

URBAN PATTERN OF ENCLOSURE

“THE URBAN PATTERN OF ENCLOSURE SEEMS TO BE AS OLD AS THE BUILT ENVIRONMENT ITSELF.”

Ever since the very first formal human settlements, thousands of years ago, there has been a simple pattern of building to the very edge of the property rather than in the middle, and having joined-up buildings, where different properties are juxtaposed. Perhaps the most significant aspect of this urban

pattern is the different outdoor spaces created between buildings. Through the formation of buildings to make enclosures, extra, controllable outdoor spaces are created at no extra cost.

The enclosures between buildings or inside the block give privacy and security, which are much needed qualities in an urban environment.

ref. “Soft City, Building Density for Everyday Life” - David Sim



G3

131 MINERVA STREET, GLASGOW

URBAN PATTERN OF ENCLOSURE

CONTROLLABLE
OUTDOOR SPACES



G3

131 MINERVA STREET, GLASGOW



SECTION 4 DESIGN

CONCEPTUAL NARRATIVE
DESIGN PROPOSAL
FACADE DETAILS



DESIGN PROPOSAL

A residential development is proposed for the site, arranged to create a series of external spaces that are protected, physically and visually, promoting useful activity and a sustainable urban community.

The proposal includes ground plus nine storeys, comprising:

- 64 residential apartments, each with a private external terrace or balcony;
- South facing elevated communal green space designed to accommodate group activities such as social gatherings and games;
- Rooftop communal amenity space providing outdoor cooking space and seating orientated to offer views south towards the key Glasgow landmarks of the Hydro, Science Centre and the Finnieston Crane;
- Resident bicycle parking provision is located within each apartment and 16 visitor bicycle spaces within the secure perimeter of the car park accessed from West Greenhill Place;
- 21 car parking spaces;
- 6 of which are provided with EV charge points;

The development comprises a single T shaped building whose massing has evolved to prioritise external communal and private space while responding to the existing massing datum from recent developments along Minerva Street.

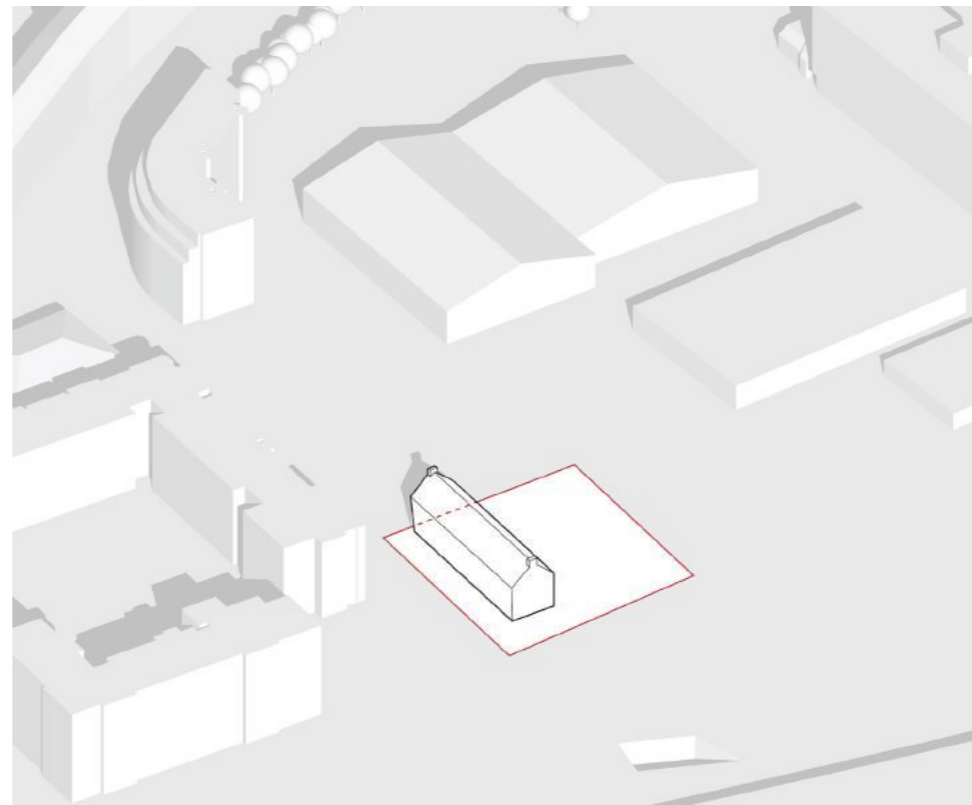
The building is arranged with secure primary resident entrance accessed from Minerva Street.

Plant and building maintenance spaces are located on the ground floor, with all service and refuse collections via West Greenhill Place.

Careful consideration has been given to the required mix and quantum of accommodation needed to meet the aspirations of the developer. This mix has evolved through regular dialogue with leading market advisors to ensure the mix is appropriate, deliverable and sustainable in current and future markets

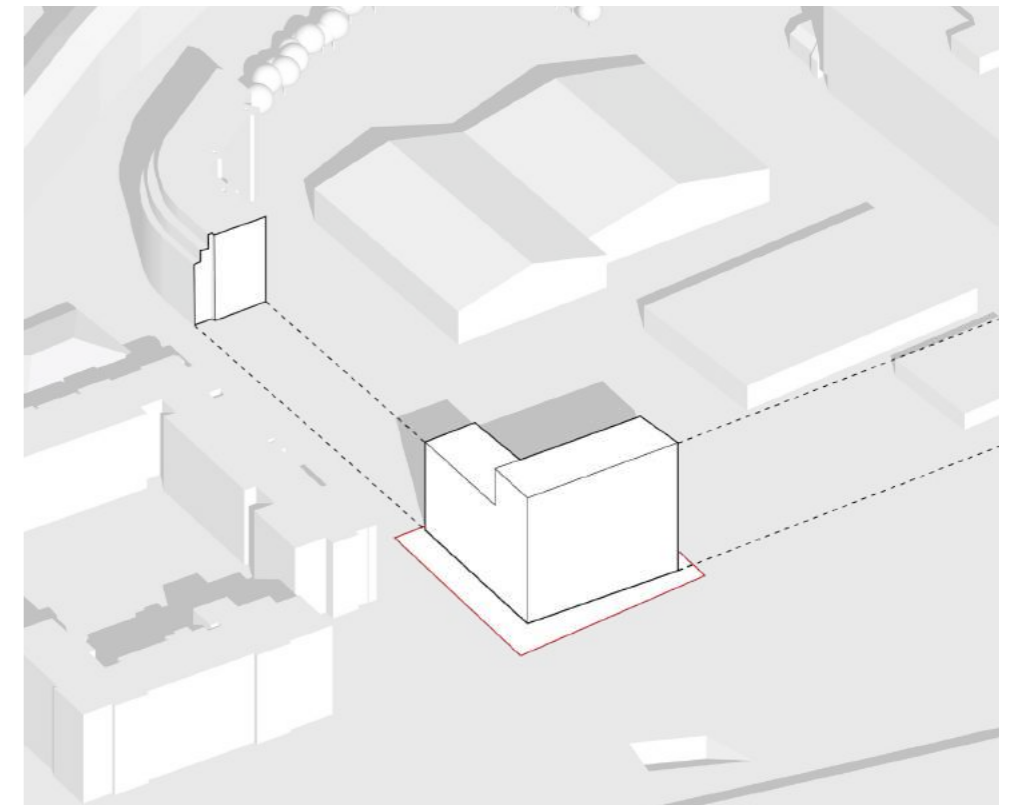


CONCEPTUAL NARRATIVE



THE SITE:

- Application Boundary
- Existing Office Building

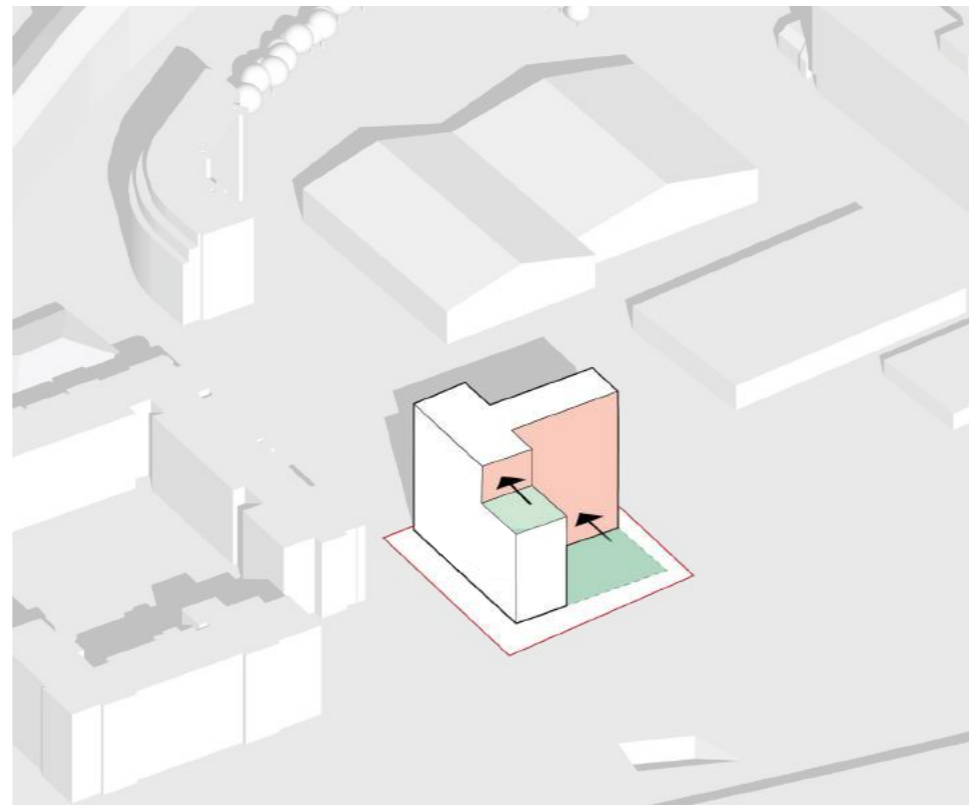


SIMPLE MASSING:

- Prevalent building lines from urban context
- Simple massing to surrounding datums
- Traditional enclosed amenity space to the north

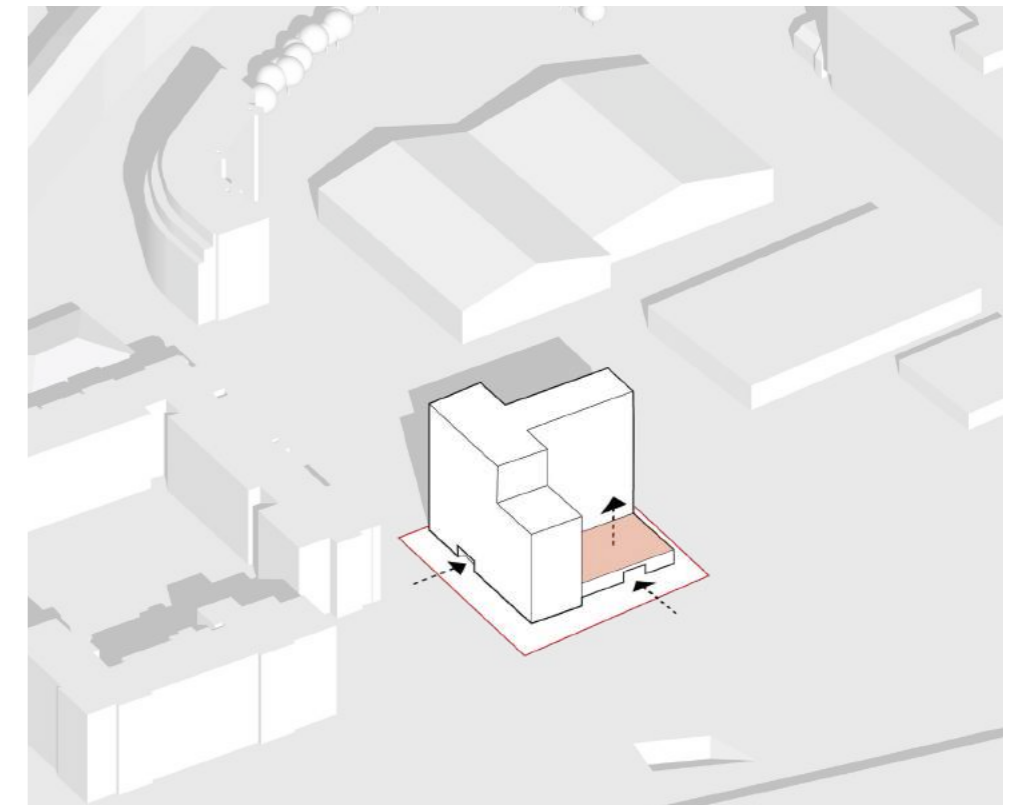


CONCEPTUAL NARRATIVE



AMENITY:

- South facing block set back to form south facing amenity space
- North facing amenity space reduced to serve as resident back court
- Roof top communal space formed

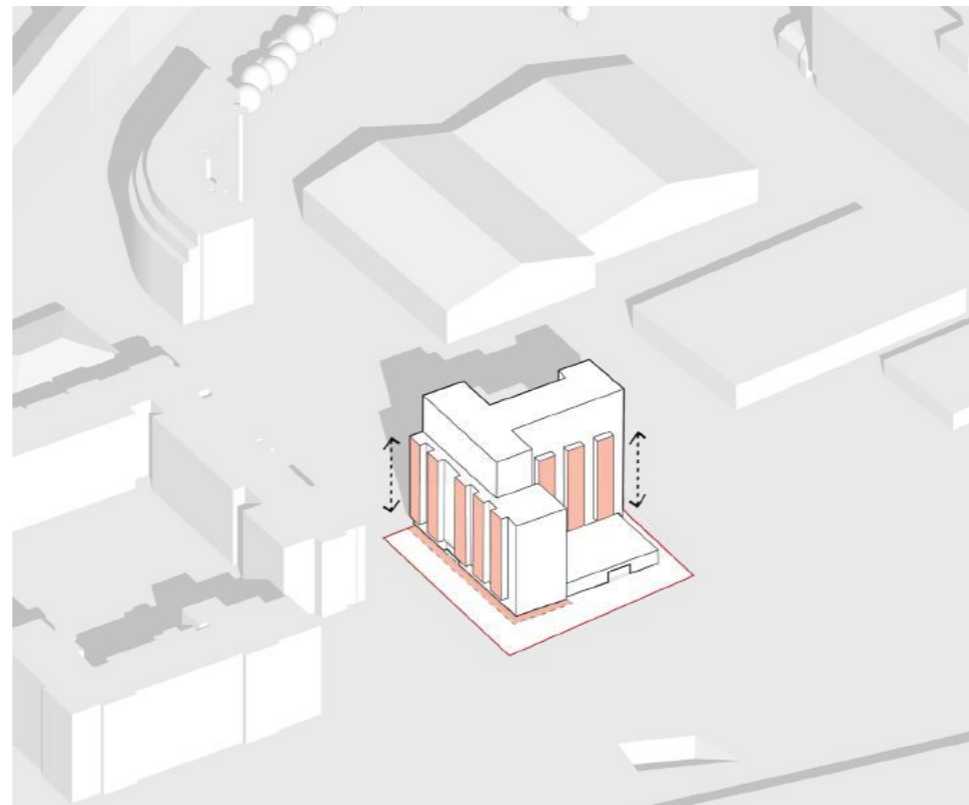


ENTRANCES:

- Primary pedestrian entrance formed from Minerva Street
- Amenity space raised above resident car park

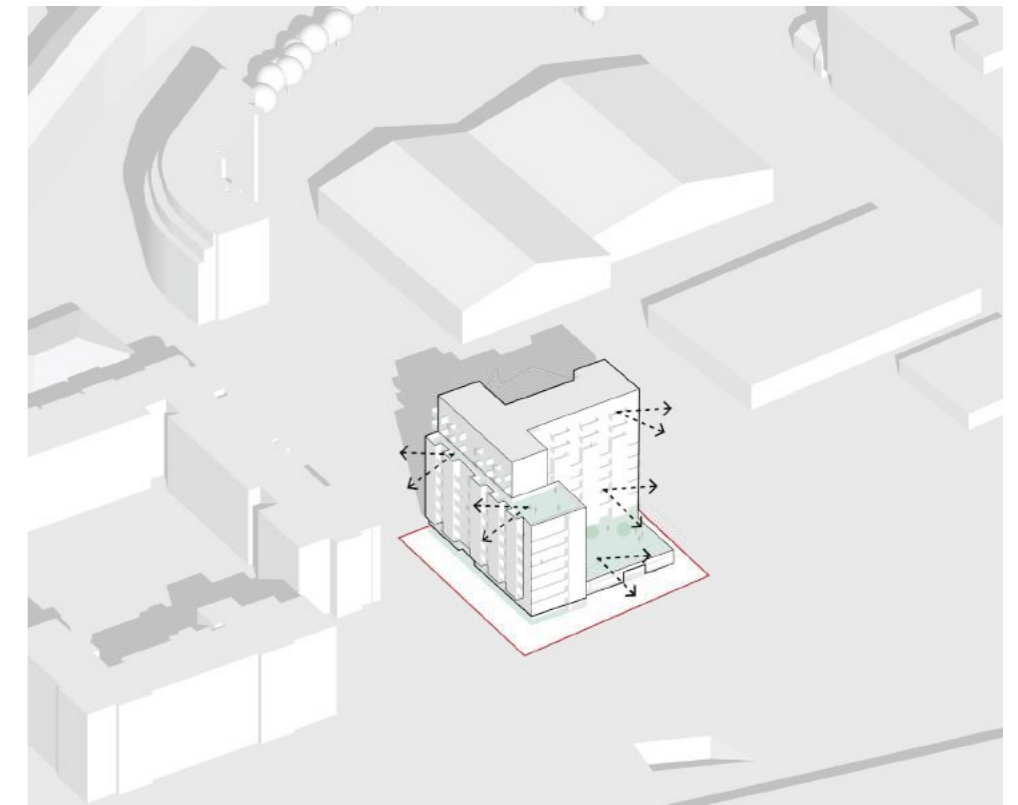


CONCEPTUAL NARRATIVE



PRIVACY & ASPECT:

- Set back from public realm for privacy
- Contemporary interpretation of the tenemental bay window created



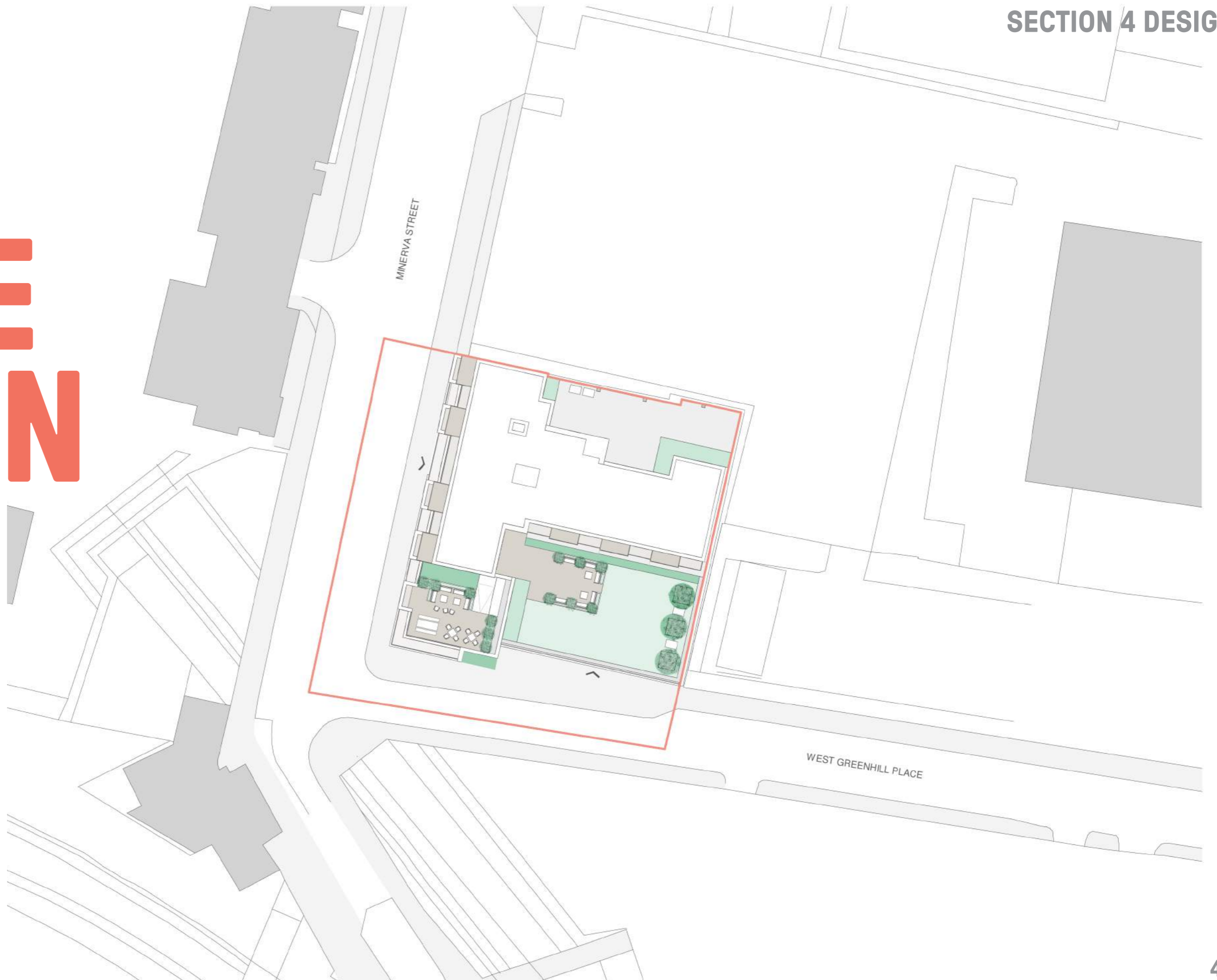
FORMATION:

- Expansive views from the site to be enjoyed
- Landscaped external spaces
- Private external spaces created





SITE PLAN



AMENITY SPACE

We have calculated that to meet the requirements of GCC policy IPG12 we would require the following approximate amenity provision areas on site:

Amenity Green Space – 480 m²

Children's Play – 336 m²

Outdoor Sport 240 m² formal and 96 m² informal

Allotments – 48 m²

We would expect agreement with GCC re financial contributions for Outdoor Sport and Allotments given the site location and size.

Across the three proposed amenity areas, at a combined 533 m², we believe these would be considered as contributing towards the Amenity Green Space and so reduce the associated contribution for this.





LEVEL 00

Homes: 4 no.

1 Bed: 4 no.

2 Bed: 0 no.

3 Bed: 0 no.






PARKING PROVISION

Parking is located behind the Minerva Street fronting accommodation and accessed via West Greenhill Place.

A total of 21 spaces are provided, equating to 33% car parking provision.

As part of the proposals comitment to low carbon there is provision for 6no. Electric Vehicle Charging Points.

A Transport Statement has been submitted in support of this planning application.

-  Parking Space
-  EV Charging Point





CYCLING PROVISION

125% cycle storage is provided.

100% of residents storage is located within each apartment.

25% visitor parking will be safe and secure, located within the residents car park.

 Residents

 Visitor





PRIVACY

The Residential Design Guide includes guidance on providing adequate privacy to ground floor apartments. Reference:

“The building line will/should be designed with a 1-3 metres privacy zone between windows and the public footway”

As shown, the proposal complies with this guidance. As the building is located 1.5m back from Minerva Street.

Apartments facing the amenity decks are provided with a 1.5m - 3m privacy zone.





DUAL ASPECT

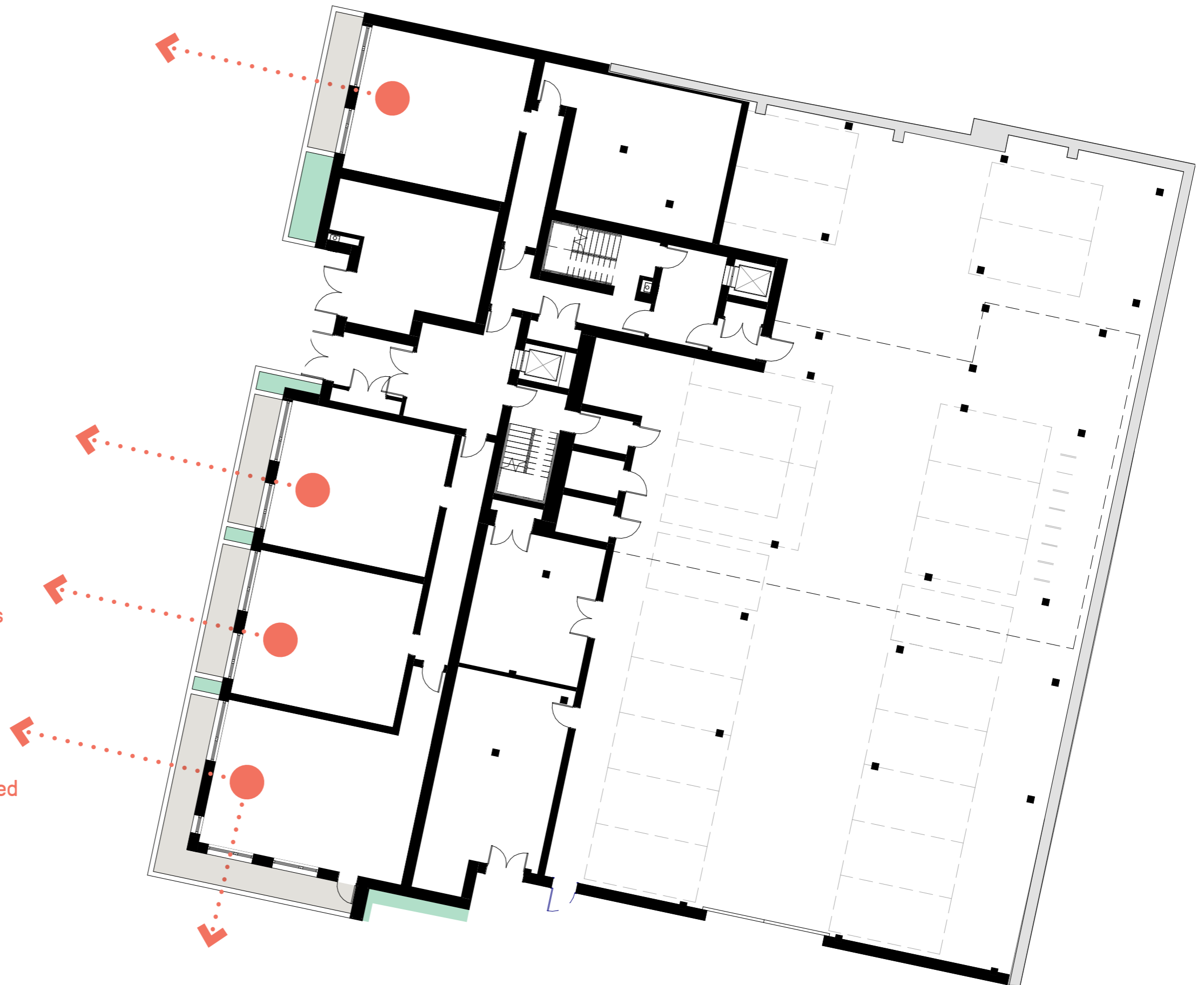
LEVEL 00

DUAL 1 SINGLE 3

Overall, we have proposed 17% dual aspect and 27% triple aspect apartments.

A considered approach has been taken with the remaining 56% single aspect apartments being west or south facing. This ensures daylighting thresholds are exceeded with south westerly views enjoyed across the development.

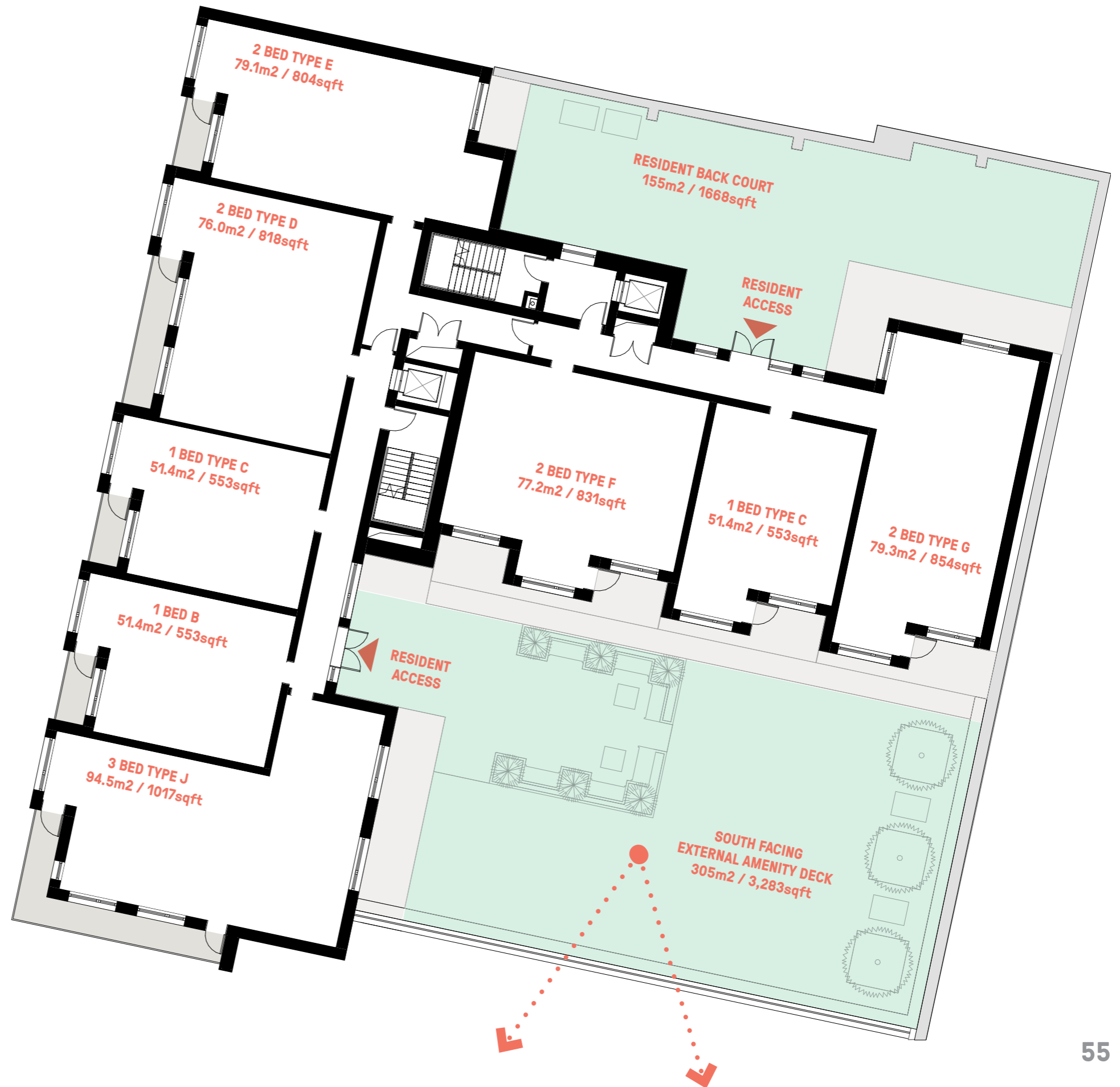
A daylighting analysis has been commissioned and is included within this submission.





LEVEL 01

- Homes: 8 no.
- 1 Bed: 3 no.
- 2 Bed: 4 no.
- 3 Bed: 1 no.





LEVEL 02-06

Homes: 40 no.

1 Bed: 15 no.

2 Bed: 20 no.

3 Bed: 5 no.

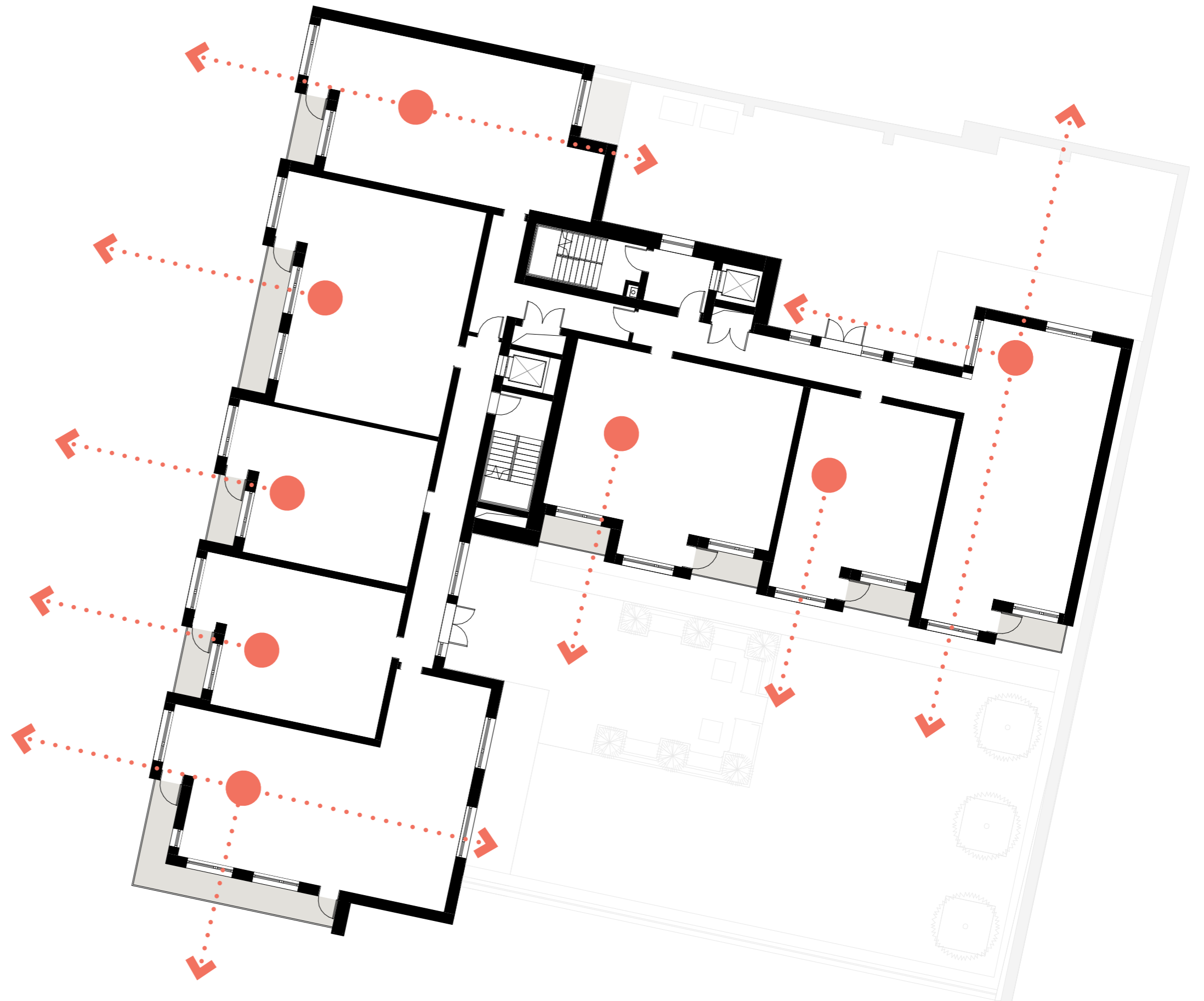




DUAL ASPECT

LEVEL 01-06

TRIPLE	1/LEVEL (6 TOTAL)
DUAL	2/LEVEL (12 TOTAL)
SINGLE	5/LEVEL (30 TOTAL)





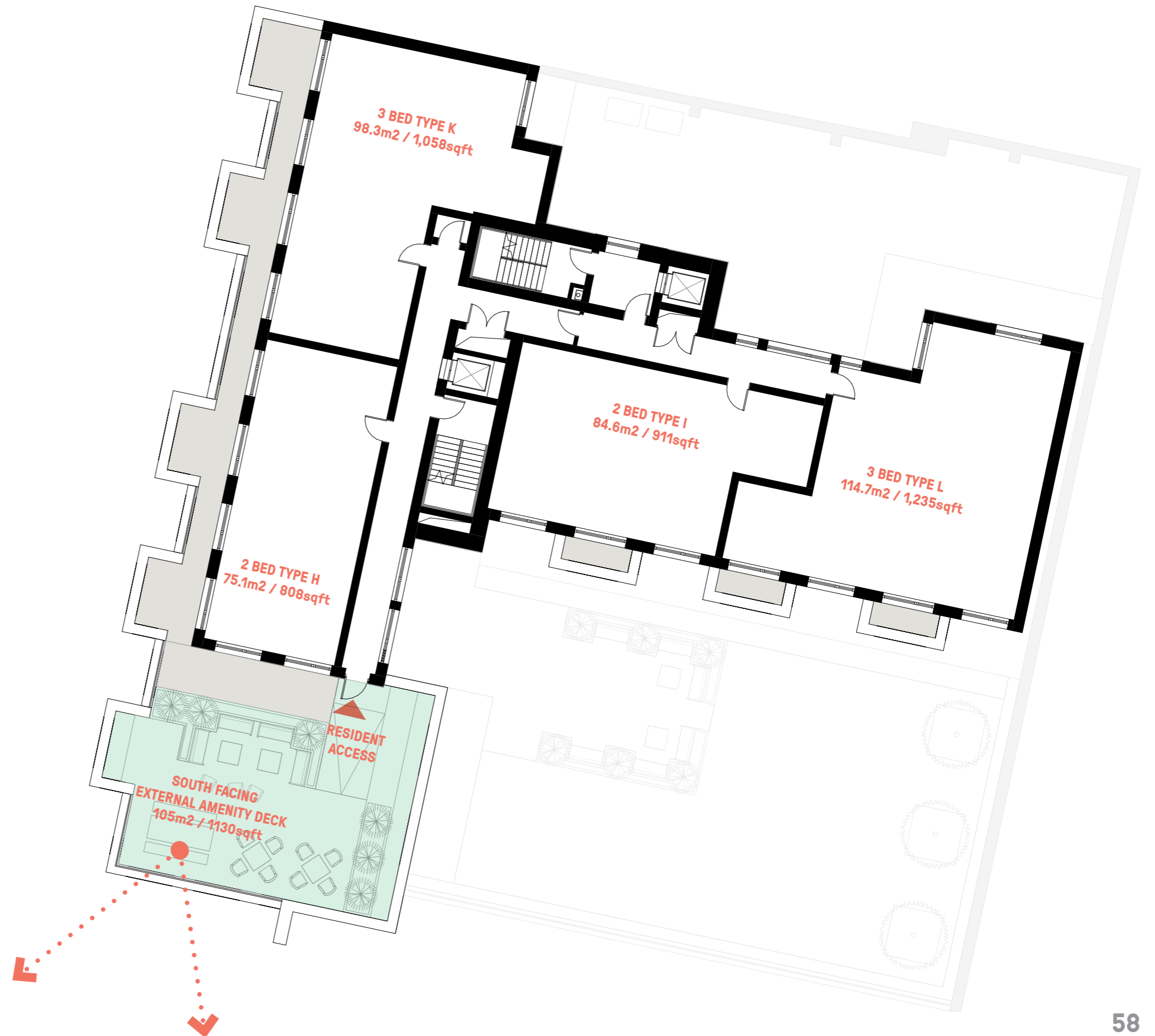
LEVEL 07

Homes: 4 no.

1 Bed: 0 no.

2 Bed: 2 no.

3 Bed: 2 no.

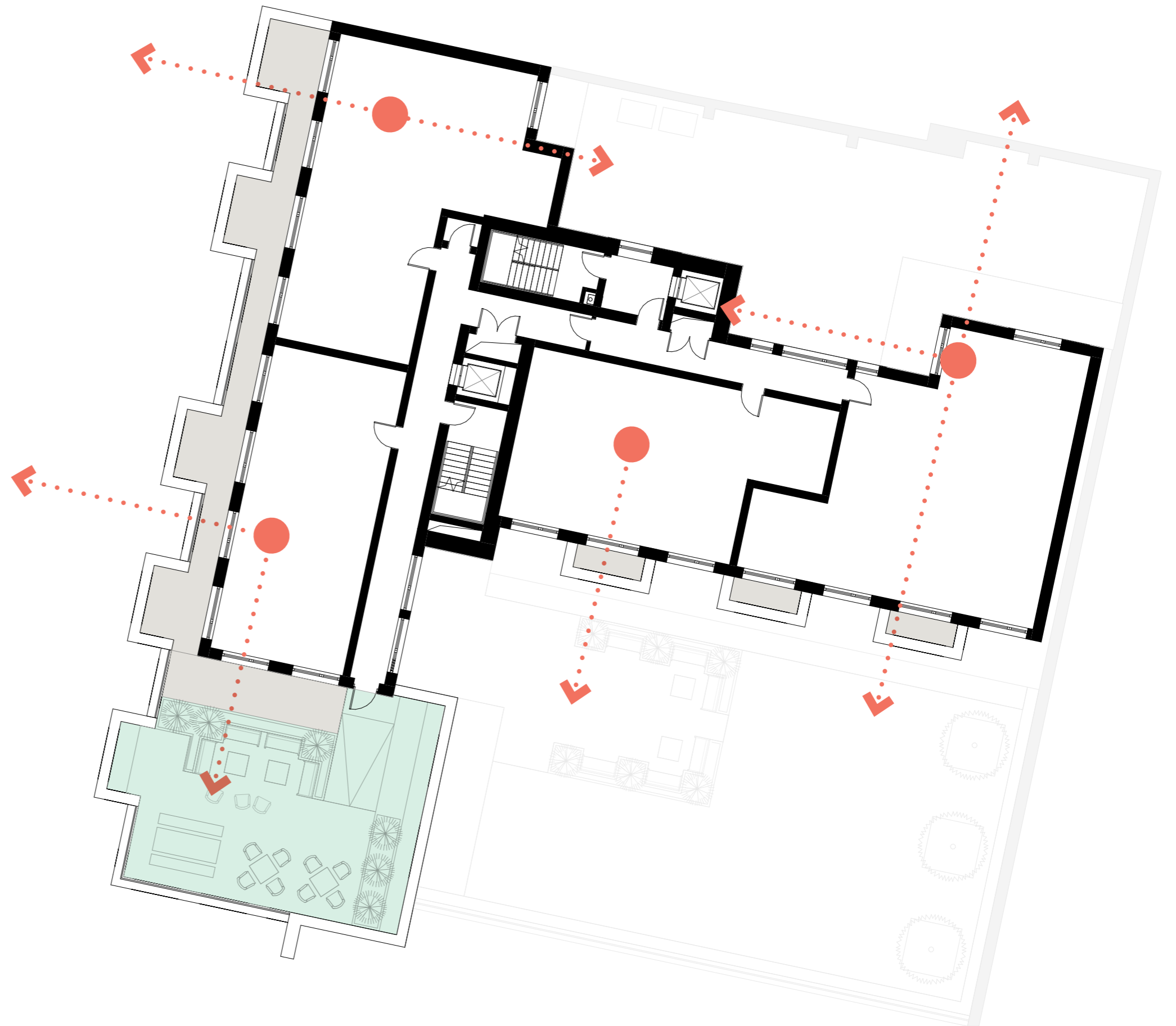




DUAL ASPECT

LEVEL 07

DUAL 3
SINGLE 1





LEVEL 08-09

Homes: 8 no.

1 Bed: 0 no.

2 Bed: 2 no.

3 Bed: 6 no.

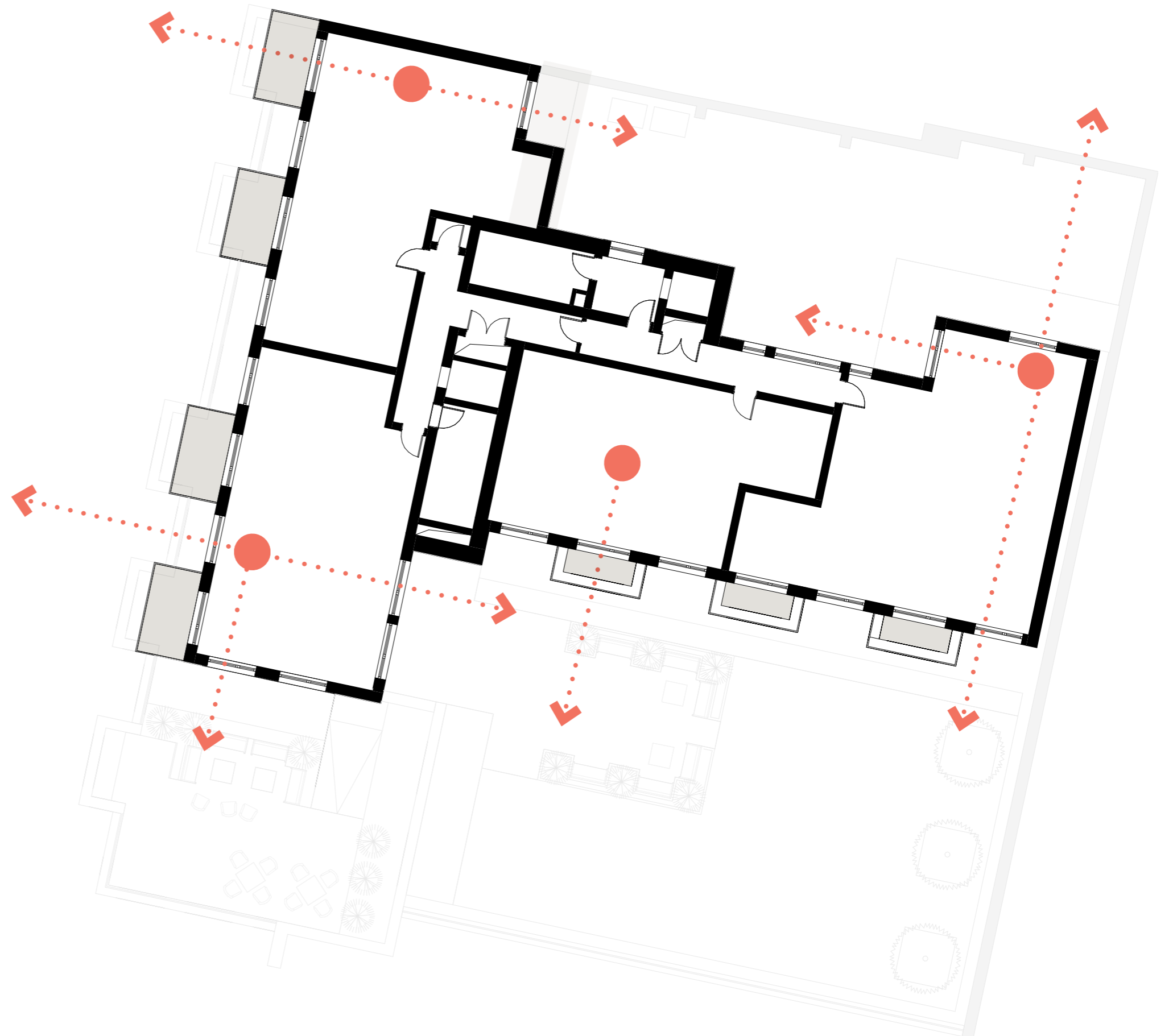




DUAL ASPECT

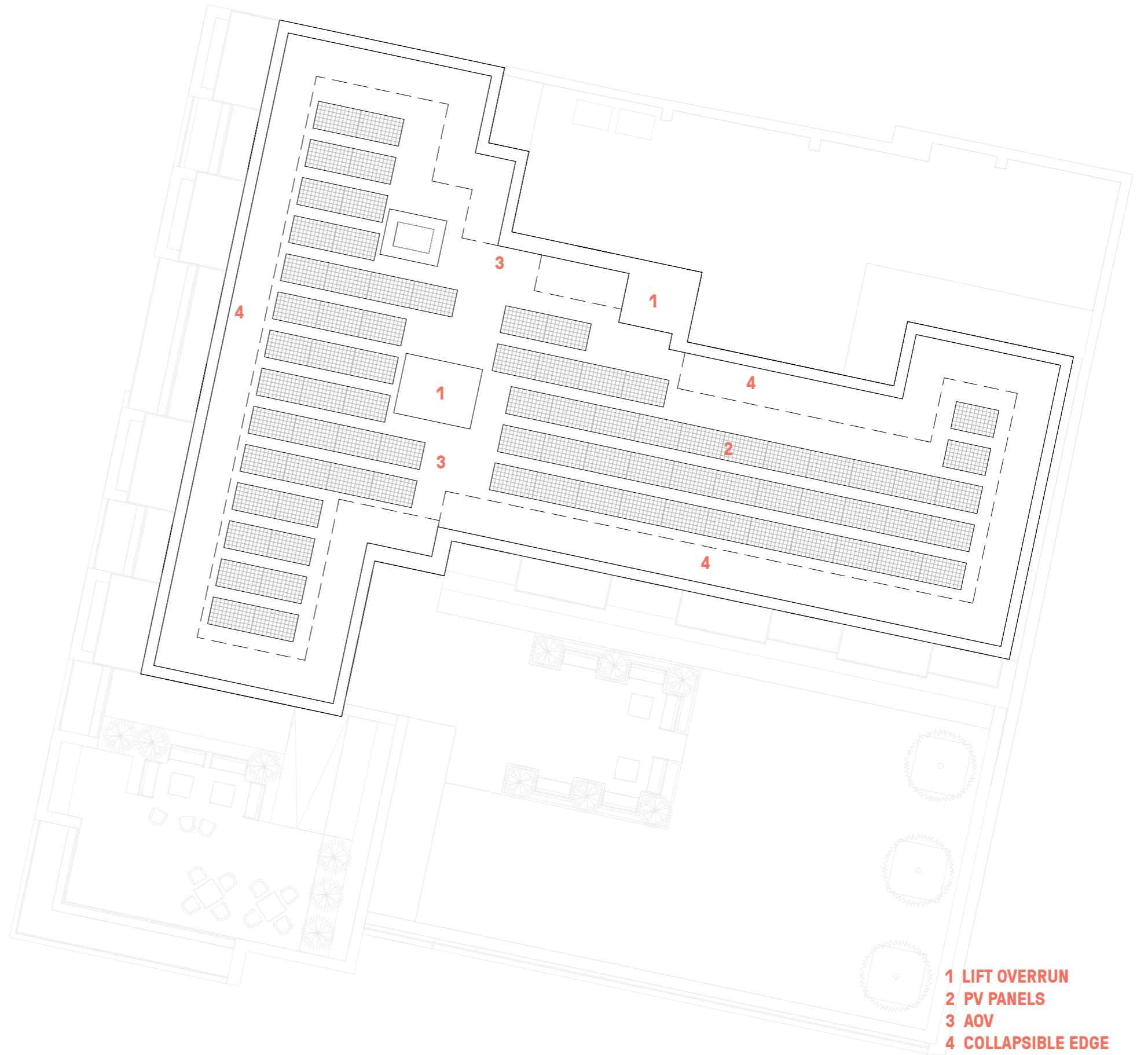
LEVEL 08-09

TRIPLE	1/LEVEL (2 TOTAL)
DUAL	2/LEVEL (4 TOTAL)
SINGLE	1/LEVEL (2 TOTAL)





ROOF PLAN



- 1 LIFT OVERRUN
- 2 PV PANELS
- 3 AOV
- 4 COLLAPSIBLE EDGE PROTECTION



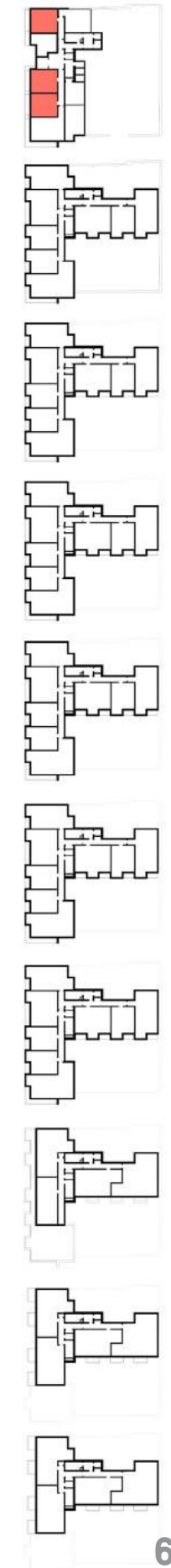
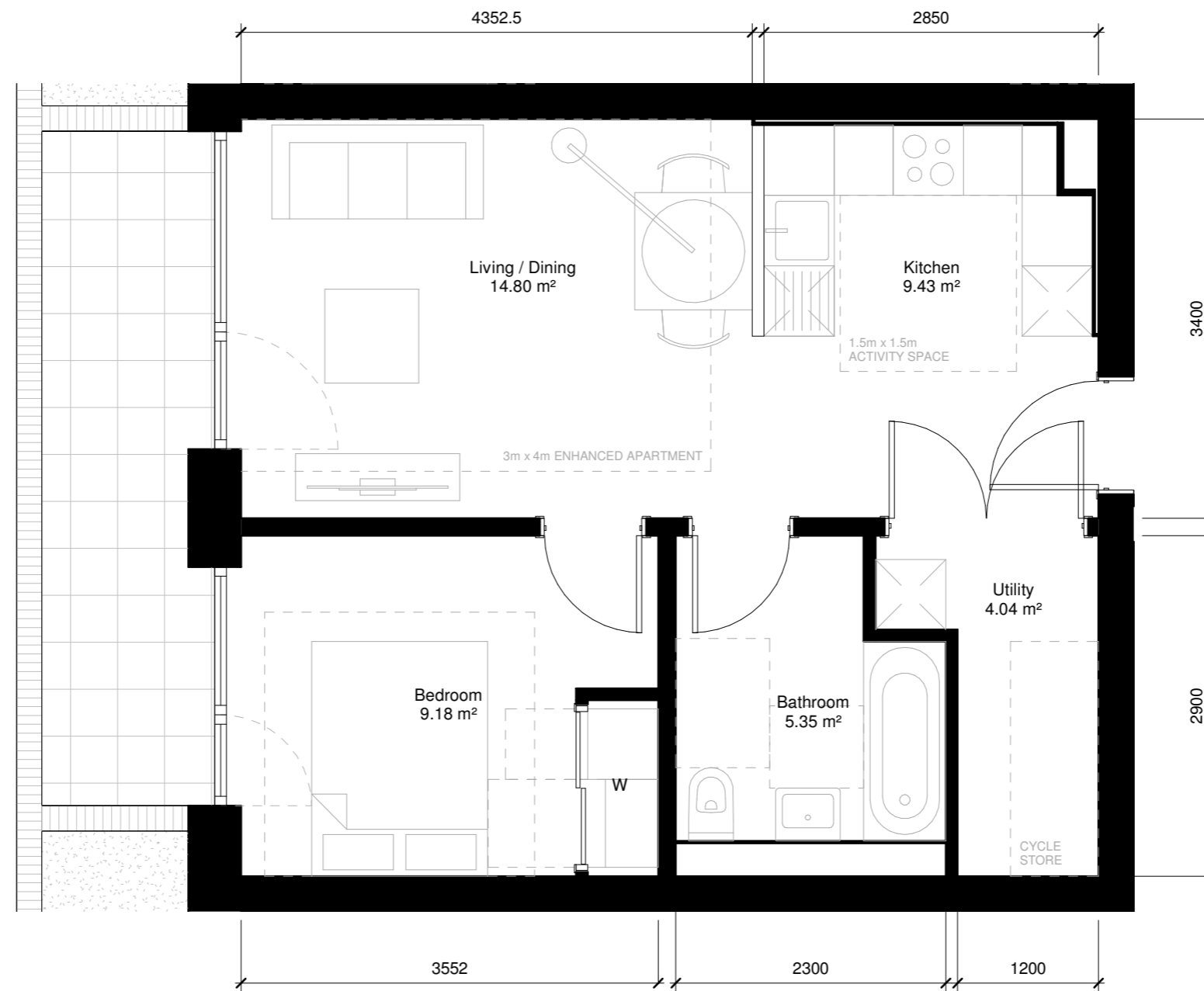
TYPE A 1 BED

AREA: 47.1m² / 506ft²

ASPECT: Single

HABITABLE ROOMS: 2no.

QUANTUM: 3no.



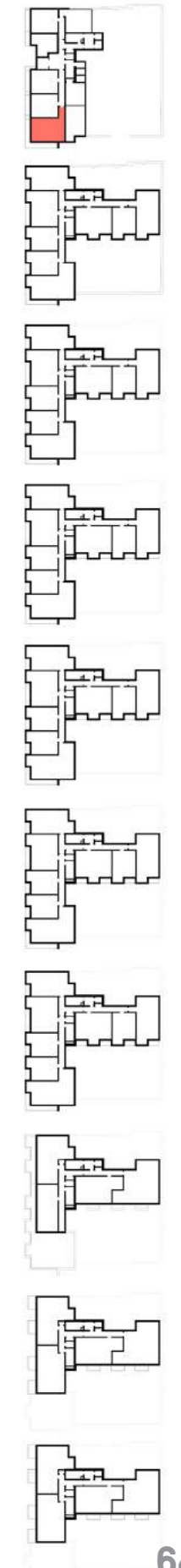
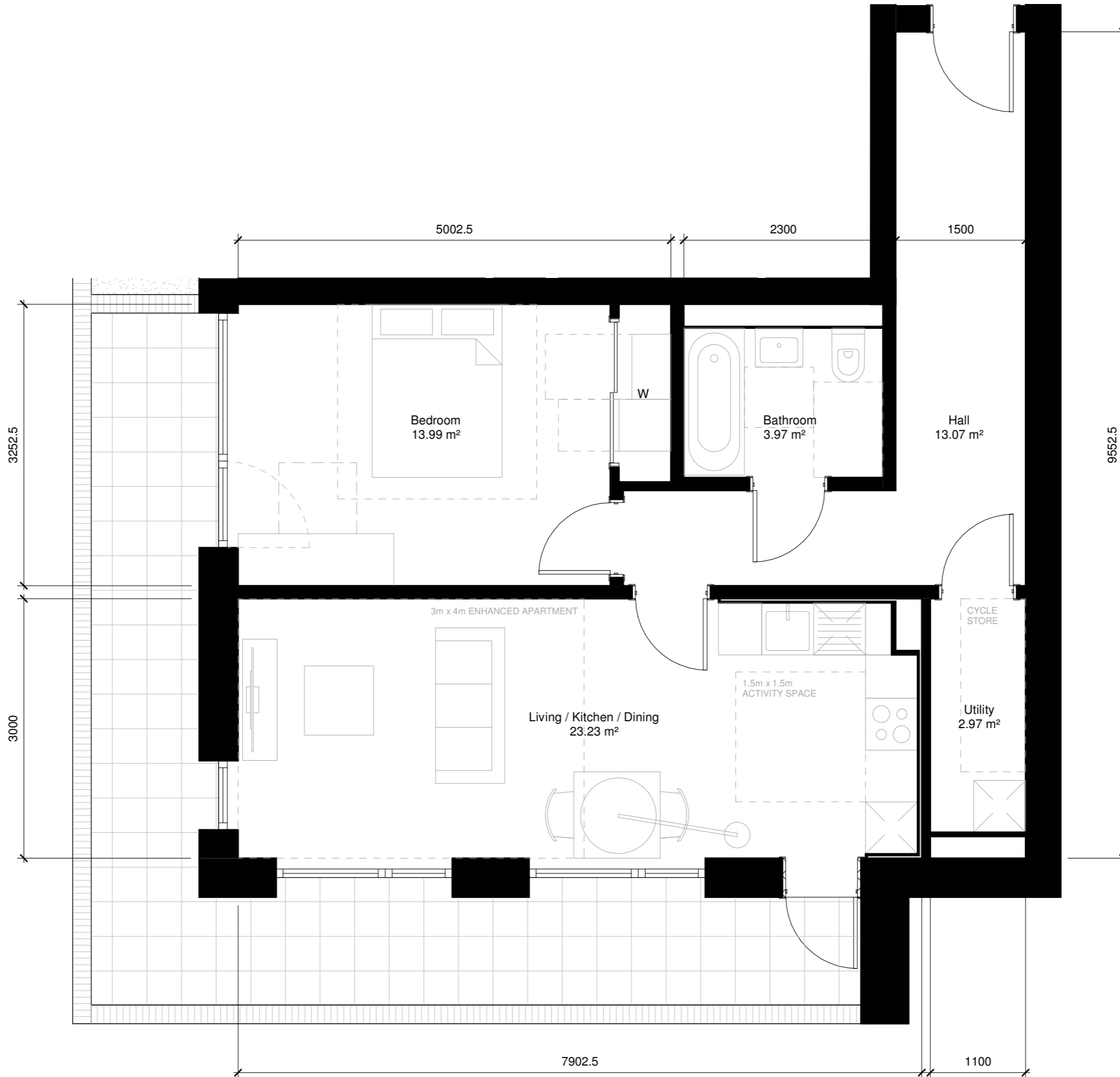
TYPE B 1 BED

AREA: 63m² / 678ft²

ASPECT: Dual

HABITABLE ROOMS: 2no.

QUANTUM: 1no.



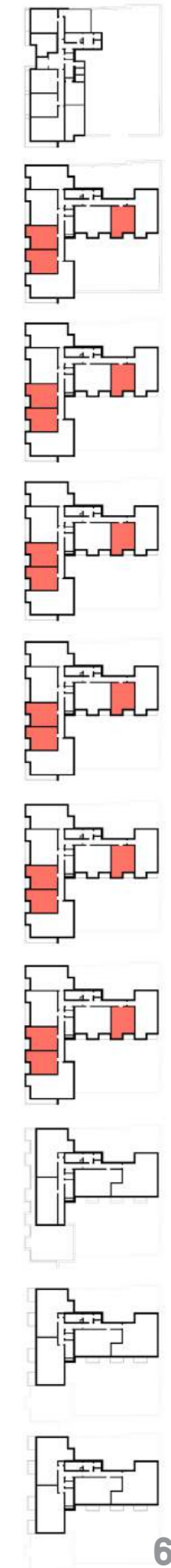
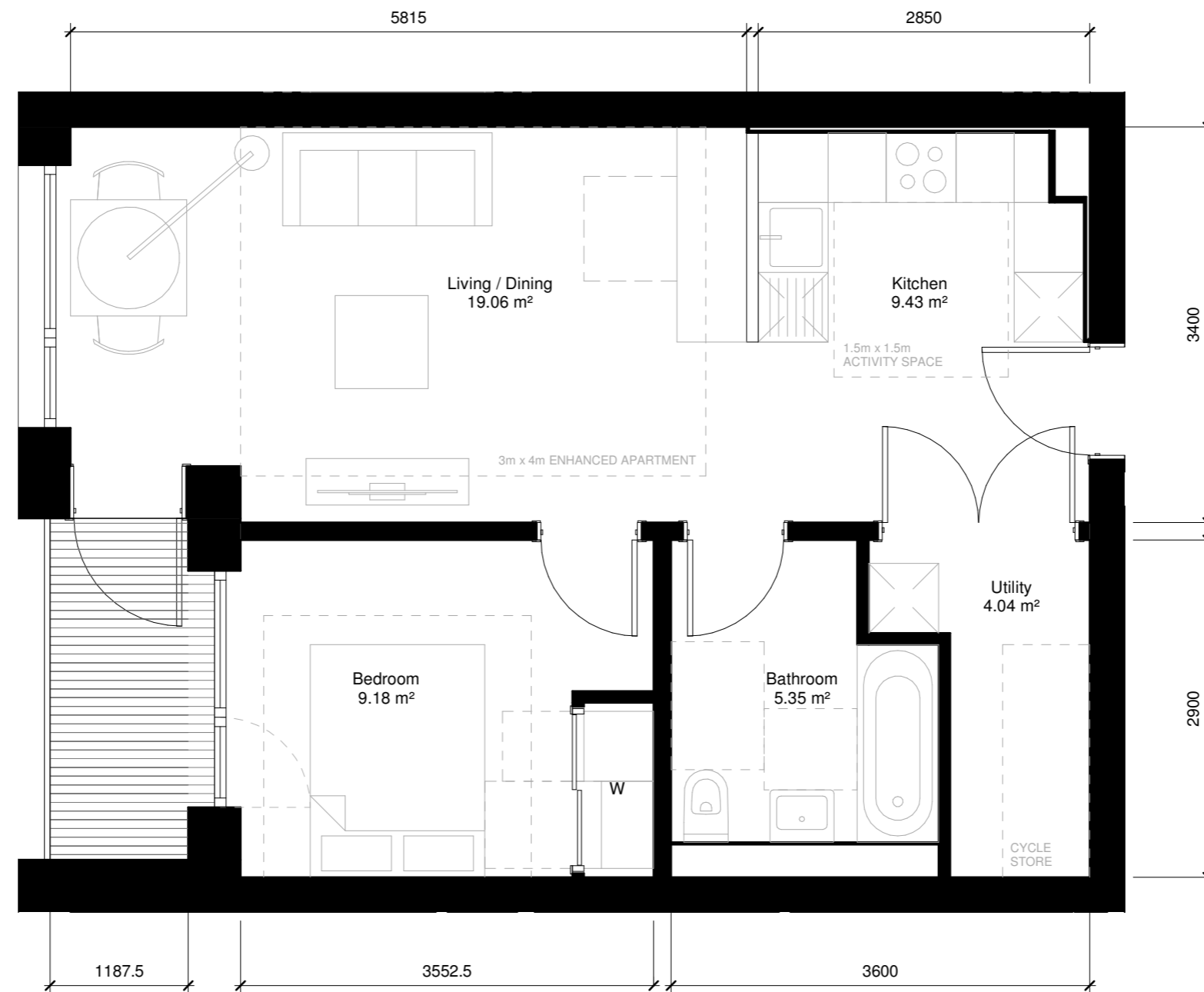
TYPE C 1 BED

AREA: 51.4m² / 553ft²

ASPECT: Single

HABITABLE ROOMS: 2no.

QUANTUM: 18no.



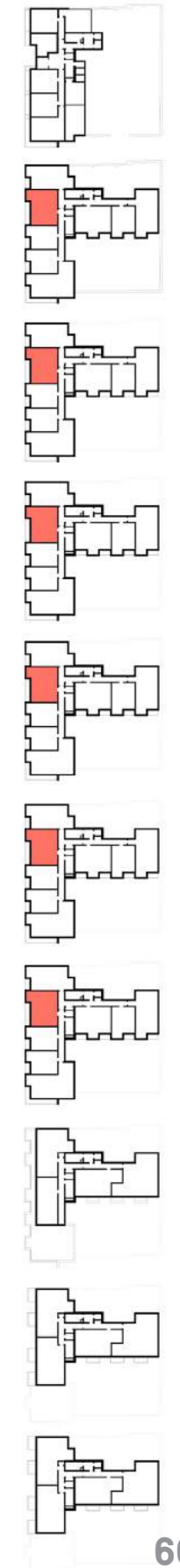
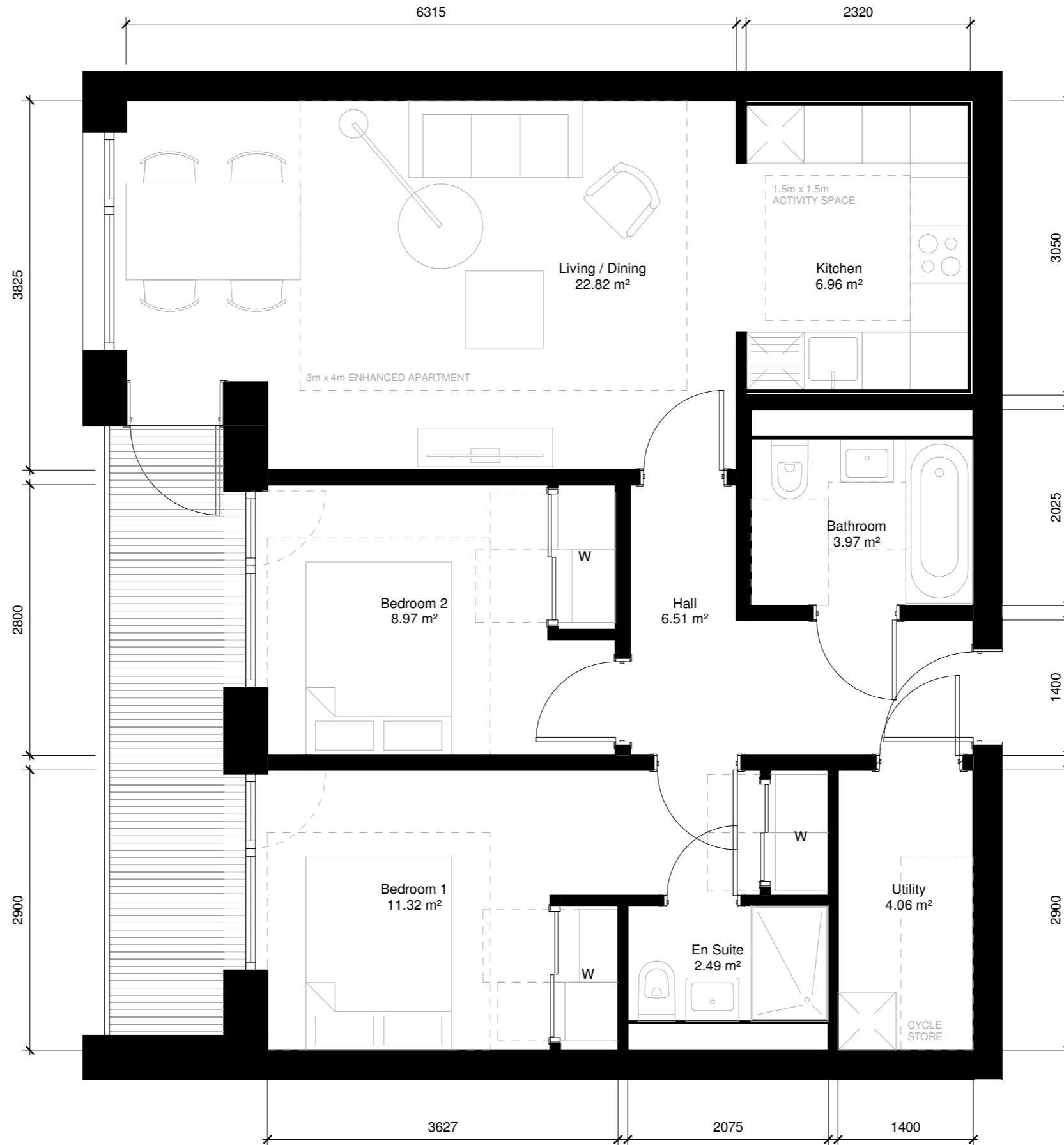
TYPE D 2 BED

AREA: 76m² / 818ft²

ASPECT: Single

HABITABLE ROOMS: 3no.

QUANTUM: 6no.



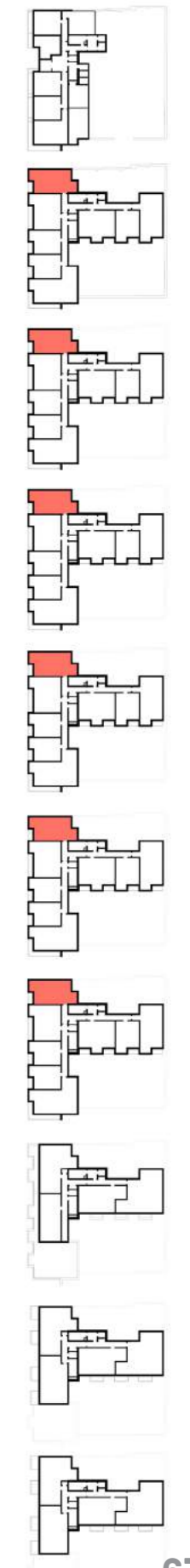
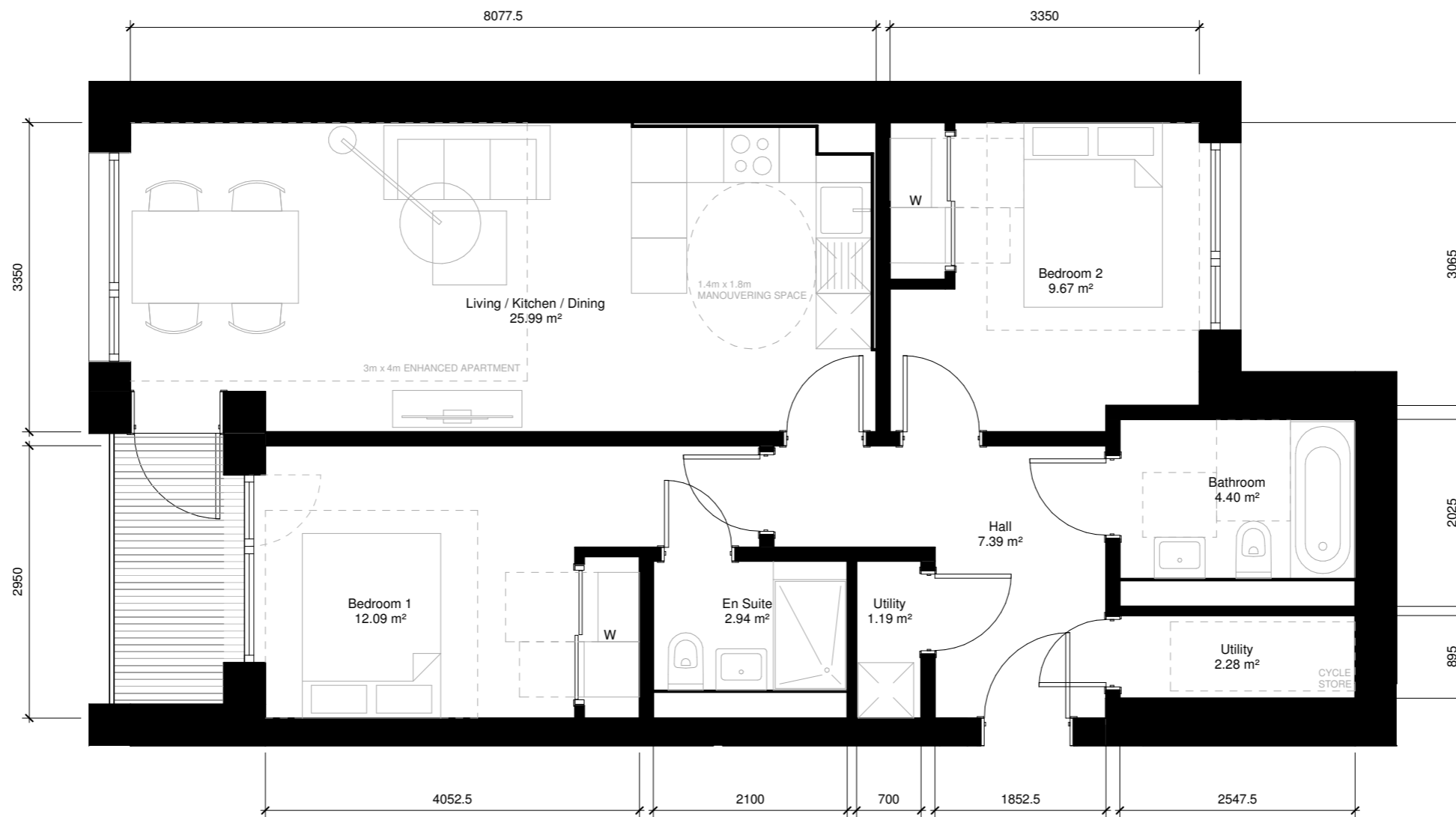
TYPE E 2 BED

AREA: 74.7m² / 803ft²

ASPECT: Dual

HABITABLE ROOMS: 3no.

QUANTUM: 6no.



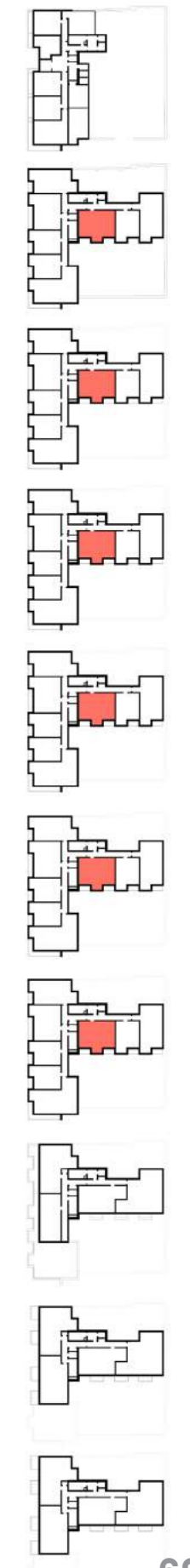
TYPE F 2 BED

AREA: 77.2m² / 831ft²

ASPECT: Single

HABITABLE ROOMS: 3no.

QUANTUM: 6no.



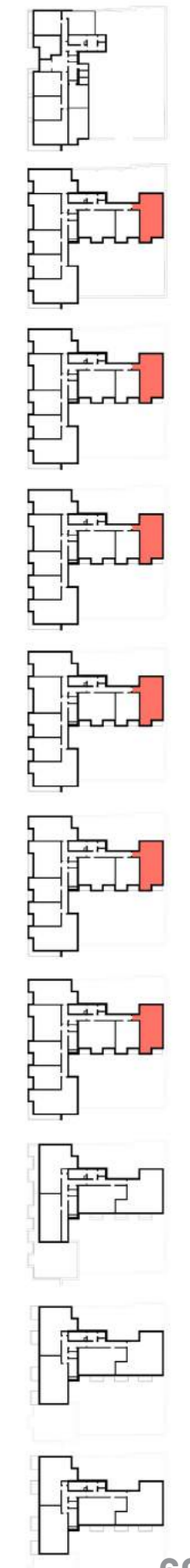
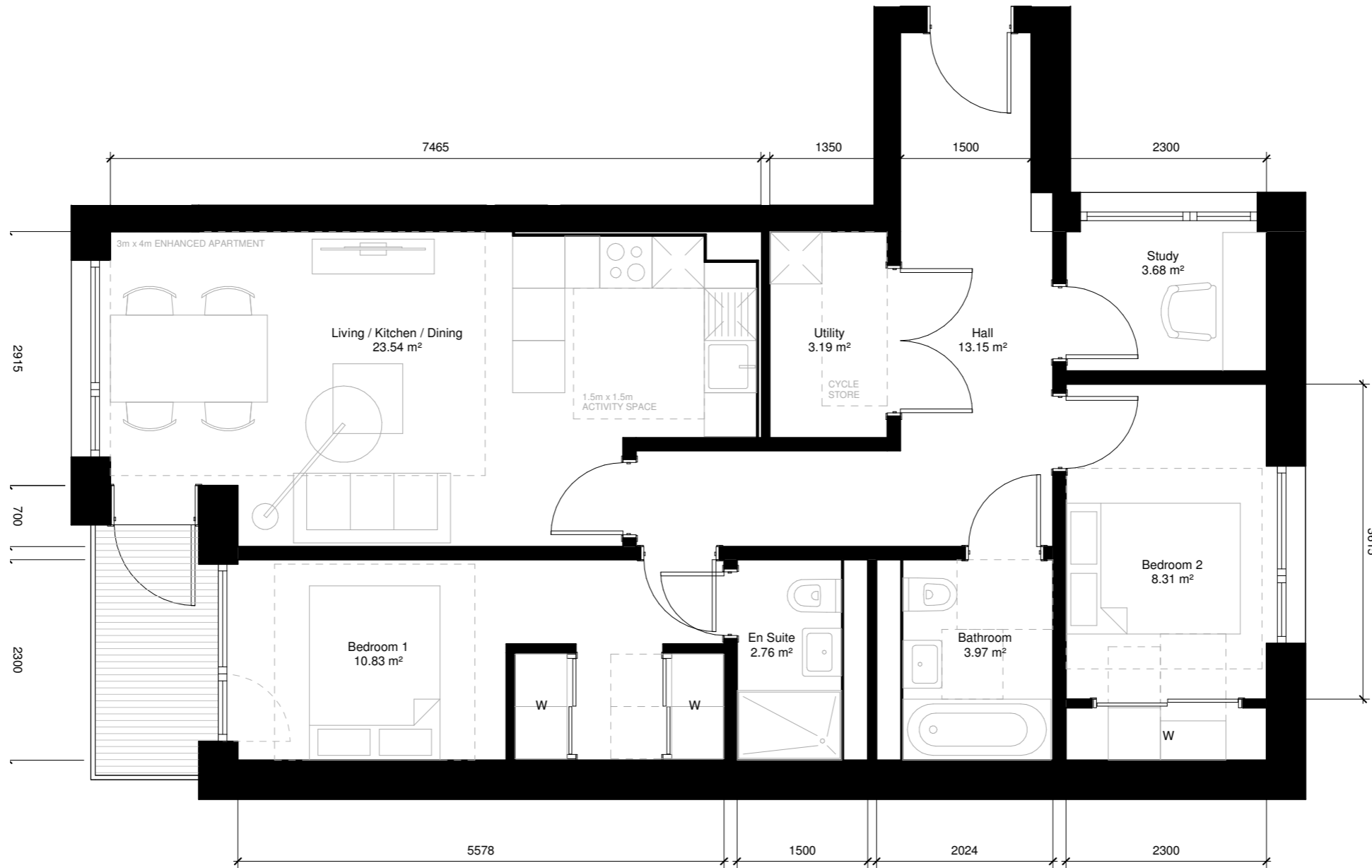
TYPE G 2 BED

AREA: 80.5m² / 866ft²

ASPECT: Triple

HABITABLE ROOMS: 4no.

QUANTUM: 6no.



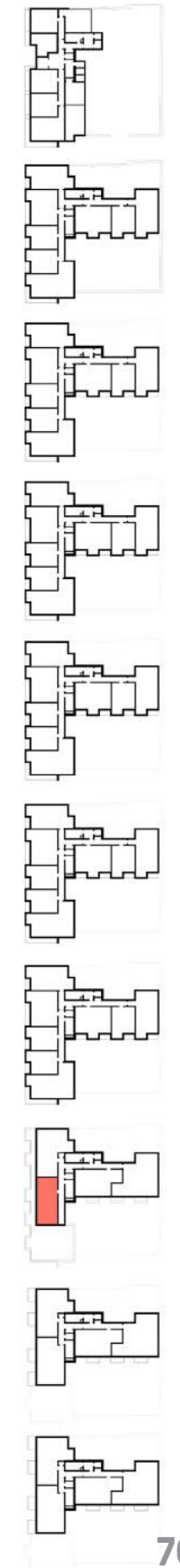
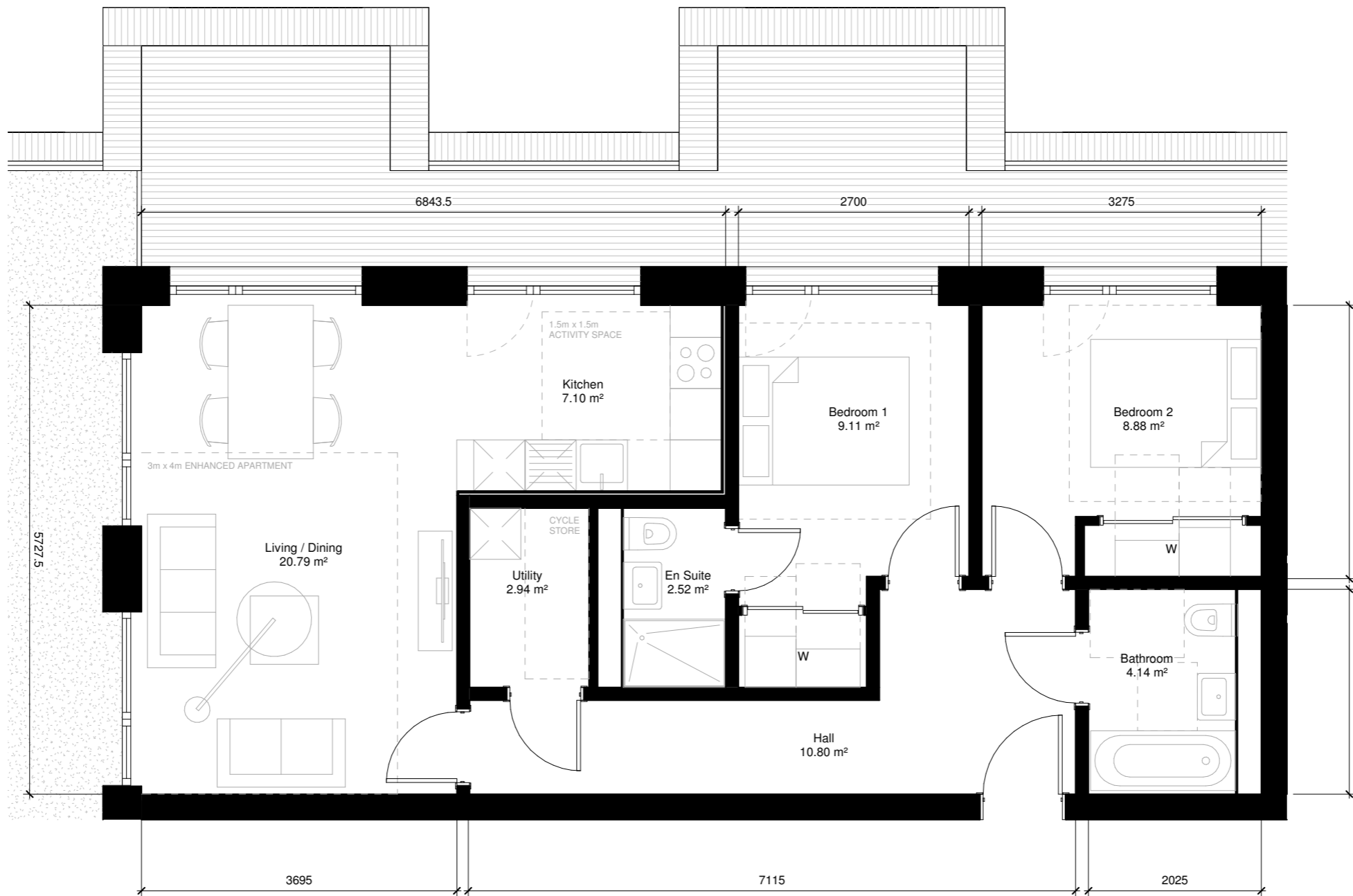
TYPE H 2 BED

AREA: 75.1m² / 808ft²

ASPECT: Dual

HABITABLE ROOMS: 3no.

QUANTUM: 1no.



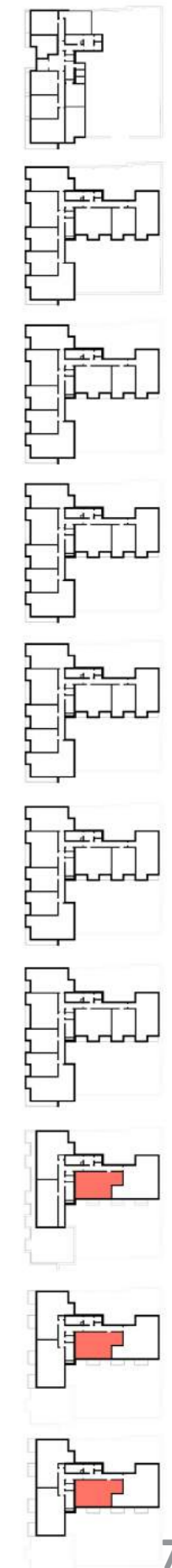
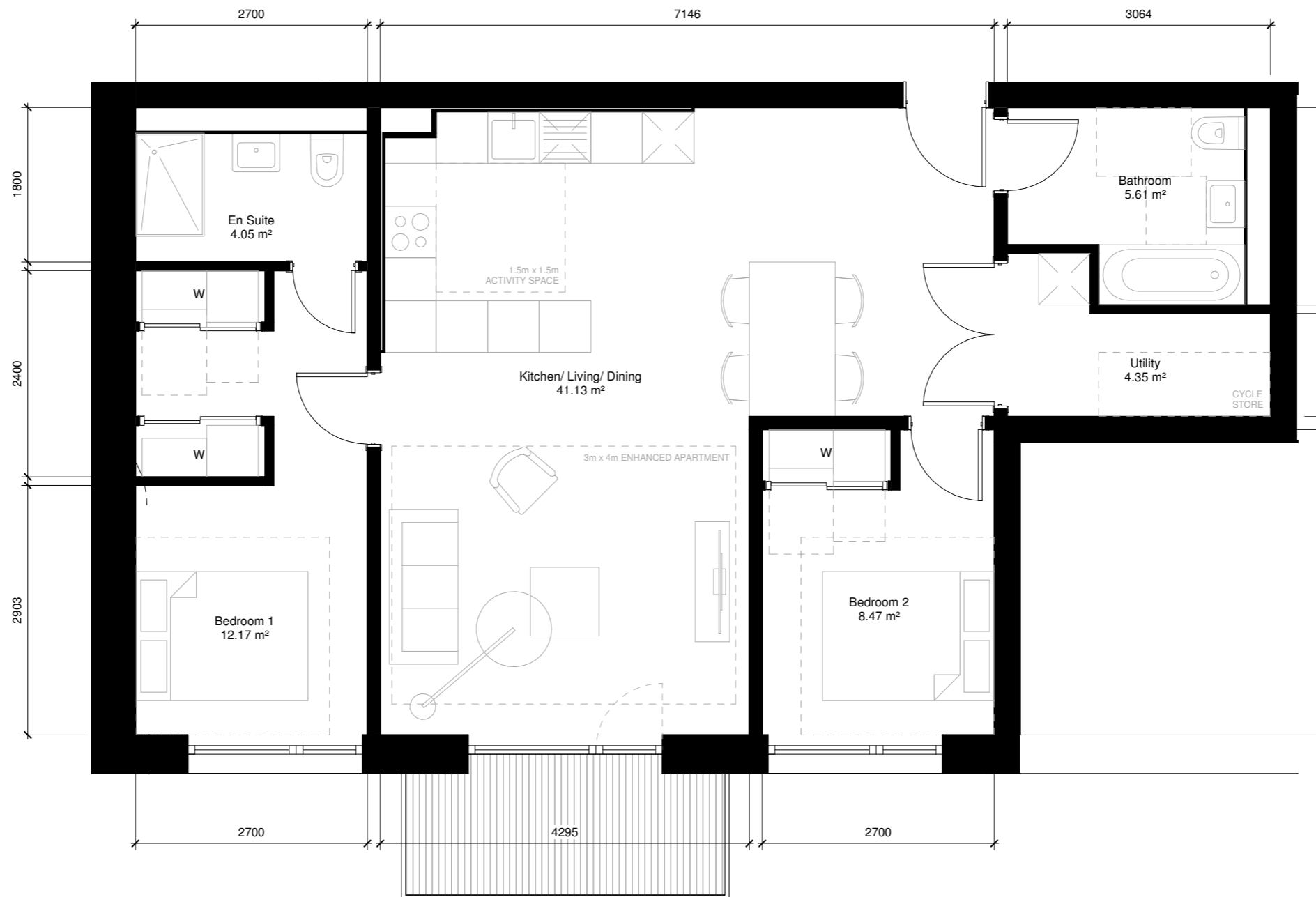
TYPE I 2 BED

AREA: 84.6m² / 911ft²

ASPECT: Single

HABITABLE ROOMS: 3no.

QUANTUM: 3no.



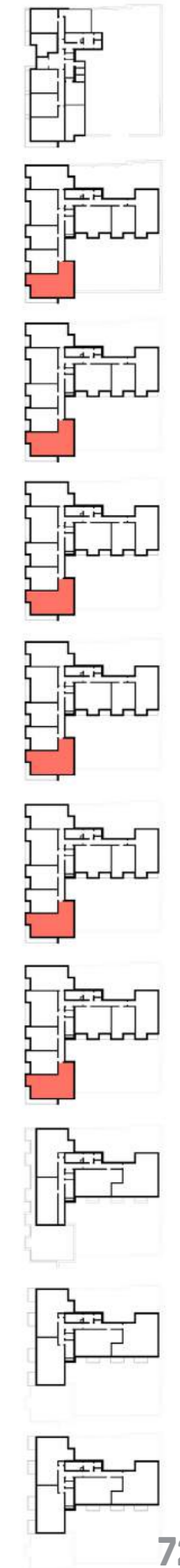
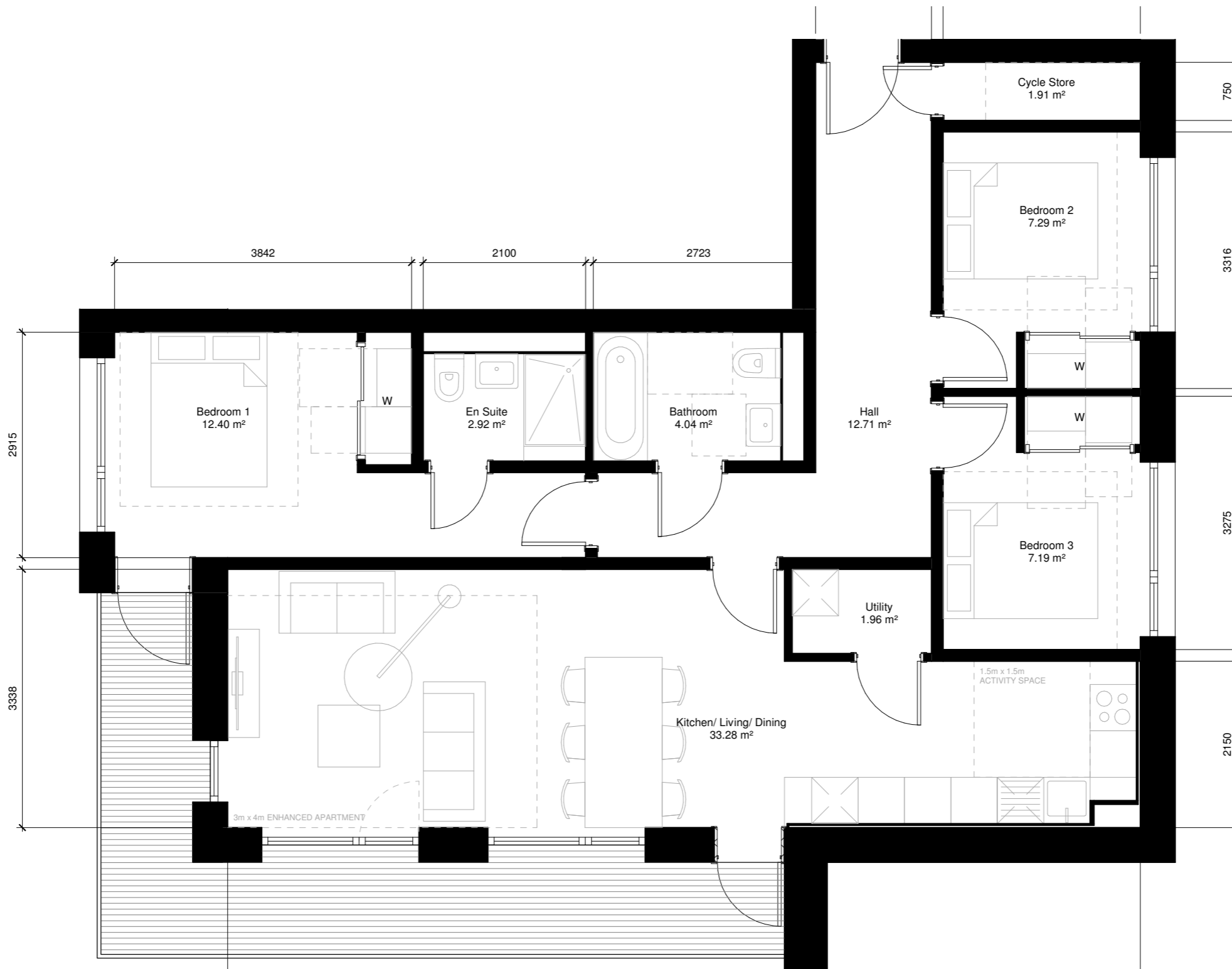
TYPE J 3 BED

AREA: 94.5m² / 1017ft²

ASPECT: Triple

HABITABLE ROOMS: 4no.

QUANTUM: 6no.



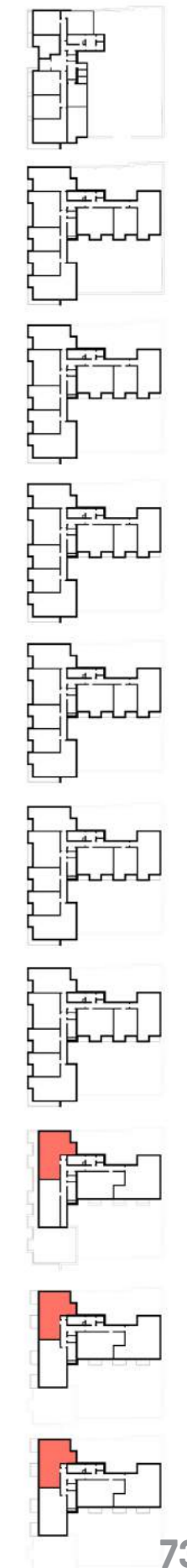
TYPE K 3 BED

AREA: 98.3m² / 1,058ft²

ASPECT: Dual

HABITABLE ROOMS: 4no.

QUANTUM: 3no.



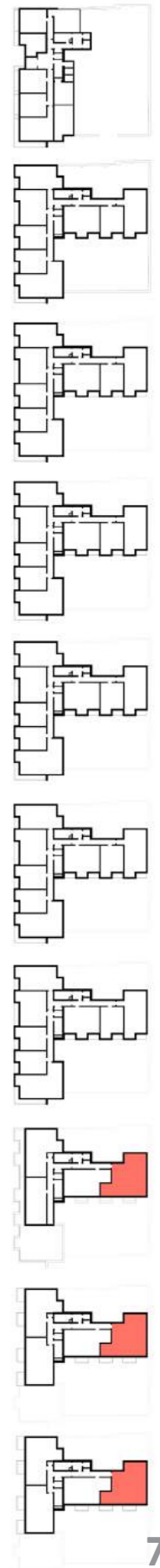
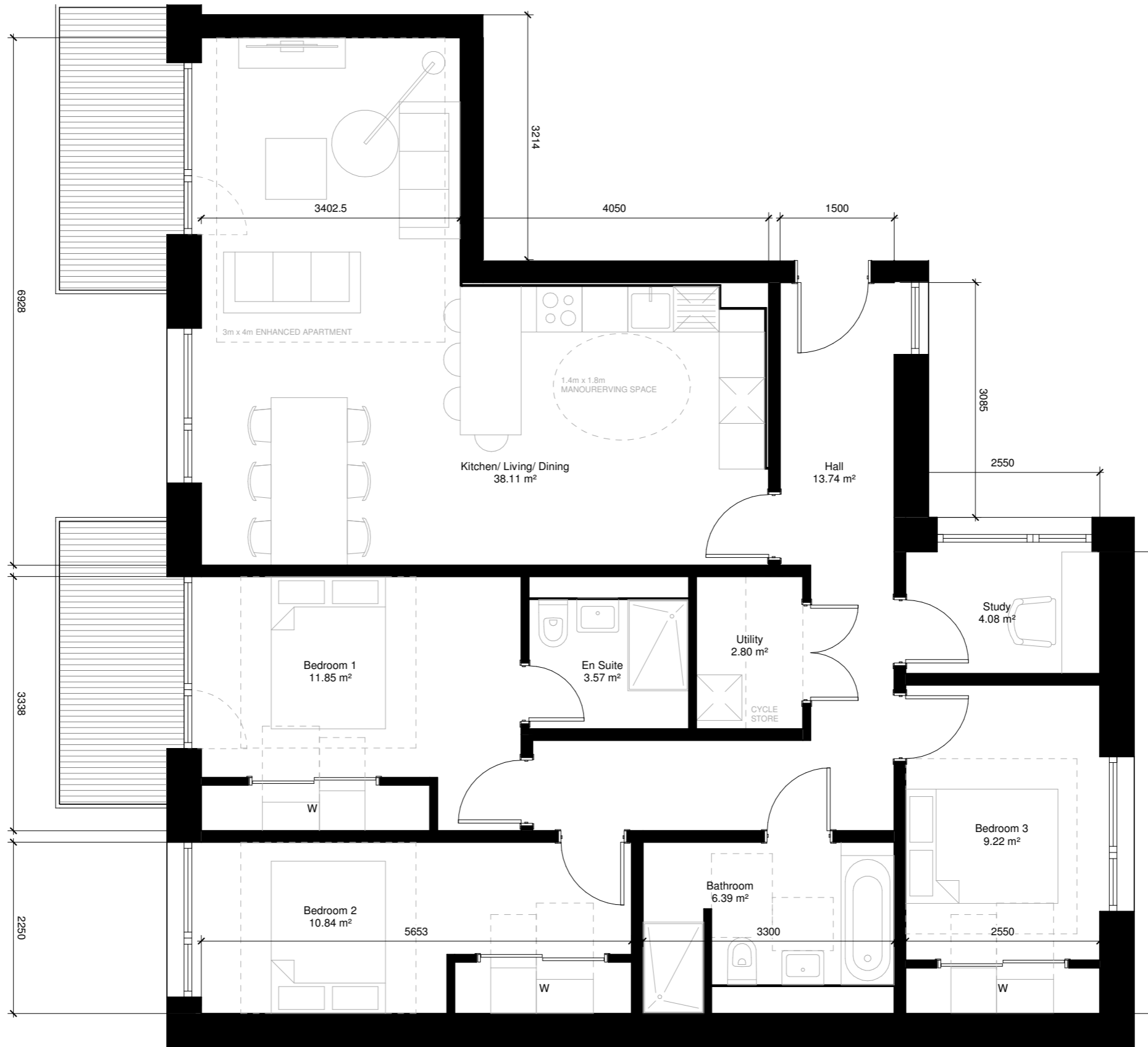
TYPE L 3 BED

AREA: 114.7m² / 1,235ft²

ASPECT: Dual

HABITABLE ROOMS: 4no.

QUANTUM: 3no.



TYPE M 3 BED

AREA: 94.7m² / 1,019ft²

ASPECT: Triple

HABITABLE ROOMS: 4no.

QUANTUM: 2no.

