

131 MINERVA ST GLASGOW

DESIGN AND ACCESS
STATEMENT

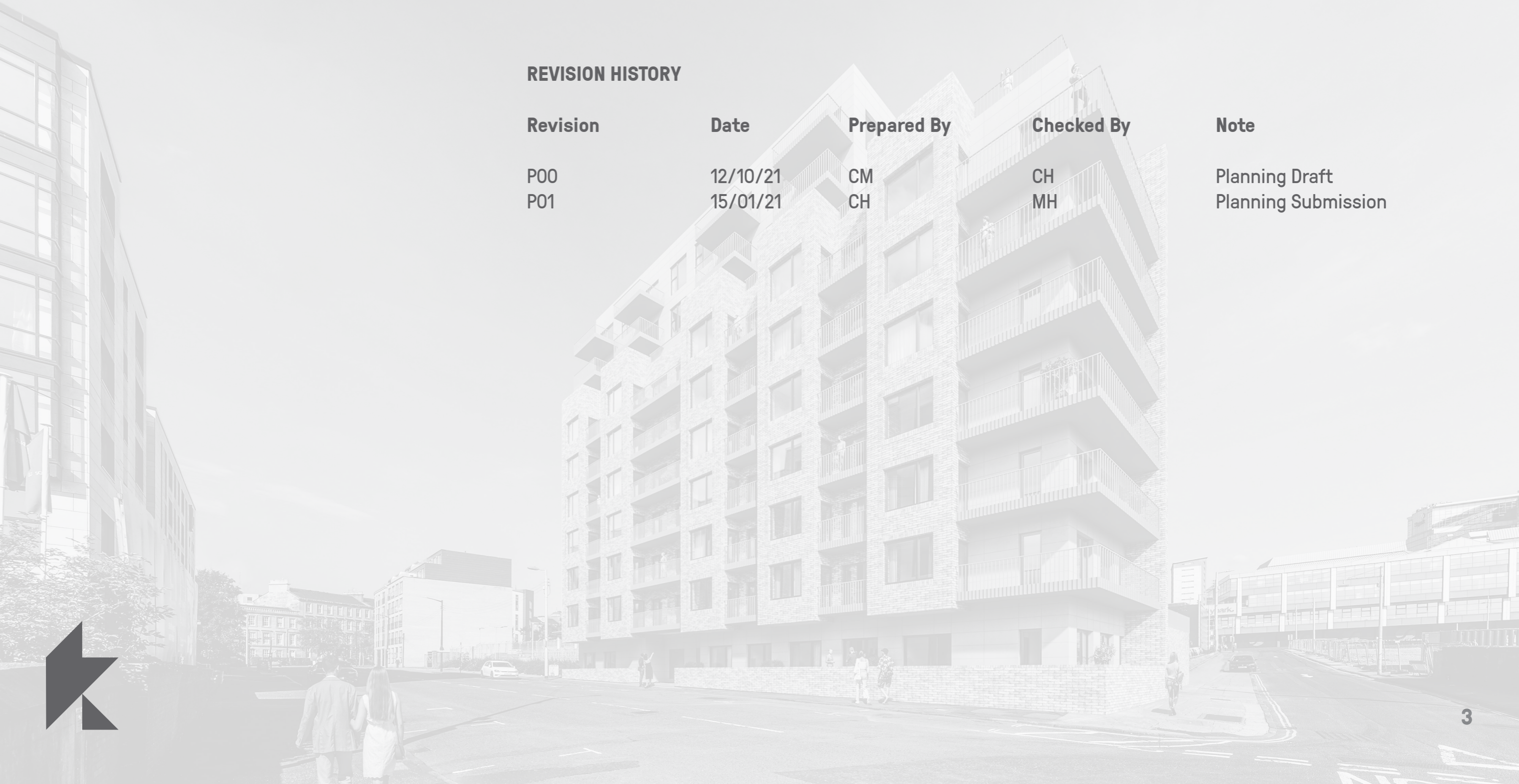
OCTOBER 2021





REVISION HISTORY

Revision	Date	Prepared By	Checked By	Note
P00	12/10/21	CM	CH	Planning Draft
P01	15/01/21	CH	MH	Planning Submission



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SECTION 1 INTRODUCTION

**PURPOSE OF THE DOCUMENT
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PURPOSE OF DOCUMENT

This 'Design and Access Statement' has been prepared by HAUS Collective Ltd (HAUS) on behalf of the applicant, Nevis Properties Limited, in support of the application for full planning permission for development of the site at the corner of Minerva Street and West Greenhill Place, Glasgow.

This Design Statement provides an explanation of the design principles, the application of design policies and how access for disabled has been taken into account. This document should be read in conjunction with the application drawings and all other material submitted in support of the planning application.

THE PROJECT

The proposal relates to demolition of the former Brass Foundry building and the residential development of the site, arranged to respond to both the existing and future urban context of the locale.

The proposal shows a single building of ten storeys, comprising:

- 64 residential apartments, each with a private terrace / balcony;
- Three external communal amenity decks, designed to provide a variety of practical space;
- Bicycle parking space within each apartment;
- 25% visitor bicycle parking provision within the secure carpark;
- Formation of 21no. car parking spaces.

THE PROCESS

The development of proposals has followed a comprehensive design process informed by a specialist consultant team, pre-application consultation with Glasgow City Council Planning Authority, and local stakeholders.

This has been invaluable in contributing to the design evolution of proposals, refining the approach and design narrative for the scheme where appropriate.



DOCUMENT STRUCTURE

This document is structured to identify the four key stages of the design process that require to be described in preparing a planning submission. These stages are as follows:

ASSESSMENT

The physical, social and economic characteristics of the site and surroundings have been examined and assessed in context of all current planning policy relevant to the subject site. 'Section 2 - Assessment' summarises the site appraisal in line with guidance from SG1 Placemaking Part 1.

INVOLVEMENT

A number of parties have been involved in the development of the design proposals. This has included pre-application consultation with Glasgow City Council, and local community stakeholders. This engagement and public consultation is documented in 'Section 3 - Design Evolution'.

EVALUATION

Development options have been appraised against the assessment of the site and surroundings, planning context and consultation process and respond to the constraints and opportunities inherent to the site. This design development is outlined in 'Section 3 - Design Evolution'.

DESIGN

The knowledge gathered in the stages above has informed the approach and design rationale in developing the final proposals. This is described in 'Section 4 - Design', 'Section 5 - Access'.



THE APPLICANT

Nevis Properties is one of Glasgow's largest private development companies with a proven track record of delivery, both private for sale and Build to Rent.

For Glasgow to continue to evolve as a dynamic, contemporary city, there is a need to create quality housing in prime locations, enhancing the urban fabric of the city, helping to attract the very best talent to Glasgow.

There is often a lack of choice for quality new build accommodation, and extremely high demand for 2nd hand properties within Glasgow's popular urban centres, Nevis therefore aim to help meet this demand through the delivery of private for sale accommodation and Build to Rent.

As Glasgow becomes ever more popular with larger businesses there is a growing need to meet the surging demand for premium living accommodation.



Reference Developments in Glasgow:

39 homes, Kelbourne Street

34 homes, Waverly Park

20 homes, The Mitchell Apartments, Charing Cross

36 homes, Candleriggs Court, Merchant City



PROJECT TEAM

THE ARCHITECT

HAUS is a Glasgow based studio practicing architecture and urban design informed by a commitment to research and development and sustainable design. HAUS buildings and masterplans are created through a collaborative approach by working with leading designers and thinkers to address the social, cultural and economic issues impacting on people and places.

PROJECT TEAM

Architect
 Planning Consultant
 Civil & Structural
 Energy Statement
 Landscape Architect
 Transportation
 Noise & Vibration
 Ecology
 Daylighting Consultant
 TVIA
 CGI Imagery

HAUS
 Icen
 Goodson Associates
 Hawthorne Boyle
 Oobe
 ECS Transport
 RMP
 Applied Ecology
 Waterslade
 Icen
 Visual Lane



Goodson
 Associates

Consulting Civil & Structural Engineers



oobe



VISUAL LANE

