

# Bulldale Street Yoker

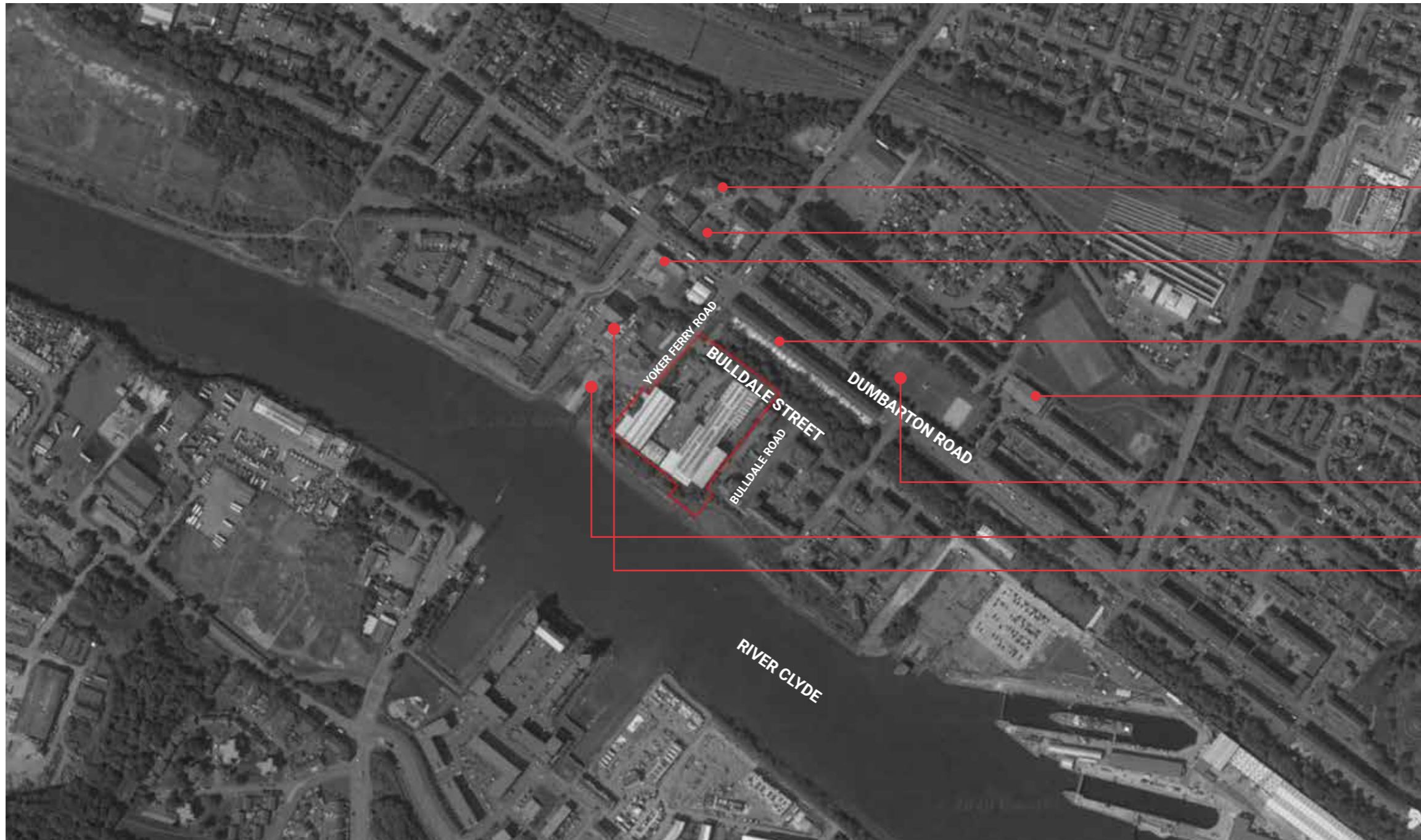
Community Consultation Event  
October 2020



# Existing Site



# Local Context



- Yoker Resouce Centre
- Yoker Community Campus
- Yoker Medical Centre
- 4 storey tenements
- Yoker Sports Centre
- Yoker Park Playground
- Renfrew Ferry
- 7 Storey Flatted Block



# Aerial View



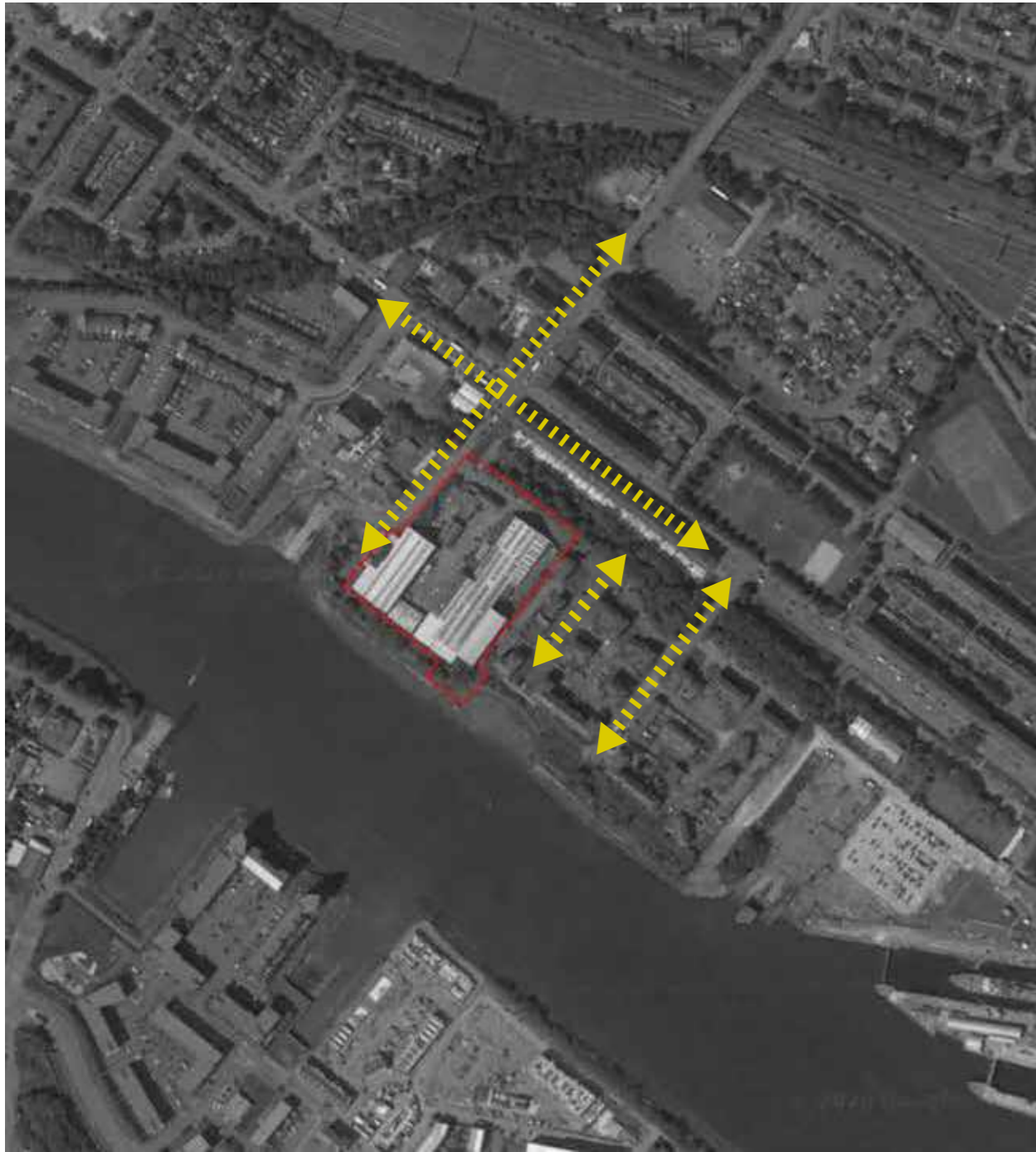
— Site

Existing Site

Bulldale Street, Glasgow



# Local Context



# Planning Context



# Local Development Plan



The Glasgow City Development Plan (CDP) (2017) provides the main planning policy framework for determining planning applications within the area.

Within the Glasgow City Development Proposals Map, the site is not subject to any specific allocations. Yoker Local Town Centre is located to the north of the site on Dumbarton Road. The North Bank – South Street walkway is located to the south of the site, and a major road proposal is located to the north of the site (North Clydeside Route – Reference: T007). This is also identified as part of the proposed Fastlink Route (Reference T002). A protected former rail solum is also located to the north of the site (Riverside North – Whiteinch to Yoker railway line).

- CDP: Fastlink Extension Proposed Route
  - • Fastlink Proposed Route (Proposal T002)
- CDP: Major Road Proposals
  - - Road Proposal
- CDP: Clyde Walkway
  - Clyde Walkway Upgrade
  - Clyde Walkway Link
- Local Town Centre





# Analysis



# Surrounding Uses



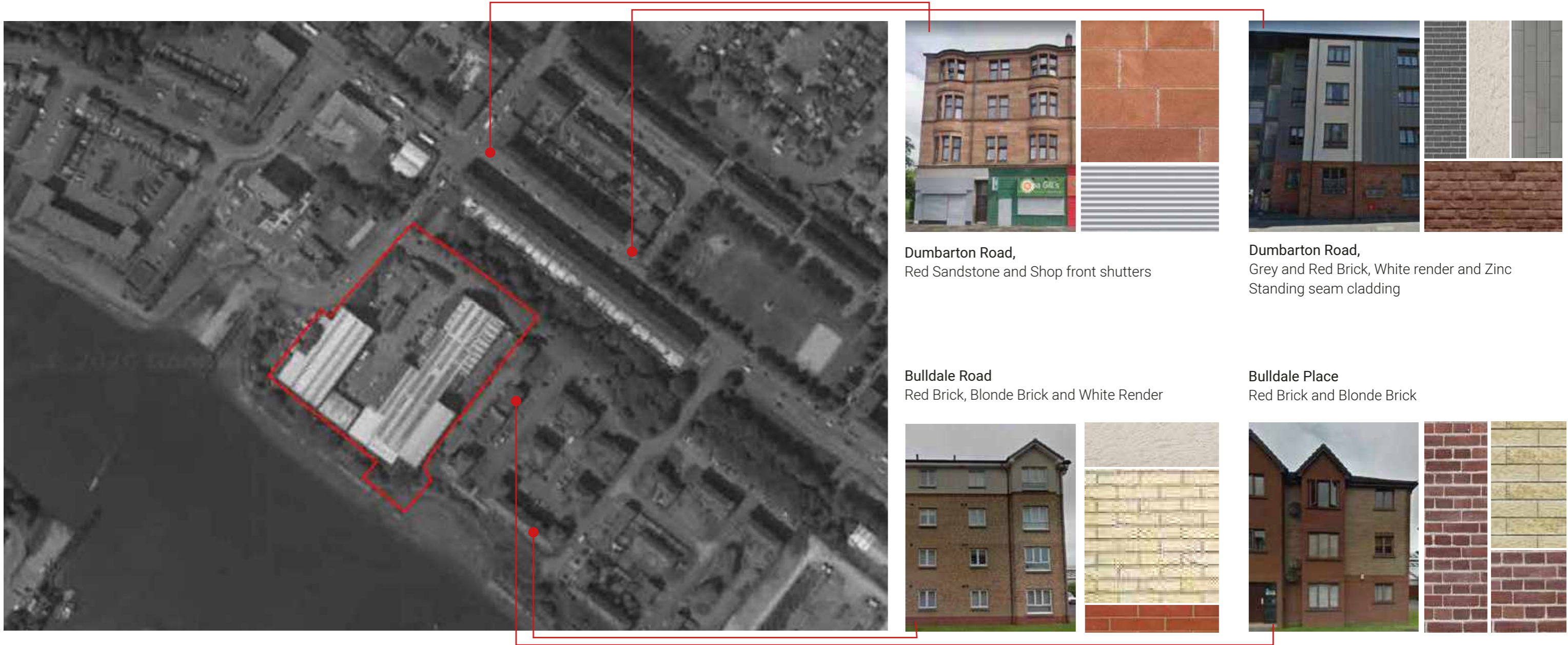
- Proposed Site
- Residential
- Parks and Recreation
- Commercial/Retail
- Leisure
- Education
- Industrial
- Religious Buildings
- Services



# Storey Heights



# Local Vernacular and Materiality



# Site Photographs



Yoker Ferry Road,  
Looking North



Renfrew Ferry Dock - Yoker Ferry Road,  
Looking North



Bulldale Street,  
Looking West



Bulldale Road,  
Looking West



# Open Spaces



Yoker Community Campus



Yoker Park Playground



Yoker Sports Centre



# Vehicular and Pedestrian Routes



- Vehicular Route
- Pedestrian Route
- Clyde Walkway Proposed Route
- — — — Renfrew Ferry
- 🚌 Bus Stops



# Immediate Context



Yoker Community Campus

Yoker Medical Centre

Yoker Park Playground

Yoker Sports Centre

4 Storey Tenements

7 Storey Housing Block

2, 3 and 4 Storey Housing  
Development

Renfrew Ferry





# Options Appraisal



# Site Layout Option



## Proposed Mix at 5/7 Storey:

### Unit Mix Schedule

2 Bed Flat			
GIFA - 69m <sup>2</sup>	176 Units	65.5%	269 units at 50% = 135 spaces
1 Bed Flat			
GIFA - 47.6m <sup>2</sup>	63 units	23.5%	
1 Bed Studio Flat			
GIFA - 36m <sup>2</sup>	30 units	11%	
	<b>269 Units Total</b>		<b>135 Parking Spaces Total</b>

# Storey Heights and Amenity Spaces



# Precedents



Yoker CLT  
MAST Architects



# Precedents



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MAST Architects



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MAST Architects



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