



Detail

4 - 16 Turnbull Street

Design + Access Statement

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Existing View from Turnbull Street

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Introduction



Existing view of application site from St Andrew's Street

This document has been prepared for an application for Full Planning Permission and Listed Building Consent for the property at 4 - 16 Turnbull Street, Glasgow, G1 5PR.

Detail are proposing to sensitively restore this dilapidated former Central Police Headquarters into beautiful residential apartments providing stylish contemporary living in Glasgow's East End.

This document is to be read in conjunction with Detail's drawings and documents submitted as part of the application.

2.0

Application Site + Setting



Location and Context

The application site is on the corner junction of Turnbull Street and St Andrew Street sat behind one of the main arteries of the East End, the Saltmarket/High Street. It faces one of Scotland's oldest churches, St. Andrews in The Square, which has now been re purposed and is the Centre for Scottish traditional Music, Song and Dance.

It is in close proximity to the M8 (Glasgow Airport only a 15-minute drive), Glasgow Central and Queen Street mainline rail links within an 8-minute walk and underground/ bus stops to all destinations also within a 8-minute walk.

Lying in Glasgow's East End there is a rich history of traditional architecture combined with modern development. This has harboured a well established musical scene alongside bustling, top quality independent food outlets, cool and comfortable bars and wonderful green spaces. All of which has drawn a wide ranging demographic to the area, creating a healthy and exciting place to live.



Map dated 1860



Map dated 1913

Historical Context

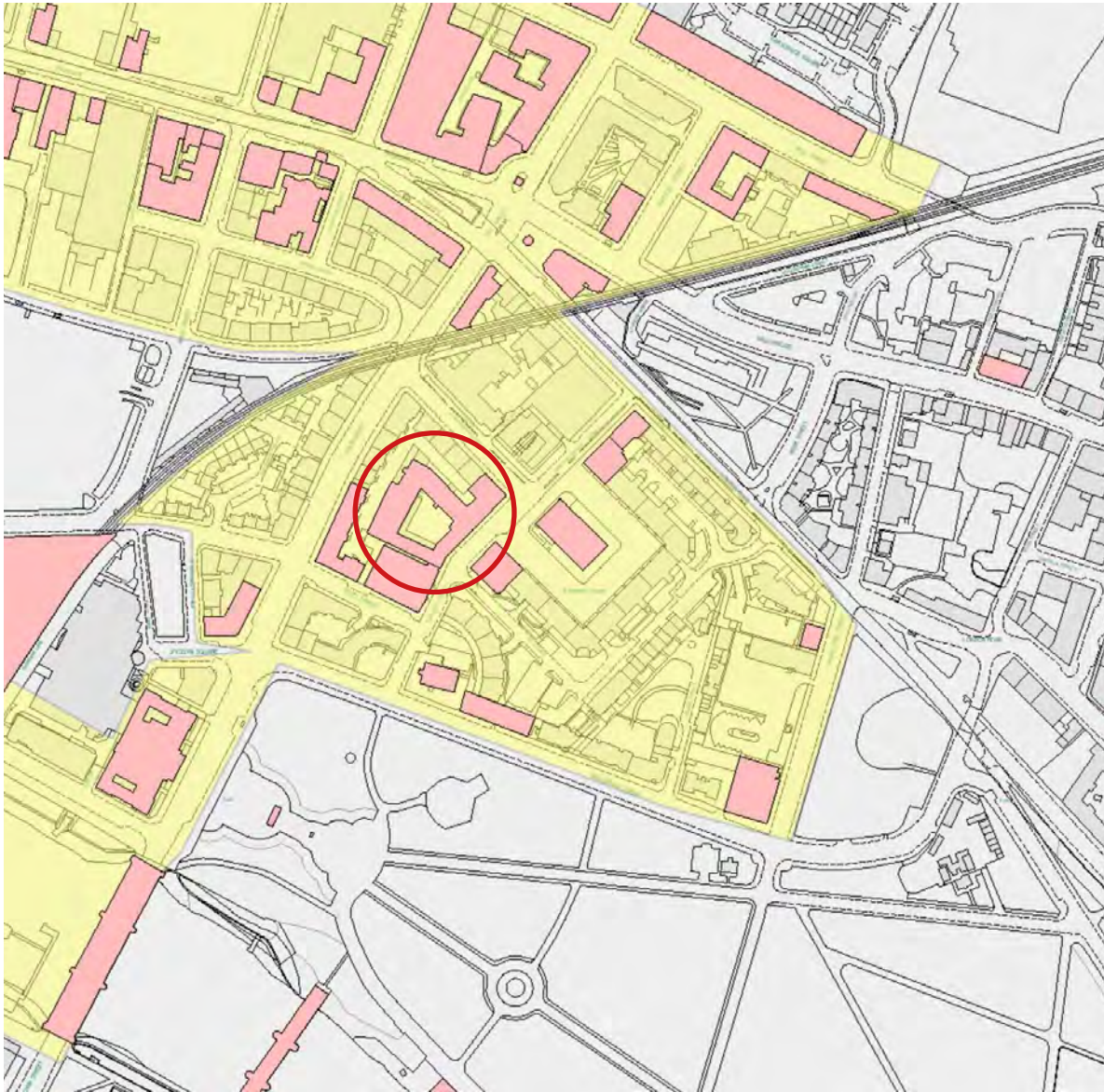
The wealth and confidence created by all the trading/commercial/industrial activities fuelled an extraordinary building and engineering boom in the City Centre in the second half of the 19th century. Vast and opulent retail and storage warehouses, storehouses, banks, offices, shops, stables, churches, institutional and public buildings replaced many of the domestic blocks in the Merchant City, Broomielaw and lower slopes of Blythswood Hill.

The architecture of the City Centre exhibits a distinctive confidence from the late 18th century into the 21st century that makes it unique in Scotland. Although a variety of architectural styles exist, there are certain Glasgow characteristics: depth of modelling; wealth of ornamentation and sculpture; animated roof line; and consistent building lines and predominantly flat (not stepped or curved) linear elevations along the backs of the pavements. Glasgow architects and engineers were, and remain, frequent pioneers of new building technology and materials.

In the adjacent maps we can see the demolition of existing buildings and the formation of Turnbull Street and Steel Street forming a new block. Within this block lies the applications proposed site.

 - Red circle indicates application site

Conservation Area



The application site is within the Glasgow Central Conservation Area and the building itself is Category B Listed.

The Conservation Area extends from Garnethill in the north-west to the Necropolis in the north-east, and from Broomielaw in the south-west to Albert Bridge in the south-east.

Given that the site sits within the conservation area and the building is listed the proposal has been carefully considered in order to retain and rejuvenate as much of the existing fabric as possible. Wherever new materials are proposed they are to be of a high quality and appropriate design to complement the existing building and wider context.

This proposal does not effect any of the adjacent A and B listed buildings or their boundaries.

 - Red circle indicates application site

3.0

Existing Building

The building was designed by Architect A B McDonald and opened in 1906 as Glasgow District Court, Central Police Office and the Police Museum. It is an irregular plan building with Renaissance details, comprised primarily of offices, court hall, cells, recreation and reception areas, built around a courtyard and designed to conform to an awkward site.

It is mostly made of red brick with red Dumfriesshire sandstone ashlar dressings. The street elevations are pleasantly ornamented with 2 and 3-storey bays featuring pitched gables, turrets, pends and various stone carvings including a "Let Glasgow Flourish" motif.



Existing view from Turnbull Street Corner





Stepping inside the courtyard the architecture is more severe and functional, almost entirely in red brick with grey ashlar lintels and cills.

Small multi-paned windows provide light to the cells and larger ground floor openings served the garages or former stables.

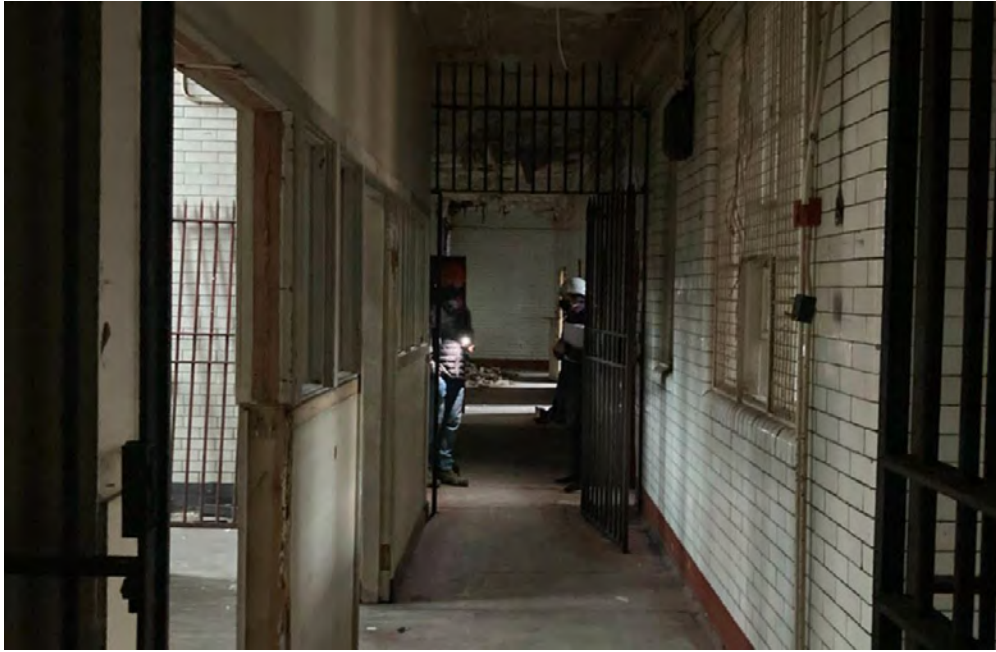
Having lain vacant for almost a decade nature has begun to take over with plants and ivy making good progress in spreading over the elevations and gutters. Some openings have been boarded up and all remaining windows are failing with water ingress present throughout.

It is therefore no surprise that internally the building is in a very poor state. There are missing floors, failing joists, collapsed ceilings and general rubble spread in all rooms.

All existing finishes are dilapidated and past a state of repair.



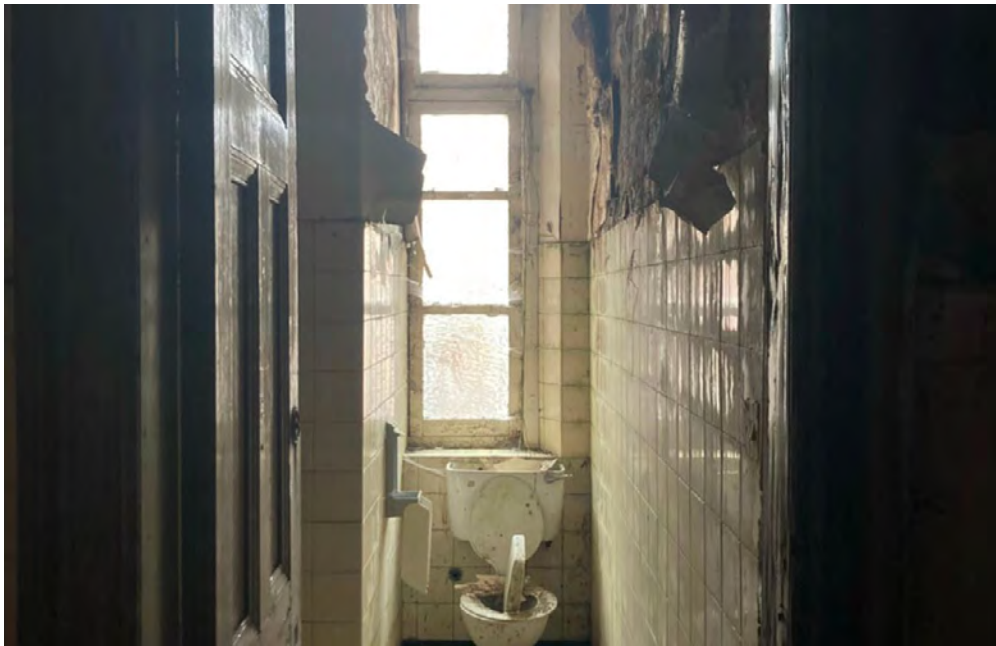
Existing view from internal Court Yard



Internal Image 1



Internal Image 2



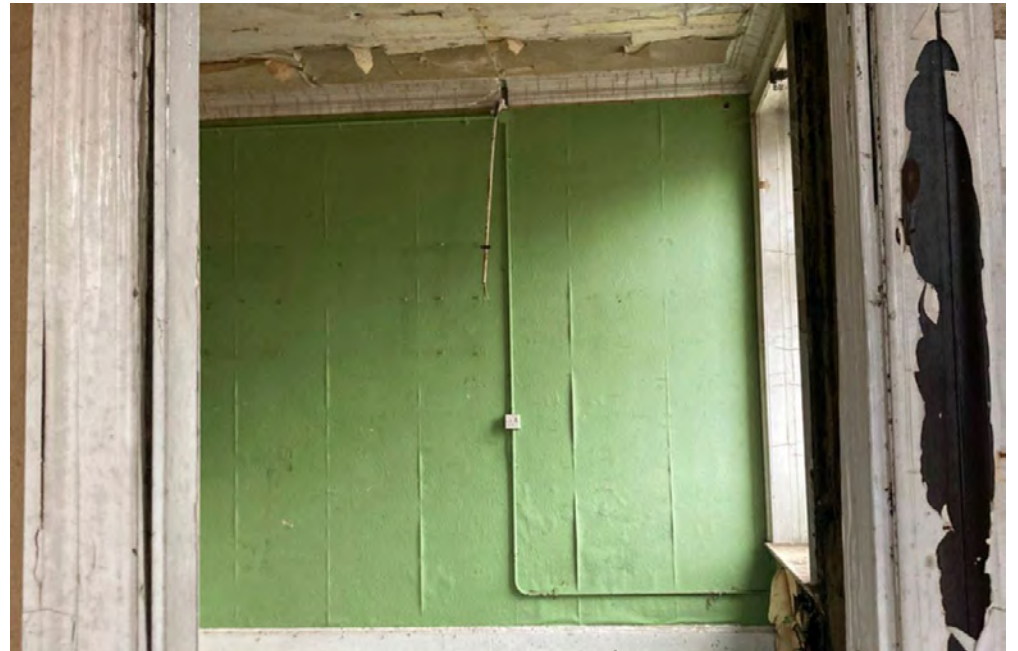
Internal Image 3



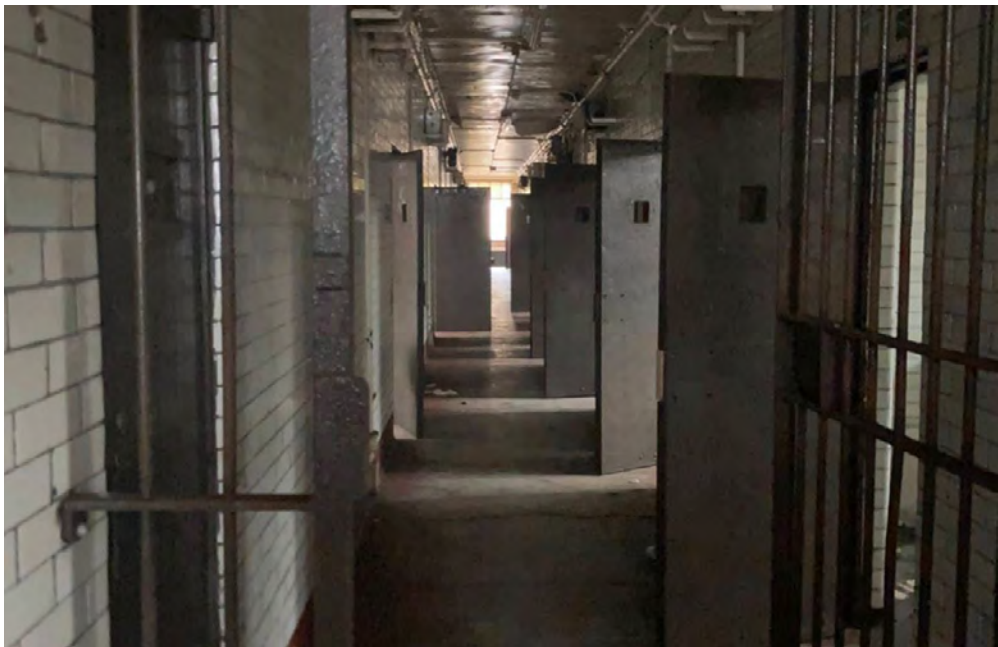
Internal Image 4



Internal Image 5



Internal Image 6



Internal Image 7



Internal Image 8



Internal Image 9



Internal Image 10



Internal Image 11



Internal Image 12

4.0

Proposal

Detail are seeking to sensitively redevelop this building into stylish residential apartments. Quality residential use is anticipated to assist in revitalising the immediate area specifically, and the wider city centre generally.

Aim

The aim of this proposal is to create a high quality piece of conservation architecture that:

- Having profoundly well thought through spaces which respond to and provide for contemporary lifestyles enhances the quality of living.
- Combining detailed space planning with careful selection of quality materials married to fine craftsmanship ensures a durability fit for purpose and interactive enjoyment.
- Balancing the right furniture, fixtures and fittings with colour, light and texture, lifts mood and spirit to higher levels.

Brief for the Proposal

- Change of use to Residential
- Provide 45 new apartments
- Communal central garden
- Car free development



Proposed View from St Andrew Square

General Overview



Aerial View of Proposal

Our proposal is to convert the existing building into 45 residential apartments.

The accommodation shall be set out over four levels with access for some from the street and others from the courtyard.

The main entrance for residents will be through a gated Pend on Turnbull Street leading to the inner courtyard which is to be transformed into a stunning shared garden amenity space with some private gardens. The courtyard will also host sheltered refuse, bike and general storage.

A basement level will accommodate a communal facilities and house much of the required plant for the development.

At roof level the proposal includes a new “cut-away” roof to allow occupation of the pitched roof void with external terracing.

Detailed layouts can be seen in the following plans and the schedule of Accommodation illustrates the types/ sizes of each dwelling.

General Specification



Outstanding quality

New finishes, fixtures and fittings match the standard set by Detail's previous projects. High levels of acoustic and thermal insulation; wool carpets; hardwood doors with quality stainless steel door furniture; feature and task light fittings; double glazed windows; wet system under-floor heating throughout; timber skirting/ architrave mouldings... all combine in a harmony designed to provide a fully uplifting environmental experience.

Ready to entertain

New cabling throughout means Sky receiver, HDTV and home cinema system plug straight in. CAT 6 network and telephone points. The colour video-controlled entry system completes a robust, nominated receiver, security alarm and there is "double knock" fire detection, alarm and suppression system. Socket and switch plates are flush, screw less white epoxy coated.

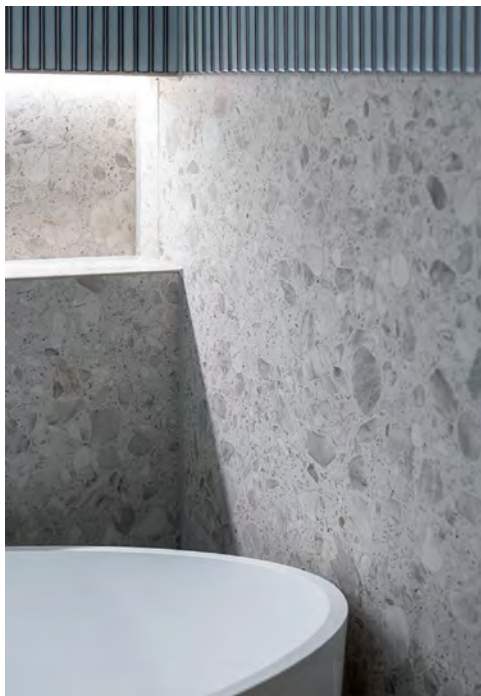


Uniquely luxurious kitchens

Kitchens have been individually designed to take advantage of Courts' Yard unique spaces. Soft closing doors/ drawers; Krión splash backs; powerful extract systems; Krión hygiene worktops and quality integrated appliances. As the Shakers said..." A place for everything and everything in its place" we believe the practicability of our kitchen designs are exceeded only by the quality of their aesthetic.

Beautiful bathrooms

Each bathroom and en-suite match classic sanitary and brass ware with large-format porcelain tiling stretching from floor to ceiling and wall to wall. Concealed cisterns and wall mounted toilet pans throughout. Hot water and heating provided via premium quality boilers including a hot water ring main with critically spaced hot/ cold, flow/ return pipes which are all fully lagged.



Ground Floor + Basement



The ground floor arrangement hosts 16 units. These are made up of a mix of a single 4 bed duplex, a 3 bed apartment and multiple 2 and 1 bed apartments.

Units 2 - 6 are accessed via the communal entrance on Turnbull Street. All the other units are from the main pend from Turnbull Street. This pend leads to the communal courtyard which then takes you through the two new pends in the existing building to the common access for each unit.

Units 13 - 16 benefit from mezzanine levels over the Kitchen, Dining and Living spaces due to the existing tall floor to ceiling heights.

The communal courtyard will be newly landscaped with both soft and hard finishes. A central triangular planter will host a new native tree with further low level planting.

Private gardens to the courtyard facing units provide privacy screening as well as much sought after private outdoor space.

Bike and bin storage is also provided within the courtyard space under the part retained structure to the South of the space.

Proposed Ground Floor Plan



First Floor



The first floor hosts 15 units. These are made up of a mix of a single 3 bed apartment and multiple 2 and 1 bed apartments.

Each unit is entered from the communal access to each block.

Every flat has at least dual aspect ensuring the apartments maximise on natural daylight. Furthermore each unit has external amenity space through private balconies.

Generally the layout for each apartment has an entrance hallway leading to a fully open plan Kitchen, Living and Dining space. This provides the modern living arrangement which is now much sought after.

Bedrooms are generously proportioned with space in each for free standing or fitted wardrobes.

Unit 18 hosts a mezzanine level over the Kitchen, Dining and living space due to the tall Turnbull Street facing window and high floor to ceiling height.

Proposed First Floor Plan



Second Floor



On this level the apartment typology changes from the levels below. There are 13 units on this level made up of a mix of a 4 bedroom duplexes, 2 bedroom duplexes and 2 bedroom apartments.

Each unit is entered from the communal access to each block.

The 4 bed duplex units all have their Kitchen, Living and Dining spaces on this level with a bathroom and one bedroom.

The 2 bed duplex units also have their Kitchen, Living and Dining spaces on this level with a bathroom but also benefit from a further utility room.

The 2 bedroom apartments follow the same typology as the units on the lower floors.

Proposed Second Floor Plan



Third Floor



On this level we are mainly in the upper levels of the 4 and 2 bedroom duplex's. There is one further 3 bedroom unit on this level on the North East corner of the building.

The duplex units have their own private internal staircases to reach this upper level.

The 4 bed duplex have three further bedrooms and a bathroom, some with an additional en-suite on this level.

The 2 bed duplex units also have their bedrooms on this floor with a shared bathroom.

Carving out space in the roof these units benefit from generous roof terraces mostly overlooking the courtyard.

Unit 45 is a generously proportioned 3 bedroom apartment which occupies the corner of the site. It has an attractive roof terrace to the West of the plan.

Proposed Third Floor Plan



Proposed Materials - Street Facing

The proposal is to retain, clean and repoint the existing red ashlar stone and red brick to the existing Turnbull Street building. By carefully restoring these decorative elevations the appearance of the building will be much uplifted.

All windows to the Turnbull Street facing portion of the building are to be replaced with painted timber double glazed windows. Replicating the existing arrangement the units will have a single upper panel and a lower panel split vertically with a true astragal (not planted glazing bar).

The roof is to be entirely overhauled with new timber trusses, insulation, damp proof membranes, sheeting and Marley modern roof tiles.

Any existing lead work which is deemed to be failing will be renewed or replaced as necessary.

For the access through the pend we are proposing a new metal gate with a bespoke design. This will be painted in black.

All of the existing rainwater gutters and downpipes are to be replaced in black painted metal to match the windows, doors and balconies.



All windows replaced with double glazed painted timber sash windows replicating the existing panel arrangement

All ashlar stone and red brick to be retained, cleaned and repointed

Existing St Andrew Street Photo



Proposed painted metal gate to Courts Yard communal garden and unit access.

Proposed Turnbull Street Visualisation



Fig.1 Original Elevation to St Andrew Street

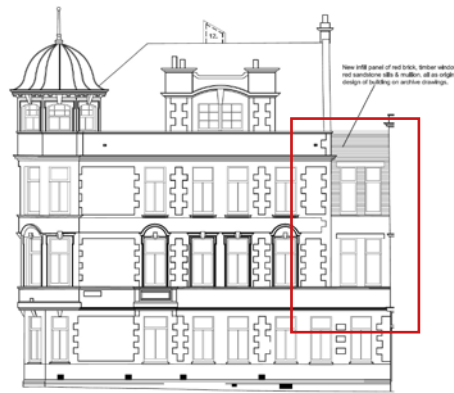


Fig.2 Proposed Elevation to St Andrew Street

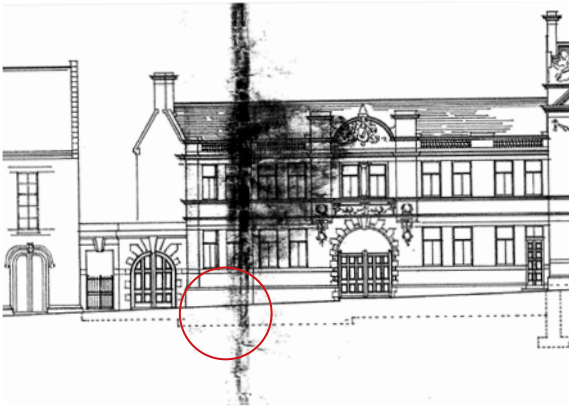


Fig.3 Original Elevation to Turnbull Street

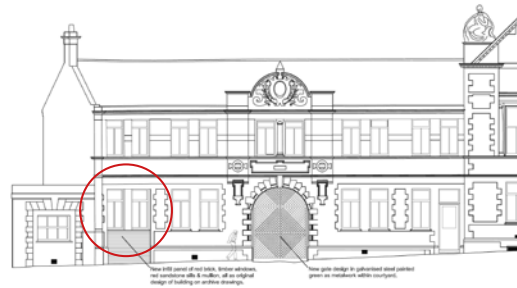


Fig.4 Proposed Elevation to Turnbull Street

Proposed Materials - Street Facing

Our careful examination of the original linen drawings held at the Mitchell library's Glasgow Room, reveal that street elevations today differ from the how the building was first constructed in two significant areas:

1. On St Andrews Street, there was originally a 3m gap left at 1st and 2nd floors between the building and neighbouring gable to the east, with only the ground floor elevation extending across as street level. At some point in subsequent decades, the 1st floor of this gap in the facade was filled in with a matching elevation in red brick and sandstone. We now propose to use the same principle to infill the 2nd floor elevation, set back by 650mm so as not to obscure the existing red sandstone quoin returns.

2. On Turnbull Street, on the original linen drawings and historic photographs it can be seen that there were originally 4 identical windows to the south of the pend entrance, 2 of which were removed in later decades to form a secondary entrance to the gatehouse. We propose to reinstate the original elevation here using matching red brick and red sandstone, so that the living room of Unit 1 can enjoy a large living room area with window sill heights comfortably above pavement level for privacy.

Finally we propose to retain the 'watch tower' at the north corner of the rear courtyard at roof level, by employing steel beam supports concealed below roof level, so that internal walls below it can be removed to make way for our proposed apartment layouts.



Existing watch tower retained and refurbished with stainless steel flue removed

Proposed Materials - Courtyard Facing



New roof tiles

Grey standing seam cladding to 3rd floor terraces

All rainwater goods in painted metal green to match windows/doors

Existing red brick cleaned and repointed

All windows and doors to courtyard in green powder coated aluminium double glazed units

Balconies in powder coated green metal with timber handrail and timber decking

Smooth external render with textured effect

The courtyard portion of the existing building is almost entirely in red brick with concrete lintels and cills. We propose to retain, clean and repoint all of the red brick in this part of the building.

To harmonise the reveals and openings to the new windows we are proposing a smooth grey render with a textured concrete effect to tie in with the industrial aesthetic of the existing building.

All window and doors to the courtyard are to be light green powder coated aluminium double glazed units.

The cantilevered balconies are all to be in light green powder coated steel with a timber hand rail. Timber planks will make up the decking.

All of the new rainwater gutters and downpipes are to be in light green painted aluminium to match the windows, doors and balconies.

Proposed Materials - Rear



Proposed Back Visualisation

Much like the courtyard the existing building on the back elevation is almost entirely in red brick with concrete lintels and cills. Again we propose to retain, clean and repoint all of the red brick in this part of the building.

The same treatments proposed to the courtyard are brought to the rear elevations to tie the proposal together into one consistent building. This includes the smooth grey render with a textured concrete effect to window surrounds and all window and doors to be green powder coated aluminium double glazed units.

In order to avoid any overlooking across the back gardens towards the existing tenement buildings we are proposing protruding 'pods' which angle the views from internal rooms away at 45 degrees thereby addressing the 18 metre overlooking rule. These pods will be clad in vertical timber cladding and have powder coated metal railings and timber handrails acting as attractive Juliet balconies.

On the roof new Velux roof lights will provide natural daylight to the rooms on the third floor. We are also proposing to install black solar panels on the roof which will be flush and in-line with the new roof tiles.

All of the new rainwater gutters and downpipes are to be in light green painted aluminium to match the windows, doors and balconies.

To both front and rear elevations of the courtyard we have chosen to respect and preserve the history of the building by retaining former cell windows as brick-ups covered in smooth light grey render with their lintels and cills still visible.



Unit 30 Internal Visualisations



Proposed Materials - Internal

The vision for this proposal is to celebrate the existing building's architectural features whilst also re purposing it for 21st century habitation.

We propose to do this by mixing existing finishes with new materials to create a much sought after industrial aesthetic.

Tall floor to ceiling heights will be retained and existing openings will receive new aluminium windows bringing plenty of natural light into each habitable space.

Existing exposed glazed brick internal walls will meet new light timber or concrete flooring while new kitchens, partitions and fittings will be carefully selected to complement the interior decor.



Sustainability

As with all of our projects we are always seeking ways to incorporate sustainable building principles and materials.

For energy supply we are proposing an air-source heat pump communal heating system kept in the basement. A communal heating system helps to heat a number of homes from a centralised source. This type of heating system uses significantly less energy, compared to using individual boilers in each home. With this combination of a more efficient source, and renewable energy, carbon emissions can be greatly reduced.

We also aim to install flush black solar panels to the roof (courtyard facing elevations only) where possible to help with renewable energy production.

Working with the existing building and avoiding mass demolition we are reducing the amount of materials required. By lowering the amount of demolition and new build work in order to retain and re purpose existing buildings we are reducing the constructions overall carbon footprint.

All new materials will be sourced as locally as possible. This includes the use of Scottish larch and salvaged bricks.

The planting in the courtyard and around the project will also provide an additional green space to the East End of Glasgow. The residents will benefit from the softened landscape and enriching environment.



Proposed Aerial View



Proposed St Andrew's Square View



Proposed Turnbull Street View



Proposed Courtyard View



Proposed Courtyard Isometric View



Proposed Rear View

Area Schedule

Unit	Type	GIA (m2)	GIA (sqf)	Private Garden Space (m2)	Private Garden Space (sqf)	Private Terrace (m2)	Private Terrace (sqf)
Unit 1	4 Bed Duplex	197	2120	85	915		
Unit 2	1 Bed Flat	54	581				
Unit 3	2 Bed Flat	92	990				
Unit 4	3 Bed Flat	135	1453				
Unit 5	1 Bed Flat	52	560				
Unit 6	2 Bed Flat	99	1066				
Unit 7	2 Bed Flat	62	667	48	517		
Unit 8	1 Bed Flat	59	635	43	463		
Unit 9	1 Bed Flat	44	474	19	205		
Unit 10	1 Bed Flat	42	452	11	118		
Unit 11	2 Bed Flat	74	797	129	1389		
Unit 12	1 Bed Flat	45	484	11	118		
Unit 13	1 Bed Flat	68	732	47	506		
Unit 14	2 Bed Flat	86	926	51	549		
Unit 15	1 Bed Flat	67	721	48	517		
Unit 16	2 Bed Flat	81	872	49	527		
Unit 17	1 Bed Flat	71	764				
Unit 18	2 Bed Flat	109	1173				
Unit 19	3 Bed Flat	114	1227				
Unit 20	2 Bed Flat	92	990				
Unit 21	2 Bed Flat	93	1001				
Unit 22	2 Bed Flat	66	710			5	54
Unit 23	1 Bed Flat	61	657			5	54
Unit 24	2 Bed Flat	68	732			6	65
Unit 25	1 Bed Flat	45	484			10	108
Unit 26	2 Bed Flat	81	872			21	226
Unit 27	2 Bed Flat	85	915			15	161
Unit 28	1 Bed Flat	51	549			5	54
Unit 29	2 Bed Flat	74	797			5	54
Unit 30	1 Bed Flat	53	570			5	54
Unit 31	2 Bed Flat	74	797			7	75
Unit 32	2 Bed Flat	90	969				
Unit 33	2 Bed Flat	79	850				
Unit 34	2 Bed Flat	94	1012				
Unit 35	3 Bed Duplex	111	1195			14	151
Unit 36	2 Bed Duplex	105	1130			16	172
Unit 37	3 Bed Duplex	116	1249			16	172
Unit 38	2 Bed Duplex	77	829			8	86
Unit 39	3 Bed Duplex	149	1604			7	75
Unit 40	4 Bed Duplex	151	1625			9	97
Unit 41	2 Bed Duplex	86	926			15	161
Unit 42	4 Bed Duplex	128	1378			15	161
Unit 43	2 Bed Duplex	90	969			15	161
Unit 44	4 Bed Duplex	128	1378			15	161
Unit 45	3 Bed Flat	148	1593			30	323

Total	3946	42474	541	5823	244	2626
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Communal Garden	210	2260
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Unit Type	Quantity	Percentage
1 Bed Flats	13	30%
2 Bed Flats	18	40%
3 Bed Flats	3	7%
2 Bed Duplex	4	9%
3 Bed Duplex	3	7%
4 Bed Duplex	4	7%

Total	45	100%
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Conclusion

5.0

Detail propose to make this currently unused and dilapidated former Police Headquarters into a new exemplar of 21st century urban living, with nature brought back into its heart and celebrated in its communal garden. The street facing portion of the building will become animated again, with renewed stone and brick work and new windows. This will help add to the strong architectural character offered by the surrounding streets as well as the celebrated St Andrew's in the Square Church.

Most importantly the project will provide 45 new apartments in Glasgow's thriving East End. This will further encourage greater footfall for all the new and existing businesses found in the area.

It is imperative that our existing building stock, including buildings whose appearance seems at first less glamorous than their older or newer equivalents, should not be left behind and allowed to lie empty or derelict. Since the mid-20th century, Glasgow has lost a great deal of its erstwhile urban population (of the kind that still thrives in cities like Paris) to suburbs and peripheral estates, destroying areas of unspoilt nature in the process.

Glasgow has everything it takes to earn its place as a sophisticated European city renowned for visionary design.

Detail look forward to working in close collaboration with GCC Planning to further that aim.

Access Statement

6.0

The proposal does not effect the existing access to the site.

The residential access is from Turnbull Street either through the main pend or through two separate communal access doors depending on the unit. There is a lift in the North East corner of the block providing wheelchair access to units 4, 5, 6, 19, 20, 21, 32, 33, 34 and 45.

The communal garden courtyard includes separate bin and bike storage which is under the part-retained steel structure. This area will be secured. Further storage is provided in the basement, including a communal gym and plant areas.

All proposed stairs will meet Building Regulation Requirements.

All proposed doors and hallways exceed the minimum width requirements.

7.0

About Detail



Detail have been providing interior design and architectural services to discerning cognoscenti for over 30 years. We understand that our environment impacts directly on how we feel, on how we behave and indeed the profundity of affect it has on our very being.

Our commitment to good design, our rigorous attention to detail and our dedication to quality allow us to create homes that elevate the experience of life lived by those who dwell in them.

While most of our professional lives have been spent in London and Paris, we have now been providing professional architectural and interior design services to private and corporate clients as well as creating our own niche residential developments, from Glasgow's West End, for over 15 years.

Here the established quality of architecture and infrastructure provide the very best foundation upon and within which we know (as we live here too) greatness of life can be attained.

Live better longer.