



WEMYSS
PROPERTIES



Hillhead, Glasgow

PROPOSED DEVELOPMENT PRESENTATION

APRIL 2025

Original Development Proposal

Original Development Proposal
Street Elevations

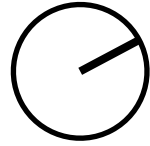


Cresswell Street Elevation



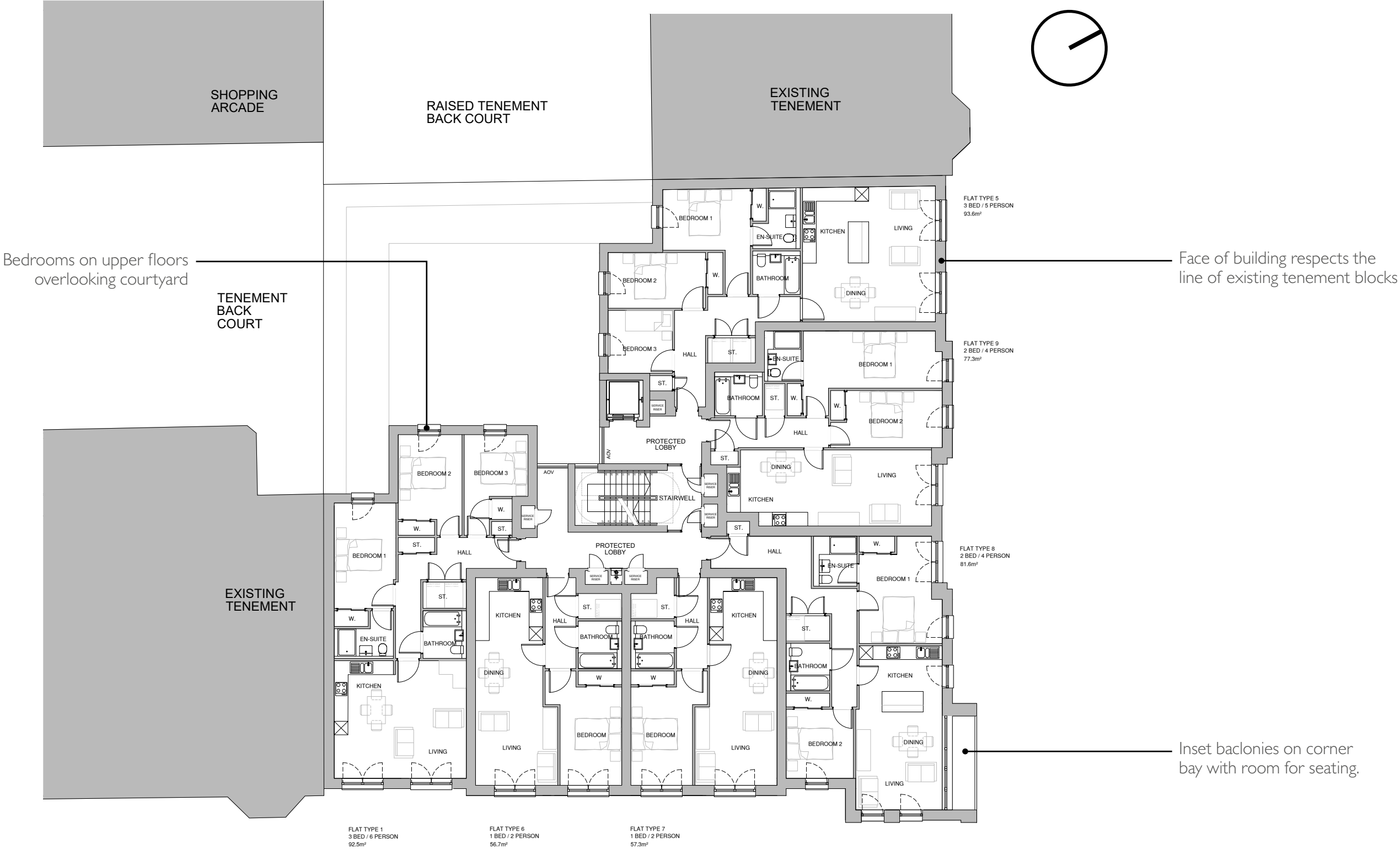
Cranworth Street Elevation

Shared garden courtyard to rear of block with planting and seating areas.



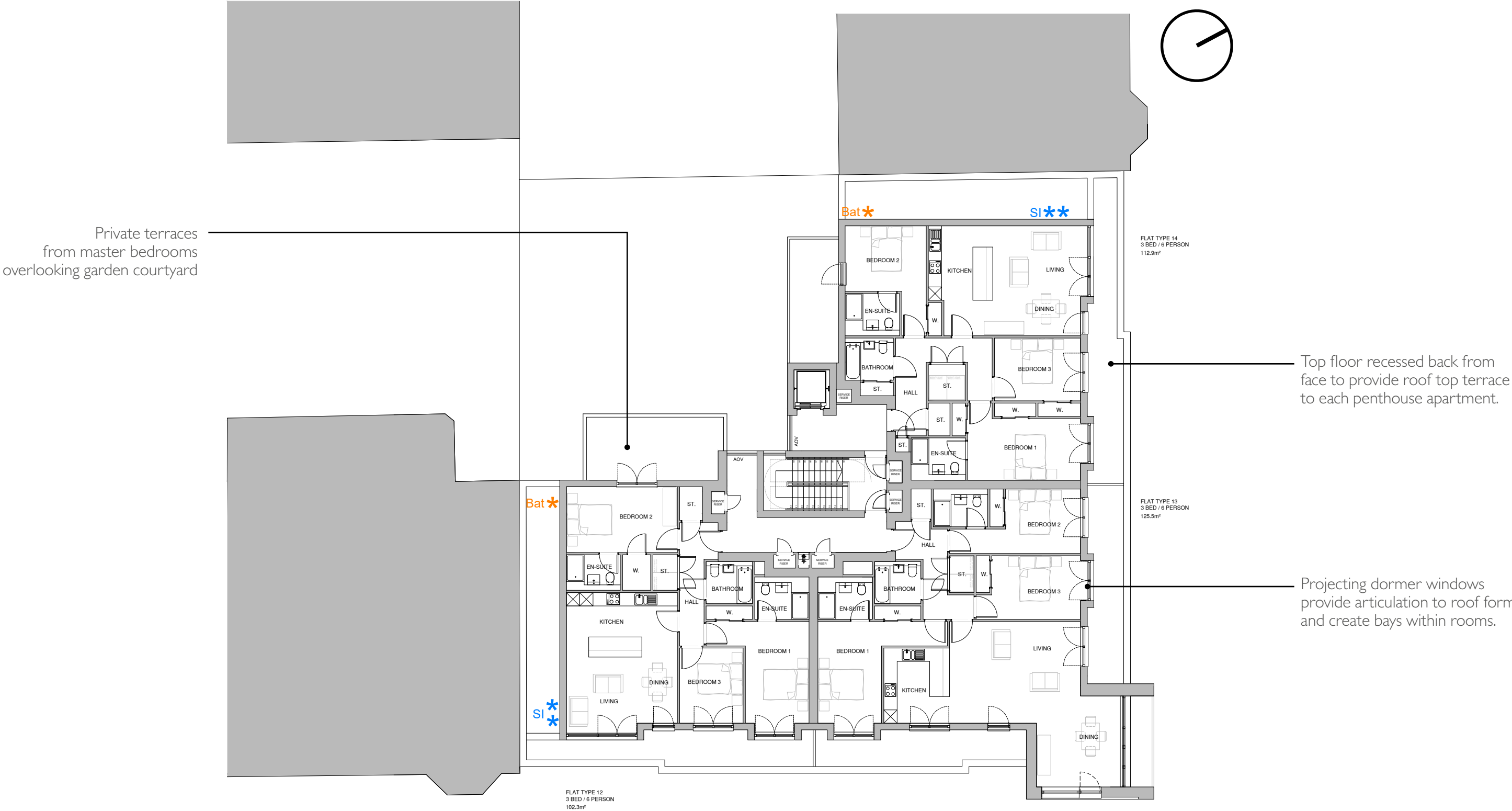
Original Development Proposal

Typical Upper Floor Plan



Original Development Proposal

Penthouse Floor Plan



Original Development Proposal
Visualisation 1



CGI of proposed development from Cranworth Street



CGI of proposed development from Cranworth Street

Original Development Proposal
Visualisation 3



CGI of proposed development from Cresswell Street



Original Development Proposal
Visualisation 4

CGI of proposed development from Cresswell Street

Original Development Proposal
Visualisation 5



Aerial CGI of proposal in context

Revised Development Proposal

Revised Development Proposal

Street Elevations



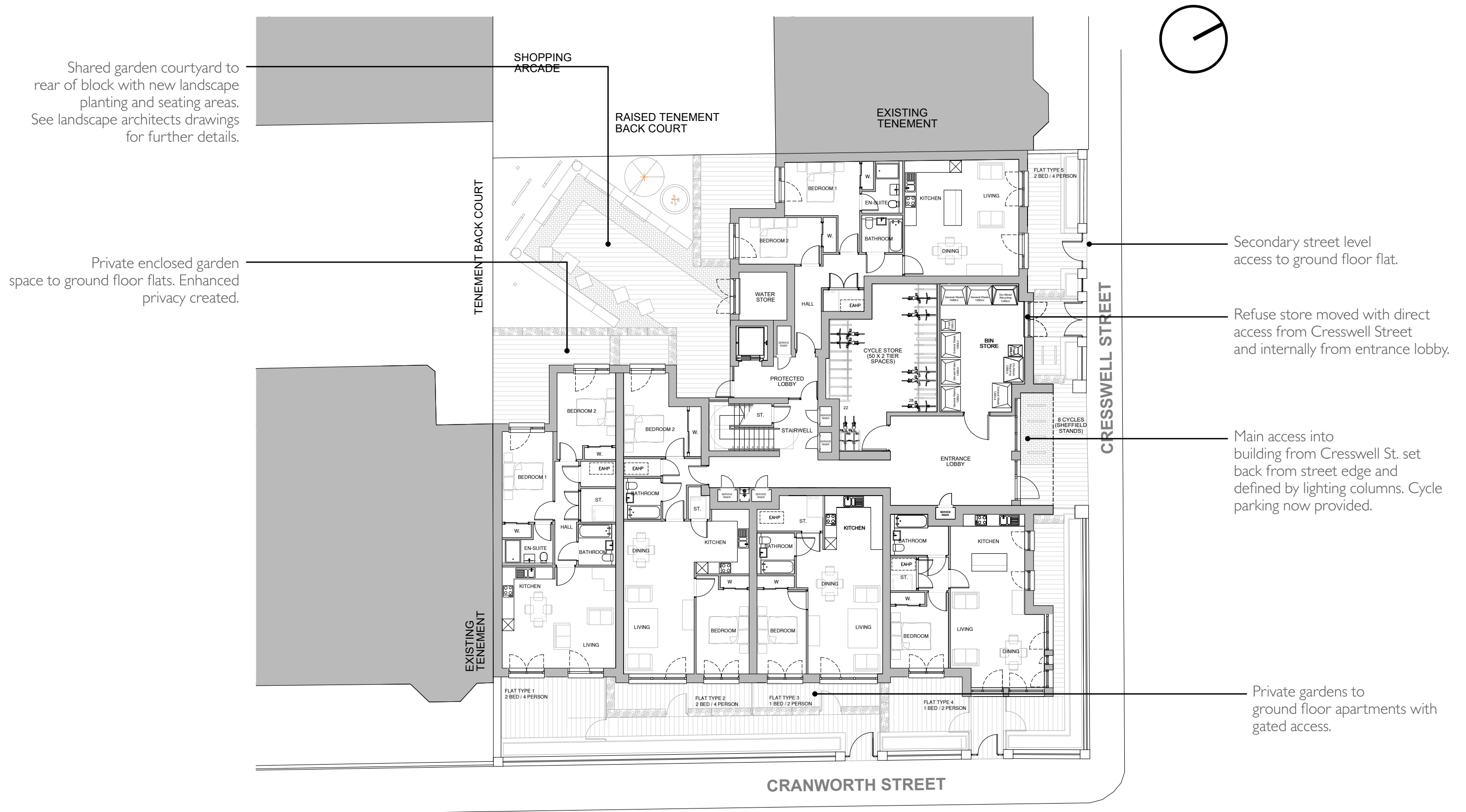
Cresswell Street Elevation



Cranworth Street Elevation

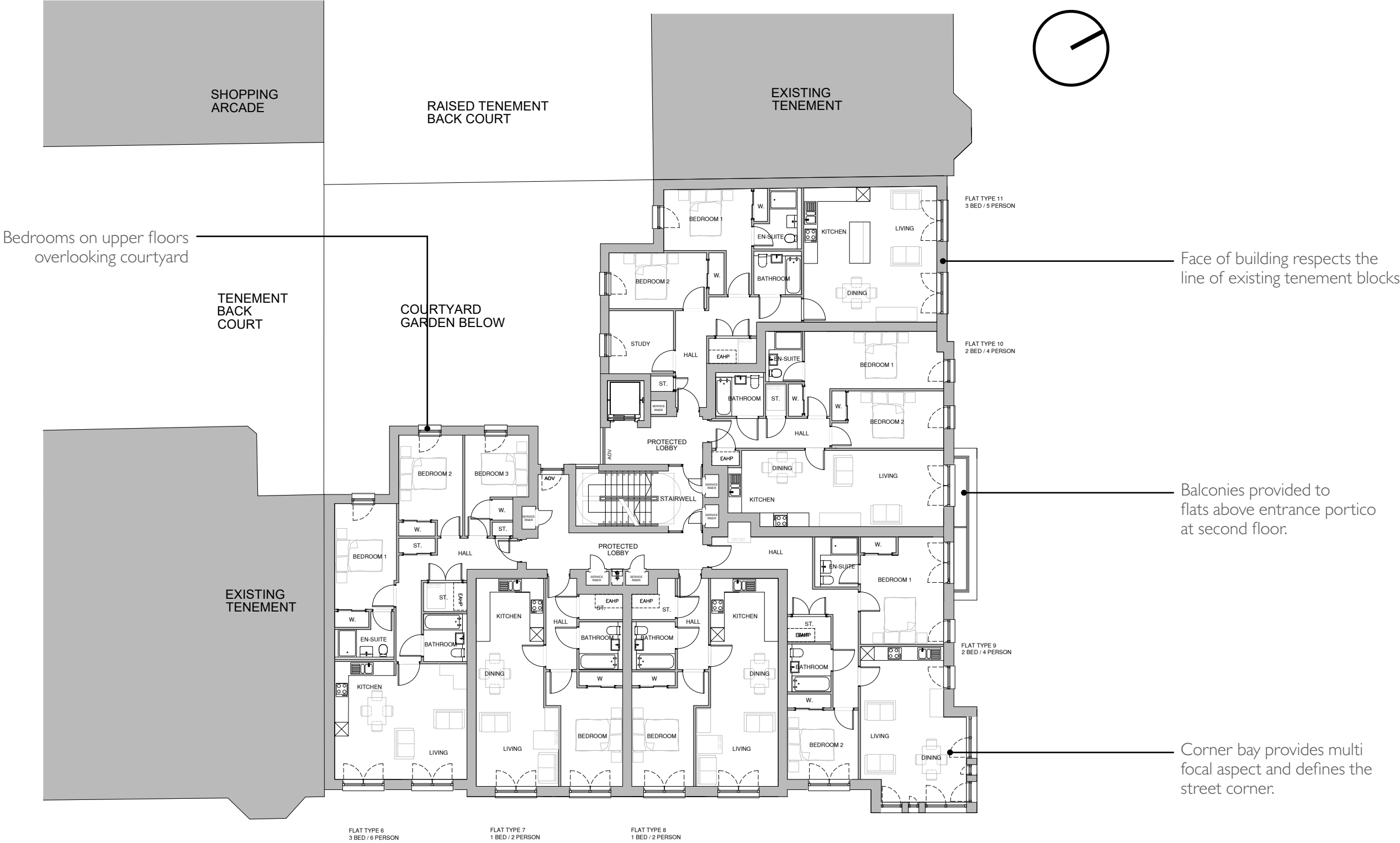
Revised Development Proposal

Ground Floor Plan

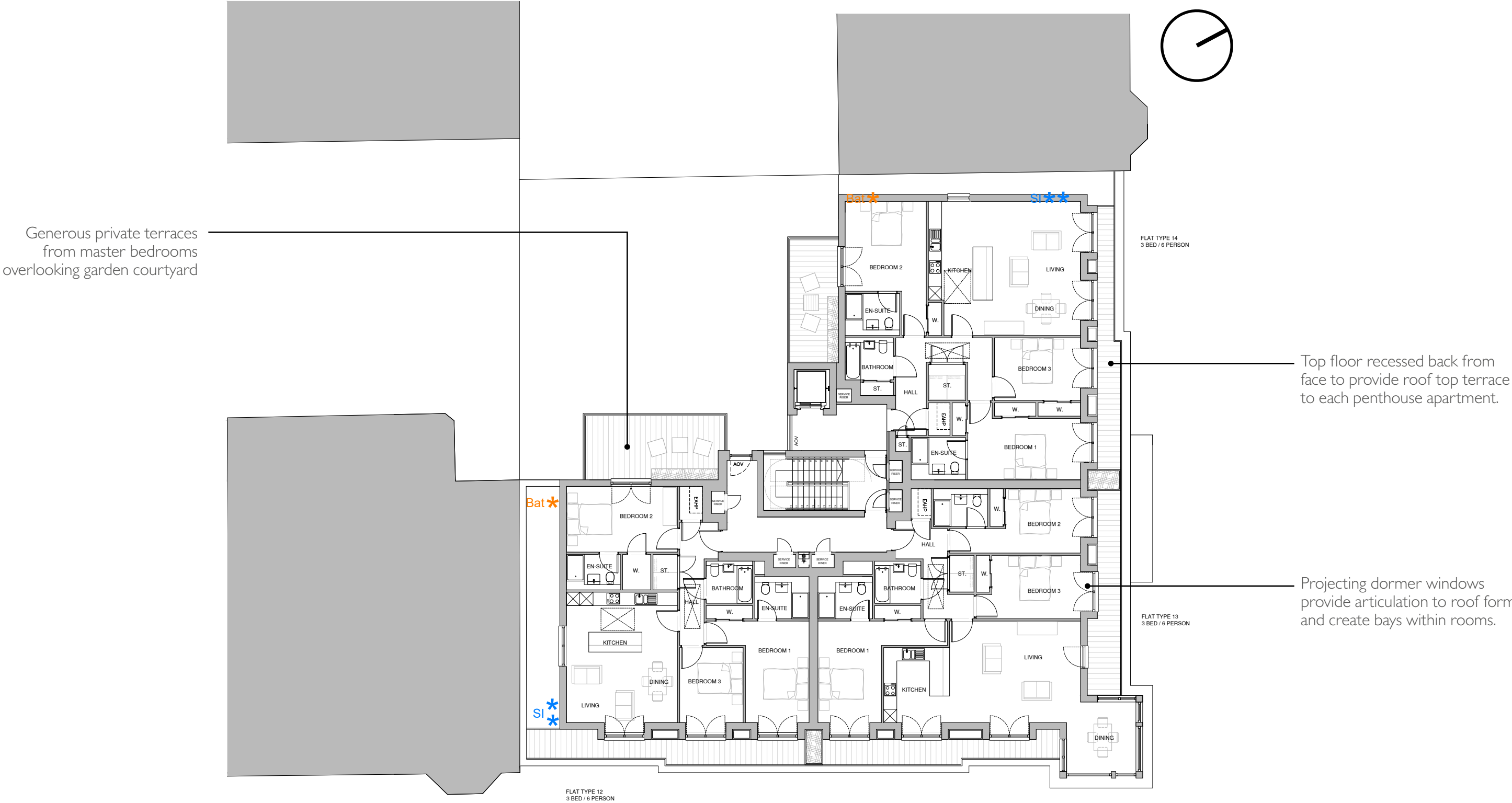


Revised Development Proposal

Typical Upper Floor Plan



Revised Development Proposal
Penthouse Floor Plan



Revised Development Proposal
Visualisation 3



CGI of proposed development from Cranworth Street

Revised Development Proposal
Visualisation 2



CGI of proposed development from Cranworth Street

Original Development Proposal
Visualisation 3



CGI of proposed development from Cresswell Street - facing west



Revised Development Proposal
Visualisation 4

CGI of proposed development from Cresswell Street - facing east

Revised Development Proposal
Visualisation 5



Aerial CGI of proposed development

Design Comparison

Corner of Cranworth Street / Cresswell Street



As existing



As proposed

Design Comparison

Cranworth Street - facing north



As existing



As proposed

Design Comparison

Cresswell Street - facing east



As existing



As proposed

Design Comparison

Cresswell Street - facing west



As existing



As proposed

Viability Studies

	Development Option	Profit Amount (POC%)
7	Full Façade Retention (2019 Consent)	-36.06%
7a	Portico Retention Only (Cresswell St)	+2.66%
8	Full Demolition (Current Proposal)	+15.58%

Profit on Cost:

- A function of sales value less land value/developers cost and cost of construction.

Key Conclusions:

- RICS guidance indicates 20% is a commercially acceptable profit margin
- Only the full demolition option generates a profit at the lower range of this target.
- Whilst regrettable, neither the full façade or part façade options are viable, and the full façade would cause a significant financial loss.
- All figures are market-tested and would stand up to scrutiny
- The full reports are P&C but are being reviewed by HES and specialist team at GCC

Key Cost Factors:

- Extensive stone repair and associated costs for both full and partial façade retention due to the continued deterioration of the building condition.
- Inflationary build costs post-Covid.
- Compromised floor layouts (size and daylight) and fewer apartments in both façade retention options reduce sales figures.



2019 Proposal



Partial retention proposal



Current proposal



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