

India St Glasgow

WARD

Scheme Benefits
November 2023





The Àrd, India Street



The site is situated on linear site to the west of Glasgow city centre, adjacent to Charing Cross Station and directly on the line of the M8 motorway.

It is within walking and cycle distance of public transport nodes, Glasgow's five universities and city centre attractions and amenities.

The proposal delivers an urban-scale student homes led mixed development, helping to repopulate and create a more lively city centre, more people walking and cycling and increase the viability of more local urban amenities.

The proposal comprises 784, much needed, student homes to Glasgow to help meet the demand of the local universities. There will be an active ground floor accommodating internal amenity and third party food and beverage spaces, together with a facility for the Glasgow Social Enterprise Network. Together these spaces will animate the enhanced streetscape around the building, playing a vital role in the regeneration of this part of the city centre.



View from St Vincent St

Who We Are: Watkin Jones



- 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.

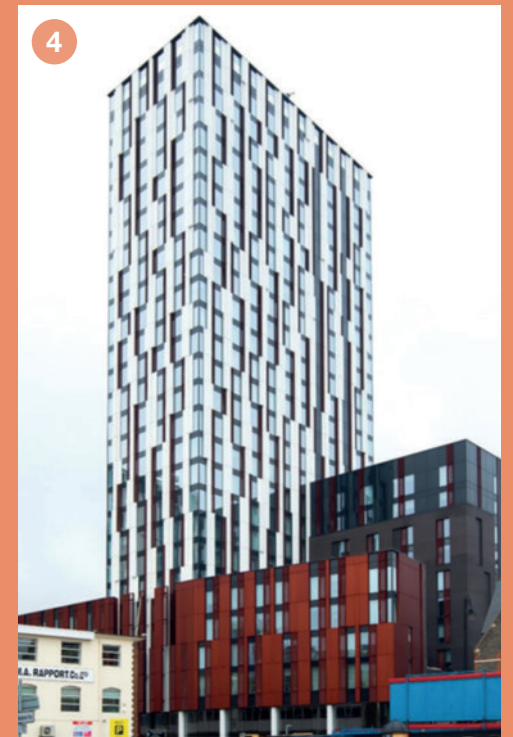
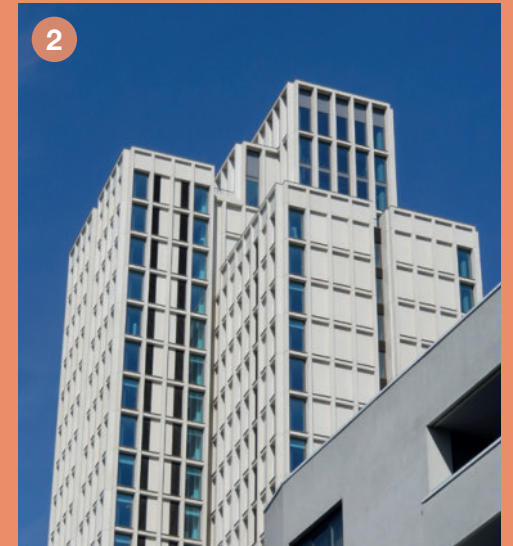


1. Dunaskin Mill, Glasgow - Completed in 2016, the scheme provides 504 student homes.

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.



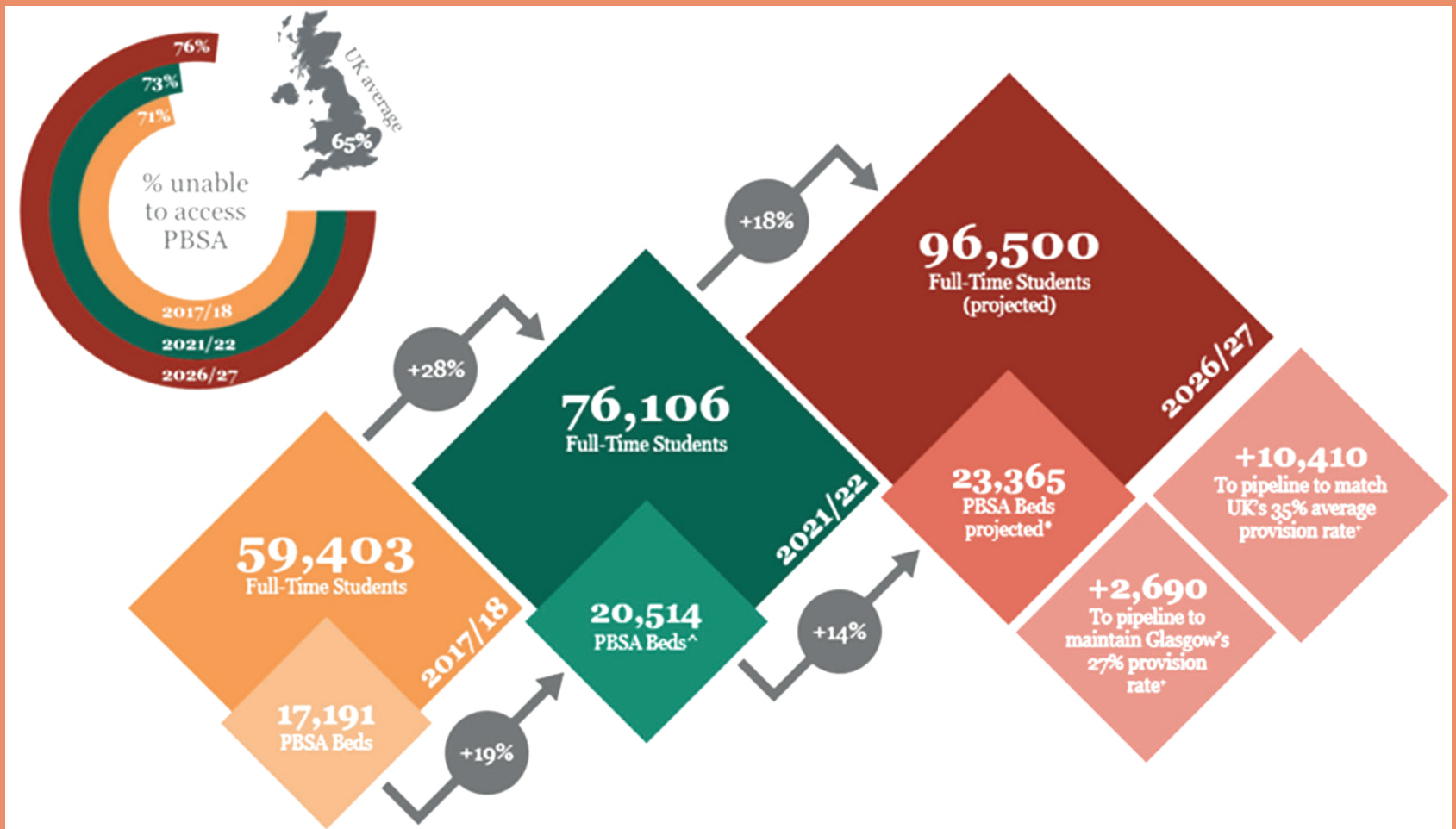
The Need for Student Homes



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.



Source: Knight Frank Research, HESA

*PBSA bedspaces as of Q2 2023.

*Includes all pipeline developments as of Q2 2023.

*Accounting for projected increase in student numbers.

City Wide Benefits



The development **will enhance the quality of built environment and will act as a regeneration catalyst** within the immediate area. The active spaces and densified use will increase the vitality and viability in the surrounding area.



Glasgow Social Enterprise Network (GSEN) will occupy a ground floor unit at a peppercorn rent. As an organisation they work closely with the City's universities and **create the opportunity for social enterprises to connect with each other to learn, share and grow.**



The proposal **will significantly improve public realm at Charing Cross**, and around the site creating an attractive new arrival point within the city. Improving safety and security within the local area, as well as the perception of it.



It is estimated that the spend of the new population in retail and leisure in the city will be in the region of **£3.4 million.**



The scheme will provide local employment within the building both at construction and operational stages. Once operational, **21 new jobs** will be directly created on-site, as well as **253 indirect jobs.**



Public Realm enhancements provided by the scheme

Creating Benefits for the Local Population



Glasgow Social Enterprise Network will occupy one of the ground floor units. Working with the city's five universities, the facility will be providing opportunities for social enterprises and students, supporting the delivery of the next generation of entrepreneurs and social and environmental innovators.

Enhanced Public Realm, the proposed development will create improved public realm across the site, softening the harsh environment of the adjacent M8 corridor. It will create a number of safe and comfortable seating spaces as well as improved pedestrian links around and through the site.

Increased Biodiversity and Greening of the City, the proposal will contribute to the greening of the city through new landscaped areas and 22 new trees with 158% biodiversity net gain. Not only will this support local biodiversity and create new habitats, but it will improve the amenity of the area and ensure the development contributes towards the wider placemaking ambitions of the city.

New Ground Floor Commercial Unit, the development includes a new double height publicly accessible unit. This use could be a local café or workspace unit, both of which could contribute to the vibrancy of the area and provide a new community facility.

Successful Place, the development will deliver the six qualities of successful places, creating a healthy, pleasant, connected, distinctive, sustainable and adaptable place.



View looking south from M8 / Bath St

Glasgow Social Enterprise Network



GSEN shall occupy a ground floor unit:

- Provide incubation space for new social enterprise development in Glasgow.
- Provide opportunities for students to engage with social entrepreneurs.
- Provide training opportunities for both social enterprises and students.
- Provide outreach support for students to explore social/ environmental innovation ideas.
- Provide space for social enterprises to create research, intern and work placement opportunities for students and graduates.
- Provide a tech recycling programme that will offer free or low cost tech to students and social enterprises whilst reducing tech waste.



View of GSEN GF Unit

Socio-Economic Benefits



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

Public Realm



- Public realm works to be undertaken around the building will provide additional outdoor amenity and activation of the streetscape.
- The scheme will improve public realm around Charing Cross station, improving attractiveness, safety and user experience. Road carriageways will be reduced in width, to enhance pedestrian experience.
- Enhancements proposed through the proposal on India Street will improve the pedestrian experience, tying into existing and future proposed public realm works in the surrounding area by other developments.



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Sky Lounge



- The sky lounge will provide a viewing deck for the city, providing both local and long range views of the surrounding cityscape.
- This space will be available for institutional and business uses and events on an appointment basis.
- Access to the sky lounge will be through a managed pre-booking system
- The primary function of this space will be for the enjoyment of future residents.



Biodiversity



Street + Terrace Trees

2 existing trees will be replaced with 22 new trees.



High Quality Public Realm

2,392m² of improved high quality streetscape with spaces to dwell and socialize.



Biodiverse Planting Scheme

378m² of existing planting will be replaced with 1,465m² of new biodiverse planting.



Biophilic Amenity Space

1,125m² of new roof terrace amenity spaces.



Increase of Public Realm

The scheme will double the amount of public realm and upgrade footway for Charing Cross Station.



Planted Roof Terraces

308m² of new flower rich planting.

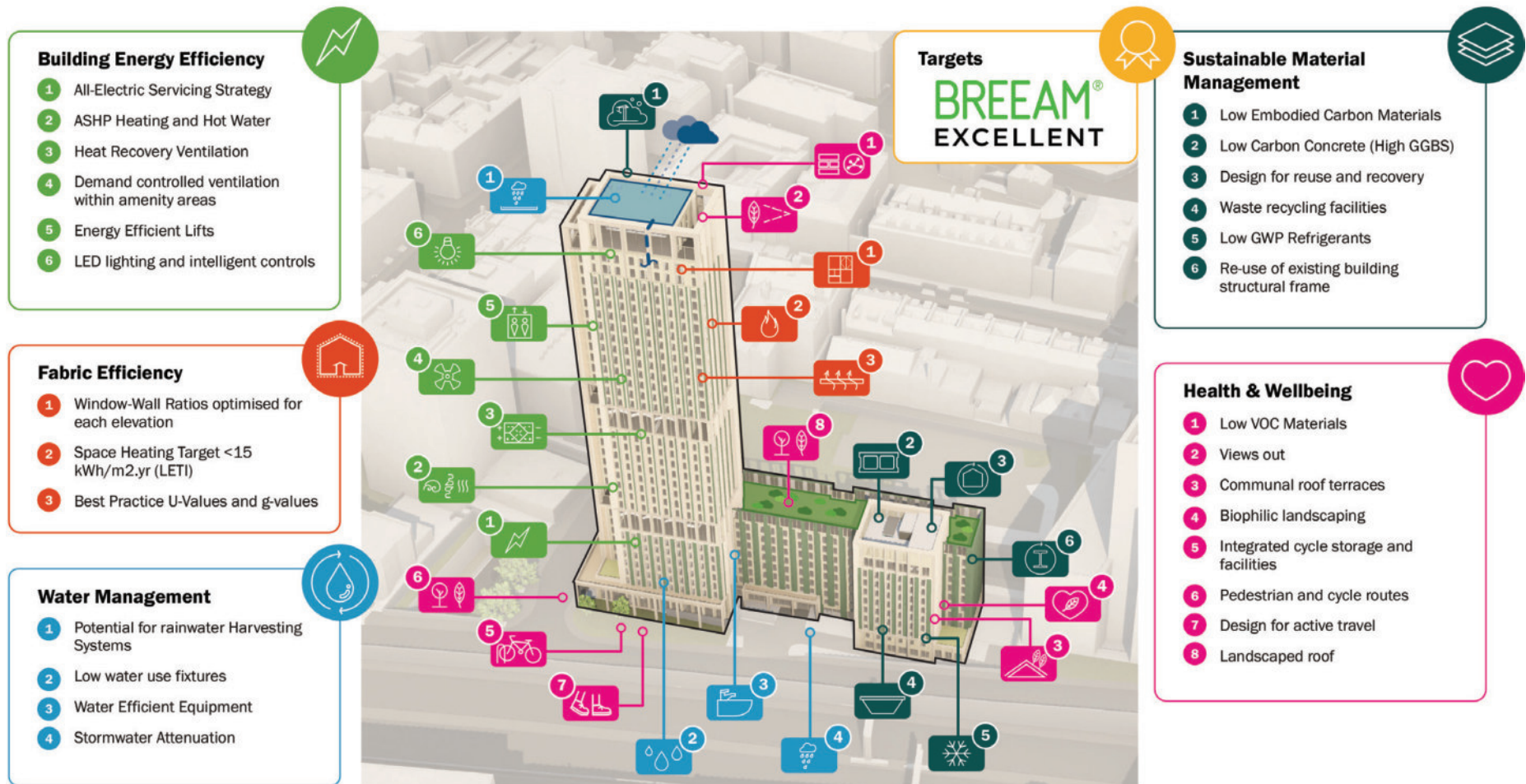


View of 9F Roof Terrace

Sustainability



- A number of innovative approaches to sustainability have been incorporated into the building.
- Retention of the frame will result in a saving 900t of embodied carbon.
- Throughout the design development the whole life carbon of the building has been continually assessed to minimise the carbon footprint of the development.
- The building will achieve a BREEAM rating of Excellent which demonstrates the Sustainability of the proposals.



Frame Retention



- WJG fully intend to retain at least two-thirds of the existing concrete frame from Portcullis House.
- The full extent of frame retention can only be confirmed following detailed intrusive testing once the building strip-out and partial demolition start.
- The proposed scheme is based on detailed analysis of the potential to maximise the use of the existing frame.
- The approach is in keeping with NPF4 Policy 9, and the principles and policy to conserve embodied energy.
- The demolition materials from the element to be permanently removed will, where possible be recycled for use on site or otherwise recycled off site.

- By retaining the frame, the scheme saves the equivalent of:



898 one-way flights from London to New York



449 people's consumption of meat, dairy and beer for 1 year



247 average family cars running for 1 year



View of Existing Portcullis House

London\
Edinburgh\
Manchester\
Los Angeles\

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