



Key Worker Housing, Glasgow site context

Welcome

Welcome to the consultation on our proposals for new purpose built Key Worker Housing on Wishart Street in Glasgow.

A Proposal of Application Notice (PoAN) was submitted to Glasgow City Council on 01 August 2025, which signalled our intent to submit an application for planning permission.

These boards are part of the pre-application consultation before a planning application is submitted to Glasgow City Council later in November 2025. This involves the public display of consultation information, presenting details of the proposed development and allowing members of the public to review these and provide comment.

We are inviting the local community and other stakeholders to review our emerging proposals, before a planning application is submitted to Glasgow City Council. We would very much welcome your feedback and comments.

This is the first of two planned public consultation events. At this first one, we are looking to introduce the project to get feedback from the community which will help shape these proposals going forward. As such, this first event is very high level and is designed to elicit discussion with the community and from this, responses to be considered by Cedarstone Capital Partners and Pinnacle AS Holdings and their design team.

Following this, and following associated pre-application dialogue with Glasgow City Council, a second public consultation event will be held where more detailed proposals will be presented along with responses to the matters raised through the first event. A further opportunity to comment will be afforded at that time.



Aerial View of Site

Site Location

The site is located on Wishart Street, adjacent to the Glasgow Royal Infirmary and directly bordering the Glasgow Necropolis (to the south-west of the site). A small portion of the site addresses Firpark Street. The site consists of cleared ground from previous commercial light industrial uses.

Necropolis & Central Conservation Area

The site borders the edge of the Glasgow Central Conservation area and is just outwith the Cathedral character area as defined in the conservation appraisal. The south-western edge of the site borders the Category A Listed Glasgow Necropolis which is also a designated Garden and Designed Landscape.

Firpark Street

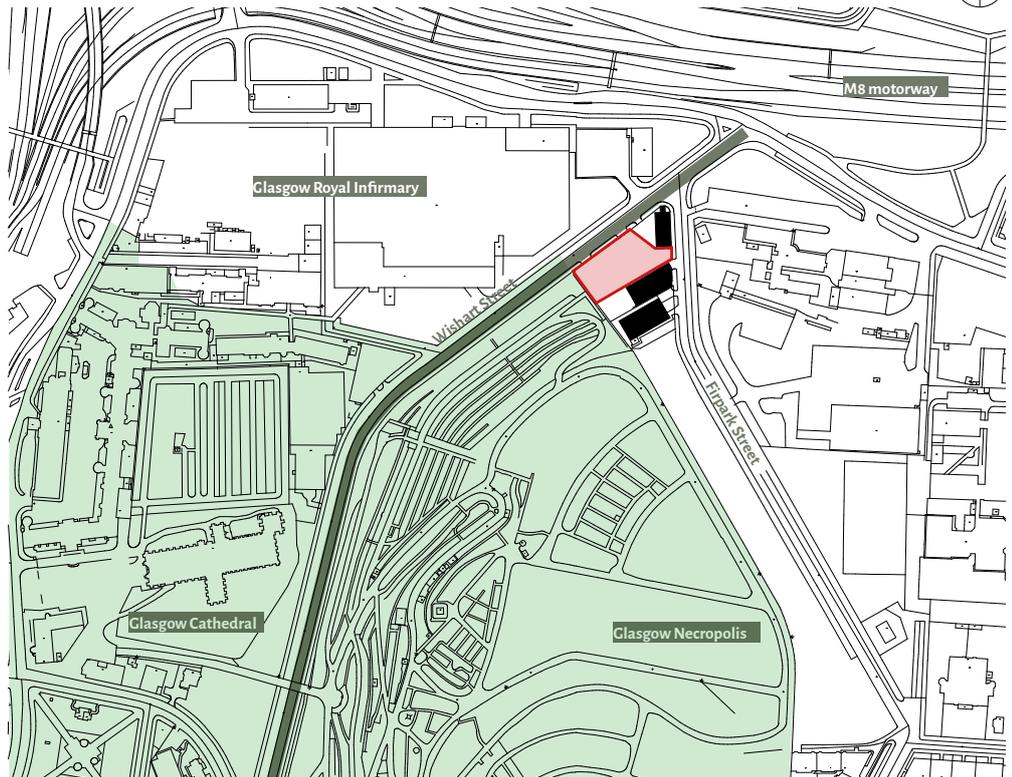
The site borders single storey industrial commercial units to the South/South-east, with road level access to Firpark Street. Firpark Court, a modern residential flatted development sits across from the site to the East.

 Central Conservation Area



view of site from Wishart Street looking south

Site Location Plan



view of site from Wishart Street looking north



view of site from the top of Wishart Street / Firpark Street



view of adjacent industrial units



adjacent residential tower



view of adjacent Glasgow Royal Infirmary

Site Photographs





Key Worker Housing, Glasgow planning context

Planning History

The site has been subject to a number of planning applications in recent years for varying building typologies.

The most recent planning application which was for a build to rent flatted development, consented in March 2023 (reference 21/02321/FUL).

The development consisted of 78 residential 'build to rent units' and was designed as a ground floor plinth with 6 upper levels. A landscaped area for residents was located to the rear (East) of the development, which also housed resident's cycle storage. 2No. parking spaces were shown accessed from the Firpark Street edge of the site.

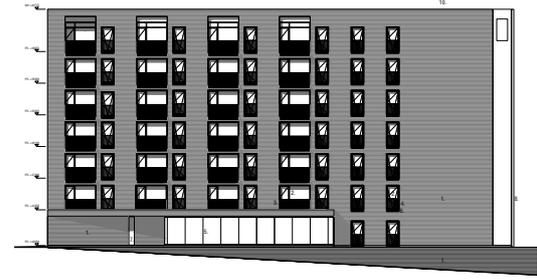
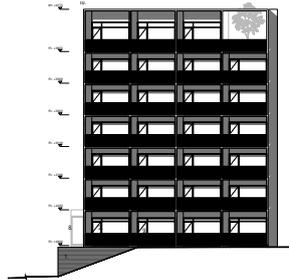
2005	05/00912/DC (refused) Erection of single storey extension to industrial unit
2007	07/02660/DC (withdrawn) Erection of flatted residential development, car parking, landscaping + associated works for temporary accommodation
2011	11/00842/DC (withdrawn) Erection of flatted residential development, associated vehicular access, car parking and landscaped amenity deck
2012	12/01970/DC (refused) Use of site as temporary surface car park, associated ground engineering works, site landscaping + boundary treatment
2016	16/00244/DC (refused) Use of site as a temporary surface car park with landscaping, boundary treatment and urban garden (retrospective)
2017	17/02720/DC (refused) Erection of single storey building to accommodate takeaway / snack bar (Class Sui Generis)
2021	21/02321/FUL (Grant subject to conditions and S69) Erection of flatted residential block (78) units on vacant site, with landscaping, amenity space and associated works

Previous Planning Approval

(21/02321/FUL)



view from Wishart Street



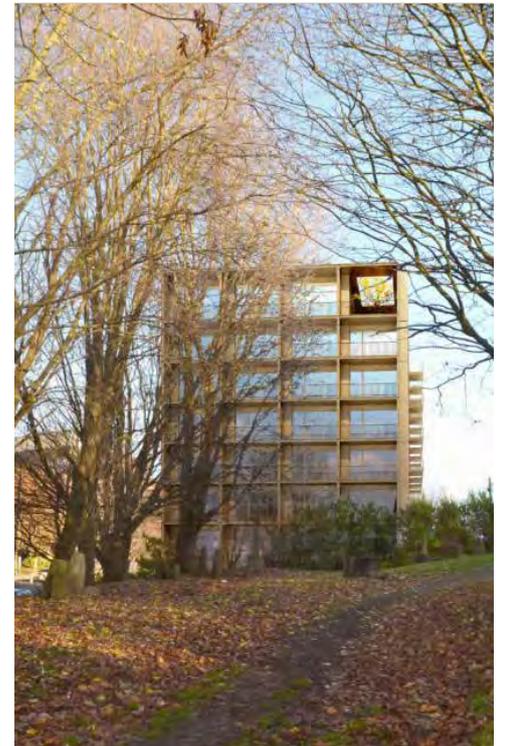
proposed elevation to Wishart Street



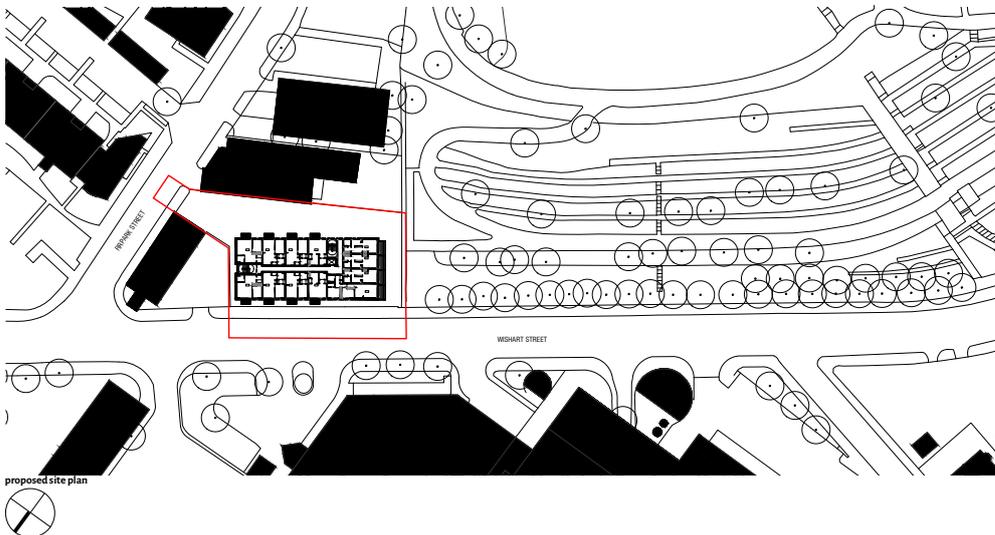
view from the Necropolis



view looking down Wishart Street



view from the Necropolis



proposed site plan



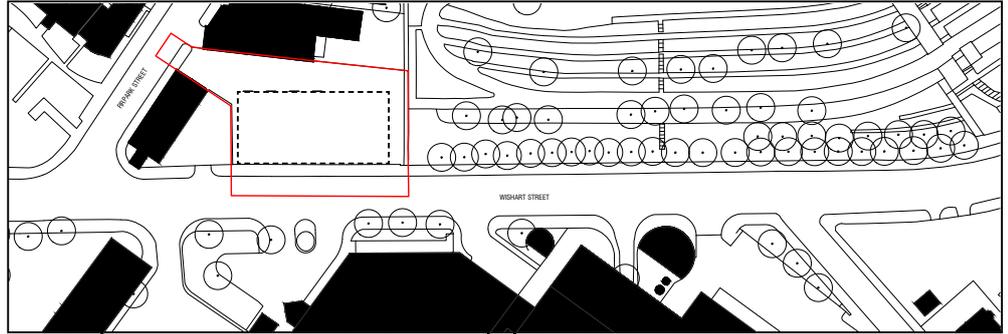


Key Worker Housing, Glasgow proposed development

Initial Proposals

The size, layout and requirements of Key Worker accommodation is different from that of the consented residential accommodation. Nonetheless, the emerging proposals look to utilise the site strategy, footprint and massing, established as part of the current / extant consent, but with some additional height, including:

- Building to Wishart Street edge to the northwest with landscaped amenity space to the southeast.
- Common amenity areas will be located at ground floor to help activate and animate the building at street level.
- The main entrance will be located off the northeast corner allowing for accessible level entrance to ground floor, with plant and bin storage to the gable elevation.



Design Approach

Ground Floor

The proposed scheme will be designed to create a sense of community and will be managed in a way that lowers barriers to social interaction and encourages engagement between people. The layout will include:

- Incidental meeting spaces in public and semi-public spaces.
- Proposed communal kitchens will be designed for social interaction with cooking stations and dining tables big enough for small groups. These spaces can be located at ground floor level, separate from the sleeping accommodation on the upper floors to avoid noise.
- The amenity spaces are of a size and quality that actively encourages their use and community engagement.
- Located on Wishart Street at ground level, the amenity space will help provide animation, passive surveillance and signal the access to the building.
- Together these spaces will provide a high quality of accommodation which surpasses the traditional forms of housing available to renters, including HMOs or standard apartments which can be highly variable in quality and cost.



studio



communal space

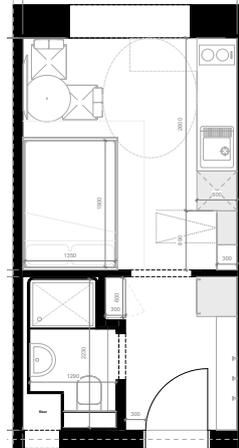


communal space

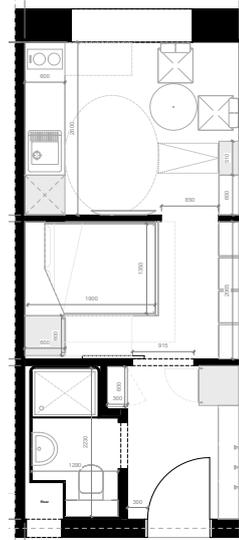
Typical Upper Floors

- Each resident's private space will be designed to provide a bedroom, en-suite bathroom and kitchenette, with wider shared facilities being provided elsewhere in the building, including laundry, post, full kitchen(s) and lounges.
- The design and operation of the building will meet the needs of key workers, in particular those associated with the local NHS board, bearing in mind their particular working patterns (often including shift work).
- This purpose-built accommodation will provide a solution for local key workers and complement the local housing market. In contrast to HMOs, which are often converted conventional homes of poor quality and substandard amenity / facilities, the building will be designed specifically for key workers and will be operated to meet their needs.
- The location of the site itself is highly accessible and ideally located near Glasgow Royal Infirmary, providing residents with a high-quality of accommodation near their likely place of work.

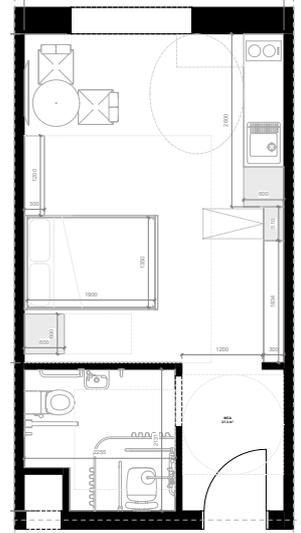
Plan Studies



standard studio (18sqm)



premium studio (22sqm)



accessible studio (25sqm)

Initial Massing / Townscape Studies



view down Wishart Street



view from the Necropolis



view up along Wishart Street





Key Worker Housing, Glasgow need + demand

Need + Demand

Scotland is facing mounting housing challenges, with a Scottish Futures Trust briefing paper (December 2023) revealing that more than 30% of local authorities report difficulties recruiting and retaining key workers due to a shortage of affordable, suitable housing. Several councils have even declared formal housing emergencies, underscoring the urgency of the issue.

Glasgow exemplifies this crisis. The city has declared a housing emergency, driven by acute shortages of affordable and social housing. Its constrained housing market means NHS staff and other essential workers increasingly struggle to secure accommodation, complicating recruitment and retention across critical sectors such as health and social care.

Demand for key worker housing in Glasgow is considerable. The wider region is home to around 301,000 key workers, including 41,000 NHS staff, with roughly 5,000 employed at Glasgow Royal Infirmary alone. Ensuring workforce stability and reliable service delivery depends heavily on accessible and affordable housing for this substantial population. However, the combination of high demand and limited supply is eroding the NHS's ability to retain staff and threatens the delivery of vital healthcare services.

The Scottish Futures Trust briefing recommends that local authorities integrate key worker housing into Local Housing Strategies and Development Plans, adopting flexible, locally tailored definitions of "key workers." It also advocates innovative delivery models such as mid-market rental housing, nomination agreements for employer-referred tenants, and tied housing to help close supply gaps. These measures aim to create sustainable, affordable homes that support essential service workforces in Glasgow and across Scotland.

Benefits

Support local key workers:
Providing purpose-built, affordable new homes for key workers, which will benefit the entire local community, helping to attract and retain the vital NHS workforce Glasgow communities depend on.

Prioritise brownfield redevelopment:
Utilising previously developed land, helping preserve local green spaces.

Create Affordable Housing:
Providing local NHS key workers with access to affordable, purpose built homes and facilities.

Boost the local economy:
Our proposals will support the local economy through construction jobs.

Provide a new home for nature:
Delivering a series of new environments and networks for local wildlife, with proposed green roofs and gardens at the heart of our plans.



number of key workers in the UK
(33% of total workforce)
3m+ working in health and social care
(Source: ONS 2019)



number of key workers in Scotland
(34% of total workforce)
300,000+ working in health and social care
(Source: ONS 2019)



% of local authorities reporting difficulties recruiting and retaining key workers due to a shortage of affordable, suitable housing.
(Source: Scottish Futures Trust Briefing Paper 2023)



number of key workers in Glasgow City Region
100,000+ working in health and social care
(Source: Glasgow City Region Importance of key workers to the Glasgow City Region economy April 2021)



number of key workers employed at Glasgow Royal Infirmary





Key Worker Housing, Glasgow key considerations programme + next steps

Key Considerations



Heritage

The site is within an area developed in the 20th Century with a modern townscape character represented by large scale buildings and land uses close to major road infrastructure. Immediately to the south the context is much different and historic in character, with highly significant historic, built and landscape components and characteristic of Glasgow. These include Glasgow Cathedral, the Necropolis, and the historic Royal Infirmary buildings.

Designated heritage assets to the south of the site comprise:

- Category A listed buildings including the Cathedral, and the collection of monuments of the Necropolis focussed around the John Know monument;
- Category B listed buildings related to the historic Royal Infirmary
- The Necropolis Inventory designated garden and designed landscape
- A scheduled monument linked to the below ground remains of the Cathedral Precinct, and
- Glasgow Central Conservation Area – Cathedral Character Area.

Wishart Street is laid out along the line of the valley of the Molendinar Burn shallower at the northern end, but deeper towards the south of the street; the natural divide between the Cathedral and the Necropolis. This contributes to the historic character of Wishart Street and surrounding area still experienced today, and the setting of the heritage assets.

National and local planning policy seeks to protect the significance of heritage assets from development in their settings, this includes the character and appearance of conservation areas. An initial heritage appraisal, supported by views analysis, has been undertaken and is informing the design development. Initial analysis indicates that whilst the development as proposed would introduce new built form and change within the background to these highly significant heritage assets, it is not likely to harm their setting and significance. The way in which they are experienced is not likely to be changed and the historic townscape character would remain intact. A heritage impact assessment will be provided as part of the planning application.

Flood Risk



National Planning Policy Framework 4 (NPF4) requires developments to consider future flood risk due to climate change, promoting resilience by reducing development in flood-prone areas and encouraging natural flood management to benefit people and nature. NPF4 mandates that future development must be resilient to flooding and encourages sustainable water resource use

For the Wishart Street development all potential sources of flooding will be considered as part of a Flood Risk Assessment for the site. A drainage strategy report including how surface water will be managed will be issued as part of the planning submission for consultation by Glasgow City Council (GCC) Flood team and Scottish Environment Protection Agency (SEPA).

The site is approximately 1.75km from the tidal floodplain of the River Clyde, and 40m above sea level, resulting in the site being deemed at low risk of tidal flooding.

According to historical flood records, the development site is out with zones of fluvial floodplains under extreme flood events. There is fluvial flooding within the local area, circa 100m to the northeast of the site, however given the topography surrounding the site and considering the gradient of adjacent Wishart Street, the site is not deemed to be at risk from fluvial flooding.

As part of the development, the surface water drainage strategy will incorporate storage and control the discharge into adjacent networks, therefore ensuring that there is no pluvial, or overland flooding, within the site or the surrounding area.

Transport



The development will prioritise active travel through sustainable design and secure cycle storage, helping residents choose sustainable modes of travel. The scheme will promote car-free living, reducing local traffic and emissions, while ensuring easy access to public transport and local amenities. Together, these measures will create a healthier, more connected neighbourhood.

Ecology



The existing site is covered with self-seeded shrub vegetation of limited ecology value.

Proposals will seek to incorporate landscaping that is climate resilient and enhances biodiversity. Multi-functional benefits will be delivered where possible to maximise ecosystem service value.

Potential opportunities to be explored during the design process include incorporation of the following:

- tree planting providing blossom, fruit and berries
- shrub and perennial planting of pollinator value
- creation of brownfield habitat on biodiverse roofs
- vertical greening through climbers on trellis
- inclusion of bird and bat boxes
- creation of invertebrate habitat



Trees

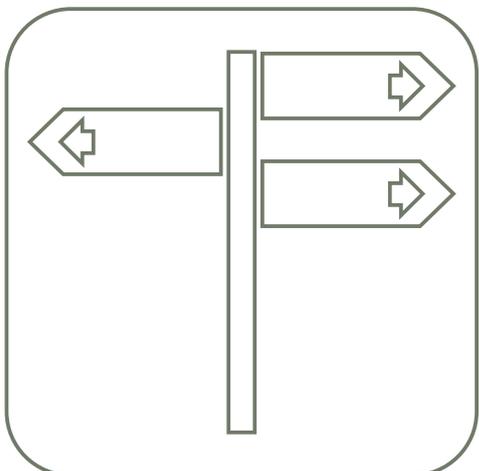
An initial tree survey, will be undertaken to assess the trees in accordance with the relevant best practice (BS5837:2012 Trees in relation to design, demolition and construction); with all trees and key vegetation groups within the scope of the standard surveyed in the site area, in addition to any trees likely to be affected by the proposed build adjacent to the red line site boundary.

Following the survey, an Arboricultural Impact Assessment (AIA) with be undertaken to review the potential below and above ground impacts to existing trees from the proposed development, and to highlight the need for the pruning, removal or retention and protection of trees, including those covered by Tree Protection Orders or within Conservation Areas.

Finally, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) sets out how the construction phase will be carried out near trees to avoid accidental damage. In doing so, the statement details all recommendations for pre-development tree works, including facilitation pruning and ground works for vehicle and pedestrian construction access. Special construction techniques and restricted access fencing / ground protection of crowns and root protection areas (RPAs) are also presented, as required.



Programme + Next Steps



Public Consultation No. 02: 28th October 2025 (4-7pm)

Intended Planning Submission: November 2025

Leave your Feedback:

Comments on the project proposals can be left either in person at the public events or by downloading the feedback form available online and emailing this to wishartstreetconsultation@montagu-evans.co.uk

Comments from the first event are invited until 19th September 2025.

Consultation website:

<https://www.montagu-evans.co.uk/public-consultation-for-wishart-street/>

Alternatively, should you wish to respond via post you can do so at the below address:

Montagu Evans LLP
4th Floor, Exchange Tower
19 Canning Street
Edinburgh
EH3 8EG

We will consider all comments in the design development ahead of submitting a formal planning application.

Any comments made at the event, or through the above, are to the applicant and are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council, neighbour notifications and publicity will be undertaken and you will have the opportunity to make formal representations to Glasgow City Council regarding the proposals at that time.

Get in Touch

Those unable to access the information or consultation boards and feedback form online, or who have further questions, can contact the team by emailing, writing or contacting Montagu Evans at 4th Floor Exchange Tower, 19 Canning Street, Edinburgh, EH3 8EG, +44 (0) 131 229 3800 (within office hours 9am – 5PM), wishartstreetconsultation@montagu-evans.co.uk.

Scan the QR code below to access the consultation website.





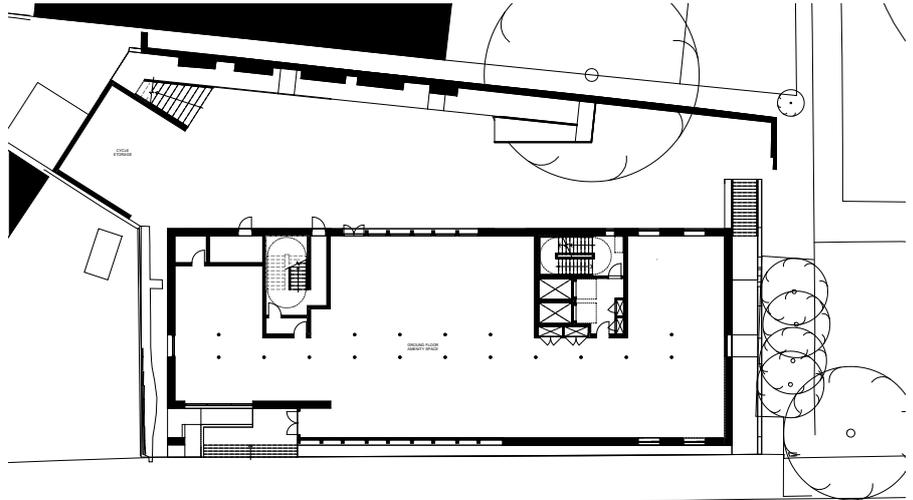
Key Worker Housing, Glasgow

feedback, plans and elevation

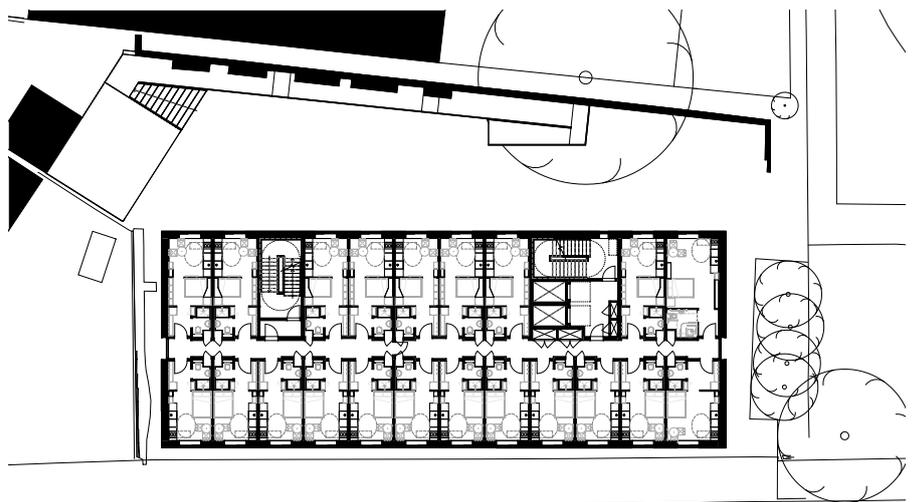
Feedback

From the first public consultation event and pre-application meeting the following feedback was received and considered as the proposals were developed:

Feedback Point	Response
The proposals were widely praised as a much-needed initiative, especially for junior medical staff rotating through the hospital. The proximity to the Royal Infirmary was seen as a major benefit, improving convenience and reducing travel time.	The design team note that the proximity to the hospital is a key consideration in supporting staff wellbeing and operational efficiency.
There were concerns about the lack of car parking spaces in the proposal, especially given existing pressures in the area. It was noted that new buildings may not qualify for council-issued parking permits, potentially disadvantaging future residents.	The design team note that the site benefits from excellent public transport connections, supporting the use of sustainable and active travel modes. Any planning application will be supported by a Transport Statement which will consider this matter in detail.
Feedback highlighted the need for safe, direct access between the accommodation and hospital, especially for shift workers. Recommendations included 24/7 access routes, improved lighting, and enhanced security measures to ensure safety during night-time hours.	Ensuring safe and secure access for all users, particularly shift workers, is a priority. Measures such as improved lighting and security enhancements will be explored as part of the design process.
It was suggested that vending machines or a small shop in the building would be beneficial for residents.	The inclusion of convenience amenities will be considered to support residents' daily needs.
A suggestion was made to incorporate public art into the development, potentially in collaboration with the nearby WASPS artists' studios. This could help foster a stronger connection between the new accommodation and the existing creative community.	Opportunities to integrate public art and collaborate with local creative organisations will be explored. This could help strengthen community identity and enhance the visual character of the development.
There was appreciation for the inclusion of different accommodation types and cost levels, which could cater to a range of key workers and support equitable access to housing.	This feedback was appreciated and continued to be a key consideration for the development of the proposal.



 ground floor plan



 typical floor plan

Plans and Elevation

Ground Floor Plan

The ground floor consists of:

- An entrance cut out that is glazed for transparency to make internal activity visible on approach, as well as facilitating passive surveillance at street level. This will also help to illuminate the entrance on Wishart Street which currently lacks street light at night due to its location along the Necropolis.
- Ground floor amenity space for residents
- The new residential block is located on Wishart Street to create a strong urban edge with external amenity space behind (South-East) that includes cycle storage
- The main lift and stair core giving access to all floors
- Proposed plant space and refuse / recycling storage is located at a lower ground level at the lower (South-West) end of the site, with direct access onto Wishart Street

Typical Floor Plan

The typical floor consists of:

- 11No. Standard, 9No. Premium and 1No. Accessible studios
- 21No. Studios per floor in total
- There are 8No. typical floors in addition to the ground floor, and therefore 168 studios in total
- Glazing has been introduced at either end of the central corridor in order to break up the mass of the gable elevations
- Each room is equipped with space for a small kitchen, bed space, seating space, storage and en-suite

Wishart Street Elevation

The Wishart Street elevation consists of:

- A primarily brick material palette, with the addition of GRC panels and horizontal banding to create depth, articulation and interest
- Large floor to ceiling windows for each studio allowing for an abundance of natural light and passive surveillance to the surrounding area



elevation BB





Key Worker Housing, Glasgow contextual views

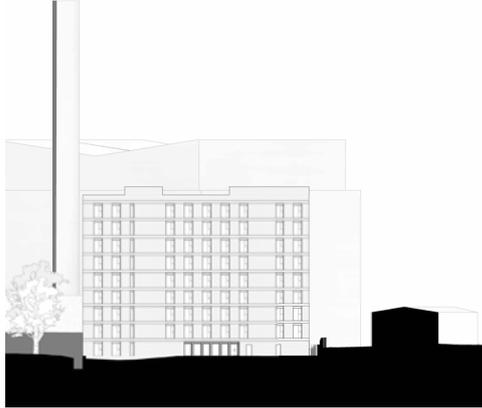
Contextual Views

The elevations and sections shown on this board demonstrate how the proposal sits within the immediate context, with the Royal Infirmary directly across from the site on Wishart Street, single storey industrial commercial units bordering to the South/ South-east, and the Firpark Court residential development located to the East. The scale of the industrial units is unique in this context. The adjacent Royal Infirmary is of a much larger mass and scale, whereas Firpark Court is of a much more comparable height to the proposal.

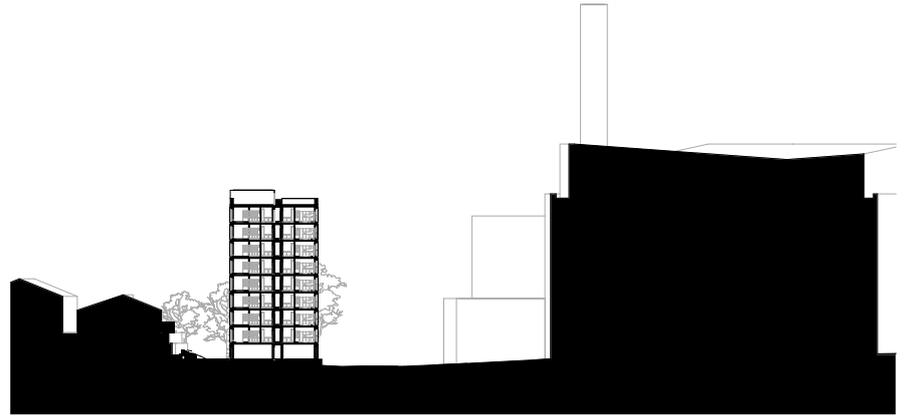
The sections also reveal a significant level change between the site and the industrial units. This is also a factor on Wishart Street which slopes down along the site boundary. This is being considered and incorporated into the proposed scheme.



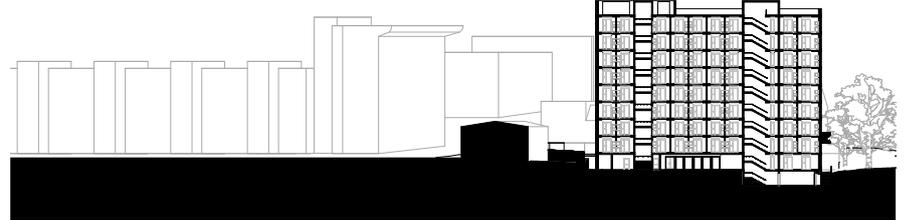
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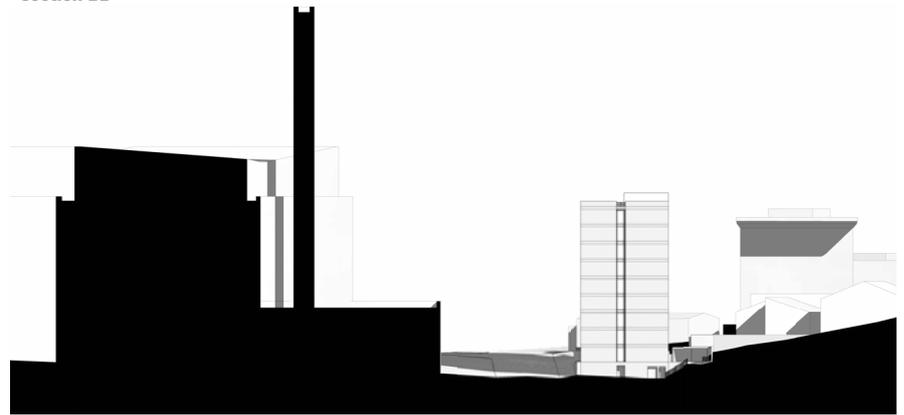
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section AA



section BB

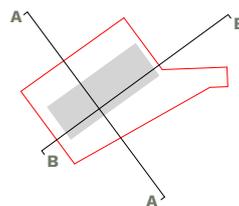


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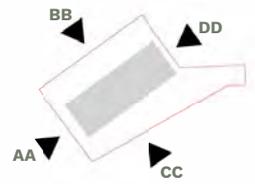
Developed Massing Studies

The developed massing studies highlight key views from Wishart Street and the Necropolis at a ground level perspective to show how the proposal relates to the surrounding buildings and topography. The same views have been used for the initial massing and townscape studies to allow for direct comparison.

These studies have become a starting point for the exploration of a roof terrace that would overlook the Necropolis and provide some external amenity space for residents, connecting them to the natural surroundings and offering great views towards Glasgow Cathedral.



section key plan



elevation key plan



view down to Wishart Street



view from the Necropolis



view up along Wishart Street



