

# Waterloo Street, Glasgow

Delivering 176 Build-to-Rent dwellings through repurposing a vacant listed building in a state of disrepair

## CLIENT

Brickland Ltd

## LPA

Glasgow City Council

## STATUS

Planning application submitted

## SERVICES

Planning, Heritage and Townscape, Economics, Sustainability, Development Viability, Landscape

## Our role

- Our Planning team led and managed the process of finalising the proposals and compiling and submitting applications for planning permission, listed building consent and conservation area consent on behalf of Brickland.
- The existing buildings, including the fire-damaged B Listed Distillers Building, have been insensitively repaired over the years and are now in a state of disrepair. The proposed development incorporates them into a vibrant new city centre rental community.
- The proposed development retains the significant parts of the listed building, removes an unlisted building and introduces a 22-storey residential tower to the rear, integrating the listed building and altering it to create new homes.
- An options appraisal was undertaken by our Development Viability team with input from our Heritage & Townscape and Planning teams required in order to justify the level of intervention.
- Townscape and Visual appraisal input was required to overcome the council's concerns with the proposed height.

## Results

- 22-storey development within the city centre which is one of the largest new buildings in recent times and Brickland's first development in Scotland.
- Repurposing vacant and decaying buildings - both properties are dilapidated and unoccupied, having been vacant for some time. Repairing and reinstating original lost features, such as the dome and significant stonework repairs, delivering a substantial improvement to the local streetscape.
- Delivering 176 residential dwellings within the city centre, providing much needed homes in the city centre in line with the council's aspirations to grow the number of people living in and around the city centre.

The Turley logo is positioned in the bottom right corner of the page. It consists of the word "Turley" in a bold, dark blue, sans-serif font.