

Proposals

Proposed Building Uses

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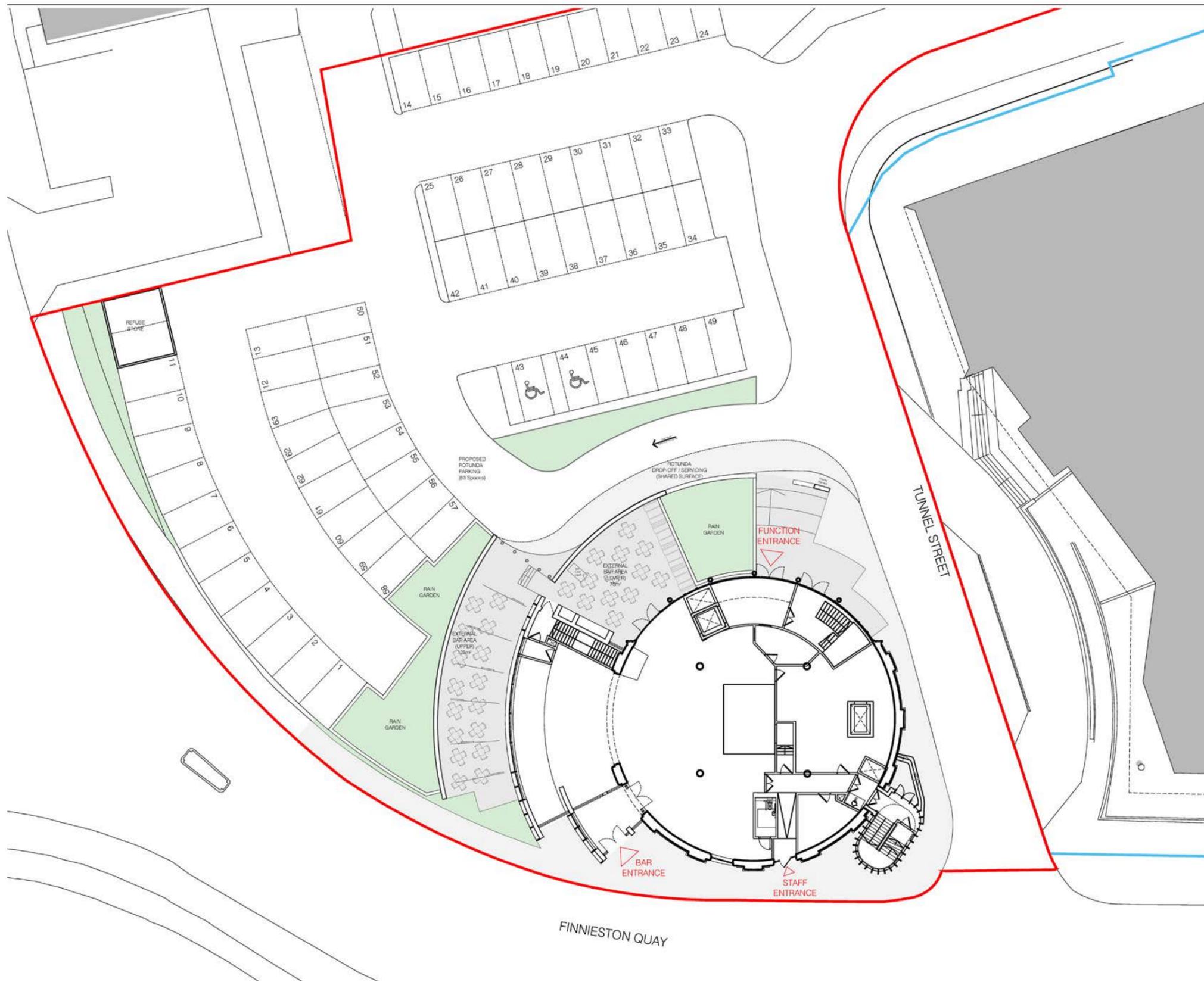
The following is a summary of the proposed uses within the building:

Ground Floor
Bar, Restaurant and Music/Entertainment Venue
with ancillary/support areas

First Floor
Function Suite with Bar with ancillary/support areas

Second Floor
Function Suite with Bar with ancillary/support areas

Potential Function Suite uses including, but not limited to, weddings, product launches, seminars, conferences, dinners, exhibitions, music events and entertainment events.



Site Plan

Site Plan / Landscaping

It is proposed to set the newly re-imagined rotunda into a series of landscaped elements which compliment the radial form of the rotunda and its proposed extensions.

Entrances

Two new visitor entrances are formed on opposite sides of the building - the Function entrance is located within a new glazed screen within the historic vehicle entrance. A second entrance into the bar space is created within the newly formed extension - and is seen as an extension of the pavement.

Terraces

The ground floor bar space benefits from two terrace spaces, a lower space is accessed directly from the bar space and sits at the same level. A second terrace is raised up slightly and is accessed from the lower terrace. Each of the terraces is enclosed by a low concrete wall which is topped with a planter.

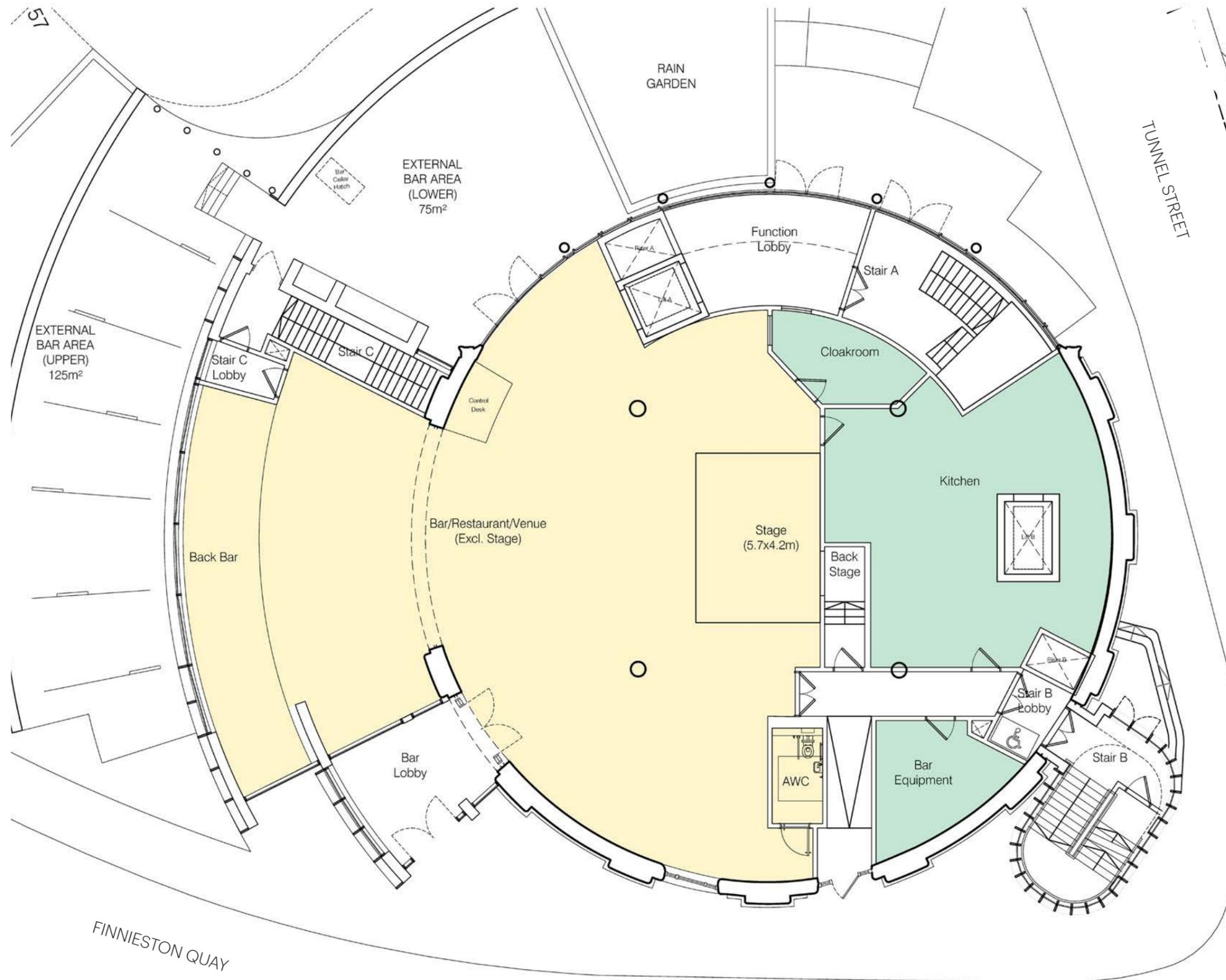
Rain Gardens

It is proposed to introduce three 'Rain Gardens' within the landscaping which will receive some of the run-off from the building drainage - minimising the impact on the surrounding sewer capacity.

Parking / Drop-off / Servicing

The parking is substantially retained in place - with a slight increase in parking numbers. Historically the site provided 75 spaces - this was reduced to 58 when a large beer garden was introduced - we propose to provide 63 spaces. A dedicated drop-off is to be formed at the Function entrance.

Deliveries and service vehicles will access the building via the drop-off / service space.



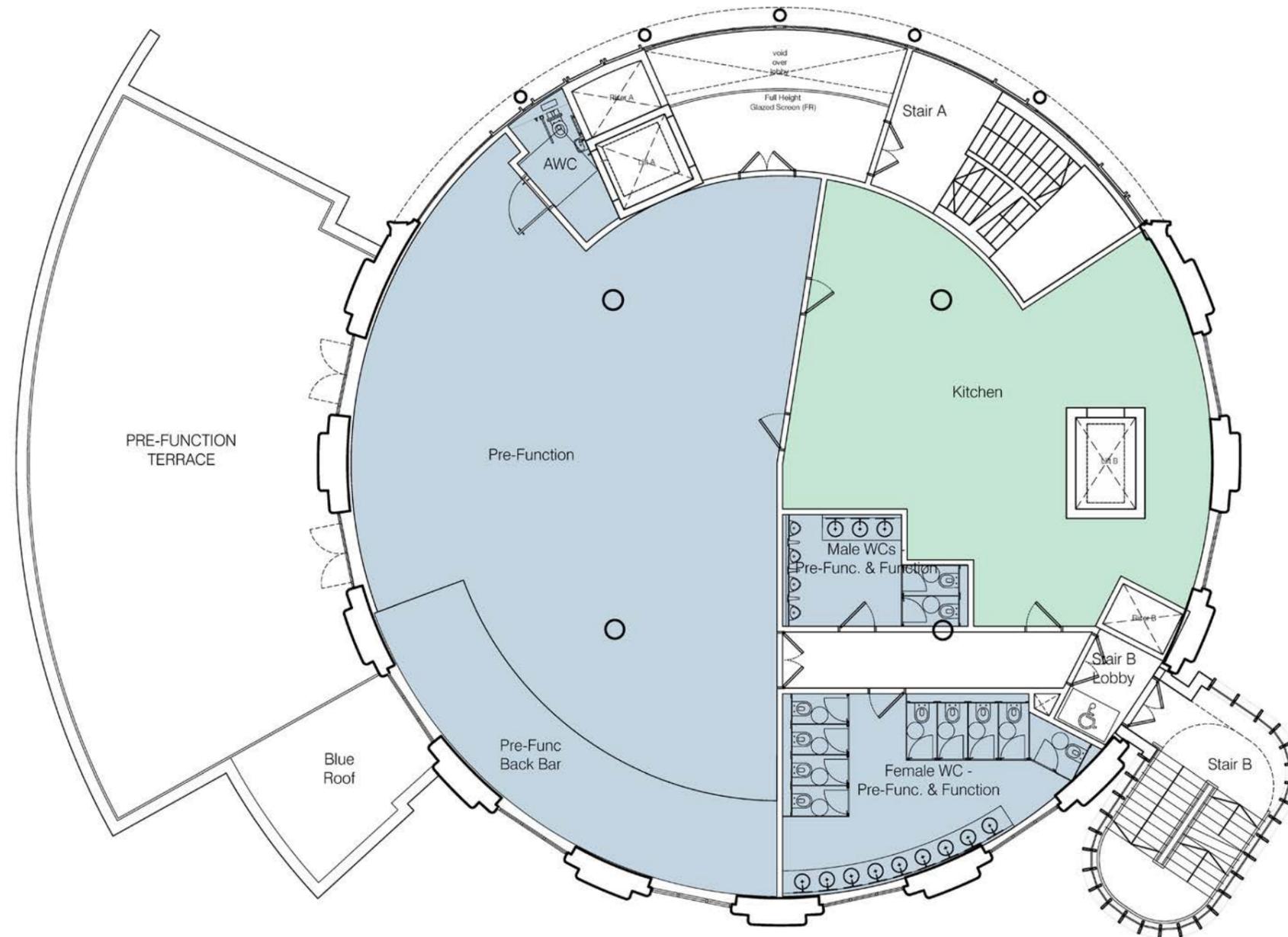
Ground Floor Plan

Ground Floor Plan

The internal rearrangement of the ground floor sees the formally cellular spaces removed in favour of one large bar space which is entered through the proposed extension.

The support spaces on this level include a kitchen, cloakroom and stores.

Integral to the new arrangement is a newly formed entrance to the function spaces - this is located at the centre of the historic former vehicle entrance. In this space is also a new lift providing access from Ground Floor to First and Second floors.



First Floor Plan

First Floor Plan

The first floor plan contains the pre-function space - accessed via the function entrance below. The space benefits from panoramic views over the SEC campus (Finnieston Crane, Clyde Auditorium and Hydro) which is maximised by an external terrace space located over the newly formed extension.

Back of house spaces on this level include the Function kitchen as well as guest toilets.

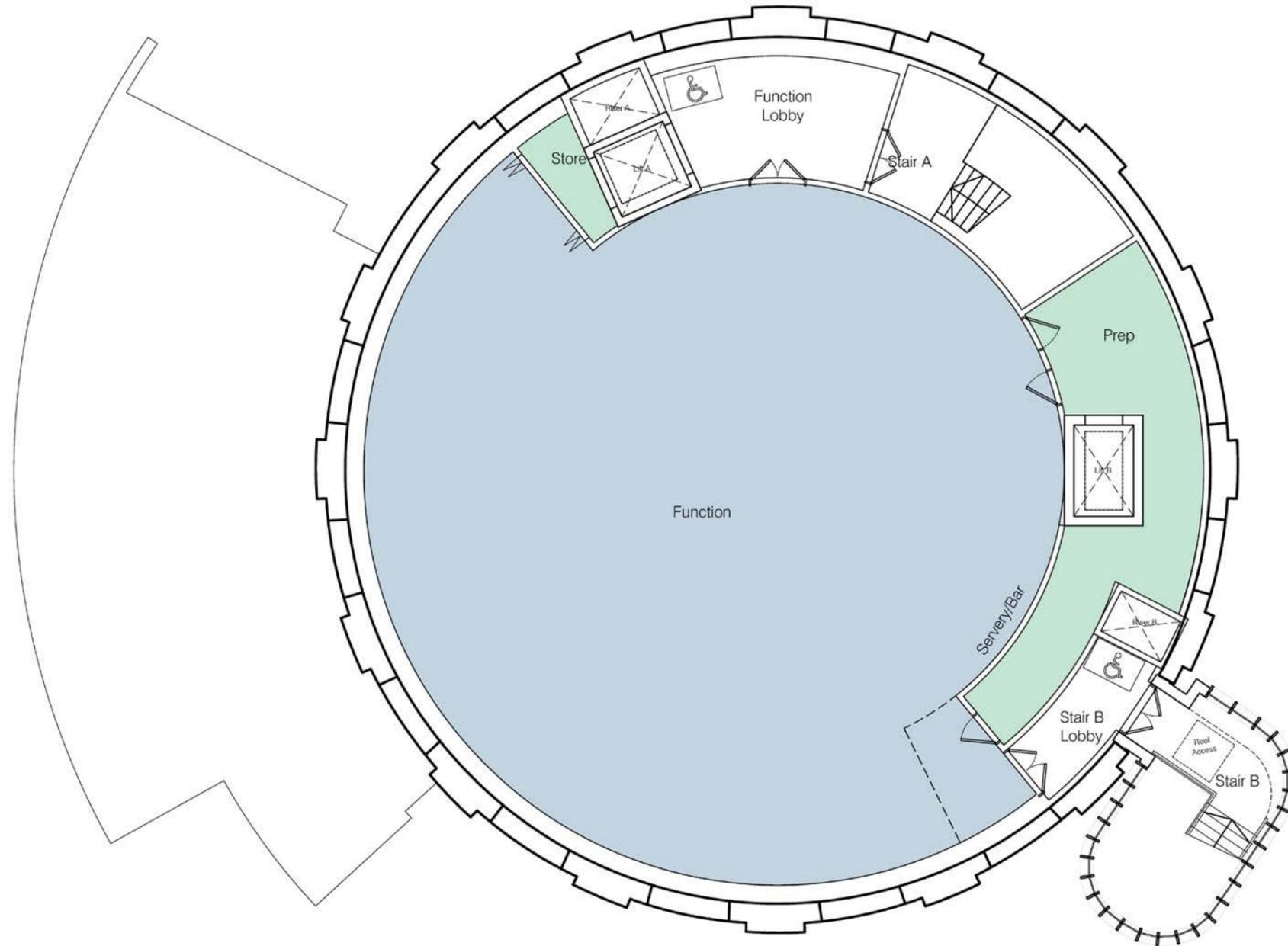
A newly formed staircore mimics the location of the historic 'lifting tower' and provides access to all levels (including the basement).

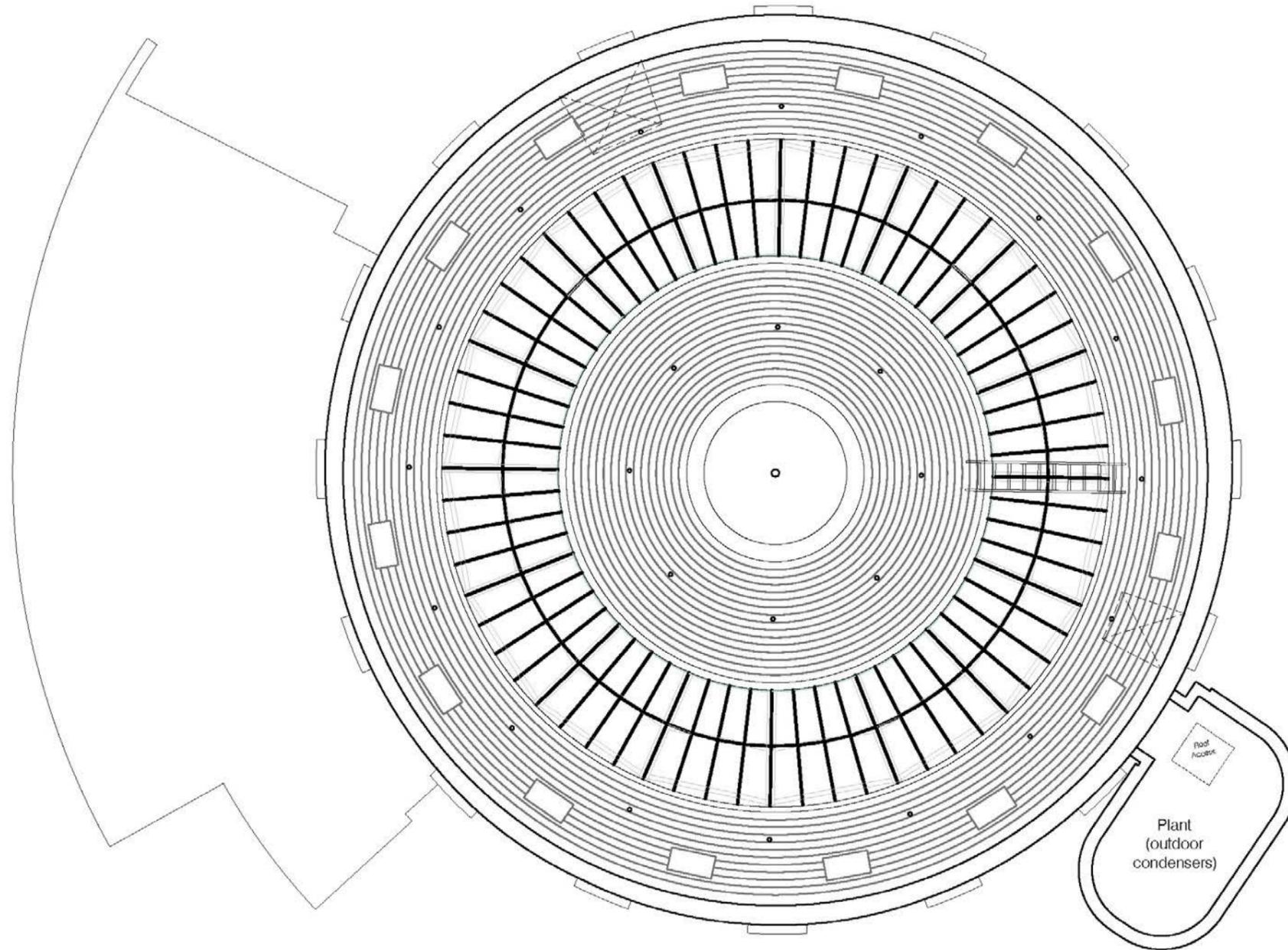


Second Floor Plan

Second Floor Plan

The top most level is the function level - this open plan space sits below the now revealed domed roof of the rotunda. A horse-shoe shaped band of back of house accommodation is provided to facilitate the function space and includes a small bar and servery.





Roof Plan

Roof Plan

Within the roof is a newly formed ring of roof lights which provides natural light and views up to the neighbouring Raddisson Red and Finnieston Crane. A new cupola will also be installed which follows historic precedent.

Discreet service penetrations will be provided around the lower perimeter of the roof.

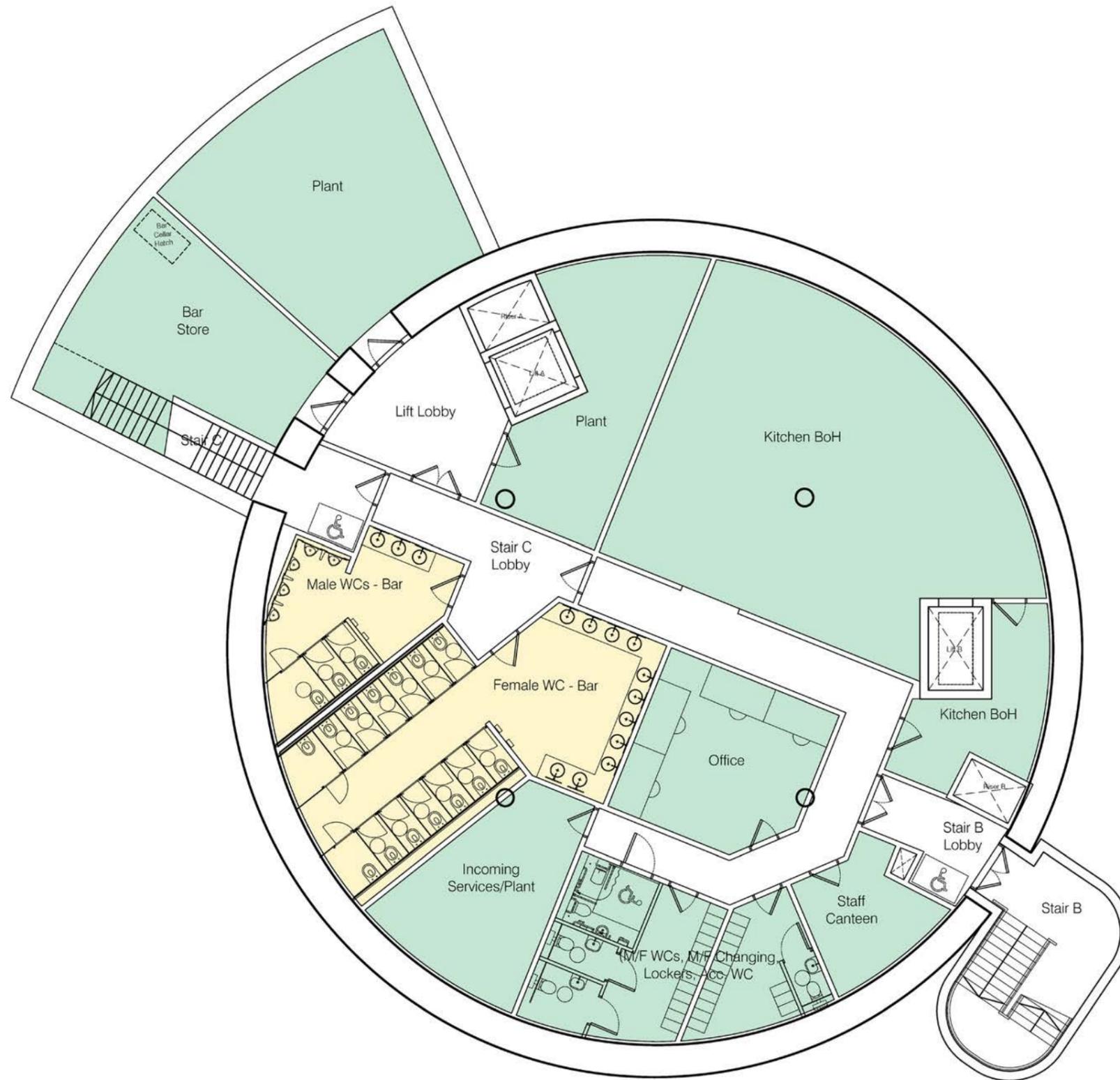


Basement Plan

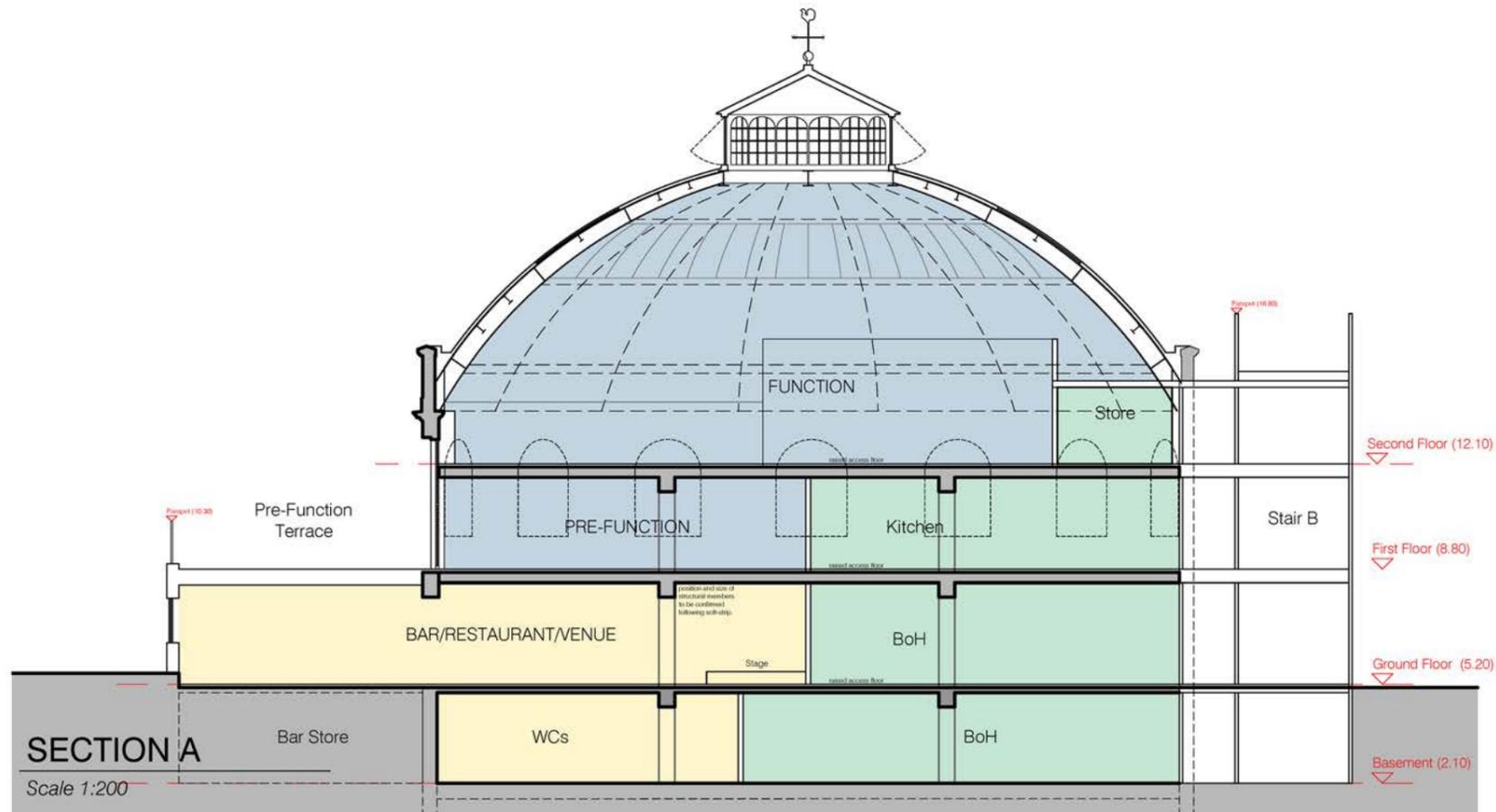
Basement Plan

The basement plan provides space for the majority of the back of house facilities as well as the toilets which service the bar space on Ground Floor.

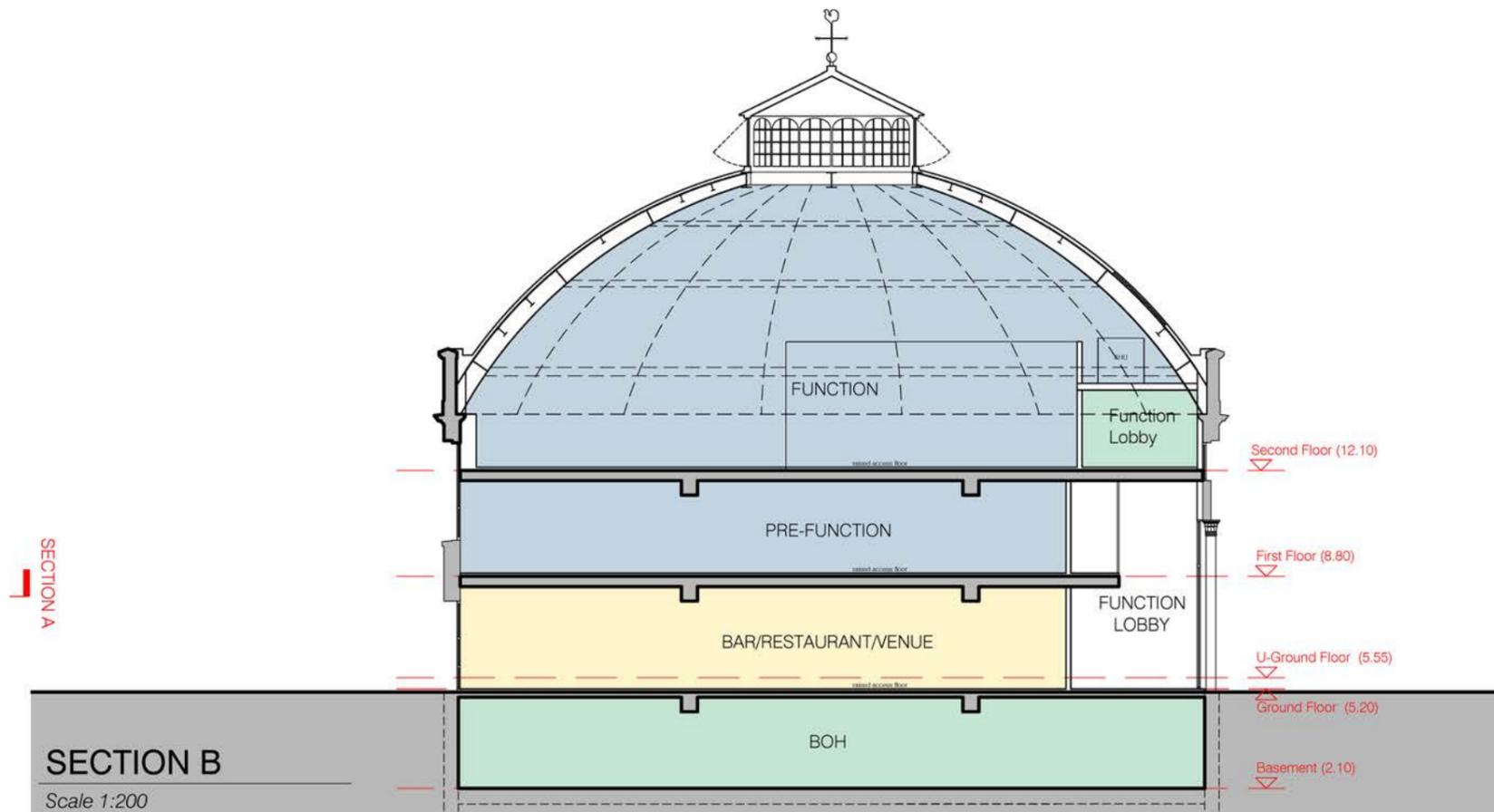
At this level a small extension is formed partially below the new extension to facilitate deliveries and plant space.



Sections AA & BB



Proposed Section AA

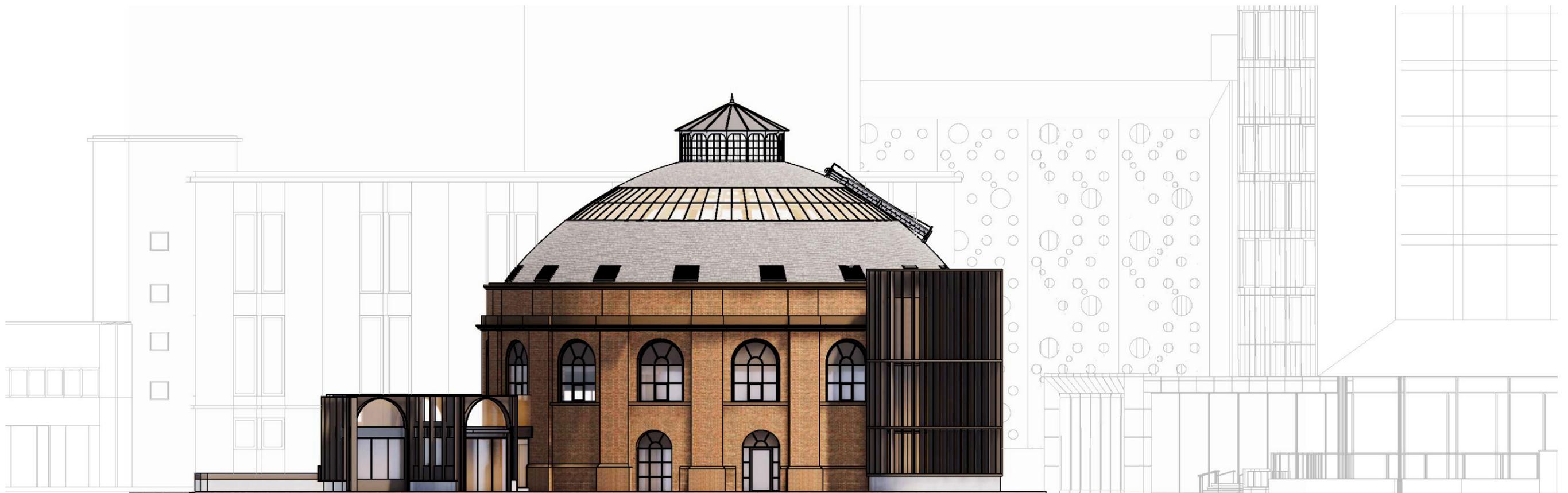


Proposed Section BB

Elevations East & South

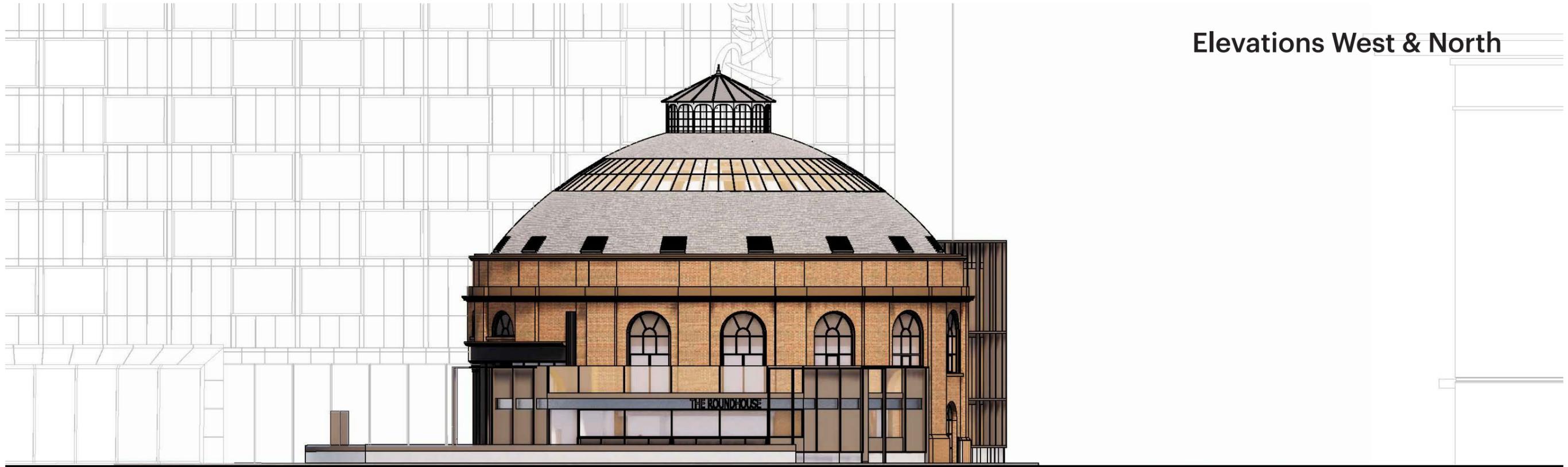


East Elevation

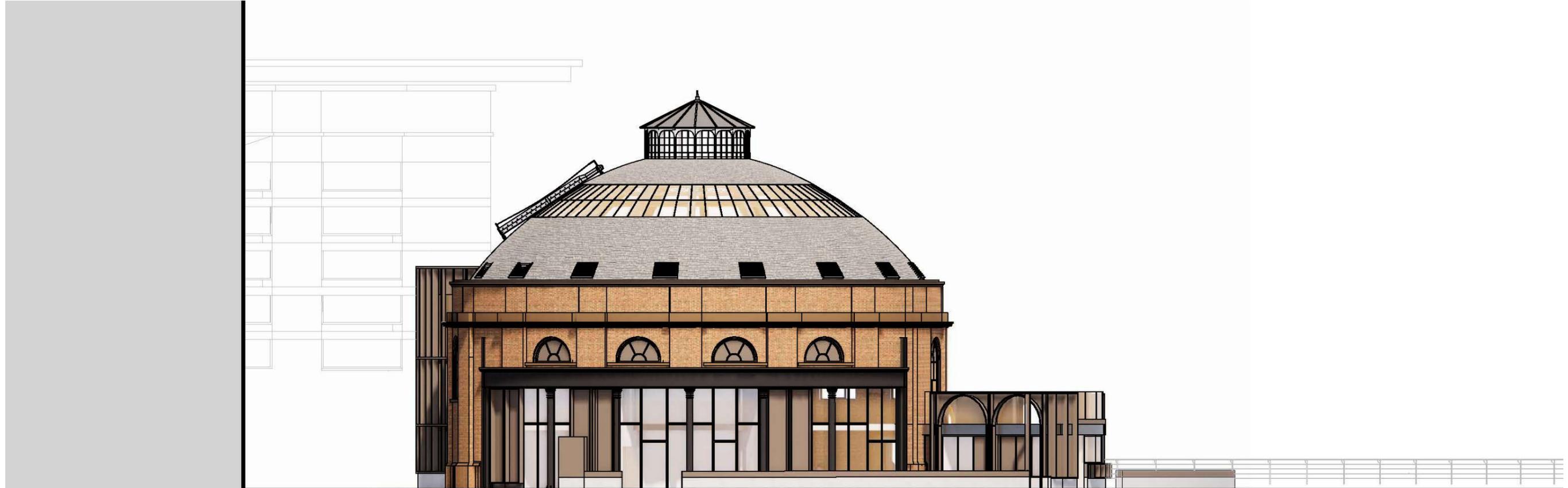


South Elevation

Elevations West & North



West Elevation



North Elevation

Image: View of new single storey extension



Image: View looking West from Finnieston Quay



Image: View looking North-East on Finnieston Quay



Image: View looking South-West on Tunnel Street



Image: View within second floor Function space



Access Statement

Policy

The design process and development of the scheme has been undertaken in accordance with relevant technical standards, accessible legislation and policies within the local Development Plan. The aim of this is to:

- Embrace the policies of inclusive design.
- Ensure safe, easy and inclusive access for all people regardless of disability, age or gender, both into and around the development.
- Provide facilities suitable for mobility impaired visitors by ensuring the needs of wheelchair users have been addressed across the development.

Access on Arrival

Building users will arrive to site by various means of transport (both public and private). Each means will have its own method of arrival owing to local transport restrictions. Those traveling to the building by public means i.e. taxis, buses will either be dropped off on-site - via a dedicated drop-off at the Function entrance or adjacent to the building on Finnieston Quay - both of which will provide direct level access from kerbside to entrance (to both the bar/restaurant/venue entrance and the function entrance).

Private vehicle access is possible via Tunnel Street. Visitors can then utilise the 65no. on-site parking bays or alternatively the nearby private parking facilities (e.g. Hydro Multi Story Parking at 10 Stobcross Rd, Glasgow, G38HQ - 5 mins walk away). 2no. Accessible parking bays are provided on-site.

The Exhibition Centre station is 8mins walk from the North Rotunda - which runs regular services from Glasgow Central.

All external access has been designed in accordance with section 4 of the building regulations. All primary entrances will be provided with automatic doors and be arranged in a way to allow the safe and comfortable passage of users with restricted mobility. It is proposed that all external paving material will be non-slip with minimal undulations and joints to provide a level surface.

Internal Access

All levels of the building are fully accessible. Corridor widths, door widths, and opening patterns all comply with Section 4 of the building regulations and allow wheelchair access.

A public passenger lift provides access to all floors and will be fully accessible with Braille controls and audible announcements. Stairs also comply with ambulant disabled standards.

Wheelchair refuge spaces are provided within all stair lobbies (first and second floors) to be Stair A and B.

Facilities

Accessible toilets are provided as required, including the ground floor bar/restaurant/venue and the first floor pre-function space (which also serves the second floor function space). Accessible toilets will comply with Section 3 of the building regulations.

Further toilet facilities are provided within the basement and at first floor level - both of which will provide enlarged cubicles as required.

Maintenance & Servicing

All issues relating to accessibility and inclusive design will be monitored and maintained by the on-site staff.

Parking for service and delivery vehicles will be on-site via the dedicated drop-off / service parking space.



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