

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

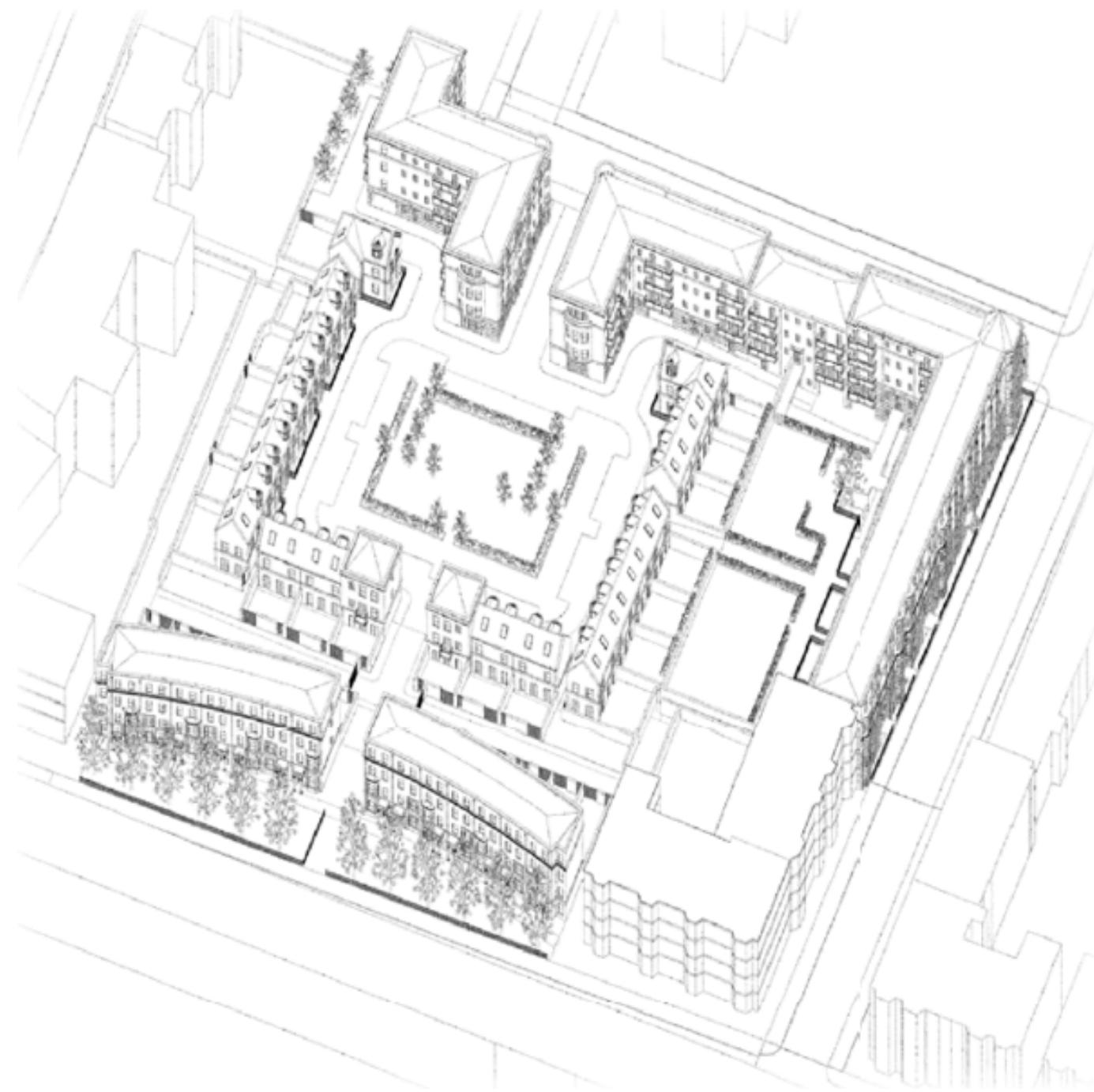
conserve lime trees on Clouston Street

exhibition

12 February 2011

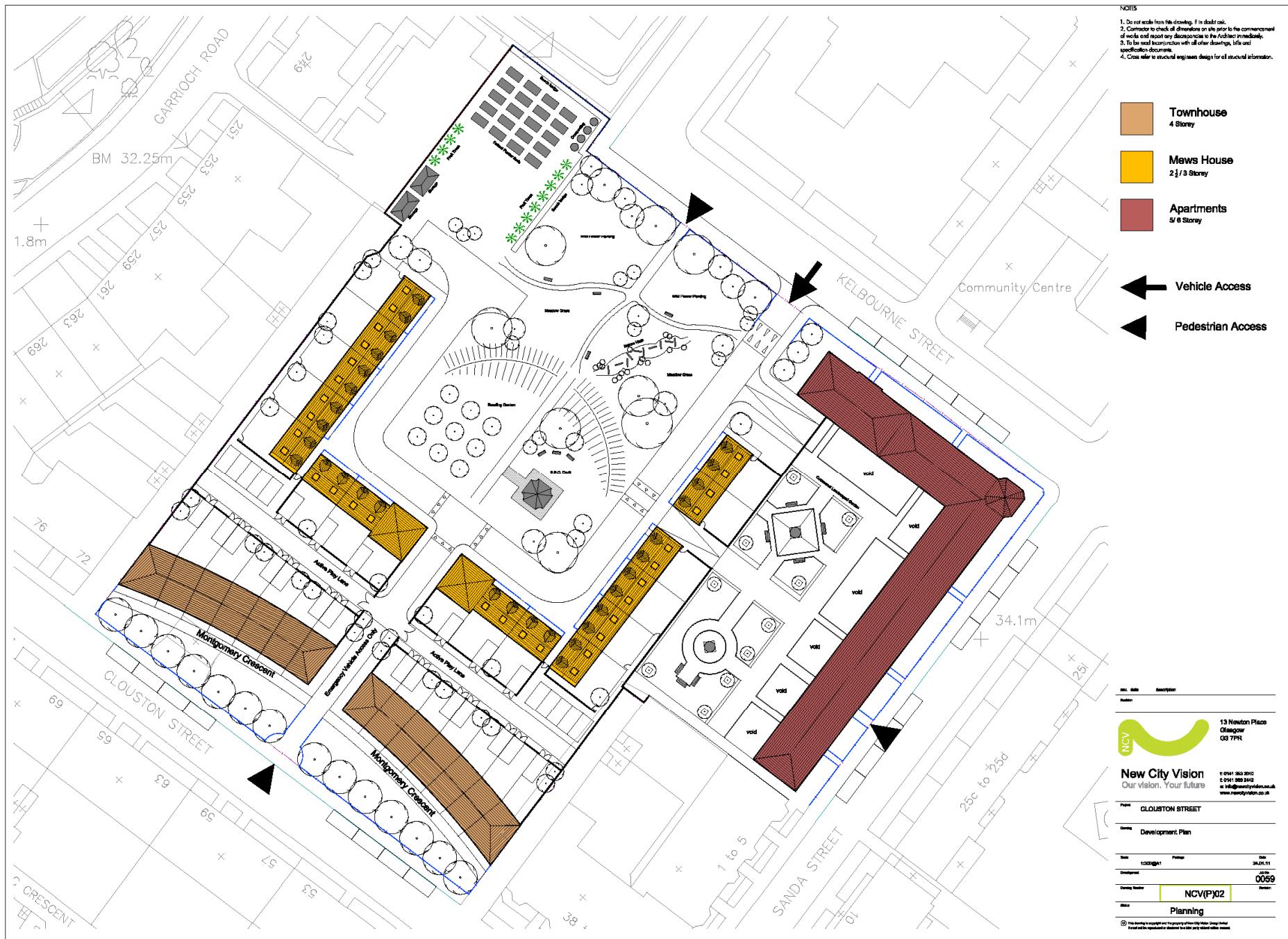
2008
proposals



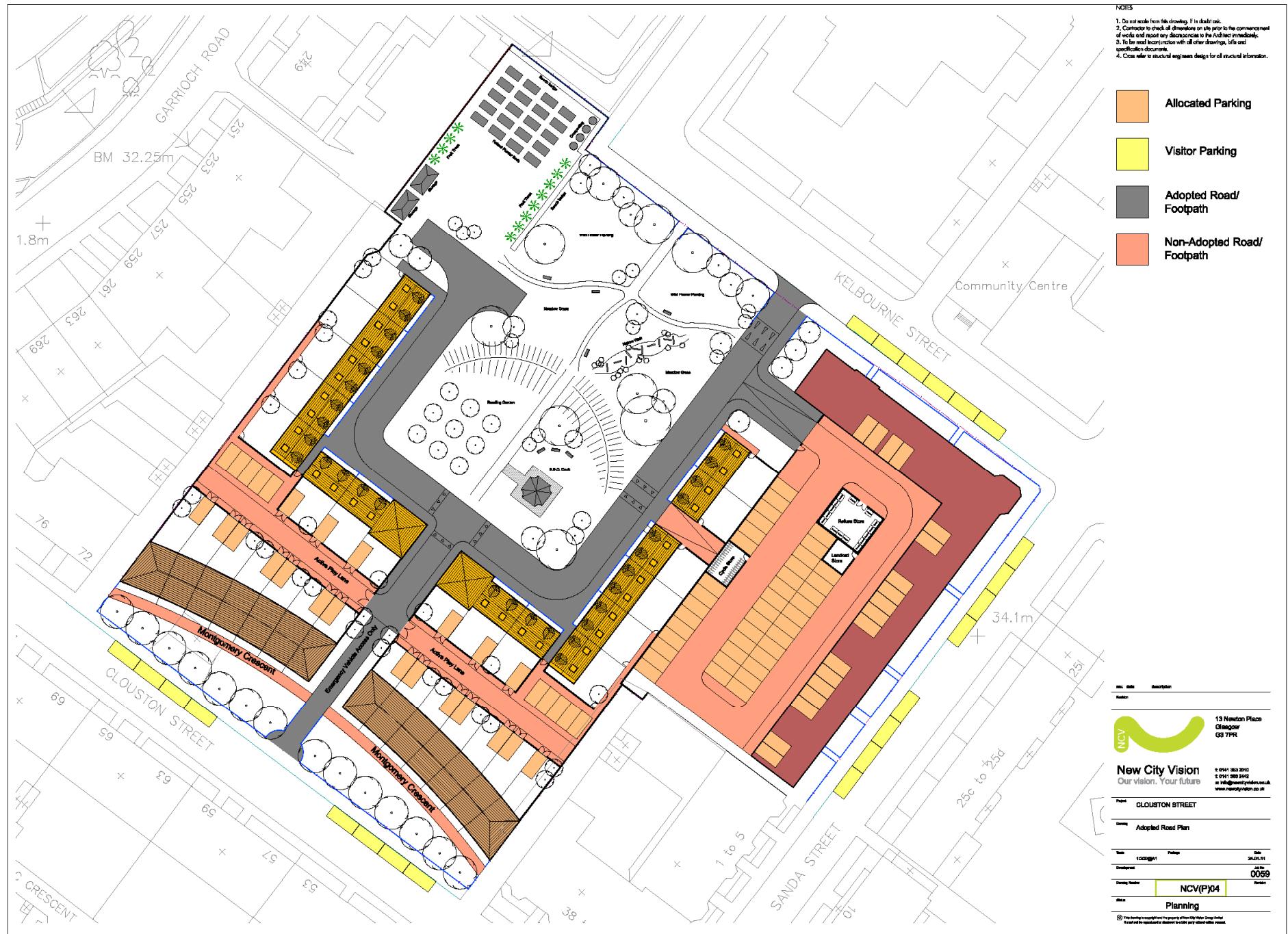


latest proposals

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









NOT

1. Do not scale from this drawing. If in doubt ask.
2. Contractor to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately.
3. To be read in conjunction with all other drawings, bills and specification documents.
4. Cross refer to structural engineer's design for all structural information.



ARCHITECTURAL MATERIALS

APARTMENTS St Kilda and Malvern Streets

External Elevations (Facing perimeter streets):

- Wells: Natural stone reconstituted stone details.
- Pacific Natural Stone: Stone roof tiles where roofs are visible from surrounding streets; profiled stone concrete tile roofing where roofs are not visible from surrounding streets.
- Feature Roof: Copper street roofing to levels at

See [Customer Data Privacy](#)

- Wall: Hardi or Stucco with reconstituted stone
Slate.

TOWNHOMES (Cluster Style)

External Elevations (Facing Direction Only):

- Wall: natural stone/ reconstituted stone details
- Roof: Profiled steel/ concrete tile roofing (roofs are not visible from surround streets)

(New Developments/ Existing new products)

- Walls: Kerbing or Bases with reconstituted stone details

NEW HOURS

External Institutions (using open access)

• **Walter Michael Stern**

REFERENCES AND NOTES

- Feature Rustic Copper sheet roofing to gateway buildings (leading to Clouston Street)

Reef Elevations (Roofing material/gardens):

- White Harting or Stunz with
details

GENERAL

• 810

perimeter elevations; UPPVC to rear elevation



nm. date description
Reviews

New City Vision
Our vision. Your future

Project Clouston Street
 Glasgow

Delivery Clouston Street

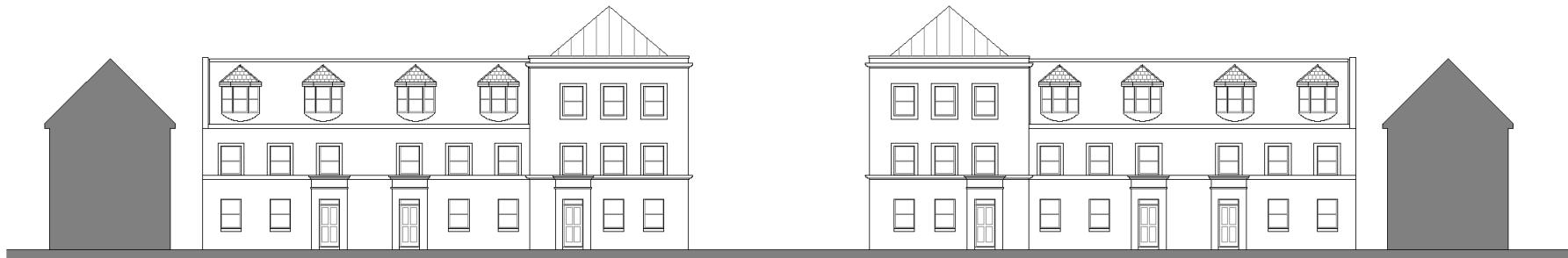
Role	Package	Date
1:100 QA1	Planning	09.02.11
Development		09.02.11

0000
Drawing Number: NCV(P)06
Title: Planning

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NOTES

1. Do not scale from this drawing. If to build site.
2. Contractors to check all dimensions and areas for correctness before commencing work and report any discrepancies to the Architect immediately.
3. To be read in conjunction with all other drawings, bills and specification documents.
4. Cross refer to structural engineer design for all structural information.



ELEVATION LOOKING TOWARDS CLOUSTON STREET



ELEVATION LOOKING TOWARDS SANDA STREET



ELEVATION LOOKING TOWARDS GARROCH ROAD

ARCHITECTURAL MATERIALS

APARTMENTS (Fronts and Balconies see Sheets)

External Elevation (Facing Closton Street):

- Wall: Natural stone recessed stone details.
- Roof: Lead sheet roofing (roofs are not visible from surrounding streets).
- Gutter: Lead sheet roofing (gutter is visible from surrounding streets).

Front Elevation (Facing open space):

- Wall: Harting or Glazzo with recessed stone details.

TOWER HOUSES (Closton Street)

External Elevation (Facing Closton Street):

- Wall: Natural stone recessed stone details.
- Roof: Profiled sheet concrete tile roofing (roofs are not visible from surrounding streets).

Front Elevation (Facing open space):

- Wall: Harting or Glazzo with recessed stone details.

Mews Houses:

External Elevation (Facing open space):

- Wall: Natural stone recessed stone and Harting or Glazzo with recessed stone details.
- Roof: Natural stone recessed stone and Harting.
- Gutter: Harting (Closer sheet roofing to gallery building (see drawing to Closton Street))

Front Elevation (Facing open space):

- Wall: Harting or Glazzo with recessed stone details.

GENERAL:

- Painted galvanised steel railings to balconies.
- Painted timber door frames with white grained door frames. uPVC to rear elevations.

ref	date	description
<hr/>		
13 Newton Place		
Glasgow		
G3 7PR		
NCV		
New City Vision		L0141 385 310 0141 385 3445 e: info@newcityvision.co.uk www.newcityvision.co.uk
Planning		
Plot	Closton Street Glasgow	
Drawing	Mews House Typical Elevation	
Scale	1:100 @A1	Planning
Drawing Number	NCV(P)07	Sheet 1
Date		0058
Drawing Number		Planning
Date		

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ELEVATION FROM SANDA STREET



ELEVATION FROM KELBOURNE STREET

NOTES

1. Do not scale from this drawing. It is a sketch.
2. It is the responsibility of the Client to check all dimensions and details and report any discrepancies to the Architect immediately.
3. To be read in conjunction with all other drawings, bills and specification documents.
4. Care must be taken when design for all structural alterations.

ARCHITECTURAL MATERIALS

APARTMENTS (Sandie and Kelbourne Streets)

External cladding (using perforated sheet):

- White: Natural stone / reconstituted stone slabs.
- Pacific Natural Stone: Blue effect rendering where slabs are visible from surrounding streets, perforated sheet rendering where slabs are not visible from surrounding streets.

Feature Roof: Copper sheet roofing to barge board at corner of former kitchen block.

Roof Cladding (using open spandrel):

- White: Herbig or Blusco with reconstituted stone slabs.

TOWNHOUSES (Sandie Street)

External cladding (using open spandrel):

- White: natural stone / reconstituted stone slabs.
- Pacific: Perforated sheet concrete tile roofing (bricks are not visible from surrounding streets).

Roof Cladding (using open spandrel):

- White: Herbig or Blusco with reconstituted stone slabs.

MANOR HOUSES:

External cladding (using open spandrel):

- White: natural stone / reconstituted stone and Herbig or Blusco with reconstituted stone slabs.
- Pacific: natural stone / blue effect rendering.

Feature Roof: Copper sheet roofing to barge board at corner of former kitchen block.

Roof Cladding (using open spandrel):

- White: Herbig or Blusco with reconstituted stone slabs.

GENERAL:

- Perforated perforated sheet slippage to barge board.
- Painted perforated sheet slippage to perimeter circulation: UPVC in rear structures.

ref.	date	description
13 Newton Place		
Glasgow G3 7PR		
NCV		

New City Vision
Our vision. Your future
13 Newton Place
Glasgow
G3 7PR
0141 585 0010
0141 585 0011
e: info@newcityvision.co.uk
www.newcityvision.co.uk

ref.	date	description	
Cloudon Street			
Glasgow			
Apartments			
Typical Elevations			
Arch.	1/100	Refugee	Date
Architect	0001	Planning	08.02.11
Architectural	0002	Planning	0059
Planning	0003	Planning	0059

NCV(P)08

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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
deflorable

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,
13 Newton Place, Glasgow, G3 7PR by 26 February 2011

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 plan~~
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
current usage. I'd like to see more
details on how the 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,
13 Newton Place, Glasgow, G3 7PR by 26 February 2011

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