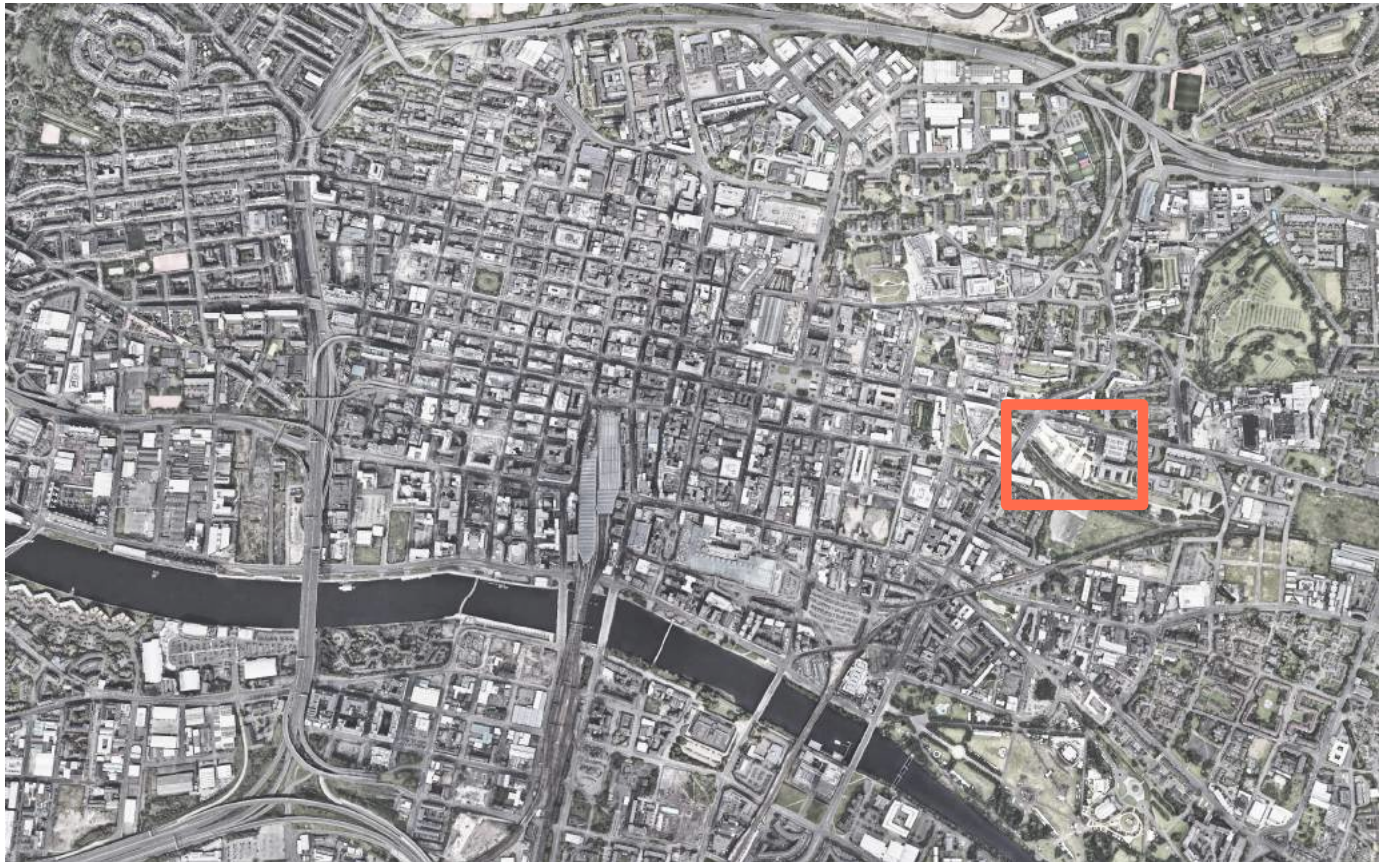
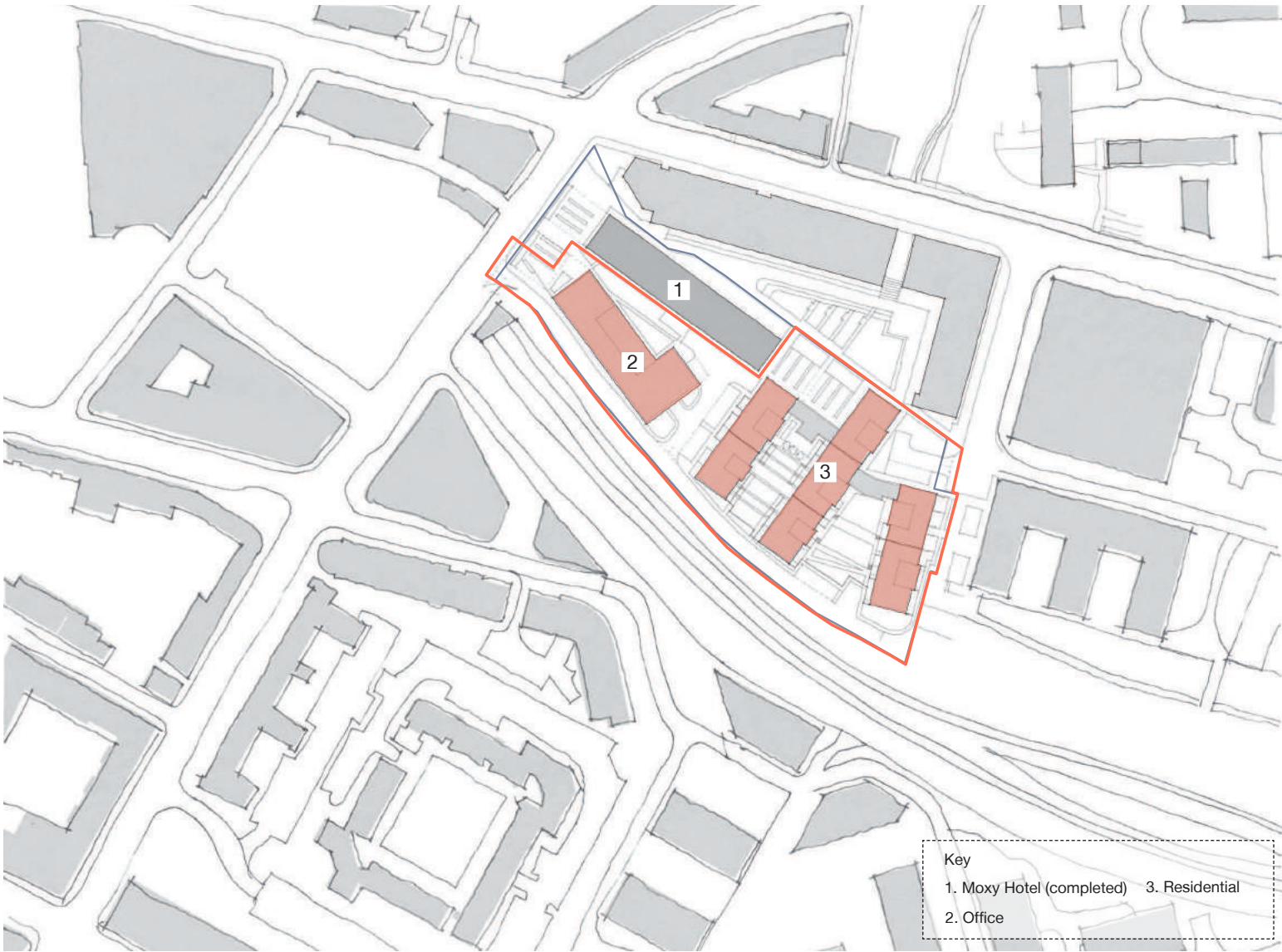
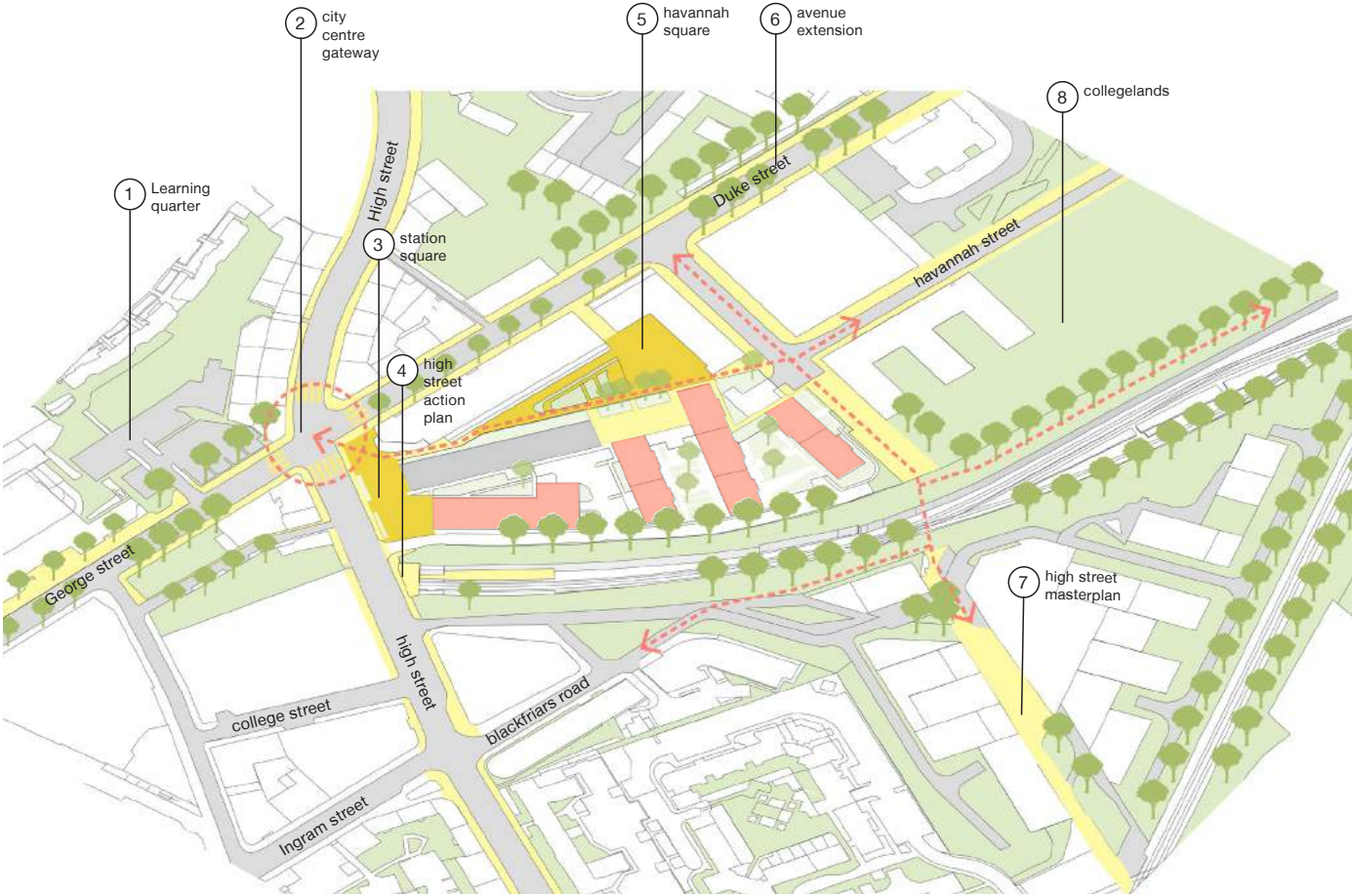


1.0 INTRODUCTION

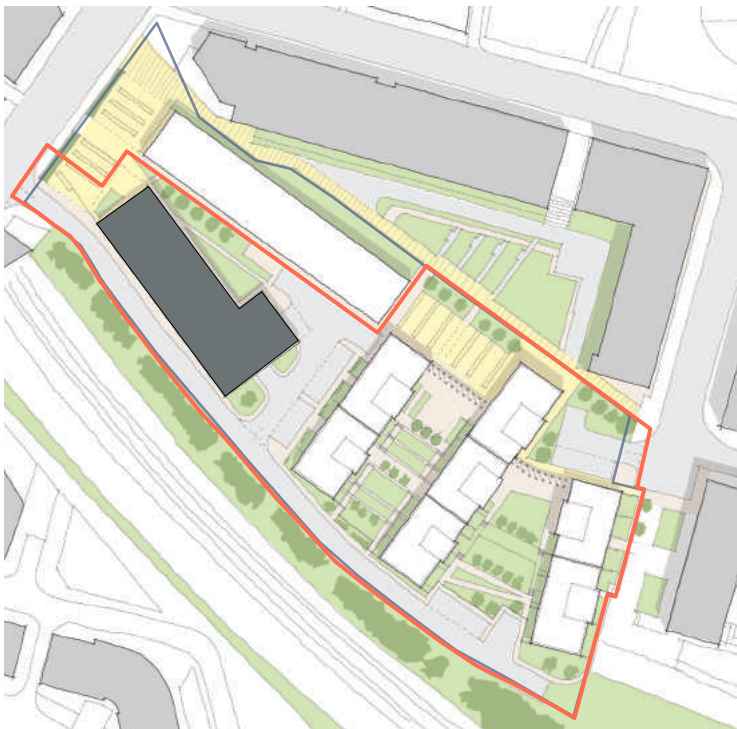
Since completion of the Moxy Hotel in early 2019, Vastint have been working closely with Glasgow City Council to identify the optimum mix of development, routes and new public realm to complete the Western edge of the Collegelands masterplan.

Providing new apartments for rent, office, commercial and ground floor amenities facing high quality public and private amenity spaces. The proposals aim to transform this former industrial land into a coherent piece of city. Built around a reconfigured public realm promoted in the Avenues Project and High Street Area Action Plan. The proposal seeks to repair the network and re-define High Street as an accessible and traversable historic destination which supports city centre living.

These boards have been put together to show the potential of this emerging proposal and engage the local community in a dialogue that will ensure the proposed development forms a new piece of city that works for all.



2.0 OFFICE



Building on the principles outlined in the Collegelands Masterplan, a contemporary Office development is proposed to the south of the hotel, offering café / co-working spaces at ground floor level to build-on the critical mass established by the Moxy. The western gable of the Office has been pulled-back to contain and activate a new public square connecting High Street Station to the Duke Street Gateway and support the proposed redevelopment of High Street Station as a new multi-modal transport hub.

Based around Vastint's Business Garden developments which have proved successful in mainland Europe, the office will provide over 8,000sqm of column free space across 8 floors. The development will offer flexible floorplates that are easily subdivided to accommodate small business users and start-ups. All tenants will benefit from the shared co-working space meeting areas and cafe facilities at ground floor level. Plant rooms and service areas are located in sub-basement to the rear of the building.

Key

- Proposed Office

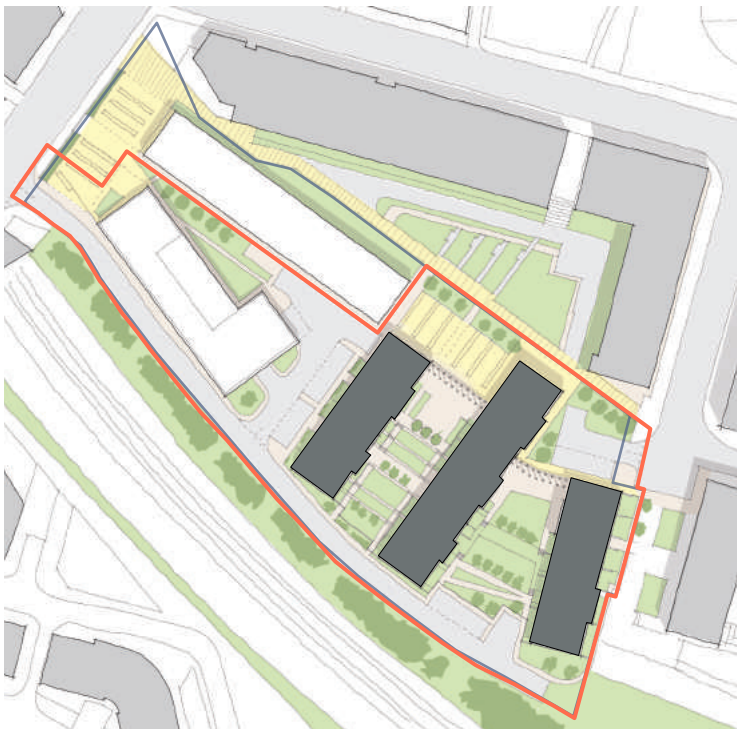
- Planning boundary

- Ownership boundary



Office Amenity Spaces - Vastint Projects

3.0 RESIDENTIAL



A total of 235 apartments are proposed within three stepped towers with shared facilities such as residents lounges, gym, service areas and amenity spaces at ground floor level. The towers are orientated North-South which improves the aspect of the East-West facing apartments.

The towers are linked by colonnade structures at ground level which provide residents with sheltered access to shared amenity areas and help to secure private garden areas and residential amenity areas from public spaces and East-West pedestrian route and along the southern edge of Havannah Square. Existing sub-stations will be relocated and replaced by new public realm, artwork and activities which along with Residents Lounges, and shared entrances will help to activate the southern edge of the Square. Façade treatments will be developed to reflect the industrial heritage of the area using a restrained palette of materials.

Key

- Proposed Residential Buildings

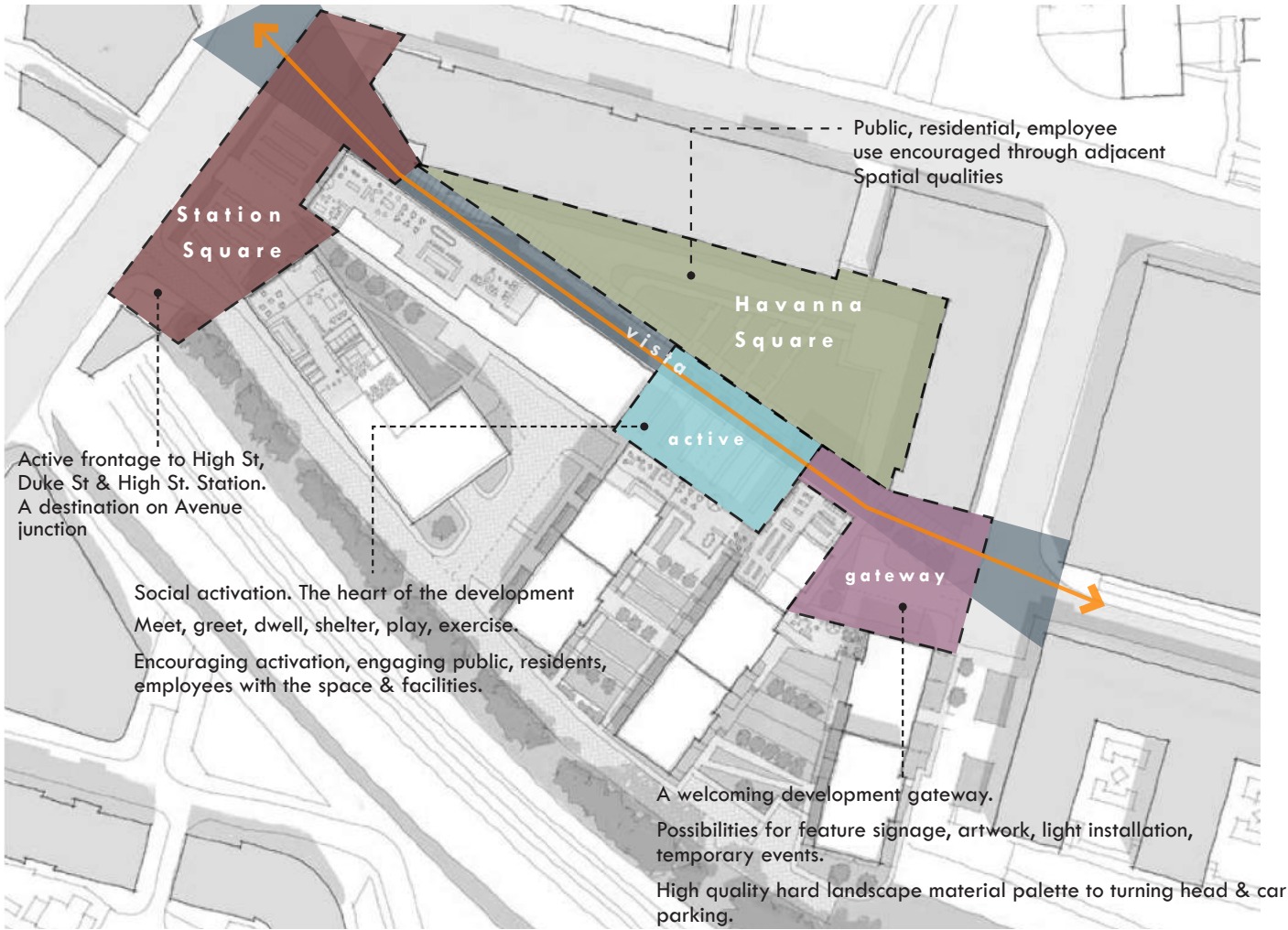
- Planning boundary

- Ownership boundary



Residential Amenity Spaces - Vastint Projects

4.0 PUBLIC REALM



Ownership of the Moxy Hotel allows a large public space to be created at the junction of two main thoroughfares and supporting High Street Station, as well as offering an outdoor space to users of the new office building. This space gives people respite from the busy road and pavement, offering a place to rest, wait and meet. To the north of the residential blocks is proposed an extension to Havannah Square. The proposed space is busy, bright and fun, with art features building upon gable art that can be seen nearby. This space supports spill-out for ground floor commercial premises and offers a play and activity area, complimenting and animating the under-used larger space, bringing a new heart to the Collegelands area.

As a result of the public realm improvements Station Square and Havannah Square will form the heart of a contemporary destination that will help to re-define the Eastern Gateway to Glasgow City Centre.

Key

- Proposed Public Realm	- Proposed Green Spaces
- Planning boundary	- Ownership boundary



5.0 MOXY HOTEL - COMPLETED



Described as a “millennial-focused boutique”, the hotel houses 181 bedrooms, a bar, gymnasium and “meet up rooms” in the lobby. With contemporary front of house facilities open to both residents and non-residents, the ground floor of the Moxy has the ability to activate the surrounding public realm.

Complementing improved pedestrian links between Havannah Street and the Learning Quarter, re-frames the Moxy positioning it at the centre of a new public square facing High Street and adds new residential and commercial activity in adjoining buildings which provide enhanced containment to Havannah Square and secure active travel routes between the inner East end and the city centre. Replacing existing areas of surface parking with development that provides new and enhances existing public space.

Key

- Moxy Hotel

- Planning boundary

- Ownership boundary

