

Trongate – Candleriggs
Merchant City
Housing Design



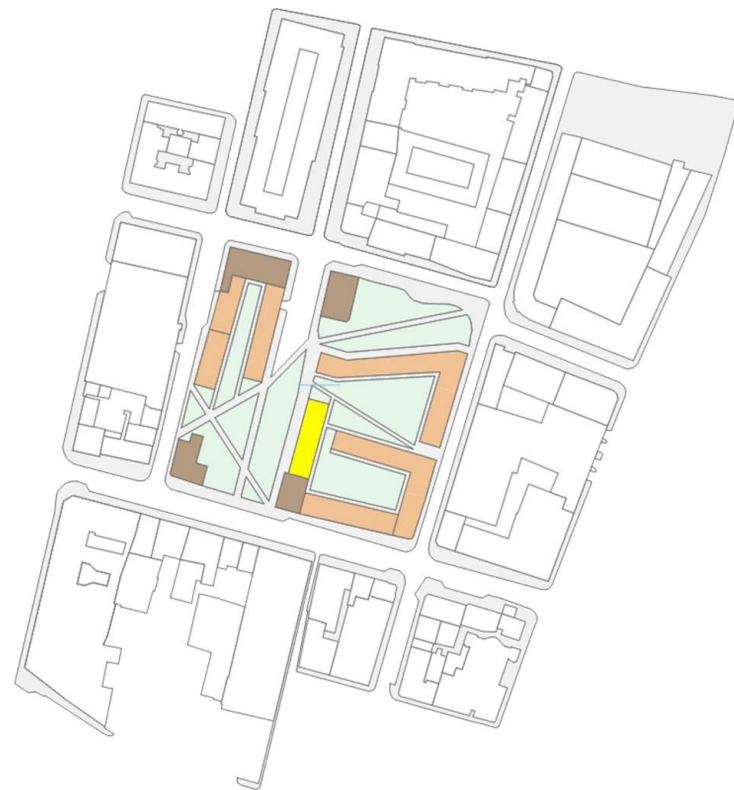
LOCATION WITH SHORT BRIEF



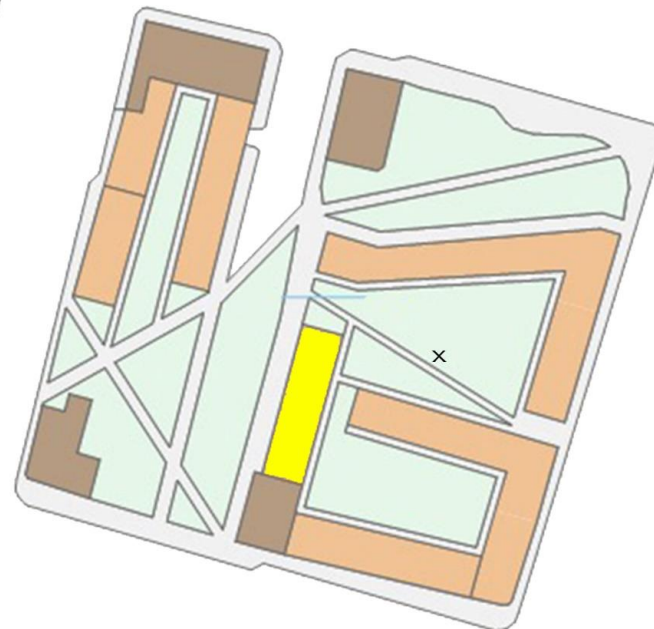
GLASGOW CITY



MERCHANT CITY



SITE WITH CONTEXT



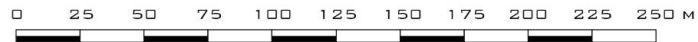
MASTERPLAN

THE HOUSING WILL BE PLACED IN THE CENTRE OF MERCHANT CITY. EACH BUILDING WILL BE DEDICATED FOR A SPECIFIC GROUP OF USERS. BUILDING MARKED BY „X” WILL BE DEDICATED FOR MUSICIANS, WHO WILL BE ABLE TO DEVELOP THEIR PASSION IN THEIR OWN SOUNDPROOF FLATS. GROUND FLOOR AS A COMERCIAL FLOOR WILL BE READY FOR SOME LOCAL BUISNESSES AS A GROCERY SHOP, A BAKERY OR MUSICIAN SHOP. THE REST 4 FLOORS WILL HAVE RESIDENTIAL USE. THREE TYPES OF FLATS WILL BE SUITABLE FOR SINGLE INDIVIDUALS, COUPLES, SMALL FAMILIES AS WELL AS LARGER FAMILIES.

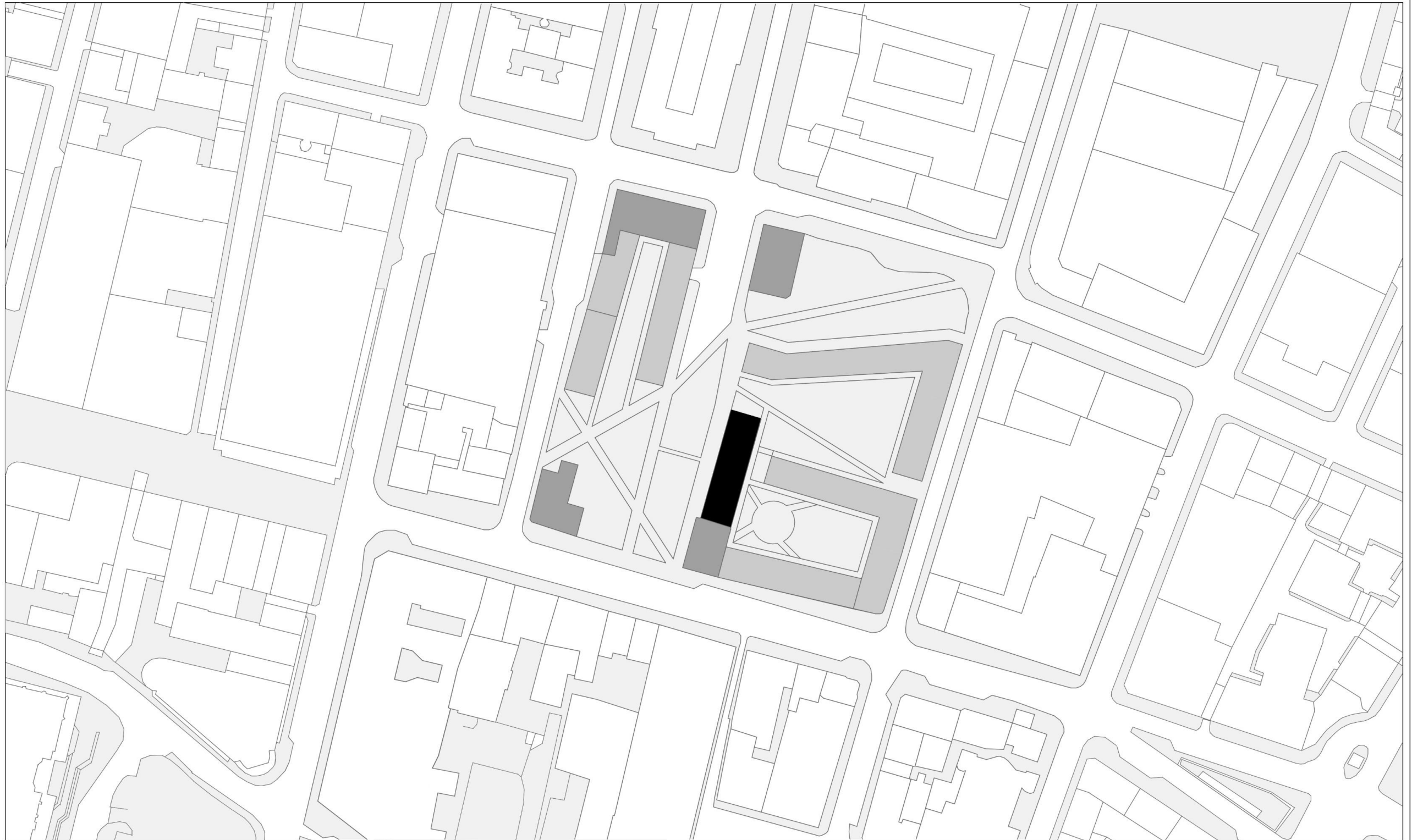
FIGURE GROUND



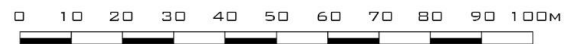
SCALE 1:2500



LOCATION PLAN



SCALE 1:1250



Urban Spaces and Precedent

OLD TOWN SQUARE IN WARSAW



VIEW

LOCATION:

A RECTANGULAR SQUARE MEASURING 90 BY 73 METERS IN THE OLD TOWN OF WARSAW. EIGHT STREETS LEAVE THE SQUARE (TWO AT EACH CORNER, PERPENDICULAR TO EACH OTHER).

HISTORY:

IT WAS FORMED AT THE TURN OF THE 13TH AND 14TH CENTURIES AT THE TOWN'S LOCATION. UNTIL THE 18TH CENTURY, THE MOST IMPORTANT SQUARE IN THE CITY, WHERE THE LIFE OF WARSAW WAS CONCENTRATED. IT WAS THE BACKGROUND OF IMPORTANT HISTORICAL EVENTS. AFTER A FIRE IN 1607, THE BUILDINGS IN THE MARKET SQUARE WERE REBUILT, WHICH SURVIVED UNCHANGED UNTIL THE DESTRUCTION IN 1944. IN 1817 THE OLD TOWN HALL WAS PULLED DOWN, AND THE OLD TOWN BECAME AN ENCLAVE OF THE URBAN POOR.

RENOVATION:

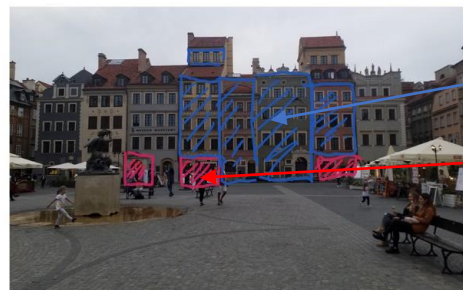
DURING THE RENOVATION OF TENEMENT HOUSES OCCUPIED BY THE MUSEUM OF WARSAW ON THE DEKERT SIDE, WHICH WAS COMPLETED IN 2016, THE COLORS OF THE FACADES OF THE TENEMENT HOUSES WERE CHANGED, WHICH MADE IT POSSIBLE TO REVERSE THE RENOVATION RESULTS FROM THE 1970S AND 1980S AND TO RESTORE THE ORIGINAL COLORS OF HISTORIC TENEMENT HOUSES FROM THE TIME OF THEIR RECONSTRUCTION IN THE 1950S.



AERIAL VIEW

LIVING SPACES

COMERCIAL SPACES



1919



1945



2020

BLYTHSWOOD SQUARE, GLASGOW



VIEW

HISTORY:

THE SQUARE WAS ONE OF THE RESIDENTIAL DEVELOPMENTS ON BLYTHSWOOD HILL ON THE 35 ACRES (14 HA) OF GROUND PURCHASED IN 1802 BY WILLIAM HARLEY.

LOCATION:

THE SQUARE WAS BUILT AS PART OF THE NEW TOWN OF BLYTHSWOOD, FIRST OF A WESTWARD EXPANSION OF GLASGOW UPON THE 470 ACRES OF THE LANDS OF BLYTHSWOOD & WOODSIDE STRETCHING FROM THE WESTERN SIDE OF BUCHANAN STREET TO THE RIVER KELVIN,



AERIAL VIEW

USE CHANGE:

FROM THE 1900S THE LUXURIOUS HOUSES INCREASINGLY BECAME OFFICES AND CLUBS, INCLUDING ON THE EASTERN SIDE THE ROYAL SCOTTISH AUTOMOBILE CLUB, WHICH WAS RESTYLED INTERNALLY BY ARCHITECT JAMES MILLER IN 1923.

GARDEN:

THE BLYTHSWOOD SQUARE PROPRIETORS ASSOCIATION OWN AND MAINTAIN THE GARDENS IN THE CENTRAL AREA. IN PAST DECADES THE GARDENS WERE OPEN TO OFFICE WORKERS AT LUNCHTIMES BUT ARE NOW ONLY AVAILABLE FOR USE ON A HIRE BASIS.



PRIVATE AREA

PUBLIC AREA

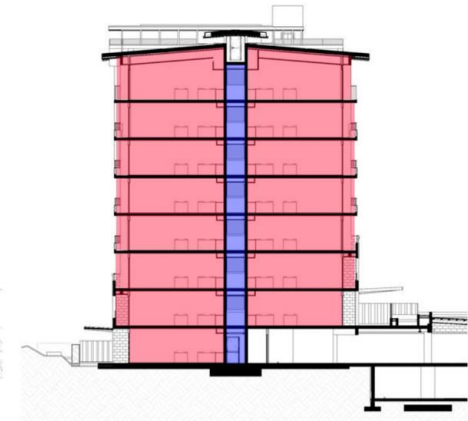
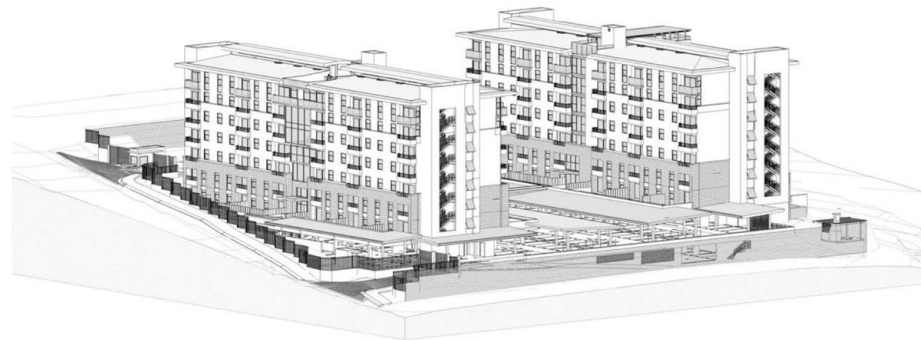
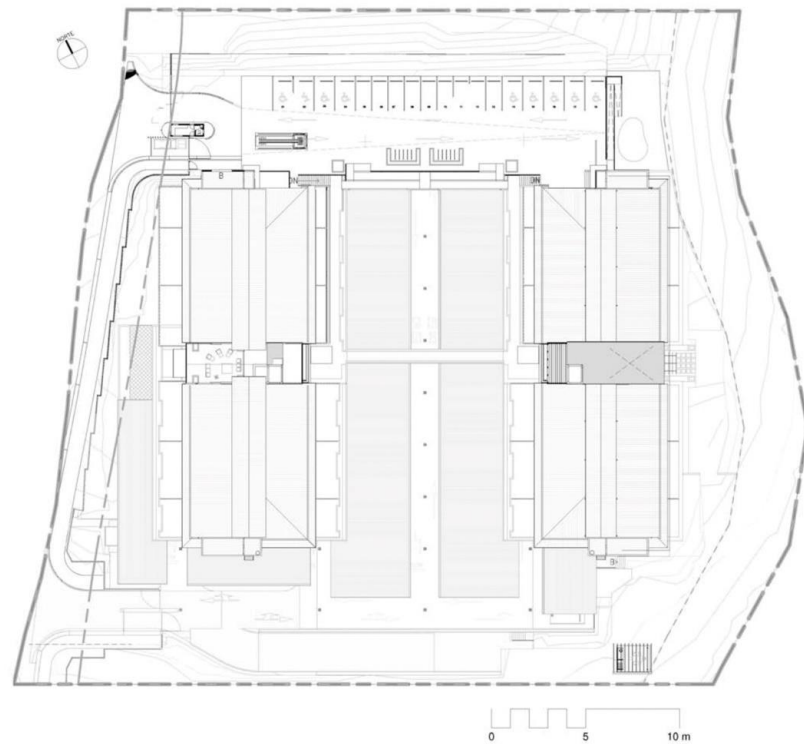
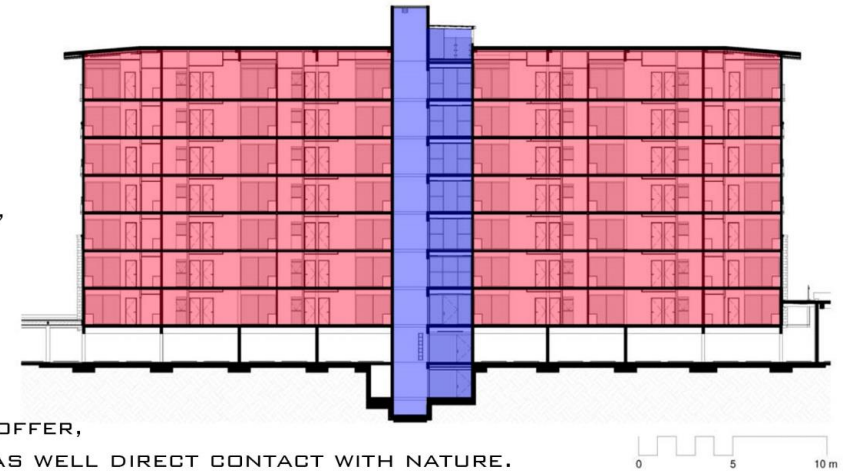


NUEVE84, CURRIDABAT, COSTA RICA

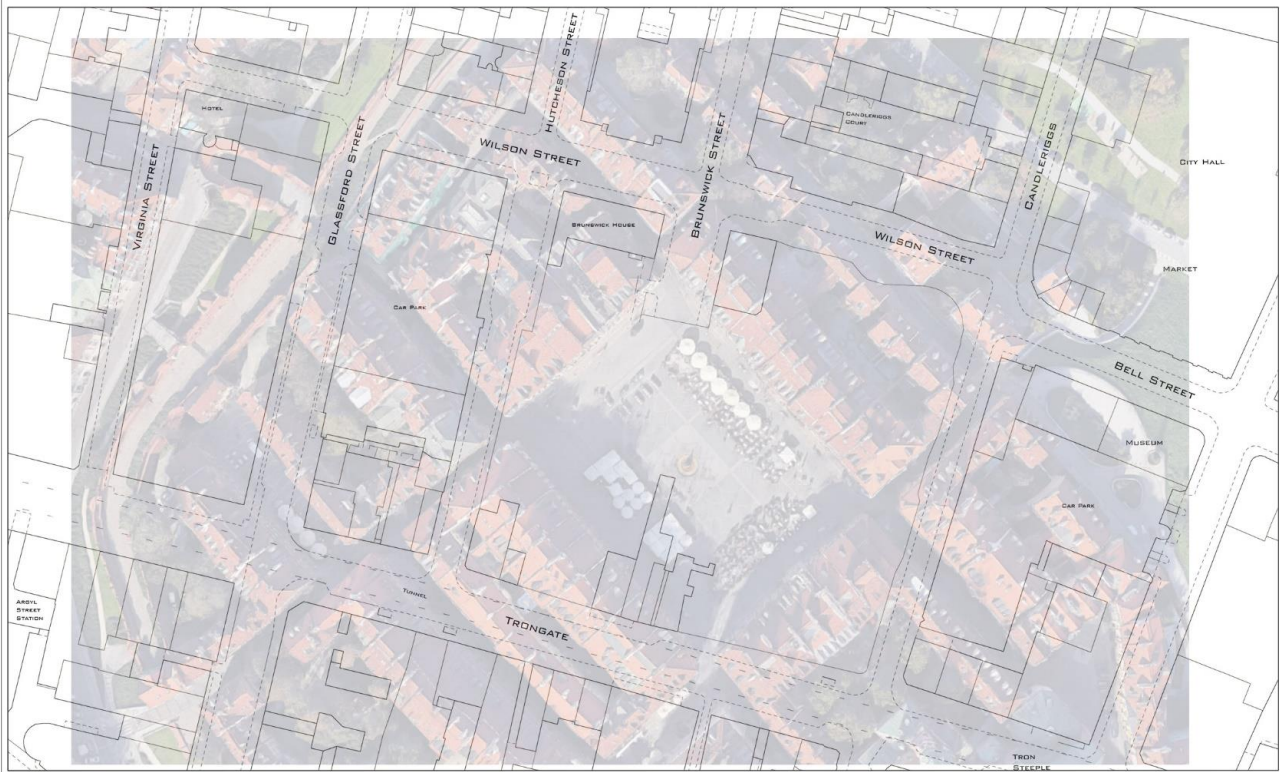


LOCATION:
THE HOUSING DESIGN IS THE BEGINNING OF AN URBAN DEVELOPMENT THAT CONSISTS ON 67 HECTARES, WHICH FOCUSES ON DEFINING A NEW LIFESTYLE IN THE EAST SIDE OF SAN JOSE CITY, LIVING IN THE MIDDLE OF 8 HECTARES OF PARKS, PLAZAS, TRAILS AND BIKEWAYS.

INTERIOR:
THE CONCEPT FOR THE INTERIOR DESIGN IS TO FEEL AT HOME, IT IS BASED ON COMFORT AND LIFESTYLE ON A UNIQUE LOCATION. BESIDES ENJOYING THE AMENITIES THE PROJECT HAS TO OFFER, SUCH AS A GYM, LIBRARY AND KIDS PLACE, IT PROVIDES AS WELL DIRECT CONTACT WITH NATURE.

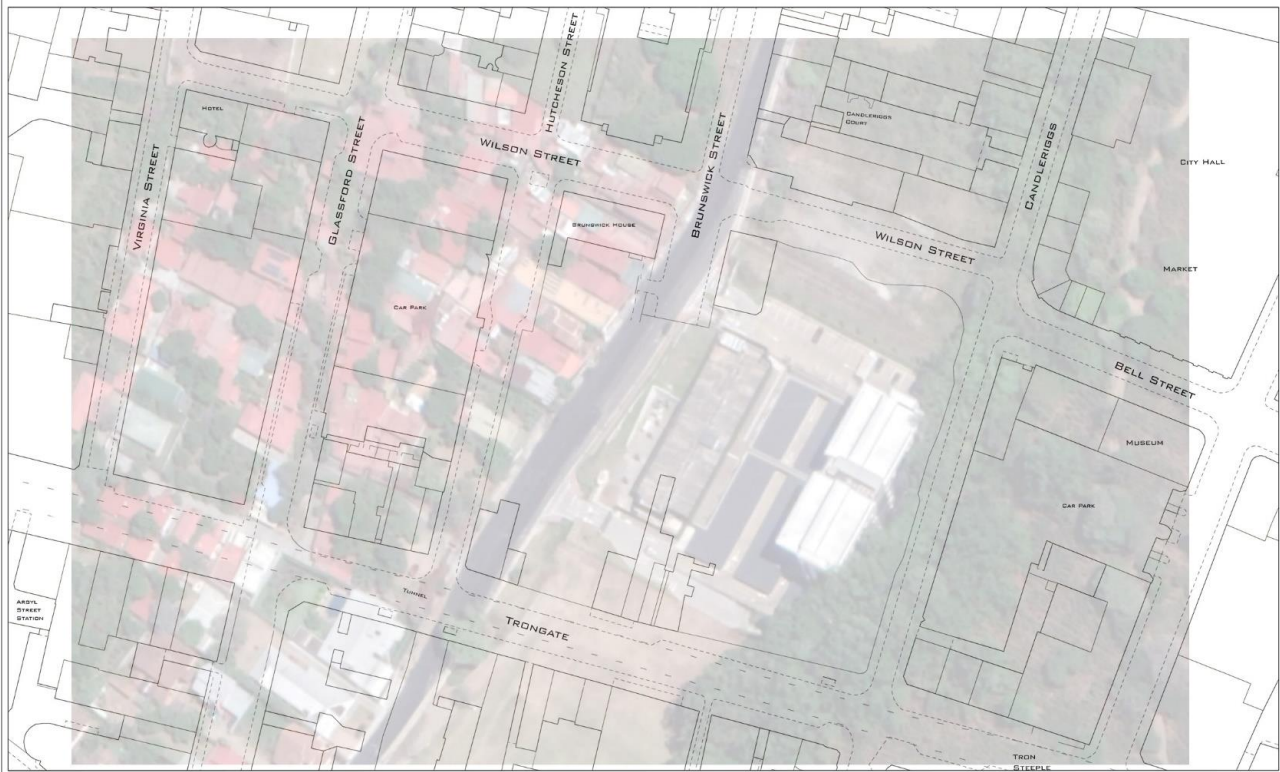


Site Analysis



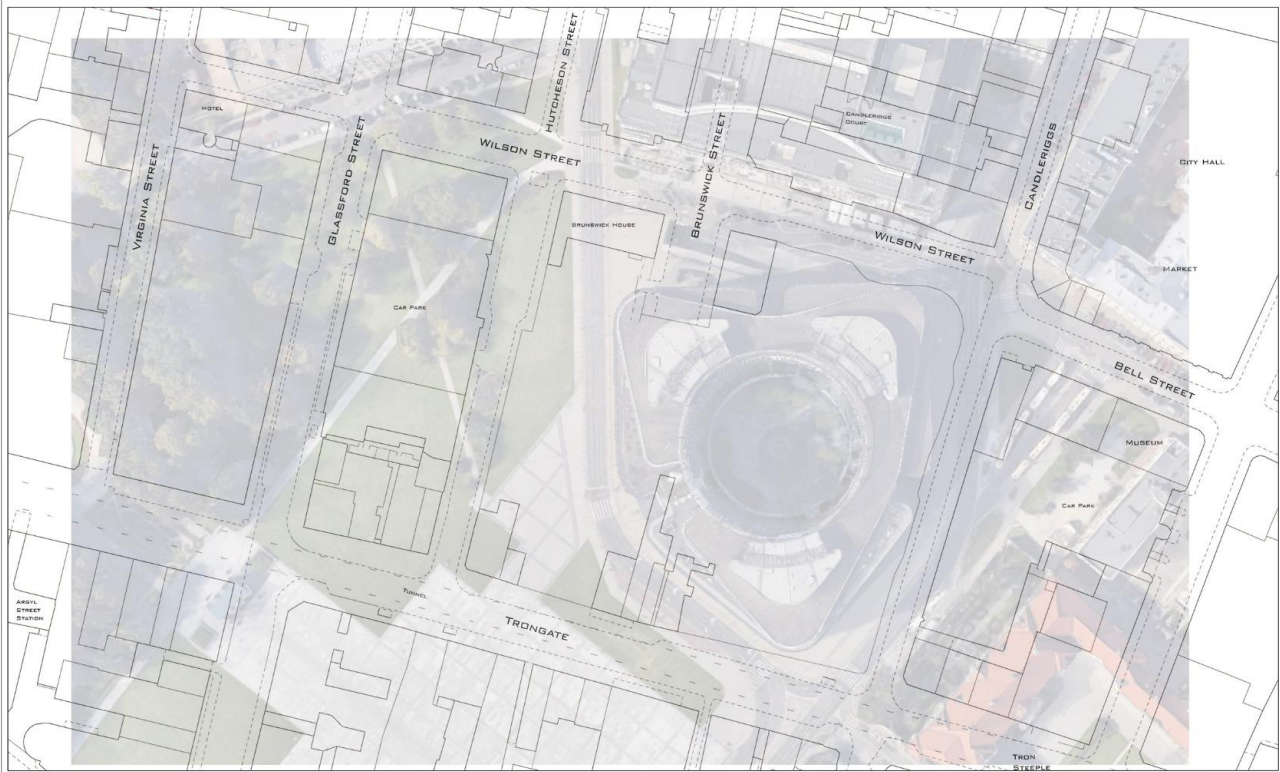
Scale 1:1000
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Site Analysis



Scale 1:1000
0 10 20 30 40 50 60 70 80 90 100 m

Site Analysis



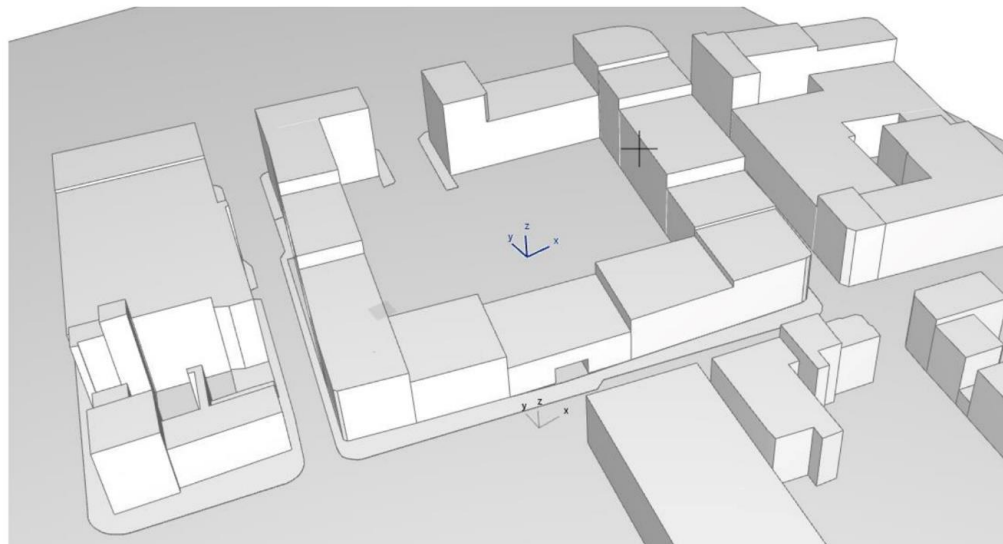
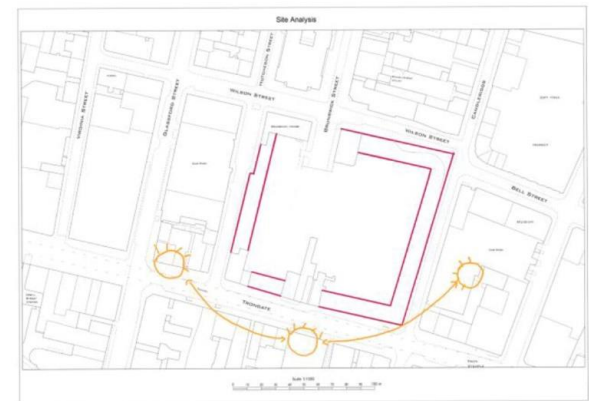
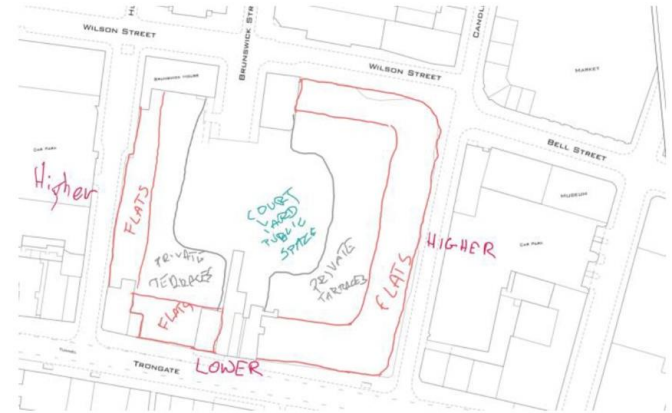
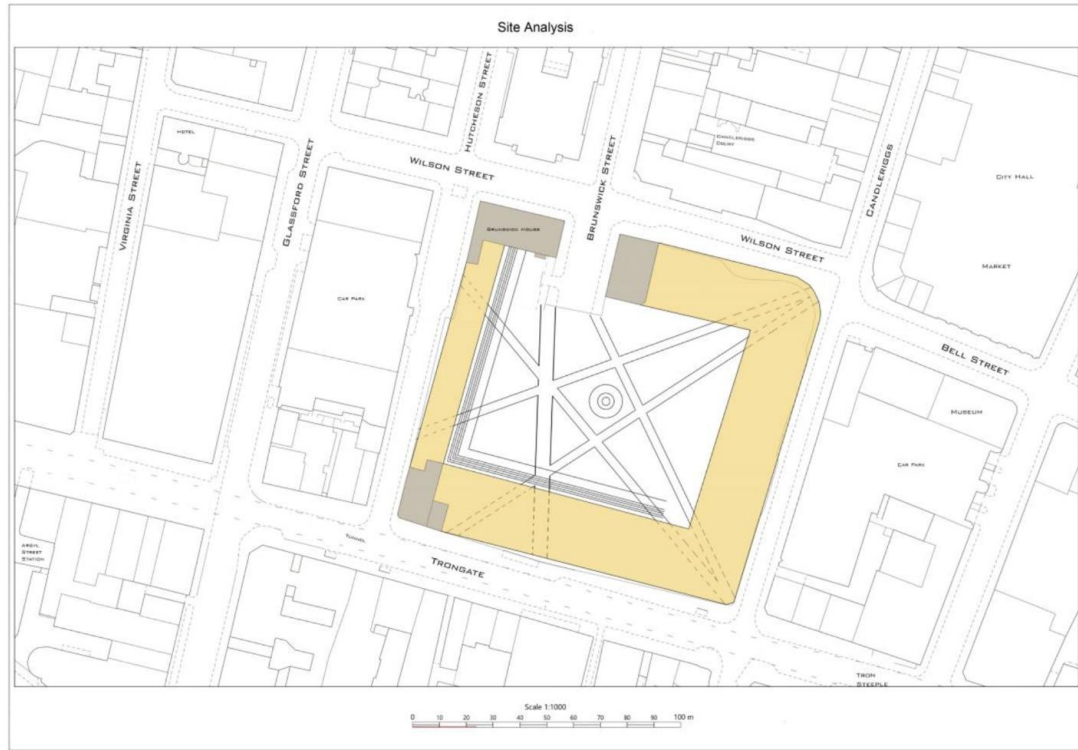
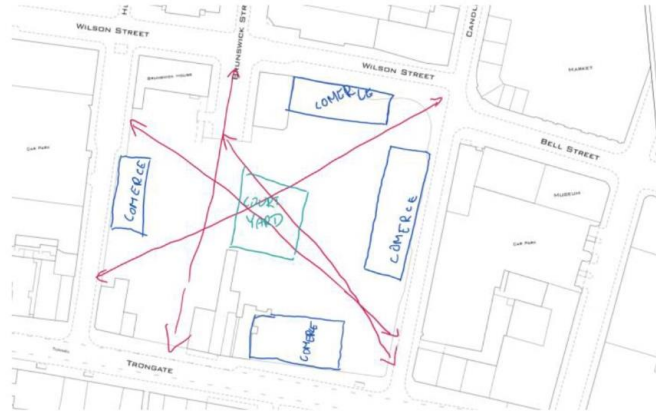
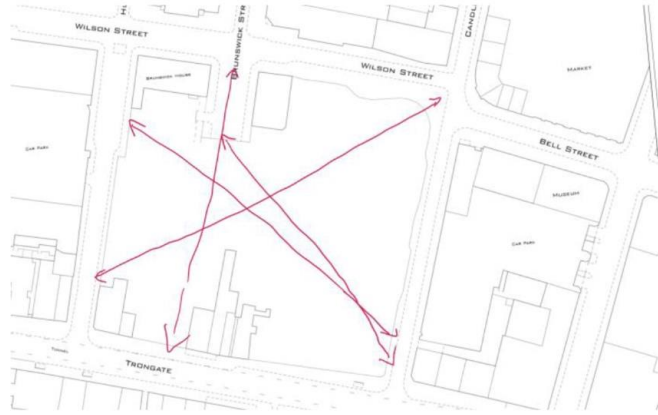
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Site Analysis

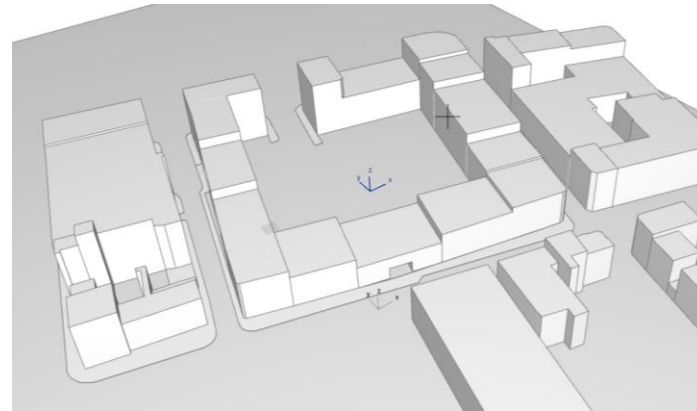
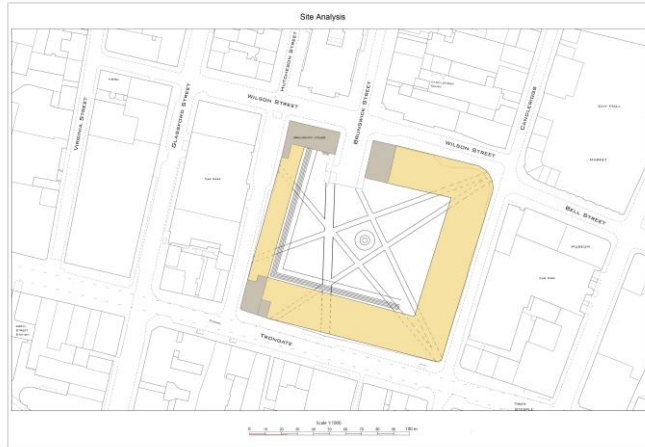


Scale 1:1000
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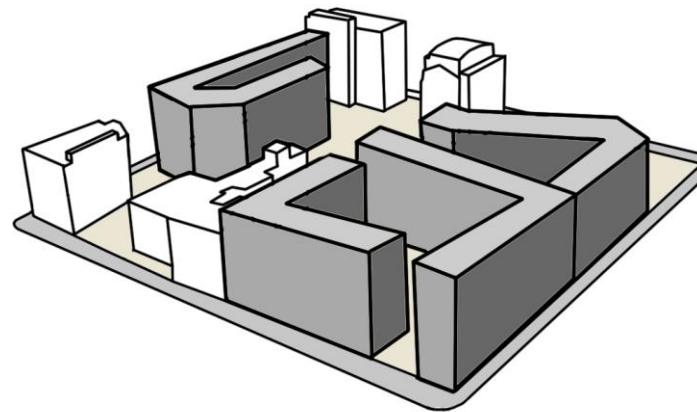
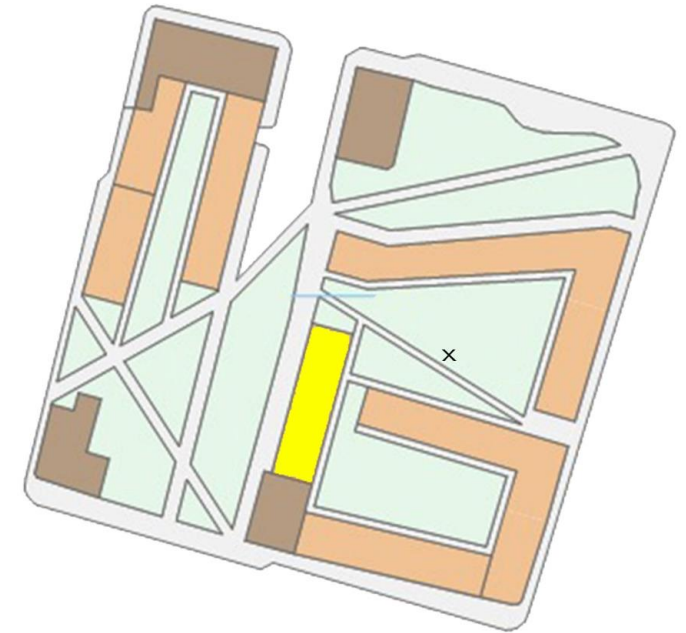
SITE ANALYSIS AND FIRST IDEAS



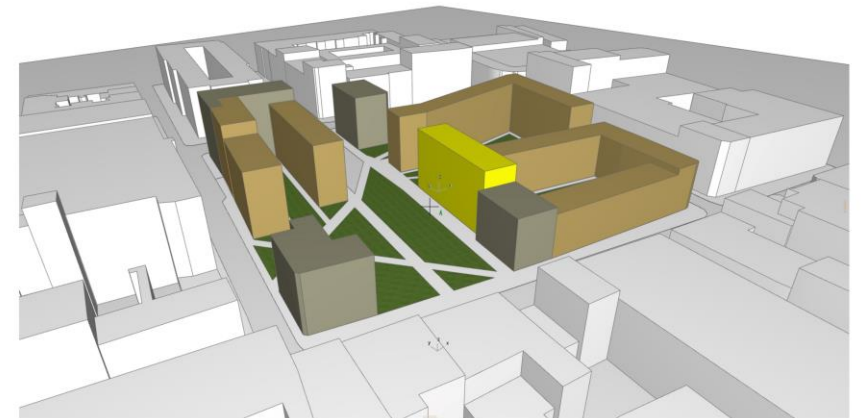
MASTERPLAN DEVELOPMENT



INITIAL IDEA



GROUP MASTERPLAN



FINAL IDEA

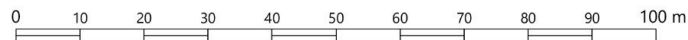


GROUP MASTERPLAN

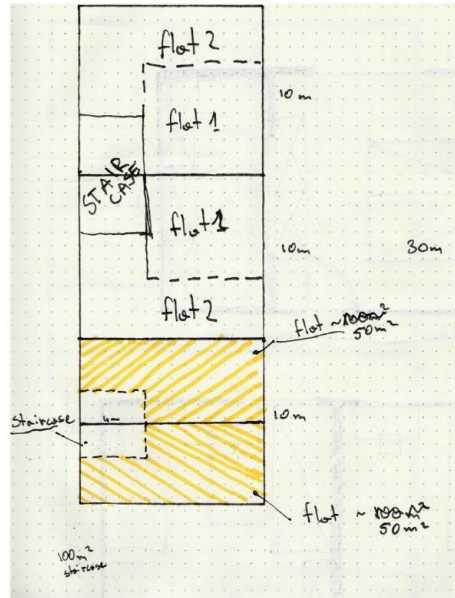
SITE PLAN



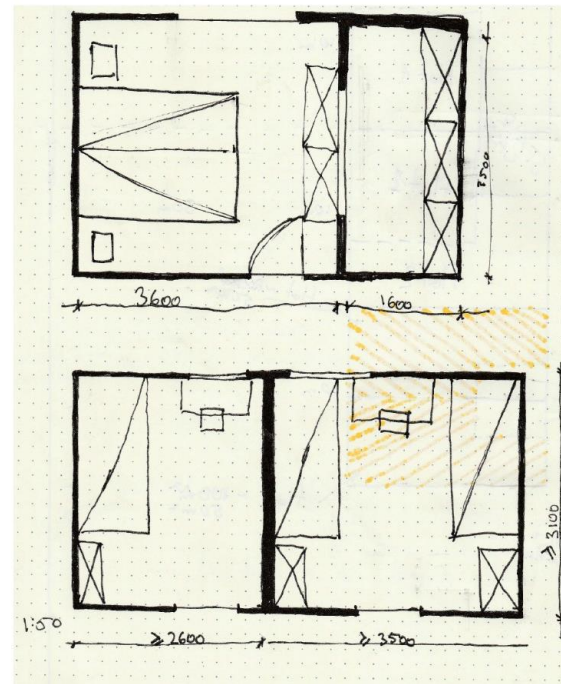
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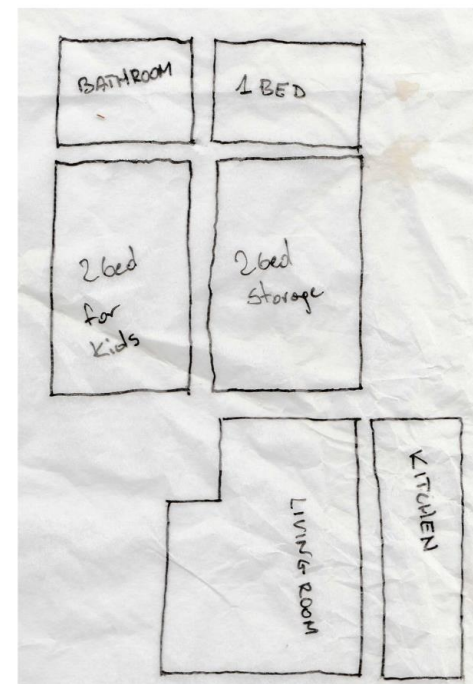
Plan development



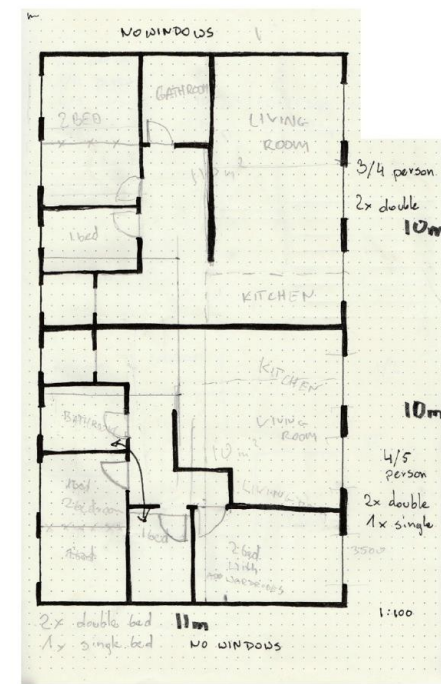
FIRST COMPARTMENT IDEA



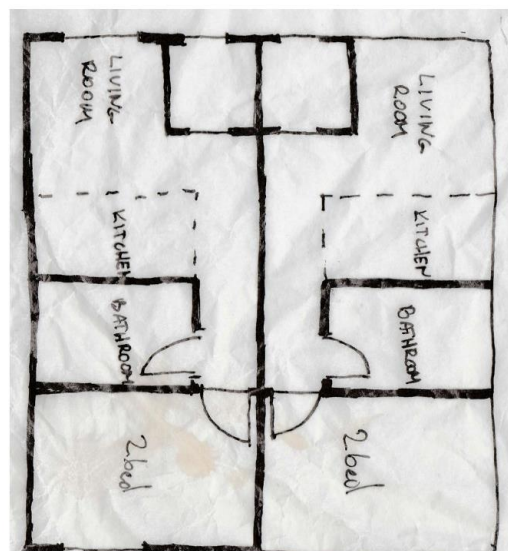
SPATIAL NEEDS FOR BEDROOMS



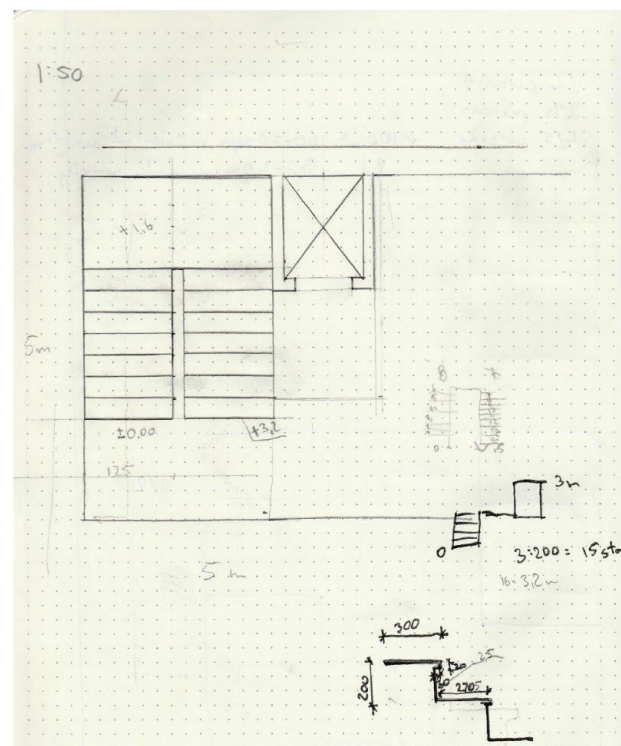
LAYOUT OF NEEDED SPACES



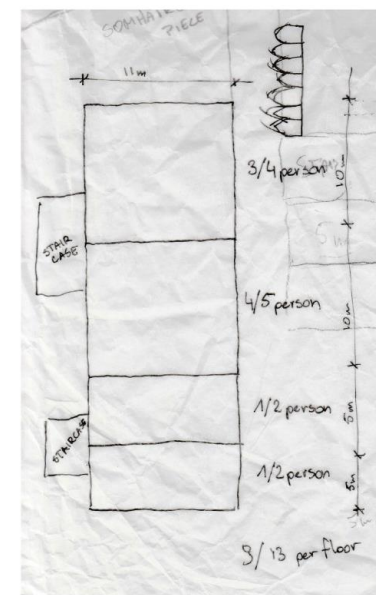
2 BEDROOM AND 3 BEDROOM FLATS



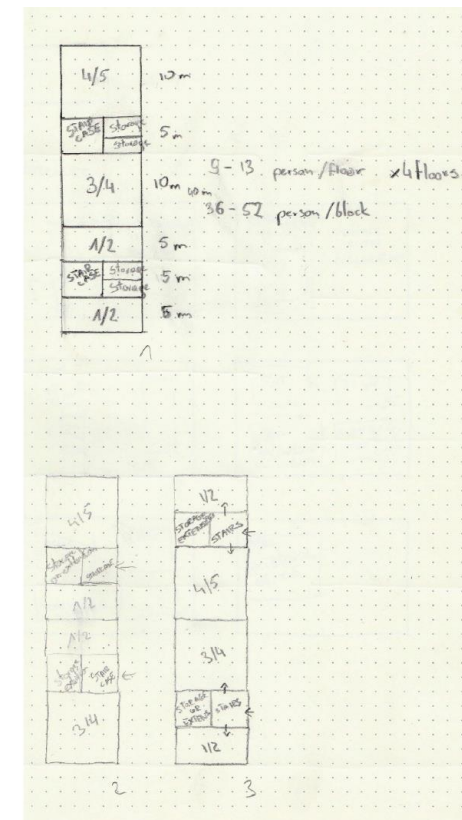
ONE BEDROOM FLAT



NEEDED SPACES FOR STAIRCASE



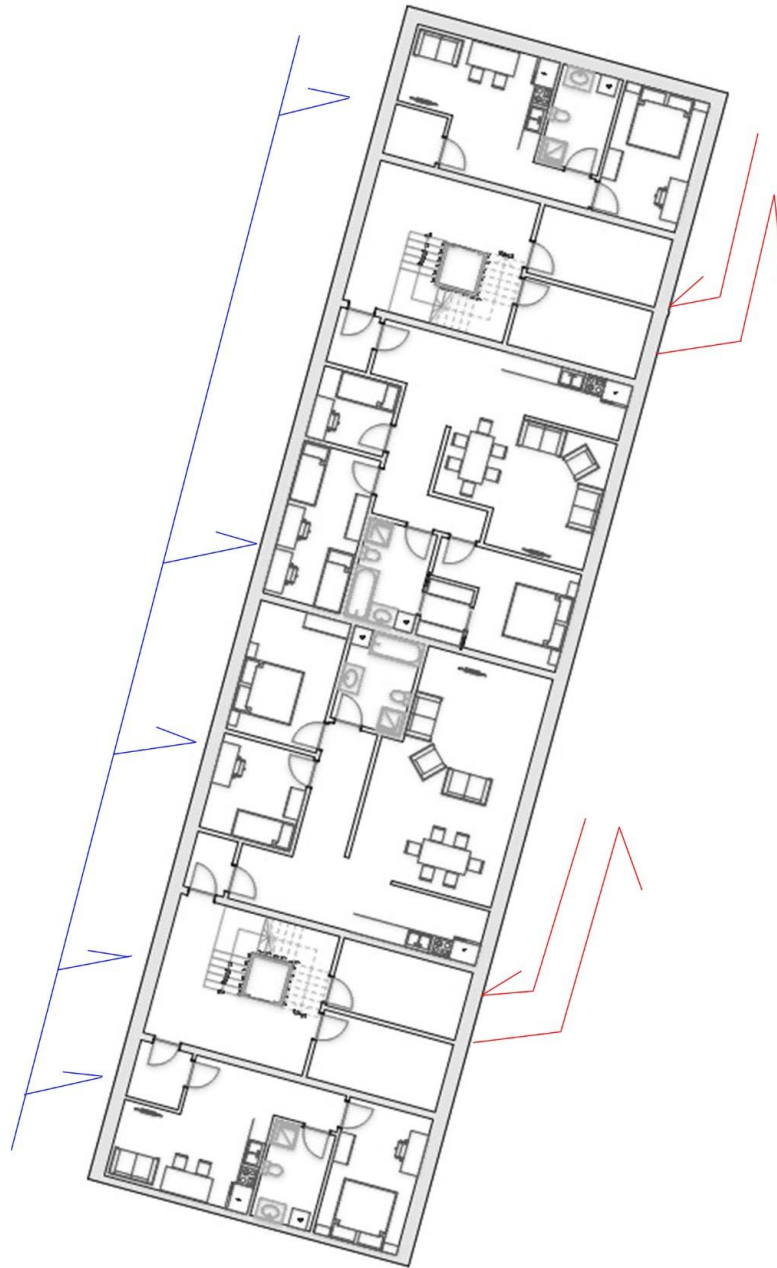
FLATS AND STAIRCASES ORIENTATION



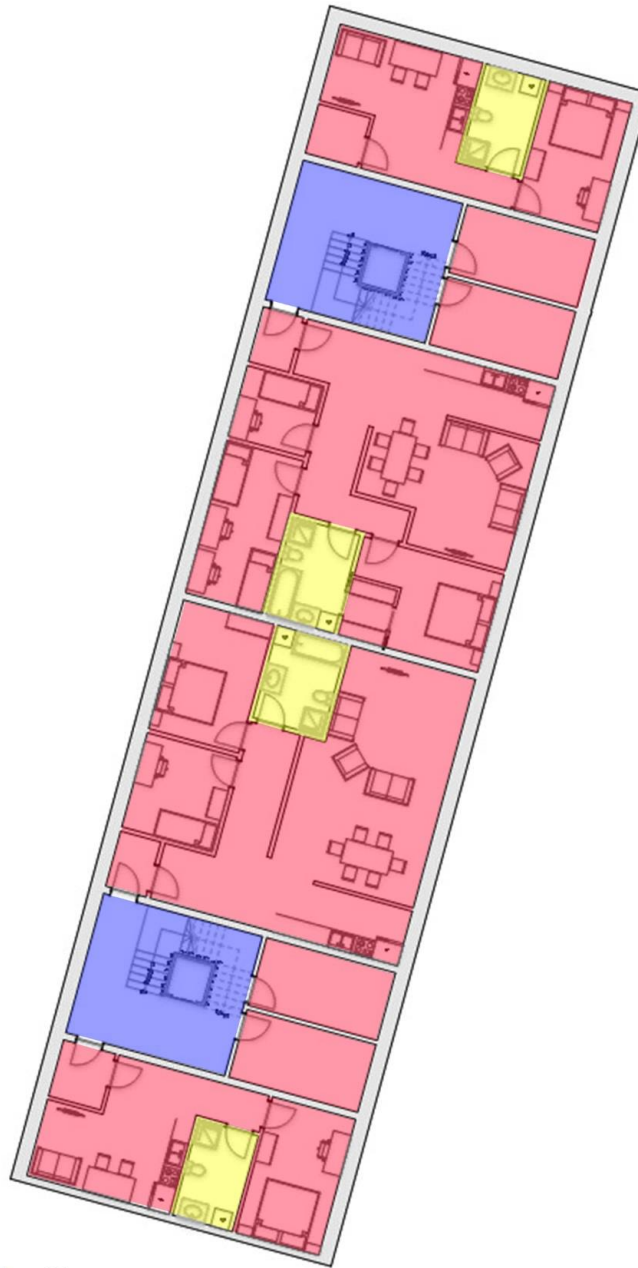
3 STAGES OF PLAN DEVELOPMENT

USE OF THE BUILDING

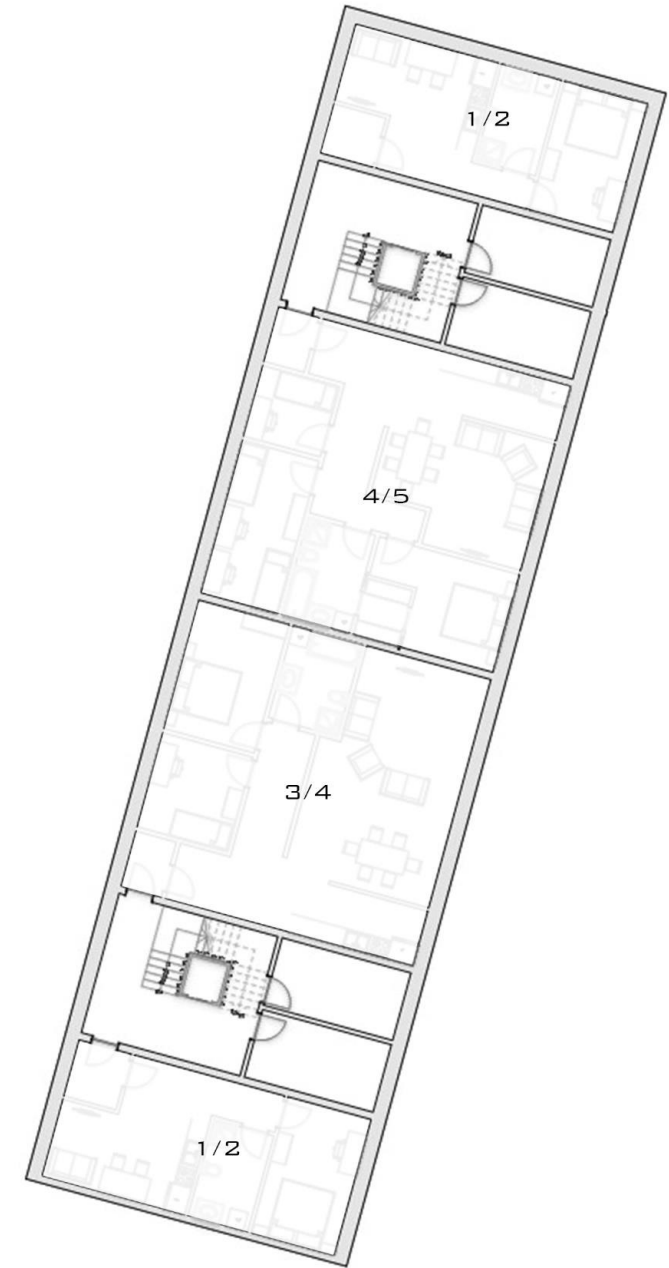
COMERCIAL/RESIDENTIAL USE



SPECIFIC AREAS IN THE BUILDING



FLAT SIZES

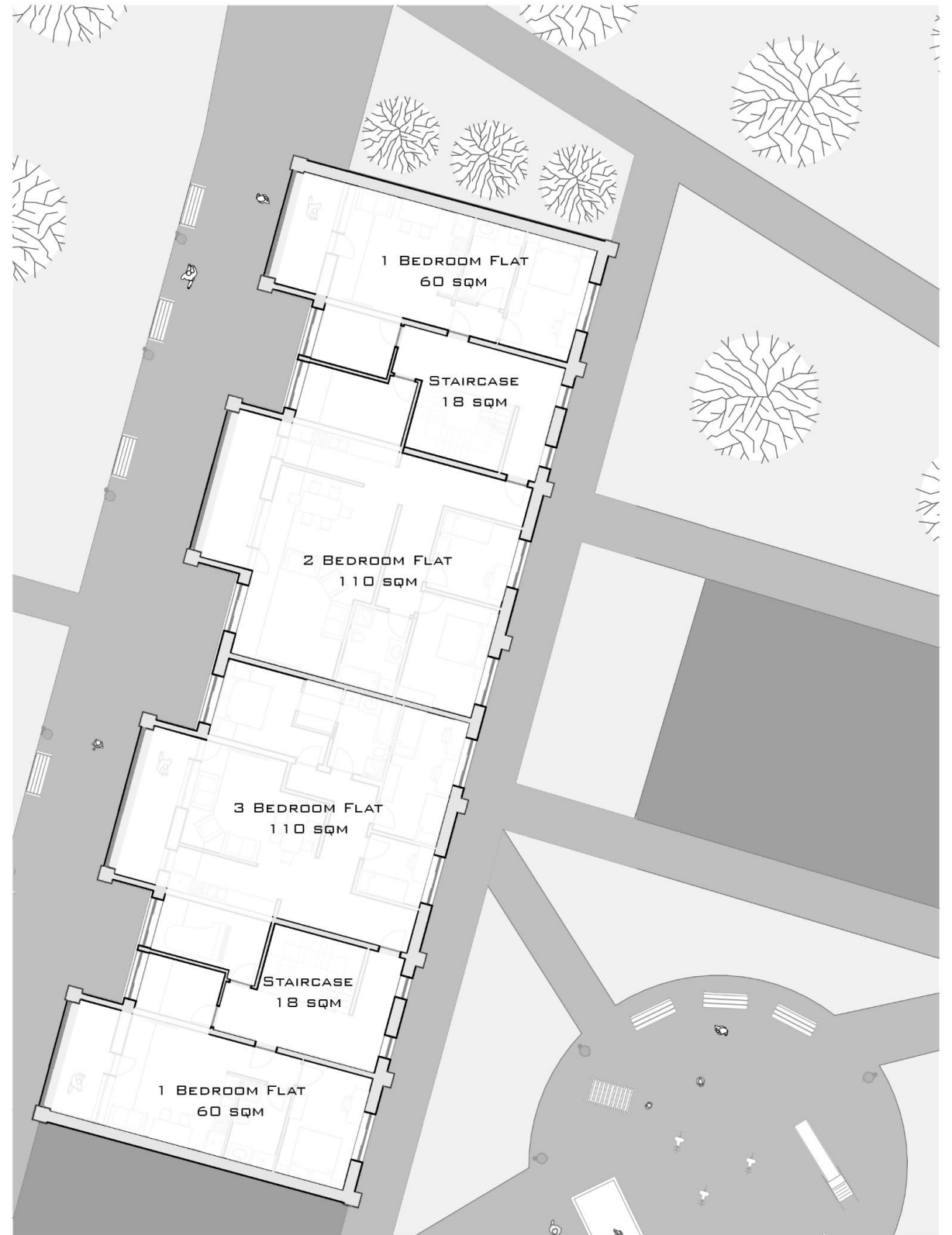
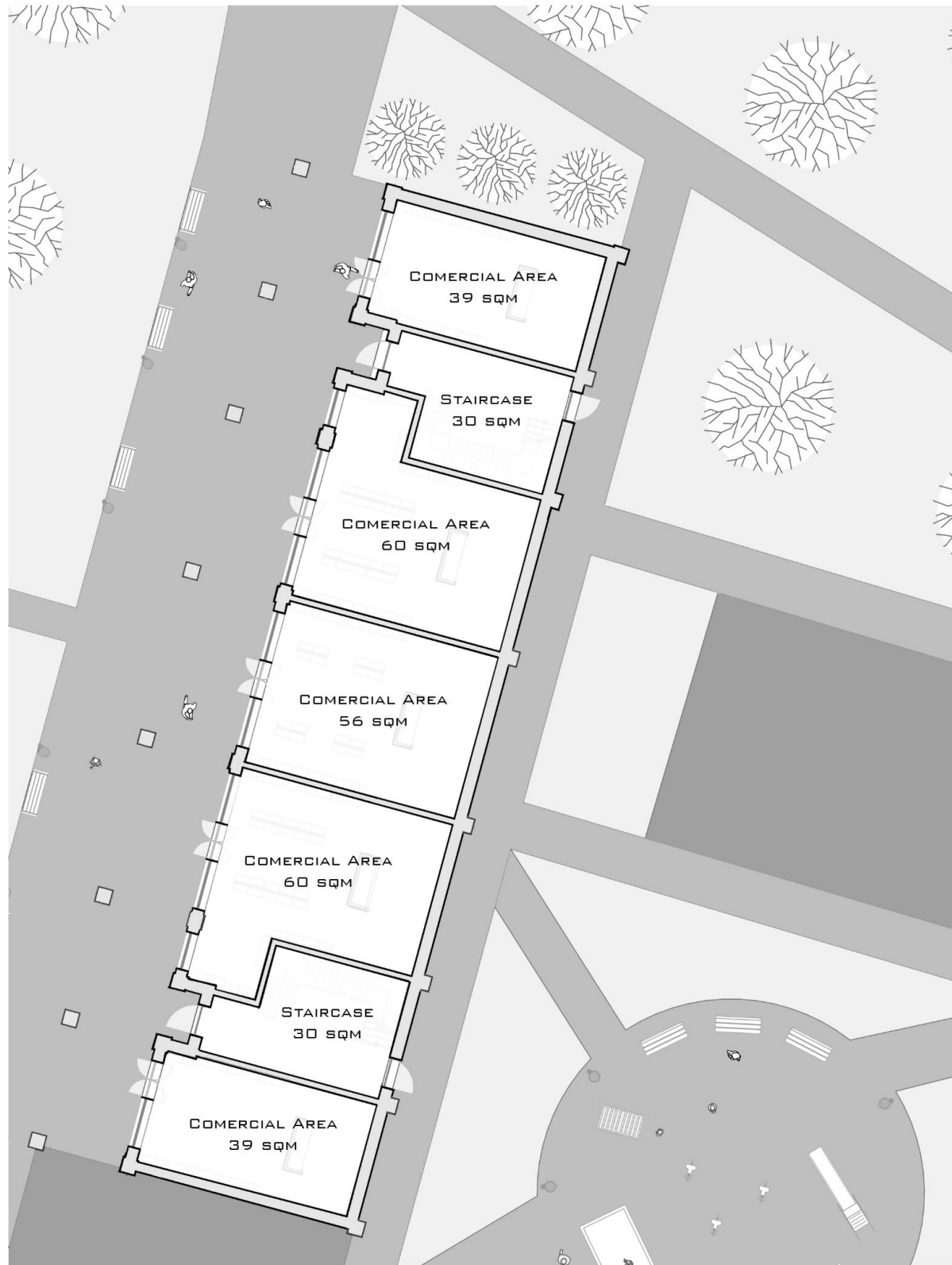


COMERCIAL ACCES

RESIDENTIAL ACCES

- COMMUNICATION
- BATHROOMS
- LIVING SPACES

BLOCK PLAN



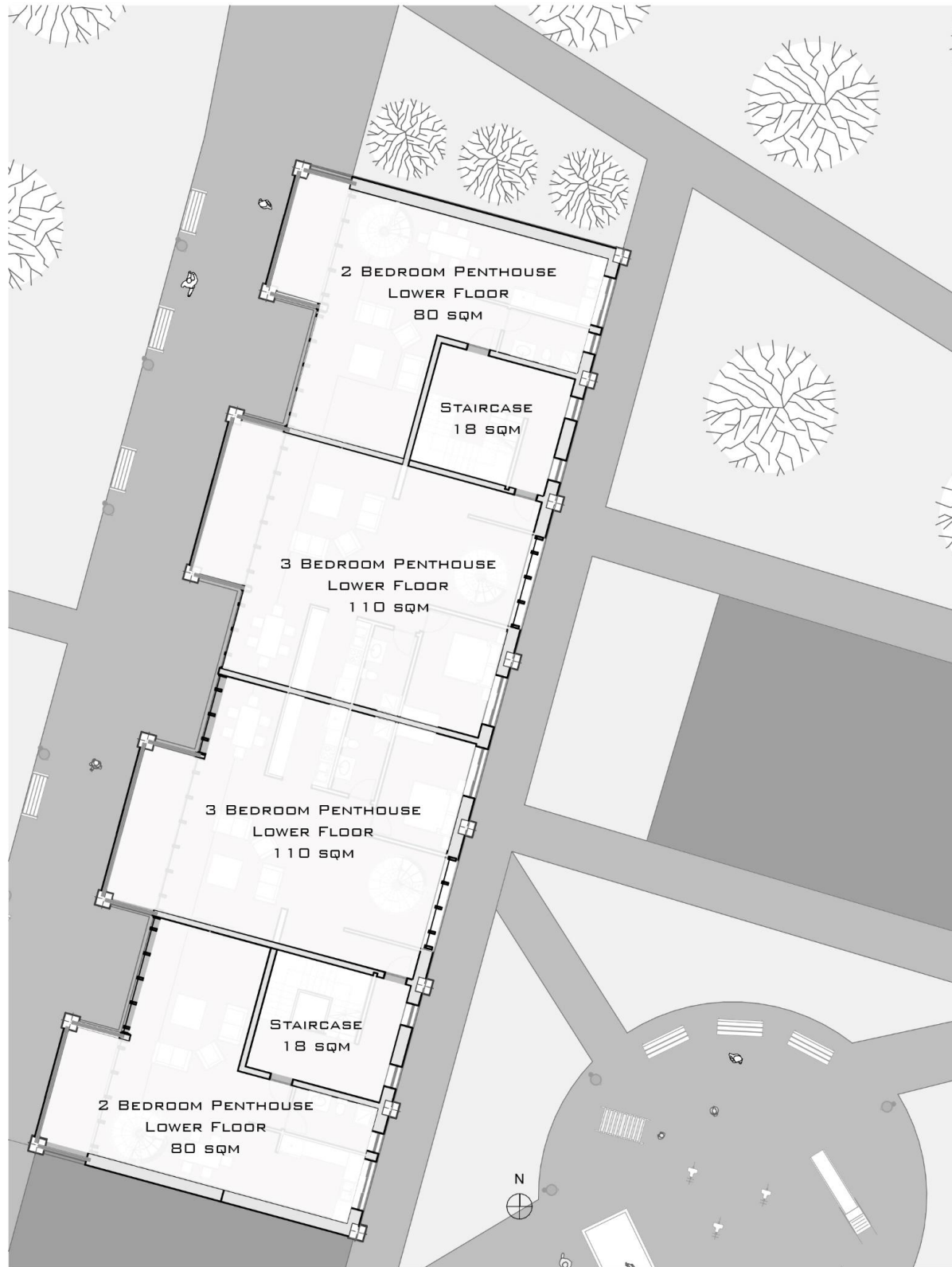
GROUND FLOOR

1-3 FLOORS

SCALE 1:200

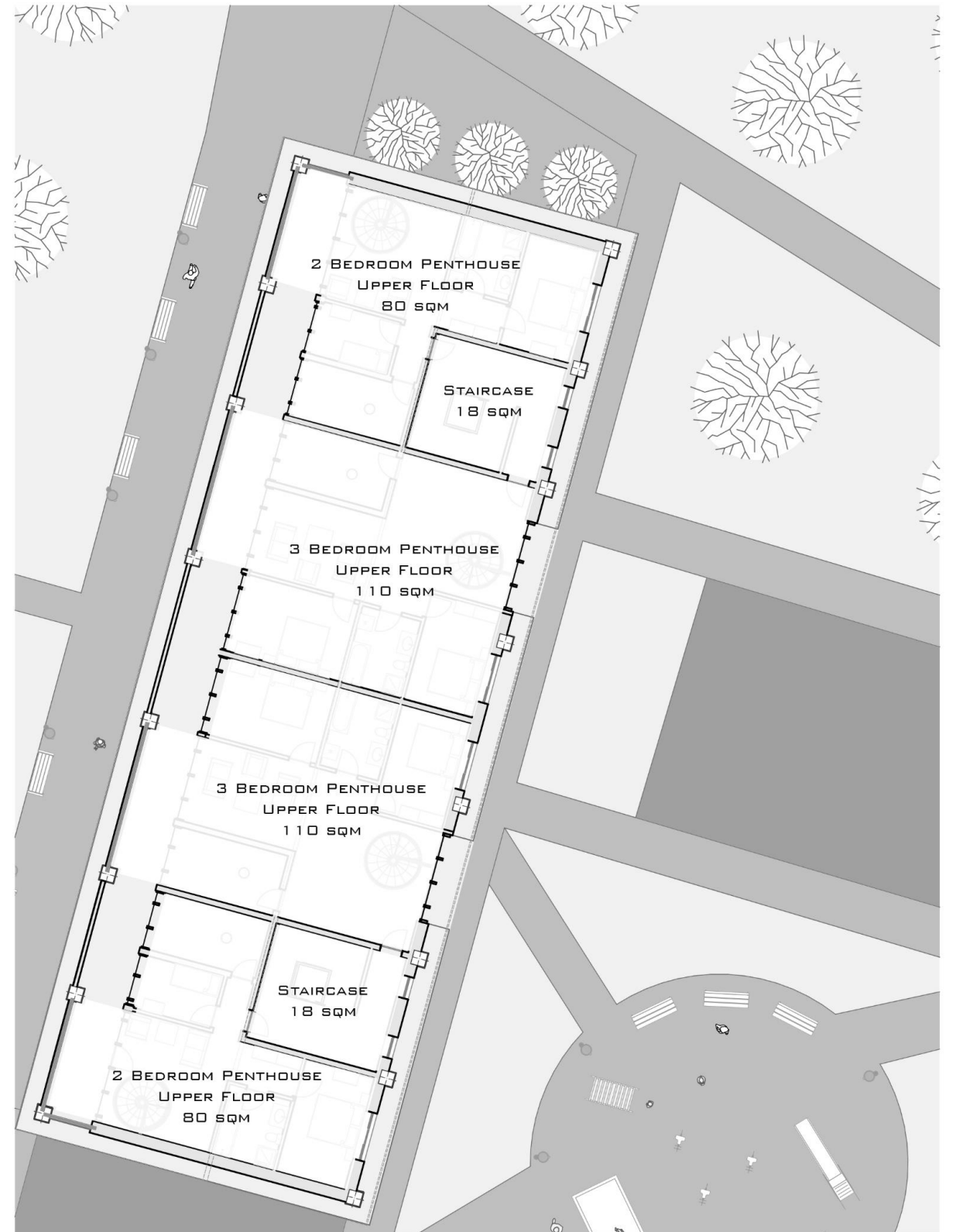


BLOCK PLAN



COMERCIAL AREA
60 SQM

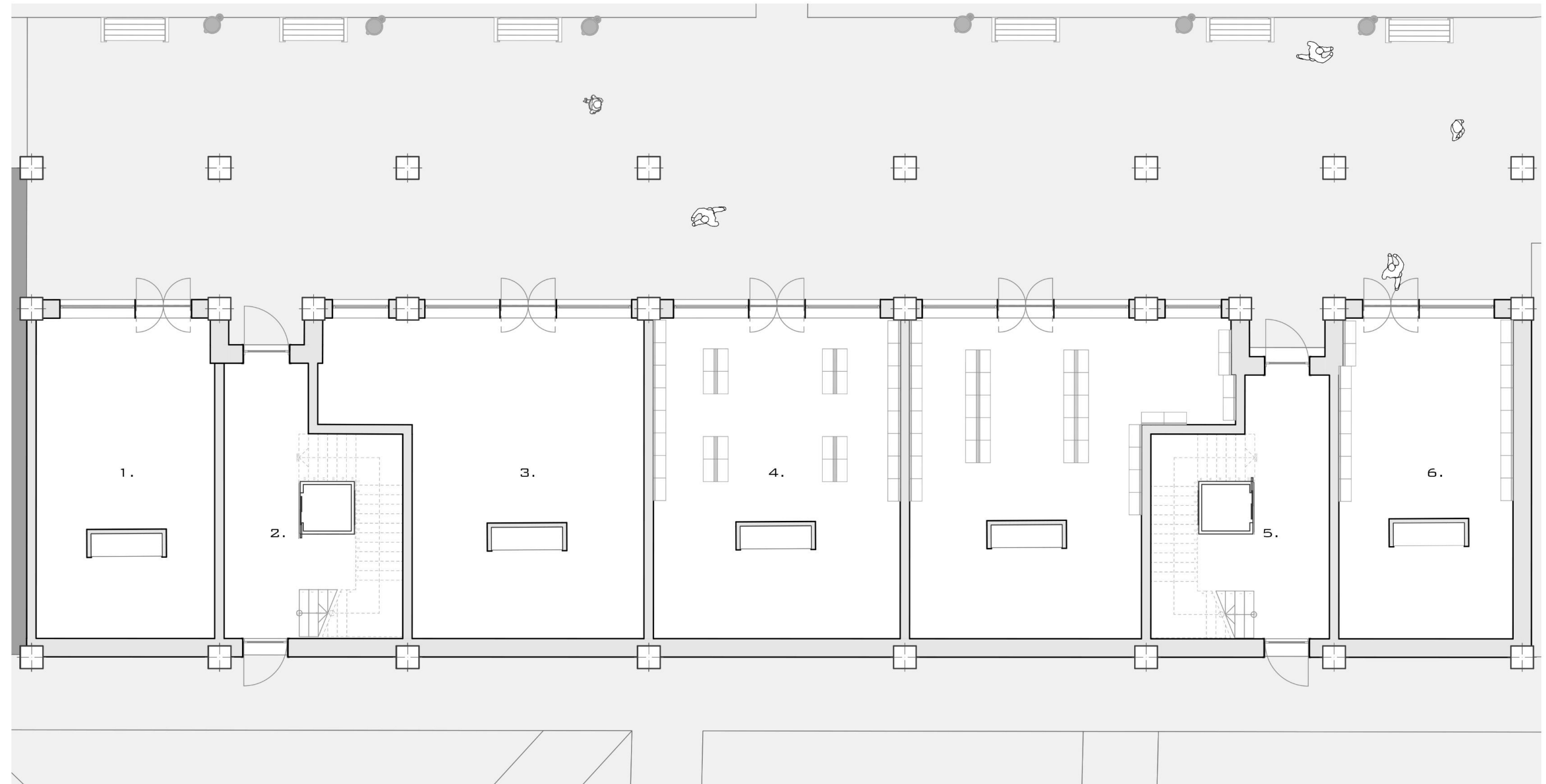
4TH FLOOR



5TH FLOOR

SCALE 1:200

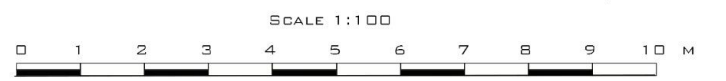




KEY:

- 1. COMERCIAL AREA
- 2. STAIRCASE
- 3. COMERCIAL AREA
- 4. COMERCIAL AREA
- 5. STAIRCASE
- 6. COMERCIAL AREA

GROUND FLOOR PLAN



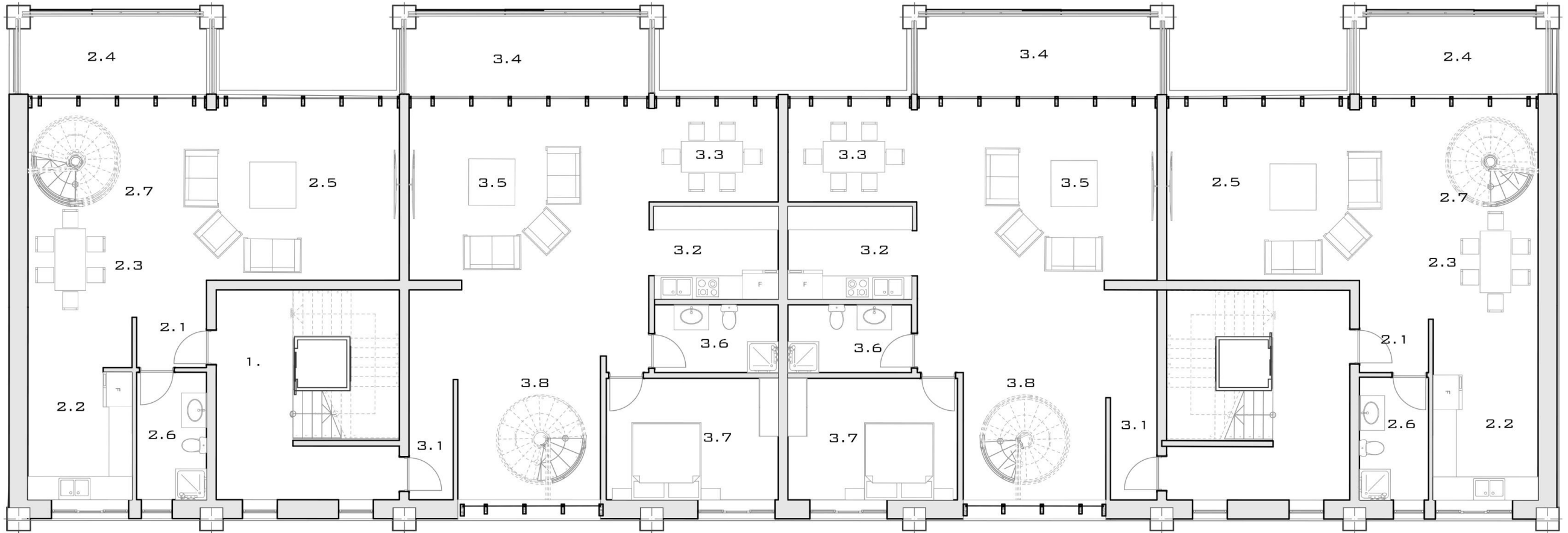


FLOORS 1-3

KEY:

- | | | |
|--------------------|--------------------|--------------------|
| 1. STAIRCASE | 3 BEDROOM FLAT | 2 BEDROOM FLAT |
| 1 BEDROOM FLAT | 3,1 ENTRYWAY | 4,1 ENTRYWAY |
| 2.1 ENTRYWAY | 3,2 KITCHEN | 4,2 KITCHEN |
| 2.2 KITCHEN | 3,3 LIVING ROOM | 4,3 LIVING ROOM |
| 2.3 LIVING ROOM | 3,4 BALCONY | 4,4 BALCONY |
| 2.4 BALCONY | 3,5 BATHROOM | 4,5 BATHROOM |
| 2.5 BATHROOM | 3,6 DOUBLE BEDROOM | 4,6 DOUBLE BEDROOM |
| 2.6 DOUBLE BEDROOM | 3,7 DOUBLE BEDROOM | 4,7 SINGLE BEDROOM |
| 2.7 WORK SPACE | 3,8 SINGLE BEDROOM | 4,8 WORK SPACE |
| | 3,9 WORK SPACE | |





4TH FLOOR

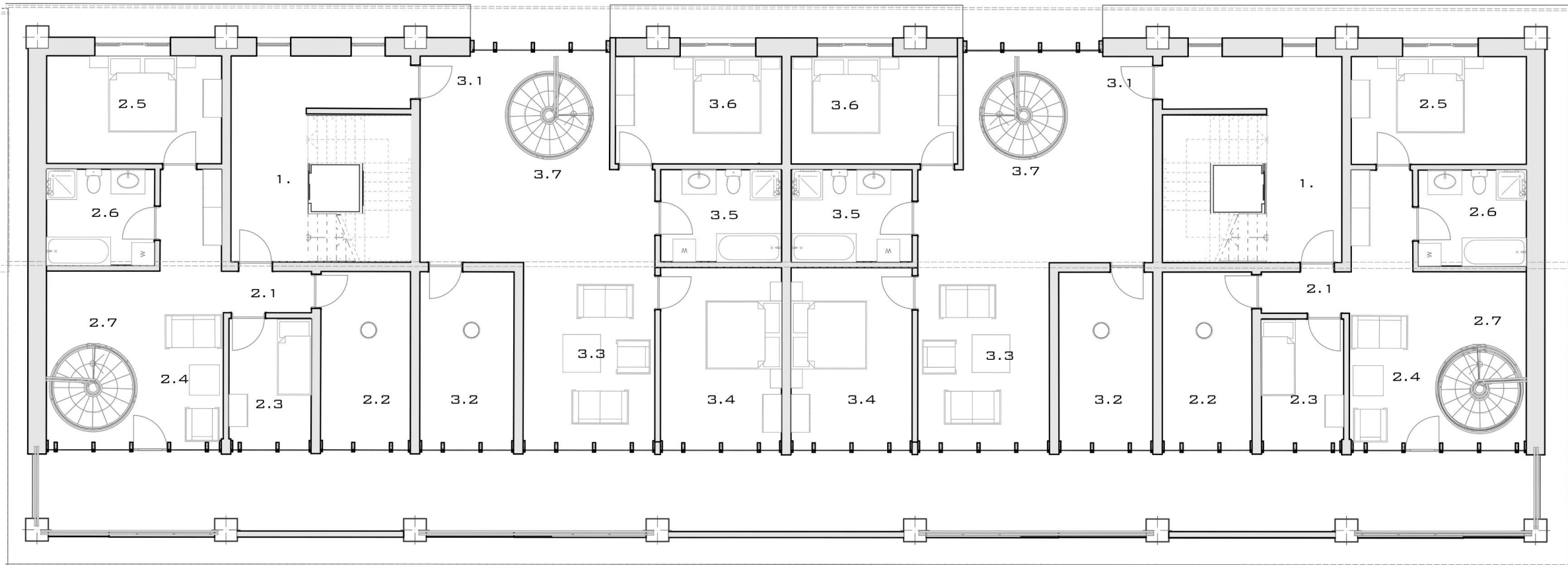
KEY:

- | | |
|---------------------|---------------------|
| 1. STAIRCASE | 3 BEDROOM PENTHOUSE |
| 2 BEDROOM PENTHOUSE | 3,1 ENTRYWAY |
| 2.1 ENTRYWAY | 3,2 KITCHEN |
| 2.2 KITCHEN | 3,3 DINING AREA |
| 2.3 DINING AREA | 3,4 BALCONY |
| 2.4 BALCONY | 3,5 LIVING ROOM |
| 2.5 LIVING ROOM | 3,6 WC |
| 2.6 WC | 3,7 DOUBLE BEDROOM |
| 2.7 INTERNAL STAIRS | 3,8 INTERNAL STAIRS |



SCALE 1:100





5TH FLOOR

KEY:

1. STAIRCASE

2BEDROOM PENTHOUSE

2.1 ENTRYWAY

2.2 WORK SPACE

2.3 SINGLE BEDROOM

2.4 PRIVATE LIVING ROOM

2.5 DOUBLE BEDROOM

2.6 BATHROOM

2.7 INTERNAL STAIRS

3BEDROOM PENTHOUSE

3.1 ENTRY WAY

3.2 WORK SPACE

3.3 PRIVATE LIVING ROOM

3.4 DOUBLE BEDROOM

3.5 BATHROOM

3.6 DOUBLE BEDROOM

3.7 INTERNAL STAIRS



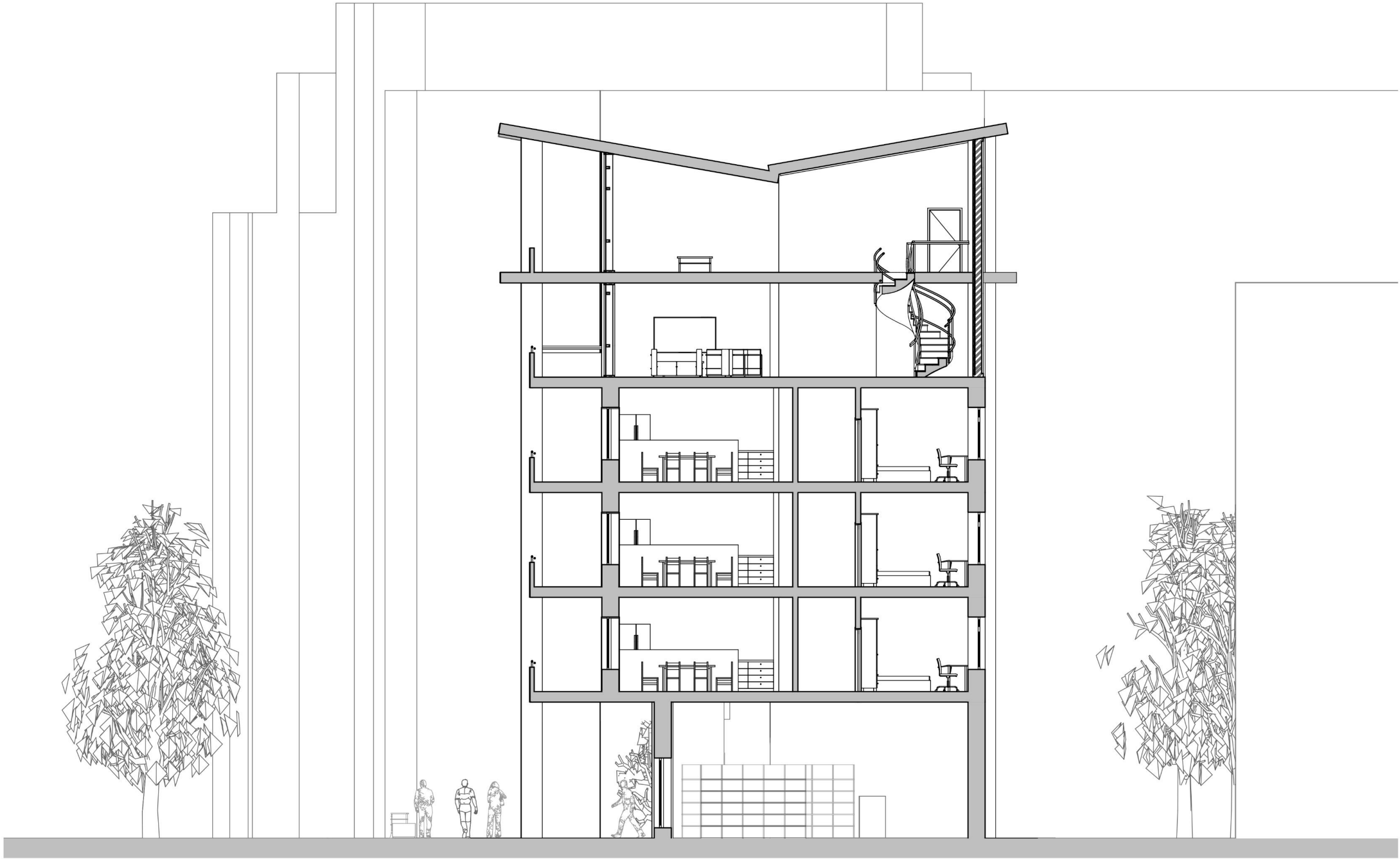
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SECTION A-A
(REDUCED)

SCALE 1:100
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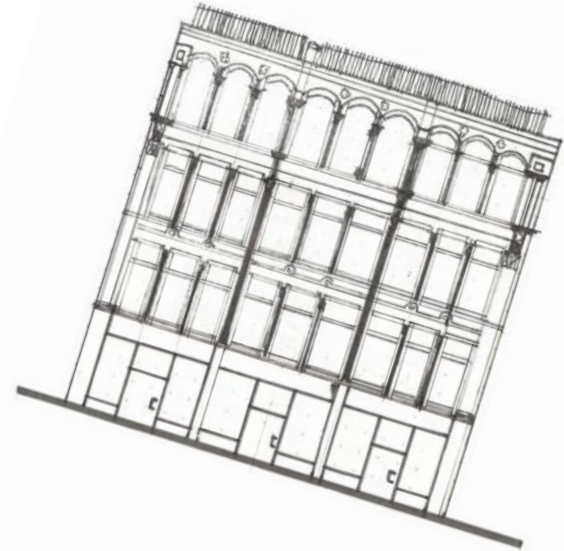


SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10 M

SECTION B-B

Facade Studies



Site Elevation





WEST ELEVATION
(REDUCED)





EAST ELEVATION
(REDUCED)





NORTH ELEVATION
(REDUCED)



Flat Types

1/2 PERSON FLAT

FLAT SUITABLE FOR A SINGLE PERSON OR A COUPLE.



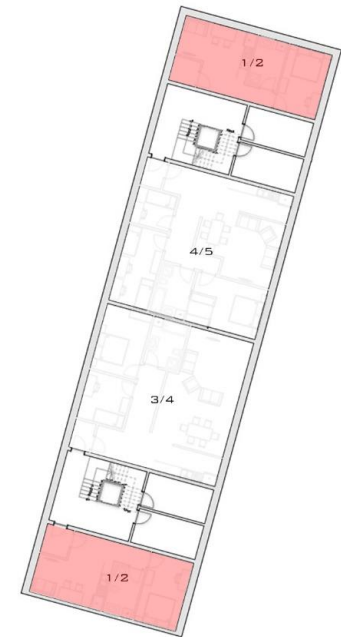
3D VIEW



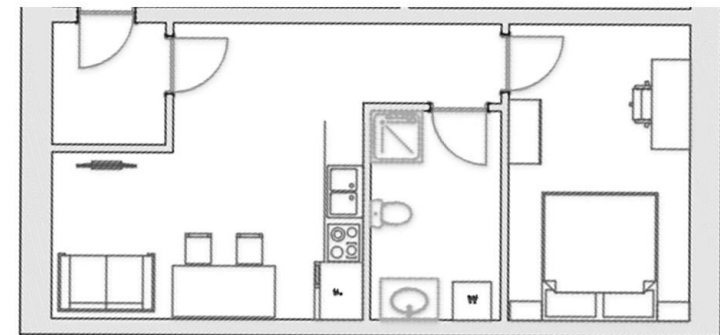
PRICE: £2670/M2

FLEXIBILITY

LOCATION OF THE FLAT



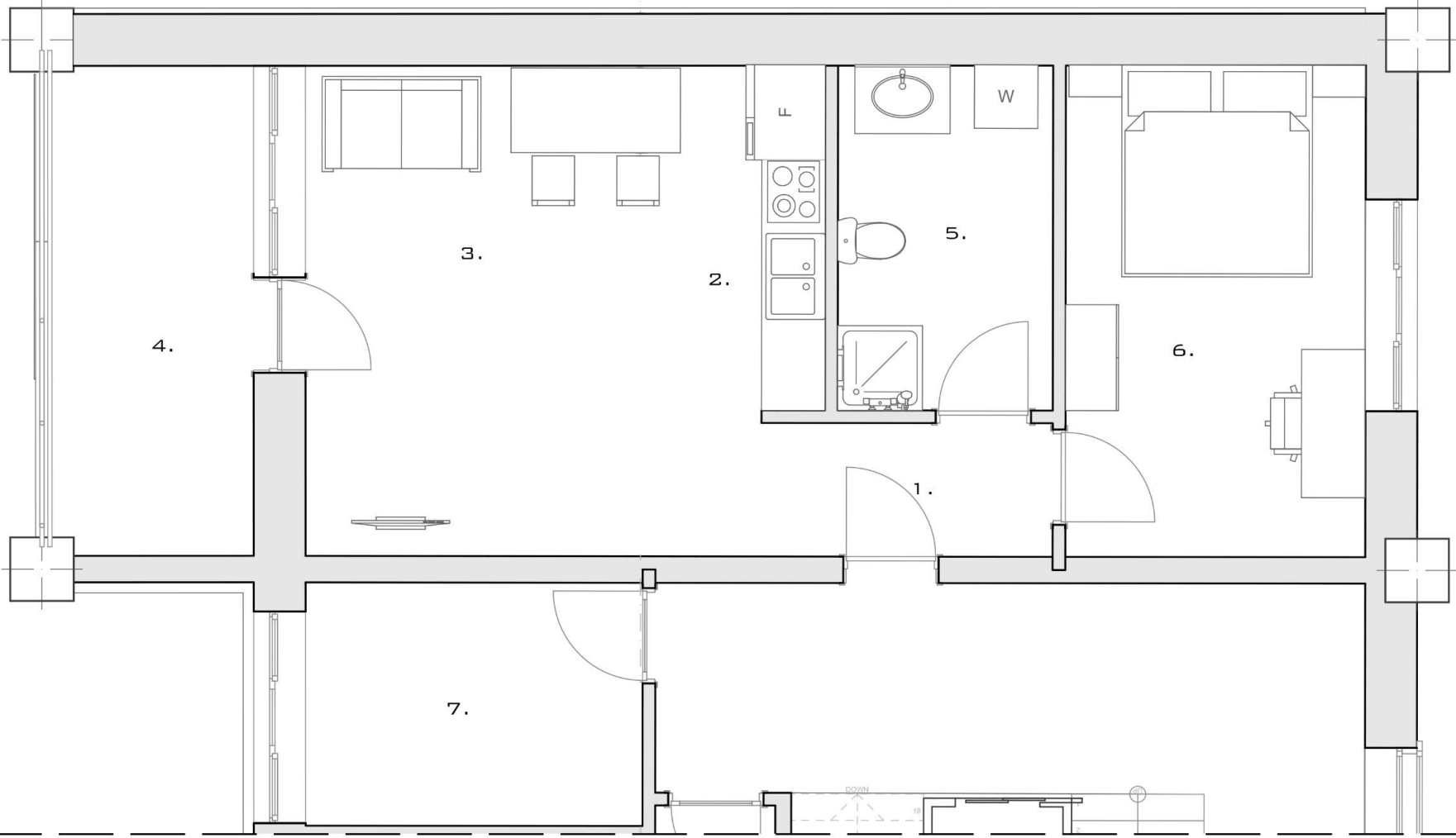
PLAN



SCALE 1:100



DAY TIME/ NIGHT TIME USE



- KEY:
- 1. ENTRYWAY
 - 2. KITCHEN
 - 3. LIVINGROOM
 - 4. BALCONY
 - 5. BATHROOM
 - 6. DOUBLE BEDROOM
 - 7. WORKSPACE

ONE BEDROOM FLAT PLAN

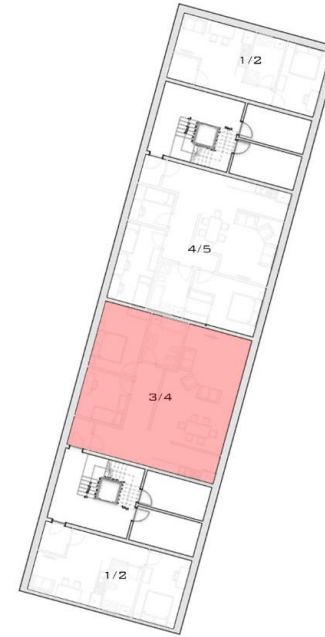
SCALE 1:50



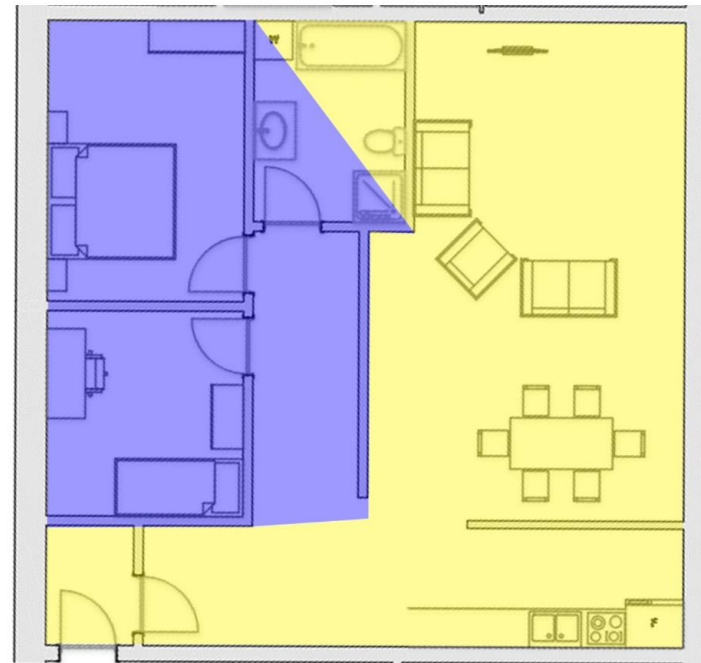
3/4 PERSON FLAT

FLAT SUITABLE FOR SMALL FAMILIES.

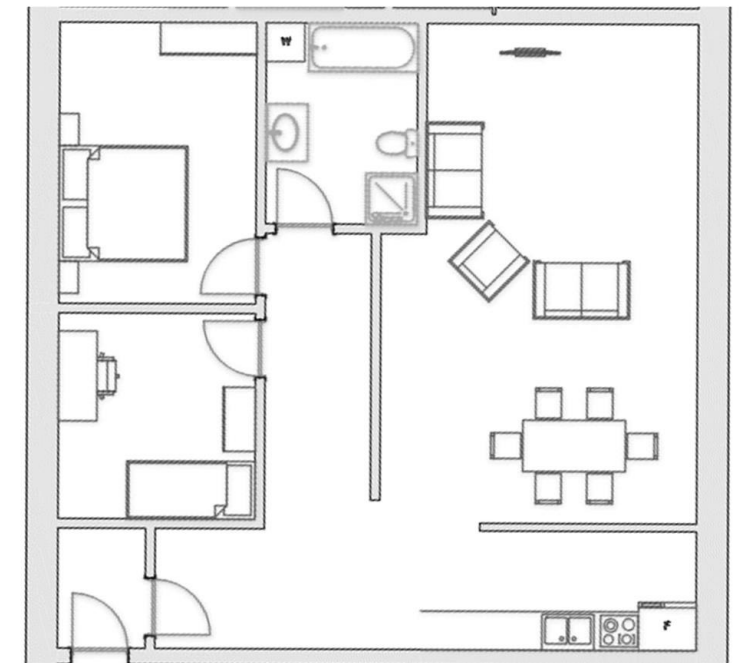
LOCATION OF THE FLAT



3D VIEW

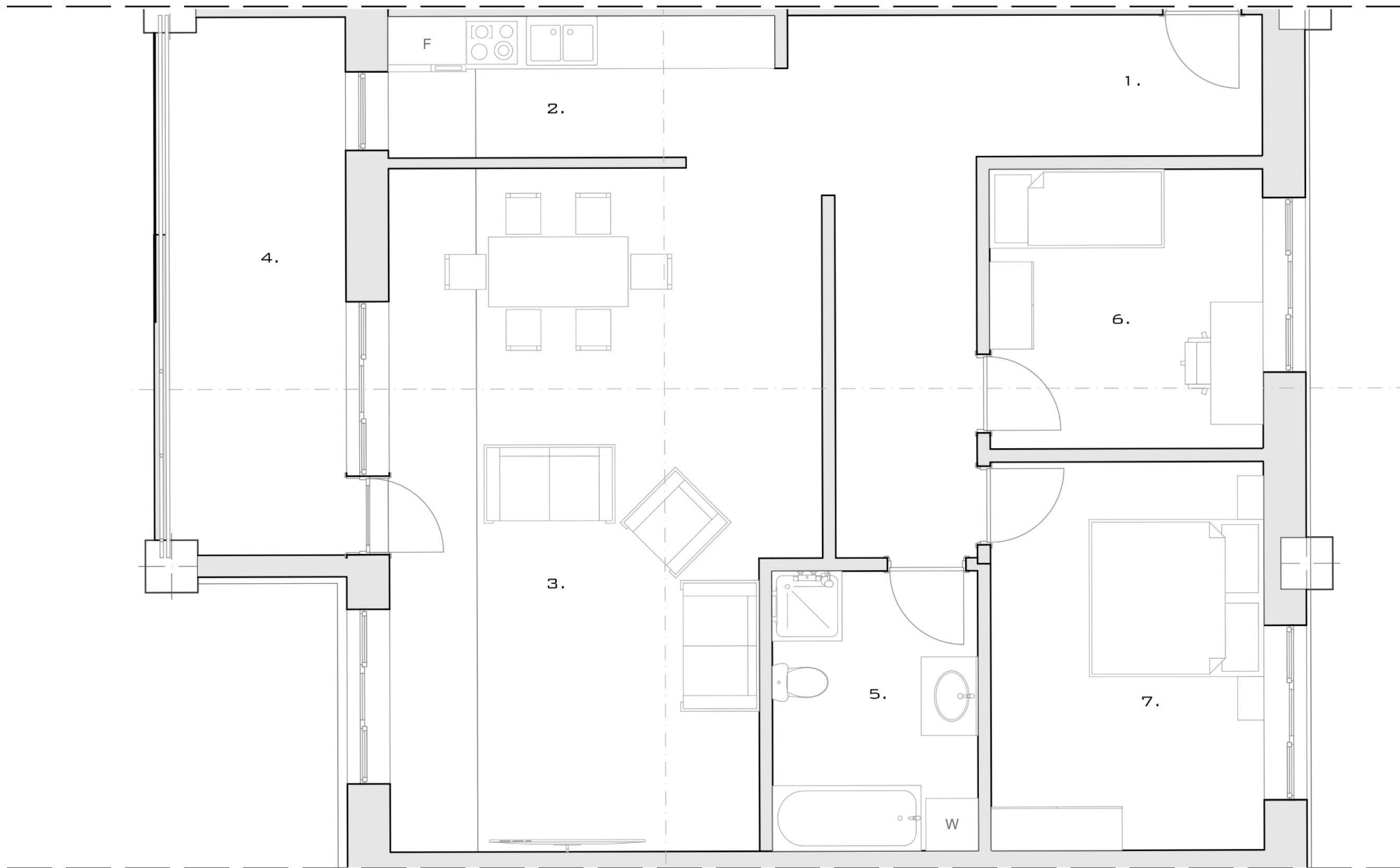


DAY TIME/ NIGHT TIME USE



SCALE 1:100

PRICE: £2600/M2



KEY:

- 1. ENTRYWAY
- 2. KITCHEN
- 3. LIVINGROOM
- 4. BALCONY
- 5. BATHROOM
- 6. SINGLE BEDROOM
- 7. DOUBLE BEDROOM

TWO BEDROOM FLAT PLAN

SCALE 1:50

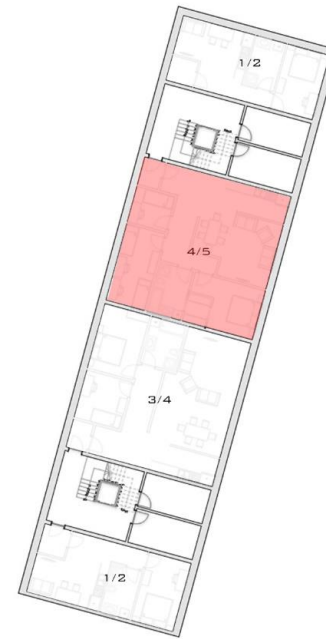


4/5 PERSON FLAT

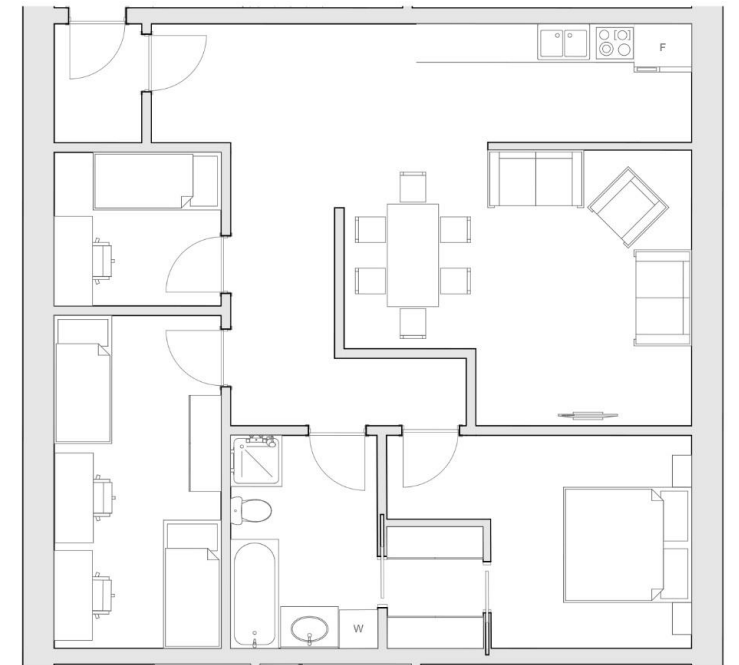
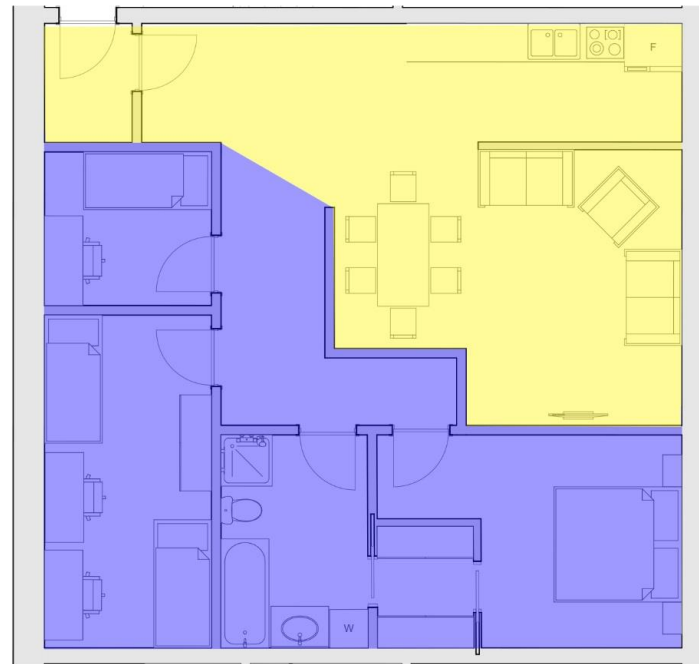
FLAT SUITABLE FOR LARGER FAMILIES.



LOCATION OF THE FLAT



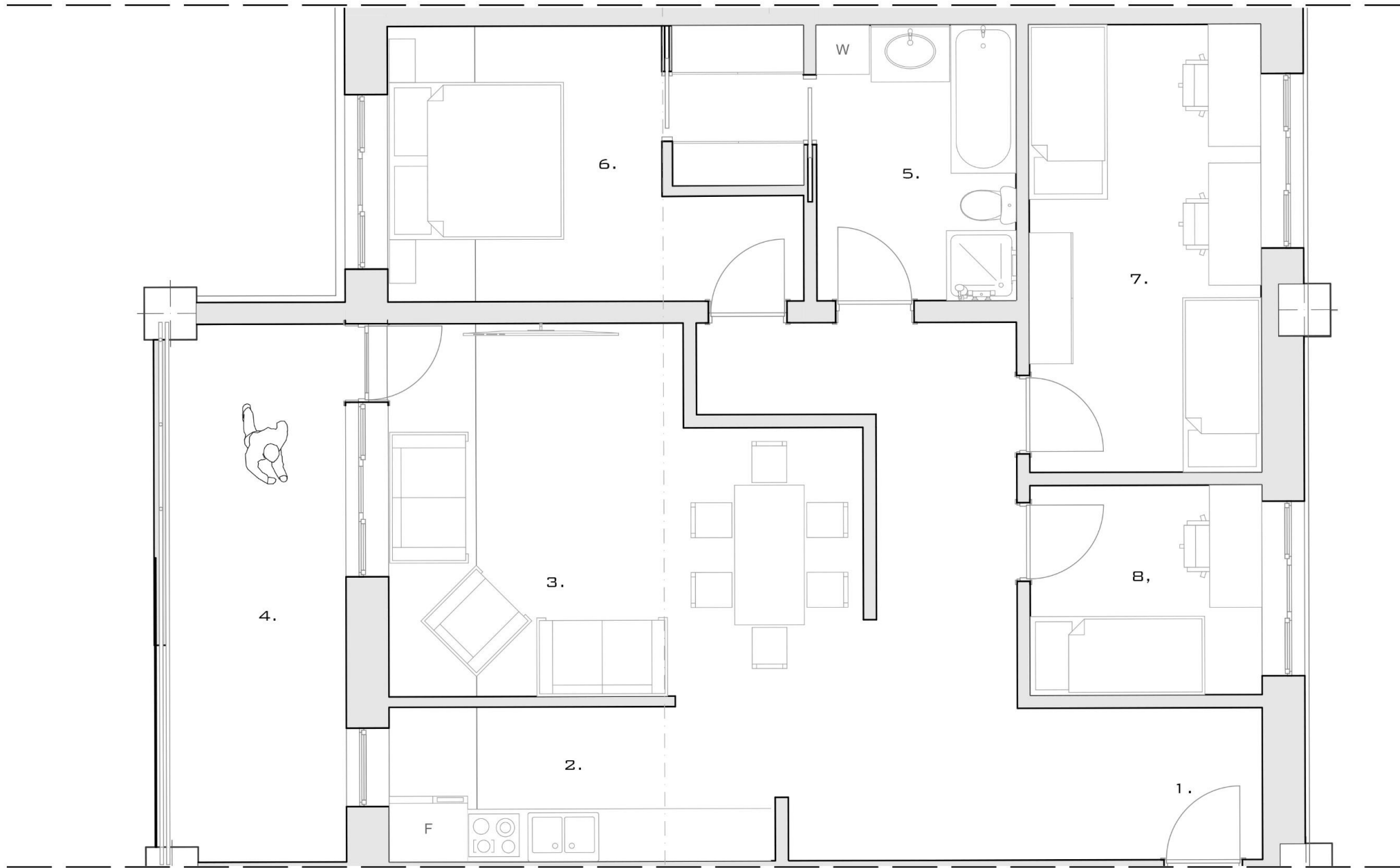
3D VIEW



PRICE: £2550/M2

DAY TIME/ NIGHT TIME USE

SCALE 1:100



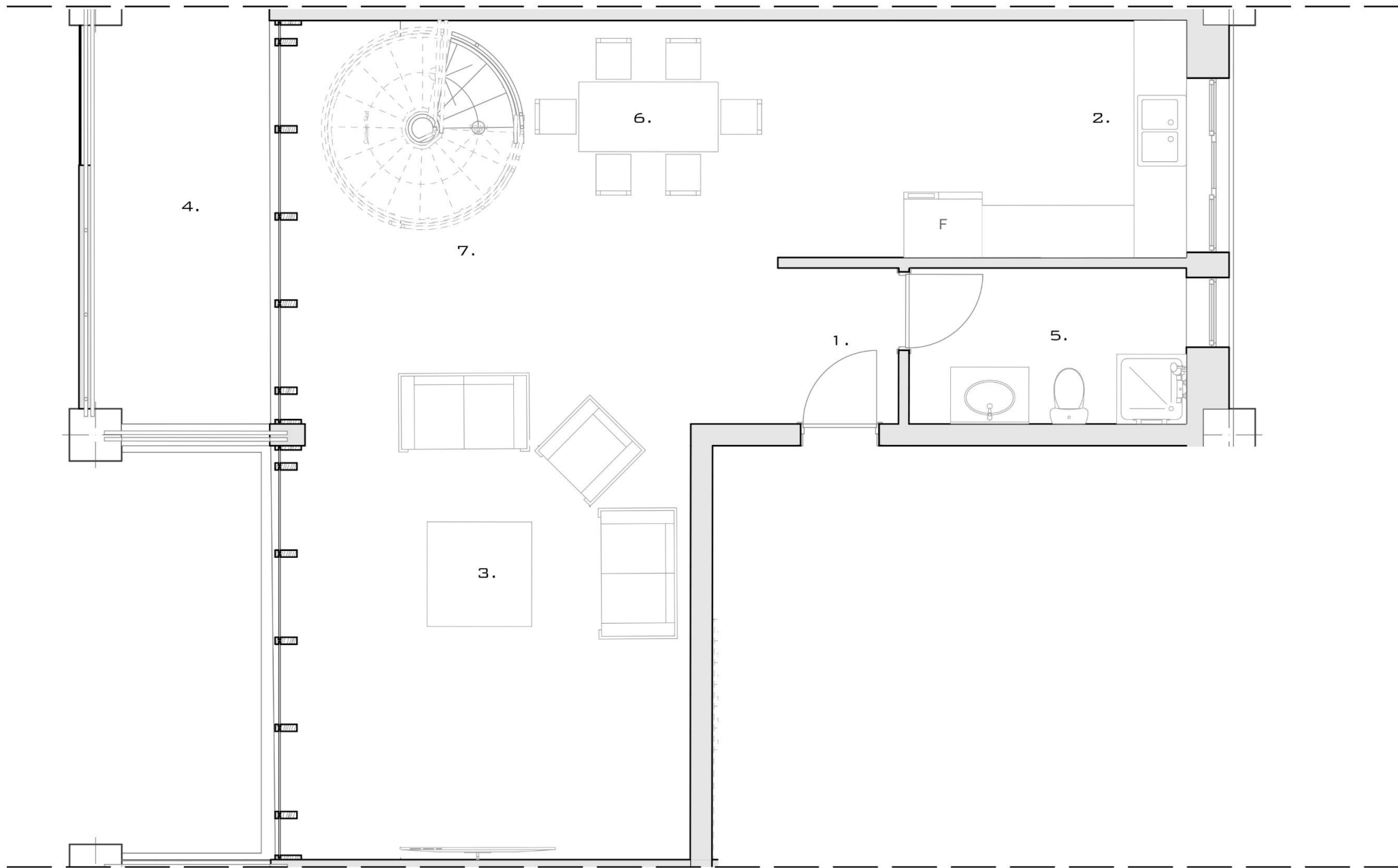
KEY:

- 1. ENTRYWAY
- 2. KITCHEN
- 3. LIVINGROOM
- 4. BALCONY
- 5. BATHROOM
- 6. DOUBLE BEDROOM
- 7. DOUBLE BEDROOM
- 8. SINGLE BEDROOM

THREE BEDROOM FLAT PLAN

SCALE 1:50





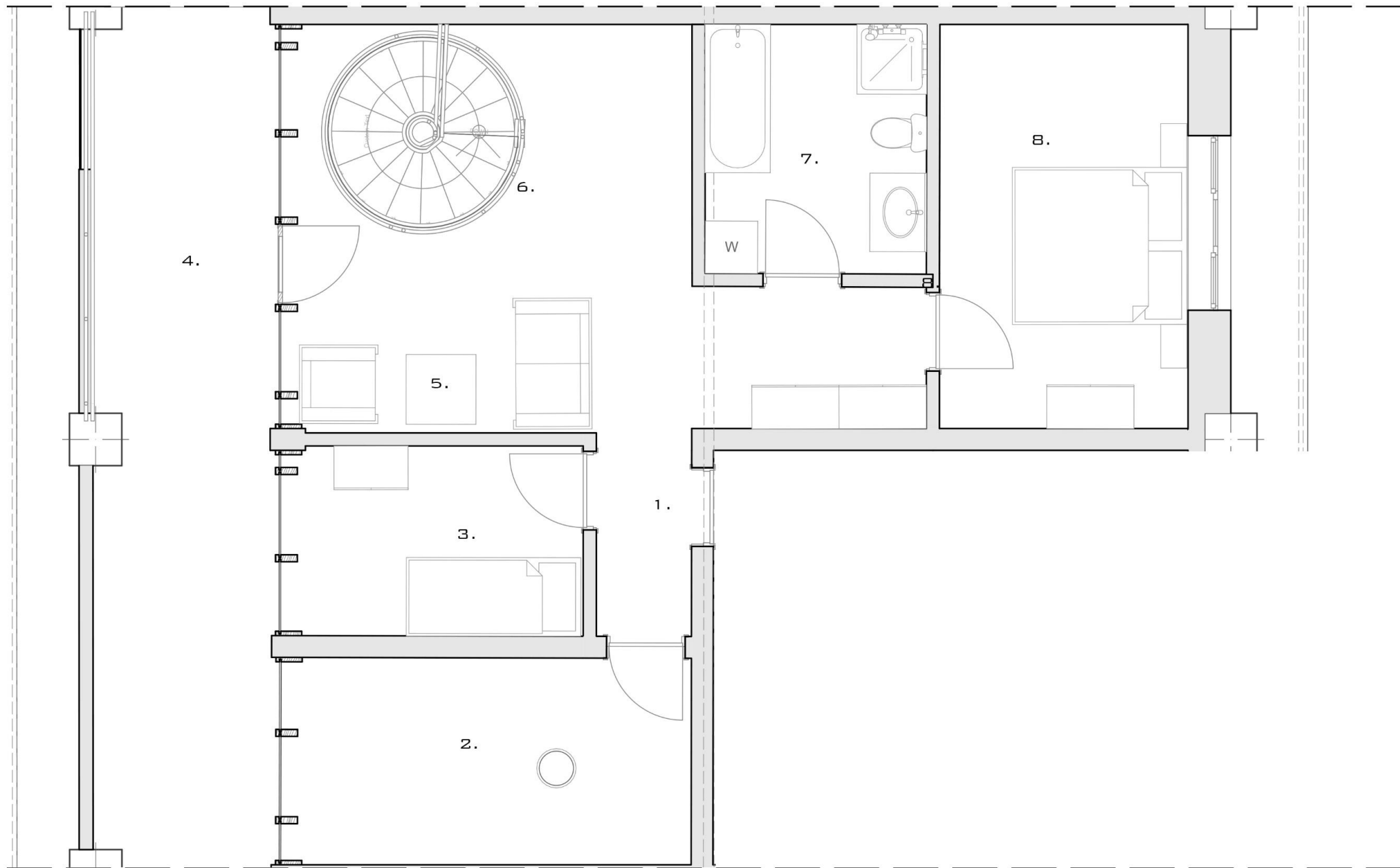
KEY:

- 1. ENTRYWAY
- 2. KITCHEN
- 3. LIVINGROOM
- 4. BALCONY
- 5. BATHROOM
- 6. DINING AREA
- 7. INTERNAL STAIRCASE

2 BED PENTHOUSE
LOWER FLOOR

SCALE 1:50





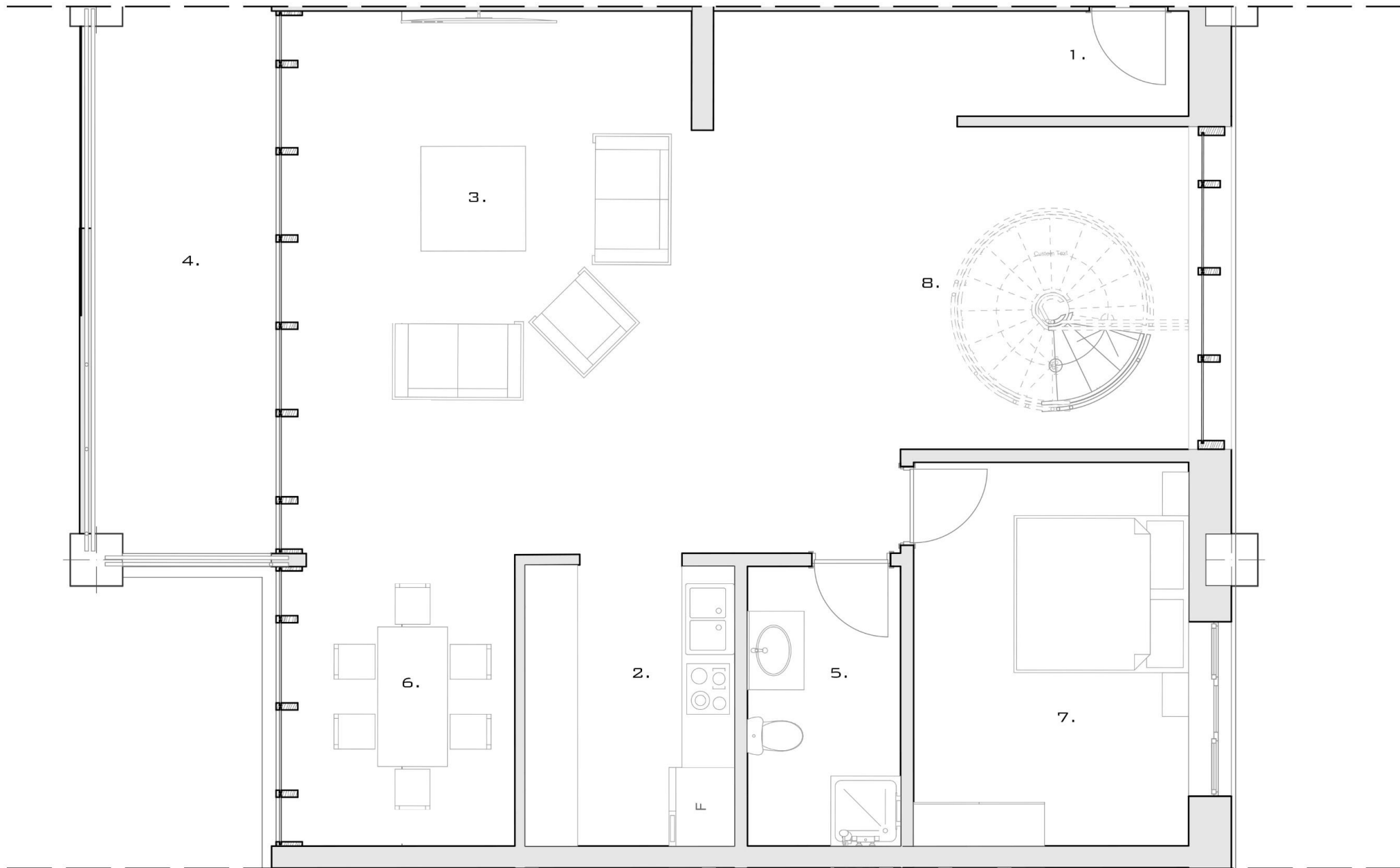
KEY:

- 1. ENTRYWAY
- 2. WORK SPACE
- 3. SINGLE BEDROOM
- 4. BALCONY
- 5. PRIVATE LIVINGROOM
- 6. INTERNAL STAIRCASE
- 7. BATHROOM
- 8. DOUBLE BEDROOM

2 BED PENTHOUSE
UPPER FLOOR

SCALE 1:50





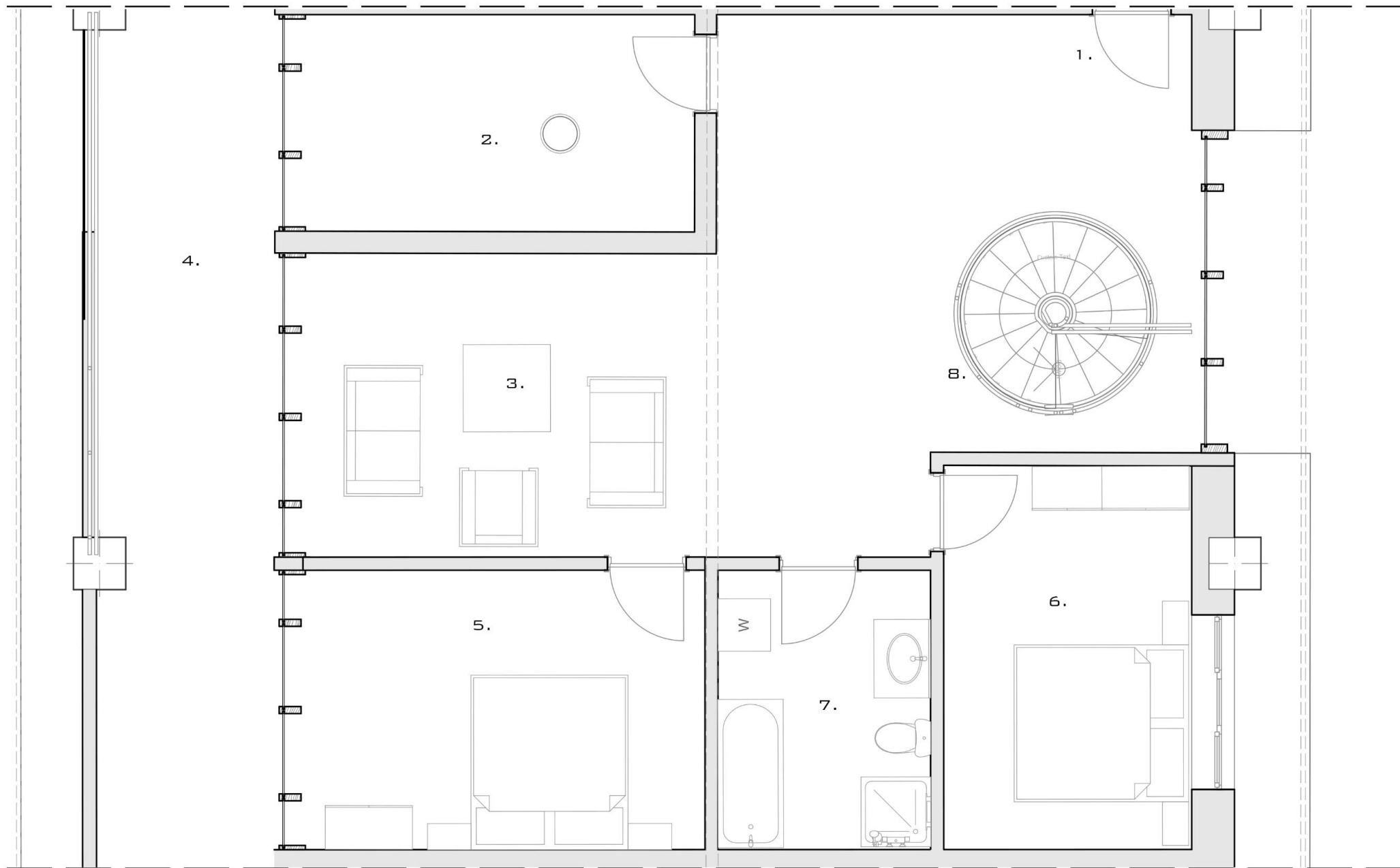
KEY:

- 1. ENTRYWAY
- 2. KITCHEN
- 3. LIVINGROOM
- 4. BALCONY
- 5. BATHROOM
- 6. DINING AREA
- 7. DOUBLE BEDROOM
- 8. INTERNAL STAIRCASE

3 BED PENTHOUSE
LOWER FLOOR

SCALE 1:50





KEY:

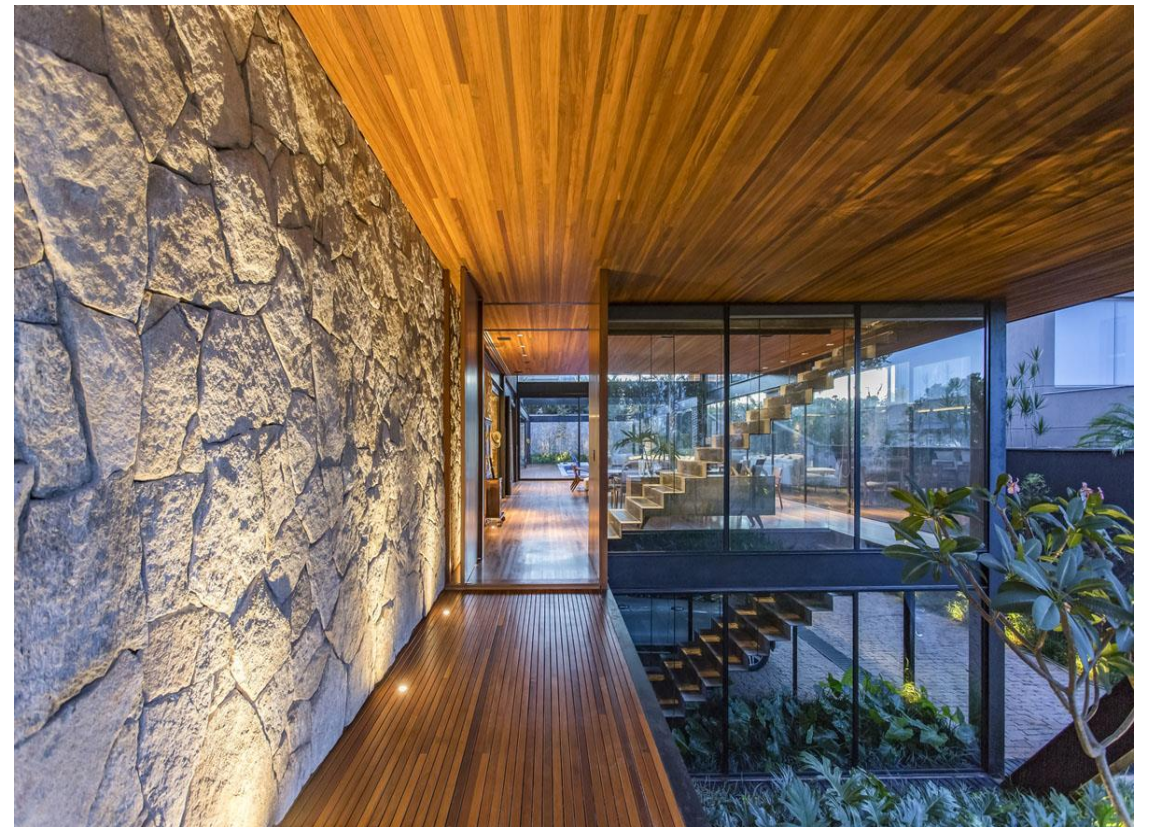
- 1. ENTRYWAY
- 2. WORK SPACE
- 3. PRIVATE LIVINGROOM
- 4. BALCONY
- 5. DOUBLE BEDROOM
- 6. DOUBLE BEDROOM
- 7. BATHROOM
- 8. INTERNAL STAIRCASE

3 BED PENTHOUSE
UPPER FLOOR

SCALE 1:50



Materials



Sandstone cladding with glass

Combination of wood sandstone and glass for interior

FLATS TO BE SOLD

6 X 1 BEDROOM FLAT
 6 X 60 SQ.M. X 2670 £/SQ.M = £961.200

3 X 2 BEDROOM FLAT
 3 X 110 SQ.M. X 2600 £/SQ.M = £858.000

3 X 3 BEDROOM FLAT
 3 X 110 SQ.M. X 2600 £/SQ.M = £858.000

2 X 2 BEDROOM PENTHOUSE
 2 X 160 SQ.M. X 3000 £/SQ.M = £960.000

2 X 3 BEDROOM PENTHOUSE
 2 X 220 SQ.M. X 2900 £/SQ.M = £1.276.000

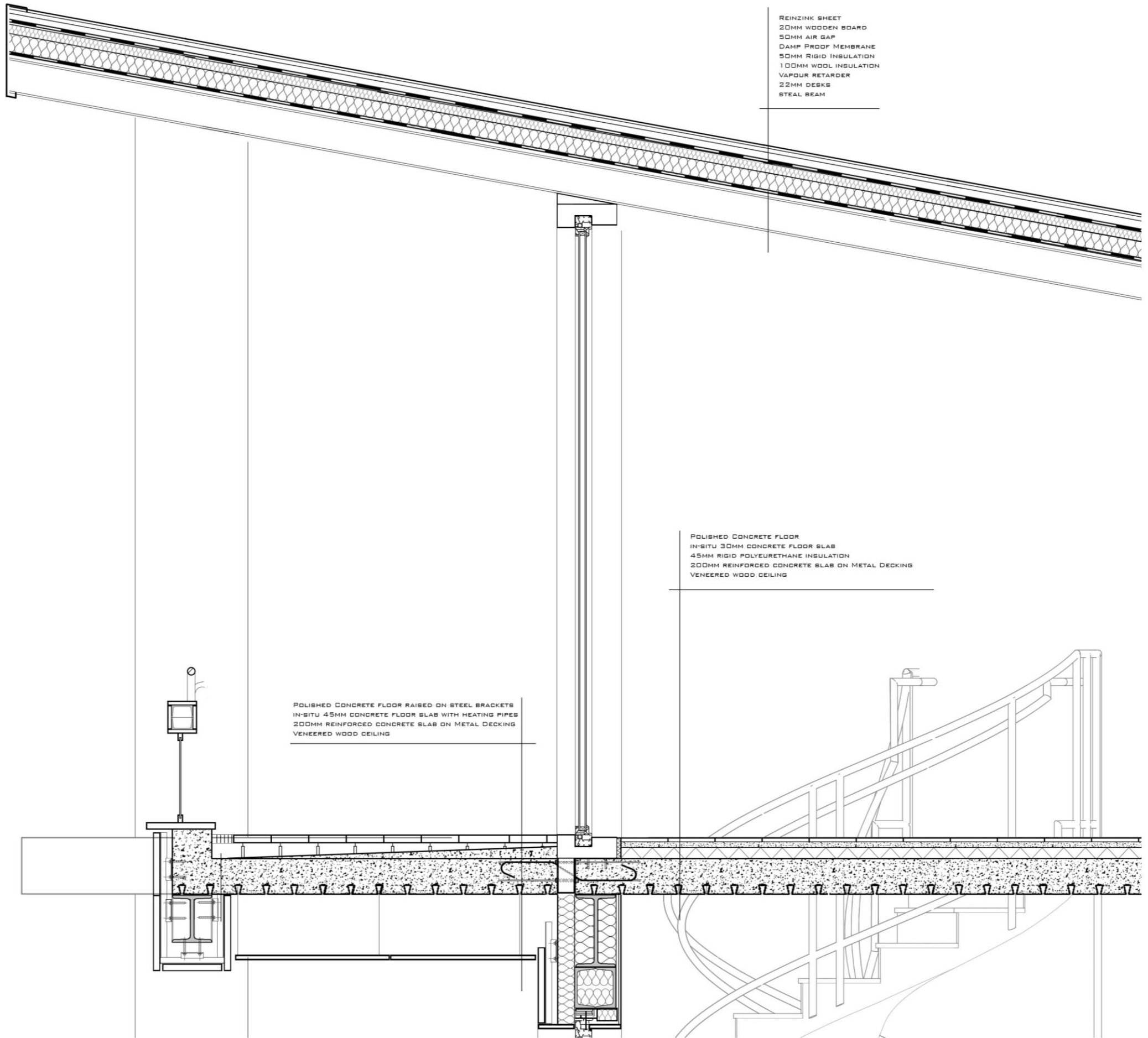
SUM
 961.000 + 858.000 + 858.000 + 960.000 + 1.276.000 = 4.913.000



STUDENT NAME:

Konrad Kolodziej

1.	Total Floor area (m2)	2 034	m2
2.	Construction Cost (£/m2)	£831	/m2
3.	TOTAL CONSTRUCTION COST (1x2)	£1 690 254	
4.	Consultants Fees (10% of 3)	£169 025	
5.	CONSTRUCTION PROJECT SUB-TOTAL (3+4)	£1 859 279	
6.	Land Acquisition Costs (20% of 5)	£371 856	
7.	DEVELOPMENT SUB-TOTAL (5+6)	£2 231 135	
8.	Legal + Agent Fees (2% of 7)	£44 623	
9.	Marketing (1% of 7)	£22 311	
10.	TOTAL PROJECT COSTS (7+8+9)	£2 298 069	
11.	Finance Costs (10% of 10)	£229 807	
12.	TOTAL FINANCIAL OUTLAY (10+11)	£2 527 876	
13.	Developers Profit (20% of 12)	£505 575	
14.	TOTAL RETURN REQUIRED FROM DEVELOPMENT (12+13)	£3 033 452	
15.	Number of Flats	16	Flats
16.	AVERAGE SALE PRICE PER FLAT (14/15)	£189 591	Each

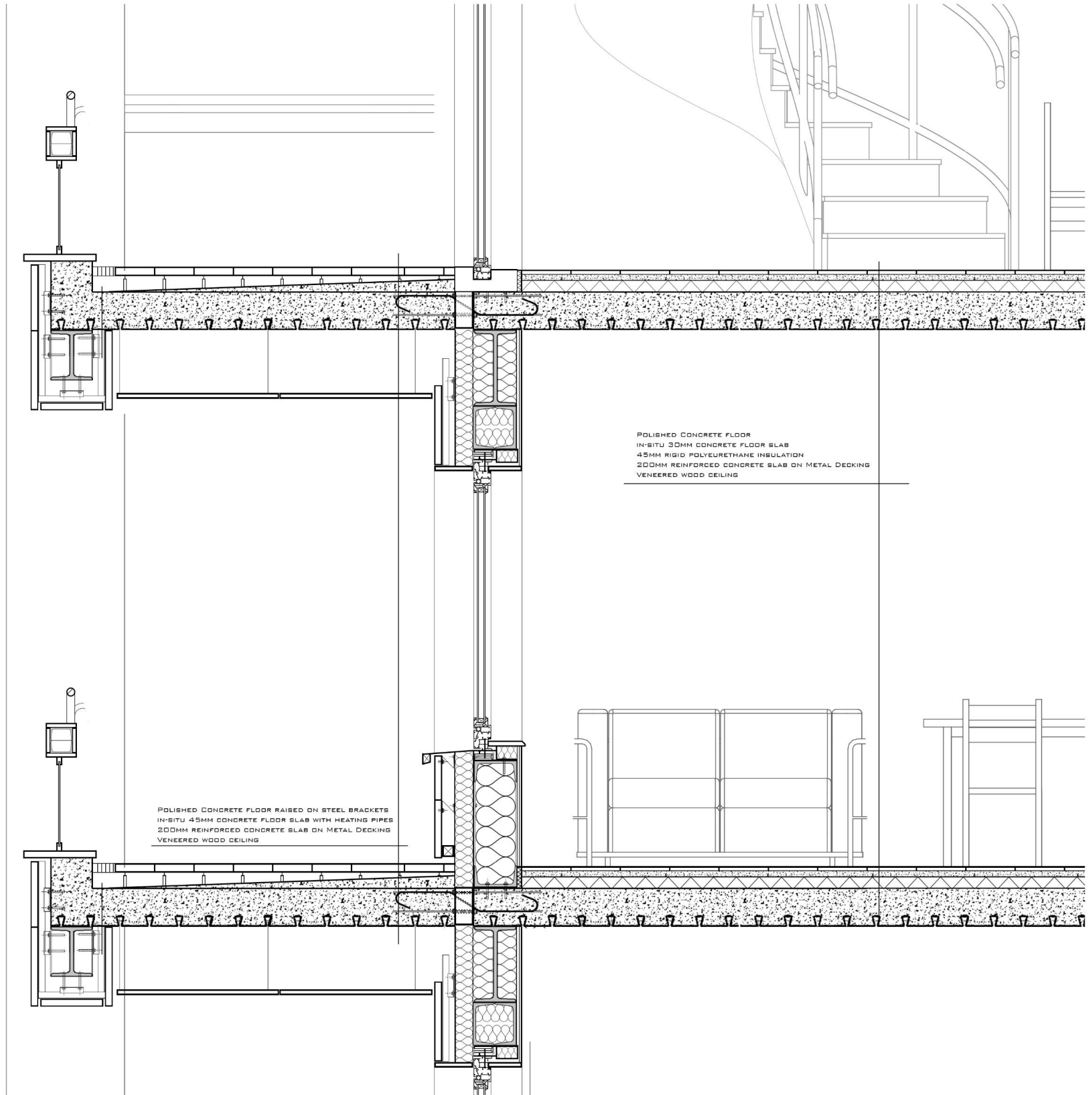


REINZINK SHEET
 20MM WOODEN BOARD
 50MM AIR GAP
 DAMP PROOF MEMBRANE
 50MM RIGID INSULATION
 100MM WOOL INSULATION
 VAPOUR RETARDER
 22MM DECKS
 STEEL BEAM

POLISHED CONCRETE FLOOR
 IN-SITU 30MM CONCRETE FLOOR SLAB
 45MM RIGID POLYURETHANE INSULATION
 200MM REINFORCED CONCRETE SLAB ON METAL DECKING
 VENEERED WOOD CEILING

POLISHED CONCRETE FLOOR RAISED ON STEEL BRACKETS
 IN-SITU 45MM CONCRETE FLOOR SLAB WITH HEATING PIPES
 200MM REINFORCED CONCRETE SLAB ON METAL DECKING
 VENEERED WOOD CEILING

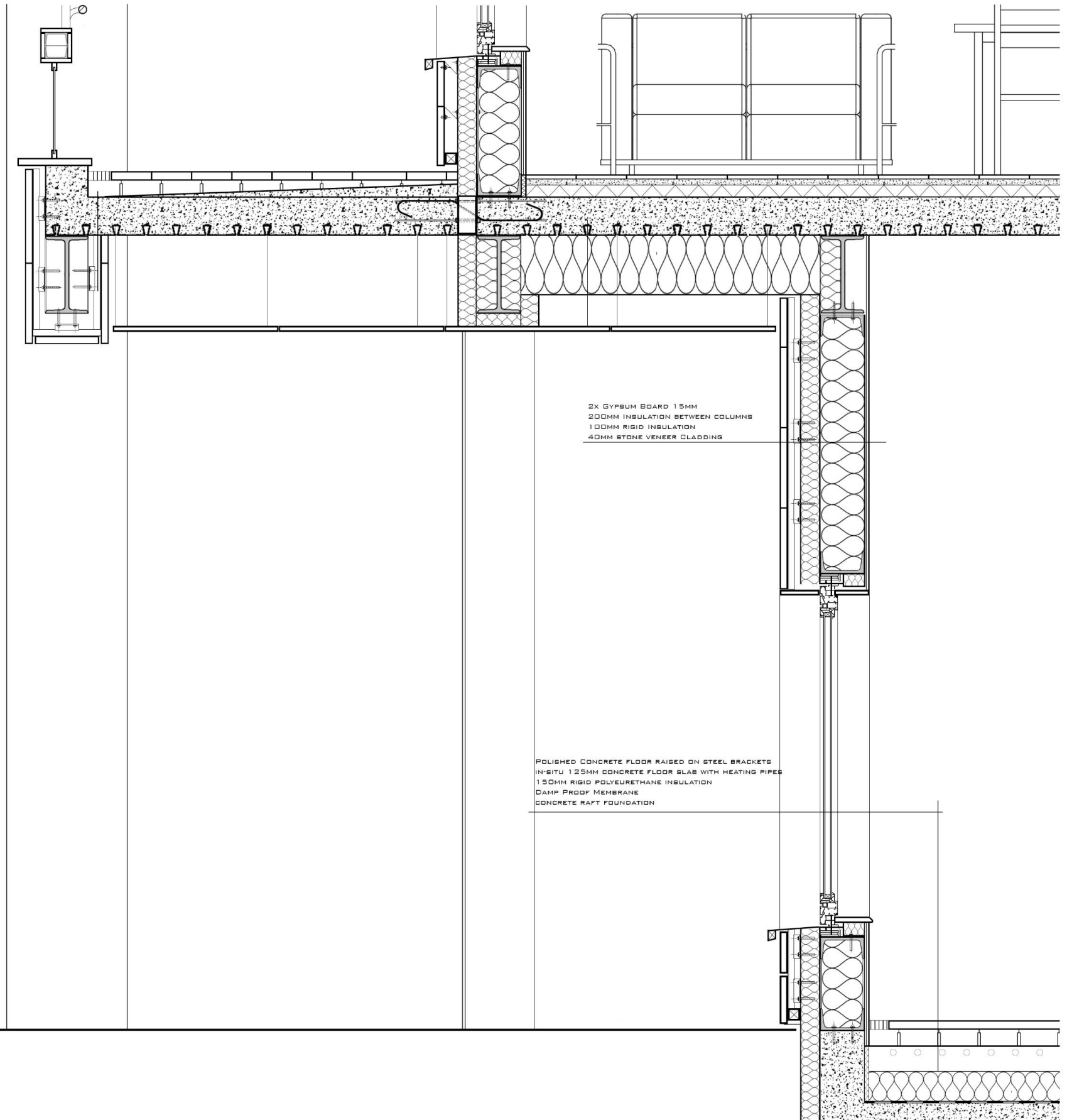
1:20 SECTION



POLISHED CONCRETE FLOOR
IN-SITU 30MM CONCRETE FLOOR SLAB
45MM RIGID POLYURETHANE INSULATION
200MM REINFORCED CONCRETE SLAB ON METAL DECKING
VENEERED WOOD CEILING

POLISHED CONCRETE FLOOR RAISED ON STEEL BRACKETS
IN-SITU 45MM CONCRETE FLOOR SLAB WITH HEATING PIPES
200MM REINFORCED CONCRETE SLAB ON METAL DECKING
VENEERED WOOD CEILING

1:20 SECTION



2X GYPSUM BOARD 15MM
200MM INSULATION BETWEEN COLUMNS
100MM RIGID INSULATION
40MM STONE VENEER CLADDING

POLISHED CONCRETE FLOOR RAISED ON STEEL BRACKETS
IN-SITU 125MM CONCRETE FLOOR SLAB WITH HEATING PIPES
150MM RIGID POLYURETHANE INSULATION
DAMP PROOF MEMBRANE
CONCRETE RAFT FOUNDATION

1:20 SECTION

EXTERNAL VIEWS



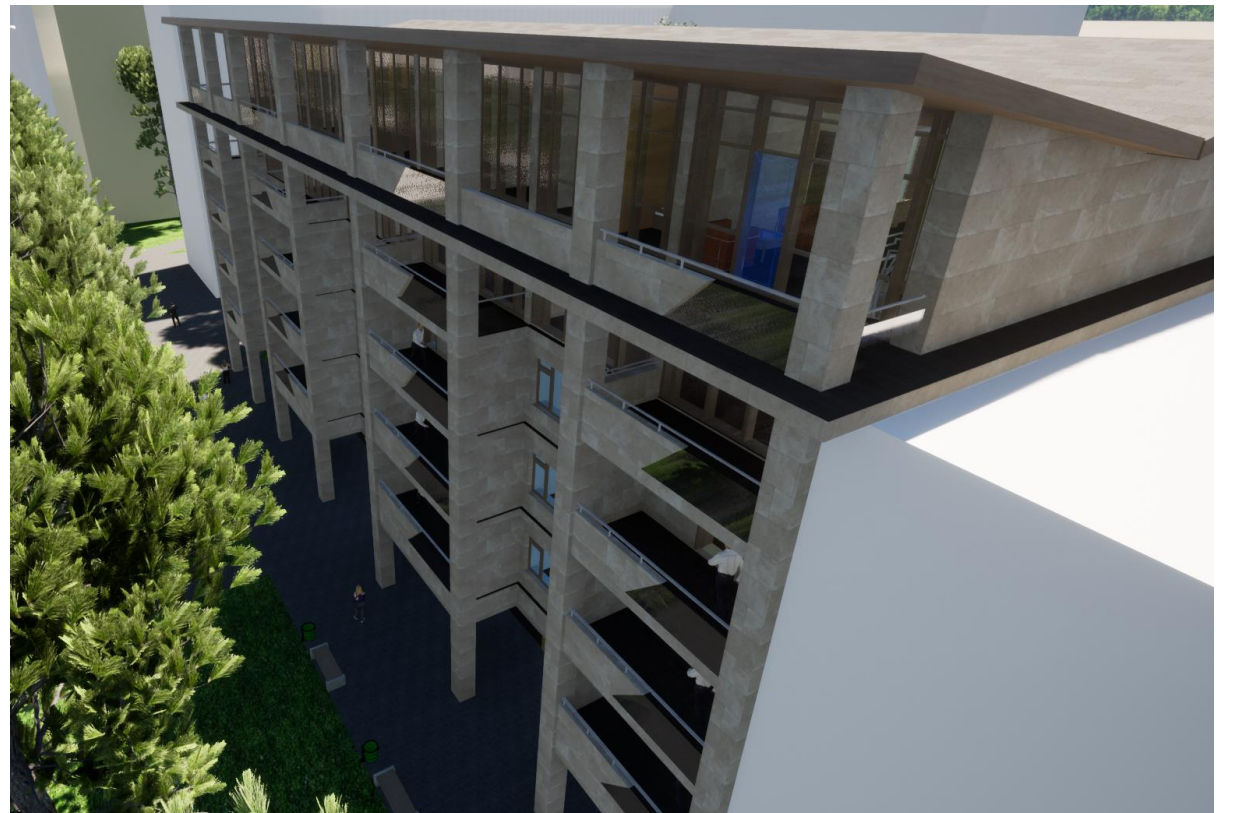
VIEW FROM BRUNSWICK STREET



EXTERNAL AREA PLAYGROUND



VIEW FROM TRONGATE



VIEW FROM BRUNSWICK STREET

FLAT VIEWS



LIVING AND DINING AREA



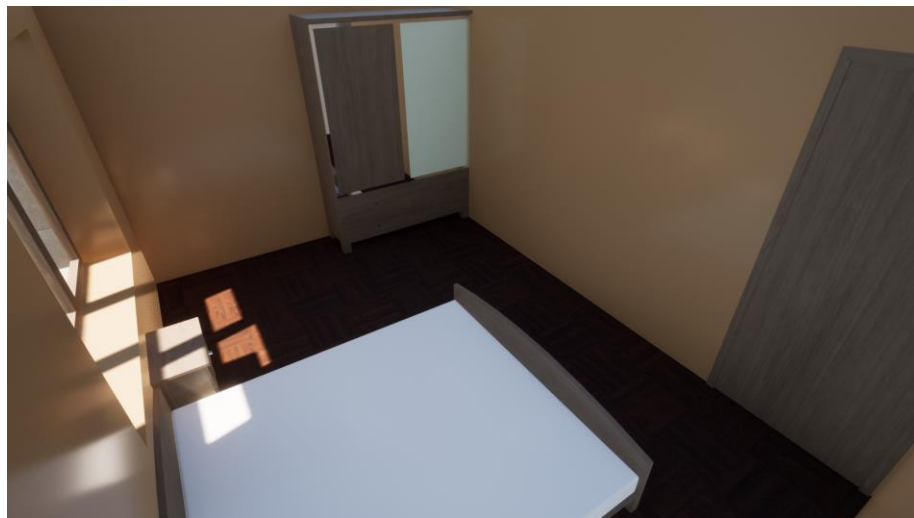
DINING AREA VIEW FROM KITCHEN



LIVING AREA, BALCONY ACCESS



DINING AREA AND KITCHEN



DOUBLE BEDROOM



SINGLE BEDROOM

PENTHOUSE VIEWS



LIVING AREA AND DINING AREA



KITCHEN



DINING AREA



PRIVATE LIVING ROOM



UPPER PRIVATE AREA



PRIVATE LIVING ROOM



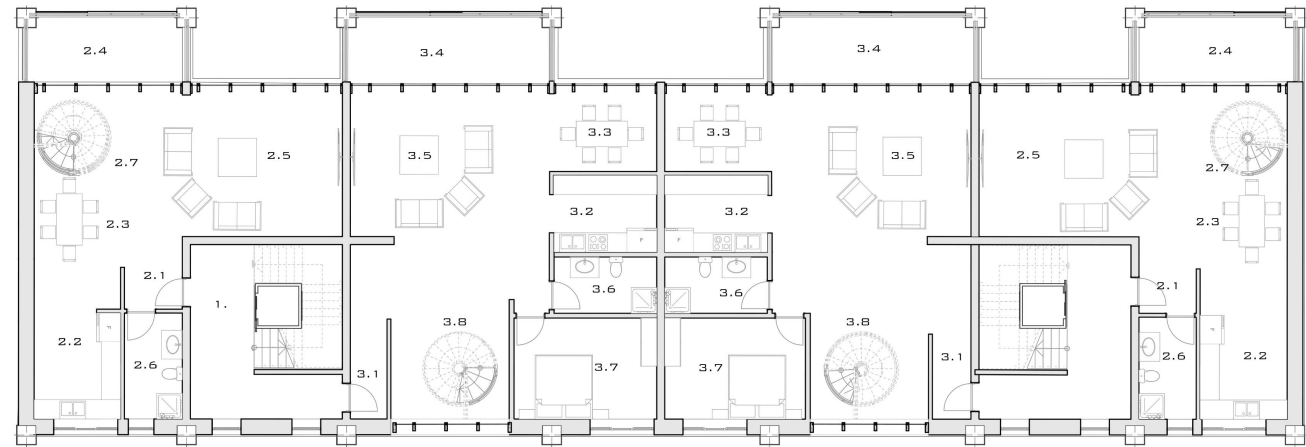
PRIVATE LIVING ROOM



FLOORS 1-3

KEY:

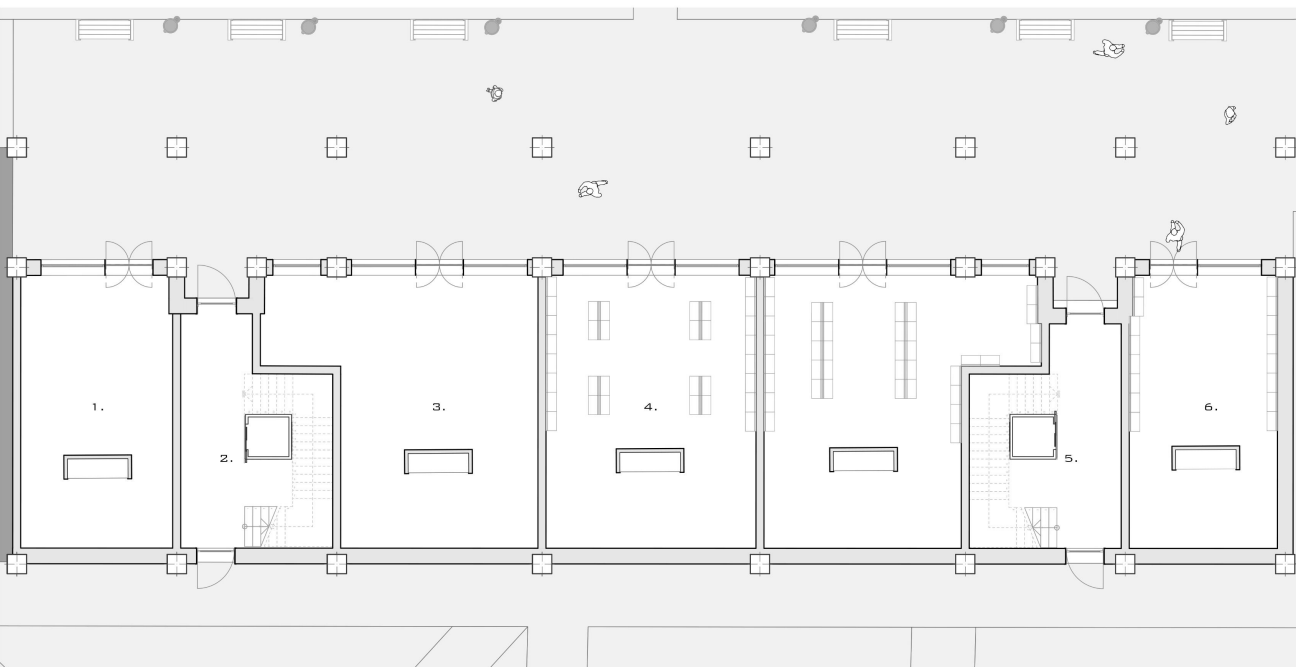
- | | | |
|--------------------|--------------------|--------------------|
| 1. STAIRCASE | 3 BEDROOM FLAT | 2 BEDROOM FLAT |
| 1 BEDROOM FLAT | 3.1 ENTRYWAY | 4.1 ENTRYWAY |
| 2.1 ENTRYWAY | 3.2 KITCHEN | 4.2 KITCHEN |
| 2.2 KITCHEN | 3.3 LIVING ROOM | 4.3 LIVING ROOM |
| 2.3 LIVING ROOM | 3.4 BALCONY | 4.4 BALCONY |
| 2.4 BALCONY | 3.5 BATHROOM | 4.5 BATHROOM |
| 2.5 BATHROOM | 3.6 DOUBLE BEDROOM | 4.6 DOUBLE BEDROOM |
| 2.6 DOUBLE BEDROOM | 3.7 DOUBLE BEDROOM | 4.7 SINGLE BEDROOM |
| 2.7 WORK SPACE | 3.8 SINGLE BEDROOM | 4.8 WORK SPACE |
| | 3.9 WORK SPACE | |



4TH FLOOR

KEY:

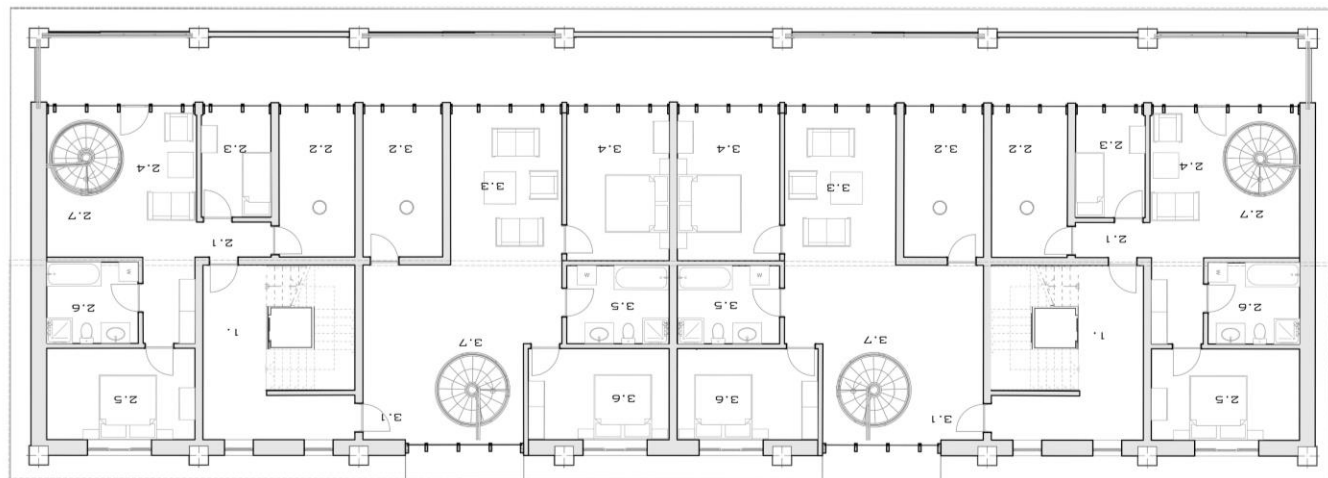
- | | |
|---------------------|---------------------|
| 1. STAIRCASE | 3 BEDROOM PENTHOUSE |
| 2 BEDROOM PENTHOUSE | 3.1 ENTRYWAY |
| 2.1 ENTRYWAY | 3.2 KITCHEN |
| 2.2 KITCHEN | 3.3 DINING AREA |
| 2.3 DINING AREA | 3.4 BALCONY |
| 2.4 BALCONY | 3.5 LIVING ROOM |
| 2.5 LIVING ROOM | 3.6 WC |
| 2.6 WC | 3.7 DOUBLE BEDROOM |
| 2.7 INTERNAL STAIRS | 3.8 INTERNAL STAIRS |



GROUND FLOOR PLAN

KEY:

1. COMMERCIAL AREA
2. STAIRCASE
3. COMMERCIAL AREA
4. COMMERCIAL AREA
5. STAIRCASE
6. COMMERCIAL AREA



5TH FLOOR

KEY:

- | | |
|-------------------------|-------------------------|
| 1. STAIRCASE | 3BEDROOM PENTHOUSE |
| 2BEDROOM PENTHOUSE | 3.1 ENTRY WAY |
| 2.1 ENTRYWAY | 3.2 WORK SPACE |
| 2.2 WORK SPACE | 3.3 PRIVATE LIVING ROOM |
| 2.3 SINGLE BEDROOM | 3.4 DOUBLE BEDROOM |
| 2.4 PRIVATE LIVING ROOM | 3.5 BATHROOM |
| 2.5 DOUBLE BEDROOM | 3.6 DOUBLE BEDROOM |
| 2.6 BATHROOM | 3.7 INTERNAL STAIRS |
| 2.7 INTERNAL STAIRS | |



