

**SECTION 5 ACCESS**

ACCESS STRATEGY

CONCEPT BUILDING MAINTENANCE STRATEGIES



# ACCESS STRATEGY

## ACCESS

An inclusive approach to design has been taken to ensure that the proposals for Minerva Street are as accessible to as wide a range of people as possible and respects all users. The development has been designed as per IPG 1 Placemaking Part 1 & 2.

Primary resident entry is designed with one entrance lobby per building with level access routes to the lift, providing access to all upper level apartments.

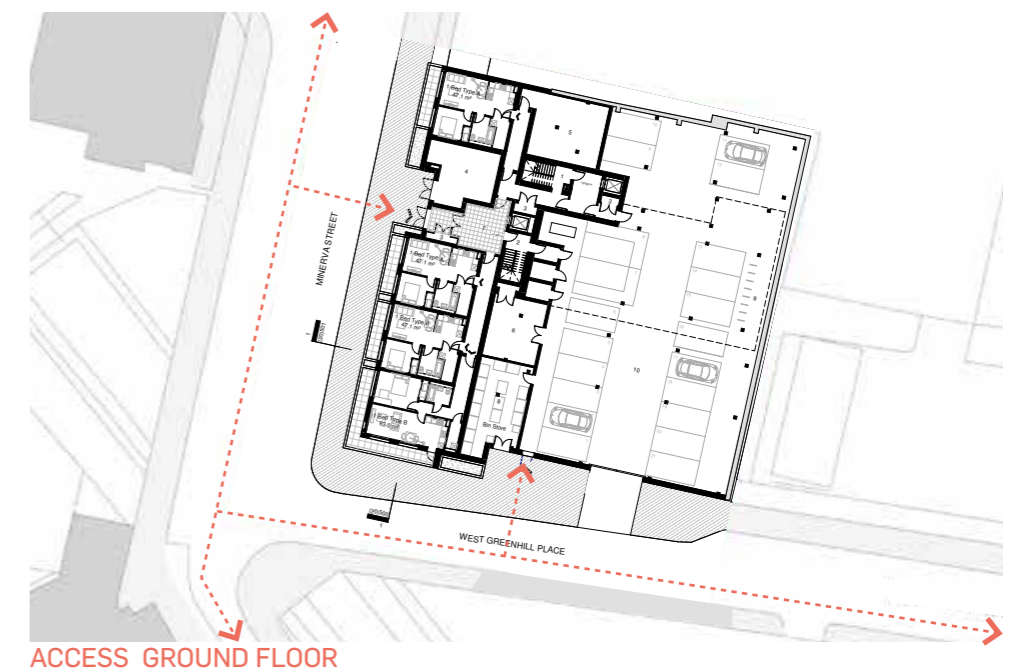
Parking is located at ground level, within a reasonable distance from each of the entry doors.

## SERVICE, DELIVERIES AND WASTE COLLECTION

Access for Services and Waste collection vehicles is from the West Greenhill Place to the south of the subject site - similar to where the current collections take place.

## APARTMENT DESIGN GENERALLY

All apartments within the development have been designed to satisfy building regulations as standard. Accessible sanitary accommodation is provided in every apartment alongside the adoption of robust details to allow addition of grab rails and the potential of future alterations to create increased liveability of all apartments.





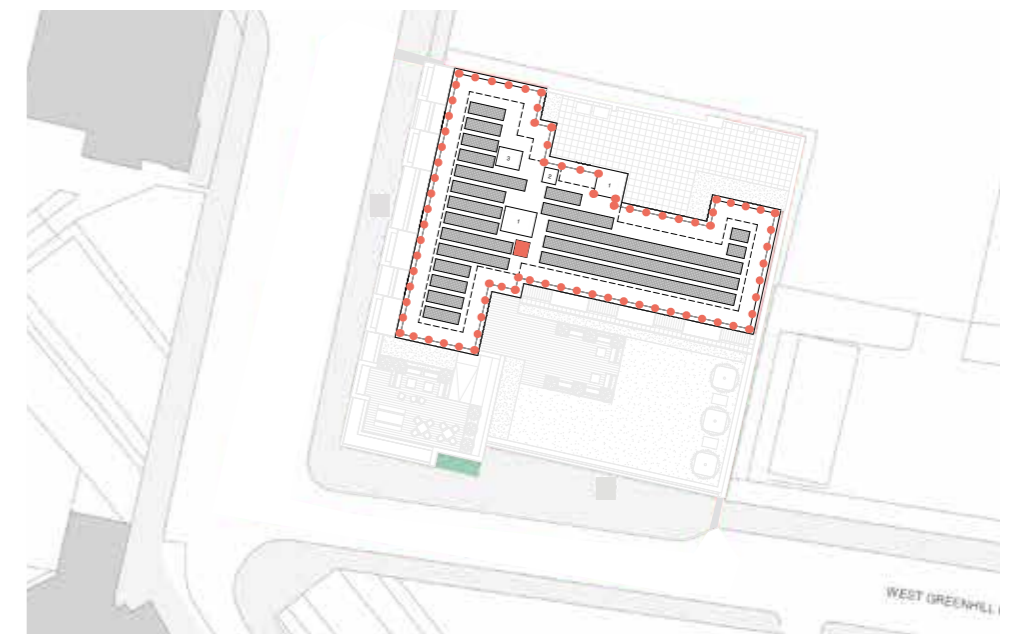
# CONCEPT BUILDING MAINTENANCE STRATEGIES

During the design development of the façade we have made consideration to the repair and / or replacement of the façade panels and panes of glazing.

All window systems will be provided with internal glazed beads and therefore it is proposed that replacement of all glazing will be undertaken internally.

The proposed strategy for cleaning windows is to utilise a portable Davit System. The use of davit sockets allows for temporary set up of davit systems which can be taken down after use. This system will be stored within the ground service area.

We also propose a collapsible edge protection system to be utilised as required on the main roof. Access to the roof is provided through the automatic opening vent in the south stair, which doubles as roof access.



ROOF PLAN - ACCESS ARRANGEMENTS



ROOF ACCESS HATCH



DAVIT SYSTEM AND COLLAPSIBLE EDGE PROTECTION





**SECTION 6 STRATEGIES**

DRAINAGE STRATEGY  
FIRE STRATEGY  
ENERGY STRATEGY

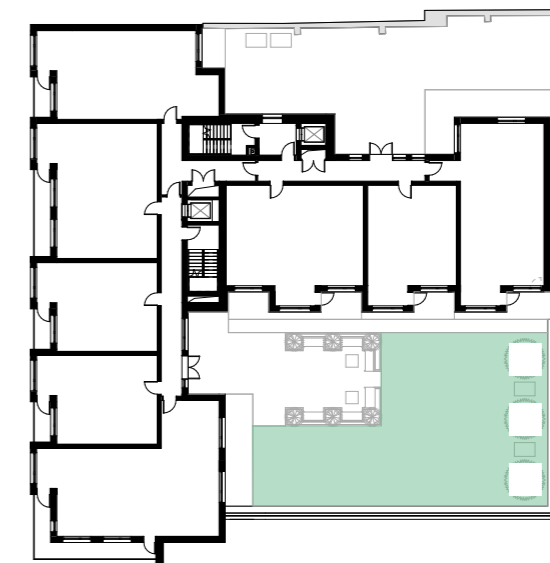




## DRAINAGE STRATEGY

A key attribute of the drainage strategy is the inclusion of a 200m<sup>2</sup> green roof on the south facing L01 amenity deck. Not only does this roof assist with the drainage strategy but provides a grass surface that can be utilised for biodiversity and amenity provision.

A Flood Risk Assessment has been commissioned to support this application.



GREEN ROOF

L01 PLAN - DRAINAGE STRATEGY



ATTENUATION TANK  
BELOW GROUND

L00 PLAN - DRAINAGE STRATEGY

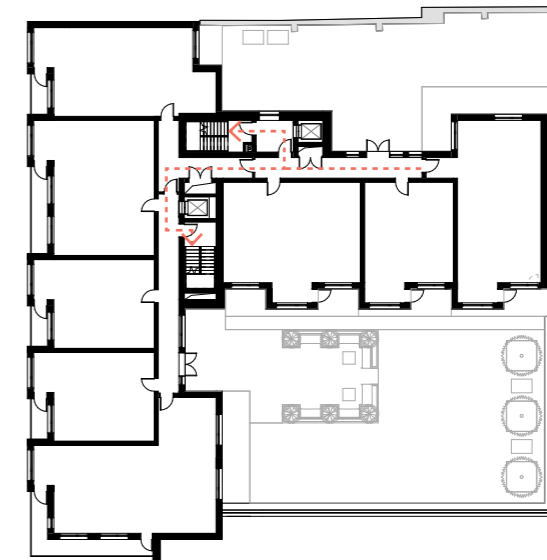


# FIRE STRATEGY

The proposal is designed in accordance with the Domestic Technical Handbook (DTH) with the car park being in accordance with the Non-Domestic Technical Handbook (NDTH) and any associated British Standards referenced therein (specifically BS 9991, the code of practice for residential buildings).

The fire safety approach for residential design is to provide high levels of compartmentalisation between the different dwellings, common spaces, service distribution risers and escape routes and adopt a 'defend-in-place' strategy.

An automatic sprinkler system is required throughout as a result of the height of the building being in excess of 11m.



L01 PLAN - FIRE STRATEGY



L00 PLAN - FIRE STRATEGY



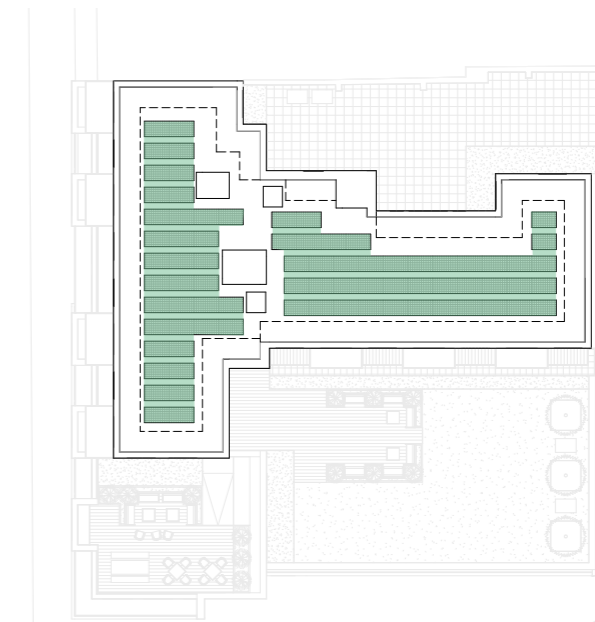
# ENERGY STRATEGY

The proposal has been designed to comply with sustainability and energy efficiency standards set in Glasgow City Council SG5.

To achieve this we have targeted a gold hybrid model with a minimum 20% carbon dioxide emissions abatement through the use of low and zero carbon generating technologies.

Key aspects to compliance:

- Fabric first approach, with;
- Enhanced U-values;
- Improved air permeability;
- The use of accredited details, where possible;
- Centralised whole house extract ventilation;
- Low energy lighting;
- Community Combined Heat and Power (CHP) system;
- Solar PV array on roof.



ROOF PLAN - ENERGY STRATEGY

PV Array



L00 PLAN - ENERGY STRATEGY

Enhanced Wall Construction  
CHP



# SYNOPSIS

This Design and Access Statement contains both a design statement outlining the design principles and concepts that have been applied to the development, as well as a written statement outlining how issues relating to access to the development for disabled people have been dealt with.

Overall, an appropriate design solution for the site has been developed following an extensive site and area appraisal as well as detailed design process incorporating feedback from members of the public, stakeholders and Glasgow City Council Planning Department. Pre-application discussions have taken place with the planning department in August 2021 to ensure the design is compliant with policy requirements. It is considered that the resultant proposal complies with the relevant policy requirements and offers an innovative and flexible housing solution for the city.

In conclusion, the Design and Access Statement demonstrates the process undertaken to create the final proposed development for which planning permission is sought. The existing site will be cleared to facilitate the creation of a vibrant, dynamic, development promoting liveable urban density. Proposals embrace the constraint and opportunity presented by this urban site, whilst protecting and enhancing the wider urban context.

It is therefore respectfully requested that Glasgow City Council grant planning permission for the proposed development.





# APPENDIX

## A ACCOMMODATION SCHEDULE



# ACCOMMODATION SCHEDULE

	GIA (sqm)	GIA (sqft)	NIA (sqm)	NIA (sqft)	NIA:GIA	1 BED TYPE A 507ft <sup>2</sup> 47.1m <sup>2</sup> Single	1 BED TYPE B 678ft <sup>2</sup> 63.0m <sup>2</sup> Dual	1 BED TYPE C 553ft <sup>2</sup> 51.4m <sup>2</sup> Single	2 BED TYPE D 818ft <sup>2</sup> 76m <sup>2</sup> Single	2 BED TYPE E 804ft <sup>2</sup> 74.7m <sup>2</sup> Dual	2 BED TYPE F 831ft <sup>2</sup> 77.2m <sup>2</sup> Single	2 BED TYPE G 854ft <sup>2</sup> 79.3m <sup>2</sup> Triple	2 BED TYPE H 808ft <sup>2</sup> 75.1m <sup>2</sup> Dual	2 BED TYPE I 911ft <sup>2</sup> 84.6m <sup>2</sup> Single	3 BED TYPE J 1017ft <sup>2</sup> 94.5m <sup>2</sup> Triple	3 BED TYPE K 1058ft <sup>2</sup> 98.3m <sup>2</sup> Dual	3 BED TYPE L 1235ft <sup>2</sup> 114.7m <sup>2</sup> Triple	3 BED TYPE M 1019ft <sup>2</sup> 94.7m <sup>2</sup> Triple	TOTAL	
LEVEL 00	551	5,927	204	2,199	37%	3	1	0	0	0	0	0	0	0	0	0	0	0	0	4
LEVEL 01	696	7,492	556	5,984	80%	0	0	3	1	1	1	1	0	0	1	0	0	0	0	8
LEVEL 02	696	7,492	556	5,984	80%	0	0	3	1	1	1	1	0	0	1	0	0	0	0	8
LEVEL 03	696	7,492	556	5,984	80%	0	0	3	1	1	1	1	0	0	1	0	0	0	0	8
LEVEL 04	696	7,492	556	5,984	80%	0	0	3	1	1	1	1	0	0	1	0	0	0	0	8
LEVEL 05	696	7,492	556	5,984	80%	0	0	3	1	1	1	1	0	0	1	0	0	0	0	8
LEVEL 06	696	7,492	556	5,984	80%	0	0	3	1	1	1	1	0	0	1	0	0	0	0	8
LEVEL 07	500	5,382	373	4,012	75%	0	0	0	0	0	0	0	1	1	0	1	1	1	0	4
LEVEL 08	500	5,382	392	4,223	78%	0	0	0	0	0	0	0	0	1	0	1	1	1	1	4
LEVEL 09	500	5,382	392	4,223	78%	0	0	0	0	0	0	0	0	1	0	1	1	1	1	4
TOTAL	6,227	67,023	4,697	50,559	75%	3	1	18	6	6	6	6	1	3	6	3	3	2	64	
TOTAL						22			28						14					
CAR PARKING SPACES:						5%	2%	28%	9%	9%	9%	9%	2%	5%	9%	5%	5%	3%		
RESIDENTIAL MIX:						34%			44%						22%					
ASPECT						SINGLE		56%	DUAL	17%		TRIPLE	27%							100%

	NIA (sqm)	NIA (sqft)
AMENITY SPACE:		
LEVEL 01 AMENITY DECK	305	3,281
LEVEL 01 RESIDENT BACKCOURT	156	1,675
LEVEL 07 ROOFTOP AMENITY	106	1,139
TOTAL	566	6,095









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