

Base Glasgow - Student Accommodation

Striking a chord at Base

£18.5m

/ Project value

February 2018

/ The project commenced

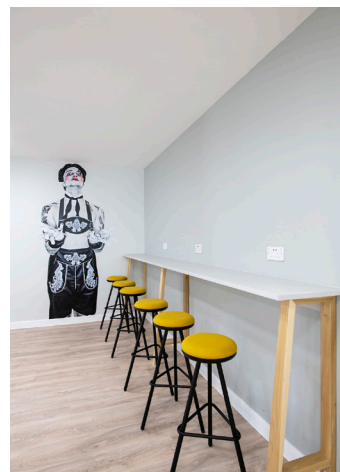
July 2019

/ The project was completed

Developed as “exclusive” student residences for the Royal Conservatoire of Scotland (RCS), Base Glasgow is a purpose-built, eight storey 302-unit building. Located within three minutes of the RCS, the student accommodation scheme was designed and constructed to enhance the learning experience of the “finest music and dramatic art students in the world”. The rectangular, stone-clad urban block sits alongside the B-listed Piping Centre and A-listed Scottish Ambulance building. It offers a mixture of studio apartments, six-bedroom cluster flats and accessible studio apartments. The bedroom accommodation takes the form of a U-shaped plan, which reinforces the existing street pattern and steps back from the listed buildings at the upper level. Striking a chord with the residents, Base features soundproof music practice and rehearsal spaces, larger rooms to facilitate the storage of musical instruments, and an on-site cinema room.

The brief

Developers Soller One appointed us to undertake a Single Stage Design and Build contract for the construction of an eight storey 302-unit student accommodation building. The Dunblane Street scheme was developed in collaboration with the RCS.



“BASE is fitted with soundproof music practice facilities, a high quality gym, and a cinema room – to name a few of its features. This is the first of Soller Real Estate’s developments in Glasgow with more exciting schemes in the pipeline.”

Nick Treadaway
Soller Real Estate

“Our BASE Glasgow development brings to the city centre high specification student units. Illustrating our desire to develop first class properties, we collaborated with the RCS to design a number of elements to accommodate some of the finest music and dramatic art students in the world.”

Nick Treadaway
Soller Real Estate

The challenges

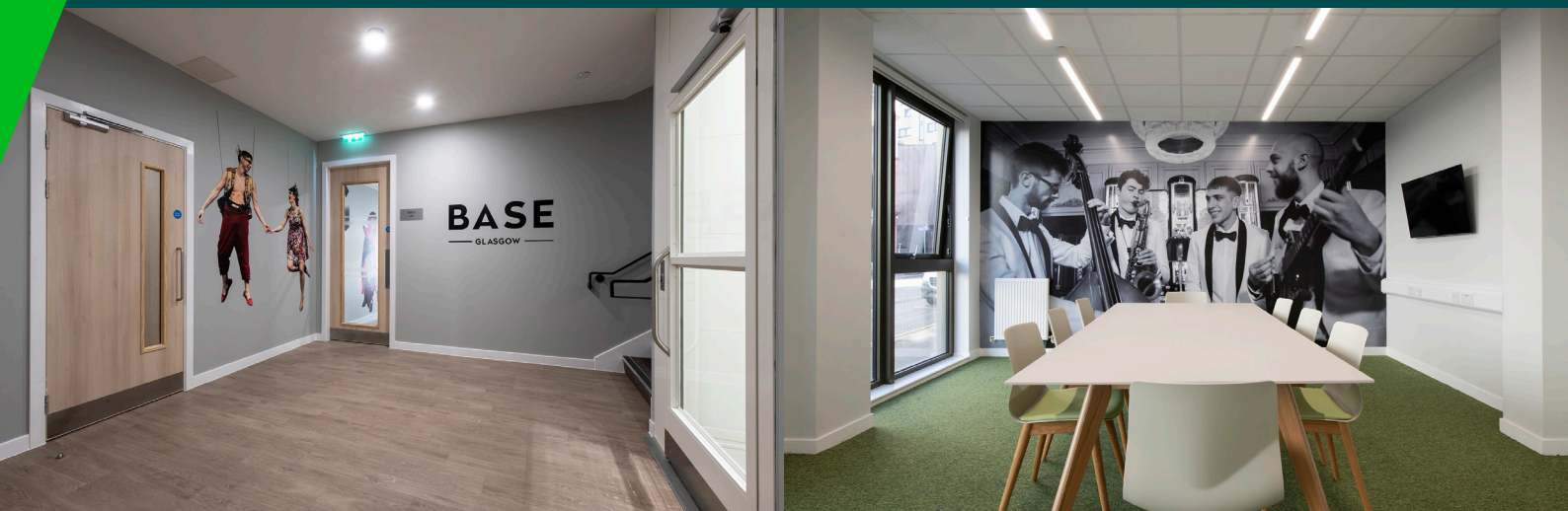
Directed from our regional head office, which is less than two miles from the site, we applied our local knowledge and resources to add value to the project. As an example, we utilised our service yard for the main material storage and delivery point. This considerably reduced the storage pressures on Dunblane Street and facilitated the “just in time” shuttle delivery of materials.

The solution

Completed in time for the new academic term in 2019, Base Glasgow is RCS’s “preferred student halls of residence”. The steel framed development was carefully designed in response to the site’s immediate context and the surrounding townscape, and it provides a new urban block with appropriate scale and quality of materials. Designed by Mosaic Architecture + Design, we implemented a 73-week construction programme that included all associated external works and services. The ground floor up to the fourth floor are uniform, with a unique mix for the lower ground, fifth and sixth floors. Indeed, the modern accommodation features several exclusive studios on the lower ground floor that overlook a spacious courtyard. Throughout the build, we utilised pre-fabrication techniques, where possible, to reduce on-site installation periods. The pre-fabricated units included services modules, bathroom pods, hinged and lock suited door sets and pre-glazed screens. With a number of timber-effect roof terraces, the building has a distinctive community feel, centred around the main social hub, spacious common room, study areas, a large games room and a state-of-the-art gym.

Outputs & Benefits

- / **Bespoke features:** Base Glasgow features soundproofed practice and rehearsal spaces. The bedrooms are generally larger than normal student residences to allow for instrument storage
- / **Digital construction:** We utilised BIM 360 Field to complete rigorous quality checks and to ensure the smooth completion of final testing, commissioning and handover
- / **Design:** The development was carefully designed in response to the site’s immediate context and the surrounding townscape. The overall scale of the development was carefully balanced with the B-listed Piping Centre and A-listed Scottish Ambulance Centre to the west of the site and the more recent higher residential developments to the east
- / **Air leakage:** 4.0 m³/hr/m²
- / **Delivering lasting impact:** Base Glasgow is the Royal Conservatoire of Scotland’s “exclusive” student residential accommodation and is home to some of the world’s most talented performers



For more information on how we’re delivering lasting impact:

+44 (0) 28 9268 9500

info@graham.co.uk

graham.co.uk

GRAHAM