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Your views matter to us, please  
fill out a feedback form.

# Our Masterplan Vision

Welcome to our public exhibition. We are pleased to present our initial proposals for how we have reimagined St. Enoch Centre to become Scotland's foremost mixed-use development, focusing on retail, leisure, entertainment, hotel, offices and city centre living.

The purpose of this exhibition is to capture your views on our proposals which are at masterplan stage and will be further refined as we move through the planning process.

There are many compelling reasons for the complete reimagination of St. Enoch Centre, not least changing consumer demands. We know that experience-led destinations which have strong food and leisure options, as well as a great retail offer, have become more popular. We also know that how and where people like to live has shifted, as we seek connectivity and convenience.

Our masterplan currently demonstrates how we could deliver an inclusive and accessible mixed-use development of up to 2.5 million sq ft of space, including:

- Revitalised shopping and leisure space
- Up to 1700 homes
- High quality office space, located in the former Debenhams building
- A four-star hotel
- New community space which will open up the development

Our proposals have been developed to complement the Glasgow City Centre strategy which focuses on opening streetscapes, improving linkages from the riverfront, Merchant City and Glasgow Green into the city centre. The strategy encourages a mix of retail, leisure, commercial and residential uses, further enhanced by cleverly planned community spaces.

## Who is Sovereign Centros?

Sovereign Centros is an independent, award winning, real estate asset and development manager, working with a variety of global capital, banking and financial institutions, leading pension funds and public sector bodies. The business currently manages approximately 10 million sq ft of assets across the UK. These include major UK shopping centres, retail parks, mixed use, leisure, and repurposing and placemaking town and city centres.

All images are indicative of proposals.



# Shopping & Playing

**Glasgow has a fantastic shopping scene, rivalling London. City centre retail is worth over £3bn, so retaining a diverse and aspirational retail offer is a core part of our proposals.**

## **Building on work to date**

We have been working hard to redevelop the east end of St. Enoch centre, which was previously home to BHS, to provide an enhanced food and leisure offer, however longer-term thinking is required to ensure the centre is fit for the future.

Creating a best-in-class food and beverage, leisure and retail offer will be a core part of our proposals. We will seek to secure brands that chime with our target audience, create leisure uses that provide different experiences and attract high quality food operators that will appeal to visitors and increase the amount of time they spend in and around the centre.

## **A better environment**

We are not proposing to remove any existing retailers – our proposals are specifically designed to allow for the retention of shops and to provide them with a better trading environment. This is a key part of our vision for the evolution of the site.

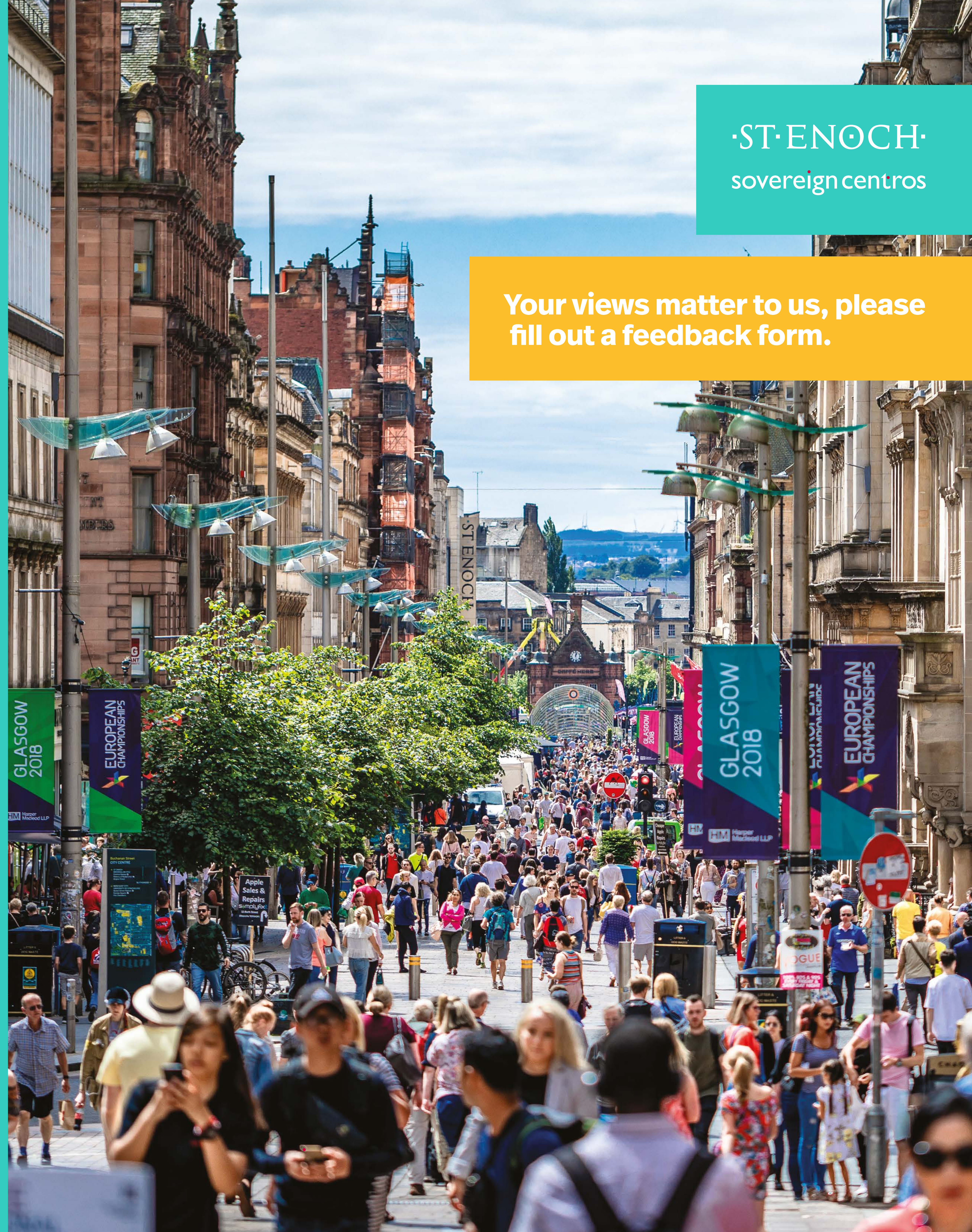
## **A thriving economy**

We would like to see St. Enoch Centre become a true entertainment hub, where people want to spend their time, during the day and in the evenings. The centre benefits from a prime location and is well connected to both of Glasgow's main train stations, but at the moment it doesn't capitalise on this. It is near the waterfront and, through smart development, has the potential to be a thriving destination with booming day and night-time economies.

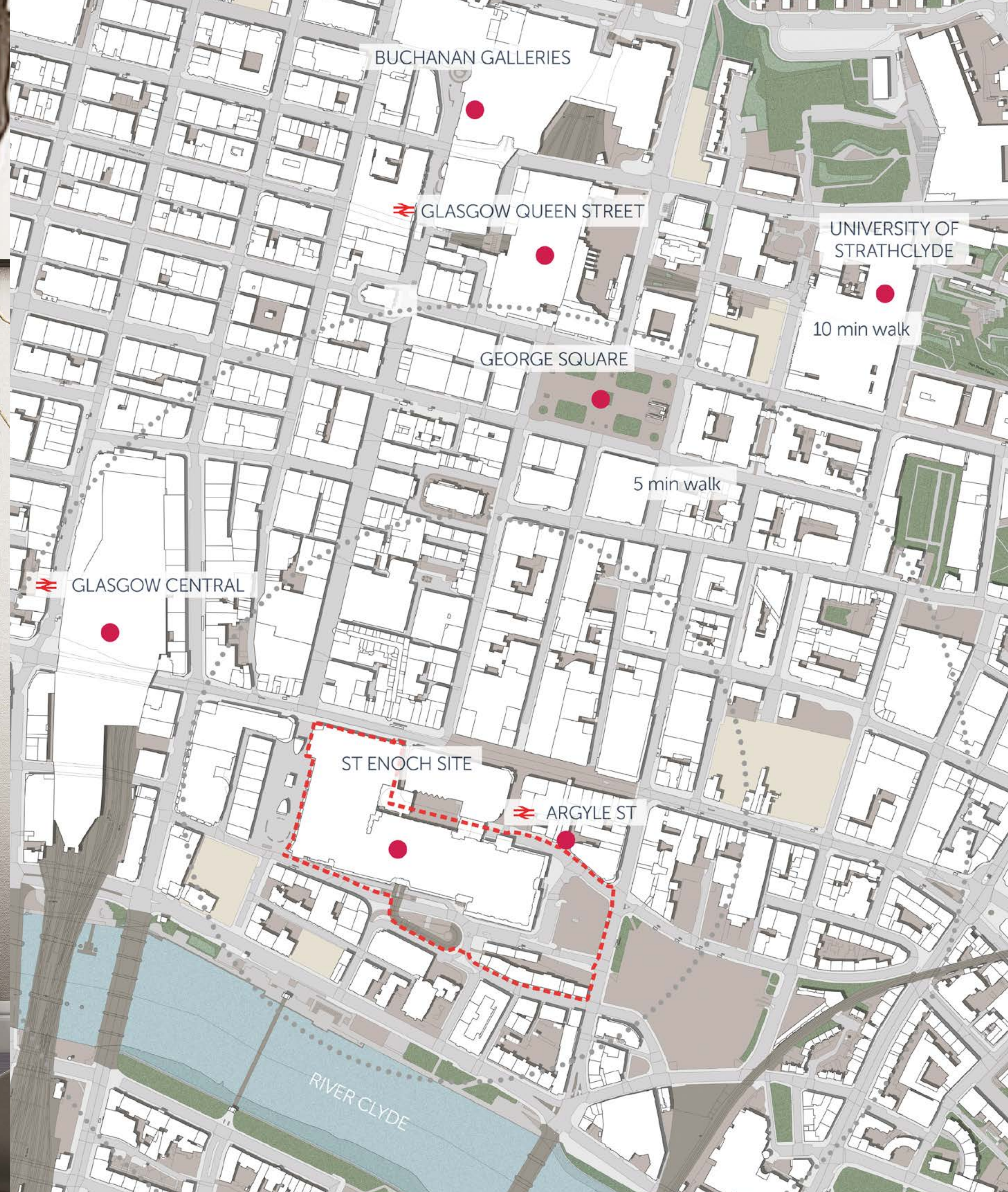
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# A Place To Stay

**Glasgow is a thriving city with an abundance of culture. People want to live and visit the city centre and to take advantage of all it has to offer.**

## Our homes

Our proposals for new homes support Glasgow City Council's City Living Strategy which aims to double the population in size to 40,000 by 2035. This is in-line with the creation of '20 minute neighbourhoods' – creating communities that give people the ability to meet most of their daily needs within a 20 minute radius.

We are still at a very early stage so the number of homes we deliver is still to be refined, however our proposals currently set out 1700 homes.

The type of homes that will be delivered will be driven by market demand and it's too early to say what the mix would be. However, our vision for the residential offering demonstrates our accessible and inclusive approach to development.

## A four-star hotel

Glasgow's hotel and hospitality sector has enjoyed significant growth over recent years, having benefited from investment into venues such as The SSE Hydro.

The city has cemented its reputation as a city of culture and weekend-break destination, further enabled by Glasgow airport which is continually growing its destination network. We believe our mixed-use site would be perfect for a four-star hotel, with stunning views across to the river.

We are currently proposing a four-star hotel of 290 rooms and 25 storeys. The height is aligned with other developments earmarked for the area and would allow us to create a truly mixed-use development and entertainment hub, of which the hotel would be a key part.

All images are indicative of proposals.



# Flexible Workspace

The administration of Debenhams has left a large void within the centre, spanning over 250,000 sq ft and we are keen to resolve this as quickly as possible and bring it back into use.

We believe that the Debenhams unit is well placed to become modern and sustainable office space. Over 440,000 people work within the city centre and we know that there is demand for high quality work space that meets the needs of both businesses and employees. Should we receive planning permission to

change the Debenhams space from retail to office use, we would seek to redevelop the space and secure a new occupier for it as soon as possible. This would represent the first phase of our work to reimagine St. Enoch Centre.

Our proposals for this part of the site includes:

- Inclusive and flexible co-working space at first floor level
- High specification office space on the upper levels

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Washington DC, Foster + Partners

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# A Place To Meet

The public realm space has the potential to open up St. Enoch Centre in a brand-new way. Our proposals show how we have reinstated historic streets which disappeared over time and by bringing these back, we are opening up the development to fit in with and complement the culture of the city.

The streetscapes will unlock the development from all angles, linking in with Glasgow City Council's Avenues project which is focused on making the city more "people-friendly", protecting and prioritising space for cyclists and pedestrians, improving connectivity, introducing sustainable green infrastructure and improving the way public transport is accommodated.

## **A space for everyone**

We believe the public realm can be used to create a 'sense of place' and bring people together. Our priority is to deliver spaces that are well designed, safe and secure and easy to navigate.

We have exciting initial ideas for how we could create raised, multi-level space where events and community activities could take place all year round. We have shown how we could establish truly 'wow' spaces that are built around nature to create fun, interactive places that people want to spend time. We welcome your feedback on this space and would love to hear your ideas on what you would like to see.

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# Sustainability & Community

## Key

- Under construction
- Planning consent secured
- Proposed

St. Enoch Centre is an iconic Glasgow building, but it is not sustainable. Transformative change is needed for it to stand the test of time.

We take a long-term and sustainable approach to construction and development and social, environmental and economic factors are the forefront of decision making. Should our proposals for St. Enoch Centre progress, we would put sustainable practice at the heart of the masterplan, before, during and after construction.

The application for planning permission in principle will be accompanied by a voluntary Environmental Impact Assessment Report which will consider the environmental impacts (both positive and negative) of the proposed development. Where necessary, mitigation measures will be recommended to minimise any potential adverse impacts.

## Environmental

- Our design will respond to Glasgow City Council's and the Scottish Government's legislation and policies which aim to take the city to a zero carbon society by 2030.

- An energy hierarchy will be applied to the design strategy of St. Enoch Centre to minimise the development's CO2 emissions.
- To minimise the embodied carbon of the St. Enoch development, construction materials with a low environmental impact will be used.
- Waste arising from the construction of the St. Enoch Masterplan will be minimised.
- Pollution arising from the construction process will also be minimised through application of best practice pollution prevention measures.

## Social and economic

- Create hundreds of new jobs throughout the construction phase and afterwards.
- Support the local economy and drive footfall and spend into Glasgow.
- Enhance the city's night-time economy.
- Generate additional business rates and council tax which will support the local community.
- Create a positive and lasting legacy for St. Enoch Centre and the surrounding area.

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# Timeline & Next Steps

Your opinions matter to us and we want to know what you think.

If you have any questions or would like to discuss our vision for the site in more detail, please get in touch using the contact details below.

We would be very grateful if you could complete a feedback form and leave it in the box provided. There is also a version online. All feedback will be considered as the vision for the development progresses. Please provide your feedback to us by 30th October 2021.

## Next steps

A second public exhibition will be held shortly, at which point you will have the chance to see the progressed designs for the scheme before a planning application is submitted to Glasgow City Council.

## Indicative Timescales

- October 2021 – Pre-Application consultation underway with community and stakeholders
- November 2021 – Review of feedback, undertake a further public exhibition. Planning application submitted for change of use of Debenhams building. Pre-application

discussions continue with Glasgow City Council Planning Officer and preparation of EIA Report underway.

- December 2021 – Submission of application for Planning Permission in Principle to Glasgow City Council.
- Spring 2022 – Target determination date for application for Planning Permission in Principle.
- Summer 2022 – Subject to approvals, work is further refined on the masterplan designs and detailed proposals are brought forward.

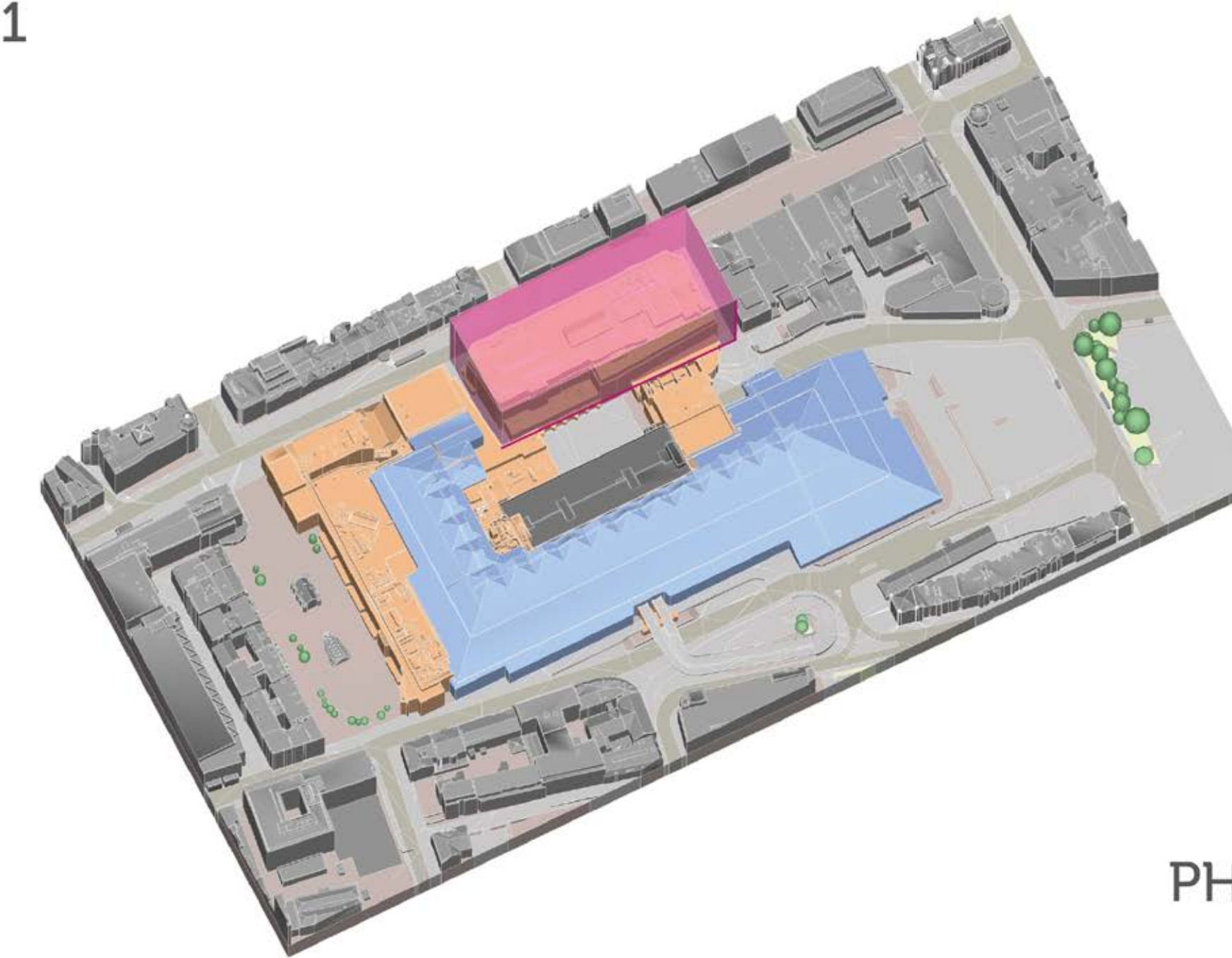
If we can progress, the redevelopment of St. Enoch Centre would be split into four or five key planning and construction phases. The centre would remain operational as much as possible and we would communicate with people regularly.

Please note that any comments made to the prospective applicant at this pre-application stage are not representations to the planning authority. When a planning application is subsequently submitted to Glasgow City Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.

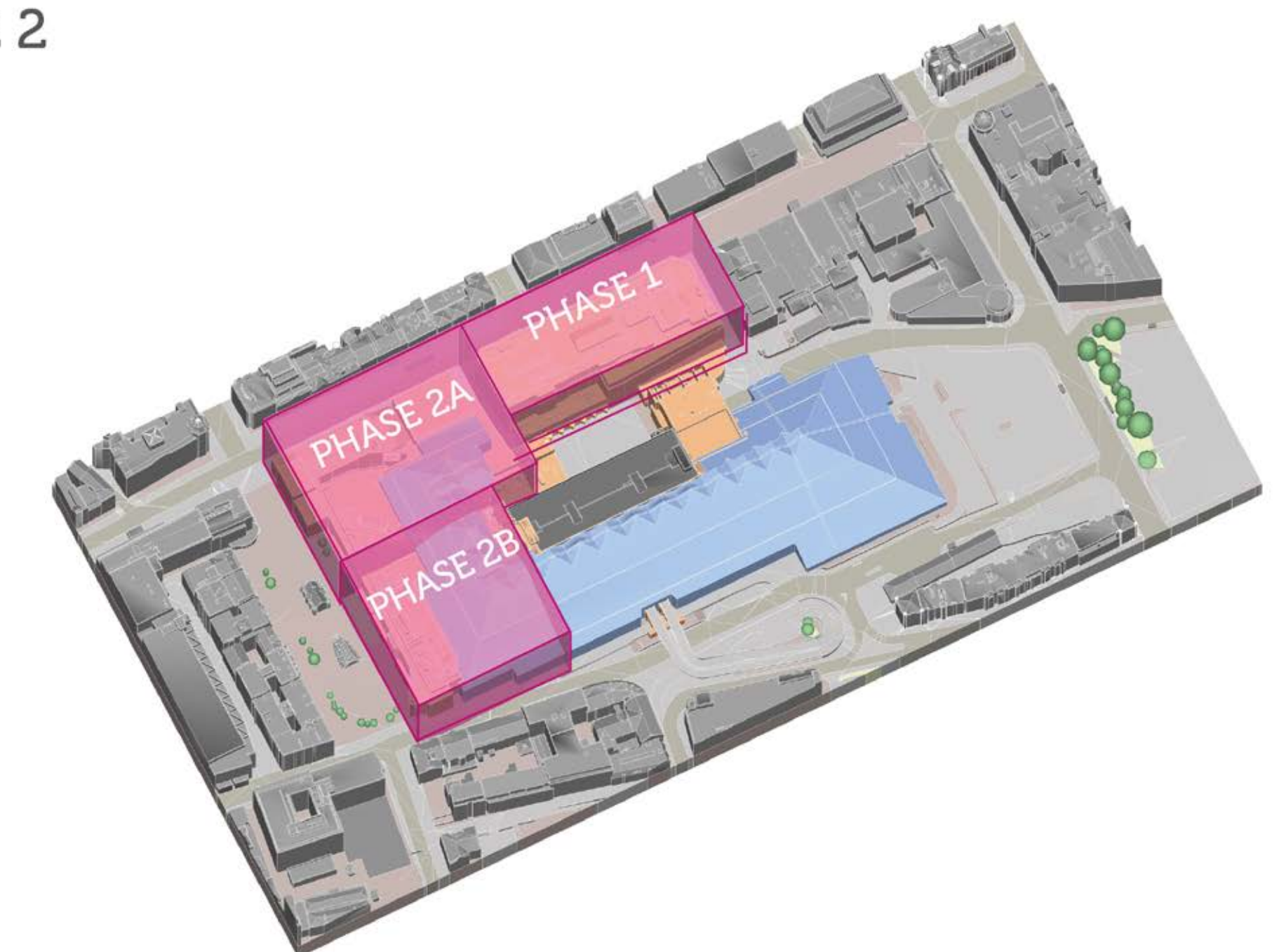
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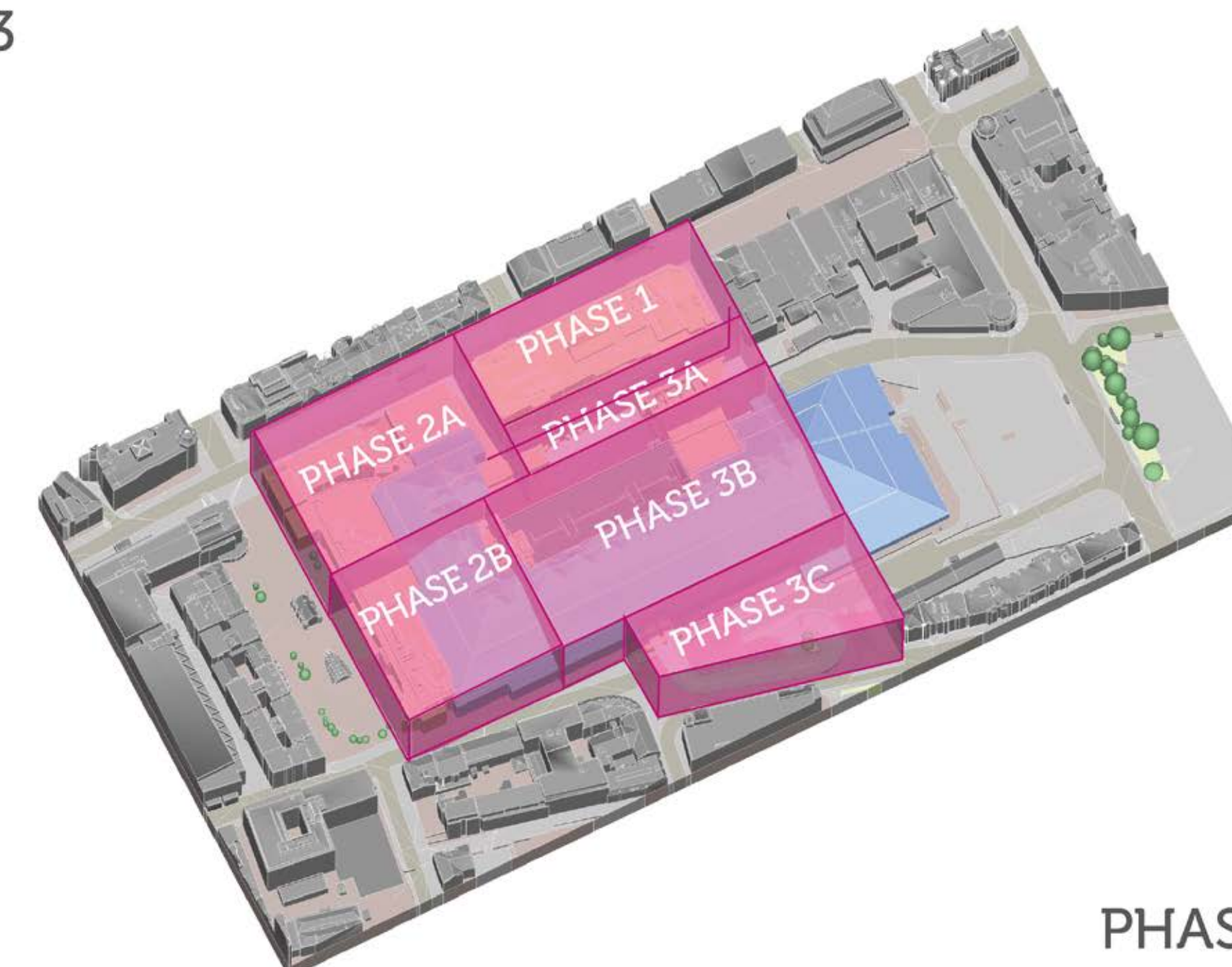
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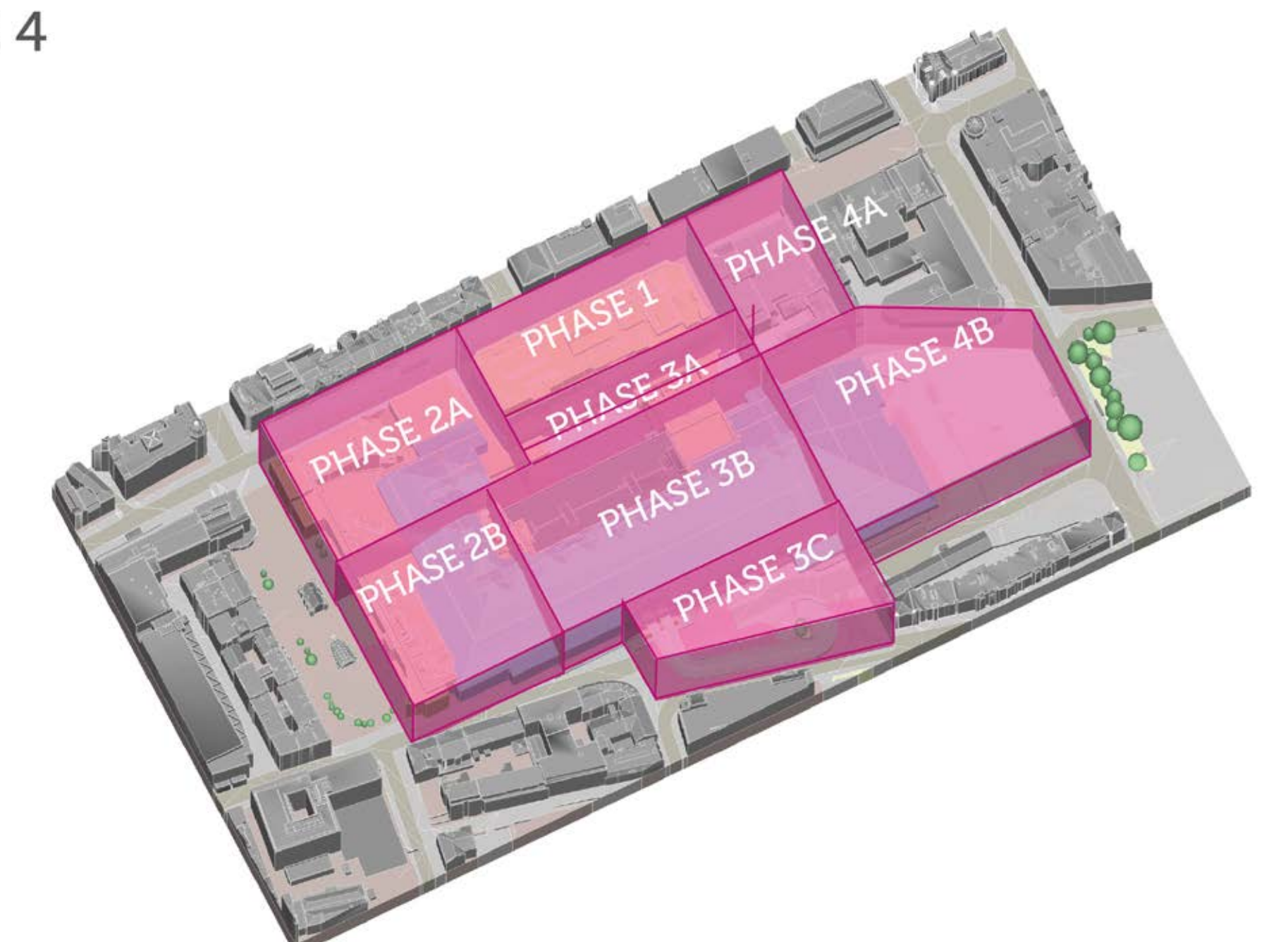
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PHASE 4



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