

SECTION 3 DESIGN EVOLUTION

DEFINED BRIEF
DESIGN DEVELOPMENT



DEFINED BRIEF

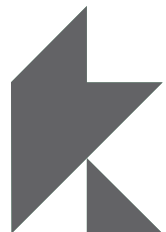
The subject site is located on the corner of Minerva Street and West Greenhill Place in the area of Finnieston, and its location provides a unique opportunity to deliver a dynamic development that will make a positive contribution to the ongoing regeneration of Glasgow City Centre through the quality of its architecture and landscape design.

Our proposals for the subject site are for the creation of a residential development comprising 64 private built for sale apartments with ancillary space and associated public realm. Proposals prioritise amenity space, both communal and private, with the integration of large rooftop areas for communal use and private balconies / terraces for every apartment within the development.

Nevis Properties are committed to delivering residential developments designed to the highest quality standard.

Our proposals for Minerva Street have evolved acknowledging the increasing density of the urban environment and the importance of responding to this at a human scale. The subjects site residential context has also informed the design with the creation of a contemporary bay window.

Above all the organisation of the apartments and communal spaces have been arranged to take advantage of the subject sites orientation, location and prominence. Allowing a diversity of apartment types and communal amenity spaces, ensuring a sustainable urban environment and coherent neighbourhood.

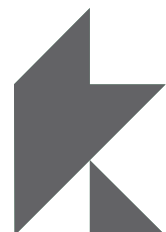
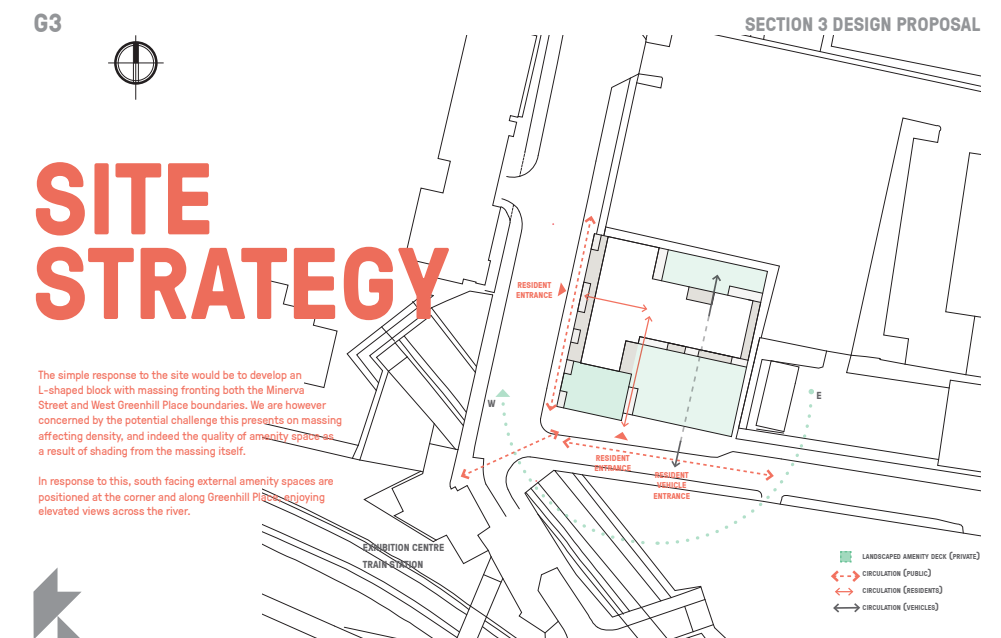


PUBLIC CONSULTATION

A Pre-Application Notice was submitted to GCC on 22-June-21, followed by the launch of a public consultation website which was available for viewing between the 01-August to 31-August 21.

A live consultation took place on 19-August-21.

A full PAC report has been submitted in support of the planning application.

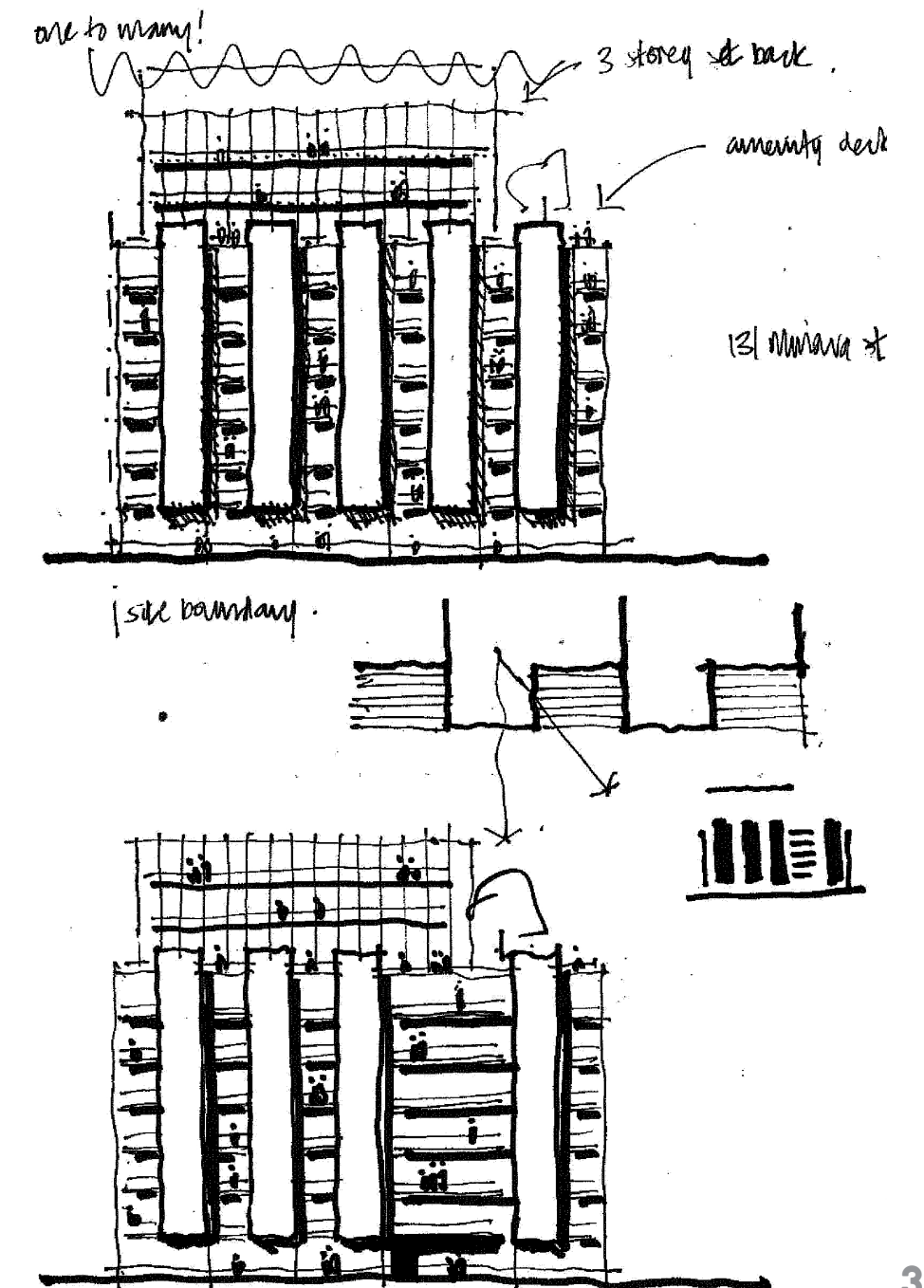


DESIGN DEVELOPMENT

We have engaged in a comprehensive pre-application discussion with Glasgow City Planning Department.

This was initiated in August 2021 and a meeting with Planning Officer David Russell. The following comments were shared:

- GCC highlighted the need to justify height and aspect from the apartments;
- Clarity required on the quality and usability of the external amenity spaces;
- Further information on landscape proposals;
- Further consideration of elevational treatment required.



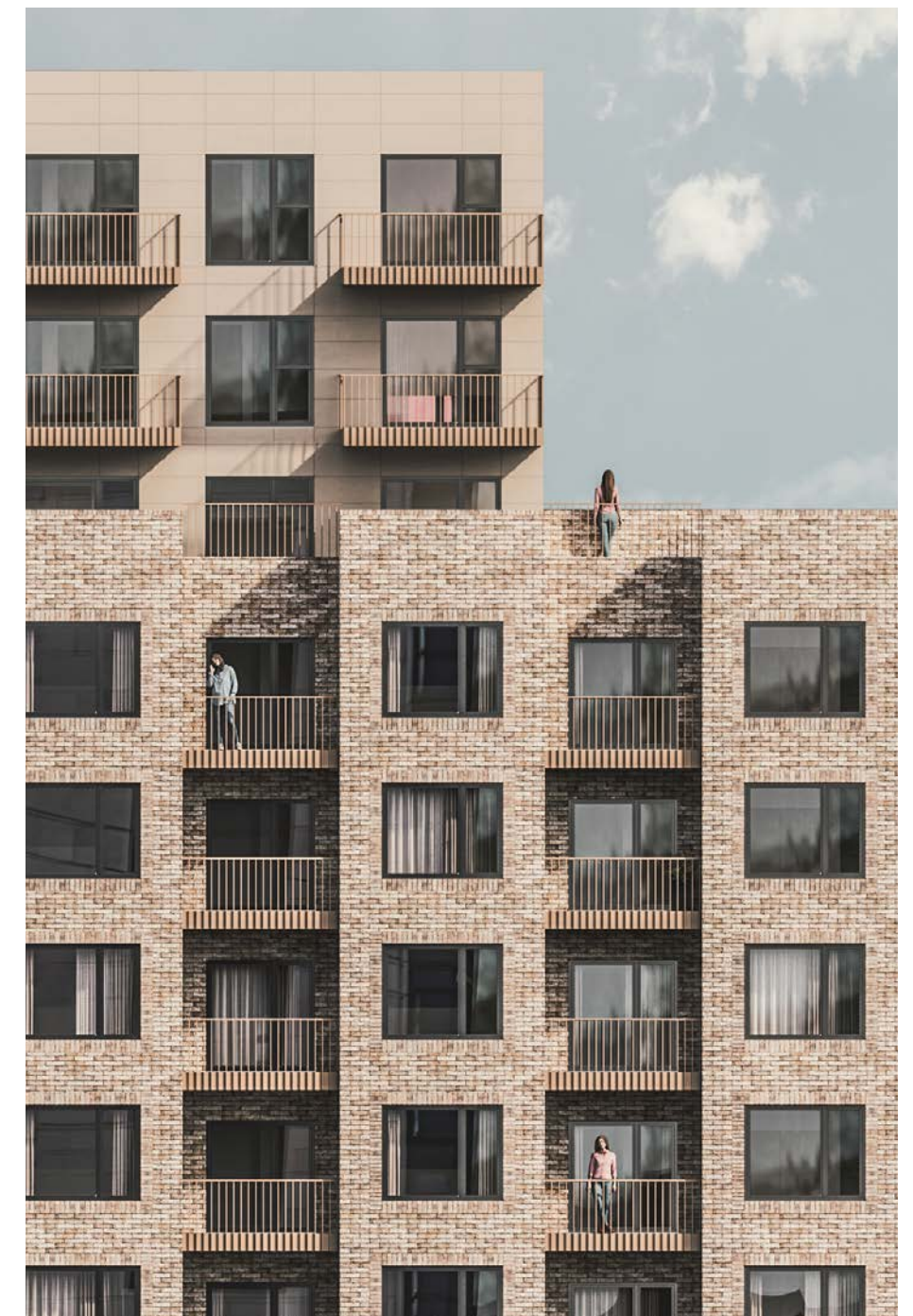
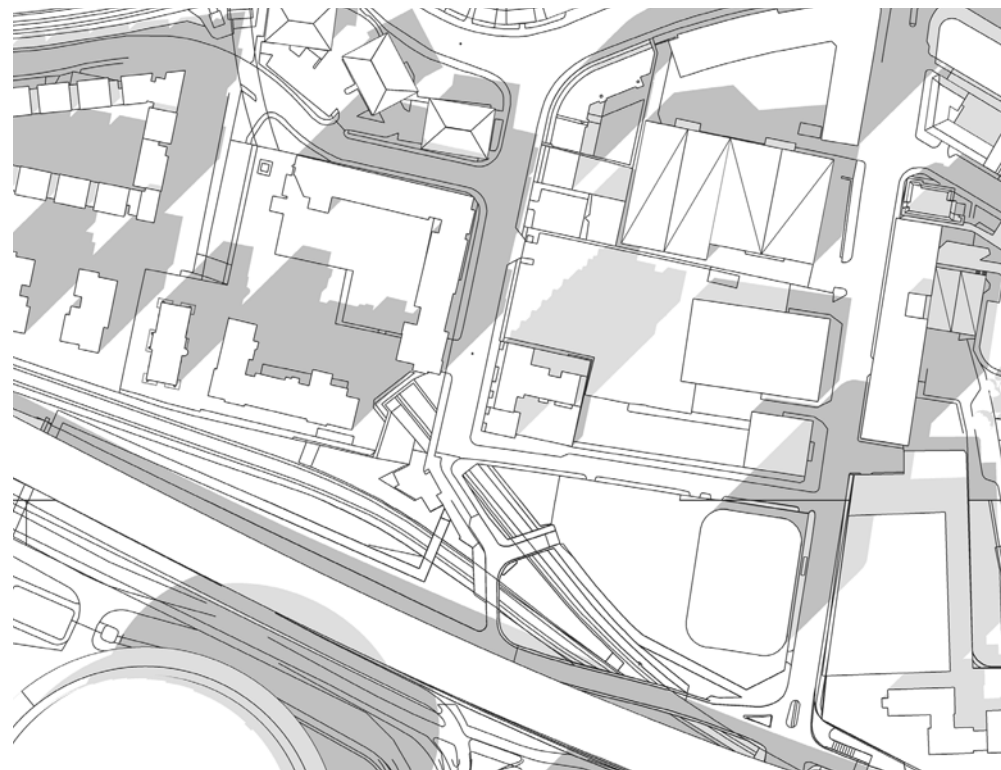
DESIGN DEVELOPMENT

The comments were subsequently addressed through the commissioning of a:

Heritage Townscape Visual Impact Assessment to assess the potential heritage townscape and visual effect of the proposed development;

Daylight and Sunlight Report to assess the impact of the proposals on both daylight and sunlight amenity enjoyed by the neighbouring residential properties and within the scheme itself.

Both of these reports have been submitted to support this application.



JUSTIFICATION FOR SINGLE ASPECT

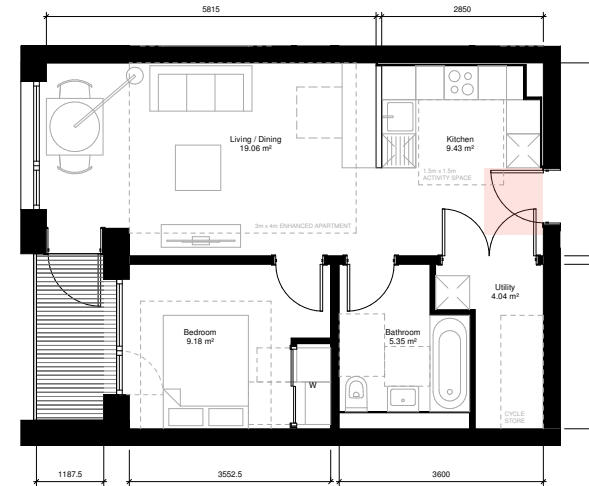
In response to comments received during our pre-application meeting in August 2021, we have summarised the mix of single and dual aspect apartments against the provision of amenity.

The criteria under which this has been assessed is outlined below, previously agreed with GCC City Design as suitable benchmark for assessing the quality of environment presented by any apartment.

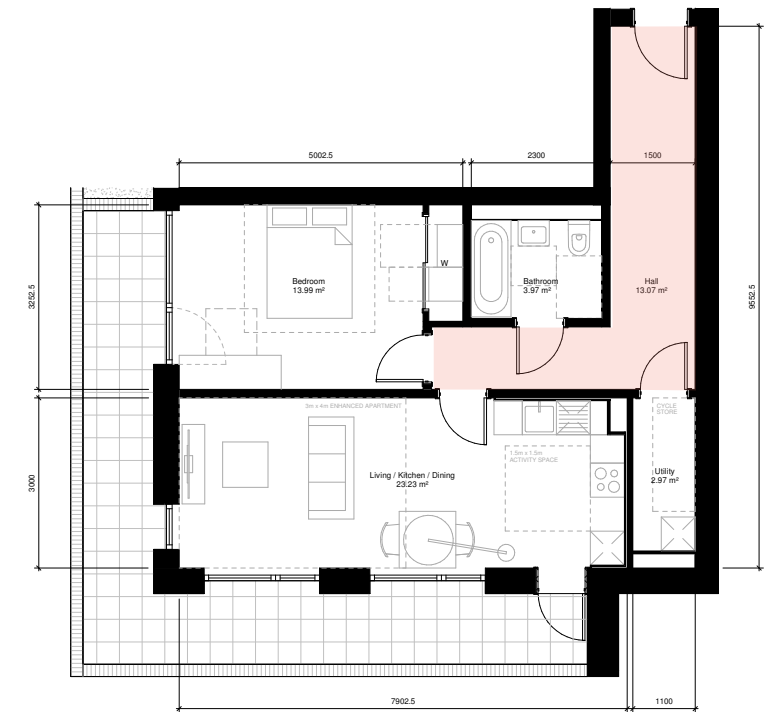
- Habitable vs Circulation Space
- Amount of glazing - visual connection.
- Aspect/Outlook
- Daylighting



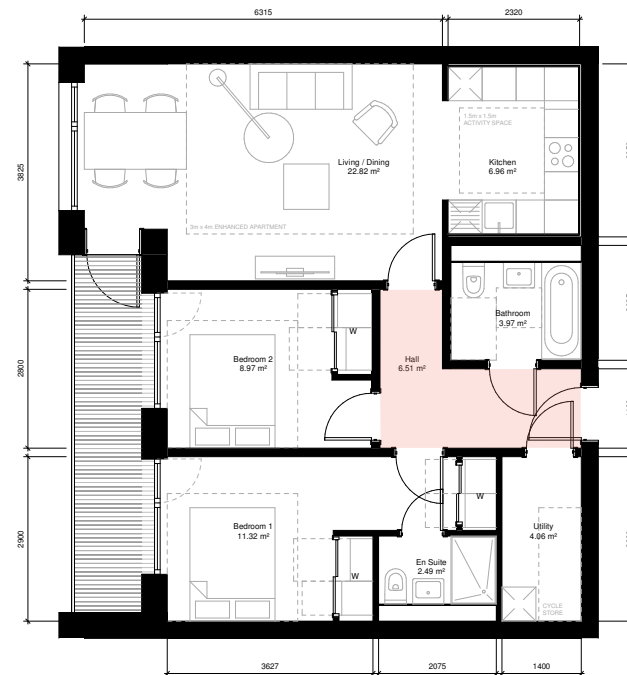
SECTION 3 DESIGN EVOLUTION



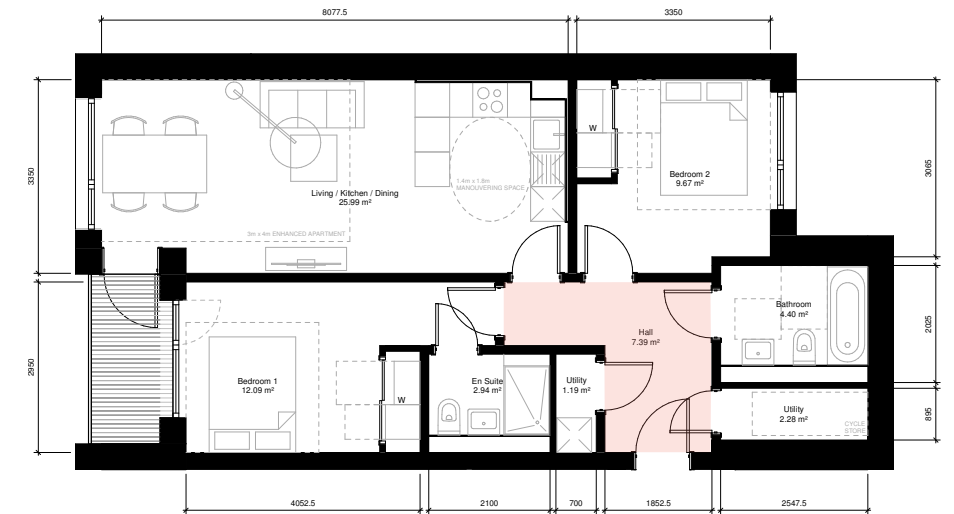
FLAT TYPE C - 1 BED
SINGLE ASPECT



FLAT TYPE B - 1 BED
DUAL ASPECT



FLAT TYPE D - 1 BED
SINGLE ASPECT



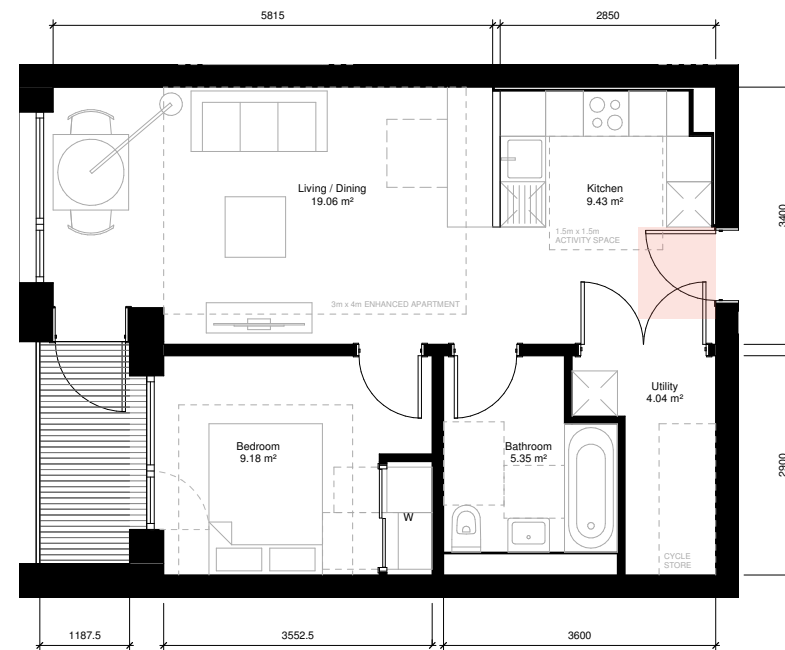
FLAT TYPE E - 1 BED
DUAL ASPECT

HABITABLE VS CIRCULATION SPACE

As per guidance within the Residential Design Guide, “Dwellings should have dual aspect however, where proposed, single aspect units should have more generous internal space standards and aspects similar to or better than similar dual aspect units”

The following analysis establishes that both single and dual aspect apartment variations offer occupants the same or improved spatial qualities.

Typically the dual aspect flats provide more circulation space than single aspect flats. In this comparison, the single aspect Flat Type C has more habitable space than the dual aspect Flat Type B, despite it being a smaller flat.



FLAT TYPE C - 1 BED

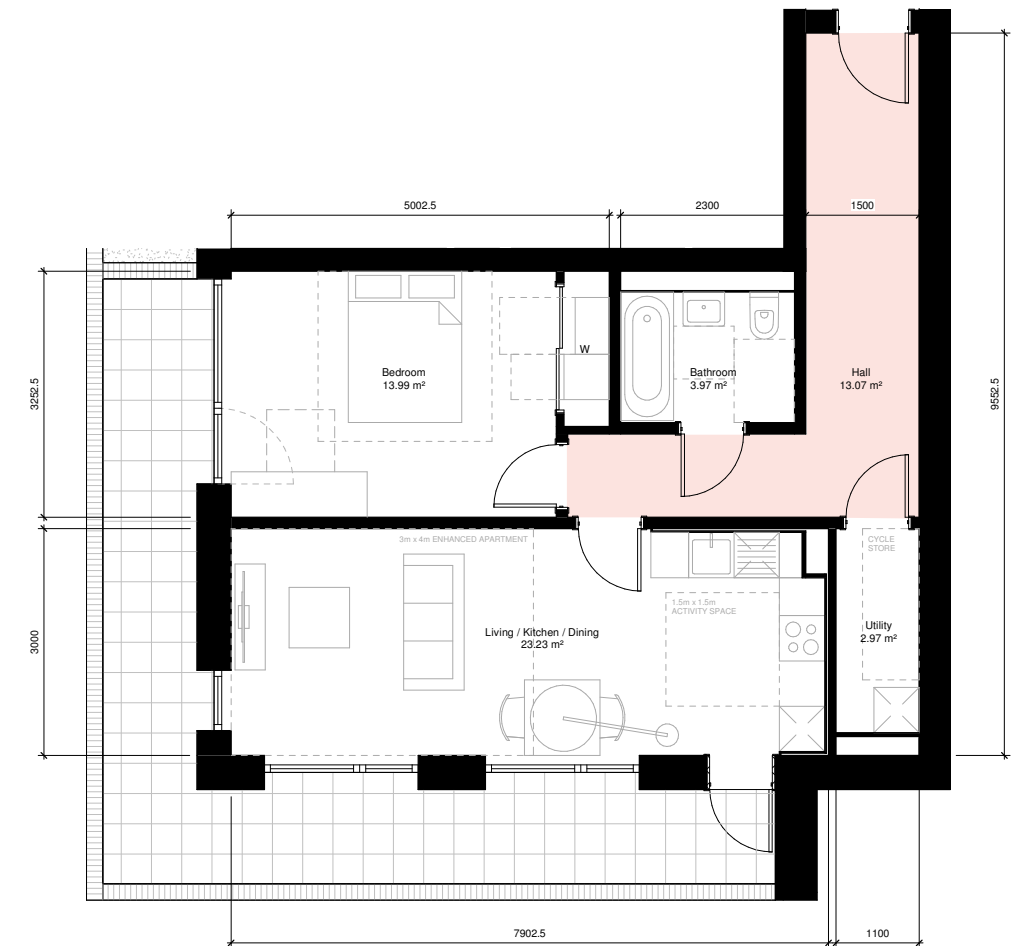
AREA: 51.4m² / 553ft²

ASPECT: Single

HABITABLE ROOMS: 2no.

HABITABLE SPACE: 50.2m² / 540ft² (98%)

QUANTUM: 18no.



FLAT TYPE B - 1 BED

AREA: 63m² / 678ft²

ASPECT: Dual

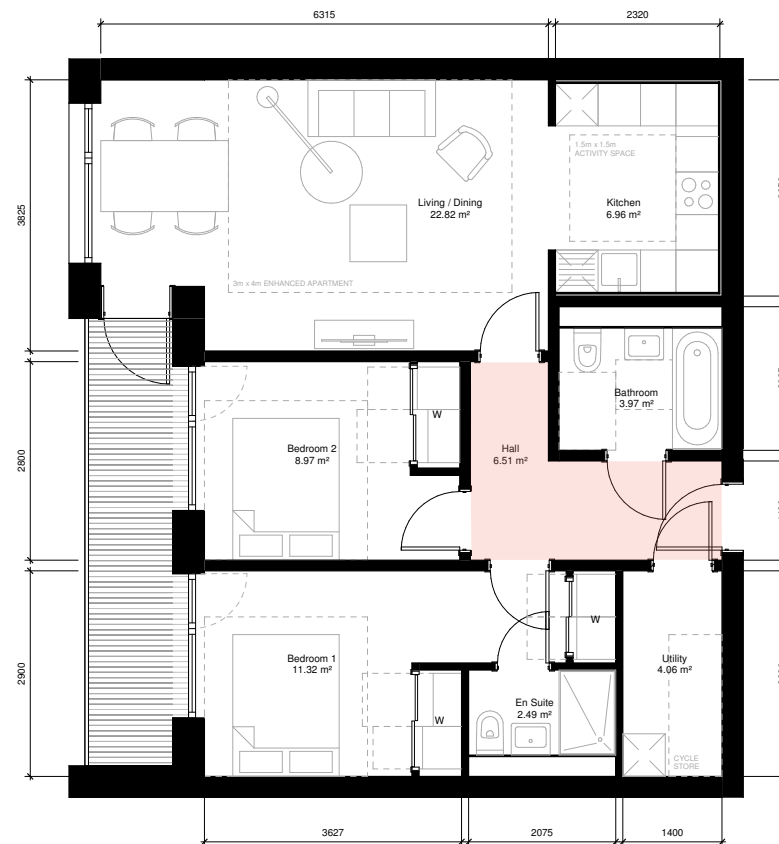
HABITABLE ROOMS: 2no.

HABITABLE SPACE: 49.9m² / 537ft² (79%)

QUANTUM: 1no.



HABITABLE VS CIRCULATION SPACE



FLAT TYPE D - 2 BED

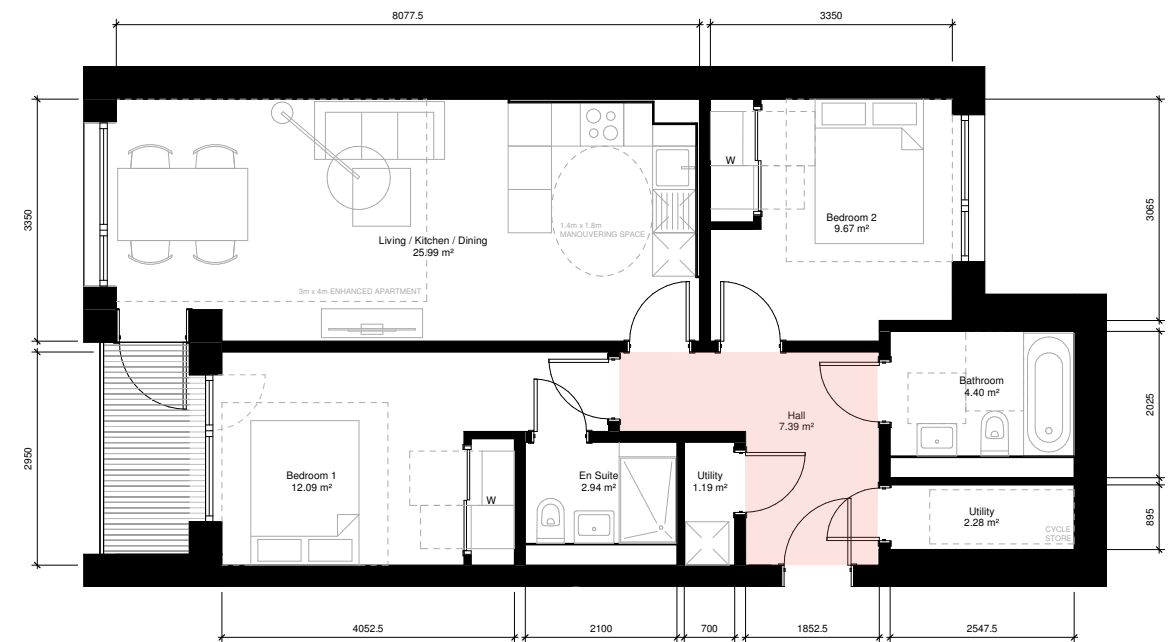
AREA: 76m² / 818ft²

ASPECT: Single

HABITABLE ROOMS: 3no.

HABITABLE SPACE: 69.5m² / 748ft² (91%)

QUANTUM: 6no.



FLAT TYPE E - 2 BED

AREA: 74.7m² / 803ft²

ASPECT: Dual

HABITABLE ROOMS: 3no.

HABITABLE SPACE: 67.3m² / 724ft² (90%)

QUANTUM: 6no.



AMOUNT OF GLAZING - VISUAL CONNECTION

APARTMENT TYPE: C

APARTMENT AREA: 51.4m² / 553ft²

EXTERNAL WALL AREA: 21.9m²
 GLAZING AREA: 10.3m²
 % GLAZING OF EXTERNAL WALL: 47%

APARTMENT TYPE: D

APARTMENT AREA: 76m² / 818ft²

EXTERNAL WALL AREA: 30.9m²
 GLAZING AREA: 14.5m²
 % GLAZING OF EXTERNAL WALL: 47%

APARTMENT TYPE: B

APARTMENT AREA: 63m² / 678ft²

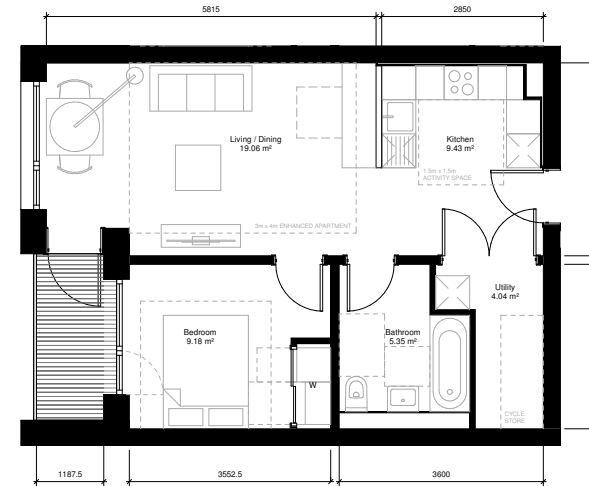
EXTERNAL WALL AREA: 60.3m²
 GLAZING AREA: 17.7m²
 % GLAZING OF EXTERNAL WALL: 29%

APARTMENT TYPE: E

APARTMENT AREA: 74.7m² / 803ft²

EXTERNAL WALL AREA: 49.8m²
 GLAZING AREA: 14.6m²
 % GLAZING OF EXTERNAL WALL: 29%

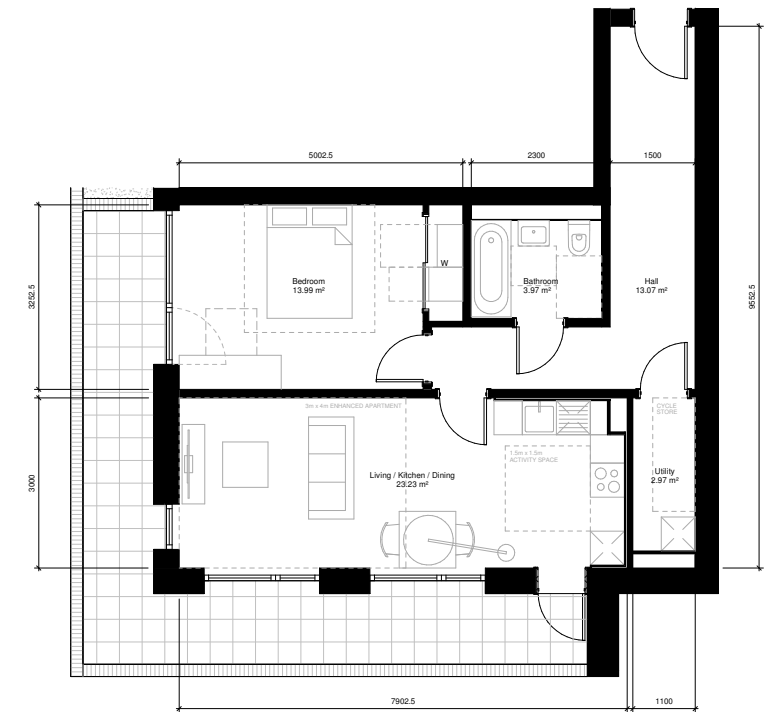
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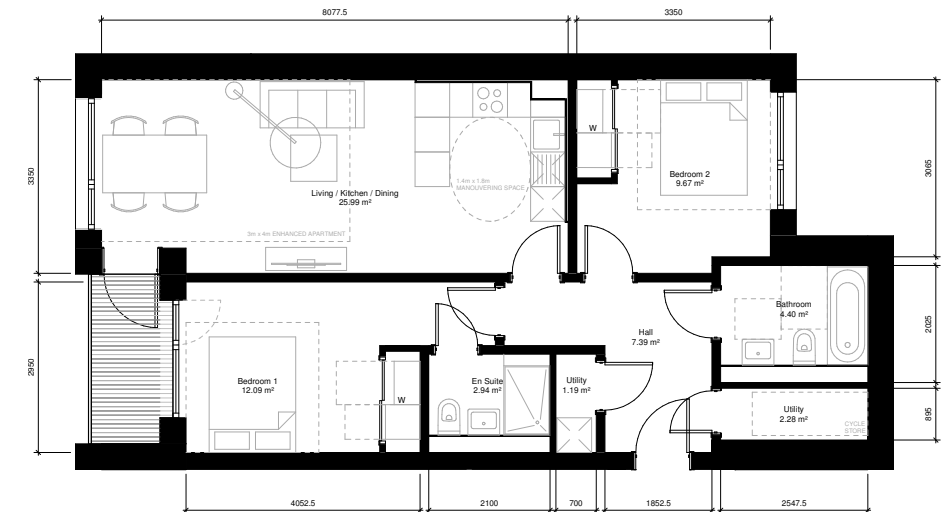
FLAT TYPE C - 1 BED
SINGLE ASPECT



FLAT TYPE D - 1 BED
SINGLE ASPECT



FLAT TYPE B - 1 BED
DUAL ASPECT



FLAT TYPE E - 1 BED
DUAL ASPECT

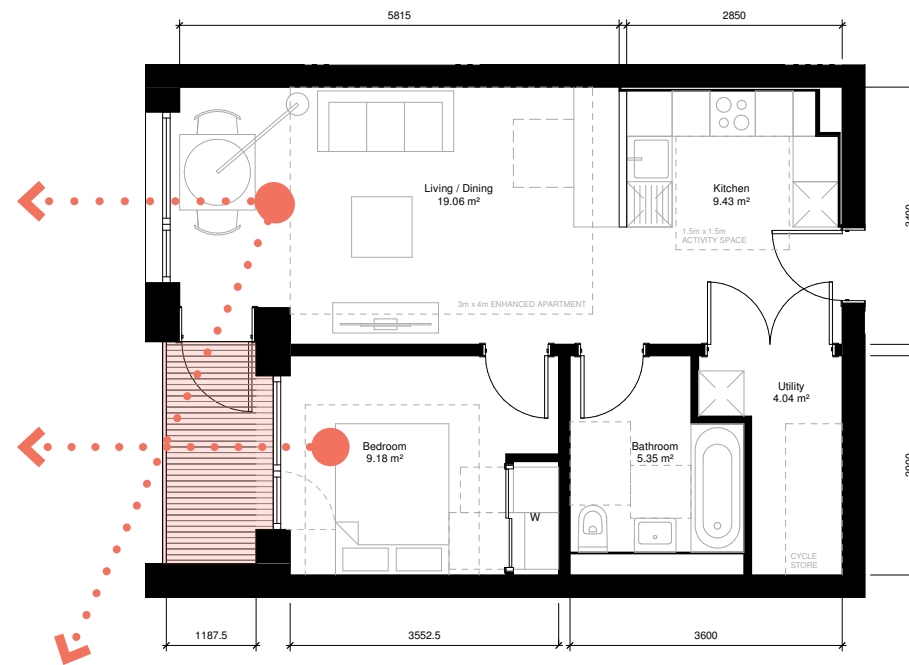


ASPECT/OUTLOOK

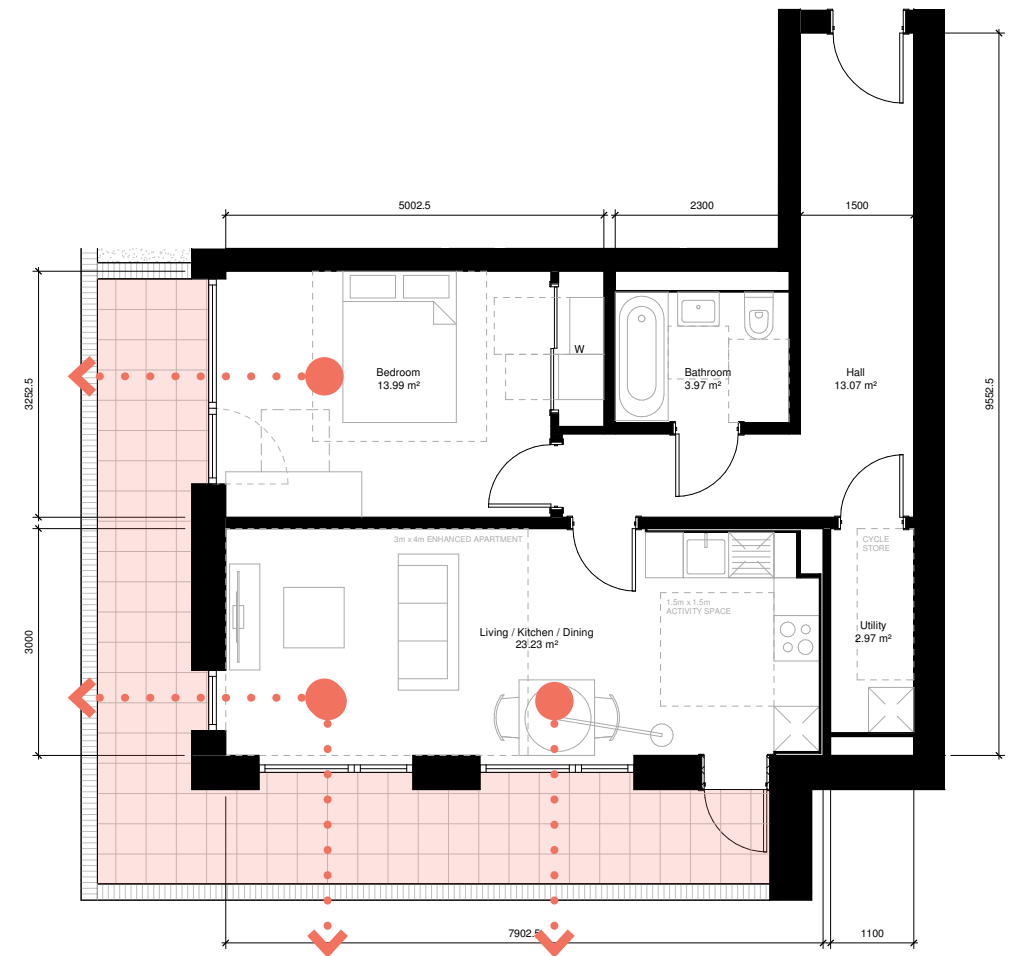
All single and dual aspect flats are orientated to the south and/or west, providing primary views to either Minerva Street, the Level 01 amenity deck and towards the Clyde waterfront.

Every flat also includes an external terrace or balcony space, orientated to the south or west, providing residents with improved spatial quality and variation.

The single aspect flats on the upper floors have a projecting bay which defines the external space, which creates oblique views from the living/dining space and an additional direction of light can enter the apartments. At ground level, the projecting bay is replaced with a larger private terrace.



FLAT TYPE C - 1 BED

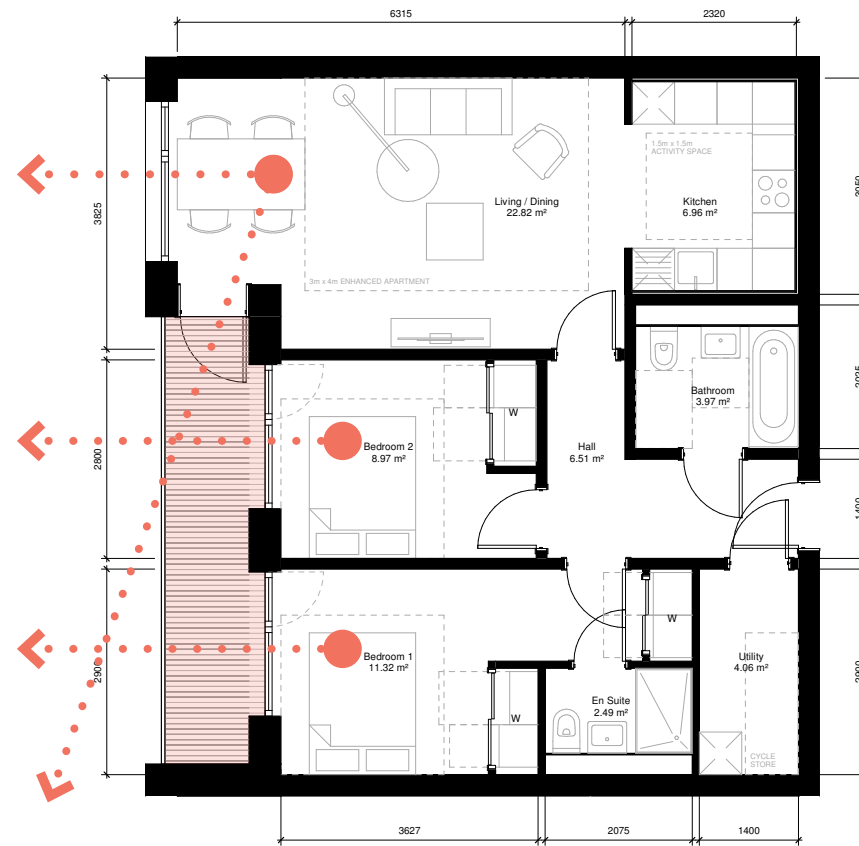


FLAT TYPE B - 1 BED

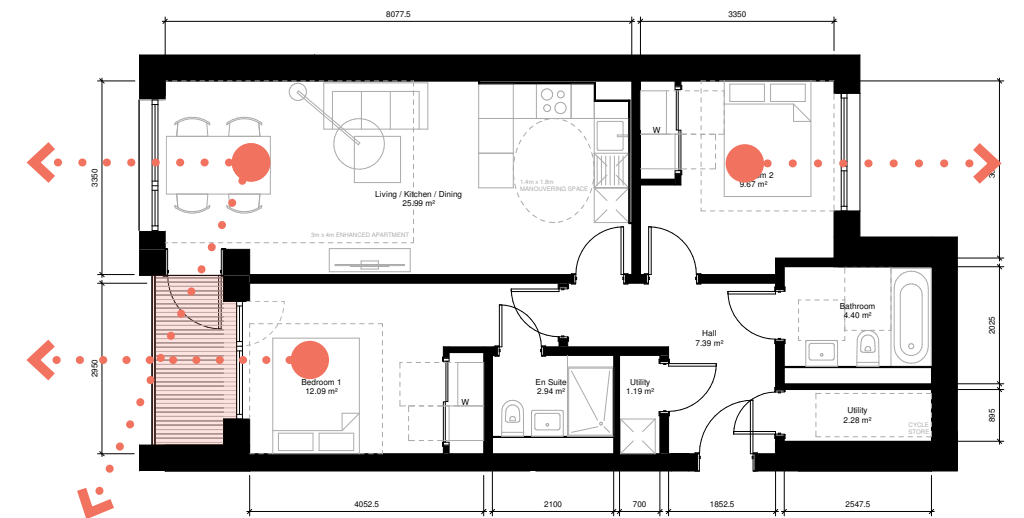


ASPECT/OUTLOOK

Analysis of Flat type D and Flat Type E highlights the comparable quality of daylighting and aspect. Although, Flat Type D is single aspect, it features a larger terrace and the same number of windows, with all three facing west compared to two facing west and one facing east.



FLAT TYPE D - 2 BED



FLAT TYPE E - 2 BED



DAYLIGHTING

All habitable rooms proposed meet the daylighting requirements set up in the 2011 Building Research Establishment (BRE) - 'Site Layout Planning for Daylight & Sunlight - A Guide to Good Practice'.

A daylighting assessment has been commissioned and forms part of this application.

