

Watkin Jones Group

The Árd, Glasgow Presentation



Watkin Jones Group PLC

- With a focus on delivering for our customers since 1791, WJG is the UK's leading developer and manager of residential for rent homes.
- WJG have delivered over 50,000 student homes in the UK over the last 25 years, it is approaching 4,000 in Glasgow
- WJG's operating arm, Fresh, manages over 17,000 student homes, approaching 2,000 student homes in Glasgow.
- Fresh achieves 95% customer satisfaction, and cares for our residents with a range of wellbeing and community building activities.
- With increasing pressure on many areas to speedily deliver new housing, WJG has an excellent track record of creating homes fast without compromising on quality.
- Over 95% of its projects are on site within six months of the grant of planning permission and its in-house construction capacity means that it can rapidly boost housing supply.
- WJG's end-to-end delivery model means that it acquires, designs, and builds places, and typically remain within communities as on-site building managers.



1. **Dunaskin Mill, Glasgow** - Completed in 2016, the scheme provides 504 student homes.
2. **Eleanor Rosa House, Stratford, London** - Completed in 2019, the scheme includes 511 student homes, 23 for sale and 22 affordable residential apartments, the Global Business School and affordable workspace. The development was included within the New London Architecture's Tall Buildings Survey 2019 as one of the best tall buildings in London.
3. **Arundel House, Coventry** - Completed in 2020, the scheme includes 779 student homes and the delivery of a brand-new, purpose-built facility for the Coventry Boys and Girls Club, a well-used community facility which has operated on the site since 1955.
4. **Bridge Street Exchange, Cardiff** - Completed in 2018, winner of the residential category at the 2019 RICS Wales Awards, this 27-storey scheme containing 477 student homes and retail units was the tallest building in Cardiff.

Key Benefits

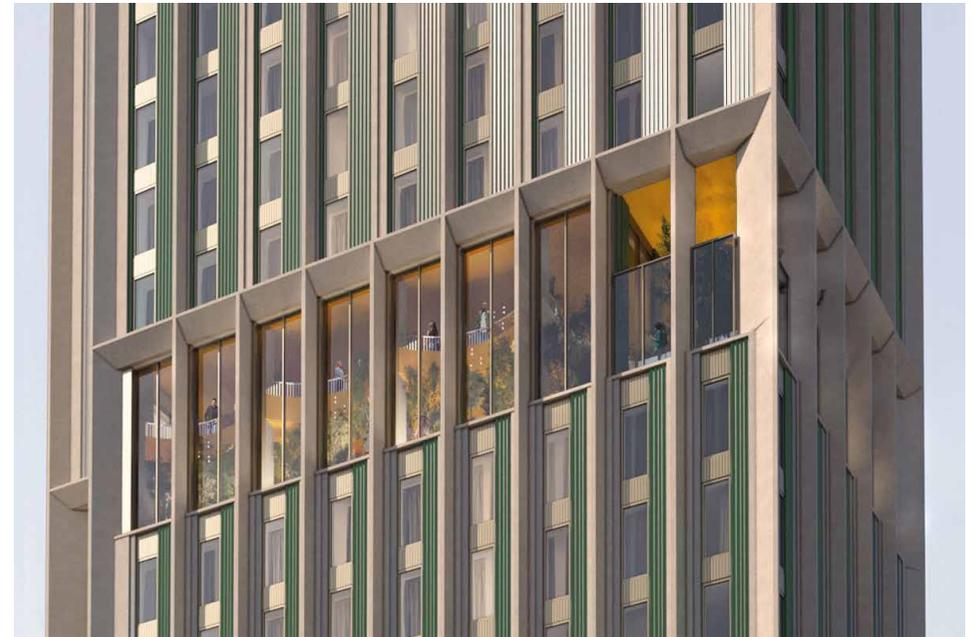
- Bringing back to life a vacant and under-used brownfield site, greening the area
- Boosting the local economy and promoting local spend
- Supporting local groups and communities



Key Features



- Two high-quality buildings of 36-storeys and 10-storeys, totalling 784 student beds.
- Regenerating the brownfield site, partially demolishing the existing former HMRC building, and proposing the part-retention of the existing concrete frame.
- Acting as a catalyst for change and enhancing the vitality of this part of the city.
- Providing the charity, Glasgow Social Enterprise Network (GSEN), with a new home as it will occupy a ground floor unit free of charge.
- Double height flexible commercial space being provided which faces Charing Cross station. This lends itself to a café or workspace.
- Providing high quality public realm, an increase of 75%, including a variety of tree (22 additional trees provided), shrub and herbaceous planting that will achieve biodiversity net gain of 158% on a site that currently has a low habitat value.
- Sky Lounge allowing for views of the surrounding cityscape. Highly managed pre-booked institutional, civic and business type events.
- Buildings designed to the highest environmental standards, incorporating the use of low and zero carbon technologies. The scheme will achieve BREEAM excellent.



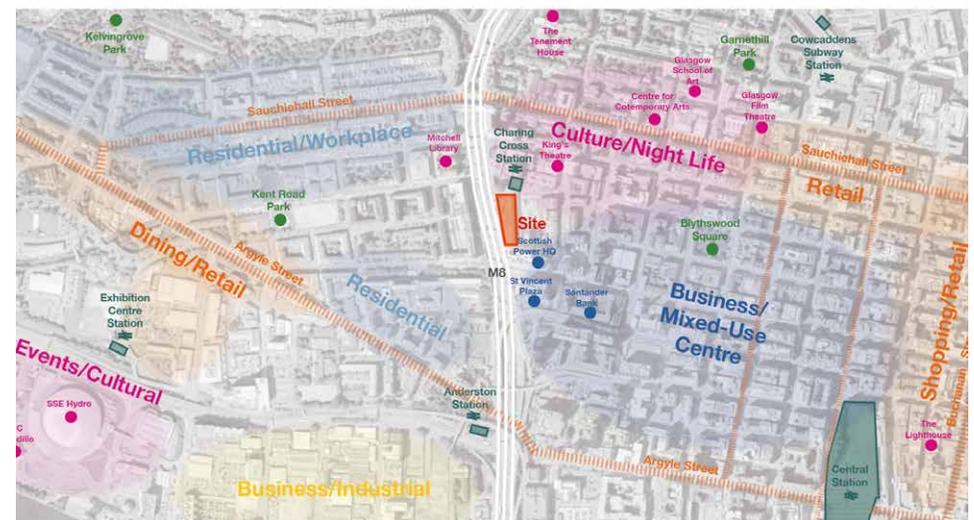
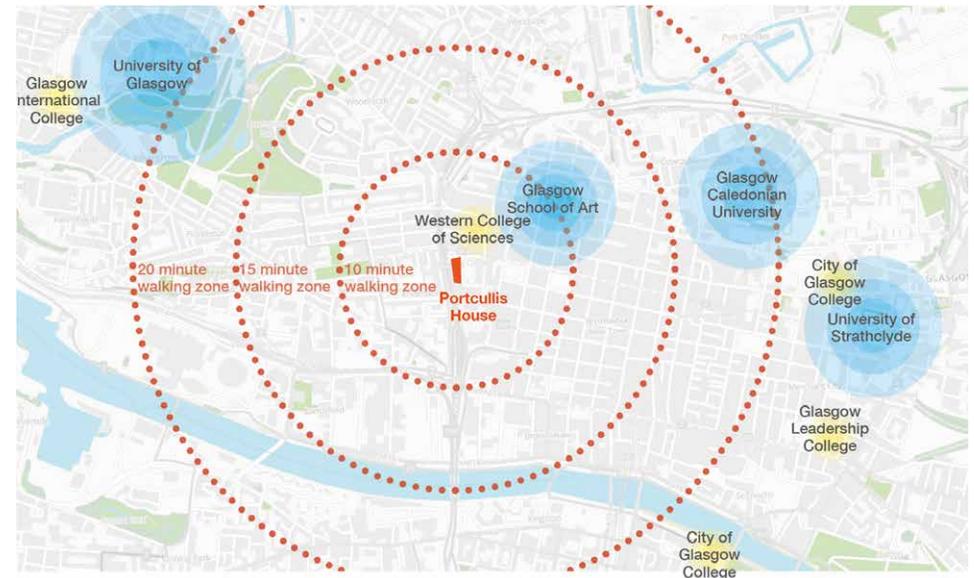
The Site

Site Context

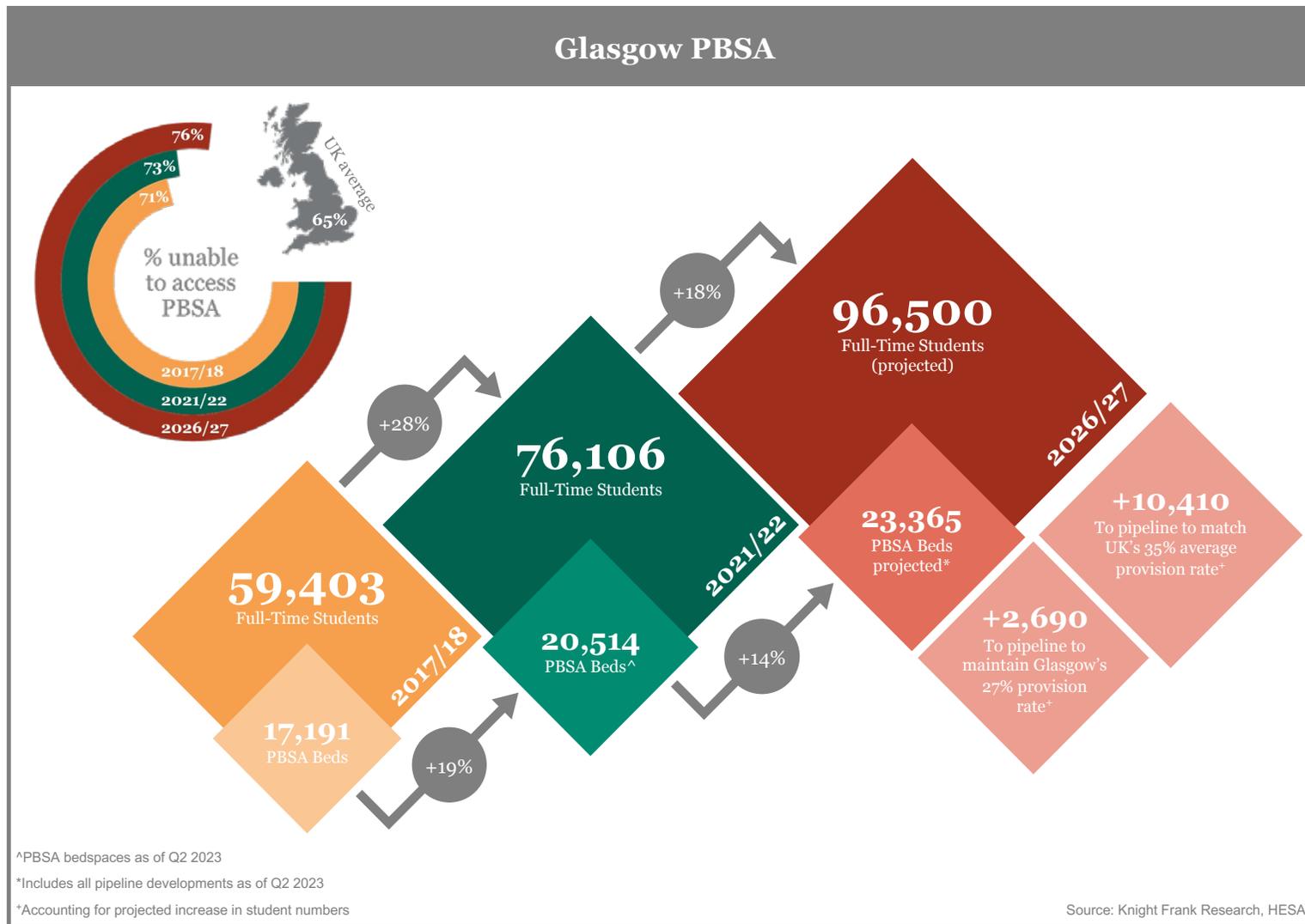


The existing Portcullis House is situated to the west of Glasgow City Centre, adjacent to Charing Cross Station, directly on the line of the M8 motorway as it passes north to south through the city centre.

The site is in the heart of the city, within easy walking distance of Glasgow's university campuses, including; University of Glasgow, Glasgow School of Art, Glasgow Caledonian University and University of Strathclyde. There are also public transport nodes and a range of city centre attractions and amenities.



The Demand



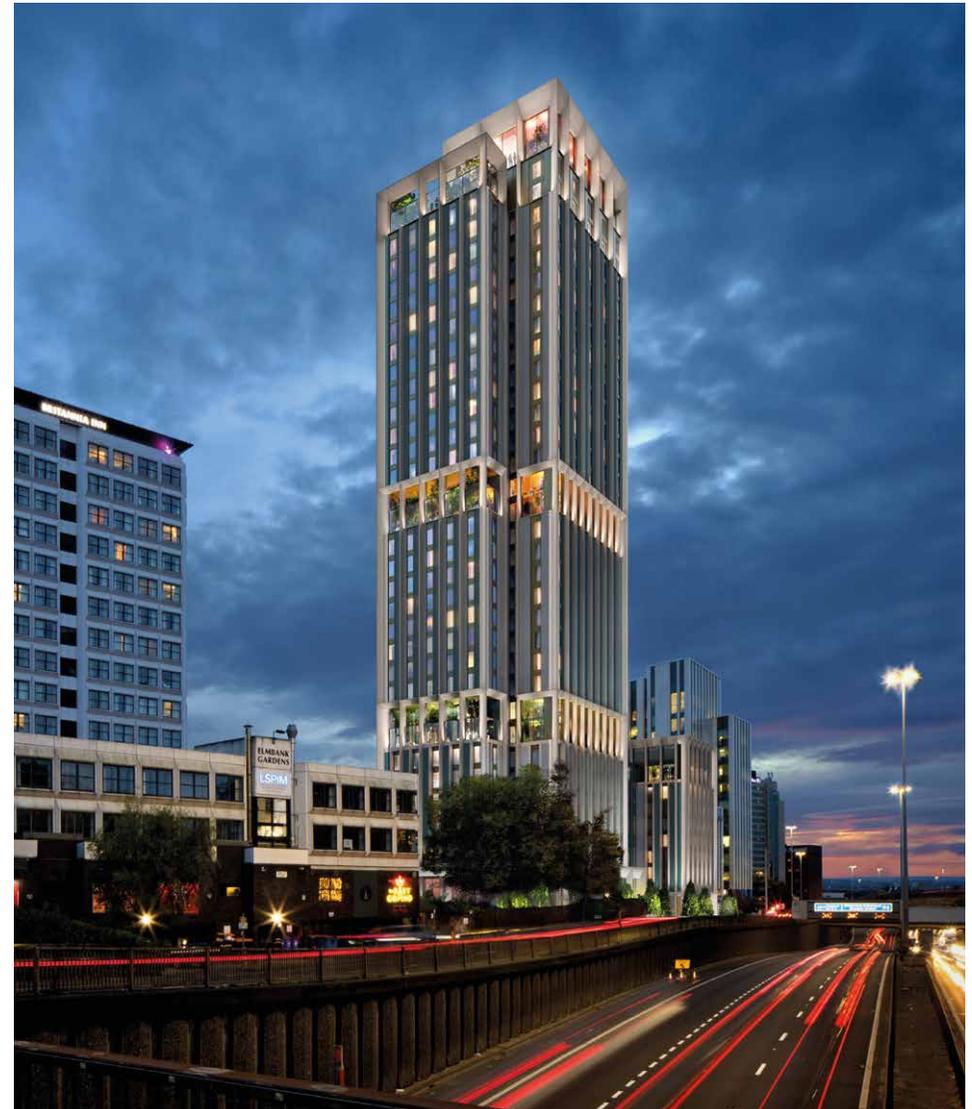
A continued increase in the number of full-time students studying in Glasgow without sufficient increases in the supply of new managed student homes. Students from all years increasingly favour purpose-built homes for a variety of reasons – location, quality, certainty of cost, improved study capabilities to name just a few. Over 10,000 additional managed homes are required quickly to meet demand. Without these, more family homes will be lost.

Regenerating a Derelict Site

Creating Local Opportunities



- **Addressing a Chronic Undersupply** of student homes, revitalising this part of the city and acting as a **catalyst for regeneration**.
- **Benefiting Local Businesses** and **Attracting New Businesses** to the city centre:
 - Opportunity for significant localised spending by students - £3.3 million spent annually.
 - Providing local employment within the building both at construction stage (Watkin Jones) and at operational stage (Fresh). 21 new jobs will be directly created on-site, as well as 253 indirect jobs.
- Through providing new purpose-built homes for students, responds to increasing student numbers, student accommodation trends, and **avoids students occupying homes required by others** (e.g. family homes)
- Supporting the **retention of a skilled graduate workforce** in the city.



The Ard, Glasgow

Socio-Economic Benefits of Proposed Development



During Construction	611 Person Years of Direct (on site) Construction Employment Created by the Development	160 Net Direct, Indirect and Induced Construction Jobs (FTE for 36 months in region)	£32.4m Net GVA Contribution to the Regional Economy During Construction Period	£612k Local Spend by Construction Workers on Food, Drink & Accommodation
In Operation	784 New Homes for Students	£3.4m Estimated Annual Spend on Retail and Leisure by Resident Students	504 Students Working Part or Full Time During Term Time	£2.9m GVA Contribution from Students Working Locally Per Annum
Wider Social Impacts	28 Estimated Apprentices, Trainees and Graduates Employed during Construction	£152k Social Value of Volunteering Per Annum from Residents	11,352 Hours of Volunteering Activity Per Annum from Residents	46% Graduate Retention Rate within Glasgow On Completion of Studies

Local Benefits

- **Glasgow Social Enterprise Network** - new multi-use space provide training and support to social enterprises and students.
- **Commercial space** - providing a double height flexible commercial space facing Charing Cross station, which is likely to be used for a café, workspace or similar.
- **Sky Lounge** - providing a viewing deck for far reaching views of the surrounding cityscape. These will be used in a highly managed way for pre-booked institutional, civic and business type events.
- **Activation** - Through community and student use we are delivering activation at a street level, bringing life to this part of the city.
- **Providing High-Quality Public Realm**, including new public spaces, greening of the locality and enhancing biodiversity. This will improve and link into public realm in the surrounding area. Creating healthy streets and areas for community use aligning with Avenues Projects.
- **Increase in Local Footfall** - Increased street presence aiding passive surveillance creating safer streets for all.



Glasgow Social Enterprise Network



Glasgow Social Enterprise Network
Brunswick House
51 Wilson Street
Glasgow
G1 1UZ

Dear Sir/Madam

Following on from a number of meetings held with Watkin Jones with regard to the proposed development at Portcullis House, 21 India Street, Glasgow, Glasgow Social Enterprise Network (GSEN) would like to formally express an interest in occupying the space as discussed and set out in the development plans.

GSEN has in recent year's forged ever greater links with Glasgow's Further Education establishments and in particular those that are actively encouraging their students to explore social enterprise across a wide range of subjects and courses. In addition, GSEN's strategic priorities set out our intention to further increase our engagement with the city's universities, their students and respective courses to drive and nurture social and economic innovation.

We would like to move forward on the basis that:

- The space would be charged to GSEN at a 'peppercorn' rate.
- GSEN will utilise the space to provide outreach support to students exploring or pursuing Social entrepreneurship.
- GSEN will provide an element of 'incubation' space for student entrepreneurs and a system for matching with existing social enterprises and entrepreneurs for mentoring support.

I trust that the above outline of a basis for agreement will be acceptable to both GSEN and the Developers of Portcullis House as a means to proceed when necessary.

Your faithfully

Jennifer Robertson
Director

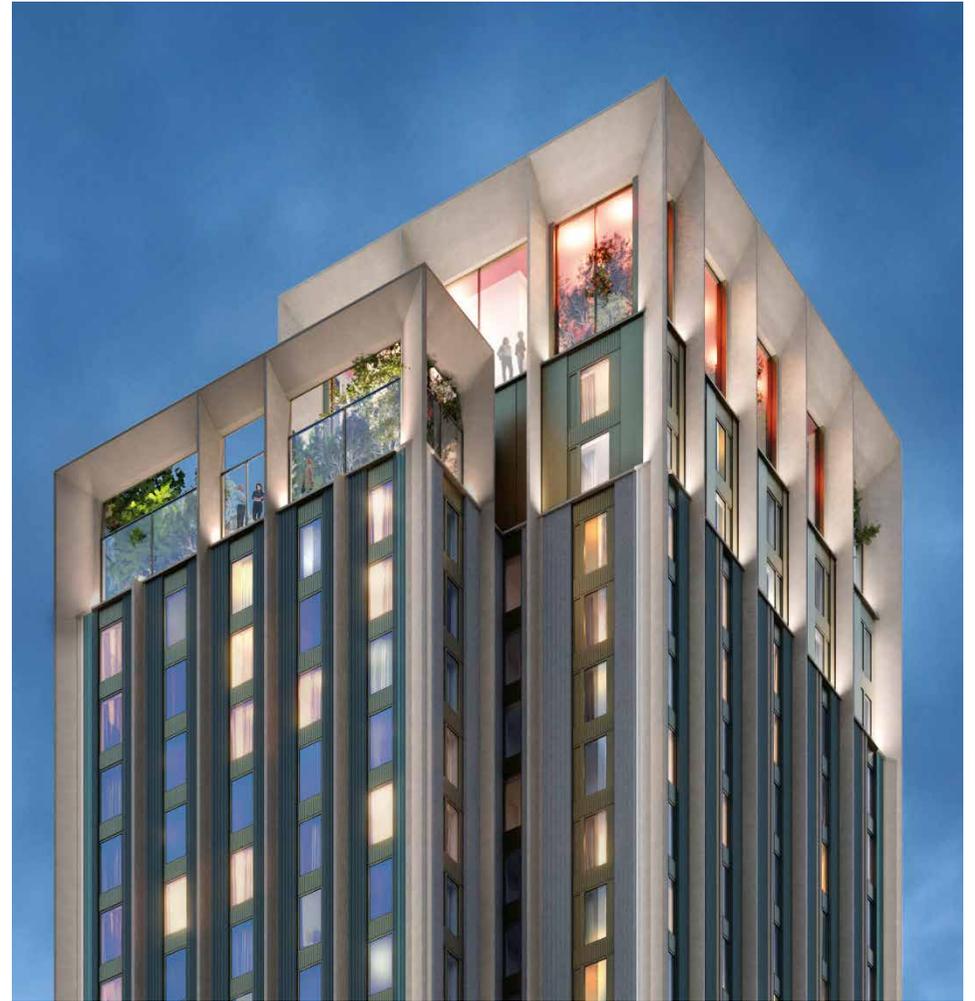
GSEN unit



“The provision of a new multi-function space for GSEN at The Àrd is a fantastic opportunity, as we continue to expand our operations. Working with the five universities in Glasgow, this is an ideally located home for us, providing excellent access to the city's extensive student population. Providing opportunities for social enterprises and students, The Àrd will support the delivery of the next generation of entrepreneurs and social and environmental innovators.”

- Jennifer Robertson
Director, GSEN

Sky Lounge



Frame Retention



Retaining the existing concrete frame, as opposed to constructing a new concrete frame, will result in a saving of nearly 900tCO₂e embodied carbon across the life of the building. This is equivalent to 898 one-way flights from London to New York; 499 people's consumption of meat, dairy and beer for one year; or 247 average family cars running for 1 year.

All materials associated with the existing building will be re-used on site (e.g. for the piling mat) or recycled.



Public Realm Improvements

Providing a Safer and More Attractive Environment



Existing Site

Total Public Realm Area - **675**sqm

Indicative Revised Scheme

Total Public Realm - **2376**sqm

Additional Area on Existing - **1706** sqm
Additional Area on Planning - **516** sqm

Existing Site Biodiversity

- Shrub planting - **73** sqm
- Grass cover - **305** sqm
- Tree planting - **2**

Indicative Scheme Biodiversity

- Shrub planting - ca. **532** sqm
- Tree planting - up to **41**

Key

Existing Public Realm
 New Public Realm

Existing Portcullis House building outline
 Submitted planning app building outline



Proposed Floor Arrangement

Ground Floor Proposal: Activated Ground Floor Plane



Key

- Third Party (cafe)
- Internal Amenity
- Management Suite
- Core / Circulation
- Plant / Refuse
- Activation

Environmental and Ecological Benefits



Street Tree + Roof Terrace Tree Planting
2 existing trees will be replaced with 22 new trees that will mitigate noise, particulate pollution and regulate temperatures resulting in the creation healthy streets and spaces.



High Quality Public Realm + Street Level Activation
2,392m² of improved high quality streetscape is provided with spaces to dwell and socialize including an improved setting for Charing Cross Station and works that tie in with the future development at Vita.



A New Biodiverse Planting Scheme
378m² of existing planting will be replaced with 1,465m² of new biodiverse planting across the scheme equating to an 158% net increase in the ecological value of the site. The development will provide significant biodiversity enhancements in line with policy 3 of NPF4.



Accessible + Permeable Outdoor Spaces
Step free and BS8300 compliant high quality public realm and outdoor spaces will facilitate access for all and an improved, more permeable pedestrian experience.



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Semi-enclosed Biophilic + Outdoor Amenity Space
1,125m² of new roof terrace amenity space will include semi-enclosed biophilic study and social spaces.



Communal Outdoor Eating Areas
A communal roof terrace outdoor bbq and eating spaces will be provided as well as food growing opportunities in the adjacent raised planters.



An Increase of Public Realm
The scheme will deliver more than double the amount of public realm than there is currently including and upgraded footway for Charing Cross Station.



Planted Roof Terraces
308m² of new flower rich planting will help to address the decline in pollinator species in line with Scotland's Pollinator Strategy and Glasgow's Pollinator Plan 2017-2027

High-Quality Amenity Spaces

Shoulder Amenity



Tower Amenity



Sustainability Strategy



Building Energy Efficiency

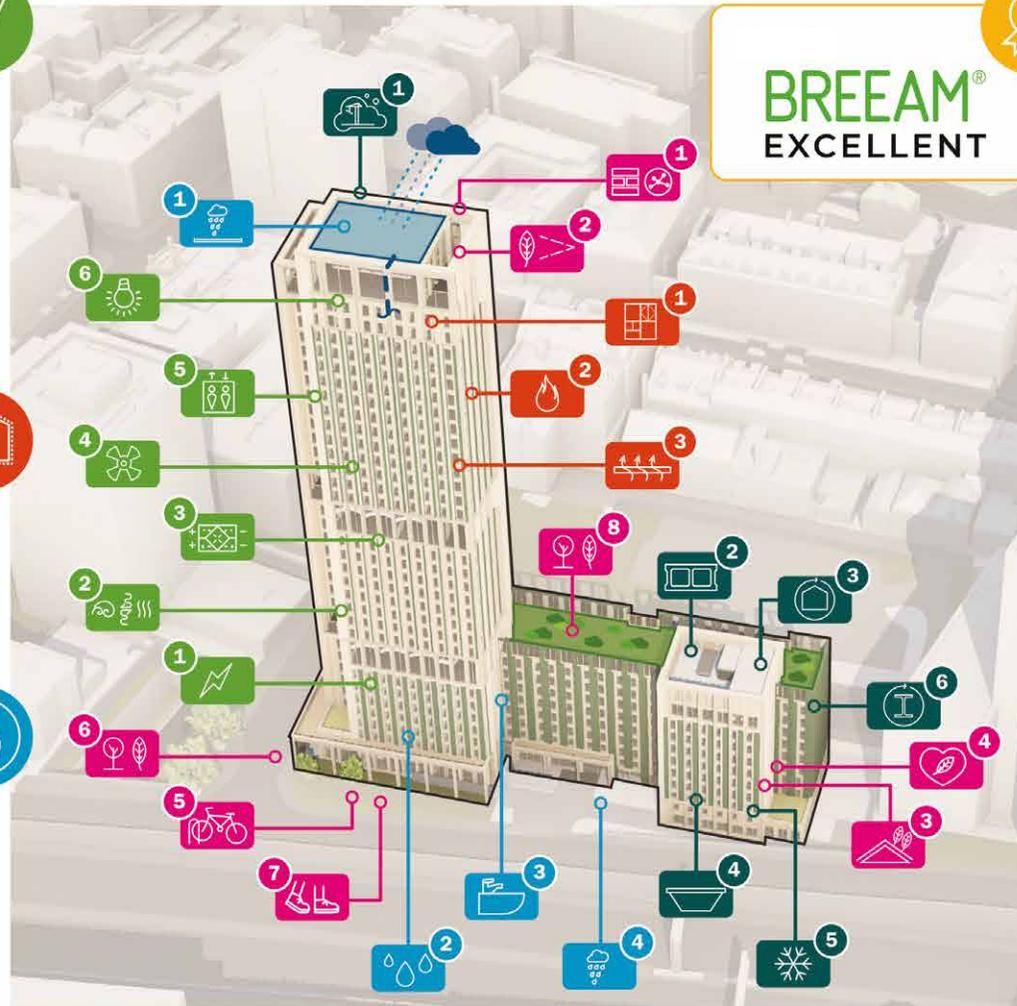
- 1 All-Electric Servicing Strategy
- 2 ASHP Heating and Hot Water
- 3 Heat Recovery Ventilation
- 4 Demand controlled ventilation within amenity areas
- 5 Energy Efficient Lifts
- 6 LED lighting and intelligent controls

Fabric Efficiency

- 1 Window-Wall Ratios optimised for each elevation
- 2 Space Heating Target <15 kWh/m2.yr (LETI)
- 3 Best Practice U-Values and g-values

Water Management

- 1 Potential for rainwater Harvesting Systems
- 2 Low water use fixtures
- 3 Water Efficient Equipment
- 4 Stormwater Attenuation



BREEAM EXCELLENT

Sustainable Material Management

- 1 Low Embodied Carbon Materials
- 2 Low Carbon Concrete (High GGBS)
- 3 Design for reuse and recovery
- 4 Waste recycling facilities
- 5 Low GWP Refrigerants
- 6 Re-use of existing building structural frame

Health & Wellbeing

- 1 Low VOC Materials
- 2 Views out
- 3 Communal roof terraces
- 4 Biophilic landscaping
- 5 Integrated cycle storage and facilities
- 6 Pedestrian and cycle routes
- 7 Design for active travel
- 8 Landscaped roof



Thank You