPACES



COMMUNITY ORCHARD



BUG HOTEL AND BIRD BOX



COMMUNITY GROWING SPACE



RUNNING ROUTES

Wildflower areas  
Outdoor exercise  
Community orchard  
Bug hotels/bird boxes  
Community growing spaces  
Running tracks  
Lighting  
Shelter  
Flexible seating

# [ COLLEGELANDS PARK ]

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## OUR UPDATED PROPOSALS

Further to consultation, there have been some key changes made to the proposed buildings.

These changes include lowering the southern shoulders of the buildings to create external roof terraces which have views over the park. Shoulder heights on building C reduce to 6 storeys at Hunter Street level and 8 & 9 storeys for the student accommodation – buildings A and B - with an overall maximum height of 11 storeys. The reduction in height to the south of the blocks also reduces the visual impact of the buildings when viewed from the park and provides further activation and interest at roof level.

The footprint of the residential block to the east of the site has also been changed in form to create a stronger connection with Hunter and Havannah Street. Level access points are now proposed from Hunter Street which will improve the street activation and connection with the public realm space.

A strong north / south active travel route remains which will connect with the Dream Machine Productions site to the north of the park and surrounding area.



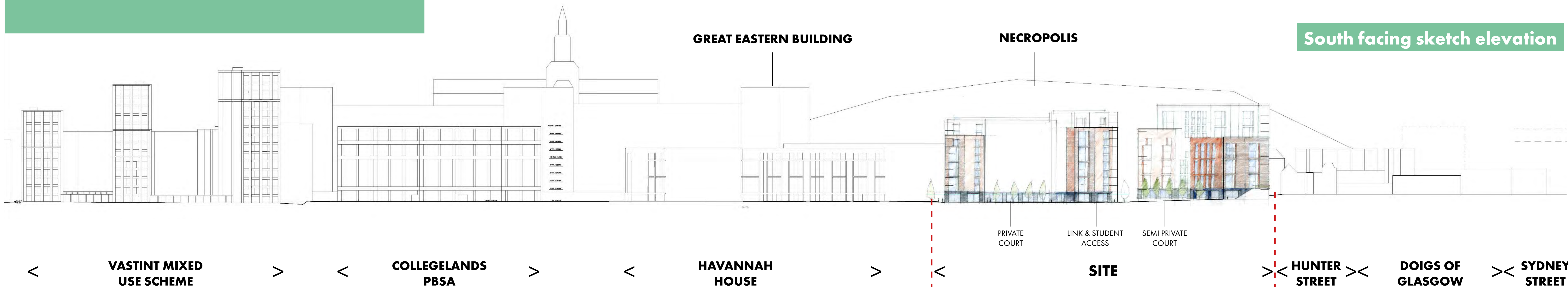
Masterplan

GLASGOW CATHEDRAL

GREAT EASTERN BUILDING

NECROPOLIS

South facing sketch elevation



# [ COLLEGELANDS PARK ]

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## EMERGING BUILDING DESIGNS

### Elevational Design Goals

Create appropriate building heights (datums) that relate to immediate neighbouring buildings and the wider area.

Increased height brick openings that are appropriate for the building scales and mass.

Create a visual subtle variation between single and double height window openings (fenestration).

Ensure the façade areas of solid materials (e.g. brick) to glass are meaningful and appropriate.

Create streetscape rhythm with larger openings.

Create hierarchy of brick recesses and façade systems at ground floor that deals with the various internal functions of amenity, cycle space, refuse / plant rooms

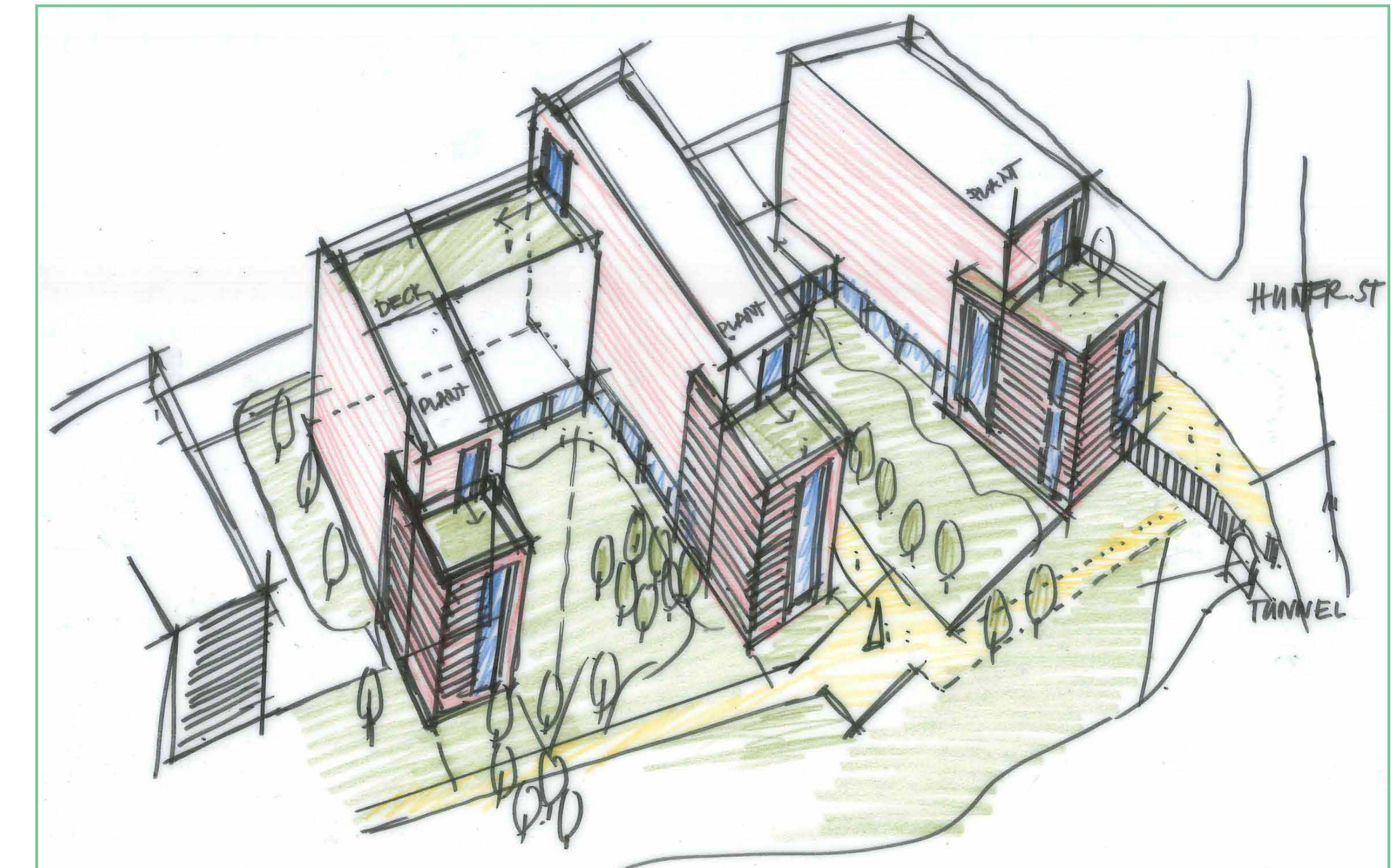
Ensure that the surrounding architecture informs the character of our façade.

We are still in discussions with Council planners about designs.

The intention is for the main façade material to be predominately brickwork with some areas of metal cladding used to break up the overall building massing. We will provide further information on final materials before a planning application is submitted.



Masterplan - Plan Extract



South facing sketch elevation



Sketch view from the south of the site



Sketch view looking east from the linear park

# [ COLLEGELANDS PARK ]

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## LANDSCAPE CONCEPT

These are the things you told us you'd like to see in the park.

We are continuing to work with various groups to develop the detail of these designs.



# [ COLLEGELANDS PARK ]

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## EMERGING COMMUNITY LOUNGE DESIGNS

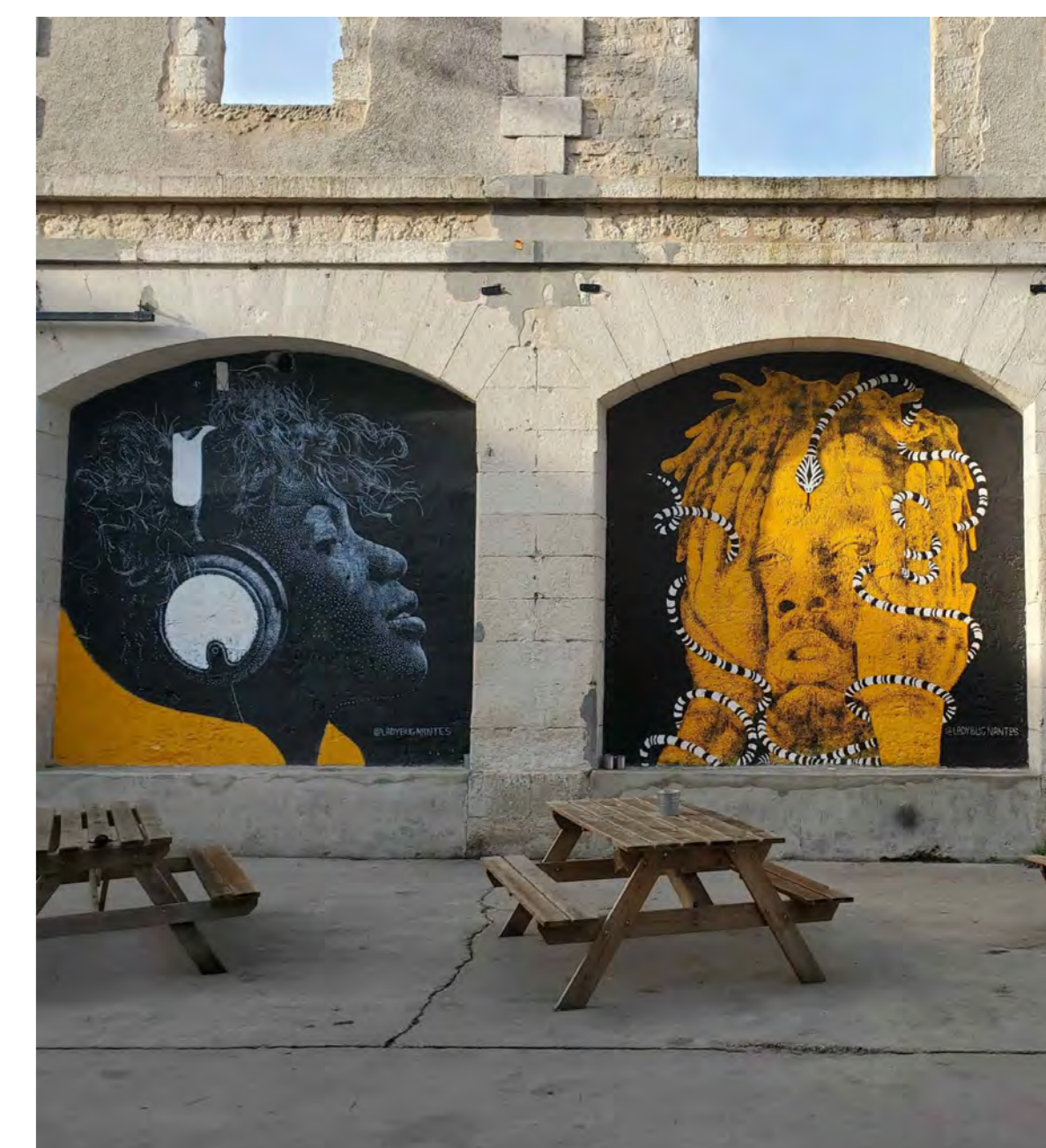
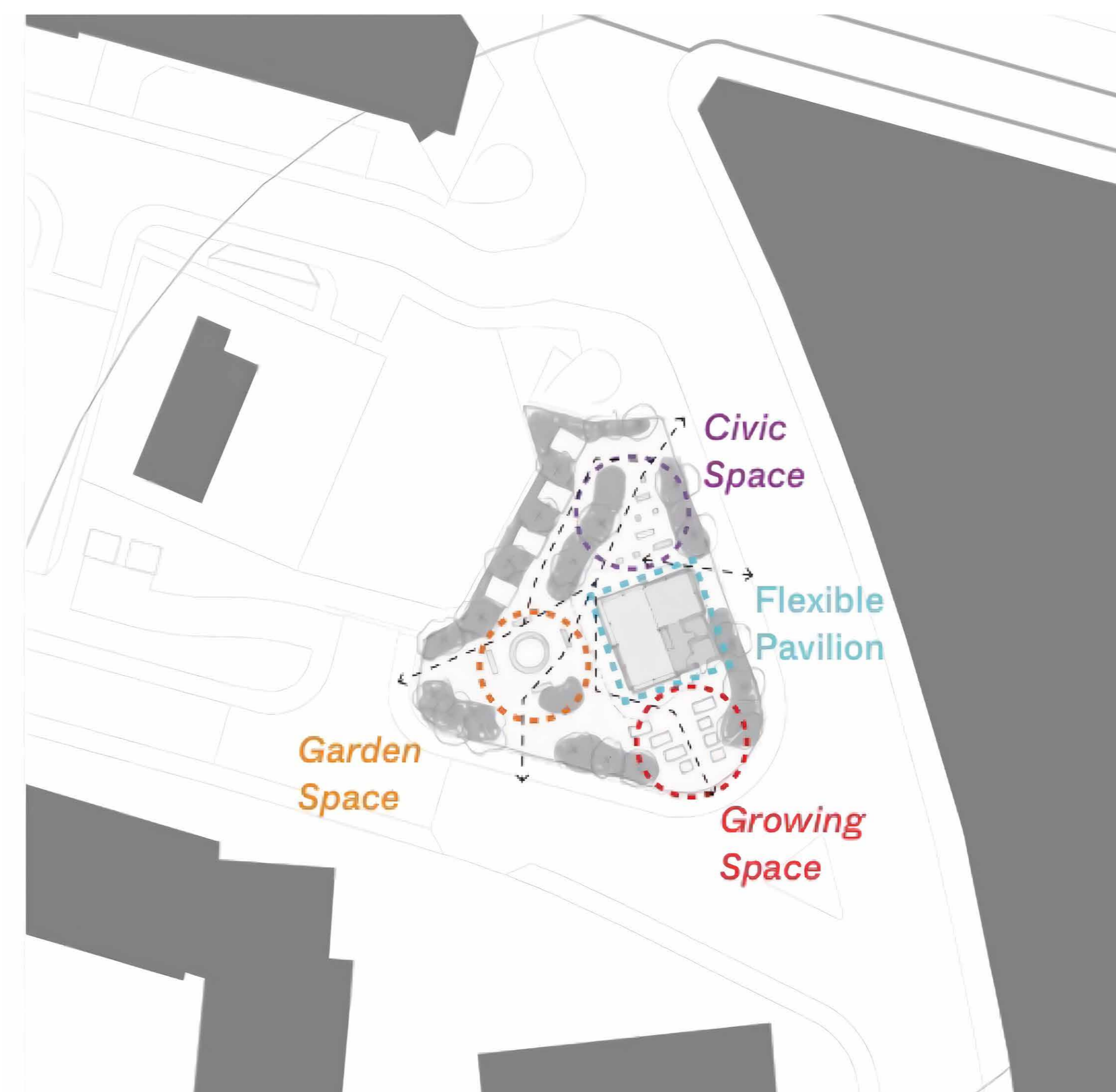
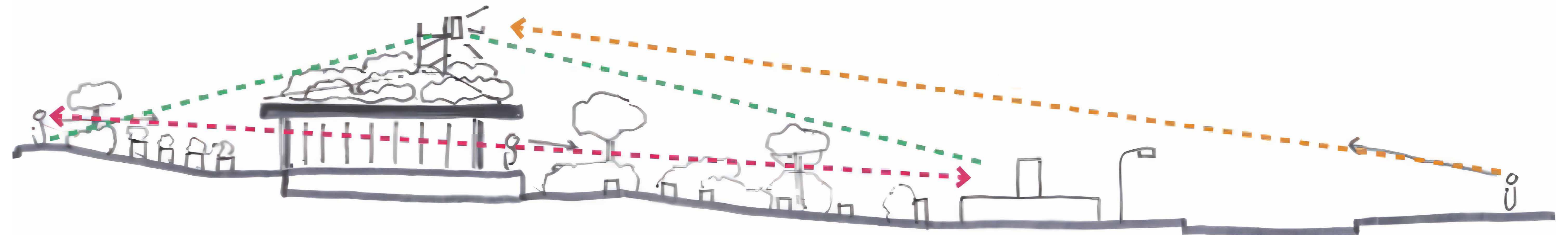
Dream Machine Productions (DMP) is a Calton-based charity leading the community lounge and arts centre at Collegelands Park.

Based in London Road, DMP is made up of a non-profit Community Interest Company (CIC) and a Charity. The CIC provides various communities, professionals, and individuals with tailored creative spaces and equipment. Any profits generated by the CIC support the Charity, which funds projects to nurture Calton's diverse creativity.

As a nonprofit organisation, The Dream Machine focuses on democratising creativity and addressing poverty, isolation, and mental health issues while supporting the grassroots music and art scenes. Our mission - to help the world 'Relax, Play, and Create' - highlights our commitment to ensuring everyone, not just the privileged few, have access to creative community spaces.

Inspired by these values, Dream Machine Productions aims to create a new community lounge in Collegelands Park. This will include a new public park space around a small pavilion-style building. The park's design is inspired by three different aspirations - a growing space, a civic area, and a garden. These public spaces will be enhanced with a Dream Machine touch—interactive lighting, sound, and art installations. The pavilion sits between all of these green spaces, and, with large sliding walls, will be able to 'open up' to the park.

The pavilion will be open to the public during the day, offering a drop-in area accessible to everyone in the community. Additionally, the space can be subdivided to provide hireable areas for local groups and community events. Designs for this are still progressing and DMP is keen to work with any interested parties to take ideas for this exciting community-owned and operated facility forward.



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## MAKE SPACE FOR GIRLS

One of Glasgow's ambitions is to be more gender inclusive. If our places and spaces are more accessible for girls and women, they will be more accessible for all.

To help us, we've asked UK charity Make Space for Girls to work with us on the designs for the proposed new park.

Key to getting designs right is understanding existing experiences and needs. Safety is a key issue when thinking about creating a new park on this site.

80% of women and girls don't feel safe in a park and a recent Parkwatch study showed that 90% of existing facilities are used 90% by boys and men.

As part of our consultation we are working with groups of young women and more vulnerable citizens to design a space that is safe for all.

Key to this is ensuring the park is well used with both incidental and planned activity happening frequently.

If you are interested in being involved in this part of the project, please let us know.



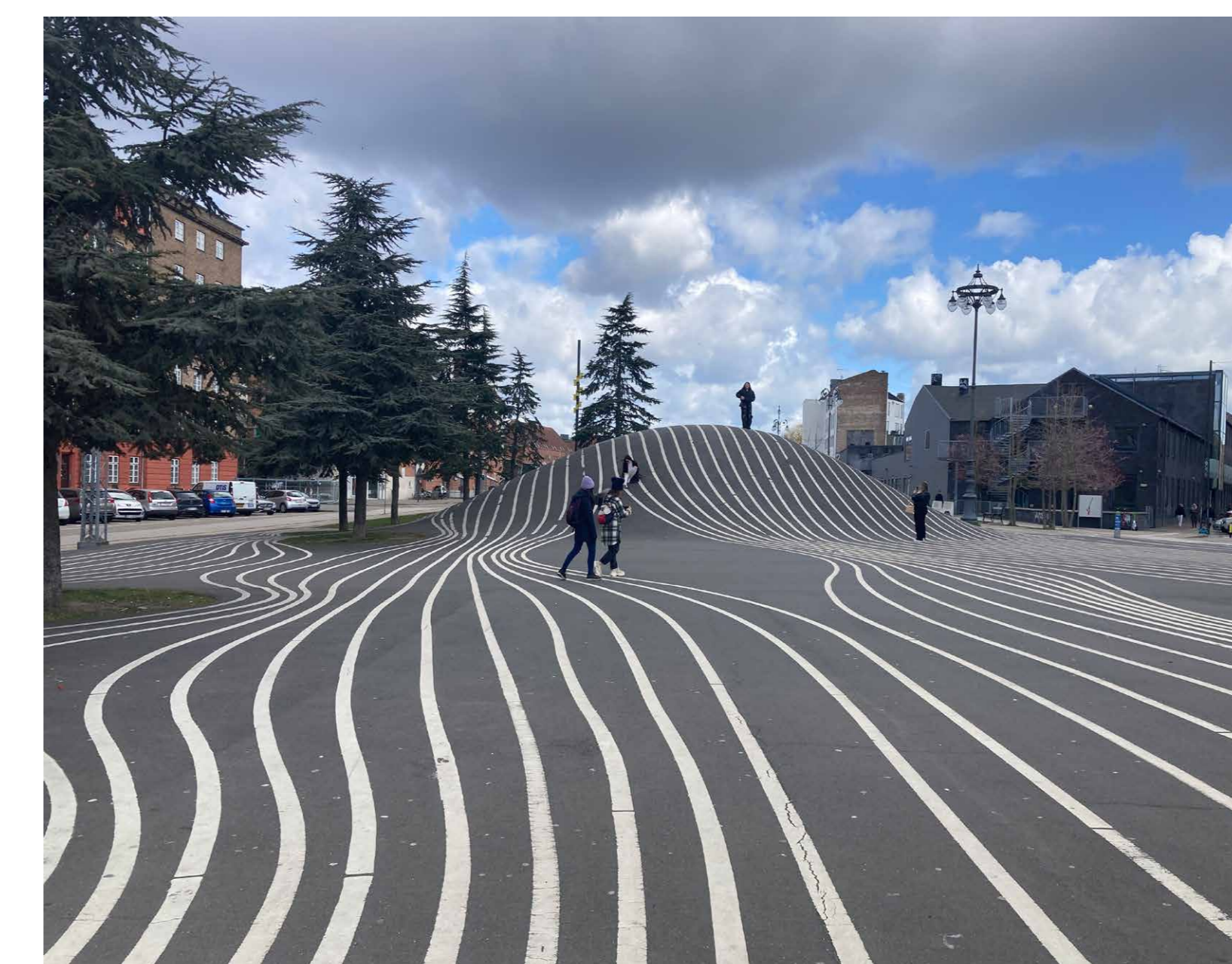
### SOCIAL SEATING

- Girls want to sit facing each other
- Shelter is key



### SWINGS

- Popular but need to be designed especially for older users



### OTHER THEMES

- Better lighting
- Circular paths
- Subdivided sports areas
- hanging about: swings, gym bars and hammocks
- Performance spaces
- Toilets

# [ COLLEGELANDS PARK ]

COLLEGELANDS GLASGOW

## THANK YOU

### Your feedback is important to us.

Please click the [link to the online survey](#) to submit your comments. The closing date for comments is 19th June.

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?

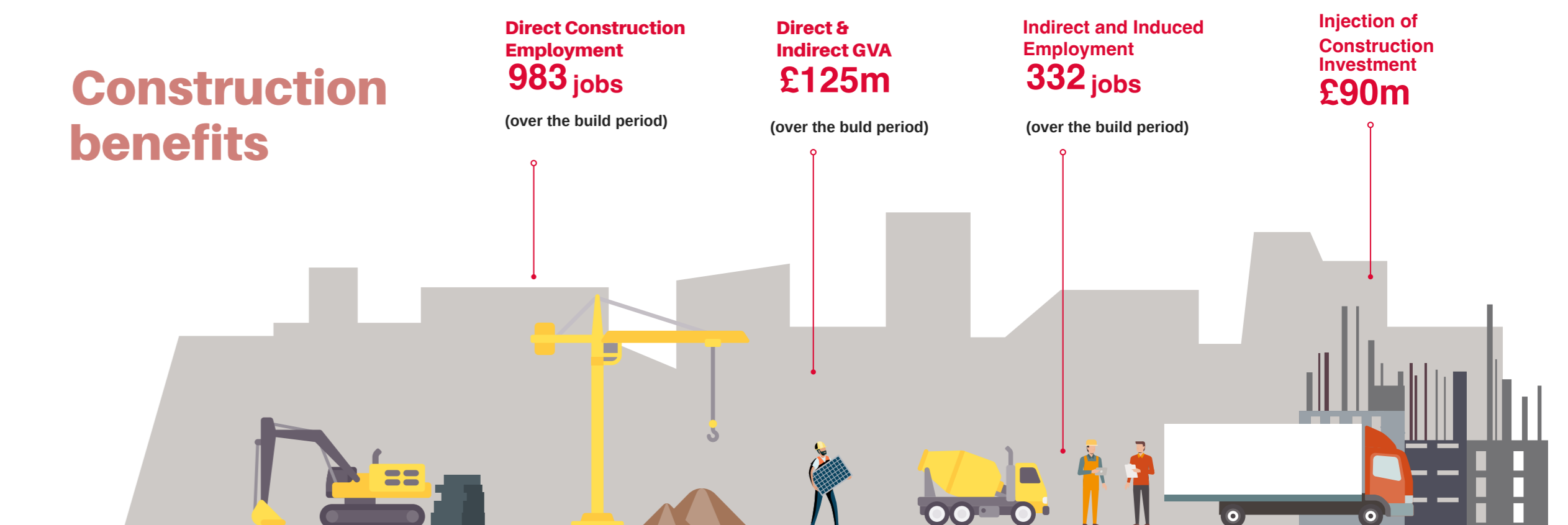
If you have ideas about the Community Lounge and Community Park, please give a member of the team your details. We will be holding smaller design sessions about the park and would like interested community members to take part in this. In parallel, Dream Machine Productions will be reaching out to the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

## Timeline

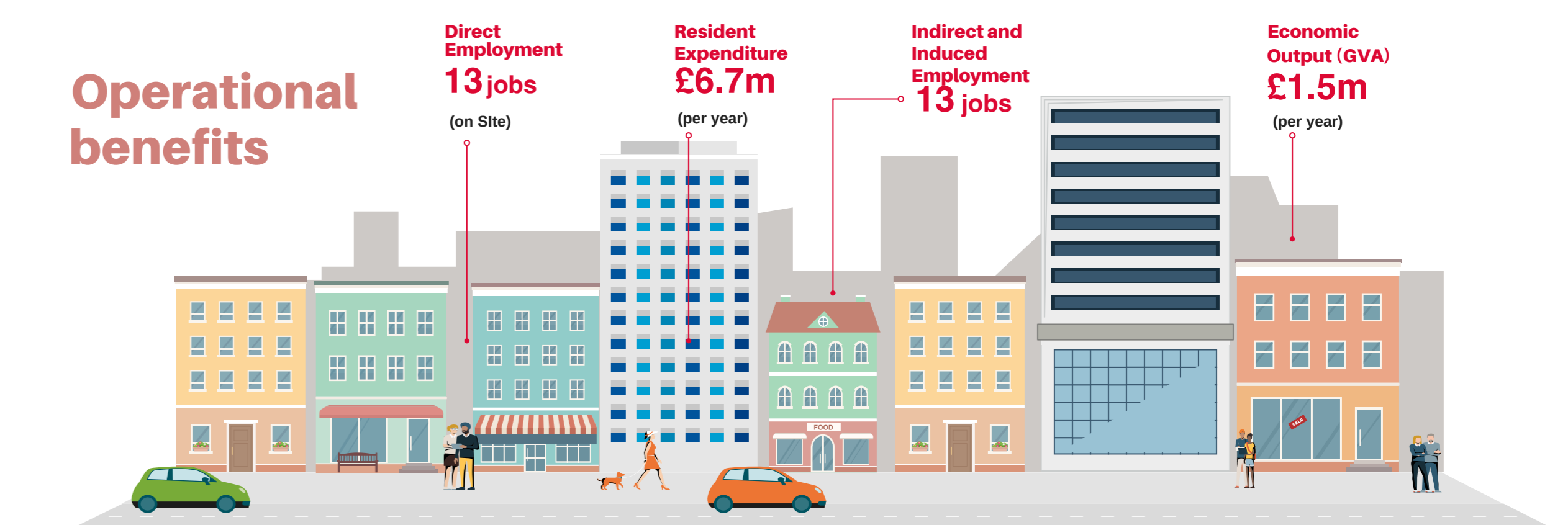


The infographic below summarises some of the benefits of the project.

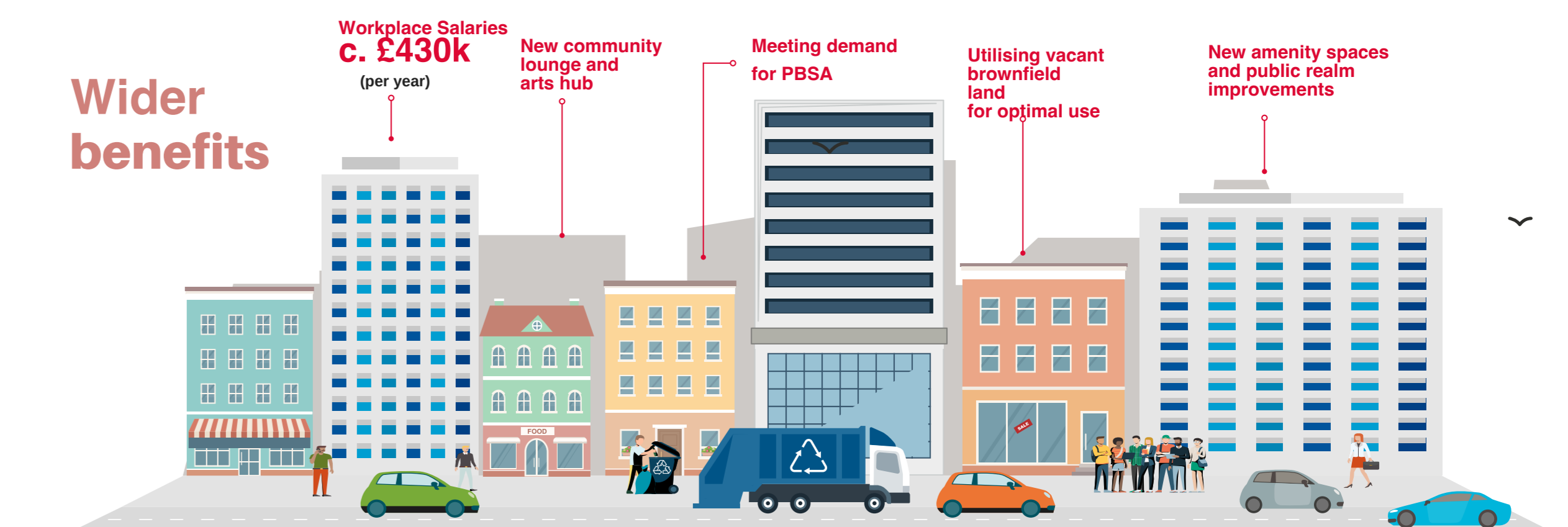
### Construction benefits



### Operational benefits



### Wider benefits



\*The figures provided are rounded.

If you need any of the consultation information in a printed format, please email [hello@collegelandspark.co.uk](mailto:hello@collegelandspark.co.uk) or call freephone 0800 987 5990.