

+ JPMorgan Chase European Technology Hub

Argyle Street, Glasgow, Scotland



The what

A purpose-built development, designed in complete collaboration with JPMC, will become one of the five global Tech Hubs that JPMC operates when completed.

The how

Osborne+Co acquired the site with no planning and secured listed-building demolition consent. In collaboration with JPMC and the city, we designed and secured permission for the best possible building that optimises the outcome for the developer, occupier and the modern metropolis.

The results

The building comprises over 270,000 sq ft of state-of-the-art flexible space with a priority on wellbeing. It will allow JPMC to consolidate all other existing areas in other buildings into one bespoke formation designed by JPMC for JPMC.

Key stakeholders

- Glasgow Council and leadership Planning Department
- Historic Environment Scotland
- JPMC UK Executive Leadership & Real Estate Leadership
- Community Interest Groups and Resident Associations Scottish
- Government stakeholders including local MPs and business lobby groups

Osborne+Co role as developer

- Equity Investor
- Design development and management
- Securing Planning
- Securing Listed Building Demolition Consent
- Community Liason
- Procurement
- Construction Delivery



**LARGE COMPLEX
PLANNING AND BUILDING
ON A HYPER SENSITIVE SITE**



**EUROPEAN
TECHNOLOGY HUB**



272,000 FT²



£160M

Overview

Osborne+Co originally acquired the Argyle Street site in 2017 on an unconditional basis. The site purchase consisted of three listed buildings with no existing planning permission, situated adjacent to Glasgow Central Station in a prime location on Argyle Street and the entrance to the International Financial Services District (IFSD).

Upon acquisition, Osborne+Co developed a scheme that would see the demolition of the existing building and the development of a 285,000 ft² NIA office scheme on the site with ancillary co-working space and retail.

Planning approach and process

- The planning application was highly complex owing to the following factors:
- Site micro-location and constraints
- Live tunnel under the site requiring Network Rail engagement
- Listed buildings on site
- Listed buildings directly abutting the proposed new building
- Limit on height and massing
- Negative planning history
- Complex stakeholder groups
- The Product

As part of the planning application, Osborne+Co first had to demonstrate a case for demolishing the existing listed buildings on site. This required lengthy consultation with Historical Environment Scotland (HES) and detailed viability and economic impact analyses and statements.

Further engagement with Network Rail was required to validate our ability to safely, and within the confines of an agreed APA, deliver our foundations and groundworks in line with the demands of creating a world-class scheme. This required several rounds of re-design of the basement and building structure, undertaken in a highly collaborative manner.

Osborne+Co invested significant time in working with the Planning Team in Glasgow and the city leadership to develop a scheme that would return a long, derelict, eye-sore, but incredibly high-profile site to meaningful and beneficial use.

The ultimate scheme for which planning permission was achieved exceeded the project group's expectations of what was possible. This includes a unanimous decision in favour of full demolition of all listed elements as part of one of the city's largest ever single building applications.



Stakeholder engagement

JPMC Argyle Street is a high-profile scheme with highly unique challenges both in terms of the planning application and on-going management through construction on a very central and constrained site.

The principal stakeholders broadly fit into three groups, though were not mutually exclusive:

- Historical Environment Scotland
- Planning Department and statutory consultees (including Network Rail) and Regional/City Government
- Community Interest and Lobbies

The range and breadth of stakeholders on the site spanned National Government, Regional Government, a partner in JPMC (real estate and Executive Committee), local development partnerships, community/neighbourhood groups, business groups and other real estate groups.

Osborne+Co developed a communication and engagement strategy that spanned from the initial meeting to after completion of the building.

As part of this detailed stakeholder engagement programme, we set up and facilitated a series of stakeholder workshops with local stakeholder groups, public consultation events and frequent meetings with the City Government and JPMC as the project was of strategic importance.

These interactions with the statutory groups and the City Government sought opinions and input on different development options, which resulted in progressing with the preferred option that garnered the support of the local community.

This engagement process aided pre-application discussions with the Local Authority and further supported the case for approval.

Clear messaging, disciplined engagement planning and transparent feedback loops were vital to managing each stakeholder group's highly diverse and occasionally contradicting priorities.

The product

During the planning application process, JPMorgan Chase (JPMC) launched an RFP to solicit solutions for their new European Tech Headquarters in Glasgow, including Argyle Street and others.

We secured JPMC as a pre-let following an exhaustive process which led to a re-design of the building in collaboration with JPMC.

The building evolved from a multi-tenant building to a single-tenant building focused on collaboration across teams and physical space, providing space for the bank to develop the next generation of fintech solutions and innovations.

As JPMC's European Tech Headquarters, the building is focused on delivering connected, collaborative and crucially flexible space capable of changing and evolving with the needs of the business and business units.

WiredScore Platinum certification highlights that the building is designed for future in-building technology and digital infrastructure.

Achieving these aims across the scale of a 270,000 ft² building required a detailed understanding of this innovation-focused space's working patterns and demands to create a brief to respond to.

The building will be delivered in 2022 and will be the highest quality and best-specified building in Glasgow.

ESG approach

JPMC at Argyle Street will be one of Glasgow's most sustainable and environmentally forward-looking buildings on completion. Led by Osborne+Co in consultation with JPMC and our stakeholders, the building will set a new benchmark for projects focused on optimal ESG outcomes. The building and how it operates has also undergone a transformation during the pandemic to ensure it meets best practice for Covid-19 operations.



Health and wellbeing benefits

- End-to-end wellbeing is the integrating theme throughout the design, provision of facilities and building operations
- Occupants' connectivity to the outside increased with floor-to-ceiling glazing and promotes activity within the space through easily accessed stairs
- Active Commuter Support with enhanced cycling and shower facilities
- Naturally lit workspace with a range of workplace and collaboration settings to cater for neurodiversity developed in collaboration with JPMC,
- Best in class climate control and BMS to optimise building performance
- Smart building technology to monitor and manage occupancy, particularly during peak times

Environmental impact

- The building strives for environmental excellence in terms of design, construction and building operations
- One of the first developments constructed under Planning Policy CDP 5 (Resource Efficiency) of the Glasgow City Development Plan, which sets strict energy efficiency and CO2 emission performance standards

- The building targets BREEAM Excellent for Fit Out and WELL Gold Certification for Shell and Core by including several sustainability-focused features like efficient LED lights, responsibly sourced materials and minimised water consumption
- The logistics plan includes reducing the number of off-site journeys, overall materials removed from the site and a target of 0% materials to landfill
- Range of renewable energy systems to meet low carbon targets and drive towards carbon neutral operational outcomes
- Increased biodiversity to an urban area with a range of plantings throughout the building

Social impact

- Commitment from the contractor to provide vocational training opportunities, apprenticeships, and focus on local employment creation throughout the development
- Where possible, the supply chain is secured as locally as possible
- The site will create amenities for the local community through the revitalisation and animation at the ground level of what has been a derelict block for 25 years
- Significant investment in improved lighting, public realm and public safety initiatives, including 24-hour CCTV

