

KELBOURNE STREET

PUBLIC INFORMATION EVENT



Welcome. Thank you for taking time to attend this public information event for the proposed development on the site at 10 Kelbourne Street.

Kelvin Properties is an award winning developer based in Glasgow's West End. Our main focus is developing high quality accommodation for both sale and rent. We are passionate about quality and work closely with architects to ensure our proposals are bespoke.

HAUS is a Glasgow architectural practice renowned for their design quality, innovation and attention to detail. Both Kelvin Properties and HAUS have carefully considered the designs proposed for Kelbourne Street to be a positive addition to the streetscape and community.

The site benefits from an extant Planning Permission for a 39 unit residential development with ancillary development (Ref. 20/02110/FUL and 20/00062/LOCAL with decision issued 19th July 2022).

The plans included 467sqm of external amenity space and stipulated a minimum 2m privacy offset from the adjoining children's play park. 27 on-site car parking spaces at basement level were included.

Since planning permission was granted, the shortage of student accommodation has dramatically increased and so we intend to apply to change the use of this approved development from residential to purpose built student accommodation (PBSA).

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PLANNING CONTEXT

The building footprint, scale and massing of the existing planning permission is consistent with that of the proposal, albeit the use has changed to Purpose Built Student Accommodation (PBSA).

The development plan for the site comprises:-

- National Planning Framework 4 (adopted February 2023); and
- The City Development Plan (adopted March 2017).

The site is not allocated for a particular use under the adopted CDP Proposals Plan. Therefore, the proposed PBSA is acceptable in land-use terms.

It is noted the site is adjacent to the Glasgow West Conservation Area with this being reflected in design proposals.

A number of approved and interim supplementary guidance notes have informed the proposal, with the key document being Supplementary Guidance 10 'Student Accommodation' (adopted October 2011) (SG10).

The proposal complies with SG10 and meets the following criteria: Locational; design; tenure; amenity; and space standards.

The proposal will meet a demonstrable need. It will be well managed by a reputable operator and will not be available for use outwith term-time by non-students.



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CHANGE OF USE

There has been much publicity about the chronic shortage of student accommodation in Glasgow.

According to Glasgow University's own data, student numbers have increased by almost 40% over 5 years - that's over 10,000 additional students.


Glasgow University Student Representative Council confirms many students are commuting long distances because of the lack of accommodation with some trapped in a cycle of couch surfing.

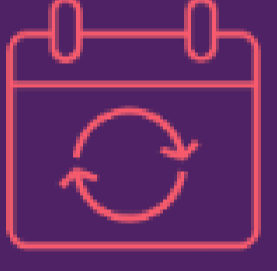

Building Purpose Built Student Accommodation (PBSA) helps to ease pressure on the wider rental market which is also struggling to cope with demand. Over the past 10 years, rents in Glasgow have increased by 80%.






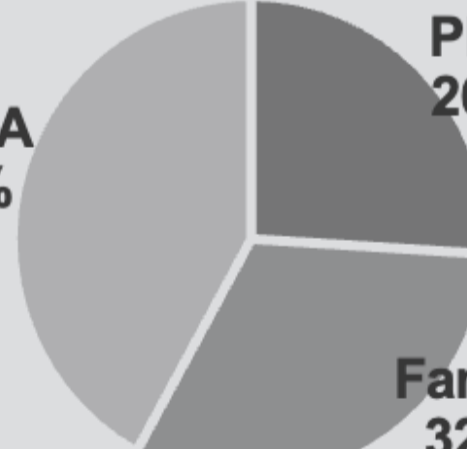



Scottish Government research published on 28th Nov 2023 states that between 2022 and 2023, average rents in Glasgow have increased by more than 20%, with rents in shared properties rising by 27%. Changing the use of the proposed development to PBSA will help to alleviate some of this pressure.

Some key statistics in relation to the Glasgow student population are show opposite.

It is proposed that This Is Fresh will operate the student accommodation. They have an excellent track record providing hands on management and wellbeing support and ensuring every residence build strong community connections.



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|  <p>10+ Years of delivering excellence</p> |  <p>95% Satisfaction rate from students</p> |  <p>54 Properties across the UK and Ireland</p> |
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|  <p>77,640 Fulltime students in Glasgow (2021/22)</p> |  <p>25,735 Fulltime international students (2021/22)</p> |  <p>52,390 students need accommodation each year</p> |
|  <p>Growth in student numbers at Glasgow University has been more than double the average UK university growth rate</p> |  <p>-23% Fewer properties to rent vs.2017-19 average</p> |  <p>Lack of PBSA means 26% students live in private rented sector and 32% live with family – meaning daily travel from locations such as Stirling</p> |
|  <p>Shortage of accommodation has increased Glasgow rents by 27% in the past year</p> |  <p>Students contribute £500 million to the Glasgow economy each year</p> |  <p>Glasgow's graduate retention rate is 46% - young people want to make it their home</p> |

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DESIGN EVOLUTION

The proposal ranges from 5 to 7 storeys, aligning with the scale and massing of the current consented planning application.

A basement accommodates plant and student ancillary back of house areas. Unlike the existing consent, car parking within the basement is no longer provided, making the proposal a car-free development and promoting active travel with cycle stores provision.

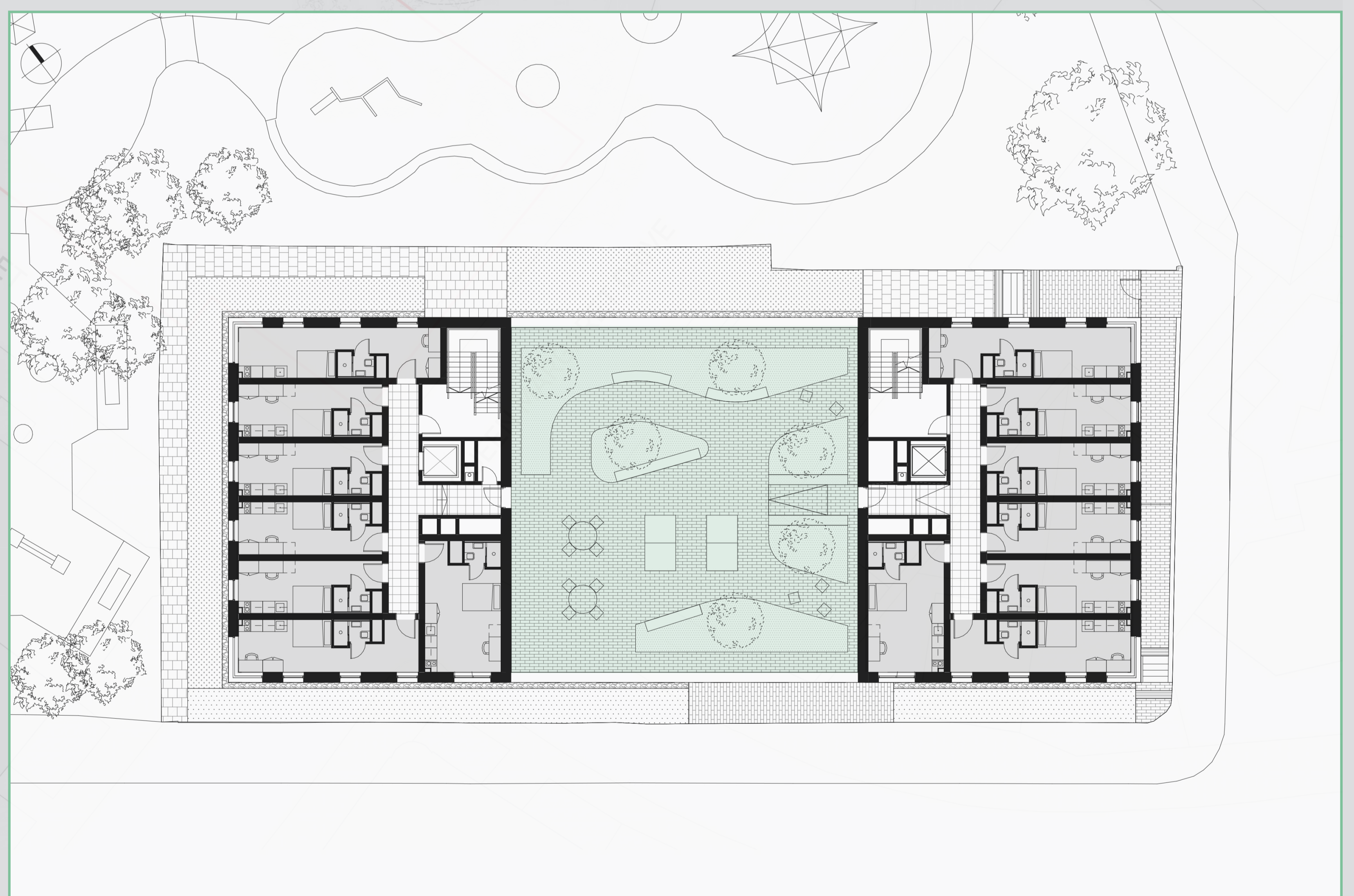
At ground level, student rooms and internal amenity areas are located to maximise active frontage on all elevations. The entrance and internal amenity space is located on the corner of Kelbourne Street and Queen Margaret Drive, celebrating the corner condition.

At upper levels the massing is stepped to create a series of external roof terraces for student use.

All service and refuse collections located at ground level with access from Kelbourne Street.



GROUND LEVEL



LEVEL 05

KEY

- FRONT OF HOUSE
- BACK OF HOUSE
- STUDIO ROOM
- ROOF TERRACE

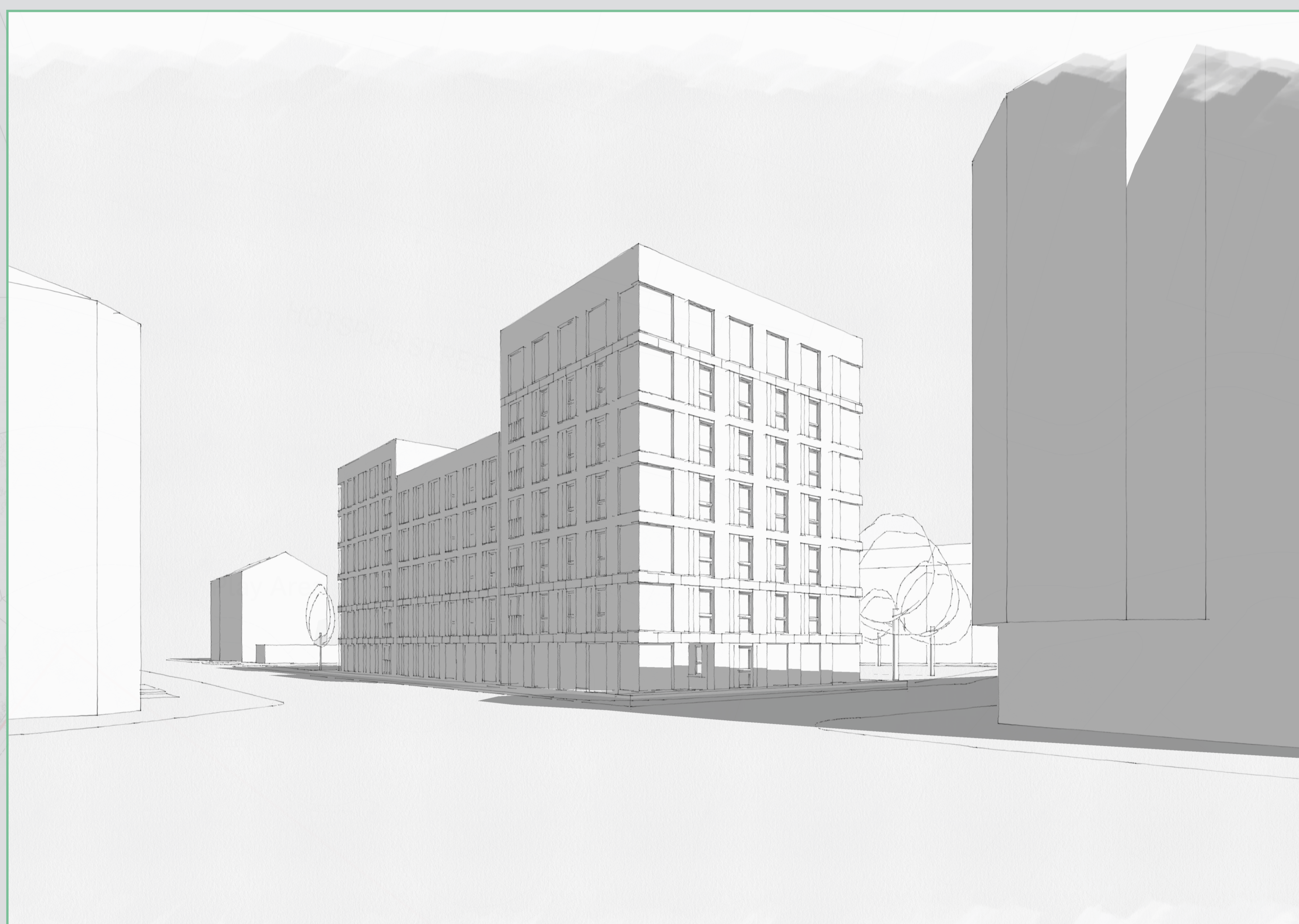
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DESIGN EVOLUTION

The massing responds to well established existing massing datums within the context, set back from the park to create a buffer along the northern boundary.

Each end of the building is extruded to G+5 and G+6 storeys, creating opportunity for activated roof spaces, with the taller element being located at the corner of Kelbourne Street and Queen Margaret Drive.

The facade treatment is being considered against the updated layouts to ensure the fenestration accommodates the change of use. The evolving design will maintain a sensitive and appropriate response to the existing material and colour palette within the immediate context.



VIEW FROM CORNER OF KELBOURNE ST AND QUEEN MARGARET DRIVE



VIEW FROM PARK