



GLASGOW CITY DEVELOPMENT PLAN

# **SG1 - The Placemaking Principle (Part 2)**

**SUPPLEMENTARY GUIDANCE**

April 2017

PROPOSED CITY DEVELOPMENT PLAN POLICIES	PROPOSED CITY DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE
CDP 1 The Placemaking Principle	SG 1: The Placemaking Principle
CDP 2 Sustainable Spatial Strategy	<i>SDF City Centre</i>
	<i>SDF Glasgow North</i>
	<i>SDF Govan Partick</i>
	<i>SDF Greater Easterhouse</i>
	<i>SDF Inner East</i>
	<i>SDF River</i>
	<i>LDF Drumchapel</i>
	<i>LDF Pollok</i>
	<i>LDF South Central</i>
CDP 3 Economic Development	SG 3 Economic Development
CDP 4 Network of Centres	SG 4 Network of Centres
CDP 5 Resource Management	SG 5 Resource Management
CDP 6 Green Belt and Green Network	SG 6 Green Belt and Green Network
CDP 7 Natural Environment	SG 7 Natural Environment
CDP 8 Water Environment	SG 8 Water Environment
CDP 9 Historic Environment	SG 9 Historic Environment
CDP 10 Meeting Housing Needs	SG 10 Meeting Housing Needs
CDP 11 Sustainable Transport	SG 11 Sustainable Transport
CDP 12 Delivering Development	SG 12 Delivering Development

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of The Plan. Policies CDP 3 to CDP 12 (and associated Supplementary Guidance) provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

# SG1 – Detailed Guidance

SG1 - Part 2 is composed of the following sections:

## 1. SUSTAINABLE DEVELOPMENT

- Cultural Heritage
- Inclusive Design
- Temporary Uses
- Community Facilities
- Energy Efficient Buildings
- Development of Brownfield Land and Contaminated Sites

## 2. RESIDENTIAL DEVELOPMENT

- Alterations to Dwellings and Gardens
- Residential Layouts
- Residential Density
- Conversion and Sub-division to Residential Use
- Residential Development in Lanes and Gardens
- Non-residential Development Affecting Residential Areas
- Residential Development in the City Centre

## 3. COMMERCIAL PREMISES

- Commercial Uses in Residential Property
- Alterations to Shops and Other Commercial Buildings

## 4. AMENITY

- Air Quality
- Noise
- Outdoor Access and Play
- Day Care Nurseries
- Community Safety

## 5. DETAILED DESIGN

- Building Materials
- Tall Buildings

## 6. PUBLIC REALM

- Public Realm
- Lighting

## 7. WASTE STORAGE, RECYCLING AND COLLECTION

## 8. SIGNS AND ADVERTISING

## 1. SUSTAINABLE DEVELOPMENT

### *Cultural Heritage*

- 1.1 Glasgow's historic environment is made up of the 'historical and cultural heritage of places'. This heritage comprises both the City's physical, tangible heritage, see also SG9 - The Historic Environment), as well as its less tangible heritage such as stories, memories, local traditions etc. Both the physical built environment and local culture combine to make up the heritage of a place or area.
- 1.2 SG9 - The Historic Environment, and this supporting detailed supplementary guidance, seek to add to the value that is given to all the City's historic assets, from its iconic buildings and spaces to its largely undesignated local historic and cultural assets. Together, both elements have an important contribution to make to Glasgow's distinctiveness and the City's unique character of place.
- 1.3 As outlined in SG1 - Placemaking, Part 1 and SG9 - Historic Environment, in terms of the development process, it is essential that there is a full understanding, appreciation and interpretation of all the City's historic and cultural assets and their wider settings.
- 1.4 The historic environment informs the City Development Plan and associated supplementary guidance, see also SG9 - The Historic Environment. The sense of place and strong cultural identity provided by the City's historic environment, plays a crucial part in:
- a) addressing community needs;
  - b) promoting social cohesion;
  - c) creating better functioning spaces;
  - d) delivering sustainable communities;
  - e) promoting a positive image of the City;

- f) enhancing the connection of people to place; and
- g) creating sustainable economic growth.

- 1.5 The cultural, social, environmental and economic value of the City's heritage should be maximised in order to ensure that it continues to make a major contribution to Glaswegians well-being and to the City's continued economic success.
- 1.6 The net economic impact of the heritage sector is worth £1.8 billion to Glasgow's economy (Tourism Strategy Priorities, Glasgow City Marketing Bureau, 2014) and is an increasingly important source of economic growth and prosperity. The value of the impact of heritage can come from a variety of sectors and functions such as:
- a) leisure and tourism;
  - b) conservation activity;
  - c) economic activities associated with the historic environment;
  - d) historic landscapes and the setting of historic buildings;
  - e) research and education;
  - f) archaeological sites; and
  - g) theatre, film and artwork associated with historic people, places, concepts.
- 1.7 Historic Environment Scotland's, Our Place in Time Strategy 2016, SG9 - Historic Environment and SG1 - Placemaking, Part 1 provides further detailed advice and guidance in relation to responding successfully to a site's cultural and heritage assets, particularly sites of significance locally, regionally, nationally, internationally or those which are at risk.
- 1.8 Existing traditional buildings are often adaptable and, in many cases, can provide the most sustainable development solutions. Building adaptation can provide many benefits:

- a) it is generally much cheaper to adapt an existing building than it is to demolish and rebuild a site (demolition is expensive, can waste materials that could otherwise be re-used, can cause pollution and is often disruptive to surrounding communities);
- b) it can often be quicker and less costly to adapt an old building than to build a new one as foundations, basic infrastructure and services (water supply, electricity, sewerage and gas) are already in place, even where these need updating;
- c) when done sensitively, building adaptation can bring significant positive visual impact (older buildings were generally constructed by skilled craftsmen using high quality materials and contribute to the City's visual amenity, local culture and heritage);
- d) the City's traditional buildings can often offer long term, sustainable design solutions, for example they often have a higher thermal capacity due to solid thick walls and small windows;
- e) it can help to promote the City's sustainable development strategy by helping to promote brownfield development and discouraging the use of greenfield land; and
- f) it can help to rejuvenate the character of the streetscape and reinforce local social, cultural and heritage ties by bringing back life to run down urban areas.

1.9 In order to achieve the aims outlined above, applicants and developers will be encouraged to demonstrate that sufficient research has been undertaken in relation to their site's historic assets, both in terms of the tangible and intangible heritage, where appropriate. In addition, there may be a further requirement to

demonstrate that proposals have acknowledged, respected and interpreted the value of a site's historic assets and have meaningfully contributed towards an enhanced understanding of the asset.

1.10 Every historical site and cultural asset in Glasgow is unique. There is no one single approach or solution that will suit all types of development (hence the key requirement for an individual and comprehensive site analysis). SG1 - Placemaking, Part 1, Site and Area Analysis requires a contextual response, as each different context will result in a unique approach, for example in a Conservation Area even a small scale development will have relevant cultural and heritage issues. Appropriate types of measures may, however, include:

- a) the repair, restoration or maintenance of a heritage asset and its setting;
- b) increased public access and improved signage to and from a heritage asset;
- c) interpretation, panels, plaques and dissemination of historical information through publication;
- d) interpretation of heritage assets within the architectural or landscape design of new proposals. This could be interpretation of both tangible and intangible heritage assets and should be expressed in imaginative, innovative and sensitive ways;
- e) dissemination of historic environment information for public/ formal education and research;
- f) the provision of local capacity for the storage of and public access to archives resulting from archaeological and/ or historical investigation;
- g) public realm, including enhancement of historic squares and spaces, pavements, lighting and street furniture; and
- h) interpretation of a tangible or intangible site within new or existing public artwork.

1.11 The following are examples of some of Glasgow's more significant heritage asset, but the cultural heritage of a place should be examined and explored for all development sites across the City. No site is without cultural heritage:

- a) scheduled ancient monuments and battlefield/skirmish sites;
- b) archaeological sites;
- c) world Heritage Site (The Antonine Wall);
- d) monuments and memorials;
- e) cemeteries and graveyards;
- f) industrial heritage;
- g) river/canals;
- h) built heritage (including listed buildings and conservation areas, see also SG 9 - Historic Environment) ; and
- i) historic Landscapes, parks and gardens.

1.12 This guidance should be read and implemented in conjunction with other relevant supplementary guidance, namely SG1 - Placemaking Part 1, SG 9 - Historic Environment, SG6 Green Belt and Green Network and SG1 – Placemaking, Part 2, Detailed Guidance relating to, building materials, the public realm and lighting

1.13 Encouragement will be given to applicants and developers to ensure that their proposals meaningfully contribute to the value of the City's historical and cultural assets. This may be achieved through inclusive design elements within development proposals.

## ***Inclusive Design***

1.14 **Introduction** – All employers and service providers are required to treat people no less favourably than anyone else. They are required to ensure that policies, practices and procedures lead to equality of treatment.

1.15 The Equalities Act states that local authorities have a responsibility to:

- a) eliminate relevant discrimination, harassment, victimisation;
- b) advance equality of opportunity by removing or minimising disadvantage suffered by, and taking steps to reach, engage and meet the needs of, relevant groups, and
- c) foster good relations between people protected by the current equalities legislation and the wider community by tackling prejudice and promoting understanding.

1.16 **Inclusive Design** - Inclusive design goes beyond the traditional concept of accessibility. It takes a wider account of the diverse nature and complexity of individuals and communities. Inclusive design is informed by:

- a) age;
- b) disability (including mobility, visual and hearing impaired people and people with learning difficulties and or mental health problems);
- c) gender reassignment;
- d) marriage and civil partnership;
- e) pregnancy and maternity;
- f) race;
- g) religion or belief;
- h) sex, and
- i) sexual orientation

1.17 This guidance on inclusive design seeks to encourage all those involved in the development process to think about accessibility issues beyond the minimum Building Regulation statutory requirements. The application of inclusive design principles should be innovative and flexible, where appropriate, and result in achieving more sustainable outcomes and development that is more adaptable (in line with the Sustainability and Adaptability Placemaking Principle embodied in SG1 - Placemaking, Part 1, Qualities of Place). Interpretation of the inclusive design principles outlined in this guidance at the planning stage, however, must not undermine the ability of Building Standards to ensure regulatory compliance at a later, more detailed design stage.

1.18 As outlined in SG 1 - Placemaking, Part 1, the quality of buildings and spaces and the design and management of places can positively influence the quality of life by:

- a) enhancing the sense of belonging;
- b) increasing feelings of personal security;
- c) stretching physical and perceived boundaries;
- d) encouraging levels of mobility; and
- e) impacting positively on health.

1.19 **Accessibility** - Whilst general accessibility has improved in Glasgow as a result of investment in services and facilities to excluded communities, it is still the case that disadvantaged people in the City are far more likely to live in poor quality environments. The purpose of this guidance is to seek to ensure that social, cultural and economic inequalities are addressed through the planning process and that future inequalities are not built into new places. The future design of Glasgow's built environment can contribute to a more

equal, inclusive and cohesive city if the places where people live and work and the facilities they use are accessible and inclusive.

- 1.20 People experience the built environment differently according to different social, cultural and economic backgrounds. The diversity of this experience needs to be fully considered if all users are to be comfortable and feel that a particular space or place belongs to them. This detailed guidance should, therefore, be read in conjunction with SG1 - Placemaking, Part 1, Integrating Placemaking within the Planning Process, which identifies the importance of undertaking a full Site and Area Analysis and undertaking appropriate levels of community engagement.
- 1.21 Getting around is about more than buses and trains. It is also about having well designed and managed streets that encourage movement and activity, see also SG1 - Placemaking, Part 1, SG1 – Placemaking, Part 2, Detailed Guidance - Active Travel and Play and SG11 - Sustainable Transport. In terms of accessibility, inclusive design is about designing for transport and movement that is accessible, safe, and easy to use for all.
- 1.22 **Location and Design** - The location, design and management (the ‘ambience’) of places can have a profound effect on whether people find them friendly and welcoming, whether they generate a sense of belonging and how people will use and benefit from them. The location and design of new development (and associated facilities and equipment) should, therefore, seek to take into account the wide range of minority and cultural requirements. The impact of bad design is more likely to be felt by groups that experience exclusion in other walks of life such as those with a visual or physical disability, older people, people from minority cultures and faiths, women, carers with young children and those from deprived social backgrounds. Involvement of groups not normally included in the

design and planning process can make a considerable difference and contribute to a positive outcome. There is a considerable amount of research and good practice advice about designing environments that are inclusive.

- 1.23 **Inclusive Design Principles** - Inclusive design is an approach to the design of places that puts people at the heart of the planning process. It seeks to enhance the quality of places and spaces, ensure their continuing relevance and minimises the need for costly, often unsightly alterations in the future. The principles of inclusive design are:
- a) *Ease of Use/Versatility* - Access to and the enjoyment of places should be easily achievable (independently and/or with assistance). All new development should be able to be accessed safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances. The requirement for potential future structural adaptation should be minimised, see also SG1 - Placemaking, Part 1, Qualities of Place - Ease of Movement.
  - b) *Logic, Safety and Legibility* - Logical layouts and clear sightlines enable places to be easily understood and minimise the need for excessive signage. Legible places help to create a sense of security and promote confidence, minimising the need for active surveillance and/or personal support, see also SG1, Placemaking, Part 1, Qualities of Place - Legibility and Safety.
  - c) *Diversity* - New development should be convenient and enjoyable for all to use and should be designed with diversity in mind. It should address the specific physical, sensory, cognitive and social needs of people protected by current equalities legislation. This will help to ensure that physical and perceived barriers are designed out and flexibility is built in to



places. Good design solutions will take account of what different people say they need and want, so that people can use them in different ways, see also SG1, Placemaking, Part 1, Qualities of Place - Vibrancy and Diversity.

**d) Management** - The success of an inclusive design will often be affected as much by its ongoing management as by its initial physical form. The implications for the long term management of places, particularly when considering diverse and changing needs, should be considered and resolved at the earliest design stages, see also SG1, Placemaking, Part 1, Integrating Placemaking Within the Planning Process.

### Temporary Development and Uses of Land and Buildings

- 1.24 Glasgow's industrial legacy and recent economic slowdown has left the City with a large number of vacant and derelict sites. An estimated 40% of Glasgow's population lives within 500m of a derelict site<sup>1</sup>. This is one of the highest incidences in Scotland.
- 1.25 If vacant and derelict sites are left lying in a state of neglect, they often become prime targets for fly tipping, vandalism and other anti-social activities, all of which can have a harmful impact on neighbourhoods and local communities. Research indicates a correlation between areas of deprivation/poor health in Glasgow and the location of vacant and derelict land (Maantay, 2013<sup>2</sup>).
- 1.26 The City Development Plan recognises the significance of this issue for the City and Policy CDP3 - Economic Development, SG3 - Economic Development and SG1 - Placemaking, Part 2, Detailed Guidance - The Development of Brownfield Land and Contaminated Sites provides further advice in relation to the development of brownfield land and contaminated sites in Glasgow.
- 1.27 Whilst in the longer term, the permanent redevelopment of vacant and derelict sites will be the preferred option, it has recently been proven that temporary improvements to vacant and derelict sites can also have wide ranging impact with multi benefits for local areas, such as:
- a) enhancing the unique experience of places;
  - b) opening up additional spaces for informal social contact, recreation and leisure;

<sup>1</sup> Scottish Vacant and Derelict Land Survey, 2015 - <http://www.gov.scot/Publications/2016/05/1596/6>

<sup>2</sup> Maantay, J. A. (2013). The collapse of place: derelict land, deprivation, and health inequality in Glasgow, Scotland. *Cities and the Environment (CATE)*, 6(1), 10.

- c) making local areas safer and more attractive for community use, see also SG1, Placemaking Part 2, Detailed Guidance - Community Safety;
- d) enhancing the value and appeal of areas, making these more attractive to potential developers; and
- e) triggering the wider regeneration of local areas.

1.28 Temporary improvements embody the values of placemaking, albeit for a short time only, though in most cases the resulting benefits far outlive the actual project itself.

1.29 This guidance on 'Temporary Uses' is targeted towards two distinct groups; developers/landowners and local communities:

#### (a) Developers/Landowners

This includes landowners of sites in Glasgow that are currently vacant and awaiting development, or developers of sites where vacant land is left over after a first phase of development and the next phase may be a few years away.

In both cases, promoting the temporary use of vacant sites will help to activate these spaces whilst keeping them secure and maintained over the period that they remain undeveloped. There may be opportunities for developers and landowners to work in partnership with other organisations and local communities to develop innovative temporary uses on sites, where development is still a few years away.

The many benefits of such improvements include:

- I. the improvement of unused open space in a way that doesn't jeopardising future development plans;
- II. sites are looked after, well maintained and left in a better condition;
- III. sites are made safe and secure through community involvement and use; and

- IV. improvement in the value, quality and image of the local area as well as the site's attractiveness for future development

Developers and landowners can take a lead in promoting temporary use of their spaces for example, by organising consultations and charrettes with local community groups and residents to generate ideas that are low-cost but have the potential to deliver a value to the local community. Developer and landowner contributions towards such improvements (cash or in-kind) can also go a long way in realising these types of projects.

(b) Local Communities

Residents or local groups who are aware of open spaces in the City that are currently vacant, overgrown, unused and/or local eyesores can take action by getting together and helping to plan and resource temporary improvements in such spaces. While sites await development, groups can help to transform underused spaces into something special - play spaces, social spaces, growing spaces, see also SG6 Green Belt and Green Network. There are many sites throughout the City which offer opportunity not only to improve a space, but also to create a temporary community asset.

In order to get involved in such improvements, residents and local groups can:

- I. collectively approach a developer/ landowner in order to get the permission to use the space temporarily (preferably through a legal agreement);
- II. once permission to use the space is granted, get other interest groups involved such as local schools, businesses, residents and other organisations;
- III. hold consultations to gather ideas and come up with a low-cost design for a space, keeping in mind the placemaking guidance for 'small scale vacant and derelict land';

- IV. explore funding opportunities and organise fundraising activities to help towards the implementation of the project; and
- V. organise a force of local volunteers willing to work together and to help to transform the space.

1.30 Where temporary uses are appropriate, the temporary nature of the project should be a consideration from the outset of the design, especially in relation to the types of structures placed on the site. In order that sites can be vacated and restored at the end of the project term, it is recommended that project managers design a clear 'Exit Strategy' at the very outset of the project. The 'Exit Strategy' should outline the timeline, responsibilities and funding required for clearance of the site as well as the next steps for the initiative.

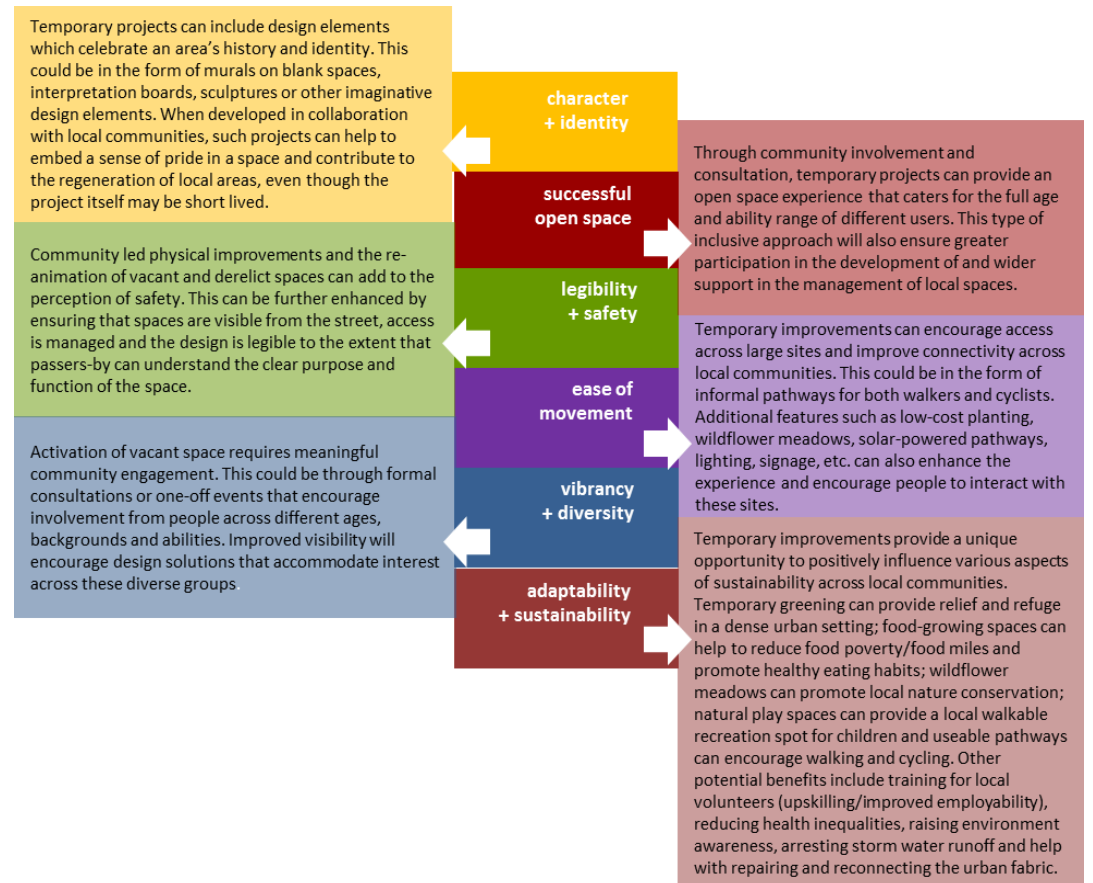
1.31 When the site is handed back to the owner it doesn't have to be the end of a project. The momentum built by residents, community groups and individuals, and their commitment to the area, should be preserved and if possible, replicated on other sites in the local area.

1.32 Applications for temporary development and uses of land and buildings will be considered against the following criteria:

- a) Temporary development shall not have a harmful impact upon neighbouring properties or residential amenity as a result of the nature of the use or activity it generates, see also SG1 - Placemaking, Part 2, Detailed Guidance - Non Residential Development Affecting Residential Areas;
- b) Temporary development shall not adversely impact on the continuity of legitimate public access;
- d) It is recognised that often a temporary use will be bringing activity to a vacant space or building and that its temporary nature will limit viable expenditure on external appearance. Nevertheless any temporary development will be expected to make a positive contribution towards visual amenity and

not incorporate design or materials harmful to the surrounding area;

- e) Successful proposals will be subject to time limiting conditions setting the time period for their cessation and will be expected to implement approved method statements detailing the reinstatement of the land or building(s) once the temporary use ends should any permanent use not be implemented immediately afterwards; and
- f) Applications will be supported by a statement outlining the terms of the agreement with the land owners (where applicable) including acknowledgement that the use will be temporary, confirmation that money for the reinstatement of the site is available once the temporary activity ends and details of any notice period agreed should the owner wish to commence development on the site prior to the timetable set in out part a) above.



## Community Facilities

1.33 Community facilities are vital services, infrastructure, spaces and buildings that play a central role in everyday life. Locally accessible, outdoor and indoor community facilities can:

- a) help to tackle health inequalities and promote health and wellbeing;
- b) meet a wide range of social needs and are integral to the vibrancy of communities; and
- c) encourage participation in local community and cultural facilities.

1.34 **Definition** - The term community facility is wide-ranging and covers a range of types and scale of facility. For the purposes of the City Development Plan and SG1 - The Placemaking Principle, community facilities are defined as 'facilities which provide for the health and well-being, educational, recreational, leisure, spiritual and cultural needs of the local community'. A community facility can be described as a locally orientated service or amenity, which can be publically or privately owned such as a:

- a) public seating;
- b) meeting place;
- c) shop
- d) park
- e) social club;
- f) community hall;
- g) health facility;
- h) allotments and growing spaces; and
- i) a wide variety of other uses typically serving a localised population.

*Please note this list is not exhaustive. In some instances a community facility may be part of a small group of other shops or services,*

*whereas in other areas it can be an isolated resource of individual merit.*

1.35 Accessible, good quality community facilities can provide opportunities for social interaction between people and can provide opportunities to get involved in local activities. This benefits the social prosperity of communities across Glasgow, whilst providing knock-on benefits for general health and well-being and the City's longer term sustainability and economic success.

1.36 It is the Council's aim that all residential development should be served by good quality, accessible community infrastructure. As part of this aspiration, wherever possible all existing community facilities and services should be retained, see also SG1 - Placemaking, Part 1. The following guidance applies in respect of all community facilities, but SG6 - Green Belt and Green Network provides more detailed advice on the provision of open space and enhancements to the green network through new development and will, where these matters are being considered, take precedence. The Council will:

- a) safeguard against the loss of community recreational and sports facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for other community or recreational use (for open space and outdoor sports facilities, see also SG6 - Green Belt and Green Network and SG12 - Delivering Development);
- b) encourage the flexible use of community facilities and recreational venues and the co-location of services;
- c) encourage the cultivation of food locally by protecting existing allotments and supporting the delivery of new allotments (where demand exists (see also SG6 - Green Belt and Green Network)) and the increased provision of informal food growing spaces; and

- d) seek to ensure that facilities are well located and easily accessible (where appropriate community infrastructure should be located in existing centres).

1.37 The scale of new development that is proposed should inform the nature of community facilities that could be provided. Analysis of the area, along with engagement with the community, should also allow developers to demonstrate what need exists and how facilities might be delivered. In order to promote this evidence based approach which promotes a direct response to local circumstances, the guidance does not promote types of facilities relative to particular thresholds of development. However, a proportionate approach will be applied that reflects the potential demand generated by a new development.

1.38 **Engagement** – As outlined in IPG1: The Placemaking Principle, Part 1, the placemaking process requires developers to engage with community groups and bodies in order to successfully ascertain what facilities a particular community values and/or needs. It will, therefore, be expected that meaningful engagement with local communities will be undertaken at an early stage in order to ensure that the right facilities are provided in the right locations. This dialogue with the local community should continue throughout the design and construction process.

1.39 Where community facilities are lacking or substandard it will be expected that the local community will be involved in the process of delivering new facilities. This involvement could contribute towards promoting a sense of community ownership which, in turn, will help ensure the continued success and sustainability of facilities. The Place Standard Tool ([www.placestandard.scot](http://www.placestandard.scot)) provides a simple framework to structure conversations about 'Place' and can provide a useful basis for starting community discussion and involvement. All significant developments, including all Major Planning Applications are encouraged to use the Place Standard.

1.40 **Locations and Connections** - The location and accessibility of community facilities is of great importance. Well-connected facilities (see also SG11 - Sustainable Transport, SG3 - Economic Development and SG4 - Network of Centres) can provide valuable and sustainable assets to local communities. New residential development will be expected to provide convenient, safe and pleasant active travel routes to nearby community facilities. The following guidance applies. It is expected that where new community facilities are provided they will:

- a) be well connected to surrounding communities by active travel routes and public transport;
- b) be located in existing local centres, where such proposals are appropriate in relation to surrounding uses and townscape. Proposed facilities should be positioned in the heart of the community, where the heart of the community is defined by the local community, see also SG4 Network of Centres; and
- c) relate to existing buildings and public spaces and, where appropriate, the surrounding green network.

1.41 **Safeguarding Local Facilities** - Proposals which involve the loss of land and/or buildings valued as a community facility will only be permitted if evidence can be provided to prove:

- a) there is adequate existing local provision of facilities of equivalent community value; or
- b) the facility can be replaced, to at least its existing level and quality, within the new development; or
- c) suitable replacement community facilities of equivalent quality, quantity and community value will be provided at new locations accessible in terms of active travel and public transport; or
- d) there is no longer a need within the local community for the facility.

1.42 In terms of (d), developers will be expected to provide evidence to prove the lack of current and future local need in order to justify the loss of a community facility. The following information will be required:

- a) details of attempts made to attract other community uses for which the premises are suitable;
- b) details of the current or most recent use of the facility;
- c) evidence of spare capacity or an agreement to accommodate displaced users at other equivalent facilities and evidence that users will be able to easily access the replacement facility by sustainable and active transport methods; and
- d) evidence that community engagement was undertaken to gauge the level of interest in and viability of the continued use of the premises as a community facility.

1.43 **New or Replacement Community Facilities** - New community facilities or extensions to existing facilities, which meet the current and future needs of the local community, will be supported provided:

- a) they are easily accessible by active and sustainable transport modes;
- b) there is a local need; and
- c) the land and/or building has the capacity and flexibility to accommodate more than one use or activity; and
- d) the proposal is in line with the key placemaking principles and does not have an adverse impact on townscape character, ecological interests or residential amenity.

1.44 **Community Facilities in Areas of Major Change** - When an area is subject to development that is of such a scale that the existing provision of community facilities in the surrounding area will be insufficient to satisfy the increased demand, land will have to be allocated for new facilities within the site boundaries itself. The location, type and scale of facilities required will depend on the scale

of development proposed, its location and evidence of need. Policy SG12 - Delivering Development sets out that individual assessments for new developments will identify potential need for mitigation being created relative to Community Growth Areas, TRA's proposed additions to the Housing Land Supply as well as Strategic Development Frameworks and Local Development Frameworks

1.45 New developments which lead to an increased demand for community facilities will be expected to provide or contribute to the provision of appropriate community facilities, including education and childcare facilities to meet the needs of residents, employees and visitors. SG12 - Delivering Development sets out the types of obligations that developers will be expected to agree to in securing planning permission. Other material considerations will also be taken into account in determining the provision or contributions for particular sites.

1.46 **Leisure and Recreation Facilities (both formal and informal)** – To reduce health inequalities across the City and improve the health and wellbeing of Glasgow's citizens, proposals that will increase people's opportunities to take part in physical activity will be supported. Thus new or replacement indoor and outdoor sport, leisure and recreational facilities, and improvements and extensions to existing facilities will be supported where unmet demand can be shown.

1.47 Development which would result in the loss of land and buildings which provide valued recreational and leisure opportunities will be resisted and only be permitted provided it can be demonstrated:

- a) that there is an excess of similar facilities in surrounding neighbourhoods which are easily accessible by sustainable transport, on foot and/or by cycle;
- b) that the loss would not adversely affect the potential future recreational and leisure needs of the local population; or
- c) the proposed development is for an indoor or outdoor recreational or leisure facility with at least equal benefit and

community access which outweighs the loss of the existing or former recreational use.

1.48 Proposals involving the loss of outdoor sports facilities will require to address the criteria set out in Para 226 of SPP 2014, see also SG6 - Green Belt and Green Network.

1.49 There is a strong presumption in favour of the retention of a number of categories of open space, as identified on the Council's Open Space Map. Proposals which would result in the loss of these categories of open space require to be assessed against Policy CDP6 - Green Belt and Green Network of the City Development Plan and SG6 - Green Belt and Green Network.

1.50 Where new development generates a need for new or improved open space and facilities which cannot be met on-site or by existing provision, the developer will be required to either provide for, or to contribute to the provision of those facilities to meet the need arising from the new development. This should be done in accordance with the standards set out in SG6 - Green Belt and Green Network and SG12 - Delivering Development.

1.51 **Local Food Growing (Allotments/Growing Spaces)** - Spaces which provide opportunities for the cultivation of food are not only an important leisure resource, but also have intrinsic value as open spaces and contribute towards biodiversity, sustainable development and health objectives (see also SG6 - Green Belt and Green Network and SG1 - Placemaking, Part 1, Qualities of Place - Open Space. Local food growing spaces include public, open and/ or residential space used for communal or individual food growing; including both allotments and informal local food growing spaces.

1.52 The following guidance applies. All residential development over 50 units (including purpose built student accommodation and care homes) will be expected to:

- a) incorporate opportunities for informal food growing, wherever possible (e.g. border planting, window boxes, balcony gardens, rooftop planters, garden space etc.); and
- b) ensure suitable on-going maintenance arrangements are made.

1.53 New allotment sites must:

- a) be suitable for productive use, e.g. contaminated land would have to be suitably remediated for the good of public health;
- b) be easily accessible by sustainable transport and active travel options by the community they are intended to serve;
- c) be suitable for use as allotments through appropriate design (e.g. ecology and landscape); and
- d) have an appropriate site management plan.

1.54 Informal food growing spaces can include community gardens, community orchards, private gardens, green roofs, raised beds, and other shared public and/or open space that can be used for the cultivation of food crops. Unlike allotments, informal food growing space can also be available on a short term temporary basis, enabling community groups to cultivate vacant or derelict land in the interim while a site awaits development, providing the land is not contaminated and it is safe to do so (see also SG1 - Placemaking, Part 2, Detailed Guidance - Temporary Development and Uses of Land and Buildings).

1.55 Informal food growing space will be supported in principle, including the temporary use of vacant sites for amenity land and informal food growing. Please also refer to SG6 - Green Belt and Green Network for further guidance relating to allotments and growing opportunities.

1.56 **The Community Empowerment Act 2015** - The Community Empowerment Act 2015 gives community bodies the right to buy abandoned buildings and land provided they can show community



ownership is in the public interest and compatible with achievement of sustainable development of the land.

## Energy Efficient Buildings

1.57 Resource efficient design is a key contributor to the placemaking approach, as set out in SPP and SG1 - Placemaking, Part 1. The principles of resource efficient design have been promoted through Designing Streets and can be defined as:

*'development that re-uses or shares existing resources, maximises efficiency of the use of resources through natural or technological means and prevents future resource depletion'*

1.58 All new development in Glasgow will be expected to incorporate a range of resource efficiency measures in order to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources, see also SG5 - Resource Management. In order to achieve a resource efficient development, developers should consider the following:

- a) Development and Building Layout;
- b) Building Design; and
- c) Landscaping.

1.59 **Development and Building Layout** - When considering the layout of a development, a full understanding of the surrounding context will help contribute to its resource efficiency, see also SG1 - Placemaking, Part 1.

1.60 All new development should consider potential solar gain and the prevailing wind direction when siting buildings. In areas of higher density, the impact a new development might have on adjoining buildings through, for example overshadowing, should be considered.

1.61 The efficient orientation of buildings can maximise solar gain and reduce energy use in terms of heat and light. This can have a range of

benefits to individual buildings and can provide opportunities for renewable energy systems to be installed. Orientating buildings along solar axis with a south facing façade and maximising glazing on such elevations will increase the capture of solar gain and, in turn, reduce heat demand.

1.62 Massing should also be considered in terms of the ability to maximise natural energy. Massing maximises the surface area exposed to the sun and can reduce energy demand.

1.63 In terms of layout, the following guidance applies. Major development proposals should:

- a) minimise (buildings and services) carbon dioxide emissions across the site, through for example heating and cooling systems, see also SG5 - Resource Management;
- b) use all natural resources (including water) efficiently, see also SG5 - Resource Management;
- c) minimise pollution (noise, air and water run off), see also SG1 - Placemaking, Part 2, Detailed Guidance - Air Quality and Noise Management;
- d) minimise waste generation and maximise re-use and recycling (see also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection);
- e) avoid impacts from natural hazards, such as flooding (see also SG8 - Water Management);
- f) ensure that new development is comfortable and secure for users, for example by avoiding adverse local climatic conditions;
- g) secure the sustainable procurement of materials and use local suppliers, where feasible (see also SG1 - Placemaking, Part 1, Detailed Guidance - Building Materials); and
- h) promote and protect biodiversity and green infrastructure (see also SG6 - Green Belt and Green Network, SG7 - Natural Environment and SG8 - Water Environment).

1.64 **Building Design** - Individual buildings should be designed to reduce energy consumption. The following guidance applies:

- a) new development should incorporate efficient heating systems (such as efficient ultra-low NO<sub>x</sub> gas boilers, low temperature heating e.g. underfloor, community heating systems, combined heat and power plants, boilers fed with a renewable fuel, solar thermal for small schemes or other renewable heat technology). Careful consideration needs to be given to the air quality implications of heating systems, especially those burning solid or liquid fuel.
- b) deep floorplates should be avoided. Shallow floorplates allow for increased natural ventilation and day-light penetration which in turns reduces the need for artificial lighting and ventilation;
- c) natural daylight should be optimised through dual aspect and optimal window size;
- d) opportunities for appropriate glazing should be maximised between south-east and south-west facing elevations (it may be necessary to reduce the level of glazing on all other elevations to minimise heat loss);
- e) shading devices such as eaves, may regulate solar access in the summer months whilst allowing winter sun. Shading may also be introduced through appropriate landscaping;
- f) internal layouts should position habitable rooms to the south and lesser used rooms to the north of buildings to further improve resource efficiency;
- g) blank gables to the south should be avoided;
- h) while layouts should maximise daylight and sunlight to dwellings and gardens, this should not be to the detriment of other considerations such as privacy or streetscape;
- i) overshadowing of windows to areas that require daylight or could benefit from solar gain or of roofs if solar renewable technologies are planned should be minimised;
- j) insulation (including insulation of heating infrastructure) should be optimised, with appropriate design measures to minimise overheating;
- k) cold bridging (see Definition) should be minimised to prevent the loss of heat and the development of cold spots;
- l) the length of hot water pipe runs should be minimised;
- m) thermal mass should be optimised, which can help to retain heat;
- n) transition areas, (see Definition) should be provided between exit and entry areas;
- o) the potential for natural ventilation should be maximised, including through openable windows, dual aspect units and passive ventilation with heat recovery.
- p) natural cooling and efficient cooling systems should be maximised (including chilled beams and evaporation cooling).
- q) energy efficient lighting systems should be maximised including using LED's and occupancy and daylight sensors; and
- r) other energy efficient and saving equipment should be considered and incorporated, where appropriate such as

heating controls, individual controls, movement sensors, photo sensors, timers, meters and building management and monitoring systems.

1.65 The Council will expect developments to incorporate water conservation measures designed to minimise mains water usage. Using alternative sources of water, such as rainwater, to water gardens and flush toilets, for example, will be important in reducing consumption of mains water. New development should be designed to collect and store rainwater for such uses, eg through the provision and connection of water butts. Such approaches can also act as attenuation measures in Sustainable Drainage Systems. New development can also help minimise mains water usage through the installation of efficient water fittings and plumbing, such as:

- a) dual flush toilets;
- b) low flow shower fittings; and
- c) durable plumbing which prevents leakage

1.66 **Landscaping** - Deciduous trees can be planted near buildings to provide shade in the summer, whilst allowing heat and light through in the winter. Wind should also be considered in site layout. Planting can also reduce exposure to wind which may result in heat loss from buildings, see also SG6 - Green Belt and Green Network.

1.67 Boundary treatments can also contribute to sustainability. Shelter belts can be planted on the edge of sites to shield from prevailing winds and cold northerly winds. With good design, breezes can also be used to assist energy efficiency, providing natural ventilation in buildings.

1.68 Developers should also consider incorporating green roofs, green walls and other green infrastructure which can keep buildings warm or cool and improve biodiversity and contribute to sustainable urban drainage.

1.69 In addition to ecological and aesthetic improvements, green roofs can provide a range of other benefits. They can:

- a) slow storm runoff and reduce flood risk;
- b) help to cool urban areas in summer and promote energy efficiency;
- c) improve the acoustic performance of buildings ;
- d) enhance air quality by absorbing carbon dioxide and other pollutants and lowering temperatures around buildings;
- e) create a positive image;
- f) improve local amenity for public and commercial buildings;
- g) lower maintenance costs because the roof itself is protected from UV; and
- h) reduce radiation, frost and other mechanical damage.

### **Development of Brownfield Land & Contaminated Sites**

- 1.70 In 2014, Glasgow had 1170.62 hectares of vacant and derelict land. In recent years, the City has consistently had the highest concentration of vacant and derelict land of any local authority in Scotland. In terms of placemaking, it is widely recognised that significant amounts of vacant and derelict land generates a negative image of the City, for both residents and visitors. This can adversely affect environmentally sensitive activities such as tourism and inward investment. Vacant and derelict land is indicative of a damaged environment that may be hazardous to people, animals and plant life. Whilst generally less attractive to developers than greenfield sites, vacant and derelict land is more sustainable in terms of transportation, energy conservation and the use of finite land resources.
- 1.71 Following the 'Cities Review' in 2003, the Scottish Government acknowledged the extent of the vacant and derelict land problem in Glasgow and the similar problem in a small number of other local authorities. The Scottish Government subsequently allocated a ring-fenced budget with the clear purpose of bringing vacant land into beneficial use, in accordance with Council and Government objectives.
- 1.72 The issues relating to vacant and derelict land are well documented in Policy CDP 3 - Economic Development and SG3 - Economic Development, but the key issues for Glasgow are:
- a) the complex mix of poor ground conditions, fragmented ownership and inadequate infrastructure relating to many sites (which restricts the availability of land ready for development and limits the economic potential of the City; and
  - b) the blighting impact of derelict land on local communities (often this disproportionately affects those already suffering from some of the other effects of multiple deprivation).

- 1.73 Glasgow has seen a year on year reduction in the level of vacant and derelict land across the City over the last five years. Most of this reduction can be attributed to Council and other public sector led regeneration projects. While the reduction has been positive, the City still has considerably high levels of vacant and derelict land. Many of the current vacant and derelict sites and areas in Glasgow present considerable challenges. These include:
- a) the distribution of vacant and derelict land continues to be concentrated in the east and the north of the City, particularly along the River Clyde;
  - b) communities adjacent to vacant and derelict sites experience high levels of visual blight and anti-social behaviour associated with disused land; and
  - c) 748 sites (1093.01ha) have been categorised as 'long term vacant', reflecting the pervasive nature, and multiple problems, encountered by these sites.
- 1.74 The Council owns 382 sites (527.88ha, or 45% by area) of all vacant and derelict land in the City. Where funding permits, there is opportunity for the Council to be pro-active in the reuse of land. This could include, for example, the delivery of affordable housing and the temporary greening and growing spaces currently being provided under the Stalled Spaces scheme, see Section 1, detailed guidance on Temporary Uses.
- 1.75 The Council is working with several partners in order to try to secure funding through the Vacant and Derelict Land Fund (VDLF). This Fund aims to tackle long-term vacant and derelict land in Scotland and is one of the few remaining ring-fenced funds in the local government settlement. The Council recognises that funding sources, like the VDLF, as well as ongoing investment with wider public and private

investments, is required to continue tackling Glasgow's vacant and derelict land. In particular, the Council will continue to:

- a) support public sector investment in investigating and remediating sites for beneficial use, particularly housing and economic development; and
- b) engage with the private sector with the purpose of addressing the constraints to development of vacant and derelict sites.

## 2. RESIDENTIAL DEVELOPMENT

### *Alterations to Dwellings and Gardens*

- 2.1 This guidance sets out the planning requirements for alterations to dwellings and gardens for particular types of householder developments, such as extensions. It outlines the criteria that must be met in relation to, for example design and materials, privacy and overlooking and daylighting and sunlight. It seeks to ensure that extensions and alterations to houses and flats are carefully designed, so that the visual amenity of residential buildings and areas is not adversely affected by over-dominant extensions and that residential amenity is not reduced e.g. by the excessive reduction of useable private garden space or a loss of privacy. To ensure the visual amenity of residential streets, the Council will also, where it is able, seek to limit the areas of front gardens given over to car parking. For further information regarding the importance of understanding the context of a development, see also SG1 - Placemaking, Part 1 - Integrating Placemaking Within the Development Plan Context.
- 2.2 For dwellings which are listed buildings, or are located inside a conservation area, applicants will have to meet additional requirements, as set out in SG9 - Historic Environment.
- 2.3 **Design and Materials** (see also SG1 - Placemaking, Part 1 and SG1 Part 2, Detailed Guidance - Building Materials) - Good design improves quality of life. Well-designed homes and neighbourhoods create better and healthier places to live, builds strong communities and can reduce crime, improve energy efficiency and provide homes that keep their value over time. Well-designed environments go further than the minimum. They enhance the sense of well-being, enable healthy lifestyles and create delight. The following guidance applies:

- a) the siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area;
- b) high quality innovative design is encouraged where it will complement the property;
- c) extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings; and
- d) external materials should reflect the character of the original building and the street and the windows and doors in an extension should match those of the existing property.

#### 2.4 **Front to Rear Access** - The following guidance applies:

- a) extensions should not be built up to a common boundary thereby blocking off the only route around the house for garden equipment and refuse bins. All extensions, garages, etc., should be set back from the side property boundary by at least 900 mm to allow external movement of refuse bins, garden equipment etc from the front to the rear of the property; and
- b) Exceptions may be made where an internal route will be maintained via a garage, a small utility room, or an access from the rear garden on to a path, which is a short direct route to the street at the front of the property. If access is through an internal room other than a garage, a separate passageway will be required.

#### 2.5 **Usable Private Garden Space** - The following guidance applies:

A minimum of 66% of the original useable private garden space (see Definition) should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid

over-development of the site. Adequate car parking shall be maintained within the curtilage of the property after any extension or structure is erected.

- 2.6 **Privacy and Overlooking** - The following guidance applies:
- a) there should be no adverse impact on existing or proposed accommodation;
  - b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;
  - c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;
  - d) above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18m apart and at least 10m from the site boundary. These distances do not apply to rooflights; and
  - e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.
- 2.7 Exceptions to these distances may be made in situations where windows are at an angle to each other, or, for ground floor rooms, effective permanent screening either exists, or can be erected. Decking is unlikely to be acceptable where, if there is a requirement for the erection of new permanent screening, the screening itself would have a detrimental impact on residential amenity.
- 2.8 **Daylighting and Sunlight** - Extensions to properties may cast a shadow over a neighbour's house or private garden that reduces their daylight or sunlight, and therefore adversely affect their amenity.

- 2.9 Extensions should not cause a significant loss of daylight to any habitable room (see Definition) of neighbouring properties, or significantly block sunlight to adjacent private gardens. There should be no significant adverse impact on either existing adjacent properties, or the proposed accommodation.
- 2.10 The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', second edition (PJ Littlefair, 2011) will be used to assess any impact on daylight or sunlight.
- 2.11 Where deemed necessary, applicants shall be required to provide the following assessments as detailed within the BRE guide to good practice:
- a) single storey extensions will be assessed using the 45° test (as shown below). Failure on both the elevation and plan would result in a significant loss of daylight to the habitable rooms in the neighbouring house and will not be acceptable;
  - b) two storey extensions, or larger, shall be assessed for their impact on habitable rooms of neighbouring properties using the 'Vertical Sky Component'; and
  - c) the impact of extensions on private garden ground should be assessed, where considered necessary, using the 'Calculation of Sun on the Ground' test. Applicants should submit this information where requested using three points in time: 9a.m, 12midday and 3pm, for the Spring Equinox. The impact of the original dwellinghouse must be shown at these times as well as the impact of the proposed extension, to see whether the proposed extension will significantly increase the effect on neighbouring property.
- 2.12 **Extensions** - Extensions should generally have a pitched roof, should not project in front of the building line (see Definition), should



relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design. Flat roofs on single storey extensions, if a high quality modern design, may be considered as long as the scale and design are appropriate for the existing dwelling.

#### 2.13 **One and a Half and Two Storey Extensions -**

##### a) Side Extensions

To ensure extensions are subordinate to the existing house and avoid a terracing effect, 1.5 and 2-storey side extensions should generally:

- not be deeper than half the depth of the house should not double the footprint of the house;
- be set back a minimum of 1.5 metres from the building line; and
- incorporate a roof style which carries through the line of the eaves of the existing house and has a ridge line lower than the ridge of the roof of the house.

*A relaxation to the full 1.5 metres setback may be made for extensions to houses where a terracing effect, or unbroken massing, could not arise in the future. These could include houses on a street corner; where the house extension would be adjacent to a non-residential use; or houses with asymmetrical frontages and staggered building lines, and when a proposed ridgeline set-down for the extension creates a subordinate appearance.*

##### b) Rear Extensions

To reduce the dominance of the extension, two storey rear extensions should also have a ridge line well below the ridge of the existing house.

#### 2.14 **Dormers, Roof Terraces and Balconies (including inverted balconies)**

- Dormers should:

- a) be well below the ridgeline of the roof;
- b) be finished to match the materials of the existing roof;
- c) have a front face predominantly glazed;
- d) match the style of any existing dormers present on the roof/adjacent buildings;
- e) be well drawn back from the eaves by at least 300mm;
- f) not extend more than 50% of the width of the roof (two small dormers on the same elevation would be preferable to one larger dormer);
- g) not be over-dominant in relation to the existing scale of the property; and
- h) relate to windows and doors below in character, proportion and alignment.

2.15 Dormers, roof terraces and balconies should not be located where they could infringe the privacy of neighbours, by directly looking into their windows or private gardens (exceptions may be made where the space the dormer serves is clearly non-habitable). Obscure glazing is not considered an acceptable means to mitigate against privacy issues.

2.16 The alteration to the roof should also not have a significant effect on the appearance of the roof. The cumulative effect of dormers and other roof alterations on the appearance of the dwelling will also be taken into account.

#### 2.17 **Porches** - Porches and front extensions should:

- a) not disrupt regular front building lines, to the detriment of the appearance of the building and the street;
- b) be finished to match the materials of the existing dwellinghouse; and

- c) not be over-dominant in relation to the existing scale of the property

2.18 **Conservatories** - Conservatories should:

- a) be at garden level only, with any significant difference in level between the property and the garden taken up by steps within the conservatory, to avoid overlooking of neighbouring properties;
- b) have the base and “fire” walls finished in materials to match the wall of the property to which the conservatory is joined;
- c) include proposals for screening of the garden boundary if no permanent screening exists; and
- d) not rely on obscure glazing to mitigate against privacy issues.

2.19 **Decking** - Decking is only likely to be acceptable where there is no overlooking of neighbouring windows or gardens, or where suitable permanent screening exists or can be erected. Proposals for screening should not have an adverse impact on the visual/residential amenity of the application property or neighbouring properties.

2.20 **Extensions and Alterations to Flats** - Extensions to flats, such as 4-in-a-blocks and subdivided villas, pose particular difficulties because of the proximity of properties and the complexity of land ownership. Although flat dwellers have less privacy in their rear garden than house dwellers, as they are directly overlooked by their immediate neighbours, this situation should not be exacerbated by a proposed extension. Good architecture and design should be able to negate any overlooking issues. The following guidance applies:

- a) extensions should not have any windows or doors immediately adjacent to garden areas outwith the ownership of the applicant/application property or in common ownership; and

- b) any overlooking should be mitigated by screen facing, and in certain cases, obscure glazing.

2.21 **Access from Flats to Communal Backcourts and Gardens** - Many tenements, and houses subdivided into flats, share a communal backcourt/ garden that is accessed via a common back door. Forming a new door to provide owners of ground floor flats with a private access to the backcourt/ garden will lead to an unacceptable informal annexation of the area of the backcourt/garden immediately adjacent. This, in turn is likely to lead to a marked reduction of the garden area available to neighbouring residents and prove detrimental to their residential amenity. The forming of such accesses will not be supported.

2.22 **Re-Roofing** - Planning permission is not generally required for re-roofing in unlisted buildings outwith Conservation Areas as long as the materials used for any roof covering are as similar in appearance to the existing roof covering as is reasonably practicable. The following guidance applies:

- a) stone built tenements, should be re-roofed with either grey slate or flat grey tiles to ensure continuity of appearance in the street block;
- b) re-roofing of post war flats and 4-in-a block flats, should provide consistency of colour and materials and minimise any contrast with existing unaltered roofs;
- c) re-roofing of terraced houses (including any porches), should match the colour of the standard for the block; and
- d) detached and semi-detached houses should be re-roofed to blend in with neighbouring properties.

2.23 **Conversion of Garages to Living Accommodation** - In general, planning permission is not required to convert garages to habitable rooms. However, in some developments garage conversions are not permitted and householders should check with the planning

authority to see whether planning permission will be required in their particular case. The following guidance applies where planning permission is required:

- a) the loss of garage space should not reduce the need for appropriate car parking provision on site;
- b) the frontage alterations should reflect the character and appearance of the house;
- c) conversion of the garage should not block access from the front to the rear of the house (see section 2 above); and
- d) the potential cumulative impact on on-street parking should also be considered.

2.24 **Free-standing Garages** - Garages should:

- a) be set a minimum of 6 metres back from the rear edge of the public/common footpath, except in private lanes where they may be set on the boundary;
- b) have a pitched roof, unless well screened from public view;
- c) not extend in front of the established building line (see Definition); and
- d) be finished in materials to match the original house.

2.25 **Front Garden Parking (outwith Conservation Areas, in flatted development and in properties where permitted development rights have been removed)** - As car ownership rises, particularly in flatted areas, owners are increasingly forming parking space within their front gardens. These areas, however, have a vital role to play in the creation of pleasant residential streets, which would be severely affected if there was a concentration of hard surfaced front gardens used for car parking.

2.26 When such development is considered acceptable:

- a) The vehicular access should:
  - be a minimum of 2.5 metres wide; and

- be at right angles to the road.

If gates are proposed, they should only open inwards.

b) The parking area should:

- have a maximum gradient of 10%;
- have its first 2 metres hard paved across its entire width, to prevent gravel spilling on to the public footpath/road;
- be a minimum of 5 metres in length and 2.5 metres in width; and
- take up no more than 50% of the front garden area, and not fragment the garden into small unusable spaces.

2.27 Development is unlikely to be supported where:

- a) the proposed access is located within 25 metres of a major traffic junction;
- b) the Council's Road's Authority has recommended refusal for traffic reasons;
- c) the proposed vehicular public footpath crossing would create more than two driveways side by side;
- d) in tenement properties, front gardens have a vital role in the preservation of townscape and residential amenity; and
- e) the formation of the driveway would involve the removal of, have an adverse effect on, any mature tree in either the garden or on the public footpath.

2.28 In terms of other legal requirements, regardless of whether planning permission is required or not, applicants may also require a Footway Crossing Permit from the Council's Road's Authority. When parking provision is made in the front garden area, 50% of the original front garden should be retained

2.29 **Access Ramps** - Adaptation of homes with the addition of external access ramps is becoming common. As these are usually in the front gardens of homes, they can be prominent structures and can detract from the visual amenity of the street. The following guidance applies:

- a) the base walls of a ramp should reflect the colour and materials of the wall to which the ramp is attached, in order to minimise the visual impact (railings shall be coloured black);
  - b) ramps should not be erected in front of the windows of another property; and
  - c) ramps and platforms, which allow a direct view into adjoining property, or overlook adjoining private gardens, may require to have screening to prevent loss of privacy to adjoining property.
- 2.30 Metal ramps should be removed and former layout restored once the ramp is no longer required.
- 2.31 **Fences and Walls** - In some cases planning permission is not required for fences and walls. Where permission is required, generally in front of houses or bounding a road, the following guidance applies:
- a) in front gardens, where privacy is less of a consideration, walls and fences should not exceed 1 metre in height; and
  - b) in rear gardens, where a level of privacy can be expected, walls and fences up to 2 metres are acceptable.
- 2.32 Exceptions may be made in areas where higher garden boundaries are the established pattern.
- 2.33 **Ancillary Garden Structures (Garden Sheds, Pigeon Lofts etc) –** Ancillary garden structures should be:
- a) similar in size and appearance to traditional garden sheds; and
  - b) sited behind the building line (see Definition) and preferably within the rear garden area.
- 2.34 Pigeon lofts incorporated within garage roofs should not impact on visual amenity. The siting of temporary modular buildings and

shipping containers in domestic gardens are not considered to be ancillary garden structures.

- 2.35 **Waste/Recycling Stores** - Many owners of houses and flatted properties are redesigning their bin store areas to accommodate larger waste and recycling bins. New or refurbished bin stores should comply with the following standards and also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection.
- 2.36 To minimise smell and noise nuisance, bins should be located as far as possible from residential windows. In traditional property, this will usually be at the bottom of the backcourt or rear garden. The screens around the bin stores could either be in materials to match the walls of the backcourt, usually in brick, or a more contemporary solution could be used. Bin stores should not be located in the front garden.
- 2.37 **Solid Fuel Stoves and Chimneys or Flues** - Flues serving woodburning stoves or other multi fuel stoves in the Air Quality Management Areas (see also SG5 - Resource Management) will require planning permission, whether for new or existing flues. If a new flue is required, this should be situated carefully to avoid emissions close to windows and doors of neighbouring properties. The appliance and the fuel must be from the list of approved fuels and devices on the DEFRA website or its replacement, see also SG1 - Placemaking, Part 1, Detailed Guidance - Air Quality.

## Residential Layouts

2.38 In order to meet placemaking principles, the Council seeks to promote the delivery of high quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

2.39 **General Standards** - All residential developments must take into account the Placemaking Principles set out in SG1 - Placemaking, Part 1, as well as the guidance and standards set out in the Residential Design Guide (RDG). These criteria should be read in conjunction with the RDG.

2.40 Residential Layouts should:

- a) take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing balcony and/or garden spaces (see RDG, Page 60 and the BRE 'Site Layout Planning for Daylight and Sunlight');
- b) make appropriate provision for refuse and recycling storage areas (see also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection and RDG, page 64);
- c) wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons (see SG7 - Natural Environment, Section 8);
- d) have roads designed to the standards set out in RDG (see SG11 - Sustainable Transport);
- e) incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme (See RDG,

pages 16, 24, 46 and Appendix 3, SG -7 Resource Management and SG - 8 Water Environment); and

- f) ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts.
- g) ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety, see also SG1 - Placemaking, Part 1 and SG1 - Placemaking, Part 2, Detailed Guidance - Active Travel and SG6 - Green belt and Green Network.

2.41 **Additional standards** - Houses should provide:

- a) usable private garden space large enough to serve various domestic functions (see Note);
- b) parking provision to satisfy SG11 - Sustainable Transport and Car Parking Provision and Car Parking Layout guidance in the RDG and garages and/or driveways sufficient for household needs: and
- c) adequate privacy for residents. Habitable rooms should be protected from public areas by privacy zones as required in the RDG. Habitable windows should be suitably separated from habitable windows in other properties to protect privacy while respecting development context.

2.42 **Additional Standards for Flatted Developments** - In terms of communal private garden space, flatted developments should:

- a) provide usable communal private garden spaces as "backcourts". Design and layouts should ensure privacy, particularly for ground floor residents (see RDG for guidance) ; and

b) where a site's configuration or particular characteristics limits the ability to provide private garden space, then developers will be expected to:

- i. provide creative alternative solutions (e.g. shared roof garden, usable balconies); and
- ii. bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).
- iii. make outside provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.

2.43 In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

**Residential Density**

2.44 The guidance seeks to ensure that all new development has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments (see also SG1 - Placemaking, Part 1).

2.45 **General Principles** - The appropriate density of residential development will vary according to:

- a) location;
- b) context and setting;
- c) the scale and massing of adjacent buildings; and
- d) public transport accessibility and active travel opportunities.

2.46 Variations in the general density standards may be permitted where a justification is provided based on the factors listed above or for developments of exceptional urban design quality, provided that other CDP and SG standards are met. The guidance should be read in the conjunction with SG1 – Placemaking, Part 1, in particular the Character Environments section and in conjunction with SG11 - Sustainable Transport. In terms of the latter, the [Public Transport Accessibility Zones Map](#) identifies different parts of the City; these are explained in the General Standards which provide more detailed guidance below.

2.47 **General Density Standards –**

<b>A. Higher densities will, generally, be appropriate, in the:</b>	
i). City Centre	Densities will be determined by design, heritage and townscape considerations along with the City Centre Strategic Development Framework and associated Local Development Framework Guidance once it emerges (see additional Detailed Guidance on

	Residential Development in the City Centre and Tall Buildings).
ii). Inner Urban Area	Density may vary between 30 and 100 DPH in base accessibility locations, whilst higher densities will be expected in high accessibility locations and should be justified against the General Principles outlined above. Account will also be taken of the availability and capacity of broader infrastructure and community facilities to accommodate increased use.
iii). Outer Urban Area	Higher densities (75 DPH+) may also be considered in more limited circumstances for specific sites within high accessibility locations which form the frontage (including appropriate adjoining blocks) to main public transport routes, active travel opportunities and/or which are located at key gateway or nodal points and are clearly justifiable in terms of urban context and design quality.

<b>B. Lower densities will, generally, be appropriate in the Outer Urban Area, where development proposals should be informed by the prevailing plot size in the vicinity where a clear pattern exists. Where there is no clear pattern of development to provide a context:</b>	
i).	Sites with base accessibility may be developed to a maximum of 50 DPH.
ii).	Sites with high accessibility may be developed within a range of 20-75 DPH (see also A(iii) above).
iii).	Sites with a net developable area greater than 1.5 hectares and less than 5.0 hectares should be developed with a mix of house types. The majority of the site area should be non-flatted and the overall density should not exceed 50 DPH, regardless of accessibility.

2.48 **Large Sites, Masterplan Areas and Areas of Significant Change** - On sites of 5+ hectares, Masterplan areas identified in the Plan or

emerging during the life of the Plan and in other areas of significant change (e.g. Transformational Regeneration Areas, Community Growth Areas and Glasgow Housing Association (GHA) Regeneration Areas), the density of development will be detailed in guidance provided in a development brief or masterplan, etc., for the area. Account will also require to be taken of measures to provide/enhance public transport provision and active travel routes, where appropriate, see also SG1 - Placemaking, Part 1, Qualities of Place - Ease of Movement.

- 2.49 **Infill Development** - Development of infill sites will be assessed on merit. Higher densities will generally be permitted in areas of high accessibility to public transport. Particular regard should be given, however, townscape considerations.

*Note: The boundaries of the City Centre and Inner/Outer Urban Areas are shown on the Public Transport Accessibility Map in SG11 - Sustainable Transport*



### ***Conversion and Subdivision to Residential Use***

2.50 The aim of this guidance is to ensure that conversions and subdivisions result in good quality accommodation with appropriate facilities and residential amenity.

2.51 **General Standards** - Proposals for conversions and subdivisions should comply with the following general standards:

- a) all dwellings should, ideally, have dual aspect (proposed flats with their sole aspect into a parking court or shared rear area will generally be unacceptable). Where single aspect is proposed developers will be required to demonstrate that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook). An exception may also be made within a listed building, where the applicant can clearly demonstrate that the conversion/subdivision costs are so excessive as to necessitate a more intensive subdivision;
- b) all habitable rooms (see Definition) should receive natural daylight and ventilation. No residential accommodation should be formed solely in basement cellars or under-buildings. A minimum of 18 metres should be provided between habitable room windows directly facing windows in buildings on adjacent sites, wherever possible. Where the adjacent site is vacant, no new habitable room windows should be formed on an elevation less than 9 metres from the common boundary;
- c) access to upper floors should be provided internally. External stairs should not be visible from any public area, as they detract from the visual amenity of buildings and the surrounding streetscene;

d) there should be internal access from each dwelling to both the front and rear of the building, to enable occupants to reach refuse/recycling facilities and private/communal amenity space (an exception may be made in properties where a path is provided around the side of the building; and

e) parking provision should accord with SG11 - Sustainable Transport.

2.52 In some situations, grounds attached to the building will be feued separately, to provide a private garden for each flat. The following guidance applies:

a) where this is not proposed, the developer should provide usable communal private garden space for residents; a shared "backcourt" or "backcourts". These areas should be screened from public view and secured from public access. To minimise energy use, provision in these areas should also be made for clothes poles, to allow outside clothes drying; and

b) provision of garden space, refuse/recycling space, etc should not result in the removal of trees, important to the amenity of the area. On sites with mature trees, a tree survey should be submitted with the application to allow assessment of any likely impacts (see also SG7 - Natural Environment and Trees).

2.53 Where the building and/or the site makes the provision of private garden space difficult, developers should look at the possibility of creative alternative solutions, such as shared roof gardens or private terraces or balconies for flats. Where little external common garden space is being provided, developers will be expected to bring forward mitigation measures to improve internal amenity, such as larger flats, more generous room sizes and the maximisation of window sizes in all habitable rooms.

2.54 **Subdivision of Flats** - The following guidance applies:

- a) maisonettes (see Definition): The City still has many exceptionally large flats in terraces and tenements, usually in the form of maisonettes. Applications to subdivide a maisonette into 2 self-contained flats should meet the general standards set out above.
- b) single Floor Flats:- As well as permanently removing larger units from the housing stock, the sub-division of flats within tenements and terraces places increased pressure on parking and communal facilities, such as refuse disposal and private amenity space. This is to the detriment of the residential amenity of neighbours and the surrounding area.

Proposals for the sub-division of single floor flats will only be acceptable where applicants can demonstrate one or more of the following:

- i. The proposal forms part of a comprehensive refurbishment of the entire building or group of buildings.
- ii. The property has been actively marketed as a single self-contained flat, without successful sale (applicants will be expected to provide evidence that the flat has been marketed in the Glasgow Solicitors' Property Guide, or an estate agent's list, for at least 6 months, and to provide copies to the Council of any offers received in that period).
- iii. The repair/refurbishment costs for the flat are so great as to necessitate the intensification of residential use (applicants will be asked to submit details of the costs of refurbishment).

2.55 **Local Area Policies - Conservation Areas**

**STRATHBUNGO CONSERVATION AREA**

With many of the terraced properties converted into flats, problems of parking congestion and pressure on refuse disposal have increased. To prevent a worsening of this situation, the subdivision of terraced houses in Queen Square, Marywood Square and Regent Park Square will be restricted to two self-contained units per original house.

The unique character of the Category 'A' listed 1-10 Moray Place, allied to the modest size of the Moray Place terraces mitigates against any subdivision. As a result:

- the subdivision of 1-10 Moray Place and the Category 'B' listed terrace at 12-16 Moray Place will not be supported;
- no further subdivision of properties, which have already been divided into self contained dwellings, will be supported; and
- no parking space should be formed in the rear garden of properties (unless there are exceptional circumstances - e.g. the need for disabled access), in order to preserve the use for garden purposes and refuse/recycling storage.

**MILLBRAE CONSERVATION AREA**

There is a need to protect the amenity of this popular family housing area. Parking and access problems, for example, have already necessitated the introduction of traffic management measures in this area. The subdivision of terraced properties at 5-25 and 2-16 Ailsa Drive and 1,3,19 and 2-46 Millbrae Crescent, therefore, will not be supported. In addition, no further subdivision will be supported of properties which have already been divided

into self-contained dwellings.

#### **PARK CONSERVATION AREA**

This former residential area was almost totally converted to office use by the end of the 20<sup>th</sup> century, with many of the former rear gardens converted to private car parks, open to the rear lanes. In the last 20 years however there has been a steady conversion of office premises back to residential use, with buildings subdivided into flats or used as individual homes. This outstanding Conservation Area contains the nationally significant Woodlands Hill Group of listed buildings and is laid out in terraces which are mainly A or B listed, often with interiors of exceptional quality.

The Council will expect proposals to make minimal disruption to the internal fabric with restoration of the interiors and retention/reinstatement of original proportions, wherever possible. Applicants will also be required to address the improvement of the townscape of the rear lanes, with solid boundaries reinstated and limited parking in the rear garden areas.

The importance of the conservation aspects, and the physical limitations imposed by the quality of interiors, mitigates against intensive subdivisions of buildings within the Park Conservation Area and the Council will limit subdivision to the following number of flats:

- a maximum of 2 dwellings in a 4-storey terraced property; and
- a maximum of 3 dwellings in a 5 storey, or more, terraced property.

Where applicants wish to form parking spaces for the flats, this

should not cover more than 50% of the former garden area and a boundary and gate to the rear lane should be reinstated.

#### **GLASGOW WEST CONSERVATION AREA**

This area is characterised by Victorian terraces, among other building types, many of which were subdivided over the last thirty years into self contained small flats, one or more on each floor of the property. The area is one of the City's most popular residential areas with both families and other groups, due to its provision of employment, excellent public transport, schools, parks and range of shopping and leisure uses. As car ownership has risen, however, the West End has experienced problems of traffic and parking congestion. To attempt to address these problems and provide a greater range of dwelling size, the Council will not support proposals which:

- subdivide 3 storey terraced property (or any terraced property in Westbourne Gardens, Kingsborough Gardens and Kirklee Terrace);
- exceed a maximum of 2 dwellings in a 4 storey terraced property;
- exceed a maximum of 3 dwellings in terraced properties of 5, or more, storeys;
- seek to form parking space(s) in the rear of terraced properties (in order to preserve the use for garden purposes and refuse/recycling storage); or
- subdivide, further, properties which have already been divided into self contained dwellings.

It will be the responsibility of the developer to demonstrate where a scheme may not be viable on economic grounds, to the complete satisfaction of the Council.

2.56 Proposals to subdivide listed buildings and/or buildings in conservation areas will also have to meet the standards set out in Policy CDP9 and SG9 - Historic Environment}

*Note: Residents of all new subdivisions or conversions within Controlled Parking Zones (see Map in policy SG11 - Sustainable Transport) will be excluded from obtaining Residents' Parking Permits.*

### **Residential Development in Lanes and Gardens**

2.57 The aim of this guidance is to ensure that development in lanes and gardens does not result in overdevelopment and that residential amenity for existing and future residents is of a high quality. The Council will, therefore, not support residential development of any part of a residential backcourt (see Definition) for new housing.

2.58 Proposals for both conversion and new build in lanes and gardens will be considered against the following criteria:

2.59 **Residential Development in Lanes** - Proposals for residential development in lanes will require to meet **all** of the following criteria:

- a) the established building lines of the lane (see Definition) should be respected;
- b) access along the lane for residents, refuse lorries and emergency vehicles should not be adversely affected;
- c) private garden space with sufficient space for clothes drying and sitting out must be provided;
- d) existing boundary walls with the adjoining backcourt/garden should be retained and repaired with any gaps rebuilt to match;
- e) the scale and massing should be in the style of mews housing, up to a maximum height of 2-storeys, or 1 and a half-storeys with dormers in lanes with no existing mews properties;
- f) high quality design and materials require to be used (in Conservation Areas see additional guidance in SG9 - Historic Environment);
- g) existing formal parking provision for residents of adjacent buildings, which is removed as a result of the development, must be replaced;

- h) potential issues of noise and air pollution that could arise in developments between tall tenement blocks should be avoided, see also SG1 - Placemaking, Part 2, Detailed Guidance - Noise Management and Air Quality; and
- i) Many lanes are subject to public access rights (for pedestrians and cyclists). The introduction of gates across lanes that restrict legitimate public access will not be supported where this would have a negative impact on connectivity. Where gates are approved, a stopping up order may be required.

2.60 **Residential Development in Lanes and Gardens** - The City contains many detached and semi-detached houses with generous gardens to the side and/or rear of the properties. Development of part of these gardens for additional dwellings, however, can often result in overdevelopment of the site, to the detriment of the residential amenity of both the existing and the new properties.

2.61 Proposals for residential development will require to meet **all** the following criteria:

- a) the new plot(s) being created should comply with the average residential plot size of similar dwellings in the surrounding area;
- b) the development should match the scale and massing of adjacent residential property;
- c) the development must have a frontage on to a public street; and
- d) all other relevant standards should be met.

2.62 **Conservation Areas** - In Conservation Areas, the following additional guidance applies:

- a) many of conservation areas have a spacious, leafy character with houses sitting in generous plots. The subdivision of a garden will often result in housing plots much smaller than

those in the surrounding area. This over-intensive development of plots is likely to detract from the visual appearance of the conservation area, see SG 9 - Historic Environment;

- b) all properties, resulting from the splitting of the feu (see Definition), should have gardens in scale with the established pattern in the area.

### 2.63 Local Area Policies -

#### **PARK CONSERVATION AREA**

The construction of new mews houses (see Definition) in lanes in Park Conservation Area could adversely affect the residential amenity of the flats in the main buildings, e.g., by restricting daylight to the lower floors of the main building, presenting an outlook to the residents of a nearly blank rear wall or, when proposed as part of the subdivision of the main building, restricting their amenity space to a very small rear yard.

New mews houses are only likely to be acceptable if historical O.S. maps show a mews house on the site originally, or if the proposal is for a site between original mews buildings. The conversion of existing mews properties to residential use, however, is encouraged, and any alterations should also comply with the following criteria.

New mews houses should meet all the following criteria:

- the scale and massing should match the original standard for the lane, with ridge and eaves height to match;
- houses should have pitched roofs, clad in slate, with gable ends;
- elevations facing on to the lane, and on to the main property, should both be finished in stone, with all

windows

- having a vertical emphasis and being framed in timber; and
- any windows proposed in the roof to be conservation style rooflights only.

- 2.64 **Listed Buildings and Conservation Areas** - Proposals for residential development in lanes and gardens within conservation areas or affecting listed buildings will also have to meet the standards set out in CDP1 Placemaking and CDP9 Historic Environment, corresponding SG and the Residential Design Guide (RSG).

*Note: Residents of all new housing developments will be excluded from obtaining residents' parking permits*

### ***Non Residential Development Affecting Residential Areas***

- 2.65 The Plan does not identify land use zones to direct particular types of development. Instead, Policy CDP1 Placemaking encourages development to be informed by a place based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. It is critical that new development is compatible with existing and future uses, see also SG1 - Placemaking, Part 1 - Site and Area Analysis.
- 2.66 This guidance aims to ensure that any non-residential development in proximity to residential development does not harm residential amenity or erode the character of residential neighbourhoods, see also SG1, Part 2, Detailed Guidance - Section 4 (Amenity).
- 2.67 Residential areas are supported by a range of uses that help to reinforce the community by creating focal points as well as reducing the need to travel. Generally the following uses are deemed to be compatible and complementary to residential areas and will be encouraged:
- a) schools;
  - b) local shops;
  - c) community facilities;
  - d) public buildings;
  - e) small businesses (particularly Class 2);
  - f) health facilities; and
  - g) social and recreational facilities.
- 2.68 All proposals for non-residential uses will be considered against the following criteria:
- a) Outwith the Network of Centres and Economic Development Areas identified in the Plan (see Policy CDP3 - Economic Development and Policy CDP4 - Network of Centres), permission will not normally be granted for uses that would

generate unacceptable levels of disturbance, traffic, noise, vibration, and emissions (particularly outside normal working hours) or which propose the storage of quantities of hazardous substances in close proximity to housing; and

- b) Uses which prove acceptable to the Council will require to provide adequate screening for any outside storage of materials and introduce traffic mitigation measures, where appropriate, in order to preserve the amenity of the surrounding residential area.

### **Residential Development in the City Centre**

2.69 The Council generally encourages new residential development in the City Centre. This guidance seeks to ensure that the amenity of new residential development in the City Centre is of good quality in relation to its location and surrounding uses. Emerging spatial guidance relating to the City Centre, which seeks to encourage more residential development in the City Centre in order to increase the resident population is being produced. This guidance will be temporary until the spatial guidance provided by SDF's and LDF's are produced.

2.70 New housing developments will continue to be encouraged in areas where there is existing residential development (Garnethill, Townhead and Merchant City), subject to meeting the guidance below.

2.71 In areas with less residential activity, particularly at ground floor, in the City Centre, residential development (including the use of vacant upper floor accommodation) will be supported, where this will achieve an acceptable standard of residential amenity and will not prejudice the operation of existing uses (see also SG11 - Sustainable Transport (Car Free Housing)).

2.72 **General Standards** - All new residential developments in the City Centre, whether new build or conversions, should meet the requirements of SG1 - Placemaking, Part 2, Detailed Guidance - Residential Density, as well as meeting all of the following criteria:

a) townscape considerations will demand developments of medium to high density which should be reflected in a suitable urban scale. Family accommodation is encouraged in appropriate locations;

- b) good outlooks or views should be provided wherever possible from habitable rooms. Design solutions should ideally provide for dual aspect accommodation. Proposals will be assessed in relation to individual circumstances, taking account of the adaptability of the building (if a conversion), the size of the flats and the general amenity;
- c) space for amenity areas is limited in the City Centre. Proposals are expected to provide on-site green infrastructure (See SG6 - Green Belt and Green Network) where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens.
- d) the level of parking should not prejudice the design or integrity of housing development in the City Centre. If parking is required, the preferred location is off-street within the curtilage of the development and if possible, within basement parking areas;
- e) reduction in noise can be attained by means of locating habitable rooms away from street frontages, although care should be taken to ensure that developments do not present a 'blank' frontage. Developments should be designed to achieve the maximum possible daylight penetration particularly in relation to habitable rooms;
- f) taking into account the privacy and prospect of the development. Care should be taken in relation to ground floor accommodation and the avoidance of overlooking of habitable rooms;
- g) to improve the convenience and attractiveness of the development, the provision of common drying, storage and



refuse/recycling facilities will be required (see also SG1- Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection. Although kitchens are usually fitted with tumble dryers, if the development is large enough consideration should also be given to other facilities such as a communal laundry/drying room. Common storage facilities, at ground floor level, will be required for cycles (see also SG11 - Sustainable Transport: Cycle Parking); and

- h) the City Centre has been designated an Air Quality Management Area in response to high levels of nitrogen dioxide from vehicle emissions. For developments within the declared City Centre Air Quality Management Area, the Council will look for clear evidence that the development has taken account of air quality issues (see also SG1 – Placemaking, Part 2, Detailed Guidance - Air Quality).

*Note: The Council strongly recommends that a scheme for the management, repair and maintenance of the building by a designated factoring agency should be established as part of the proposals for any residential development (new build or conversion).*

### 3. COMMERCIAL PREMISES

#### *Commercial Uses in Residential Properties*

- 3.1 The aim of this guidance is to ensure residential amenity is not adversely affected by the introduction of commercial uses or operators.
- 3.2 There is a presumption against granting planning permission for commercial uses of dwelling houses, including flats. In following this guidance, particular scrutiny will be given to conservation areas and any residential area where other considerations, including townscape, alterations to property, traffic, access and servicing, parking, noise or other environmental considerations could adversely affect local amenity or safety, see also SG1 - Placemaking, Part 1, Qualities of Place - Legibility and Safety. The test will be the preservation or enhancement of residential amenity and the environment.
- 3.3 Exceptions against this presumption may be considered where the:
- a) applicant can demonstrate, to the satisfaction of the Council, that the proposed use will provide a beneficial service to the community;
  - b) quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced;
  - c) property (where a flat) has a private direct access to the street; and
  - d) use will not give rise to parking/servicing problems in the street/building.
- 3.4 Some businesses can operate within residential property, where the primary use remains residential and the subordinate commercial use

has little impact on the residential amenity of the building. In considering whether a part change of use would occur, the Council will have regard to:

- a) the number of rooms which will be used for commercial use;
- b) whether any staff will be employed to work in the dwelling;
- c) the type of equipment which will be used;
- d) the hours of operation;
- e) whether the development will attract visitors and the frequency of visits, including deliveries; and
- f) whether there will be a need for increased parking/servicing.

*Note: This policy deals with all proposals for changes of use of a dwelling (including a flat), however, additional guidance can be found specifically relating to multiple occupancy and short stay accommodation in SG10 Meeting Housing Needs and in relation to Section 4 detailed guidance on Day Care Nurseries and Childminding.*

## Alterations to Shops and Other Commercial Buildings

- 3.5 This guidance seeks to ensure that alterations to shops and other commercial buildings enhance the appearance of buildings and the street scene generally, and cause no dis-amenity to neighbours, see also SG1 - Placemaking, Part 1. Small alterations are often made to commercial property, for example, to install a new frontage or canopy, fit a security feature or an air-conditioning system. All of these changes can affect the appearance and visual amenity of both the property and the street scene. When changes are made to properties within residential buildings, they can also have an adverse effect on residential amenity, for example as a result of noise.
- 3.6 Proposals for alterations to shops and other commercial buildings should:
- a) respect the period, style and architectural character of the building;
  - b) not detract from the historic character of a listed building or property within a conservation area, see also SG9 - Historic Environment; and
  - c) not adversely affect residential amenity as a result of noise, vibration, etc.
- 3.7 All additional fittings to commercial units and shopfronts should not detract from the visual appearance of the building by obscuring the active shop window or adding clutter to the building.
- 3.8 **Frontage Alterations** - The following guidance applies:
- a) alterations to frontages should always be designed to take account of the age and style of the buildings in which they are located;
  - b) on older properties (e.g. tenements), the original fascia should be retained or, if it is concealed by a dropped fascia (see Definition), this should be removed and the original fascia

reinstated. If a sub-fascia is fitted, this should be glazed (the glazing could be reflective, coloured or etched if it is hiding fittings or existing lowered ceilings). Glazing should run from the bottom of the fascia down to the pavement. A stall-riser may be used;

- c) lowered ceilings in older buildings can hide original features. In listed buildings, lowered ceilings should be removed to expose the original ceiling. Where lowered ceilings are proposed, they will only be acceptable where they are set back 1 metre behind the glass, or raked back at an angle, to avoid interruption of the glazed shopfront with an incongruous feature;
- d) in buildings where timber-framed shopfronts are still the established pattern, then timber should be used for the framing;
- e) if a unit extends across two adjacent buildings at different levels, then the fascia should be stepped, rather than carried through at the lower level; and
- f) extensive use of tiles or render is discouraged.

### 3.9 **Awnings and Canopies** -The following guidance applies:

- a) canopies should spring from below the original fascia and not extend across pilasters or residential tenement close entrances (see Definition). Canopies should not be fitted on shopfronts with dropped fascias;
- b) canopies should only be fitted on ground floor level properties;
- c) materials of the canopy should be in keeping with the design and character of the building;
- d) awning boxes should generally be concealed behind the shopfront; and
- e) canopies should be of an appropriate height to ensure the safety of pedestrians and cyclists.

3.10 **Security Features and Fittings** - All fittings to commercial units should be located so as to minimise visual intrusion and should not detract from the appearance of the building as a whole. The following guidance applies:

- a) security over doors and windows should be demountable mesh grilles or externally mounted brick-bond shutters;
- b) roller shutters should have the shutter boxes fully recessed, flush with the frontage; and
- c) alarms and other security fittings should be mounted on the door return, rather than on the frontage itself.

3.11 **Chiller/Air Conditioning Units/Flues** - The following guidance applies:

- a) external fittings such as air conditioning units should be located out of sight of public view, on rear/side elevations, concealed on a roof, or in back yards;
- b) within residential buildings, units should be located to minimise noise and vibration. In general units should be located away from any residential window; and
- c) the title deeds of a tenemental property, or other building, may require that the agreement of other owners be obtained before any structure is fitted to a wall in common ownership. Any grant of planning permission does not remove this obligation, which is a separate legal matter.

3.12 **Access Ramps** - The following guidance applies:

- a) the base walls of a ramp on the public face of a building should match the colour and materials of the wall to which the ramp is attached, in order to minimize the visual impact of the ramp; and
- b) the access ramp should not narrow a footway to the detriment of pedestrian movement and safety.

3.13 **Rear Alterations or Extensions** - The following guidance applies:

- a) commercial premises should not extend into existing backcourts (see Definition), where this would lead to an unacceptable reduction in the area of the backcourt and a consequent reduction of residential amenity;
- b) there should be no door access from a commercial unit into a backcourt or communal garden, where this would allow noise and commercial activity into the exclusively residential part of the tenement; and
- c) the introduction of outdoor seating areas to the rear of food and drink premises can also have adverse impacts on the amenity of neighbouring residents. This issue is addressed in policy relating to food and drink uses.

3.14 **ATMs in Commercial Premises** - ATMs (see Definition) are increasingly being introduced to the exterior of commercial buildings other than banks or financial services shopfronts. It is important to ensure that ATMs, like other alterations to shopfronts, do not obstruct the active frontage of the shop window or alter the proportions of the original shopfront, where this would have an adverse impact on the overall appearance of the building or surrounding area. The following guidance applies:

- a) ATMs should be installed through clear glass, to maintain a predominantly glazed shopfront, contributing to the amenity of the streetscene;
- b) any receptacle for receipts should be provided within the structure of the ATM rather than an additional fitting on the shopfront or building; and
- c) additional illumination of the ATM will not usually be permitted in addition to illuminated signage, particularly in residential areas.

3.15 **Further Guidance** - Further guidance on the public realm (including street furniture) is available in SG1 - Placemaking, Part 2 Detailed Guidance - Public Realm.' Proposals for alterations to shops and

other commercial buildings in listed buildings and/or buildings in conservation areas will have to meet the standards set out in SG9 - Historic Environment Supplementary Guidance.

## 4. AMENITY

### *Air Quality*

- 4.1 New development should not result in the deterioration of air quality, particularly in (or adjacent to) Air Quality Management Areas (AQMA's). Further guidance will provide more detail on the way in which air quality and air pollution issues will be considered, see also SG 1 - Placemaking, Part 1.
- 4.2 This guidance will aim to:
- a) ensure air quality is properly considered in the planning process and identify developments where air quality may be a material consideration;
  - b) identify developments where an air quality assessment will be required;
  - c) provide guidance on the process of air quality assessment; and
  - d) set out the Council's approach to the use of planning conditions and planning obligations in respect of air quality.
- 4.3 It is advised that developer liaise with the Council in the early stages of the planning process. Pre-planning application discussions can be very useful to determine if air quality issues are likely to be a significant consideration.

## Noise

establish appropriate noise assessment criteria to avoid unnecessary delay in the planning process.

- 4.4 Further guidance on Noise Management will help to ensure that developers:
- a) understand the impact not only of noise but also vibration on the community; and
  - b) realise the role they can play in mitigating the intrusion of such nuisance on a development's surroundings, in order to reduce the loss of any public amenity.
- 4.5 This further guidance will:
- a) give developers the relevant information on noise and vibration when dealing with the planning process;
  - b) takes account of current policy and legislation in relation to planning and noise; and
  - c) provide information about undertaking a noise assessment, where this is required to determine a planning application.
- 4.6 It is advised that developers liaise with the Council's Environmental Health Service in the early stages of the planning process. Pre-planning application discussions can be very useful to determine the risk of noise being a significant consideration and to identify the supporting information and detail on noise likely to be required.
- 4.4 Prior to commencing any noise impact assessment, the appointed noise consultant should contact the Council's Environmental Health Service to agree the relevant noise assessment methodology and

## Outdoor Access and Play

- 4.7 This guidance complements, and should be read in conjunction with, SG11 - Sustainable Transport, SG1 - Placemaking, Part 1 and SG6 - Green Belt and Green Network. The steps outlined below aim to provide an holistic approach which encompasses both the statutory and general design elements specific to delivering outdoor access and play opportunities within new development.
- 4.8 In terms of access, early site assessment should consider existing public use, see also SG 1 - Placemaking, Part 1, The Placemaking Design Process. This should include not only formal and statutory paths (such as rights of way, core paths and promoted cycle routes) but also unsurfaced 'desire lines' and areas used for informal recreation, such as dog-walking or horse-riding. Even where there are no existing formal paths, a site may be well-used by the public and a valuable community resource for active leisure.
- 4.9 Since 2003, a general 'right of access' has applied to most open sites. Prior to 2003, public rights of way may have been established through continued use over 20 or more years and these can only be altered through a statutory process. The path network beyond the site boundary should also be identified at an early stage, along with nearby trip generators such as schools, shops, greenspaces and other local facilities, in order to inform the provision of new routes.
- 4.10 Developers should consider:
- how any existing public use of the site will be accommodated within the new layout (through retention of existing routes and/or provision of new paths, roads, footways and open spaces);
  - how continuity of access will be provided during construction;
  - how latent demand can be provided for (i.e. links to trip generators previously identified);

- the needs of all users (for example, older people, children and families, commuter cyclists, dog-walkers, people with mobility and other impairments, etc);
- whether any statutory routes (rights of way, core paths and dedicated cycleways) may be affected by the proposed layout. Stopping-up and/or diversion orders (which involve a statutory consultation phase), may be required;
- how new paths will perform over time and how the maintenance burden can be reduced through the choice of materials and construction methods; and
- preparing an Access Plan which sets out how public access will be accommodated both during and after construction (which may be managed through planning conditions in larger, more complex developments).

4.11 In terms of design, walking and cycling routes should be:

- barrier-free; i.e. should avoid steps, gates, pinch points, steep gradients and uneven surfaces, wherever possible;
- characterised by 'generosity of space'; i.e. most paths intended for public use will need to be broad and open to accommodate cycles, buggies and wheelchairs, as well as pedestrians;
- safe; i.e. paths should benefit from passive surveillance, either from neighbouring ground or from the windows of adjacent buildings. Developers should seek to provide clear sight lines and paths should not be channelled between high/dense vegetation, solid fences or walls or result in the creation of blind corners;
- surfaced appropriately; i.e. well-drained, bound, free of trip hazards and permeable, where possible (dependent on



required carrying capacity such as anticipated pressure from vehicular or equestrian use);

- e) connected directly to the wider walking and cycling network, in order to contribute to the overall permeability of the development;
- f) fully open and available before a development is occupied, in order to ensure acceptance by the new occupiers; and
- g) capable of contributing to the management of surface water, where appropriate; see also SG8 - Water Management.

4.12 SG1 - Placemaking, Part 1 encourages the development of accessible and innovative play areas. Play opportunities should be incorporated into all new developments, where appropriate. Wherever possible, this should be informed by meaningful engagement, especially with children and young people. Consideration should be given to the location of play areas (these should be easily accessed and overlooked) and the use of natural elements, which are low maintenance, easier to integrate into landscaping and which often allow experiences by different groups, not just children (e.g. seating for carers).

4.13 The Council's Residential Design Guide states that 'play areas should not only include traditionally defined children's play parks with fixed equipment, but also create 'playable' spaces which meet the needs of different people at the same time. Support for playable spaces can extend the range of play opportunities available to children and can be cost effective, for example, providing playable spaces which can also function as amenity space and landscaping. Imaginative planting, ground mounding, boulders, seating and sculpture can all provide play for children of a wide range of ages as well as exercise and visual amenity for adults. All communal or public open space should be accessible (by walking and cycling) and welcoming, and designed for natural surveillance to increase security and foster a sense of ownership in the community.'

4.14 A landscape architect or similarly qualified design professional should be engaged at an early stage to develop play provision within public realm proposals. A statement of the play provision within the design should also be provided, where appropriate.

4.15 Additional useful detailed guidance can be found in the Design Guide for New Residential Areas, Cycling by Design (<http://www.transport.gov.scot/report/j185500-00.htm>), Sustrans Handbook for Cycle Friendly Design ([http://www.sustrans.org.uk/sites/default/files/file\\_content\\_type/sustrans\\_handbook\\_for\\_cycle-friendly\\_design\\_11\\_04\\_14.pdf](http://www.sustrans.org.uk/sites/default/files/file_content_type/sustrans_handbook_for_cycle-friendly_design_11_04_14.pdf)) and London Cycling Design Standards (<https://tfl.gov.uk/corporate/publications-and-reports/streets-toolkit#on-this-page-2>). Further information on Scottish Play Policy is available at [www.gov.scot/resource/0043/00437132.pdf](http://www.gov.scot/resource/0043/00437132.pdf) and [www.playscotland.org/wp-content/uploads/assets/Policy-Context.pdf](http://www.playscotland.org/wp-content/uploads/assets/Policy-Context.pdf)

## Day Care Nurseries

4.16 Nurseries should provide satisfactory accommodation for children in appropriate locations, while not detracting from the amenity of neighbours, the character of the area or from pedestrian or traffic safety.

4.17 While nurseries provide a valuable service, they have the potential to be detrimental to the amenity of residential and commercial areas because of problems such as noise, parking and traffic problems. As some nurseries can approach the size of small primary schools, the cooking fumes generated by the catering requirements can also detract from local amenity.

4.18 Proposals, including new build and extensions to nurseries, will be considered against the following criteria:

a) **Location** - Nurseries should not be located:

- I. close to industrial or noisy commercial uses;
- II. on main roads with stopping restrictions, or immediately adjacent to bus stops;
- III. in flats, semi-detached or terraced properties, in residential use; and
- IV. where the use would result in parking and traffic congestion.

b) **External Playspace** - The following guidance applies:

- I. there should be access to a safe external play space, exclusively for the use of the children within the curtilage of the property. The use of the private communal gardens of flats will not be accepted, as this would introduce a noisy commercial use into private garden spaces;

- II. in commercial buildings, nurseries will only be accepted on the ground or basement floors to ensure direct access to external play space; and
- III. the play space should have a solid boundary, to avoid adverse impact on neighbours and good levels of natural daylight.

c) **Parking** - The following guidance applies, see also SG11 - Sustainable Transport and SG1 - Placemaking, Part 1, Detailed Guidance, Qualities of Place - Ease of Movement :

- I. If off-street parking is required within the curtilage of the day care nursery, on what was formerly garden space, then not less than 50% of the front garden should be retained after the formation of the parking spaces; and
- II. provision of off-street parking should not involve the removal of any trees or shrubs that are considered important to the amenity of the property or street.

d) **Catering** - As nurseries can provide extensive catering facilities, applicants will be expected to meet the technical standards for dispersal of cooking fumes set out in SG4 - Network of Centres (Food, Drink and Entertainment Uses).

e) **Design and Access** - The following guidance applies:

- I. to prevent loss of amenity to other uses within multi use buildings, access from the nursery, suitable for pushchairs, etc., should be directly on to the street and not taken through another use in the same building;
- II. in buildings with other users, a clear physical separation of the day care nursery from these uses will be required; and
- III. the layout and appearance of the proposed nursery and external space should take account of surrounding uses and the character of the surrounding area, see also SG1 -

Placemaking, Part 2, Detailed Guidance, Site and Area Analysis .

- 4.19 Childminding carried out in a person's own home is usually a small operation involving a few children and no additional staff. This will usually be considered as ancillary to the main use of the house/flat as a dwelling, so no planning permission would be required.
- 4.20 If, however, the childminder employs an assistant or works co-operatively with another childminder, more children will be potentially involved. This may have an increased impact on the amenity of nearby residents in terms of traffic and noise. In these circumstances, planning permission will normally be required for part change of use from mainstream residential to childminding use.
- 4.21 Planning permission will always be required for joint childminding in a flat. The impact of the proposed use on the character and amenity of the surrounding area will be assessed.

## **Community Safety**

- 4.22 It is expected that new development will incorporate crime prevention and community safety measures within their layout and design, see also SG1 - Placemaking, Part 2, Detailed Guidance, Qualities of Place - Legibility and Safety. All proposed measures should use “Secure by Design” principles and should contribute to a safe and secure environment, for example providing surveillance for paths, streets and public spaces.
- 4.23 The “Secured by Design” scheme was developed by the Police to establish a minimum standard of physical security, together with a development layout designed to reduce the opportunity for crime and anti-social behaviour. A range of design guides for various types of development is obtainable at [www.securedbydesign.com](http://www.securedbydesign.com), and advice on individual developments, from Police Scotland Architectural Liaison.
- 4.24 The Placemaking Principles described in SG1 - Placemaking should take precedence over secure by design principles where there are contradictions. All security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

## 5. DETAILED DESIGN

### *Building Materials*

- 5.1 Glasgow's intrinsic sense of place and history can be traced through the building materials used across the City. Traditionally seen as a city built from stone and slate; local quarried blonde sandstone and latterly red sandstone sourced from Dumfriesshire are synonymous with Glasgow and its tenements. The impressive brick, iron and steel structures evident in former industrial areas also make an important contribution to Glasgow's unique character. In more recent decades, advances in the use of concrete, metal, glass and even plastic has added to the City's ever evolving image.
- 5.2 The variety of materials, colours and textures seen throughout the City's built environment contributes to the overall character and attractiveness of Glasgow's commercial and residential districts, as described in SG 1 - Placemaking, Part 1. All new development will be expected to respect and enhance Glasgow's existing identity and character through its overall design, the choice of materials and the way in which these materials are used.
- 5.3 It is expected that all new development, depending on the nature and scale of the development, will:
- a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
  - b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and

c) acknowledge the local architectural and historic context through the use of appropriate materials.

5.4 It is expected that when specifying the materiality of a new development, consideration will be paid to:

a) microclimatic issues, with particular thought as to how the visual appearance of a development will be affected over time;

b) mitigating the negative visual impact that air pollution can have on facing materials, see also SG1 - Placemaking, Part 2, Detailed Guidance - Air Quality;

c) the lifespan and maintenance of the chosen materials (evidence of the maintenance requirements of the materials specified will require discussion with the Council and will be a consideration by the Council in assessing development proposals);

d) ensuring that a development acknowledges and responds to the materials of the surrounding townscape and the hierarchies of streets and spaces. Proposals should harmonise with the prevailing materiality of the surrounding built environment. The Council will be supportive of schemes which specify locally sourced materials; and

e) ensuring that the specified materials do not detract from the visual amenity of existing buildings and the surrounding environment.

5.5 Depending on the scale and size of a proposal, the reasoning behind the selection of materials should be set out in a design statement.

5.6 Informed decisions, taken at an early stage in the development process, can minimise later maintenance requirements and enhance

the appearance of buildings and streets. The choice of building materials may be a condition of planning permission. Where appropriate, advice should be sought from an architect or other design professional.

- 5.7 In conservation areas and in areas of sensitive urban character, particular care will require to be taken regarding choice of materials. Further detailed guidance is provided in SG9 - Historic Environment and Conservation Area Appraisals.
- 5.8 Some materials are more likely to suffer from adverse weathering like staining. Where this might be the case, architectural detail drawings may be sought. On larger or more prominent schemes, sample panels may need to be constructed for approval. This purpose of this is to demonstrate how the proposed building materials fit together.
- 5.9 When detailing the building envelope, particular attention should be given to the avoidance of water and dirt traps through the specification of suitable slopes and end laps. Water run off should be controlled to ensure facades do not become stained and badly weathered. Further details may be sought from developers on this issue, where appropriate.
- 5.10 When specifying cladding materials, consideration must be paid to the overall visual effect of the façade and its impact on the surrounding context. Poorly specified facades can appear flat and dull in comparison to Glasgow’s well-articulated historic architecture.
- 5.11 A high level of design sophistication will be expected. Proposals should:
- a) avoid flat and visually dull facades, especially in areas of sensitive architectural urban form;
  - b) acknowledge and respond to the existing datums, courses and proportions found in the surrounding built environment; and

- c) acknowledge and harmonise with the range of textures and tones in the surrounding buildings and streetscape.

- 5.12 When specifying a material that will provide a deliberate contrast with the surrounding context, it is expected that care will be taken to ensure that the architectural effect is not at the expense of the quality of the design of the street as a whole.
- 5.13 The character and history of Glasgow expresses itself physically through the materiality of its architecture, see also SG1 - Placemaking, Part 1, Qualities of Place - Character and Identity. The honesty of materials (see Definition) is, therefore, an important consideration when assessing a proposal, particularly in areas of important townscape quality.
- 5.14 Synthetic materials have been found to inadequately replicate the characteristics of the materials they seek to emulate and as a consequence have a poorer appearance. The use of synthetic materials will be considered on a case by case basis and their appropriateness will be assessed against:
- a) the extent of use;
  - b) their prominence on the building; and
  - c) the street setting.
- 5.15 The following sets out in more detail the Council’s technical expectations for facades and roofing:

## **FACADES**

### **Stone**

Sandstone contributes greatly towards the City’s character and identity and it has been used effectively to help integrate modern buildings into historic areas. Natural sandstone will be the preferred

main external building material on developments in Conservation Areas and in areas where sandstone is the main prevailing building material. This is particularly important on public facing façades and secondary facades visible from the public realm.

It is expected that new development will acknowledge coursings, block size and proportions in order to harmonise with the existing built context. The Council will be supportive of proposals which use locally sourced materials. Scottish sandstone is still available from a few quarries (for example, red sandstone can still be sourced from Locharbriggs in Dumfries and blonde sandstone from Clashach in Moray). The fixings and support structures used for the cladding system should be hidden and specified to ensure no staining.

#### **Brick**

It is expected that brick and mortar will be specified to harmonise with the tonality and texture of the existing built context. Brickwork should acknowledge and respond to existing coursing in the proposals immediate context, where appropriate.

In historic areas, care should be taken to ensure the proportions of new brick facades match that of their context. When using brick to provide contrast, care must be taken that this is not at the expense of the design of the street as a whole. Although brick normally has good weathering characteristics, care is needed with specification and during construction to avoid efflorescence (see Definition).

#### **Cast Stone and Concrete**

When compared to the tonally rich natural stone seen across the City, cast stone can appear to be visually monotonous in comparison, due to its uniformity. This effect can become more apparent over time as typically it will weather in a more uniform way than similarly specified stone. The use of cast stone and concrete will be acceptable where their uniform and monolithic appearance is deemed appropriate. This will be dependent on the urban context and the design of the project. Proposals will be

assessed on a case by case basis.

It will be expected that measures will be taken to avoid adverse weathering, streaking, staining and the build-up of dirt. Such measures include:

- a) architectural details which control the water run-off from façades in ways which enhance the weathering characteristics;
- b) the specification of the surface finish; and
- c) the inclusion of sealants to the surface.

#### **Ceramic Resin and Cement Based Cladding**

Ceramic, resin and cement based cladding systems will be considered appropriate depending on:

- a) the quality of finish and detailing (the support fixings of cladding should be detailed to avoid staining and streaking and hidden from sight); and
- b) consideration of the built context and the overall visual impact of the proposal on the surrounding townscape.

Resin and cement based panels have poorer visual characteristics in comparison with metal claddings like anodised aluminium, stainless steel and zinc and should be avoided in Conservation Areas.

#### **Timber**

Glasgow's built environment has typically not had a prevalence of timber buildings and this will be taken into account when assessing a building's appropriateness in response to its context.

Timber should be appropriately detailed to ensure that it retains a good visual appearance over time:

- a) water should be shed clear of the end of the timbers to

- ensure moisture absorption is prevented;
- b) the types of fixings used for the timber cladding should be specified to ensure no staining;
- c) durable species of timber should be specified such as European Oak, Western Red Cedar and Sweet Chestnut;
- d) moderately durable species such as Larch, Douglas Fir and European Redwood can be used on smaller proposals which are not in sensitive sites; and
- e) tropical hardwoods should be avoided unless it can be clearly demonstrated that these are sourced sustainably.

### Cross Laminated Timber

The design principles for cross laminated timber fall between timber frame and masonry. To ensure longevity it must be:

- a) suitably treated or have a protective cladding when used as an external façade; and
- b) be suitably detailed in order to avoid deterioration in its visual appearance over time.

Cross laminated timber's similarities to masonry are in its monolithic nature, not dissimilar to precast concrete. When specified as a facing material, it will be expected that the proposed design:

- a) will avoid flat and visually dull facades; and
- b) demonstrate a sophisticated response to the immediate context.

### Metal

Metal cladding can provide buildings with a striking contemporary appearance, however, if used inappropriately or specified with a poor quality finish it can have a negative visual effect on an area.

Proposals will be judged on a case by case basis in relation to their

impact on surrounding townscape. Appropriateness will depend on the quality of finish and detailing as well as the character of the surrounding environment.

The following factors are particularly important and will be considered during the assessment of a proposal:

- a) **Profile Shape and Texture** - the profile shape can have a significant impact on the appearance of a building due to its effect on the perceived colour and texture of the cladding as well as affecting how the façade will weather;
- b) **Colour and Finish** - The specified finish will be judged in relation to how successfully the proposal responds and harmonises with its urban context. The assessment will also consider how the specified finish will age. Metal surfaces should be specified as raw or treated rather than coated for their better visual appearance. It will be expected that any specified metal cladding will be robust and long lasting;
- c) **Detailing of the Building Envelope** - It will be expected that the building envelope will be detailed to avoid water and dirt traps.

### Render (see Definition)

Proposals which specify the use of render will be judged on a case by case basis in relation to their immediate context. Traditional lime renders and lime harling (see Definition) can be used in appropriate locations where render has been used in the surrounding historic built context.

Render will not be deemed an appropriate choice of material in certain situations, including:

- a) Areas that suffer from high levels of air pollution. For example, on facades facing busy arterial roads, rendered facades can become visibly stained which has a negative



- impact on the appearance of the surrounding area; and
- b) In situations where the visual effects of microclimatic issues will result in more pronounced weathering. Such as on facades which receive no or little direct sunlight, render can become badly stained and suffer from algae and moss growth.

For the reasons above, alternative materials with better weathering characteristics will be a more appropriate choice in streets or situations like this.

It will be expected that where render is used its specification will include:

- a) Efforts which ensure it does not discolour or fade over time and does not suffer from algae growth or lime bloom;
- b) architectural detailing to shed water from the surface of the render (Note that details may be sought); and
- c) Consideration of the location of all expansion and movement joints, slim vents, boiler flues, extract ducts and rain water goods etc. to ensure these do not have an adverse visual impact and will not cause the build-up of dirt, staining and streaking.

### **Glass**

Curtain walling of transparent and translucent glass can prove to be an impressive contemporary architectural feature when specified to a high standard. Glass facades have often been used to great effect to create significant landmark features at night.

When specifying glass curtain wall facades, care will need to be taken to ensure that the design:

- a) Harmonises with the surrounding townscape. Consideration should be given to panel size, coursings, proportions and finish in relation to the prevailing

townscape; and

- b) Does not cause obtrusive daytime glare. It will be expected that the design will include measures to control and counter this.

## **ROOFING**

### **Hard Roofing Materials**

Glasgow has a strong tradition of using slate (such as Ballachulish) for a roofing material. The palate of darker greys of slate helps to draw out the warmth of sandstone.

Slate and metals such as lead, stainless steel, zinc and copper contribute to the City's roofscape. All these materials are generally considered appropriate. Synthetic versions of these materials should be avoided in Conservation Areas.

### **Living Roofs (see Definition)**

Living roofs (both green and brown) consist of a waterproofing layer covered with a growing medium and a covering of vegetation. They can have numerous environmental benefits in terms of sustainability and adaptation to climate change, when designed and installed correctly, and can contribute to visual amenity. As a result, they are encouraged in appropriate locations, but care should be taken to ensure they do not have adverse effects, for example, by disrupting a visually cohesive existing roofscape.

Living roofs should be designed and installed to maximise their potential environmental benefits, including:

- a) improving air quality (see also SG1 - Placemaking, Part 2, Detailed Guidance - Air Quality);
- b) reducing surface water runoff as part of a SuDS train (see also

SG8 - Water Environment);

- c) improving insulation and reducing energy usage (see also SG5 - Resource Management); and
- d) creating and connecting habitats as part of the Green Network and providing for enhanced biodiversity (see also SG6 - Green belt and Green Network and SG7 - Natural Environment).

Living roofs can range in character from intensive, through semi-intensive, to extensive. Intensive roofs are characterised by a stronger structure, capable of supporting a greater weight of planting medium and vegetation and, where designed appropriately, can be used as private amenity space (see also SG6 - Green Belt and Green Network), e.g. in the form of a roof garden. Extensive green roofs can support less weight and are often unsuitable for supporting anything heavier than sedum and mosses.

**Tall Buildings**

- 5.16 A tall building is a building (including roof top structures and masts) that significantly exceeds general building heights in the immediate vicinity and which alters the skyline.
- 5.17 High rise development and tall buildings in particular, present major economic, design and environmental challenges and opportunities. Tall buildings have strategic economic and environmental impacts on the City's townscape character in particular issues of land use density, micro climate and energy sustainability. Such factors place major demands on design, construction technology, choice of materials and cost considerations.
- 5.18 It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality and enhance the City's image, see also SG 1 - Placemaking, Part 1. An understanding of the varying physical characteristics established in such areas, particularly in the City Centre, will form the basis for any justification for a tall building. This predisposes the positioning of tall buildings into selected locations, rather than a scatter approach, leading to the undesirable effect of undermining urban morphology over a wide area. Accordingly, there are limited Sustainable Areas in the City that are capable of sustaining the economic and environmental impact of a tall building, with the implication that most of the rest of the City is unlikely to provide appropriate locations for such development.
- 5.19 This guidance seeks to identify opportunities for the development of tall buildings and establish the criteria to be observed in promoting their suitability.

- 5.20 Proposals for tall buildings must fulfil the City's aspirations to be of excellent architectural quality in their own right, in order to enhance the City's skyline and international image.
- 5.21 In terms of location, tall buildings will usually be acceptable only in areas where topography, existing urban scale, height, transport infrastructure and land values make them sustainable, and on sites where additional height is appropriate to its local urban context.
- 5.22 Tall buildings should be located:
  - a) within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;
  - b) to avoid areas of Sensitive Urban Character (see Definition) unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;
  - c) to avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings (e.g. the Trinity College building in the Park area), see also SG1 - Placemaking, Part 1, Qualities of Place - Character and Identity;
  - d) in a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;
  - e) in a manner that is not detrimental to local microclimate, public realm and local views; and

- f) in areas which are financially viable for long term adaptability of alternative uses.

5.23 In addition to the general Placemaking design principles outlined in SG1, Part 1, Site and Area Analysis and Qualities of Place, the design of tall buildings should take specific cognisance of:

- a) the urban morphology of their context, in terms of height, datums, urban grain, roofscapes, scale and massing;
- b) the design of the building 'in the round' creating articulated elevations that respond to wider as well as local views. Generally avoiding large, blank or inactive gables;
- c) how a building's design responds to and enhances the character of the skyline, as well as avoiding slab-like forms that over-dominate, and carefully designing and controlling any rooftop plant;
- d) the creation of a lively, engaging and activated public realm, that specifically considers and mitigates a building's impacts in terms of wind, overshadowing, and servicing requirements at ground floor, see also SG1 - Placemaking, Part 1, Qualities of Place - Vibrancy and Diversity;
- e) the townscape character of the specific street(s) that they are located on (especially in relation to datums, urban grain and massing), see also SG1 - Placemaking, Part 1, Qualities of Place - Character and Identity. Street elevations and local views should be provided to support this;
- f) creating an appropriately scaled 'base' in relation to the building's height;

- g) the use of robust materials, carefully considered to ensure that the constraints of tall building construction are appropriate within the local context;

- h) adaptability to future uses, particularly given the servicing and structural constraints of tall buildings;

- i) issues of microclimate, with wind studies informing massing and design mitigation measures; and

- j) the potential to offer something of additional and unique benefit to the city, such as rooftop access to the public (with a clearly defined public entrance), enhanced public realm as well as outstanding, and distinctive architectural character that imaginatively responds to its Glasgow context

5.24 In addition to all the other requirements outlined in SG1, all proposals for tall buildings, whether at the preliminary or planning application stage, shall be accompanied by a Townscape Statement which provides a detailed analysis and appraisal of the site's context, a reasoned expression of the proposal's design aspirations and a quantification of its impact on the City. The scope of the statement shall address the following requirements, constraints and obligations:

- a) **Contextual Analysis** - A detailed appraisal of the Sustainable Area's defining built form characteristics that separate it from other parts of the city will form the basis for the Townscape Statement. Among other things, appraisals will identify strategic views, identify the key features of its skyline and establish the area's building height datums. The built form should be analysed in three dimensions and also considered in detail with a street-by-street basis around the site. Views from pedestrian level should be a primary tool for analysis, and townscape analysis should include particular focus on historic development, plot patterns, building lines, datums, building

heights, urban morphology, and wider street elevations and urban sections.

- b) **Strategic and local views** - For all significant views affected (near, middle and distant) images that show the proposed tall building in context with the surrounding area shall be presented. The emerging design shall clearly display an understanding and analysis of these views, demonstrating that this understanding has informed the development of the design through various massing and height options.
- c) **Design Standards** - Tall building proposals shall include a design and access statement (see also SG1 - Placemaking, Part 1) that sets out architectural and townscape ambitions and demonstrates the achievement of excellent design in sufficient detail to allow a suitability assessment to be made. All proposals shall incorporate the highest quality building materials and robust construction technologies.
- d) **Permeability** - Pedestrian and cycle permeability in large, high density developments is essential to their integration with surrounding areas, see also SG11 - Sustainable Transport. Accordingly, prominent access routes should be included along with associated high quality public realm improvements. Tall building development should reflect existing pedestrian and cycle flows and street conditions, and consider the impact of their proposals in relation to increased numbers of users of the public realm. Improved public realm provision is likely to be required.
- e) **Weather and Micro Climate** - The impact of weather, particularly wind flows on any proposed tall building and the impact of the development on micro climate must be fully tested and assessed. Adverse effects shall be identified and be substantially mitigated by design. Wind analysis should be considered early within the design process, and sunlight and

daylight analysis should inform how the design can lessen the impact of the proposals on the wider area.

- f) **Sustainability and Green Credentials** - All proposals for tall buildings shall have regard to the requirements of policies DES 2: Sustainable Design and Construction and ENV 15: Energy and demonstrate the extent to which they incorporate sustainable standards in the use of passive and renewable energies and the extent to which they contribute to the well-being of the natural environment.
  - g) **Access and Public Transport** - Established and emerging public transport infrastructure should provide sustainable access to tall buildings. A Transport Assessment and Travel Plan will form part of any proposal (see also SG11 Sustainable Transport). Where expected trip generation is significant, then public transport accessibility levels set out in SG11 should be met. Tall buildings in particular should demonstrate that they are highly accessible and well-served by established or proposed public transport networks.
  - h) **Servicing and Infrastructure** - Tall buildings represent dense developments that rely on frequent and sustained servicing arrangements which must be fully measured, integrated and provided for off-street. The impact of the proposal on existing services and infrastructure, both above and below ground should be examined, and negative pressures mitigated against. Similarly, the impact of a tall building's increased servicing functions and plant rooms should be carefully controlled particularly at ground and rooftop levels.
- 5.25 Prior to the assessment of a planning application for a tall building, the Council will establish, by means of a screening opinion, whether the application should be accompanied by an Environmental Statement.

5.26 There is a preference for tall buildings to contain a mix of uses rather than rely on a single use alone to achieve a viable development, see also SG1 - Placemaking, Part 1, Qualities of Place - Vibrancy and Diversity. Proposals will be expected to incorporate mixed uses in a fully integrated manner that considers the need for street level frontages to be activated and encourages public access to the top levels of the building. Primary uses likely to sustain tall buildings in the longer term are residential developments, individual hotel uses and commercial office floorspace. Designs of tall buildings must be flexible to future changes of use. Complementary uses at both ground and top levels that would be acceptable with any of the primary uses include retail, leisure and cultural uses.

## 6. PUBLIC REALM

### *Public Realm*

- 6.1 The public realm refers to all the parts of Glasgow (whether publicly or privately owned), that are widely available for all people to use and enjoy, without charge, twenty-four hours a day. This represents a substantial part of the City's natural and built environment, and includes, but is not limited to its town centres, streets, squares, paths, parks and other open spaces.
- 6.2 The public realm is the space where people spend a high proportion of their time which often gives rise to a strong sense of personal and cultural attachment and public ownership. The public realm is also the part of the City which is most commonly seen by visitors to the City. In these public areas, therefore, the quality of the environment impacts hugely on the image of the City and the public's sense of health, well-being and quality of life, see also SG1 - Placemaking, Part 1, Qualities of Place.
- 6.3 In urban design terms, the design and function of places is fundamental to our understanding and experience of the urban environment as a whole. A high quality public realm can offer significant benefits. It can:
- a) help to build a clear sense of place and identity;
  - b) demonstrate a clear sign of civic pride and confidence;
  - c) provide a common sense of purpose shared by public agencies, local communities and private organisations;
  - d) help to influence business location decisions;
  - e) increase the number of tourists; and
  - f) boost the City's image as a conference and events venue.

- 6.4 The enhancement and ongoing maintenance of Glasgow's public realm should, therefore, be looked on as a sound long term investment for future prosperity, as well as a key pre requisite for creating a desirable place to live.
- 6.5 Public spaces extend across the whole urban area, however, Glasgow City Centre is a major focal point for social interaction and the significance of the City Centre public realm is correspondingly higher; the City Centre is often seen as the public 'face' of the City.
- 6.6 In order to improve the quality of the public realm throughout the City, whilst strengthening Glasgow's unique character and sense of place, new public realm improvements will be expected to be designed with boldness, simplicity of style and elegance, whilst providing inclusive, healthy and safe places for citizens to enjoy.
- 6.7 **Layout and Design** - In addition to the broad open space requirements described in SG1 - Placemaking, Part 1, all proposals for public realm works should:
- a) improve the provision, layout and comfort of spaces for pedestrian, and where appropriate, cycle flows, taking cognisance of the needs of people with a visual and/or mobility impairment, whilst retaining good accessibility for public transport and other essential vehicles, see also SG1 – Placemaking, Part 2, Detailed Guidance - Inclusive Design;
  - b) display an integrated approach to the design and siting of street furniture;
  - c) ensure public artworks and street furniture are installed out of the line of pedestrian and cycle flows, and do not obstruct main shopping thoroughfares, or cause a hazard to people with a visual and/or mobility impairment;
  - d) respond to cues found in the architecture, public realm and cultural history of the surrounding area, see also SG1 - Placemaking, Part 1, Site and Area Analysis;

- e) incorporate tree planting and soft landscaping, wherever possible, see also SG6 - Green Belt and Green Network;
- f) integrate sustainable drainage solutions, which slow the release of rain waters to the sewer system, see also SG8 - Water Management,
- g) take account of future mass transit proposals, where appropriate (including provision for maintenance and electrical hazard zones); and
- h) be designed to minimise the maintenance burden by using materials that are hardwearing and easy to replace, see also SG1 - Placemaking, Part 2, Detailed Guidance - Building Materials.

6.8 Any improvement to the public realm must find a successful balance between promoting best practice in contemporary design and retaining a harmony with the City's historic environment. This should enable high quality schemes where the design, materials and specification are appropriate to the specific context and location.

6.9 **Materials** - Materials should be carefully chosen to help define street and space hierarchies, spaces of differing functions, public/private spaces and changes in level, see also SG1 - Placemaking, Part 2, Detailed Guidance - Building Materials. The materials used should:

- a) be suited to the character of surrounding buildings, especially where buildings are of special interest or importance or be sympathetic to the natural environment, where relevant;
- b) respond to cues found within the existing built context, where appropriate;
- c) reflect the relative importance of the location;
- d) be durable and robust; and
- e) require minimal maintenance, be capable of maintaining their appearance over time and be easy and cost effective to replace.

6.10 New public realm proposals should:

- a) use a selective palette of good quality robust materials to provide a unifying theme and add a distinctive sense of identity to the locality; and
- b) retain and repair historic street surfaces including setts, paving, and whinstone or granite kerbs across entire streets, lanes or footpath widths (exceptions may be considered where these involve modifications to improve accessibility, for example for wheelchairs)

6.11 **Street Furniture** - Proposals for street furniture should:

- a) allow adequate sight lines (i.e. usually, more than 450mm from the toe of the footpath);
- b) not be located on footways less than three metres wide;
- c) not result in clutter when added to existing street furniture;
- d) display and integrated approach in terms of design and siting i.e. boundary walls, railings, signage, cycle storage or stands etc should all be carefully co-ordinated and integrated into the overall design; and
- e) ensure that cycle storage is located in areas of high visibility

6.12 **Safety and Security** - Proposals for new public realm or proposals that involve upgrading existing public realm will be expected to incorporate crime prevention and community safety measures within the overall layout and design. Using 'Secured by Design' principles, proposals will be expected to provide natural surveillance, visibility and appropriate levels of lighting to help contribute to a safe and secure environment whilst respecting the surrounding context and maintaining pedestrian and cycle permeability, see also SG1 – Placemaking, Part 2, Detailed Guidance - Community Safety.

6.13 Where a significant potential vulnerability to terrorism has been identified, developers must ensure that appropriate counter-terrorism measures are integrated into any associated public



realm. Where appropriate, this could also involve retrofitting existing spaces. Measures should be subtle and may include, for example:

- a) the use of sensitive and imaginative urban design and traffic calming; and
- b) street furniture, planters and appropriate soft landscaping specifically designed to prevent the opportunities for, and minimise the potential for, terrorist attacks.

6.14 All security interventions should be proportionate to demonstrable risk and designed sensitively in order to respect and integrate with surrounding context in particular with regard to personal safety, convenience and the directness of pedestrian and cycle flow. Security fencing in particular should be sensitively designed, of a height proportionate to the demonstrable risk and should be not obstruct legitimate public access. A range of design guides for various types of development is obtainable at:

[www.securedbydesign.com/http://www.cpni.gov.uk/](http://www.securedbydesign.com/http://www.cpni.gov.uk/)  
<https://www.gov.uk/government/collections/crowded-places>

Protecting Crowded Places: Design and Technical Issues (2012, Home Office).

6.15 **Public Art** - Glasgow has a rich tradition of sculptural decoration of buildings and stained glass, as well as free standing monuments and contemporary works in civic parks and squares. Public art is an important component of Glasgow's built heritage. It can:

- a) contribute to the creation of a sense of place;
- b) stimulate the imagination and invite public reaction and interaction;
- c) be an expression of civic pride and social, cultural and economic confidence; and
- d) enhance buildings, public spaces and the City's image, generally.

6.16 In recognition of the contribution public art can make to the quality of the environment, the Council encourages the integration of high quality art or craft works in the design of the public realm, new development and refurbishment proposals. Artwork should be located in publicly visible or accessible areas.

6.17 Public art includes:

- a) sculpture;
- b) decorative metalwork;
- c) Ceramics;
- d) murals;
- e) stained and etched glass;
- f) decorative paving and landscape design;
- g) street furniture;
- h) water features; and
- i) lighting features.

6.18 Public art should:

- a) respect its context in terms of its scale, form and the use of materials;
- b) use high quality materials which maintain their appearance over time and require minimal maintenance (with the impact of climate and weathering carefully considered);
- c) take account of public safety in the design and choice of materials;
- d) be designed to minimise opportunities for vandalism, fly-posting and graffiti; and
- e) if free standing, not obstruct the footway, cause a hazard to the visually impaired or interfere with vehicle sight lines.

6.19 Public art proposals should clearly identify the organisation/Council service responsible for upkeep and maintenance and have appropriate financial provision for future maintenance and revenue costs.

6.20 The Council is currently producing a new Public Realm Design Guide which will contain further detailed guidance and advice on Glasgow's public realm.

## Lighting

6.21 Lighting is an integral part of the design of the urban environment. The lighting of buildings, streets and spaces increases interest and vitality at night. Lighting can improve ambience and safety and it can help to reinforce a sense of place, see also SG - Placemaking, Part 1.

6.22 Well designed and integrated lighting can:

- a) enhance the quality of the urban environment after dark by helping to reveal texture, accent and tone in the built environment;
- b) aid spatial transition and movement and provide visual cues;
- c) enhance security and influence public perception of safety, particularly for pedestrians, cyclists and public transport users;
- d) positively influence mood and levels of satisfaction and general happiness ;
- e) minimise light pollution;
- f) be an art form in the urban environment;
- g) provide visual drama not possible in daylight;
- h) enhance community space and encourage community interaction;
- i) complement urban regeneration efforts;
- j) highlight Glasgow's unique physical environment and legacy; and
- k) support wider planning, placemaking and urban design aims for the City and enhance Glasgow's image

6.23 Light can be installed as a permanent feature with a perpetual, physical presence. Temporary installations can also be appropriate in relation to one-off events. Lighting can help to redefine and tie people to spaces through the memory of events.

6.24 Urban design has always considered lighting as a key element of spaces. Recent technological advances have, however, provided the opportunity for lighting to play a more prominent role in the promotion of and sense of place after dark. If used innovatively, the use of light can have a key influence on how people perceive Glasgow and it can act as a catalyst for further regeneration to help the City transform its image further.

6.25 To ensure that the design of lighting schemes achieves the objectives identified above and does not impact on the amenity of neighbours or the requirement of species protection and, in relation to architectural lighting installations, protects and enhances architectural and townscape quality, lighting proposals should:

- a) be sympathetic to their context and surroundings;
- b) enhance the appearance of buildings and complement the texture, colour and tone of building materials;
- c) avoid light spillage or glare which would cause a hazard to road traffic, pedestrians or cyclist or a nuisance to neighbours;
- d) be fully integrated and coordinated with the design of new public realm, and where appropriate taking design cues from the surrounding architectural context;
- e) minimise opportunities for vandalism (protective measures must not detract from the visual amenity of the building or surrounding area);
- f) minimise light pollution and carbon footprint (both in terms of design and operation);
- g) be used with discretion where proposals involve the use of coloured light as this is unlikely to be acceptable on listed buildings if it dominates the design (on modern buildings there are fewer constraints and the use of colour, fibre optics and neon may be appropriate and in some instances, the lighting scheme may incorporate, or itself constitute, public art);
- h) conceal light fittings and associated electrical equipment, including cables, from view or ensure that these have minimum visual impact;

- i) take account of maintenance requirements in terms of access to fittings (where fittings require to be mounted on columns, any column must be discreetly located off the public footway);
- j) avoid creating deep shadow in adjacent spaces, especially paths; and
- k) not negatively impact on protected species and habitats (i.e. bat roosts and trees with nesting birds)

6.26 For the erection of security lights mounted on property, see guidance on External Fittings to Buildings.

6.27 **Architectural Lighting** - Most of the lighting schemes in Glasgow have been installed on buildings, monuments and structures of architectural or historic interest using traditional methods of lighting. The aim has been to enhance the architectural character of individual buildings and to reinforce areas of high townscape quality.

6.28 Within traditional sandstone areas, lighting schemes should aim to complement the architectural quality of individual buildings. The light source should be chosen to enhance the colour of the stonework. Coloured light, other than to highlight architectural details, should not be used.

6.29 Modern buildings present different lighting challenges and may require a more innovative approach such as using colour, fibre optics or neon to create character where no distinctive character exists. The lighting scheme may incorporate, or itself constitute, public art.

6.30 The lighting approach adopted for particular buildings will depend on a number of factors, including:

- a) location and setting;
- b) relationship to other illuminated buildings;
- c) skyline impact;
- d) architectural form and detailing; and,
- e) acceptable locations for light fittings.

6.31 Where a building will form part of a group of illuminated buildings, there is a need to ensure that proposals will complement other floodlighting projects (both existing and proposed) and that together they form a visually cohesive group.

6.32 Draft lighting proposals should be tested and refined on site to ensure that the design philosophy is achieved and to resolve any problems which could arise. This should preferably be undertaken prior to letting the main contract.

6.33 The following guidance applies:

## ARCHITECTURAL LIGHTING

### Light Source

On most buildings, the colour temperature of the light source should be chosen to complement the colour(s) of the building fabric. As a general rule, the mixing of two or more light sources on the face of a building is not recommended. All elevations should be lit with a consistent light source, i.e. SON, MBI, HQI, etc. A change of light source or selective use of colour, however, may be appropriate where there is a change of material (e.g. a mercury light will highlight the bluish-green qualities of slate roofs or copper domes), or to highlight architectural features.

### Fittings and Control Gear

Fittings, control gear, and cables should be concealed from view as much as possible. Fixings should be non-ferrous to avoid staining and, wherever possible, should use mortar joints to minimise damage to stonework.

Fittings Mounted on the Building - Fittings chosen for visible locations should be as small as possible and be of a uniform shape. Bulky irregular shaped fittings are not appropriate. As a general principle, fittings should be contained within the depth of ledges

and should not appear to 'float' above the ledge level - alterations to the standard bracket arrangements may be required to achieve this. In sensitive locations, sample fittings will require to be viewed on site to assess whether they are acceptable. To reduce visual impact, visible fittings require to be painted in a colour agreed with the Council.

**Fittings Mounted off the Building** - Fittings should preferably be located within the building's curtilage and be concealed in basement wells, behind boundary walls or within soft landscaping. The erection of new columns on which to mount lighting equipment should be avoided. Where columns are necessary, they may be considered as 'development' requiring a formal planning application. New columns should be of minimal height and take advantage of soft landscaping or other features to help conceal them from view. They may also require to be painted in an agreed colour to aid concealment. In certain instances, a building may be lit from fittings mounted on another building, subject to the written agreement of the appropriate building owners.

#### **Potential Glare/Nuisance**

The angle of the light beams should be arranged to ensure that there is no spillage or glare which would cause a hazard to road traffic, pedestrians or cyclists or a nuisance to neighbours. Where the building is in residential use, the lighting must not cause a nuisance to residents.

#### **Vandalism**

Resistance to vandalism in terms of design, location of fittings and protective measures must be carefully considered and be compatible with good aesthetics.

#### **Cables and Cable Routes**

All external cable routes and internal routes in Listed Buildings must

be approved in advance of the contract. Cables should be concealed as much as possible and, on the face of the building, should follow appropriate ledges, mouldings or mortar joints and be tucked tight into corners. Loose wiring and trailing cables are not acceptable. To aid concealment, the preference is for grey uPVC sheathed micc cables to be used, failing which black would be acceptable. The use of orange cable in visible locations is not acceptable.

Vertical cables should, where possible, be internal. If this is not feasible, cables should rise along the least obtrusive route. In visually prominent locations, it is recommended that no more than two uPVC sheathed micc cables rise at any given point. In certain instances, cables may require to be concealed within a coverplate painted to match the building.

Sockets/junction boxes and the connecting cable to the fitting should be concealed from view.

#### **Maintenance**

The design of the lighting scheme should take account of maintenance requirements in terms of access to fittings.

#### **Electricity Supply**

In most instances, the lighting will be connected to the building's own electricity supply. Under special circumstances, however, e.g. when a building is in more than one ownership, an independent supply may be more appropriate. If an electrical supply pillar is required, its location and colour, along with the cable route to the building, must be agreed with the Council.

## 7. WASTE STORAGE, RECYCLING AND COLLECTION

### *Designing New Development*

7.1 All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives, see also SG 1 - Placemaking, Part 1. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

7.2 Housing developers should provide all refuse bins, of a design acceptable to the Council, prior to the occupation of any dwelling, with recycling bins being provided by the Council. Provision should be made such that where bins are to be located temporarily for kerbside collection, there remains adequate space for continued use of the footway/road.

7.3 **Dwelling Houses (front and back, terraced and four in a block type properties)** - The following guidance applies:

- a) hard surfaced bin stances should be built to the rear of all new dwelling-houses, sufficient to accommodate 3 x 240 litre bins (1 x Green 240lt for general waste, 1x Blue 240lt for mixed recycling, 1 x Brown 240lt for garden/food waste) + 1 x 140lt bin (1 x Purple140lt for mixed glass);
- b) access from the rear to the front of houses must be provided to allow movement of the bins to the collection point on the street;

- c) bin stances should be no more than 45m from the position on the road where the collection vehicle will park and there should be a hard surfaced path between the rear garden stances and the collection point, the path being generally around 1m wide;
- d) in terraced or townhouse property, access could be by means of an integral garage on the ground floor or a shared pend; and
- e) developers are also encouraged to provide home composting bins. These should be located on bare soil and in part of the garden which receives sunshine for part of the day.

7.4 **Flatted Development** - The following guidance applies:

- a) the bins/recycling stores should be as unobtrusive as possible. Large wheeled containers should be located conveniently in relation to where the collection vehicle will park. This should ideally be no more than 20 metres from the location of the waste containers. External stores should be constructed in materials to match the flats;
- b) to calculate the area required for recycling, communal recycling bins will usually be allocated by the Council on the basis of 3 x 240 litre bins per traditional close and up to 2 x 1,280 litre communal waste bins per new build flatted stairway. 2x Blue 240lt bins for mixed recycling and 1 x Grey 240lt bin for food waste;
- c) advice should be sought from the Council's Land and Environmental Services, prior to drawing up details of the waste/recycling area;

- d) developers are encouraged to consider one of the underground systems, where the waste/recycling containers are underground beneath waste and recycling bins and the underground containers are elevated to ground level for vehicular collection. Again, advice should be sought from the Council's Land and Environmental Services prior to drawing up details of these systems; and
- e) privacy is important to the rear of flats, where ambient noise levels are lower. Habitable rooms should not be located immediately above waste/recycling storage areas.

## 8. SIGNS AND ADVERTISING

### Assessment

8.1 In determining the acceptability of an advertisement display, each case will be assessed against its impact on:

- a) visual amenity (not only of the property itself but also neighbouring properties and the surrounding area); and
- b) public safety (particularly the safety of pedestrians, drivers and other road users).

8.2 **Visual Amenity** - To ensure that the visual amenity, see also SG1 - Placemaking, Part 1, of an advertising site or the surroundings is not adversely affected:

- a) all advertising signs should be of high quality materials. The Council will welcome innovative design and will look for the improvement of existing authorised signs where the opportunity arises;
- b) the Council will resist the accumulation of advertising clutter;
- c) all advertising on premises should be seen as part of the overall design of the property and should respect its original design, not appear as an addition.
- d) consent will be resisted for directional signs remote from the curtilage of the premises to which they relate;

e) on listed buildings, and within conservation areas, a higher quality of design and materials will be expected to reflect the property or area's character and appearance (signage should complement the original architectural style and features of the building); and

f) any original or historically significant signage should be retained and incorporated into refurbishment, where possible.

8.3 **Public Safety** - To ensure that public safety, see also SG1 - Placemaking, Part 1, is not adversely affected, the following will be taken into account:

- a) proximity to traffic signals; Colours and level of luminance should not interfere or cause distraction to road and cycleway users in the vicinity of signals;
- b) proximity to other hazards on the road where the advertising sign may interfere with visibility or cause driver/cyclist distraction e.g. junctions, queuing traffic and pedestrian crossing points, the approach to traffic signal controlled junctions;
- c) cumulative impact relative to existing signage including road signs;
- d) on the approach to a roundabout or complex priority junction;
- e) obstruction of paths and cycleways, including headroom; and
- f) adjacent to any pedestrian and/or cycle route be displayed at least 2.5m above ground level.



## Signage on Commercial Premises

- 8.4 Generally, signage on commercial frontages should be limited to fascia signs and projecting signs which should comply with the design guidance below. Vinyls advertising goods and services on shop windows are discouraged. Where vinyls form part of an application for advertisement consent, they should take up no more than 20% of the windows.
- 8.5 **Fascia Signs** - Fascia signs should:
- be located at the original fascia level with no advertising at sub-fascia level;
  - if illuminated, be in the form of individually lit letters or trough lighting which has been painted out to match the background. Individual spotlights should be well designed and limited in number;
  - within traditional buildings, cover the complete fascia wholly within the pilasters, and not extend over any residential tenement close entrance, columns or pilasters (lettering should not exceed more than two-thirds of the height of the fascia); and
  - non-recessed fascia box signs and sub-fascia boxes will not be supported.
- 8.6 **ATM Signage** - At sub fascia level, an ATM with illuminated or non-illuminated surround may prove acceptable but there should be no other sub fascia signage e.g. vinyls, which would be considered to add to advertising clutter. Advertising or illumination surrounding the ATM should be minimal and not detract from the appearance of the rest of the shopfront by adding to advertising clutter.
- 8.7 Applications that include a projecting sign advertising the ATM are contrary to policy as these projecting signs do not relate to the business of the shop unit and, therefore, do not form part of the

overall design of the property. The projecting signs appear as an add-on to the property rather than an integrated part of the design of the frontage and would have an adverse effect on the appearance of the building.

- 8.8 **Projecting Signs** - Projecting signs should:
- be of modest dimensions to avoid any unacceptable impact on amenity (not generally exceeding a maximum end width of 100mm or 0.5 sqm area on any face);
  - preferably be non-illuminated and hang from a horizontal bracket, where located on a traditional building, or otherwise fixed in a manner appropriate to the design of the building;
  - where illuminated, ideally be lit internally or from a trough-light with the trough painted out (rather than spotlights);
  - not involve other projecting advertisement features, such as a canopy (only one projecting element to be displayed on each frontage); and
  - on traditional tenements, be displayed at least 2.25 metres above the pavement and not immediately adjacent to a residential tenement close entrance.
- 8.9 **Commercial Properties above the Ground Floor** - Advertising commercial properties above the ground floor will be constrained by the fact that the properties do not have the benefit of a traditional shop frontage. The following guidance applies. Any advertising/signage on the front elevation at upper floor level should:
- be painted or etched directly on to the glass or printed on to internal window blinds (alternatively, individual letters, rather than a panel, should be suspended behind the glass); and
  - not include projecting signs, flags or banners above ground floor level.

8.10 **Offices in Former Residential Property** - The following guidance applies:

- a) advertising should be by means of metal name plates fixed to the door-piece pilaster or to the masonry beside the door (plates should be centred within a single masonry block and fixed directly on to the stonework);
- b) be painted or etched directly on to the glass or printed on to internal window blinds (alternatively, individual letters, rather than a panel, should be suspended behind the glass); and
- c) projecting or illuminated signs above windows or doorways will not be supported.

8.11 **Retail/Leisure Parks** - The following guidance applies:

- a) all signage should be in scale with the surrounding buildings;
- b) there should be consistency of signage across all the unit; and
- c) where signage zones form part of the design of the building, signs should be located in these zones.

8.12 **High Level Signs** - High level signs on buildings should:

- a) not over-dominate streetscape or roovescape as a result of their scale/illumination;
- b) always be 'read' against the backdrop of part of a building;
- c) comprise individual letters or logos (any illumination to be internal);
- d) appear to be designed as part of the building;
- e) relate to the scale and use of the building; and
- f) not obscure or detract from any architectural feature

### Directional Signs at Entrances to Commercial Parks and Areas

- 8.13 **Directional Signs** - This includes totem signs and signs at the entrance to retail parks, supermarkets and petrol stations, campus signs on hospitals, colleges and other estate signs.
- 8.14 Signs should:
- a) be in scale with their surroundings;
  - b) not detract from the amenity of the surrounding area;
  - c) avoid locations directly facing/overlooking residential property where this would result in an unacceptable loss of amenity (locations separated from housing by arterial or highly trafficked roads may be considered);
  - d) illuminate only the letters or logo (where illumination is proposed); and
  - e) be limited to one only at each access, for example, to a retail park or petrol filling station.
- 8.15 Where development requires the removal, relocation or addition of directional signs (in particular fingerposts and blades), the Council's standard specification should be followed in order to promote continuity of user experience. Details of content, layout and location should be agreed with the Council in advance.
- 8.16 **Orientation and Visitor Information Signs** - When these are sited in the public realm, design details should be agreed in advance by the Council.
- 8.17 Any directional or visitor information signage should not create cumulative clutter and should be sited so that it does not obstruct pedestrian or cycle movement.

## Outdoor Advertising Displays

8.18 This includes digital advertising as well as other illuminated and non-illuminated advertising.

8.19 Advertising displays must not give rise to an adverse effect on public safety. Digital advertising where images change frequently can raise particular concern for concern for traffic, cycle and pedestrian safety. The level of illumination of digital or internally illuminated signs can also have an effect on both traffic safety and amenity. For this reason the following standards apply for internally illuminated display screens:

- a) they will only be permitted where they do not contain moving or flashing content, particularly where they are considered to have a potentially significant adverse impact on pedestrian and vehicular traffic safety;
- b) they must not use a slow dissolve between advertisements;
- c) they will only be permitted in areas which are already busy commercial areas; and
- d) the cumulative effect of such advertisements will be taken into account in assessing the impact on amenity and public safety.

8.20 **Large Scale Outdoor Displays** - Large scale outdoor displays, see Definition, include sites known as advertising hoardings, which were originally usually erected as temporary features on site hoardings surrounding development sites. Such displays are, in some locations, a long term feature in the streetscape. In such circumstances, proposals for replacement displays including digital displays, where an advert hoarding currently exists, are generally considered to be acceptable in principle unless the circumstances of the site have changed, or the display will have an increased adverse impact on residential properties nearby. However, such displays will need to comply with any conditions.

8.21 Large scale outdoor displays (see Definition) may generally be suitable where located:

- a) within predominantly commercial and industrial areas;
- b) around vacant and derelict sites;
- c) temporarily, around building sites; and
- d) to screen exposed, unsightly sites/buildings;

8.22 Displays will not be supported where:

- a) the site lies within Conservation Areas, see also SG9 - Historic Environment;
- b) they would be close to and overlooked by any residential property;
- c) they would be out of keeping with the scale of the buildings or land on which they are displayed, see SG1 - Placemaking, Part 1, Site and Area Analysis;
- d) they would be likely to result in advertising clutter or adversely affect streetscape or building setting;
- e) the rear of a timber hoarding would be visible and not treated to match the framing;
- f) they are located in, or adjacent to public realm areas; and
- g) the display is on a static advertising trailer.

8.23 **Smaller Format Outdoor Display** - There may be locations where small format outdoor displays (see Definition), are appropriate, such as in shopping areas. However, such displays will need to be in keeping with the design and layout of the public realm and ensure that impact on the character of the area and on pedestrian safety is not compromised.

8.24 The following locations are unlikely to be supported:

- a) in predominantly residential areas, including on the returns of buildings into residential side streets, substantially devoid of advertisements, which would affect the character of the area;

- b) opposite or immediately adjacent to ground floor residential properties;
- c) in Public Realm areas where they would add additional structures in the public realm, thus adding to advertising or street furniture clutter, which could affect amenity, or where they would create an obstruction to pedestrians and cyclists; and
- d) where the advertisement would have an adverse effect on the character and appearance of a Conservation Area or listed building.

8.25 **Light Projected Advertising** - Illuminated advertisements projected onto buildings and streets require advertisement consent. Such advertisements will be assessed on their merits and in relation to their impact on amenity (including visual and residential amenity) and public safety. Such advertisements should generally be located adjacent to premises which they seek to advertise.

## Temporary Advertising

8.26 **Scaffolding banners** - While good quality, well-maintained banners and flags can add colour and interest to a commercial environment, the permanent display of flags or a banner, in addition to other advertisements on properties, can add clutter. Temporary banner displays on scaffolding, however, can be useful in hiding the scaffolding itself and unsightly building work for the limited period of construction, refurbishment, etc.

8.27 Temporary banner displays on scaffolding should:

- a) not be located in areas where there would be an adverse impact on residential amenity;
- b) only be displayed while construction work requiring the scaffolding is actively on-going, or one year, whichever is the shorter;
- c) be located in such a way as to respect the architectural form of the building (an imaginative form of advertising will be encouraged);
- d) include only one advertising display per elevation; and
- e) not be located on buildings at ground-floor level, or on single-storey properties.

8.28 In addition, applicants:

- a) must also be able to demonstrate that planning permission/building warrant has been granted for the redevelopment/refurbishment of the building and that a contract has been let for the works to proceed; and
- b) are encouraged to display on the banner a 1:1 image of the completed building, with the advertising space covering no more than 15% of the elevation within Conservation Areas or 30% elsewhere in the City.

8.29 **Public Realm Advertising Banners** - Banners should be designed using existing street furniture or specifically designed street furniture as part of the public realm.

8.30 **Poster Advertising (including flyposting)** - These advertisements, which are usually displayed indiscriminately, can rapidly disfigure a streetscene. Consent may be granted, however, for poster displays that comply with the following standards. These are the minimum requirements and high design specification is encouraged.

8.31 Planning permission will only be granted for poster displays within Town Centres, or other commercial leisure areas, where they can be justified to the satisfaction of the Council.

8.32 The following guidance generally applies:

- a) posters should relate to cultural or entertainment events only;
- b) posters should be for a temporary period only, at the end of which all posters should be removed, to the satisfaction of the Council;
- c) posters should only be displayed on timber hoardings surrounding development sites or on vacant shop units which have been vacant for at least 1 year. The posters shall be backed on a solid fence or panel and mounted within raised frames to delineate the limits allowed for posters;
- d) no shop which is open for trading shall be used for poster displays; and
- e) all posters and frames or backing panels shall be removed before the property opens for business.

8.33 Poster displays on freestanding structures such as advertising drums may be considered in commercial areas subject to their impact on the amenity of the area and public safety. Such structures are likely to be present on a more long term or permanent basis and thus will

only be considered acceptable in commercial areas or adjacent to large scale or concentrations of commercial leisure facilities. Their impact on Conservation Areas and listed buildings will be assessed, see SG9 - Historic Environment, along with their siting on the public footway in relation to pedestrian flows, crossing points etc.

8.34 The following locations are, therefore, unlikely to be supported:

- a) in predominantly residential areas, including on the returns of buildings into residential side streets, substantially devoid of advertisements, which would affect the character of the area;
- b) in Public Realm areas where they would add additional structures in the public realm, thus adding to advertising or street furniture clutter, which would affect amenity, or where they would create an obstruction to pedestrians; and
- c) where the advertisement would have an adverse effect on the character and appearance of a Conservation Area or listed building.

## **Sponsorship**

8.35 Sponsorship of publicly owned or maintained pieces of infrastructure may be acceptable, where it does not create an adverse impact on the amenity of an area.

8.36 The following guidance applies:

- a) the sponsorship sign should be discreet in size and location;
- b) the sponsorship sign should only include the name of the sponsor and their logo (other information such as contact details of the sponsor shall not be displayed);
- c) the logo of Glasgow City Council may be displayed together with the name or the logo of the sponsor;
- d) there should generally only be one sign per sponsored item. Any location must avoid advertising clutter;
- e) listed buildings should not be used for sponsorship unless this relates specifically to the building in question, see SG9 - Historic Environment;
- f) any banner on scaffolding should contain a 1:1 image of the completed building under construction/refurbishment.;
- g) the advertising space on a banner should cover no more than 15% of the elevation within Conservation Areas, see SG9 - Historic Environment, or 30% elsewhere in the City and the advertising space should not be fragmented; and

8.37 **Events Sponsorship** - Sponsorship of events will be encouraged by the Council on a selective basis. This includes sponsorship on banners on buildings as well as 'Dressing the City' events. This will indicate the name and/or logo of sponsor with no other advertising and will cover no more than 15% of the banner. The sponsorship will be located at the bottom of the banner.

h) there should be one sponsorship sign per elevation only.



**DEFINITIONS:** For the purposes of this document, the following non statutory definitions apply

ATM	Automatic telling machine
AREAS OF SENSITIVE URBAN CHARACTER	An area considered by the Council to be particularly sensitive due its local characteristics e.g. due to its topography, location in or relative to a conservation area and/or proximity to listed building(s).
ASPIRATIONAL CORE PATH	Route identified as a potential future core path
BACKCOURTS	The communal private garden of flats, typically including bin storage for domestic waste.
BASE ACCESSIBILITY	Indicates the provision of a minimum acceptable level of public transport service.
BUILDING LINE	The elevation fronting a road, not including elements such as the front of any porches, canopies, garages or bay windows.
COLD BRIDGING	Occurs on a surface where one material loses heat faster than another
CORE PATH	A route of any type, recorded on Glasgow's Core Paths Plan ( <a href="https://www.glasgow.gov.uk/corepaths">https://www.glasgow.gov.uk/corepaths</a> ) and protected under the terms of the Land Reform (Scotland) Act 2003.
CYCLEWAY	Part of a road, but separate from the trafficked carriageway. Pedestrians and cyclists can share a cycleway or can be segregated from each other
DESIRE LINE	An unsurfaced path worn by continual use.
EFFLORESCENCE	The fine, white, powdery deposit of water-soluble salts left on the surface of masonry as water evaporates
FASCIA	The fascia on a shop front is the flat surface above the shop window, on which the name of the shop is written.
FOOTWAY	The term used in Roads legislation for the part of the road principally designed for pedestrians running next to the vehicular carriageway (colloquially, the 'pavement').
FEU	A right to use land in perpetuity for a fixed annual payment.
GENERAL ACCESS RIGHTS	The right of responsible access by the public to most land and water in Scotland, introduced by the Land Reform (Scotland) Act

2003

HABITABLE ROOMS	All rooms other than halls, landings, bathrooms, toilets and small utility rooms.
HIGH ACCESSIBILITY	Indicates a high standard of public transport service that facilitates use without a timetable, with minimum waiting times and with little impact from service disruptions
HIGH LEVEL CLOSE	Refers to vertical signs on the walls of buildings and signs on the roofs of multi-storey properties, such as hotels.
HONESTY OF MATERIALS	Materials should be used and selected on the bases of their properties and that the characteristics of a material should influence the form it is used for ie a material must not be used as a substitute for another material as this subverts the materials 'true' properties and 'cheats' the spectator.
RIGHT OF WAY	A route subject to statutory public access rights'
INFILL SITE	A gap in a tenement frontage (whether it is in the middle or at the end) that is equivalent to an area no larger than that occupied by two tenement buildings and backcourts in that frontage
LANE	A narrow street, usually located at the rear of properties. A lane can adjoin boundary walls, rear gardens, hedges or fences on both or one side, or provide access to backcourts and gardens. Many lanes are subject to public access rights.
LARGE SCALE OUTDOOR DISPLAYS	Advertisements, not including banners, which do not generally relate directly to the land or premises on which they are displayed. Traditionally, these are paper posters on hoardings, either free-standing or attached to buildings, although modern displays built in metal now include internally illuminated or digital panels
LIME HARLING	Lime harling is a thrown, or cast-on, finish consisting of a slaked lime and coarse aggregate mortar. It usually has a rough-textured surface. It is the most common type of traditional surface finish found in Scotland on masonry buildings of solid wall construction. A living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.
MAISONETTE	A dwelling on more than one storey, forming part of a building from some other part of which it is divided horizontally (Source: The Building (Scotland) Regulations 2004).
MEWS	A yard or street lined by buildings originally used as stables but converted into dwellings.
NET DEVELOPABLE AREA	Net developable area excludes main roads, buffer zones, structural landscaping, other uses such as local shops, school sites where required, and general open space (including important topographical features To be retained, areas for football, mini parks, etc.) and, wherever possible, features of natural heritage interest.

	Net developable area includes local access roads, parking areas, footpaths and local open space such as children’s play areas and amenity space.
PATH	An off-road route for non-motorised users
POSTER SITES	Sites used by the leisure/entertainment industry for temporary adverts.
PROMOTED CYCLE ROUTE	A route shown in Glasgow's evolving Cycle Network Plan.
RENDER	A first coat of plaster applied to a brick or stone surface.
SMALL FORMAT OUTDOOR DISPLAYS	4-sheet or 6-sheet size panels, either freestanding or attached to street-furniture, which do not relate to the land or premises on which they are displayed. These could be non-illuminated, illuminated or digital displays.
SUSTAINABLE AREAS	Sustainable Areas exhibit an existing high density and relatively tall built form, are located within wide visibility corridors and have excellent access to sustainable and emerging transport infrastructure. There should be robust infrastructure capacity, both above and below ground and there should be an appropriate public realm capacity adjacent to the building with good pedestrian and cycling accessibility.
SIGNIFICANT TREES	All trees with a diameter at breast height (dbh) of greater than 75mm.
TALL BUILDINGS	Those buildings, including their roof top structures and masts, that significantly exceed general building heights in the immediate vicinity and alter the skyline.
TENEMENT CLOSE	A West of Scotland term for the shared entrance and stairway within a traditional flatted residential building, with or without commercial units on the ground floor.
THERMAL MASS	The ability of a material to store heat
TRANSITION AREAS	Transition spaces (Entrance and Exit Points) in buildings include areas such foyers, lobbies, certain atria and ancillary spaces not directly occupied in relation to the activity of the building
USEABLE GARDEN SPACE	Land, under the exclusive control of the applicant, including decking, to a dwelling before the erection of any extensions or garages, etc. that has been adequately screened, usually to the rear and side of the property, but excludes the driveway, garage and any parking space.

**WIDER PATH NETWORK**

The off-road walking and cycling network comprising both informal and statutory paths