

Amenity. First Floor

Within the south block, the accommodation stair (1) connects the ground floor common areas with the rest of the spaces at first floor level. This stair relates to the entrance from Level 1 (2). This controlled entrance will be accessible to residents and visitors.

An area of social learning booths (3) and touchdown spaces (4) are located overlooking the double height space over the stair and the entrance lobby, reinforcing the connection between these levels and taking advantage of the south and west facing frontages.

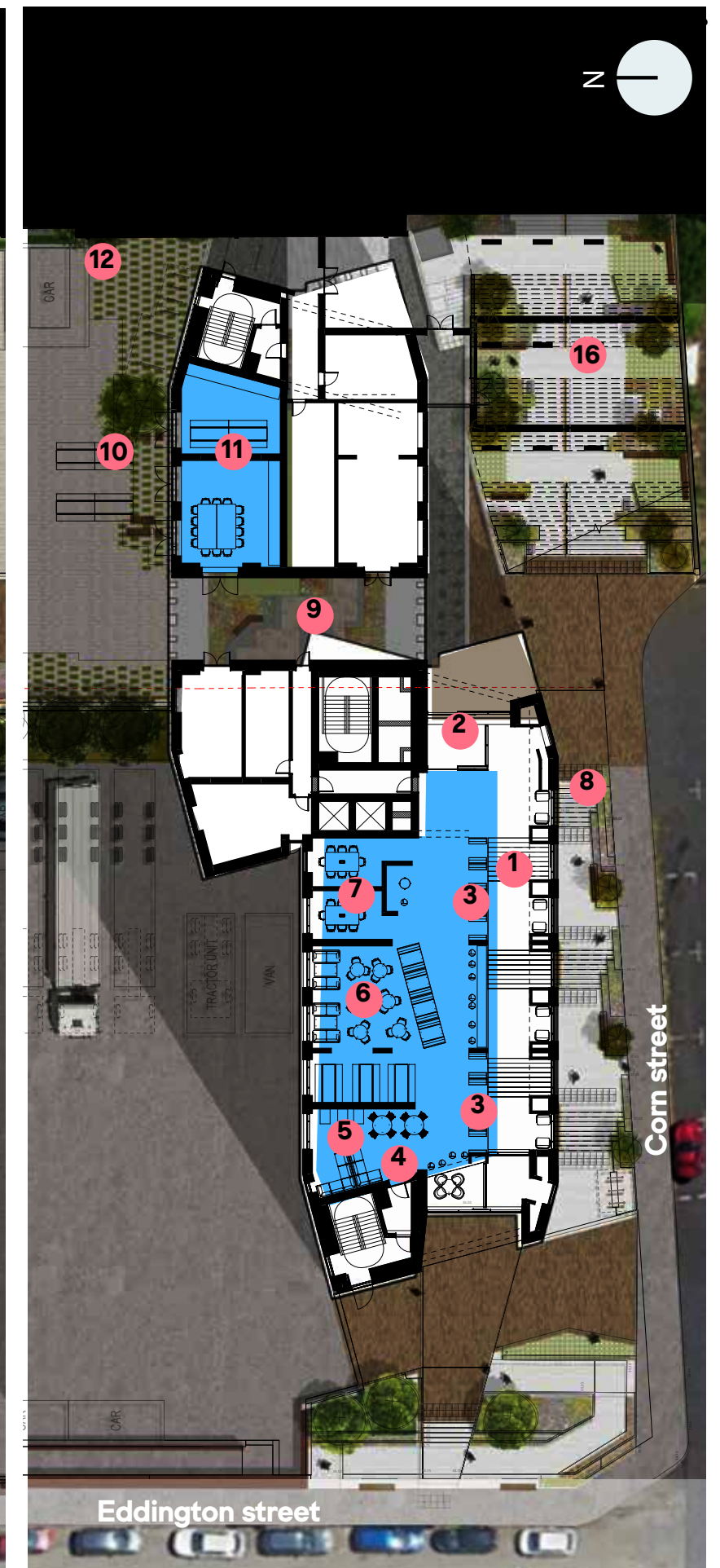
Along the north side, a number of social and working spaces are distributed: such as lounge (5), games room (6) and digital rooms (7).

The external landscaped area rising from Edington Street along Corn Street (8) terminates level with the entrance to the building (2) and leads through a double height pend (9) into the upper courtyard (10). This controlled pend will provide pedestrian and service access to the PBSA blocks and the Scottish Opera facilities.

The courtyards will provide spill-out and seating spaces for the residents, particularly from the dining / party rooms (11) whilst also providing the necessary service spaces for Scottish Opera. To create a soft transition throughout the courtyard, new planting will be added along with a green wall (11) in front of the existing listed retaining wall.

This arrangement of access through the pends at Level 1 is replicated in the north block, where the controlled entrance (13) gives access to a student lounge (14) and chill area (15).

A broad feature set of steps connects Level 1 up to the canal towpath. These steps are designed as a stepped green landscape (16). Elements of soft landscape, trees, extended platforms and seating nooks are integrated into the terraced landscape, providing shelter, visual amenity and spaces to gather and rest.



Amenity. Third Floor

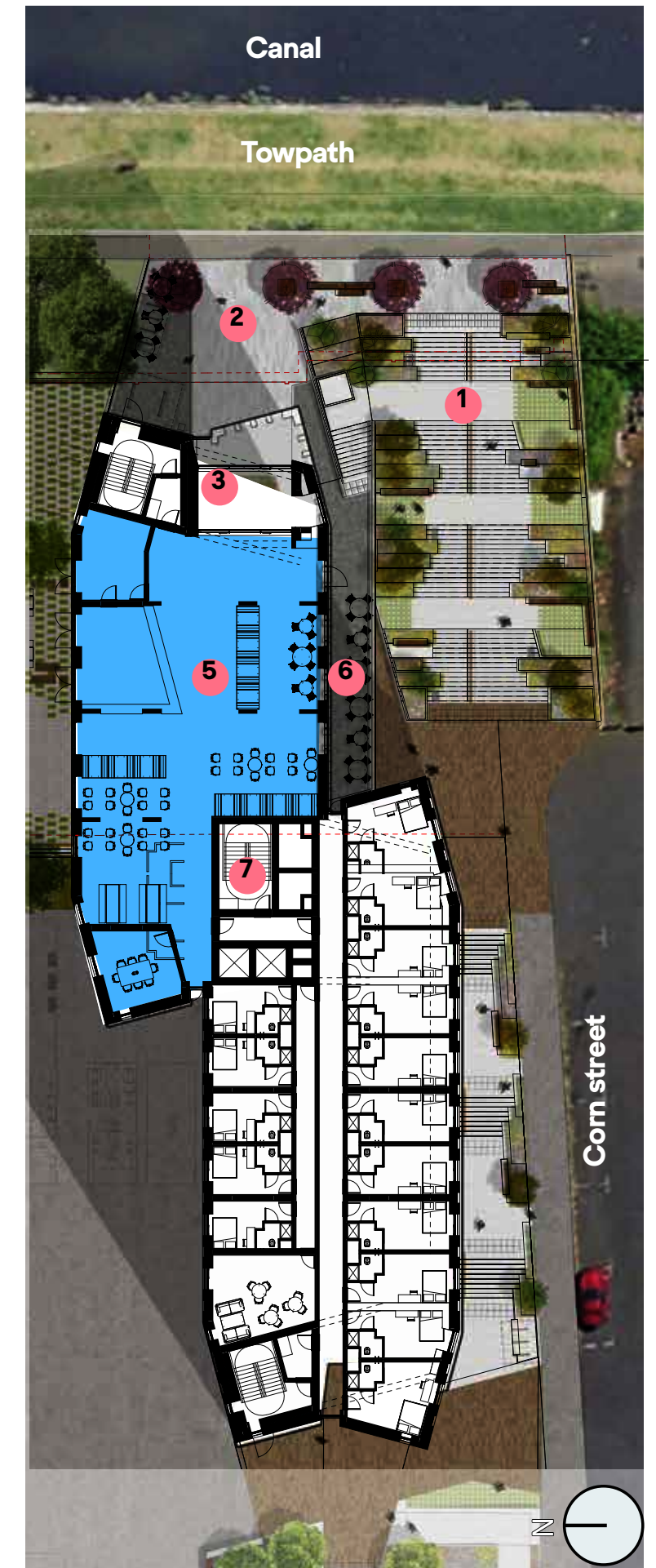
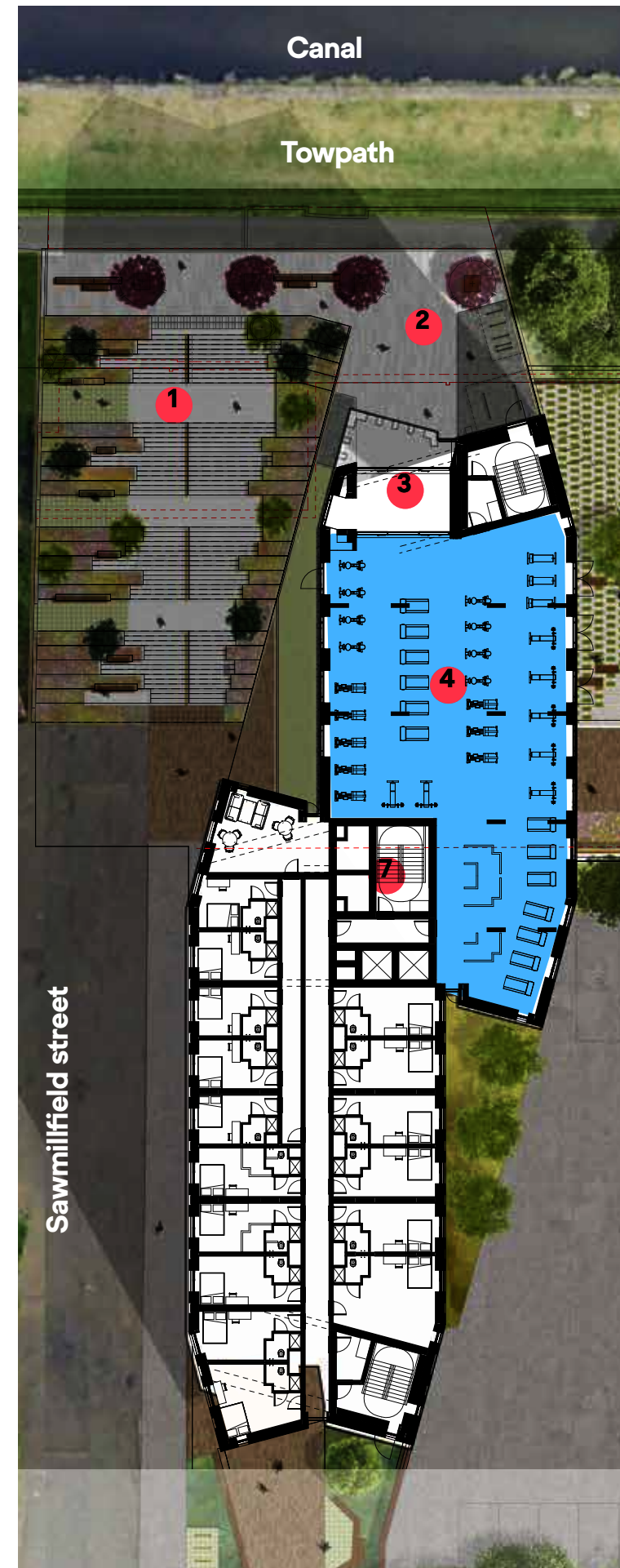
The stepped areas (1) connecting Level 1 with the towpath create two new plazas (2) that widen the towpath and connects it, like a bridge, to both PBSA blocks.

These plazas provide opportunities to enjoy the spectacular views towards the west of Glasgow, whilst offering seating nooks, extended platforms, gathering spaces and soft landscaping and trees that front the Canal edge.

Each of these plazas provide access to Level 3 of the PBSA blocks (3) to two different facilities: within the north tower, a gym (4), and in the south block a learning cafe (5) that extends onto a south facing terrace (6).

Both facilities have dual access; for the public from the plaza and for the residents directly from the main core of each of the buildings (7).

View from the top of Corn St.
Looking into the south pend towards
the new SO facility and new south
steps



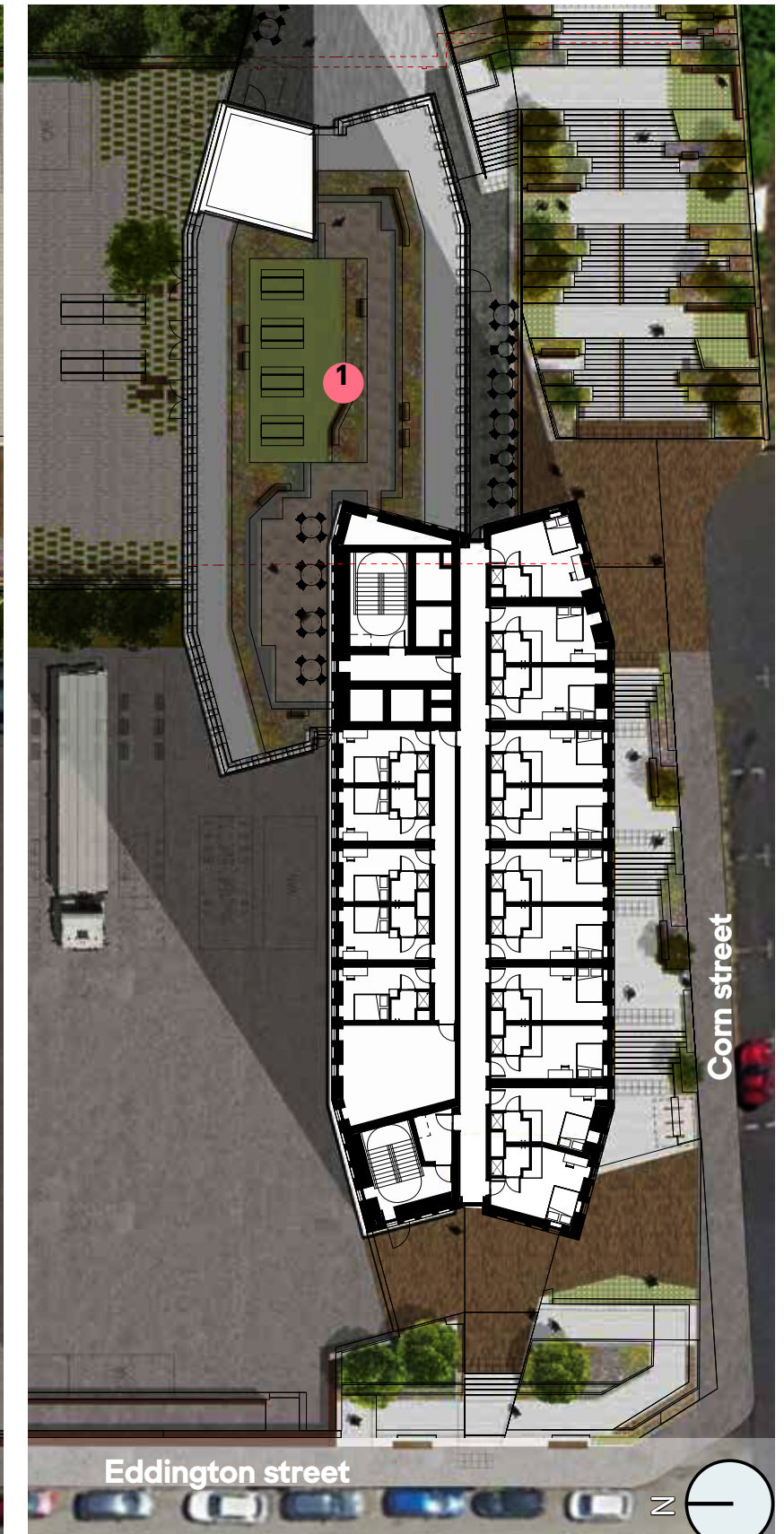
Amenity. Roof terraces

The roofs of the lower volume of each block, closest to the Canal are dedicated to resident's roof terraces.

The spaces take advantage of panoramic views of the city as well as benefitting from morning and evening sun.

Raised planters and seating areas provide a unique place for gatherings. Moveable pots offer flexibility of use.

Sustainable practices have been considered throughout the design. All terraces will be porously paved to provide free draining surfaces that capture and slowly release precipitation.



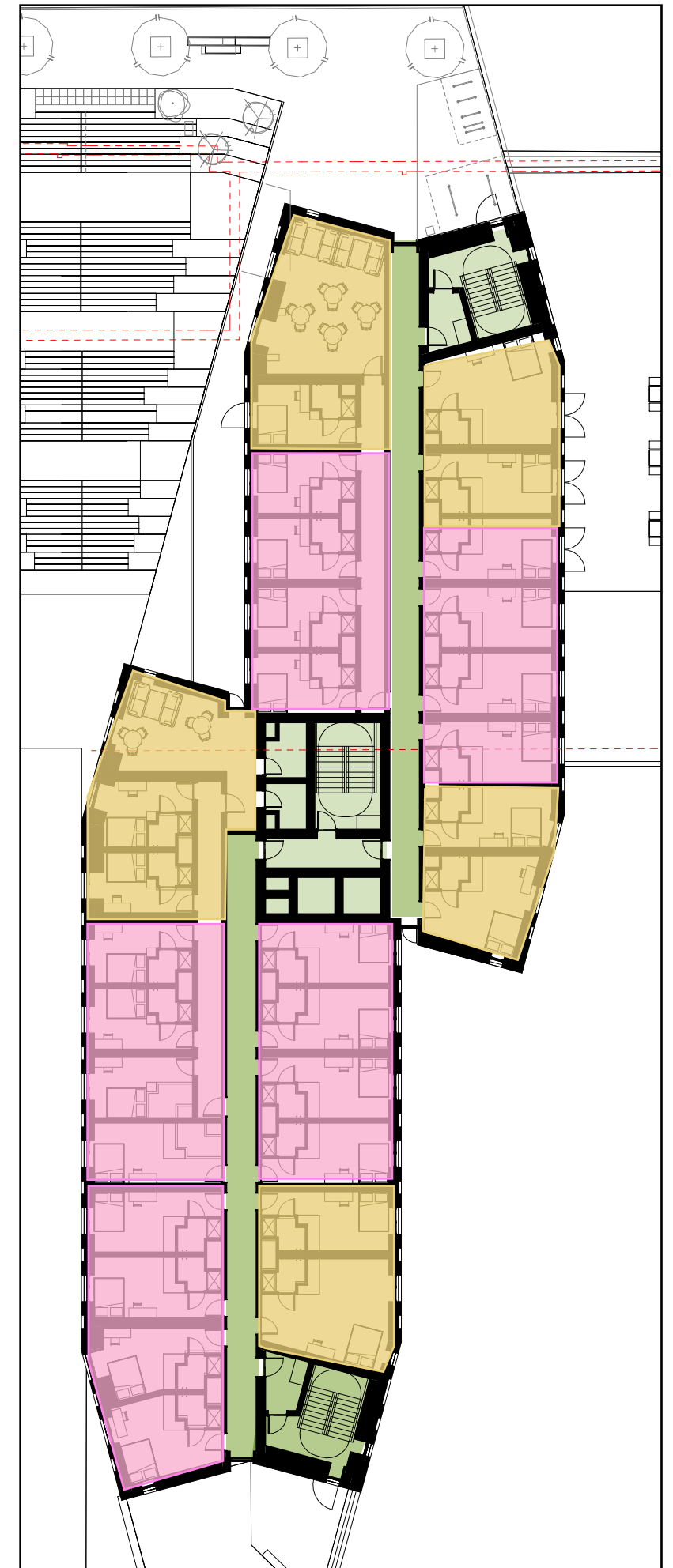
12.9 Whole life approach

In response to GCC Policy SG10 1.18 Design criteria, the proposed PBSA blocks have been designed utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses.

This is demonstrated in the diagram opposite, indicating how a standard floor plate could be converted into flats.

The flexible structural grid, flat slabs and core positioning will allow the current standard floorplate to accommodate 10 independent flats of 1 and 2 bedrooms.

-  Circulation
-  1 bedroom flat
-  2 bedroom flat





Visualisation of south block
towpath public realm looking
north and west