

Design Proposal

The key move in the development proposals for the site is the relocation of the car park from the Minerva Street edge to enable a development of a mixed-use urban block with commercial space at ground floor and residential above.

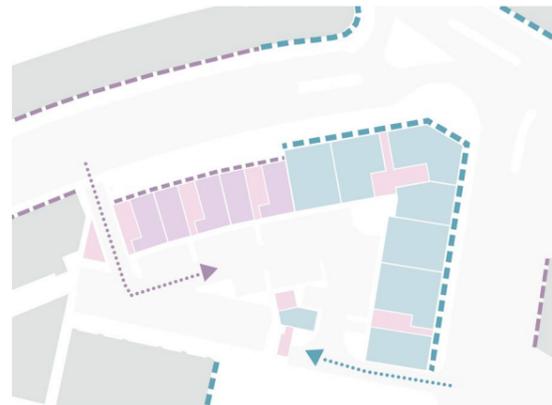
The building form will front and have a direct relationship with the surrounding streets and footways.

Finnieston Street and Minerva Street have their own distinct character. Minerva Street in particular is more residential and in our proposals the building line steps back to accommodate the potential replacement of the existing trees, as well as provide the ground floor flats with a small private garden. This step back in the building allows the façade to align with the upper floor step back of the adjacent new-build block. The transition from residential use at ground floor to commercial as we near the junction with Finnieston Street allows the building line to then step forward, providing an opportunity for the layering of the façade and change of material and treatment. The step back at 5th floor level provides a visual reference to the eaves height on the opposite tenement block on Minerva Street as it rounds the corner onto Argyle Street.

Finnieston Street has a mix of business uses. In our proposals, the ground floor is entirely given over to commercial/retail use, thereby befitting its location on this busy traffic route. The southern edge of the residential site abuts the re-configured retail unit. The refurbished unit is set back from the road with a new entrance and carpark to the front. This setback exposes this edge of new development on a key route into the west-end from the south. The southerly aspect has informed the response adopted, with a stepped block, providing tiers of landscaped terraces, softening the building edge and reducing the scale of the block on this approach.

In all, the massing proposals for our development are generated through an analysis of the context, particularly the varied nature of the key street frontages.

The area to the rear of the block is given over to residents car parking at ground floor, partially covered over with a landscaped deck at first floor level. Access to the car park is taken from Minerva Street, whilst from Finnieston Street, a dedicated pend access allows restricted servicing and refuse collection for the commercial units.



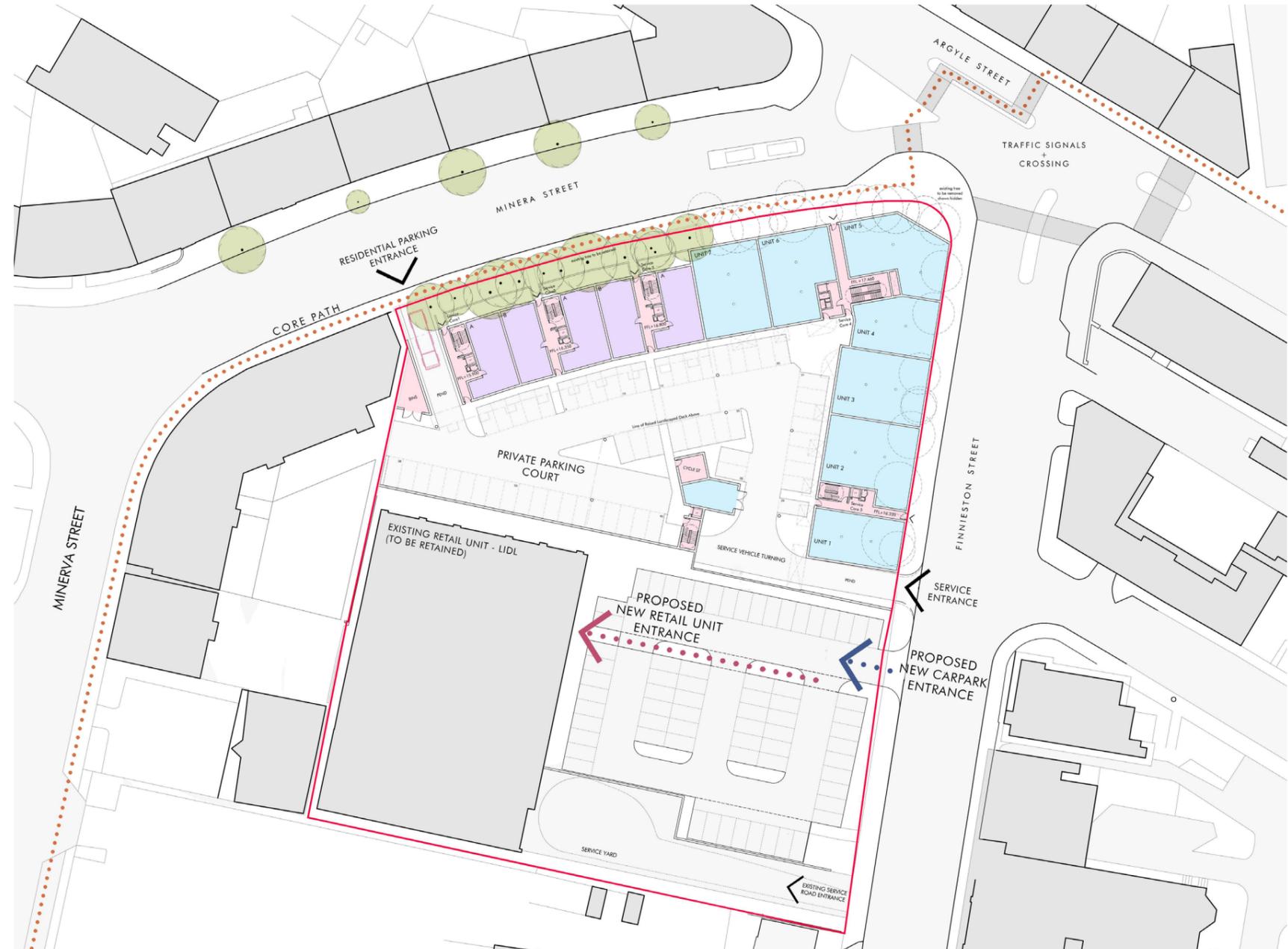
Building Diagram - Ground Floor



Building Diagram - Upper Floor



Aerial View - Argyle Street



Indicative Ground Floor Plan



Indicative Context Elevation to Minerva Street