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'Final' Egyptian Halls application submitted

August 24 2012

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A 'final' application for the redevelopment of Glasgow's A-listed Egyptian Halls has been made by its owners to secure the long term commercial viability of the crumbling structure via conversion to a hotel.

Prepared by the Morrison Partnership, who have been looking at the scheme since 2008, the plans call for the erection of a two-storey rooftop extension clad in a silver background grid, cladding which would also be applied to re-forming the rear external wall, which is in poor condition.

Richard Heggie, planning consultant for the scheme, said: "This proposal presents what may be a final opportunity to save the Egyptian Halls.

We know that's the outcome the building owners, the City Council, Historic Scotland, the Scottish Government and above all, the public would like to see.

"There's no appetite for demolition - too many Greek Thomson buildings have been lost already. However, without public subsidy the project won't stack up. We've aimed to minimise the cost to the public purse and have highlighted that reuse of the building will generate significant business rates for the Council.

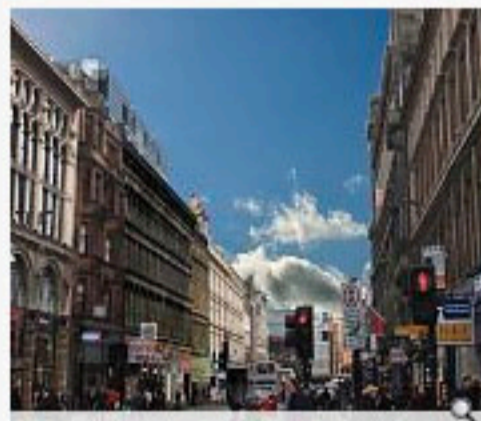
"The wider benefits to the regeneration of Union Street are equally important. That's effectively a condition of the Scottish Government's approval of TIF funding for the Buchanan Quarter.

"The Egyptian Halls should be a flagship project - a statement of confidence in Glasgow's rebirth and Scotland's cultural heritage."

Developer Derek Souter hopes to obtain approval by December, he said: "In parallel with the relevant stakeholders USI are collaborating effectively with USP Ltd, which owns the ground floor and basements, and its current funder DBS-KPMG to bridge the funding deficit - primarily due to structural marketplace depression combined with 32 years of dereliction."



The existing iron framed structure will be retained behind new cladding



The extension will be built using a lightweight frame



The new extension will be stepped back from the front elevation

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