

30 September 2024

Scottish Property Federation Response to Glasgow City Council's Tall Building design guide

Thank you for providing this opportunity for us to feed into this consultation. Our members are broadly supportive of the guidance. The approach suggested in the guidance should encourage Glasgow City Council to embrace high-density development including tall buildings on sustainable brownfield locations within the city. We believe this will create choice and flexibility in the provision of new residential homes and purpose-built student accommodation at a time of unprecedented demand. The guidance is essential in increasing and retaining the population living in the city centre, and is intrinsically linked to Glasgow City Council's city centre strategy targets and supporting broader policies such as the avenues projects and co-living guidance.

We do not believe tall building sites should be limited to the areas defined in the wider Strategic Development Framework, but also to broader sites across the city region with transportation links to promote regeneration and providing options for residents. We do understand that development proposals outwith this boundary should be determined on a case-by-case basis where appropriate and where they align with the 20-minute neighbourhood principles, and where appropriate are able to contribute to regeneration objectives.

We have reservations about this guidance being used in an over prescriptive fashion. It should be used to guide developers and planning officers in decision making, that will allow high quality architecture and innovative designs to come forward. Also, we

WE HELP SCOTLAND'S REAL ESTATE INDUSTRY GROW AND THRIVE

To see a full list of our members and find out more about our work, visit our website at www.scottishpropertyfederation.org.uk

Registered number:
778293 England

Registered office:
St Albans House
5th Floor, 57-59 Haymarket
London SW1Y 4QX

Scottish Property Federation
Scott House, South St Andrew Street
Edinburgh
EH2 2AZ
01312206303
spf@bpf.org.uk

appreciate the topographic constraints of building on flood plains, but we encourage GCC to recognise that SEPA is working to update their guidance on flood risk. It will be important to also consider technical solutions to flooding risks as a significant part of the region lies on flood plains

(<https://storymaps.arcgis.com/stories/3b1048031ec8441683940a6422bae871>).

We encourage the City Council to also recognise the special viability characteristics and dynamics of delivering taller buildings, and the need for a proactive approach to the phasing and financing of these buildings whilst offering an appraisal / design workshop for officers over the coming months.

Kind regards,

David Melhuish,
Director,
Scottish Property Federation
0131 220 6353
spf@bpf.org.uk

WE HELP SCOTLAND'S REAL ESTATE INDUSTRY GROW AND THRIVE

To see a full list of our members and find out more about our work, visit our website at www.scottishpropertyfederation.org.uk

Registered number:
778293 England

Registered office:
St Albans House
5th Floor, 57-59 Haymarket
London SW1Y 4QX