

timeline

2008	NCV wins Council design competition
Sept 2010	start of consultation: young people
Dec 2010	Proposal of Application Notice
15 Jan 2011	ideas workshop
Jan-Feb 2011	plans revised
12 Feb 2011	exhibition
14 March 2011	extended deadline for comments
late March 2011	submission of planning application

**after planning application
has been submitted**

**the public can write to the Council with
comments: 21 days**

**Council have 4 months to assess the
application**

Pre-Application Consultation

Scottish Government Circular 4/2009 (paragraph 2.4)

“The objective is for communities to be better informed ... and to have an opportunity to contribute their views before a formal planning application is submitted to the planning authority.”

purposes of consultation

to meet legal requirements

meaningful input in case the development goes ahead

not about the principle, but the design

focus on the open space

evolution of 2008 design: our parameters

parameters

**90 – 115
houses
and flats**

**at least
20%
open
space**

**high
quality
design**

we began with **young people:**
why ?

they are an important part of the community
they can't or won't come to events like this
their ideas can help adults be more creative

Belhaven Nursery
Clarendon House Nursery
Dunard Primary
Kelvindale Primary
Cleveden Secondary
Beavers Cubs
Brownies Guides



what were
their ideas
for the
open space?

flowers
birds
pond
wetland
bird hide
sensory garden
fewer trees

yoga
benches to sit on
open space
simple rain shelter
think house
rockery, fairy dell
big clock
no dogs

food: allotments, greenh'ses
orchard
beehives
cafe, shop, recycling market
family picnics
huts for clubs
fence + security
farm?

grass pitch, running track
bmx, bike practice
quadbikes, motorbikes?
swing park, climbing frame
sandpit
adventure play, tree house
paintball
performance stage

ideas workshop

12 January 2011

What would the open space be used for?

Who by?

Who would manage it?

How would it look?

What changes would you make to the buildings?

**90 – 115
houses
and flats**

**at least
20% open
space**

**high
quality
design**

what did people say ?

full report on

www.cloustonstreet.co.uk/progress

what did people say ?

most objected... but not everyone

what did people say ?

main points

too little publicity: needs direct mail

too much development: only develop
Sanda Street block?

open space too small, too manicured

open space: publicly owned and managed

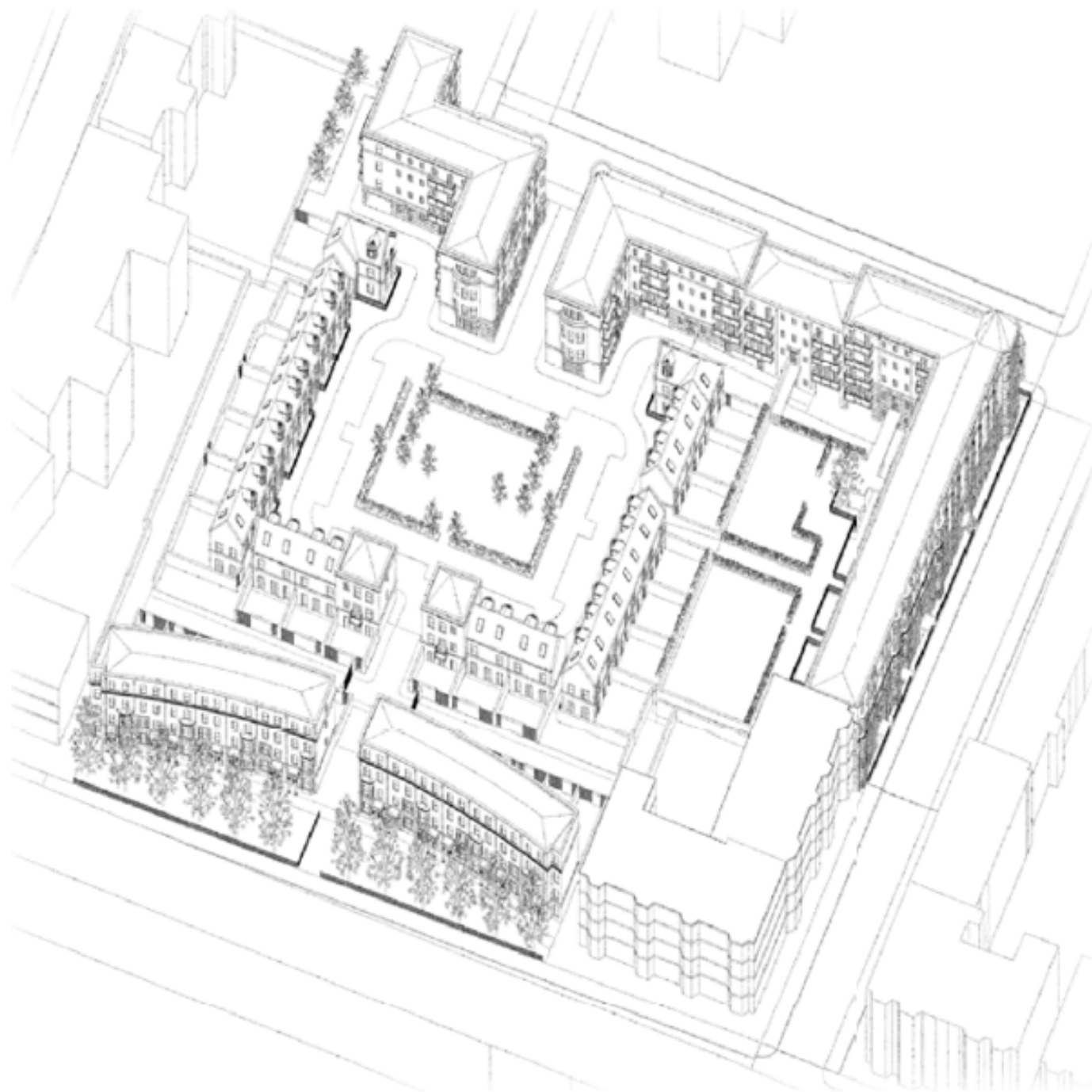
conserve lime trees on Clouston Street

exhibition

12 February 2011

2008
proposals






latest proposals

**as shown at the exhibition
on 12 February**

NOTES

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4. Cross refer to structural engineers design for all structural information.

 **Townhouse**
4 Storey

 **Mews House**
2 1/3 Storey

 **Apartments**
5/ 6 Storey

 **Vehicle Access**

 **Pedestrian Access**

REV. DATE DESCRIPTION
1/2018



13 Newton Place
Glasgow
G3 7PR

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Page: CLOUSTON STREET


Sheet: Development Plan

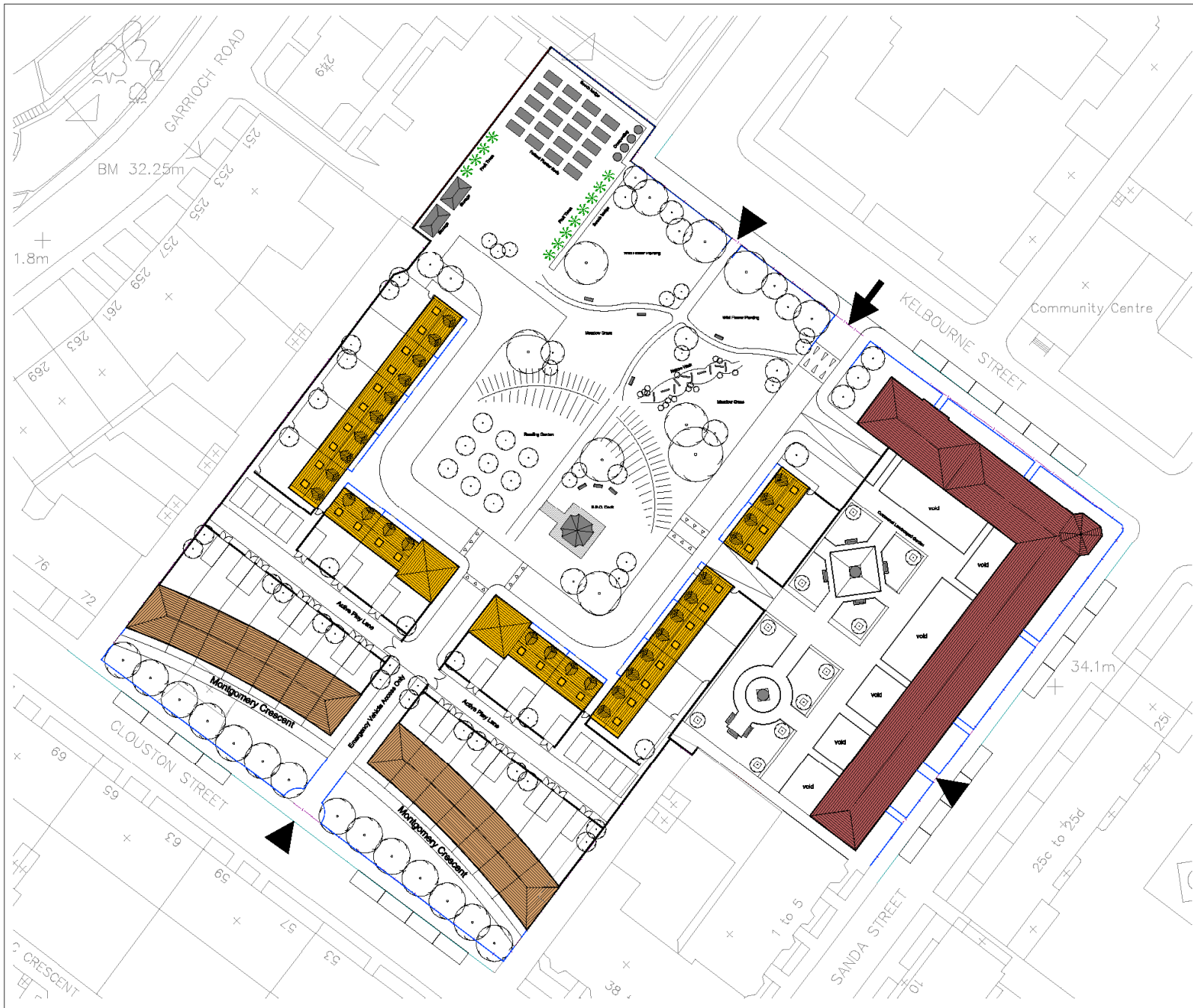
Date: 12/03/2018 Project: 25A/21/11

Drawn: 0059

Working Number: NCV(P)02

Area: Planning

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- Public Open Space
- Semi-Private Open Space
- Raised Deck
- Active Play Lane
- Private Open Space (rear gardens)

Rev. Date Description

Revised



13 Newton Place
Glasgow
G3 7PH

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Project: CLOUSTON STREET

Drawing: Open Space Plan

Scale: 1:500

Part: 1

Date: 26/01/11

Developer:

Job No: 0059

Drawing Number:

NCV(P)03

Sheet:

Area:

Planning

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- Allocated Parking
- Visitor Parking
- Adopted Road/ Footpath
- Non-Adopted Road/ Footpath

Rev. No. Description



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Project: CLOUSTON STREET

Scheme: Adopted Road Plan

Date: 12/03/2011

Page: 24/24/11

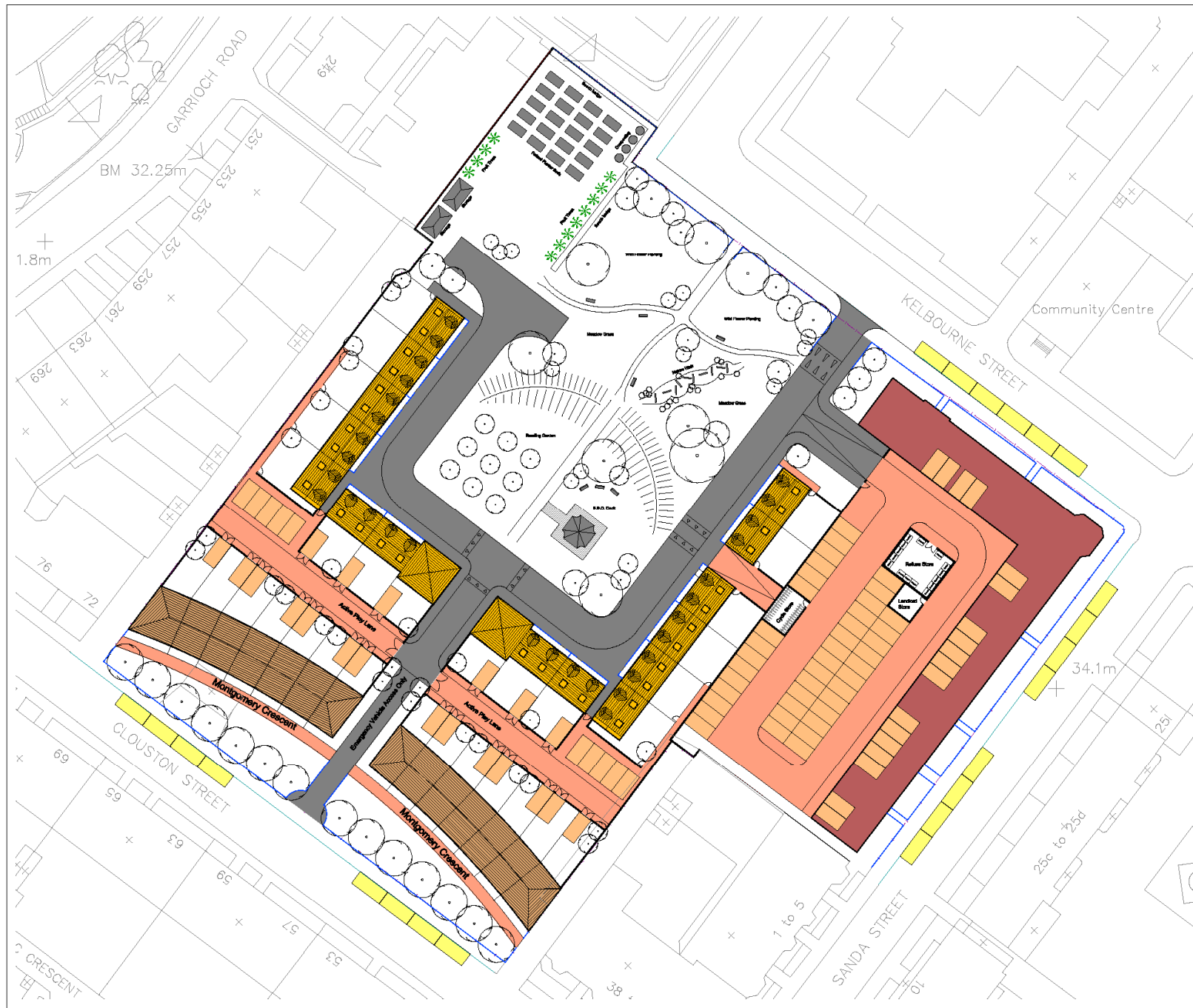
Drawn by: 0059

Check by:

NCV(P)04

Planning

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Indicative Construction programme
between 2012 to 2015

Phase

1

2

3

4

5

Rev. Date Description

Revision



13 Newton Place
Glasgow
G3 7PH

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Project CLOUSTON STREET

Drawing Phasing Plan

Date

10/03/2011

Developer

20/03/11

Drawing Number

0059

Scale

NCV(P)05

Phase

Planning

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ARCHITECTURAL MATERIALS

EXISTING (Stone and Polycarbonate Slates)

External Elevations (Facing polycarbonate slating)

- Walls: Natural stone reconstructed stone details.
- Historic Natural Stone Slates effect roofing where roofs are visible from surrounding streets profile above concrete. No peeling, where roofs are not visible Stone reconstructing stone.
- Feature: Lead Copper sheet roofing to limit at corner of Natural Stone Slates.

Four Elevations (Facing stone slating)

- Walls: Limestone or stone with reconstructed stone details.

TOWNHOUSE (Clouston Street)

External Elevations (Facing Clouston Street)

- Walls: Natural Stone reconstructed stone details.
- Historic Natural Stone Slates effect roofing where roofs are visible from surrounding streets profile above concrete. No peeling, where roofs are not visible Stone reconstructing stone.
- Feature: Lead Copper sheet roofing to limit at corner of Natural Stone Slates.

Four Elevations (Facing rear garden)

- Walls: Limestone or stone with reconstructed stone details.

NEIGHBOURHOOD

External Elevations (Facing open space)

- Walls: Natural Stone reconstructed stone and Lead or Stone with reconstructed stone details.
- Historic Natural Stone Slates effect roofing.
- Feature: Lead Copper sheet roofing to limit at corner of Natural Stone Slates.
- Feature: Lead Copper sheet roofing to limit at corner of Natural Stone Slates.

Four Elevations (Facing rear garden)

- Walls: Limestone or stone with reconstructed stone details.

GENERAL

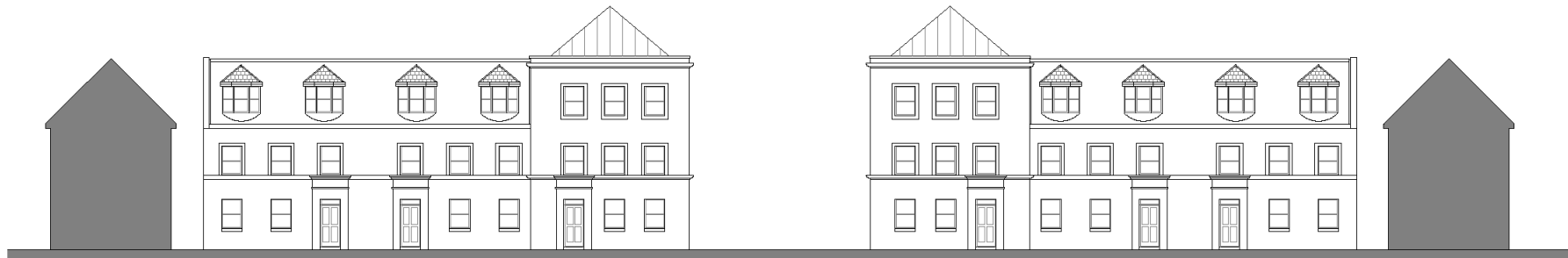
- Historic polycarbonate sheet roofing to historic.
- Historic Natural Stone Slates reconstructing stone to historic.
- Historic Natural Stone Slates reconstructing stone to historic.

Ref	Date	Description
<p>13 New City Vision Glasgow G3 7PR</p> <p>New City Vision Our vision. Your future</p> <p>T: 0141 385 2010 F: 0141 385 2442 E: info@newcityvision.co.uk W: www.newcityvision.co.uk</p>		
<p>Project Clouston Street Glasgow</p>		
<p>Drawings Clouston Street Townhouse Elevations</p>		
Scale	1:100 @A1	Project Planning 08.08.11
Drawn		0059
Drawing Number	NCV(P)08	
Value	Planning	

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ELEVATION LOOKING TOWARDS CLOUSTON STREET



ELEVATION LOOKING TOWARDS SANDA STREET



ELEVATION LOOKING TOWARDS GARRIOCH ROAD

ARCHITECTURAL MATERIALS

APARTMENTS (Sandie and Kellie's House)

External Elevations (Facing Clouston Street):

- Walls: Natural stone, reconstituted stone details.
- Roofs: Natural stone, slate effect roofing where roofs are visible from surrounding streets, profiled sheet concrete tile roofing where roofs are not visible from surrounding streets.

Roof Elevations (Facing open space):

- Walls: Herring or Slates with reconstituted stone details.

TOWN HOUSES (Clouston Street)

External Elevations (Facing Clouston Street):

- Walls: Natural stone, reconstituted stone details.
- Roofs: Profiled sheet concrete tile roofing (roofs are not visible from surrounding streets).

Roof Elevations (Facing rear gardens):

- Walls: Herring or Slates with reconstituted stone details.

MIXED HOUSES

External Elevations (Facing open space):

- Walls: Natural stone, reconstituted stone and herring or Slates with reconstituted stone details.
- Roofs: Natural stone, slate effect roofing.

Roof Elevations (Facing rear gardens):

- Walls: Herring or Slates with reconstituted stone details.

GENERAL:

- Painted polychrome steel railings to balconies.
- Painted structural aluminium window grilles to particular elevations, upVC to rear elevations.

Rev. Date Description
Revised

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G3 7PR

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Project Clouston Street
Glasgow

Drawings Name House
Typical Elevations

Scale 1:100 @A1 Project Planning Date 08.03.11

Drawings Number 0058

Author NCV(P)07

Plan Planning

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ELEVATION FROM SANDA STREET



ELEVATION FROM KELBOURNE STREET

ARCHITECTURAL MATERIALS

APARTMENTS (Renda and Kelbourne Street)

External Elevations (Facing pedestrian streets)

- Walls: Natural stone/roughcast stone masonry
- Windows: Natural stone/roughcast stone masonry with stone lintels and sills
- Windows: Natural stone/roughcast stone masonry with stone lintels and sills

Internal Elevations (Facing open spaces)

- Walls: Natural stone/roughcast stone masonry
- Windows: Natural stone/roughcast stone masonry

TOWNHOUSES (Citation Street)

External Elevations (Facing open spaces)

- Walls: Natural stone/roughcast stone masonry
- Windows: Natural stone/roughcast stone masonry

Internal Elevations (Facing open spaces)

- Walls: Natural stone/roughcast stone masonry
- Windows: Natural stone/roughcast stone masonry

NEW HOUSES

External Elevations (Facing open spaces)

- Walls: Natural stone/roughcast stone masonry
- Windows: Natural stone/roughcast stone masonry

Internal Elevations (Facing open spaces)

- Walls: Natural stone/roughcast stone masonry
- Windows: Natural stone/roughcast stone masonry

GENERAL

- Painted: Painted steelwork to be finished
- Painted: Painted steelwork to be finished

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**what did people
tell us about the
revised proposals?**

1,000 leaflets were delivered

57 people came to the exhibition

46 completed questionnaires

Clouston Street, Glasgow
proposed residential + open space development

What do
you think
of the
buildings?

low quality design
deplorable

if you need more space, please continue overleaf

... and the
open
space?

trivial

if you need more space, please continue overleaf

...and the
changes
since the
ideas day?

Window
dressing

if you need more space, please continue overleaf

Please place in the box
or return to Steven Black, New City Vision,
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Clouston Street, Glasgow
proposed residential + open space development

What do
you think
of the
buildings?

Happier with the reduced number
of units.
Concerned about local disruption,
noise etc during such a long
build time. Happy the ~~the~~ on
with the proposed building materials

if you need more space, please continue overleaf

... and the
open
space?

Much improved plans for green
space taking into account of
current usage. I'd like to see more
details on how the ^{green} space would be
managed.

if you need more space, please continue overleaf

...and the
changes
since the
ideas day?

Plans have improved significantly
including the green space.

if you need more space, please continue overleaf

Please place in the box
or return to Steven Black, New City Vision,
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range of views

10 for

11 undecided

25 against

main concerns

management and ownership of open space

open space small, overshadowed and private

open space should not be final phase

on-street visitor car parking

height of Sanda Street buildings

preserve lime trees on Clouston Street

impact of mews houses on lower flats on
Clouston St and Garrioch Rd

**around 65 emails/letters
since the exhibition**

all but one object to the proposals

**what is the Community
Council's view?**

extended deadline Monday 14 March