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**KELBOURNE STREET  
ON BEHALF OF KELVIN PROPERTIES  
FEBRUARY 2020**



# DESIGN CONSIDERATIONS

## INTRODUCTION

LIVEABLE URBAN PARK  
REINSTATING THE STREET EDGE  
BRINGING THE OUTSIDE IN  
HUMAN SCALE

## SITE ASSESSMENT

NORTH KELVINSIDE  
PARISH CHURCH

## DESIGN DEVELOPMENT

CONCEPTUAL NARRATIVE  
PROPOSED PLANS  
DIVERSITY OF DWELLING  
FACADE DEVELOPMENT



# LIVEABLE URBAN PARK

VIBRANT, DYNAMIC,  
SAFE COMMUNITY





# RE-INSTATING THE STREET EDGE



# BRINGING THE OUTSIDE IN



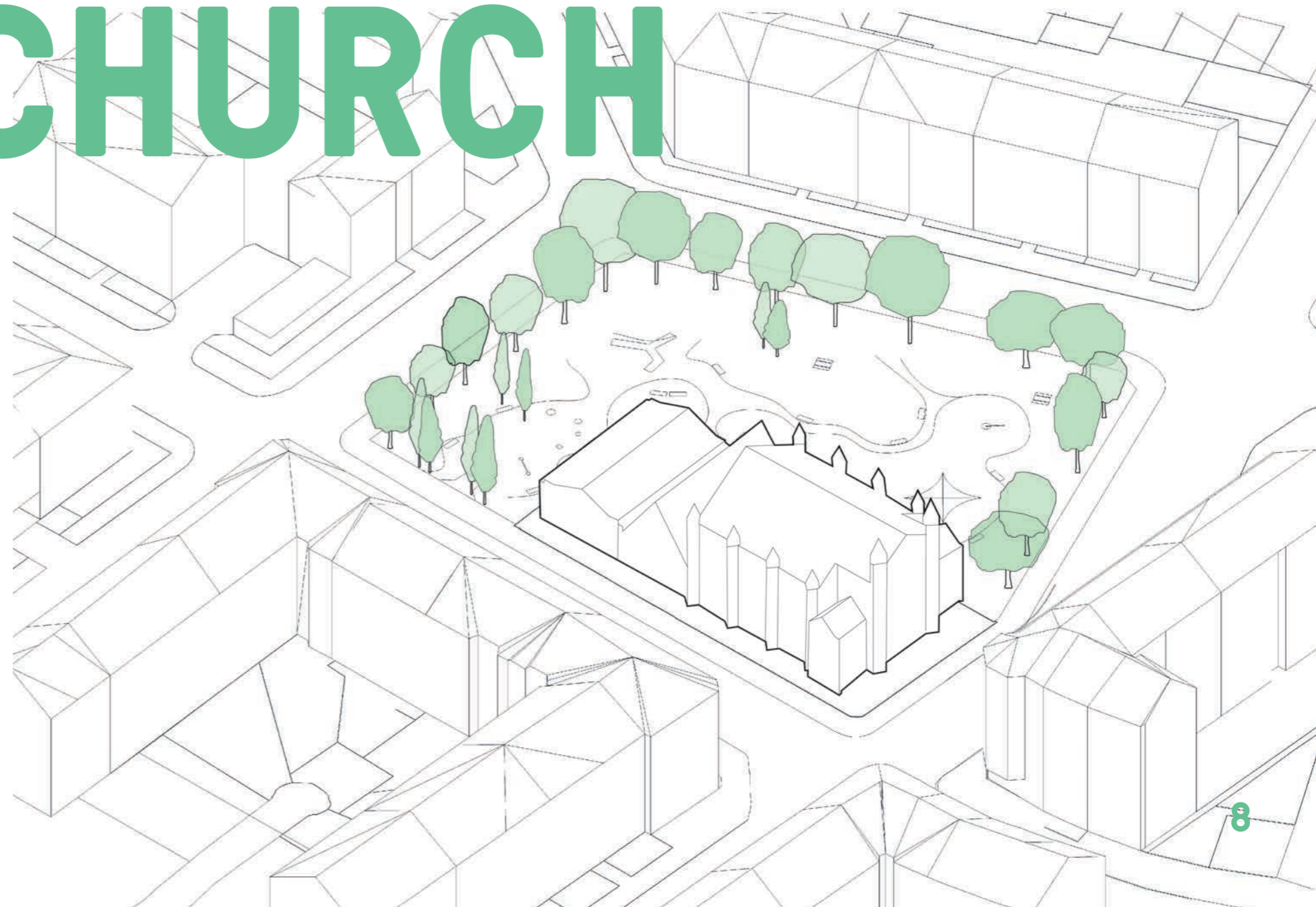
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A PLACE TO MEET PEOPLE, ENGAGE AND INTERACT

# HUMAN SCALE

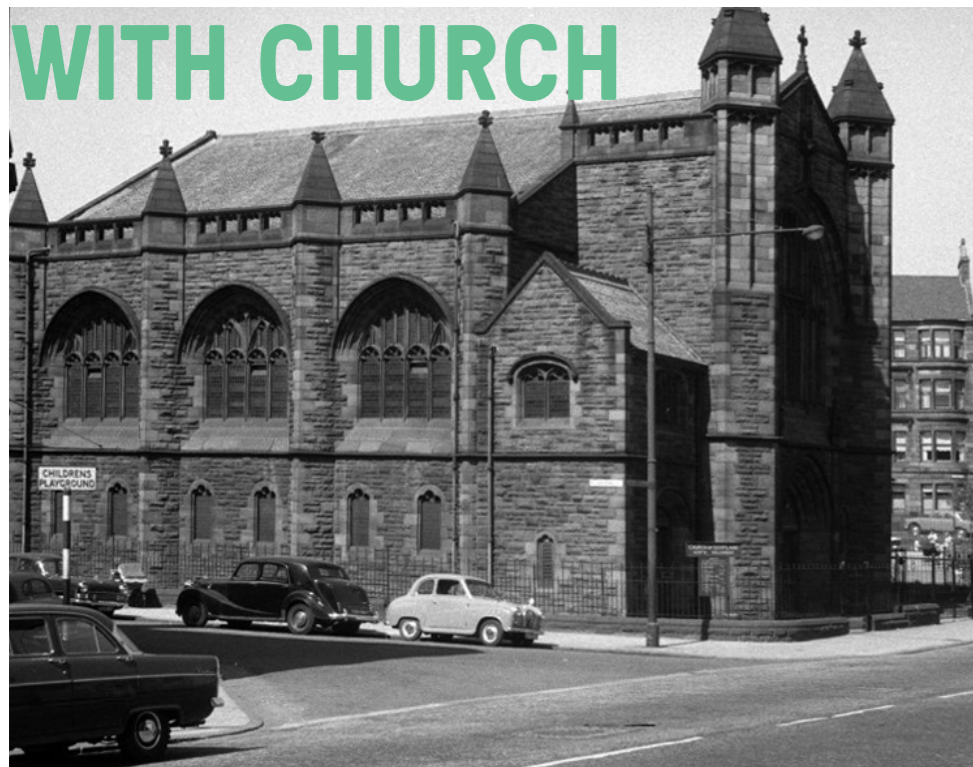


# NORTH KELVINSIDE PARISH CHURCH





HISTORIC SITE  
WITH CHURCH



VIEW OF NORTH KELVINSIDE PARISH CHURCH FROM QUEEN MARGARET DRIVE



VIEW WITHIN PARK LOOKING TO REAR OF NORTH KELVINSIDE PARISH CHURCH



VIEW WITHIN PARK LOOKING TO REAR OF NORTH KELVINSIDE PARISH CHURCH ANNEX



# CURRENT SITE WITHOUT CHURCH



VIEW OF SITE FROM QUEEN MARGARET DRIVE



VIEW WITHIN PARK LOOKING TO KELBOURNE STREET



VIEW WITHIN PARK LOOKING TO QUEEN MARGARET DRIVE ACROSS SITE

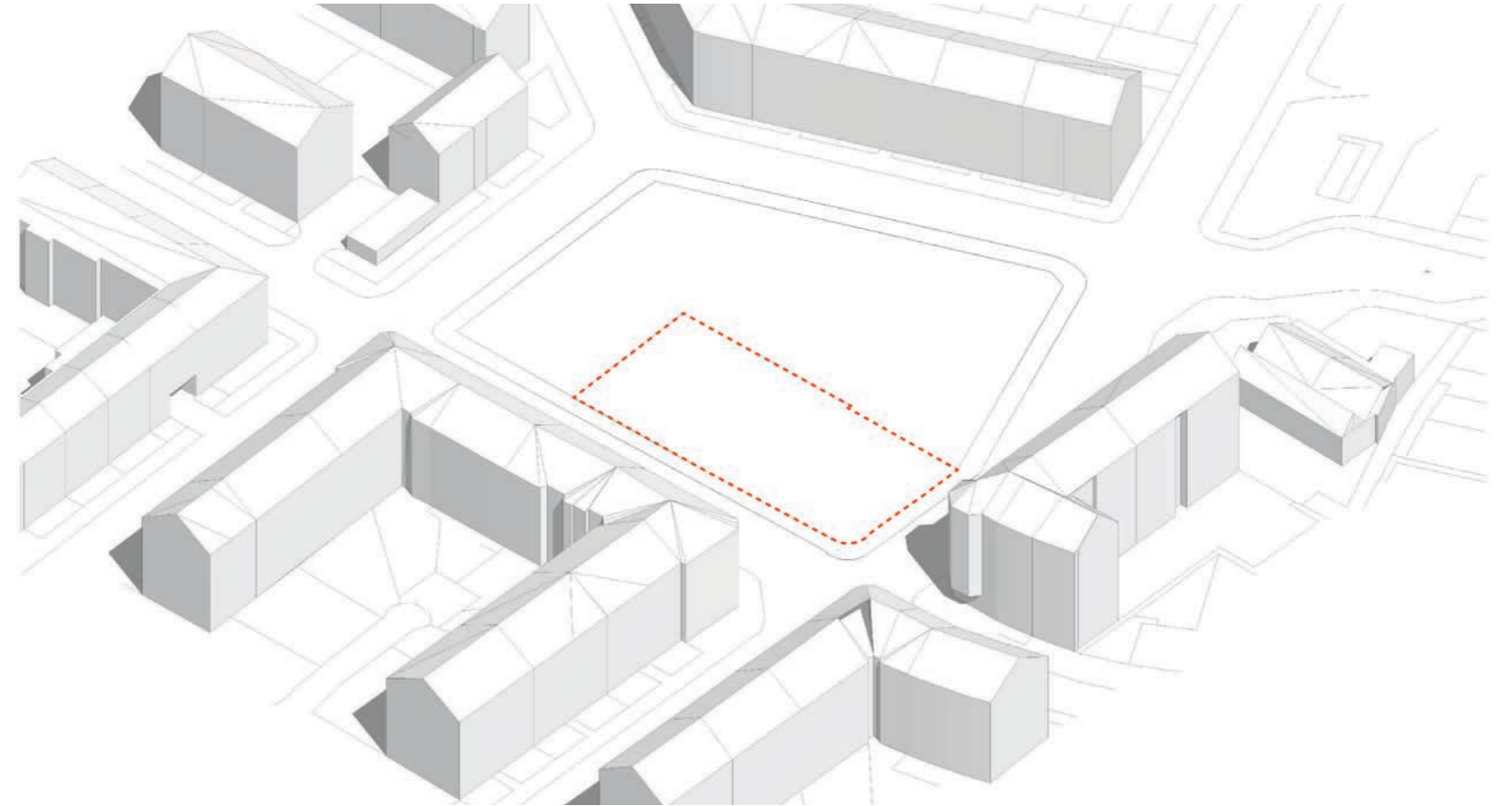


# LIVEABLE URBAN PARK



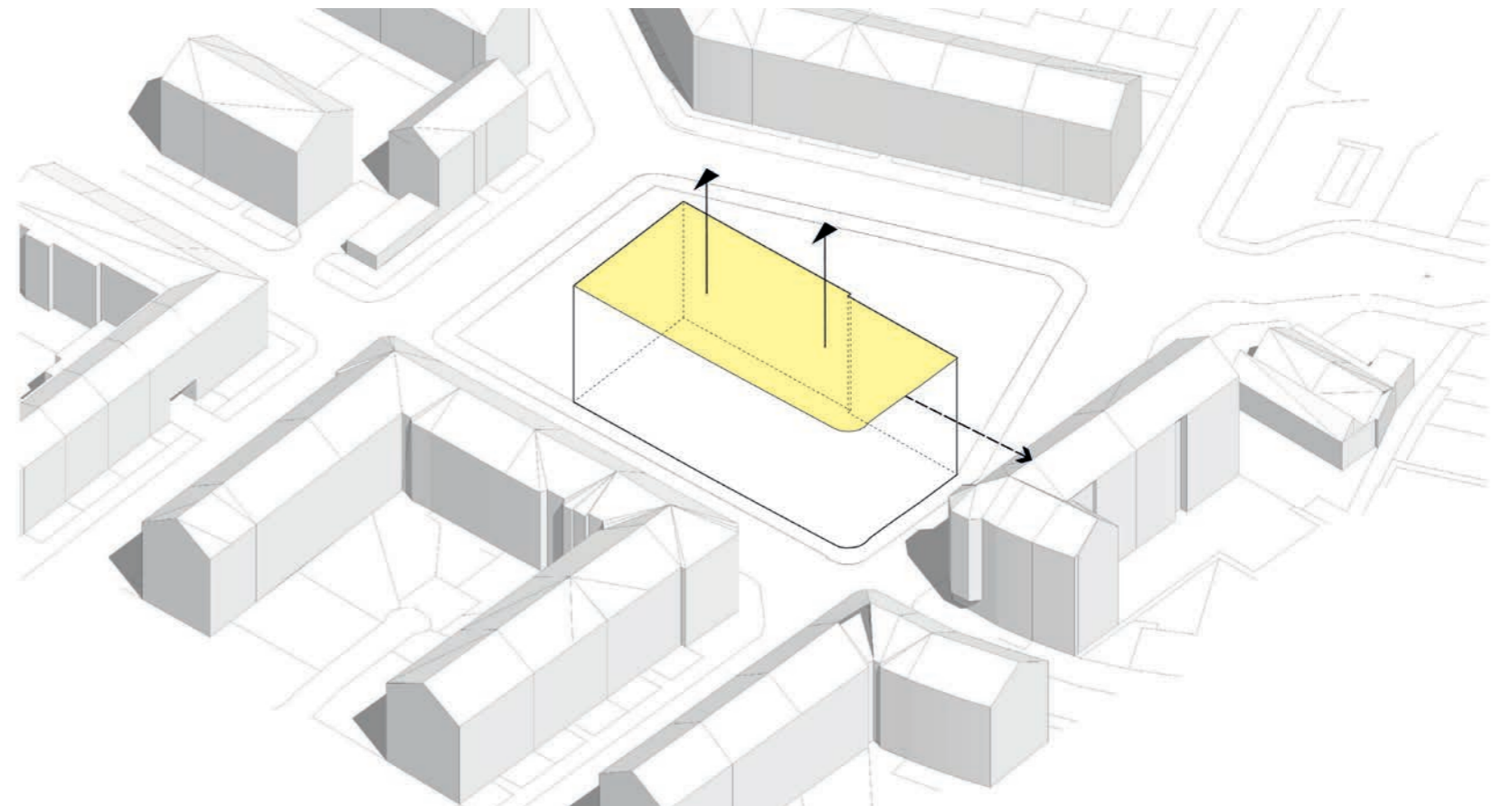
## 01 THE SITE

Located on the corner of an existing urban block, the site sits at the corner of Kelbourne Street and Queen Margaret Drive.



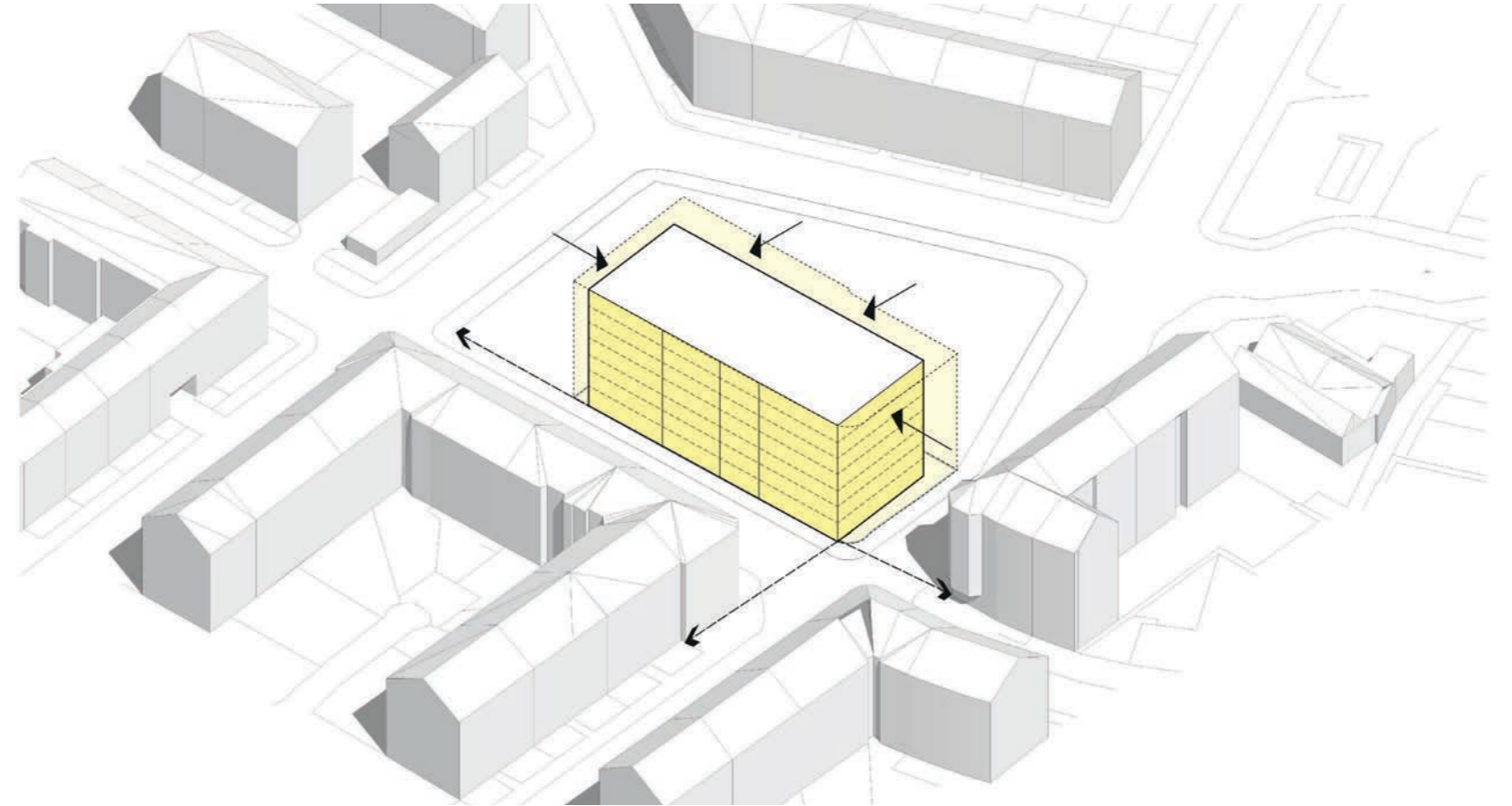
## 02 MASSING

We extrude the footprint of the site to form a mass consistent with the well established local datums.



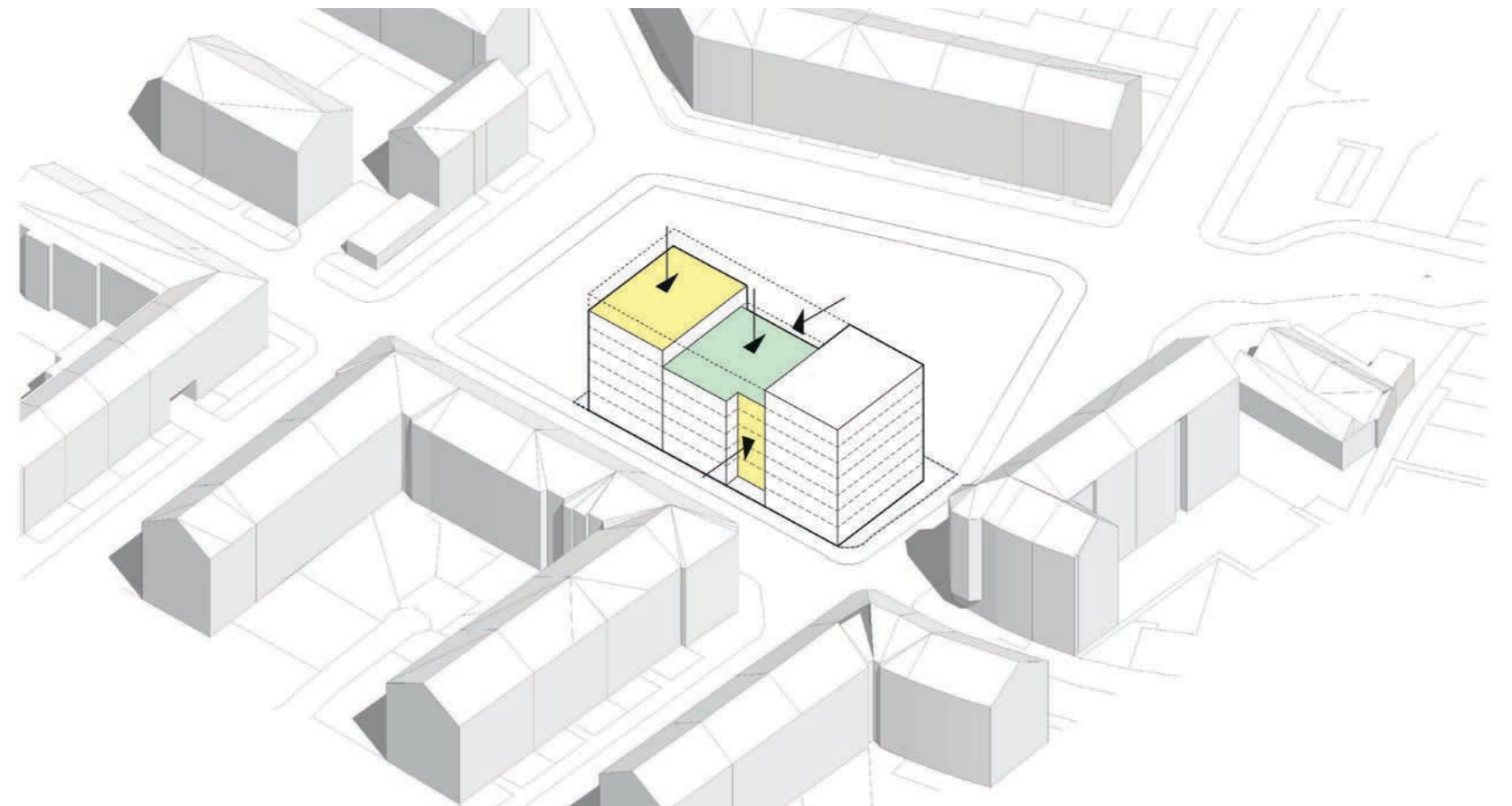
## 03 URBAN GRAIN

The mass is depressed to align with the Queen Margaret Drive building line and to create a buffer along the northern boundary of the park.



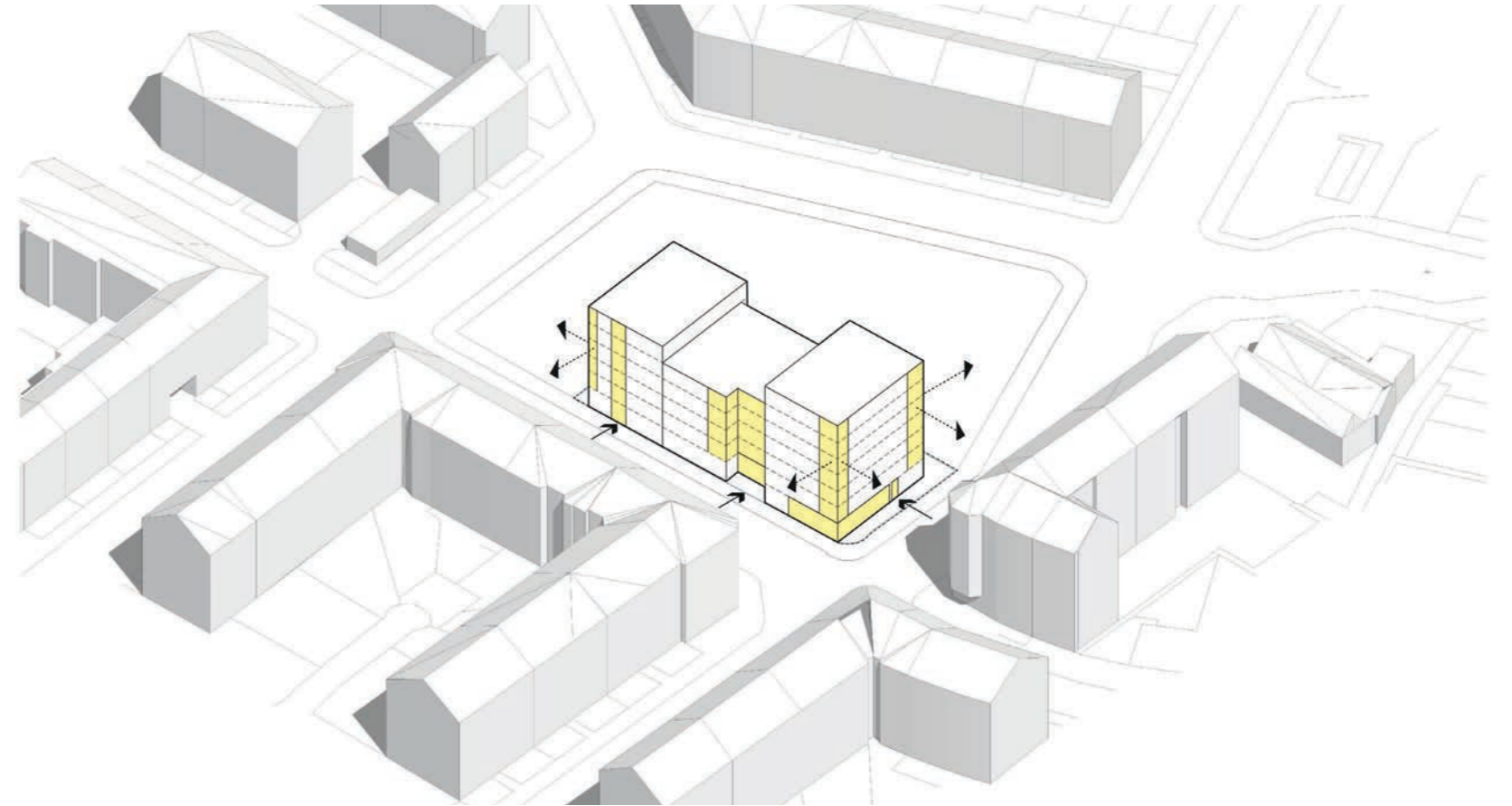
## 04 VERTICAL RHYTHM

The form is broken into vertical elements, taking reference from the adjacent tenemental blocks.



## 05 ACTIVATED FACADES

Creating a set-back at the upper level, with recessed balconies to each apartment, connects the inside to out while activating the facade and responding to language of surrounding context.



## 06 COMPOSITION

The proposal visually engages its surroundings, with elevated roof gardens and balconies which emphasise the connection to the local landscape.



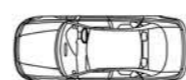
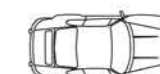
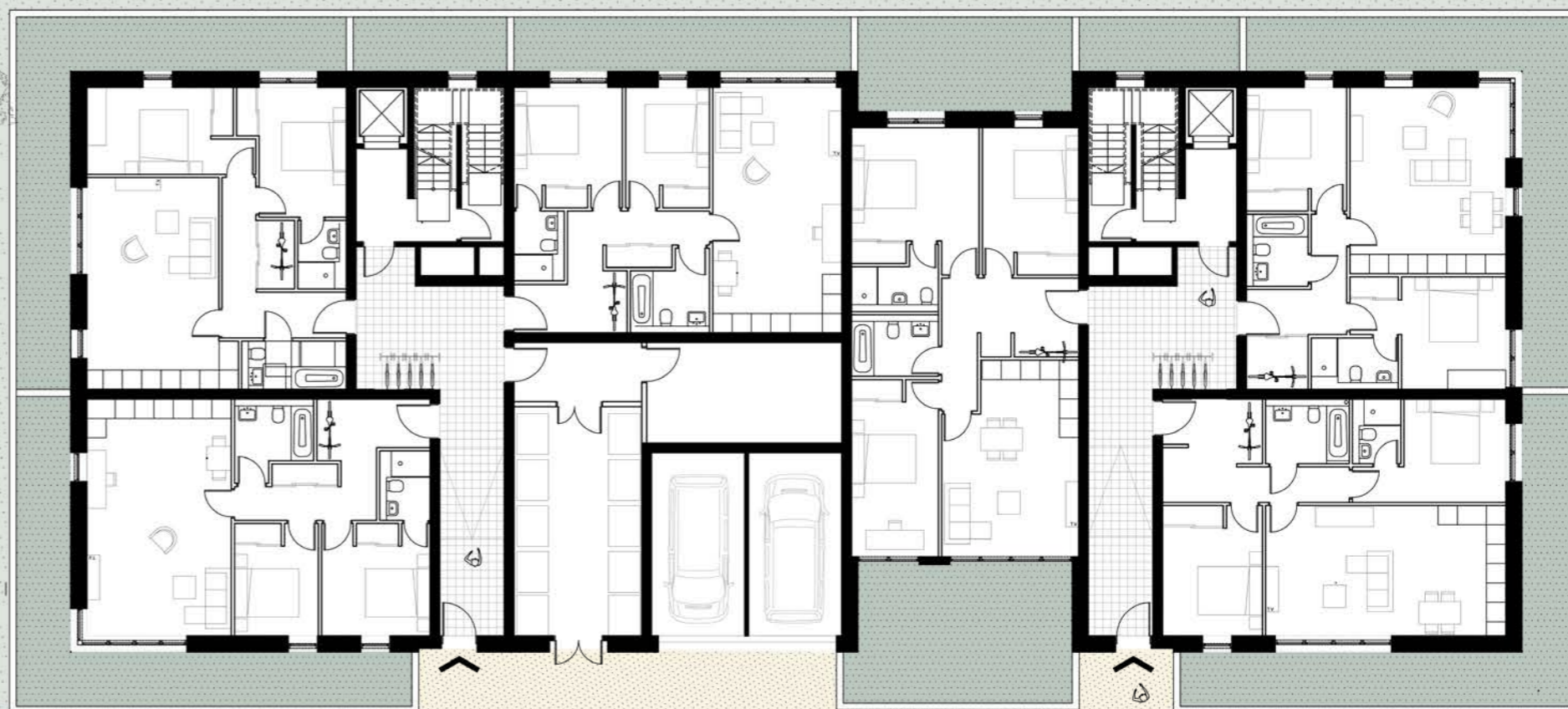
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LIVEABLE URBAN PARK

# FIGURE GROUND

The plan at ground level actively engages with the streetscape to Kelbourne Street and Queen Margaret Drive and also with the public realm to the children's play park. Pedestrian and vehicular entrances are from Kelbourne Street in addition to service access.

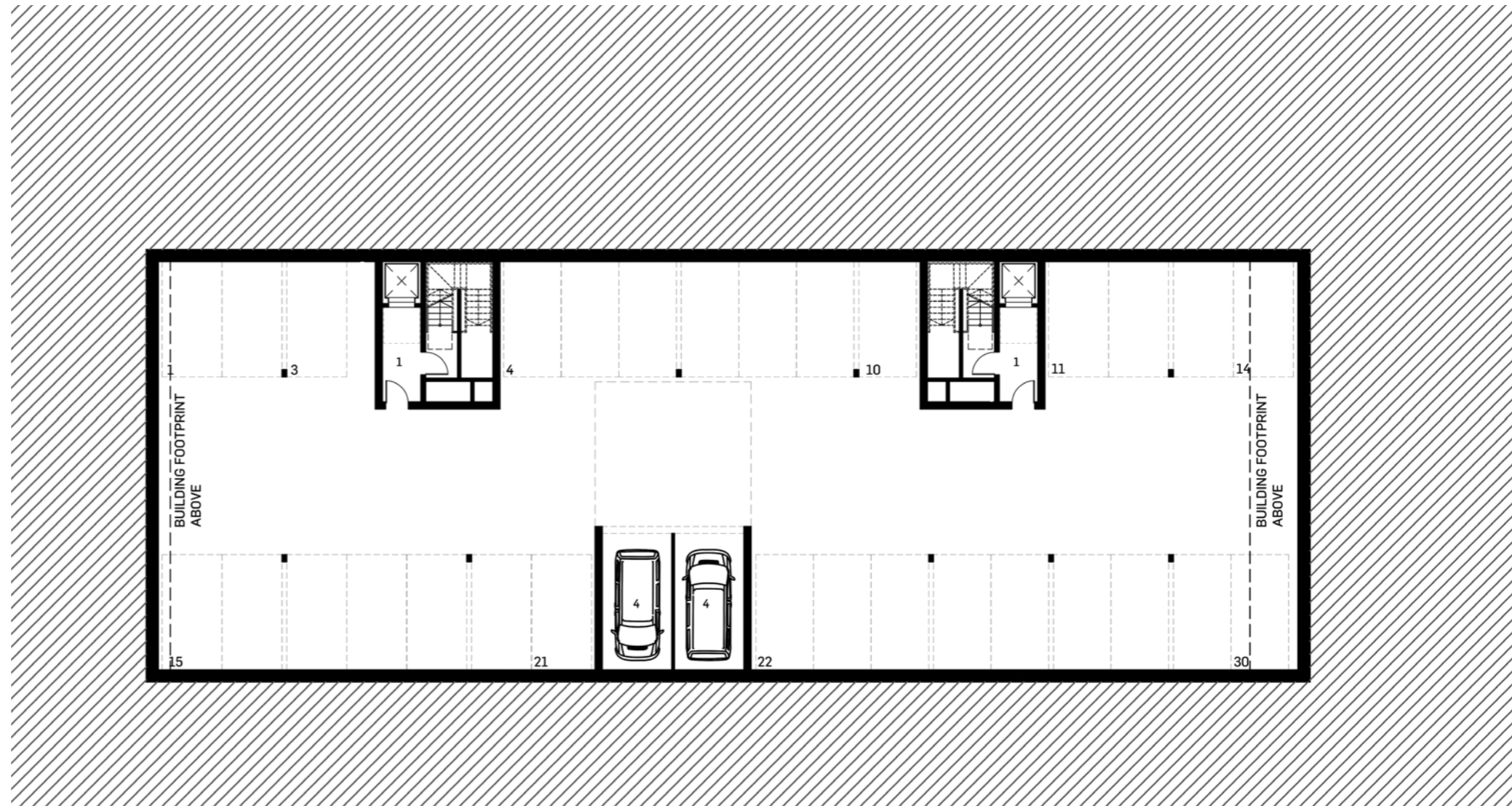
Each ground floor apartment has a protected outdoor private space accessed from the living space. These have gates opening out to the park where applicable allowing residents to enjoy the proximity to the public amenity.



# B LEVEL

In line with Glasgow City Council Policy, the proposal removes car parking from the ground floor level by introducing a basement carpark.

The proposal achieves 75% parking which equates to 30 spaces, accessed via a car lift to make the most efficient use of space on the site. Our research suggests that this will comfortably support the proposed unit numbers.



25-34 year olds who cycle to work



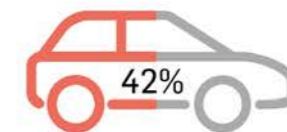
households where someone drives to work



20-29 year olds have a driving licence



increase of cycling in Scottish cities in 2018



people driving / passenger in a car to work in the local area



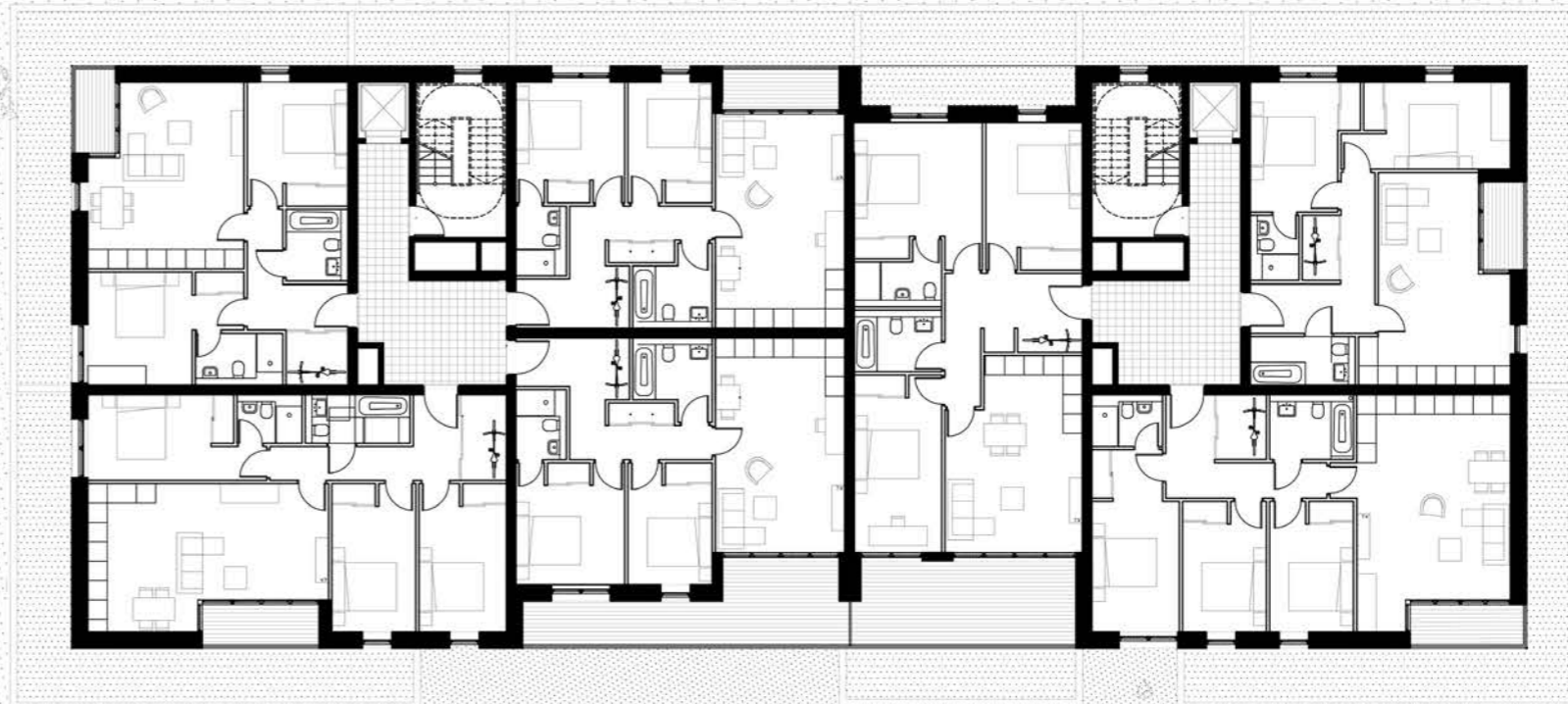
number of parking spaces (24) to the number of units (40)



# 01 LEVEL

The plan of this typical level places the emphasis on the corner condition, locating the 3 bed apartment to the key point of the plan.

Balconies are set back into the building line to benefit most from the south facing aspect, and also activating the primary frontages to Kelbourne Street & Queen Margaret Drive.



# 02-03 LEVEL

The north facing apartments benefit from elevated views across the park with balconies connecting the residents to the neighbouring 'green space'.

The plans allow for flexibility of apartment types within the same structural grid which allows for movement in balcony and window positions maximising the buildings engagement with it's surroundings.



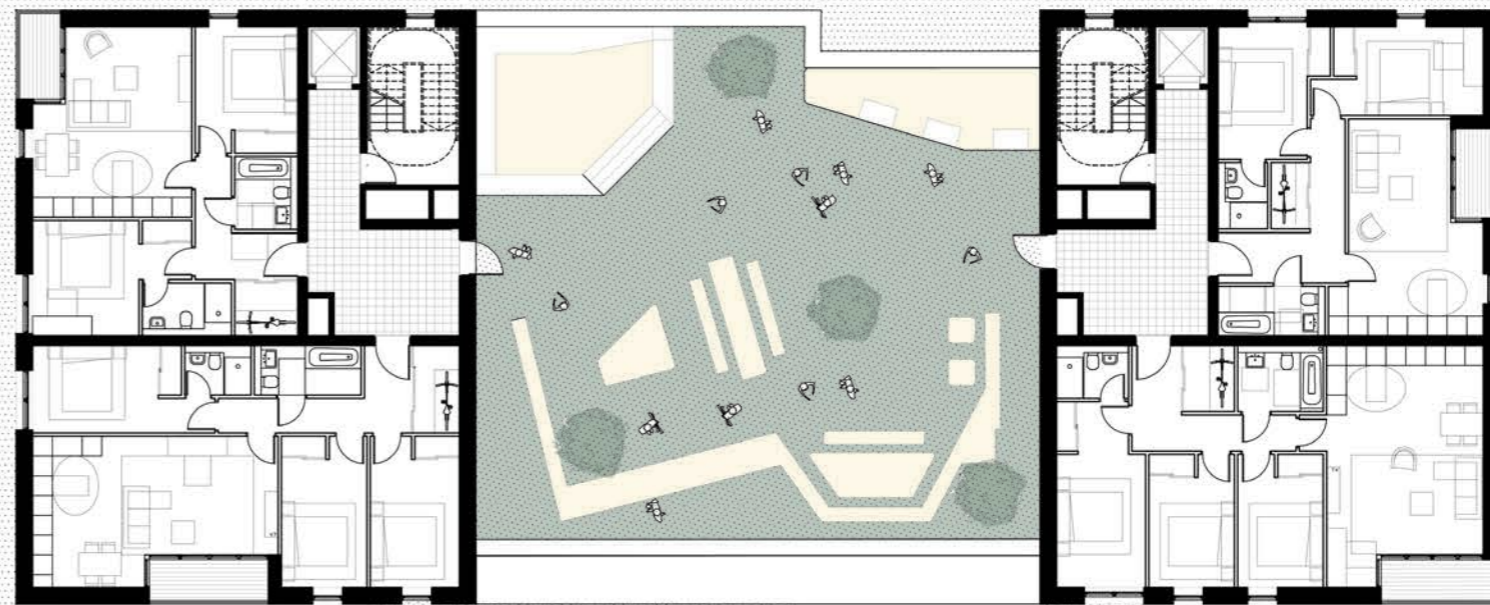
# 04 LEVEL



# 05 LEVEL

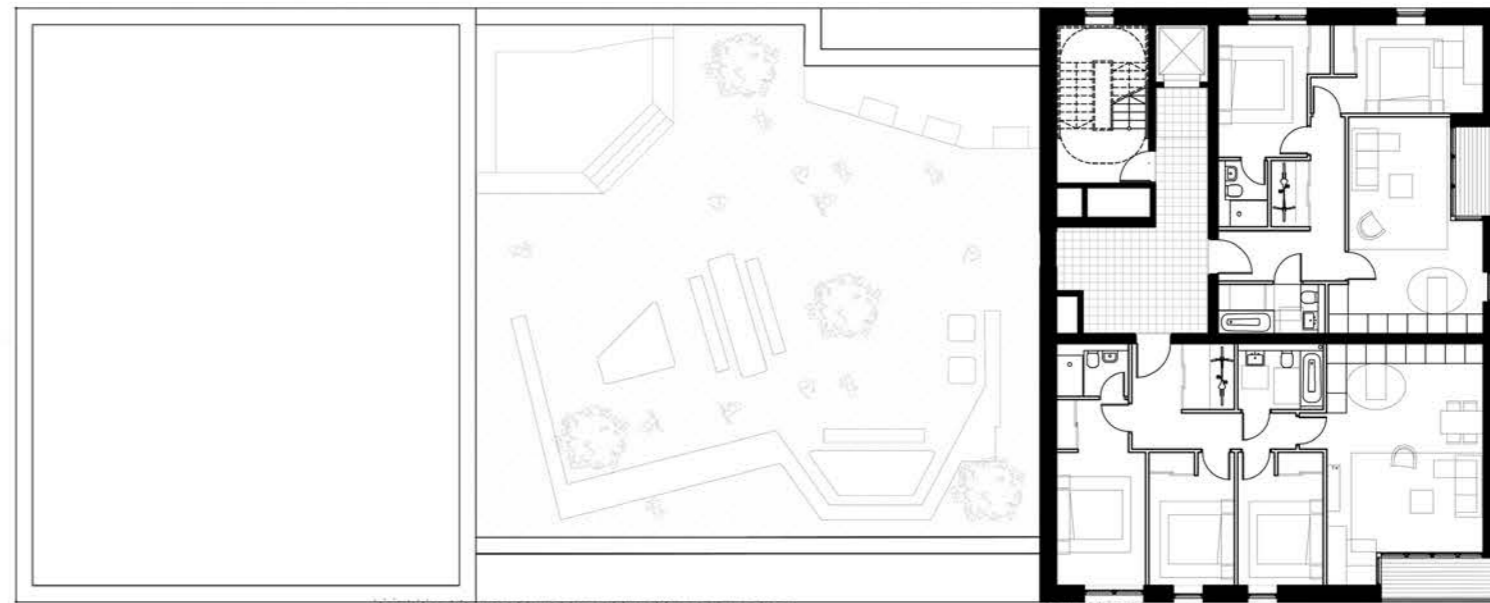
At this level the building mass is further reduced in height with a large area of rooftop garden.

This rooftop space benefits from a south-westerly aspect and offers residents elevated views across the park to the north and the wider city context to the south.



# 06 LEVEL

The final level addresses the buildings opposite on Queen Margaret Drive, with height on the primary corner of the site.



# DIVERSITY OF DWELLING

The proposal aims to provide a diversity of dwellings of a generous size and high quality. There are a mix of 2 and 3 bed types with a majority of dual aspect apartments.

Each ground floor apartment benefits from a private garden space and upper levels include balconies to every apartment.



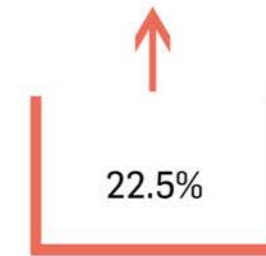
the scheme proposes a total of 40 units



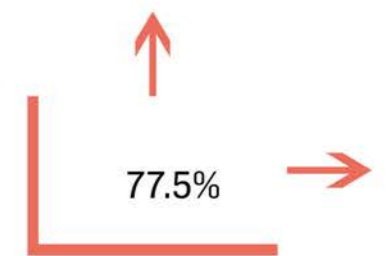
25 no. 2 bed apartments



15 no. 3 bed apartments



9 no. single aspect apartments

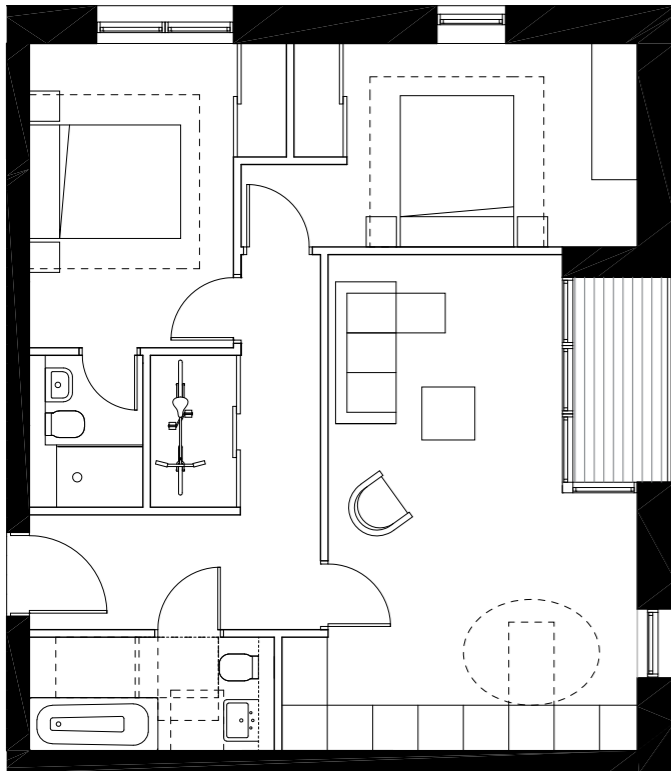


31 no. single aspect apartments

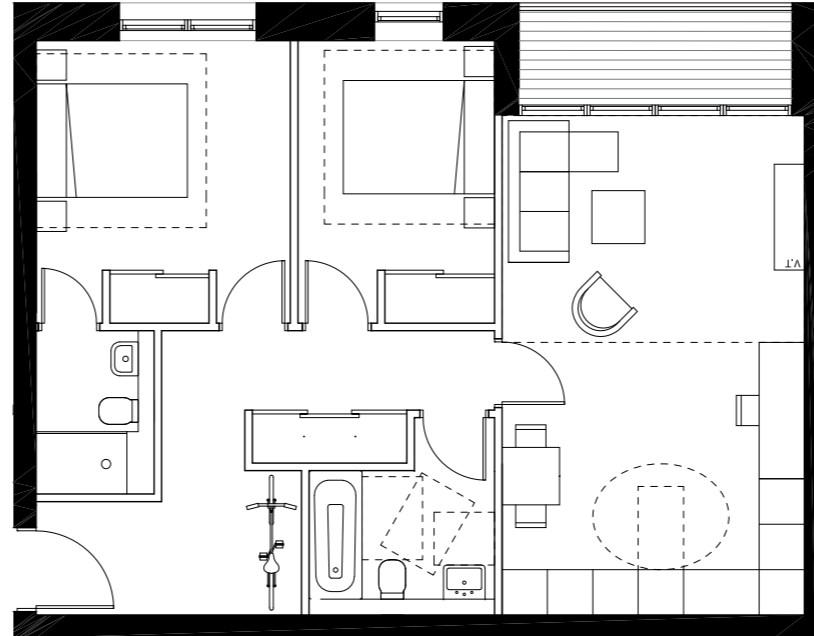


# 2 BED APARTMENT LAYOUTS

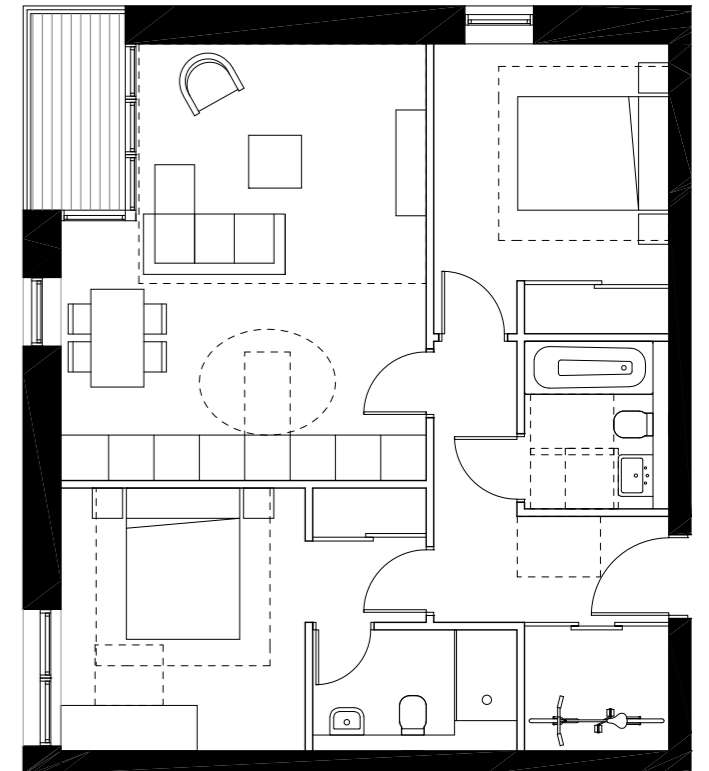
TYPE A  
72M<sup>2</sup>



TYPE B  
74M<sup>2</sup>

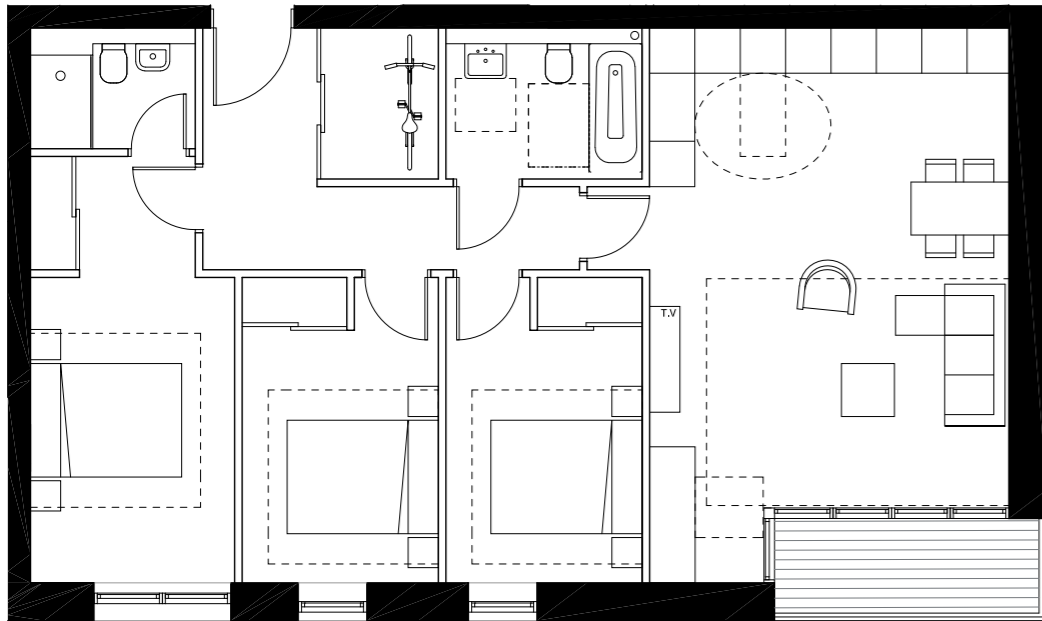


TYPE C  
72M<sup>2</sup>

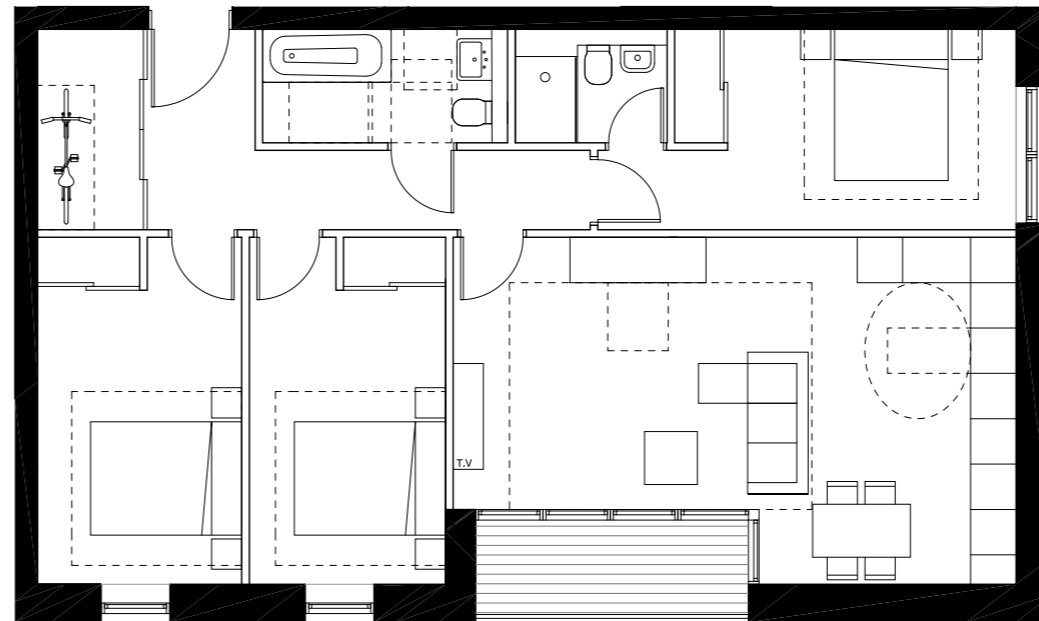


# 3 BED APARTMENT LAYOUTS

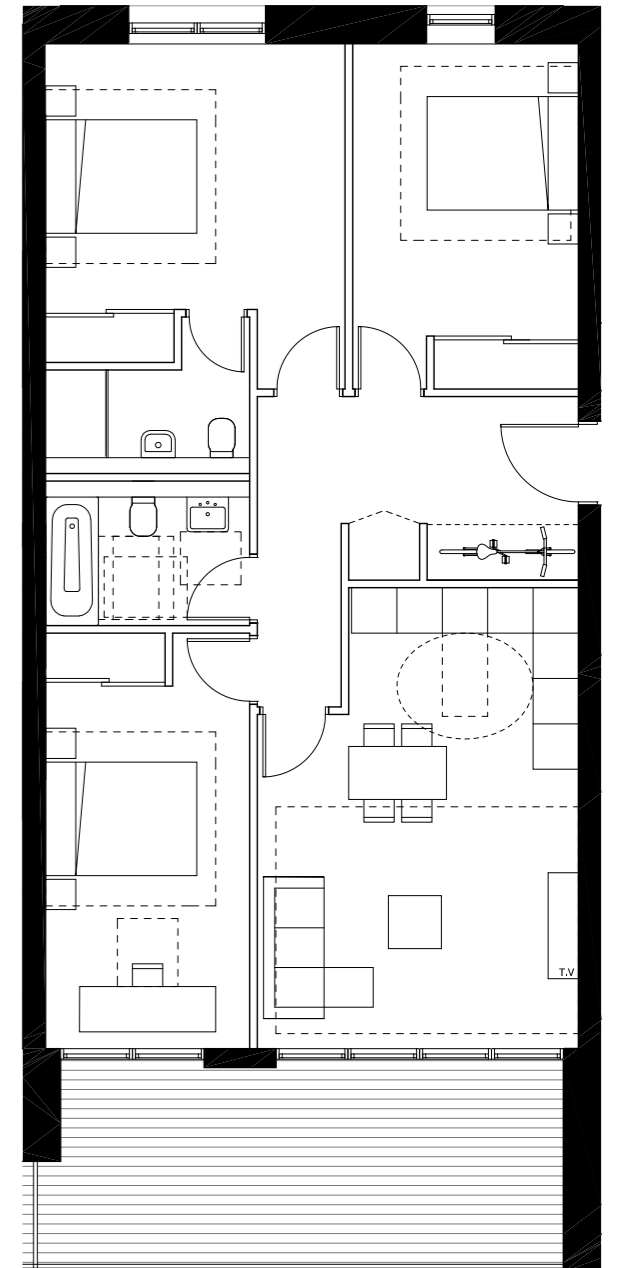
TYPE A  
92M2



TYPE B  
92M2



TYPE C  
93M2





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# FACADE DEVELOPMENT



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# HORIZONTAL DATUMS

Overall building height has been informed by the immediate context to ensure the proposal ties in with it's surroundings.



# VERTICAL RHYTHM

The very well defined vertical rhythm of tenement buildings is referenced both in terms of proportion and repetition in our elevational treatments. Longer vertical windows are proposed, in line with typical tenemental windows found across the West End.

Each apartment has a generous balcony which brings the outside in. This mirrors the traditional bay window which projects the inside out.



# APPEARANCE & MATERIALITY





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