



Positive Possilpark

Development study and Options appraisal, April 2017



Possibilities



Possilpark Community Building Development study and options appraisal

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COLLECTIVE ARCHITECTURE



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01 Introduction

Project Background

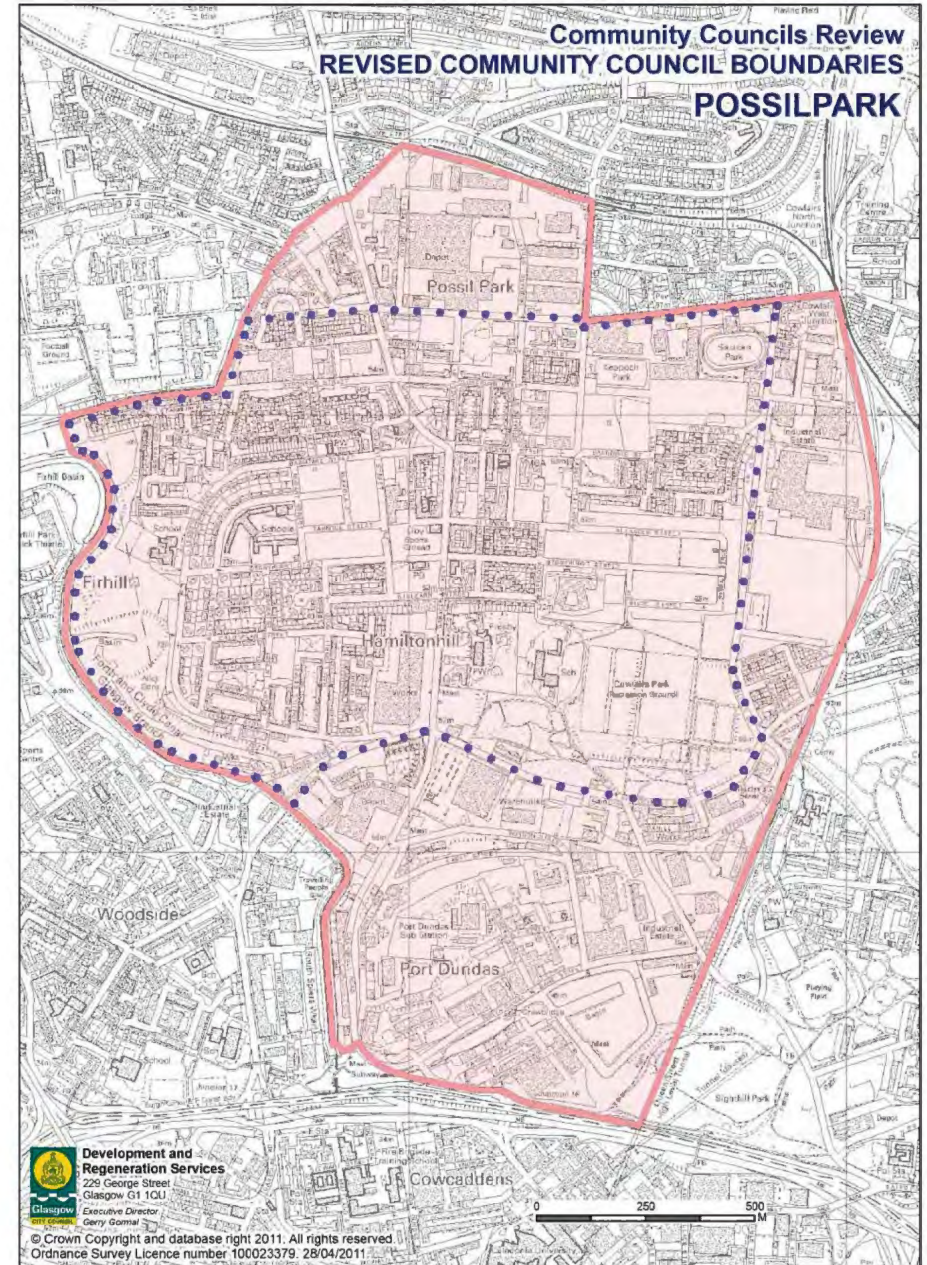
Location Information

History of Possilpark

Glasgow City Council Development Plan

'The completed Options Study will enable Positive Possilpark to have a better understanding of the current needs of the community and the best way forward in terms of the physical fabric of the new community and family centre and that all options to achieve this aim have been considered.'

Hawthorn Housing Co-operative Project Brief



Area of study agreed by partners to be the local understanding of Possilpark Boundaries for the purposes of the feasibility study defined by dotted line

Project Background

Hawthorn Housing Co-operative sought the support of an Architect-led team in May 2016 to carry out a development study and options appraisal to establish a new community centre for Sporting and Family facilities in Possilpark which is located north of Glasgow City Centre.

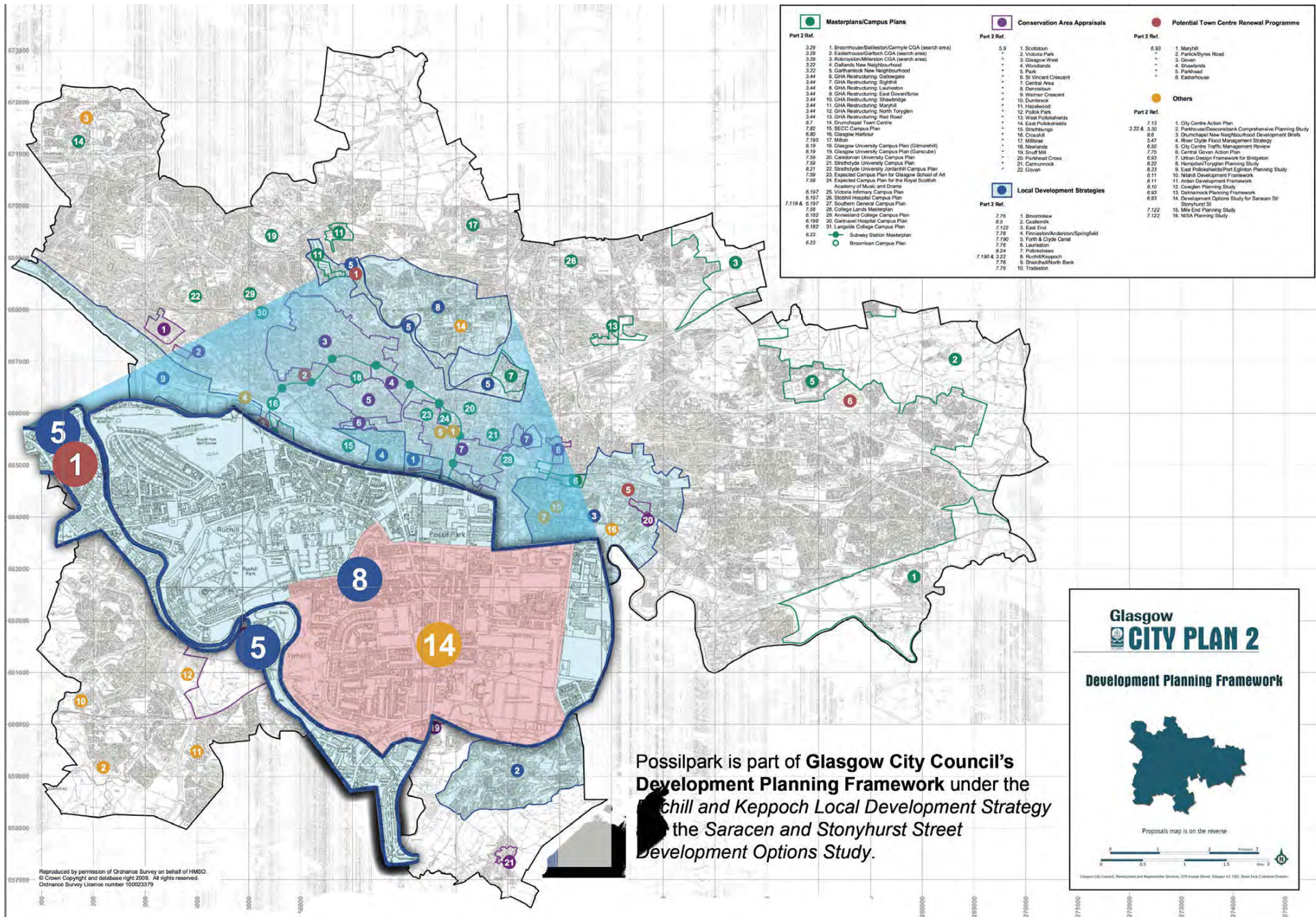
Positive Possilpark is a successful partnership of voluntary agencies who have worked collaboratively in recent years to offer better targeted and effective services to address poverty in Possilpark.

Positive Possilpark consists of Hawthorn Housing Co-operative operating from their own office, Young Peoples Futures operating from Possilpoint, Barnardos (CHIP) operating from the Whisky Bond and Stepping Stones for Families operating from, Westercommon, Whisky Bond, The Den, Keppoch Campus (Family & Out of School Care) and Ardoch Childcare Centre. All of these buildings have weaknesses and no longer meet the needs of partner agencies, existing and potential clients and the wider community. Some of these facilities are past their sell by date or do not offer the size of space or type of facility needed for the delivery of services. Others are remote from the area and involve vulnerable clients such as asylum seekers being taxed to facilities.

Positive Possilpark have ambitions to expand to offer more services for the area and are considering the option of developing a new community facility incorporating a Family Centre, which will create a better community and resource facility for Possilpark. This would have the advantages of bringing lead agencies and other partners under the one roof, to encourage greater partnership working and to share resources in running the building and services. This would provide a modern, state of the art hub for activities and services to be provided by partners as well as other wider agencies.



The current Possilpoint Centre has proven very popular and has met a number of regeneration priorities. The centre is run by Glasgow Life in partnership with Young Peoples Futures who is the main anchor tenant for the centre.



Masterplans/Campus Plans		Conservation Area Appraisals		Potential Town Centre Renewal Programme	
Part 2 Ref.	<ul style="list-style-type: none"> 3.29 1. Broomhouse/Batheloch/Carmyle CGA (search area) 3.29 2. Easterhouse/Carlton CGA (search area) 3.29 3. Robertson/Milnerton CGA (search area) 3.22 4. Dalry/Near New Neighbourhood 3.22 5. Garthwick New Neighbourhood 3.44 6. GHA Restructuring: Colinton 3.44 7. GHA Restructuring: Sighthill 3.44 8. GHA Restructuring: Leaveland 3.44 9. GHA Restructuring: East Govan/Brix 3.44 10. GHA Restructuring: Shawlands 3.44 11. GHA Restructuring: Maryhill 3.44 12. GHA Restructuring: North Torglen 3.44 13. GHA Restructuring: Red Road 6.7 14. Drumchapel Town Centre 7.82 15. SECC Campus Plan 6.93 16. Glasgow Harbour 7.195 17. Milton 6.19 18. Glasgow University Campus Plan (Ginnemill) 6.19 19. Glasgow University Campus Plan (Caulfield) 7.59 20. Cathedral University Campus Plan 7.59 21. Strathclyde University Campus Plan 6.21 22. Strathclyde University Jordanhill Campus Plan 7.59 23. Expected Campus Plan for Glasgow School of Art Academy of Music and Drama 6.197 24. Victoria Infirmary Campus Plan 6.197 25. Stobhill Hospital Campus Plan 7.118 & 6.197 26. Southern General Campus Plan 7.59 27. College Lands Masterplan 6.182 28. Annesland College Campus Plan 6.193 29. Gartnavel Hospital Campus Plan 6.182 30. Langside College Campus Plan 6.23 31. Subway Station Masterplan 6.23 32. Broomloan Campus Plan 	<ul style="list-style-type: none"> 5.9 1. Scotstoun 5.9 2. Victoria Park 5.9 3. Glasgow West 5.9 4. Woodlands 5.9 5. Park 5.9 6. Vincent Crescent 5.9 7. Central Area 5.9 8. Dennistoun 5.9 9. Walker Crescent 5.9 10. Dunbrack 5.9 11. Hazlewood 5.9 12. Pollok Park 5.9 13. West Pollokfields 5.9 14. East Pollokfields 5.9 15. Strathbungo 5.9 16. Crosshill 5.9 17. Millburn 5.9 18. Newlands 5.9 19. South Mills 5.9 20. Parkhead Cross 5.9 21. Garsnodd 5.9 22. Govan 	<ul style="list-style-type: none"> 6.93 1. Maryhill 6.93 2. Parkside/Bryce Road 6.93 3. Govan 6.93 4. Shawlands 6.93 5. Parkhead 6.93 6. Easterhouse 		
Part 2 Ref.	<ul style="list-style-type: none"> 7.13 1. City Centre Action Plan 3.22 & 3.30 2. Parkhouse/Deaconsbank Comprehensive Planning Study 6.6 3. Drumchapel New Neighbourhood Development Briefs 5.47 4. River Clyde Flood Management Strategy 6.90 5. City Centre Traffic Management Review 7.75 6. Central Green Action Plan 6.63 7. Urban Design Framework for Bridgton 6.92 8. Harwood/Torglen Planning Study 6.23 9. East Pollokfields/Port Eglington Planning Study 6.11 10. Nairn Development Framework 6.11 11. Arden Development Framework 6.102 12. Cowglen Planning Study 6.93 13. Dalmeirock Planning Framework 6.93 14. Development Options Study for Saracen St/ Stonyhurst St 7.122 15. Mile End Planning Study 7.122 16. NSA Planning Study 	<ul style="list-style-type: none"> 7.76 1. Broomlaw 6.6 2. Caletank 7.122 3. East End 7.76 4. Finnieston/Anderson/Springfield 7.190 5. Fort & Clyde Canal 7.76 6. Laurieston 6.24 7. Pollockshaws 7.190 & 3.22 8. Ruchill/Keppoch 7.76 9. Shawlands/North Bank 7.76 10. Tradeston 			
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Possilpark is part of Glasgow City Council's Development Planning Framework under the Ruchill and Keppoch Local Development Strategy and the Saracen and Stonyhurst Street Development Options Study.

Glasgow CITY PLAN 2
Development Planning Framework

Proposals map is on the reverse

Planning Context

Possilpark sits within the boundary of The Ruchill Keppoch New Neighbourhood Local Development Strategy (2005). The Local Development Strategy is in the early stage of re-appraisal and may include installation of infrastructure prior to future development.

Figure 1.1: Map extract identifies the study area as one of four key sites identified within the Local Development Strategy. Other key sites include Saracen Street/Stonyhurst Street, Hugo Street/Shuna Street and Ruchill Hospital.

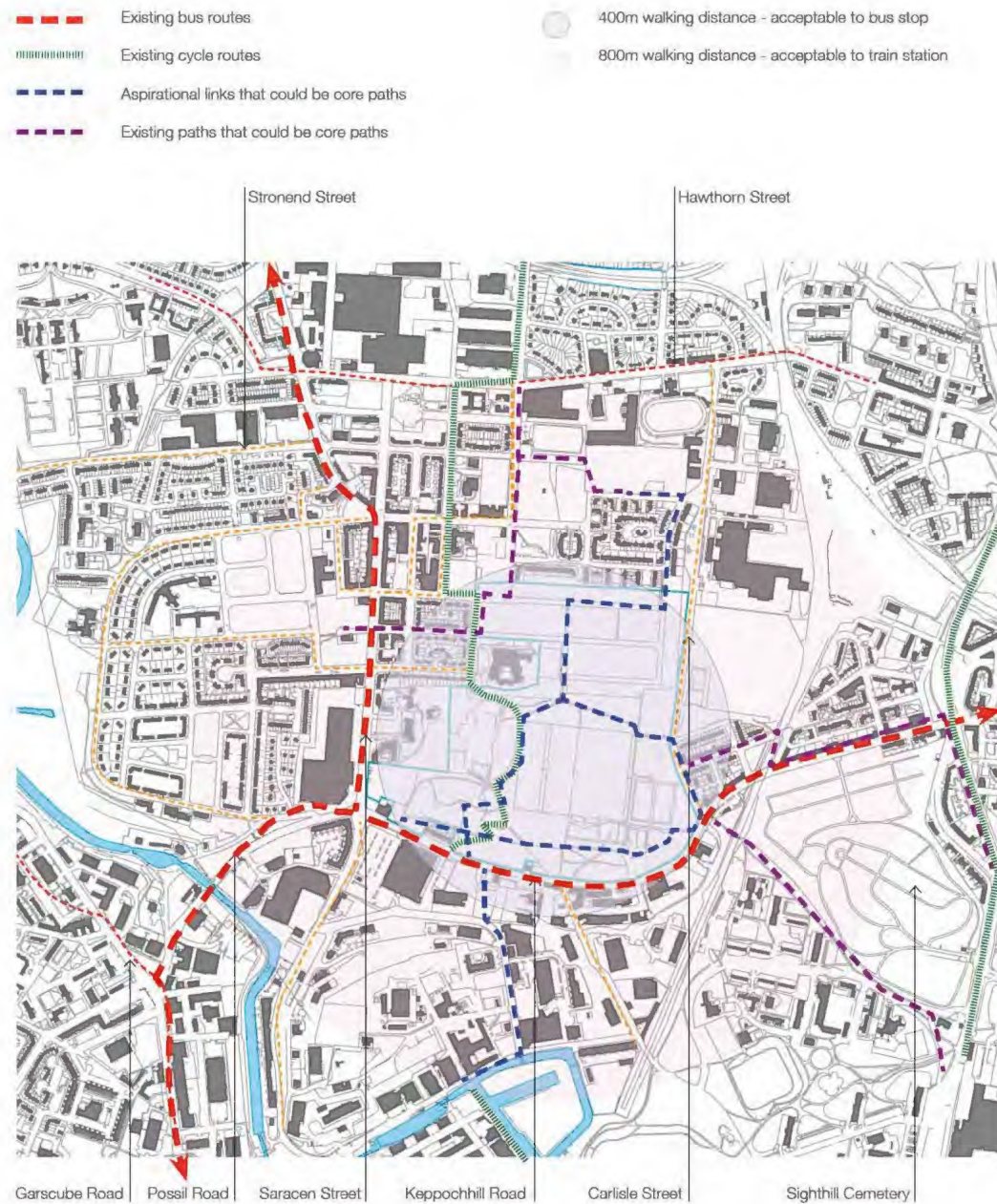
The Local Development Strategy promotes the concept of well-being and healthy living achieved through integrated urban solutions to green network planning, water management, and movement planning. The strategy sets out the following aspirations for the Ruchill Keppoch area:

- The area will remain a mixed inner city district;
- The regeneration of the area will see the development of large amounts of new housing, particularly private sector housing;
- The wider regeneration ambitions include plans to improve Possilpark Town Centre (Saracen Street);
- The provision of improved transport links to adjacent areas including a more extensive, and appropriate greenspace and footpath network, and
- Promoting the provision of new and improved community, shopping and education facilities within the New Neighbourhood area.

The new spatial structure for Ruchill Keppoch will therefore be determined by the inter-related aspects of land use and function, infrastructure (particularly drainage, transport and greenspace networks), and housing type and density.

The City Plan's Strategy for People includes "The delivery of the brownfield housing programme, the promotion of New Neighbourhoods and Selective Green land release for family housing". The City Plan also recognises that "The development of New Neighbourhoods, with significant numbers of houses for owner occupation, will increase the choice of house type and size, reverse localised population loss, tackle deprivation and encourage social inclusion in line with joint Structure Plan Targets".

Glasgow City Council
Ruchill Keppoch New Neighbourhood Local Development Strategy



Access Map





Possilpark Station Signal Box, 1970.



Possilpark Library, 2006.



240 Hawthorn Street Tram Depot, 1967.

History of Possilpark

In 1242, Alexander II of Scotland granted certain lands to the Bishop of Glasgow, which included an area North of Glasgow known as Possele. In 1808, the estate was acquired by Colonel Alexander Campbell, son of Glasgow merchant John Campbell senior.

On the death of Colonel Campbell in 1849, the estate passed to his son. When Walter MacFarlane wished to vastly expand his Saracen Foundry company, Campbell agreed to sell MacFarlane 100 acres of the estate including the house, on which to build new works.

MacFarlane renamed the estate Possilpark, which grew from a population of 10 people in 1872, to 10,000 by 1891. MacFarlane oversaw the removal of all the woodlands and after creating railway access to his foundry, laid out the rest of the park land as a grid plan of streets and tenements, including naming the main street running through the new suburb "Saracen Street". After Alison's death in 1867, the main house was also demolished as the foundry works expanded.

After World War II, the combination of the collapse of the British Empire, the move away from steam power and the adaptation of new designs and materials meant a vast decline in orders for Saracen's standard cast iron designs. The MacFarlane company moved into standard foundry work. After a take over of the company in 1965, the works closed and the infrastructure was demolished in 1967.

Within fifteen years of the closing of the Saracen foundry, Possilpark had become the hub of the Glasgow heroin trade include and was to remain so during the 1980s. Large portions of the Possil have been destroyed, many of the old tenements being attened and the residents forced to move to other areas. Saracen Street remains the main shopping area, but the whole area has been undergoing mass redevelopment since the late 1990s, which has seen many new houses being built along with a sports centre (The Millennium Centre) which has since closed down.





Possilpark Aerial Site Location Appraisal

02 Possilpark Site Location Appraisal

Possilpark Now

Local Facilities and Proposed Future Developments

Potential Site Locations and Analysis

Analysis Summary

02



Aerial View of Possilpark Now



Aerial View of Possilpark Future Developments



Cowlares eco-plots, Collective Architecture 2010.

Possilpark Now

Possilpark is within the most deprived 5% of neighbourhoods in Scotland (SIMD 2012). The area is largely undeveloped and was historically industrial with coal and ironstone mining.

There is a strong transport network to the western edge of the site with good pedestrian links and reasonable public transport connections.

The undulating topography of the vast open site is bounded by a fragmented urban fabric encompassing a variety of both long and restricted views

The northern boundary defined by a strong residential grid with restricted views looking over Glasgow. The town centre action plan area is within a short distance from the site on Saracen Street.

Possilpark Future

A series of design studies and site specific project developments have been completed over the years showing a strong commitment from the council and development partners to offer new opportunities for sustainable housing developments across Possilpark.

These studies & developments include;

- A Hamilton Hill Masterplan on behalf Queens Cross Housing Association with initial phases of scheme progressing in 2017/18 providing both private and social rent
- B Ashfield Street Social Housing Development on behalf of Hawthorn Housing Co-operative progressing on site in 2017
- C Cowlares Eco Village Design Study on behalf of City Property (Glasgow) LLP providing

The planned future increase of housing within the next 5-10 years will add further pressure to the existing community and nursery care facilities provided within Possilpark. This however also emphasises the design appraisal need for new community facilities to cater for this increase in demand.



A- Hamiltonhill Masterplan (Proposed)
609 New Social & Private Units in Total

B- Ashfield Masterplan (Construction 2017)
48 New Social rent units

C- Cowlairs Masterplan (Proposed)
661 New Units in Total.

D- Hawthorn Housing Co-operative
316 Existing Housing Units



Site Visit Panoramic photo overview

Potential Site Locations & Analysis

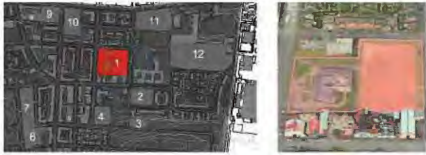
Collective Architecture visited and analysed a total of 12 potential sites within the Possilpark Area against the following parameters;

- Access & connections
- Site size & topography
- Neighbouring restrictions
- Site Ownership
- Location in context of future developments
- Appropriate setting for community centre

The outline brief was also considered at the early stage of site analysis and the following key requirements were also tested for each site;

- 11 aside synthetic football pitch
- Multi-purpose outdoor games court and adult fitness space
- Nursery Including provision for private out-door space
- Multi-purpose community hall accommodation
- Staff offices
- Suitable parking for both nursery drop off and main centre

Site 1



PROS

- The site sits just off of the main street: Saracen Street.
- The site is accessible from three sides.
- Existing community centre, "Posai Point", occupies the centre of the site.
- Existing disabled community building to the North of the site.
- Existing football ground to the East of the site.
- The site is surrounded by residential buildings to the North, East and West.
- The site is in close proximity to upgraded play facilities and green space to the South East.
- New housing proposed to the South of the site.
- The site is flat.
- Public transport links to the South of the site.
- The site is in close proximity to the Hawthorn Housing Co-operative offices.

CONS

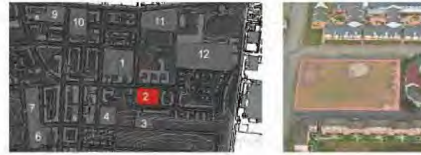
- To the South of the site, there is a strip of industrial buildings.
- The site is in close proximity to Keppoch Park sports ground (however there may be issues with using this sports ground).
- The site has an East to West aspect, less favourable for external sports pitches.
- At present, there is limited car parking available on the site.

SUMMARY:

In summary, the site is a viable option to house a community facility. Due to its location, it has strong links to existing community facilities in the area whilst being in close proximity to the Hawthorn Housing Co-operative offices. The site has potential to accommodate a substantial community building along with associated sports pitches and facilities; with the opportunity to develop proposals within the existing buildings on the site. The surrounding housing, community centre and disabled community building provide a large and varied user group for a community facility on this site. Due to the topography of the site, a community facility could be easily constructed and would be easily accessible on this site.



Site 2



PROS

- The topography of the site is relatively flat.
- Proposed housing development to the West of the site.
- New housing to the North of the site.
- Existing housing to the East and South of the site.
- The site is situated just North of St Teresa's Primary School, who would be potential users of the proposed community facility.
- On street parking is available to the North of the site.
- The site is in close proximity to the Hawthorn Housing Co-operative offices.
- The site is accessible on all four sides.

CONS

- The site is host to children's play facilities which have recently been upgraded.
- The site is too small to accommodate full size sports pitches alongside a substantial community building.
- The site has an East to West aspect, less favourable for external sports pitches.
- At present, there is limited car parking available on the site.
- Industrial buildings to the North West of the site.
- Potential land ownership issues.

SUMMARY:

In summary, the site is a less viable option to house a community facility. It is situated in an ideal location, however, the site could not accommodate a substantial community building along with associated sports pitches and facilities. Developing a proposal would mean the removal of recently upgraded play facilities for the surrounding area. However, due to the topography of the site, a community facility could be easily constructed and would be easily accessible on this site. The surrounding housing would provide a large and varied user group with immediate access to a community facility on this site. Due to its location, St Teresa's Primary School would be able to use a community facility situated here.



Site 3



PROS

- The site is part of the immediate context to St Teresa's Primary School.
- Proposed housing development to the South and West of the site.
- Existing housing to the North of the site.
- The site is accessible from the West and South.
- The site is in close proximity to the Hawthorn Housing Co-operative offices.

CONS

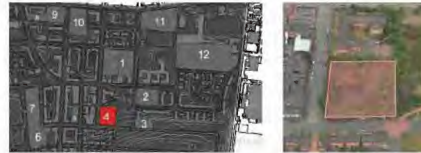
- The site is on an area earmarked for potential development as part of Cowlairs Masterplan.
- There is a steep gradient on the site.
- The site overlooks the back courts of housing to the North.
- There is limited availability for on street parking.
- The site is very small and would not accommodate a substantial community building and/or associated sports pitches and facilities.
- Potential land ownership issues.

SUMMARY:

In summary, the site is not a viable option to house a community facility. Despite its ideal location in relation to the Hawthorn Housing Co-operative offices, local school and care home, this site could not accommodate a substantial community building along with associated sports pitches and facilities. In addition to this, the topography of the site makes it unfeasible to develop in a cost effective manner. The neighbouring housing could cause issues with privacy and access.



Site 4



PROS

- The site is part of the immediate context to St Teresa's Primary School.
- Proposed housing development to the East and South East of the site.
- Allander Court Care Home lies to the North of the site.
- The site is in close proximity to the Hawthorn Housing Co-operative offices.
- The site is located opposite the Springpark Centre, Sri Mangala Vrsayahar Community Centre and local health centre.
- The site is large enough to accommodate a substantial community building and some sports facilities.
- The topography of the site is flat.

CONS

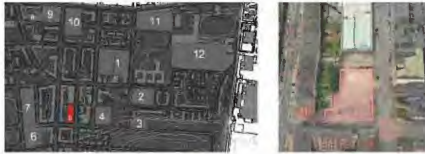
- There is limited availability for on street parking.
- The site would not accommodate sports pitches and facilities as well as a substantial community building.
- Potential land contamination from industrial iron works building previously situated on the site.
- Potential land ownership issues.

SUMMARY:

In summary, the site is a viable option to house a community facility, however, is not large enough to accommodate full size sports pitches. The site sits in a central location between the Hawthorn Housing Co-operative offices and the Millennium Centre and is in close proximity to local community facilities, health centre and transport options. In addition to this, the topography of the site is relatively flat, making it feasible to construct a proposal on the site in a cost effective manner. The proposed housing to the East and care home to the North could cause issues with privacy and access.



Site 5



PROS

- As an existing car park, the site is extremely flat.
- The site lies on the corner of Allander Street and Barloch Street, just off of the main street.
- Existing housing to the East and South of the site.
- On street parking is available to the East and South of the site.
- The site is accessible to the East and South.
- The site is in close proximity of Possilpark Church, the Millennium Centre and Possilpark Library & Learning Centre.

CONS

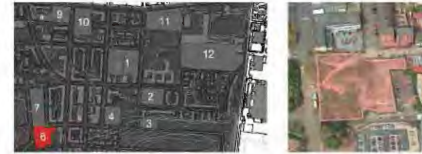
- The site is host to a large car park in the area which would be lost if the site was developed.
- The site is too small to accommodate full size sports pitches alongside a substantial community building.
- The site boundary to the North backs onto a service area for a B&M Bergans store.
- The site is situated outwith the immediate area surrounding the Hawthorn Housing Co-operative offices.
- The East site boundary backs onto tenement housing back courts.
- Potential land ownership issues.

SUMMARY:

In summary, the site is a less viable option to house a community facility. Despite its ideal location in relation to the main street, the site could not accommodate a substantial community building along with associated sports pitches and facilities. Developing a proposal would mean the removal of a substantial parking area for the surrounding area. Due to the topography of the site, a community facility could be easily constructed on this site. However, the surrounding housing and service areas could cause issues with privacy and access.



Site 6



PROS

- The site is situated just off of the main street: Saracen Street.
- The Millennium Centre sits to the North of the site and could be reworked in tandem with the community centre proposal.
- Possilpark Library and Learning Centre sits to the East of the site boundary, on the same block of land.
- Possilpark Parish Church sits to the South East of the site.
- The site is accessible from all four sides.
- The site is large enough to accommodate a substantial community building and some sporting facilities.
- The topography of the site is relatively flat, with a slight gradient.
- A housing masterplan has been proposed to develop the plot of land to the West of the site.

CONS

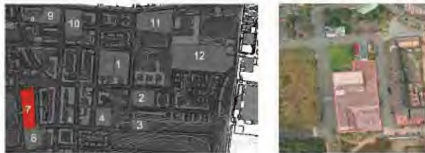
- The site is large enough to accommodate a substantial community building, however aspect and dimensions of the site may constrain and limit possibilities for the inclusion of sports pitches.
- The site is one of the furthest away from the Hawthorn Housing Co-operative offices.
- Limited access to site on areas to the North off of Allander Street, and South off of Stonyhurst Street.
- Potential site ownership issues.

SUMMARY:

In summary, the site is a viable option to house a community facility. The site is situated in an ideal location, being close to the Millennium Centre, Possilpark Library, Saracen Street and various other community facilities. This site is large enough to accommodate a substantial community building, however may struggle to host associated sports pitches and facilities. There is however, potential to co-operate with the Millennium Centre and accommodate some sports facilities there. In addition to this, the topography of the site would make for a cost effective construction process. The neighbouring housing, library and surrounding road layout could cause issues with privacy and access.



Site 7



PROS

- The site is situated just off of the main street: Balmore Road/Saracen Street.
- The Millennium Centre is an existing building on the site.
- Possilpark Library and Learning Centre lies to the South of the site.
- The site is accessible from the East and West.
- The site is large enough to accommodate a substantial community building and some sporting facilities.
- The topography of the site is relatively flat.
- A housing masterplan has been proposed to develop the plot of land to the West of the site.

CONS

- The site sits outwith the immediate location of the Hawthorn Housing Co-operative offices.
- Due to the size, the site could not accommodate full size sports pitches.
- There is a nursery hall to the North of the site.
- Potential site ownership issues.

SUMMARY:

In summary, the site is a reasonably viable option to house a community facility. The existing building on the site and its location relative to other community facilities. This site is large enough to accommodate a substantial community building, however may struggle to host associated sports pitches and facilities. There is however, potential to co-operate with the Millennium Centre and accommodate some sports facilities there. In addition to this, the topography of the site would make for a cost effective construction process. The neighbouring housing and nursery hall could cause issues with privacy and access.



Site 8



PROS

- The site is situated just off of the main street: Balmore Road/Saracen Street.
- East to West orientation maximises solar gains.
- The site is large enough to accommodate a substantial community building and some sporting facilities.
- The topography of the site is relatively flat, with a slight gradient.
- Public transport links on Balmore Road.
- The site is neighboured by housing to the North, South and West.

CONS

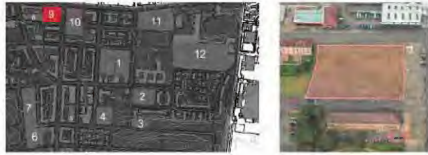
- There is a gas governor on the Mansion Street side of the site which would have to be dealt with in the design process.
- The site sits outwith the immediate location of the Hawthorn Housing Co-operative offices.
- The site is large enough to accommodate a substantial community building, however aspect and dimensions of the site may constrain and limit possibilities for the inclusion of sports pitches.
- The site is isolated from community facilities.
- The site is only accessible from the South.
- The North of the site faces on to the back of housing.
- Potential site ownership issues.

SUMMARY:

In summary, the site is a less viable option to house a community facility. The site is located in an unsuitable location and is isolated from other community facilities. This site is large enough to accommodate a substantial community building, however may struggle to host associated sports pitches and facilities. There is however, potential to co-operate with the Millennium Centre and accommodate some sports facilities there. In addition to this, the topography of the site would make for a cost effective construction process. The neighbouring housing, could cause issues with privacy and access.



Site 9



PROS

- The site is situated just off of the main street: Balmore Road/Saracen Street.
- East to West orientation maximises solar gains.
- The site is large enough to accommodate a substantial community building and some sporting facilities.
- The topography of the site is relatively flat, with a slight gradient.
- Public transport links on Balmore Road and to the North of the site on Hawthorn Street.
- The site is neighboured by housing to the West.

CONS

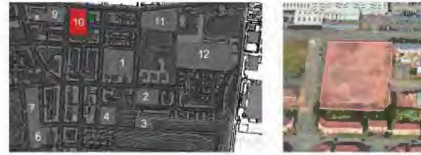
- Housing to the West may present privacy issues.
- The site sits outwith the immediate location of the Hawthorn Housing Co-operative offices.
- The site could not accommodate full size sports pitches and a substantial community building.
- The site is isolated from community facilities.
- There are industrial buildings to the North.
- There is an empty site to the East of the site.
- Potential site ownership issues.

SUMMARY:

In summary, the site is a less viable option to house a community facility. The site is located in an unsuitable location and is isolated from other community facilities. This site is however, large enough to accommodate a substantial community building and a number of associated sports pitches and facilities, however the site could not accommodate full size pitches. There is potential to co-operate with the Millennium Centre and accommodate some sports facilities there. In addition to this, the topography of the site would make for a cost effective construction process. The neighbouring housing, could cause issues with privacy and access.



Site 10



PROS

- The site is situated to the North West of the existing Possilpoint Community Centre.
- Allander Medical Surgery lies to the East of the site.
- The site is accessible from the North, West and from the East via Mansion Street.
- The site is large enough to accommodate a community building and one full sized sports pitch.
- The topography of the site is relatively flat.

CONS

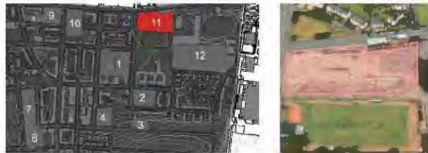
- The site sits outwith the immediate location of the Hawthorn Housing Co-operative offices.
- The site is currently used as a car park.
- The site is large enough to accommodate a substantial community building, however it may be challenging to accommodate full size sports facilities.
- Industrial context to the North.
- Potential site ownership issues.

SUMMARY:

In summary, the site is a viable option to house a community facility. The site is situated in an ideal, central location, midway between the Millennium Centre and the Hawthorn Housing Co-operative offices. This site is large enough to accommodate a substantial community building, and some associated sports pitches and facilities. With careful planning, it could potentially house one full size pitch and a substantial community building. There is however, potential to co-operate with the Millennium Centre and accommodate some sports facilities there. In addition to this, the topography of the site would make for a cost effective construction process.



Site 11



PROS

- Public transport links to the West on Ashfield Street and to the North on Hawthorn Street.
- The site is close to the Hawthorn Housing Co-operative offices.
- Existing Possilpoint Community Centre to the South West of the site.
- New housing to the South, existing housing to the West.
- The site is large enough to accommodate a community building and one full sized sports pitch.
- The topography of the site is flat as it is a brownfield site.
- Site is accessible from the North and West.

CONS

- There is a disused industrial building on the North East corner of the site.
- There is industrial context to the East of the site.
- Potential site ownership issues.

SUMMARY:

In summary, the site is a viable option to house a community facility. The site is situated near the Hawthorn Housing Co-operative offices, however could benefit from being in a more central and less industrial area. This site is large enough to accommodate a substantial community building and associated sports pitches and facilities. In addition to this, the topography of the site would make for a cost effective construction process. However, a large existing building on the site may affect the construction process.



Site 12



PROS:

- Hawthorn Housing co-operative offices to the South of the site.
- Housing to the South and West of the site.
- The site is accessible from the East and South.
- The site is large enough to accommodate a community building and full sized sports pitches.
- The topography of the site is relatively flat.

CONS:

- There are industrial buildings on the site to the East.
- The North of the site faces on to Keppoch Park and Saracen Park.
- Existing structure in the centre of site.
- Site is relatively isolated from other community facilities in the area.
- Industrial context to the East.
- Potential site ownership issues.

SUMMARY:

In summary, the site is a viable option to house a community facility and associated sports pitches. The site is situated in an ideal location, North of Hawthorn Housing Co-operative offices. However, the proposed community centre could benefit from being on a less industrial site closer to more public community facilities. This site is large enough to accommodate a substantial community building and some full size sports pitches and facilities. In addition to this, the topography of the site would make for a cost effective construction process, however there may be land ownership issues to overcome.





Analysis Summary

Three sites were selected for further review against the brief

Site 01: Possilpoint Centre

Existing Possilpoint Centre is the principal community hall for the area and has established strong links with the surrounding community. The centre itself is no longer fit for purpose however, there is a lot of potential to refurbish or provide a new build on the adjacent blaze pitch. The site has the added benefit of being owned by Glasgow Life who are keen to see assist with any future development.

Site 04: Allander Court

During the study it was established that site 4 is owned by Four Seasons Health Care. The sites location is much more central to Possilpark and Cowlairs future masterplan developments compared to Possilpoint. The site however cannot cater for the external sports facilities desired by the group and may potentially have a risk of contaminated land from the historic ironworks. The site owner approached Hawthorn Housing Association and confirmed the adjacent residents building is closing and there is potential to combine both sites for a larger area to develop. Further analysis of the building and combined site potential is provided on page 22.

Site 07: Millenium Centre

The Millenium Centre's central location and potential development of the existing hall helps provide a feasible option for a new community centre. The central issue surrounding the centre was the viability of including adequate external sports facilities such as an 11 aside football pitch on the narrow and sloping site. Redevelopment of the land occupied by the nursery would also be problematic particularlry with phased construction on such a narrow site. Collective Architecture agreed to provide an additional study to establish the existing hall could be refurbished as a separate entity to the community centre to re-establish an indoor sporting facility (refer to page 23). During the process of the study the existing hall was unfortunately vandalised to the point that the building structure was condemned and had to be demolished for the safety of the site.

Additional Review of Allander Court - Site 4

Collective Architecture visited the building on August 2016 with the property manager and Hawthorn Housing Association. The building was built in the early 1990s and accommodates 60 No. 1 bed units with en-suites and communal care home accommodation. It was established very quickly that the building would not be fit for purpose to suit the community groups brief.

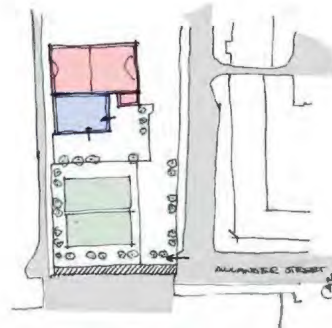
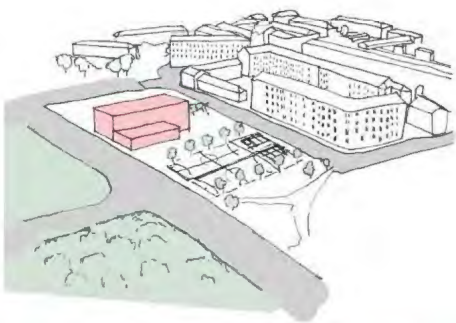
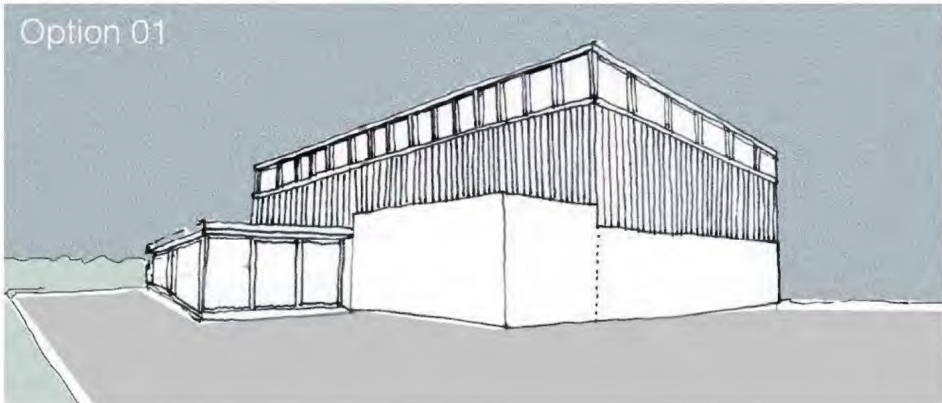
The full site does have the potential to meet the clients brief including external sporting facilities however the owner was looking to establish a quick sale of the site and the capital cost and risk could not be met by the group.

Hawthorn Housing Co-operative are developing the adjacent site on Ashfield Street for 2 storey semi-detached housing and it noted that the site has greater potential to mirror this developemtn for future housing for the area.

The site was therefore discounted from further option appraisal analysis on the basis that Site 01 Possilpoint has greater certainty with land ownership transfer and sale.



Option 01



Option 02



Millenium Centre Option Appraisal sketches

Additional Review of Millenium Centre - Site 7

Prior to the vandalism and demolition of the Millenium Centre, Colleeptive Architecture provided a separate analysis for 2 options to extend and refurbish the existing centre.

- Option 01: Retain and refurbish the existing building as stand alone facility with a new entrance and changing facilities for the hall.
- Option 02: Provide an additional hall extension to create a flexible sporting facility.

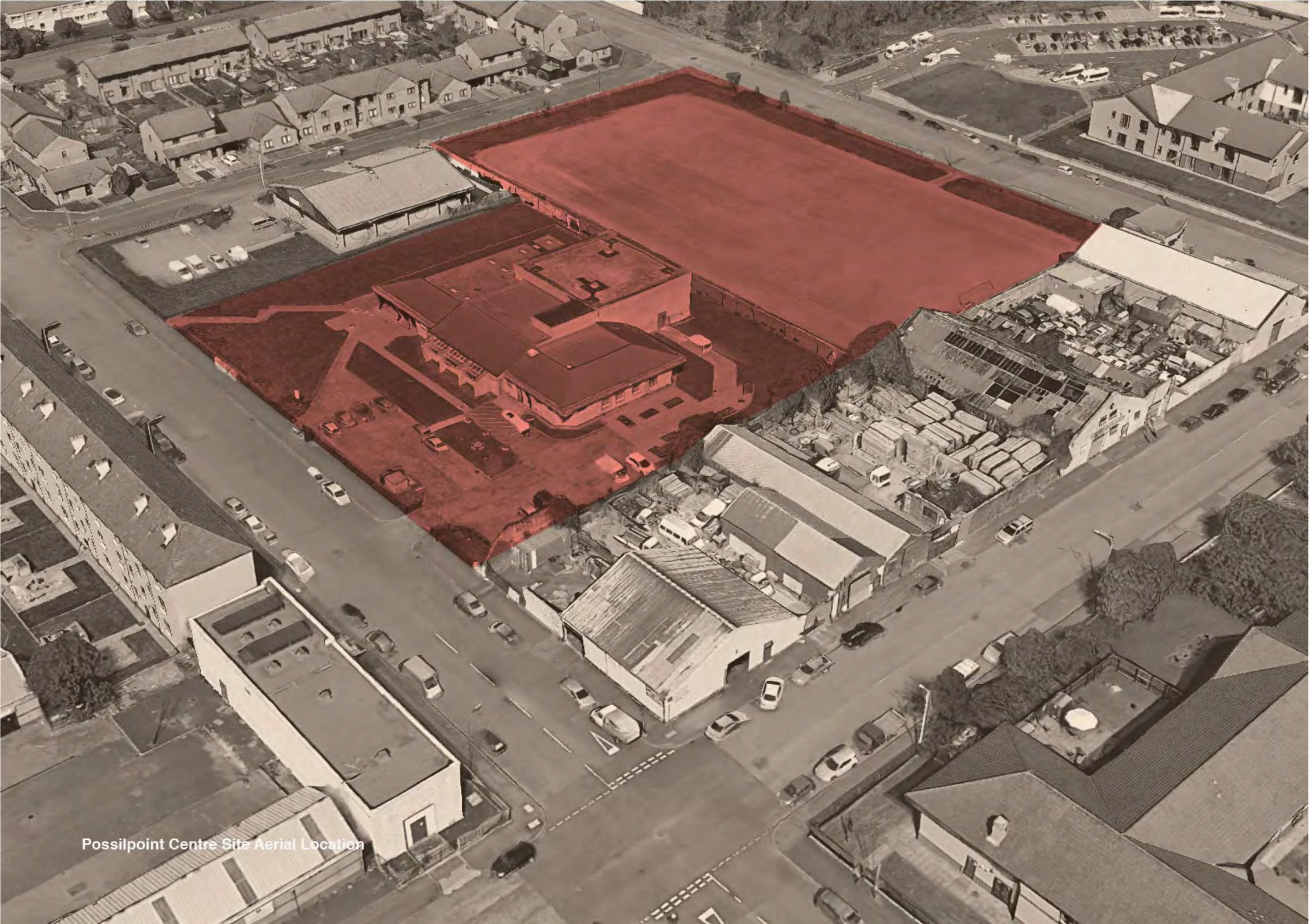
The viability and management of a separate sporting facility was discounted at an early stage as it would have reduced revenue from any future community centre proposals

Although the site is located close to future housing developments of Hamilton Hill, the narrow and steep site would not cater for the facilities that Positive Possilpark and the wider community desire. The connection between the established Possibilities Centre would also be lost if re-locating facilities.

The possilpoint site was therefore selected for further option appraisal.



Millenium Centre Fire Damage



Possilpoint Centre Site Aerial Location

03 Selected Site & Brief Development

Initial Client Brief

Area Schedule from Brief

Area Schedule Breakdown

Concept & Layout Diagram

03



Stepping Stones for Families

Requirements from a new community facility:

1. Childcare centre to accommodate 25 Full Time Equivalent children age 0-5years. This will include: Baby room with adjoining changing area; 'clean' and 'dirty' sinks; Food/bottle preparation area. Toddler room/space and 3-5years room/space. The space can be open plan but need separation for 3-5 children who are receiving pre-school education.
2. Child toilets with easy access from the rooms to encourage independence. Sinks in each room. Kitchen with space for fridge freezer, washing machine/drier/ dishwasher.
3. Storage space; pram/buggy store (can be external to the building but needs to be dry and secure) Direct access from the building to outdoor play and learning area. Best if it is at the rear of the building for security purposes.
4. Key pad on the childcare side of any door that links to the main part of the building for security purposes.

General area to include:

1. Multi purpose room that can be used for a crèche to support partners and external agencies work with parents eg health visitors; training for work providers.
2. Meeting/training room/IT suit.
3. Community room for local people to meet/chat/make a cuppa etc.

Outdoors:

1. Community growing space; children's garden; flexible play area; adult outdoor gym.



Young Peoples Futures

New building requirements:

1. Office space for 5-6 staff
2. Staff meeting space and area to secure belongings
3. Purpose built games facility for sports and games to include Basketball, badminton, tennis, hockey
4. Climbing wall
5. Outdoor area that will facilitate football and tennis
6. Group work rooms
7. Cooking facility – working kitchen for learning
8. Creative space for arts etc
9. Gaming room – consoles and pool etc
10. Girls recreational room for learning and development
11. Boys recreational room for learning and development Relaxation room
12. Dance studio
13. Music studio
14. Martial arts studio ie boxing , judo, karate
15. Learning suite (IT)
16. Board room
17. Community café
18. Storage space
19. 1:1 mentoring room
20. Sensory room
21. Fitness suite
22. Shower facility
23. Car parking space
24. Foodbank facility
25. Facilities for older people's recreation



CHIP Requirements

(In partnership with Stepping Stones)

1. Office Space for team of approximately 10 people with associated computer access, lockable storage etc
2. Kitchen facilities for team use
3. Informal Meeting Spaces (2 or 3?) small meeting rooms – which are available for catch up with other colleagues, more formal supervision sessions and suitable for meeting with a family.
4. Group Work Spaces (x2?) – suitable to work with children/parents/families/adults/groups. These rooms should be able to be block booked for e.g. 6 weeks for a run of sessions.
5. Crèche Space akin to the size of the family room at the den – a dedicated space for crèche with resources permanently in place.
6. Family Space – formal and informal where families can connect with each other for events or at key times on a larger or more intimate scale. Especially for low income families who are living in housing which doesn't allow them to invite people round (due to poor quality) e.g. Orchard and Shipman housing/asylum seekers
7. Informal Play Space(?) this would be a real luxury – of the Garscube Playrooms – a place to play that families can access with their children for a small donation that offers both inside and outside spaces for play.
8. Outdoor Space – we work with families and the community in external spaces in the community – it would be good to have an external space as part of the complex that could be developed by the community (with support) that encourages interaction with the outdoors – no matter the weather. (somewhere safe for smaller children)
9. Lockable storage which complies with Data Protection regulations.

Availability at evenings / weekends and support in place to be able to do this. Access to kitchen spaces for use with community



Hawthorn Housing Co-op

3 options to be considered:

1. No requirements as we remain within existing building
2. We have shared use of a boardroom for 20 people / would free up our Boardroom to put to better use
3. If we also accommodated the caretaking team we would require the following – Equivalent of a double garage for storage and small 'workshop' area.

Possibilities

possibilities for disabled communities

1. No requirements as we remain within existing building
2. Provide better connection between the new centre to allow for shared use of activity spaces
3. Provide opportunity for expansion and development of Possibilities private development by site boundary adjustments

Positive Possilpark Partnership:

Making Possilpark the best place for people to prosper

Where we want to be

The partnership has agreed a shared vision of where it wants to be:

"Possilpark is the best place for people to prosper"

We have further agreed that this will be achieved when -

- People have high aspirations,
- People are proud of their area,
- The community leads the activities and services in the area,
- The activities and events reach and are relevant to all parts of our diverse and changing community,
- The services are flexible, adapting to meet the needs of a changing community but are in place as long as they are required,
- The area has a wide range of top quality services, events and facilities,
- The area has an image and reputation that reflects its positive attributes.

The next section lays out the broad route we intend to take to get where we want to be.

How we are going to get there

The route that we will take has the following elements:

- Establishing a more formal, closer partnership to ensure maximum synergy,
- Creating a structure to ensure the partnership is under effective community control,
- Building stronger links with the wider Possilpark community and its representative organisations,
- Building a comprehensive masterplan for the area that addresses all the needs within the community,
- Expanding the range and quality of services and facilities available to the community,
- Being opportunistic and innovative within the broad direction of travel,
- Being persistent and demonstrating our commitment to improving the area,
- Becoming the democratic focus for the community, supporting it to be assertive in expressing and meeting its needs.
- Establishing an effective funding strategy that ensures the long term sustainability of the project.

03

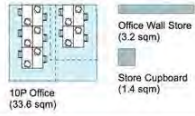
PRIVATE

ADMIN/OFFICE/STAFF SPACES
TOTAL AREA - 143.7 sqm

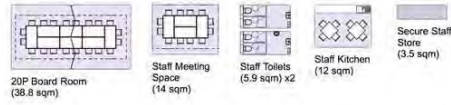
Young People's Futures
Area Sub Total: 25.4 sqm



Barnardo's Children's Inclusion Partnership
Area Sub Total: 38.2 sqm



Shared/Flexible
Area Sub Total: 80.1 sqm



EXISTING POSSILPOINT
APPROX TOTAL AREA - 1186.2 sqm

PROPOSED TOTAL AREA
TOTAL AREA - 4029.5 sqm

PROPOSED INTERNAL AREA
TOTAL AREA - 1363.1 sqm

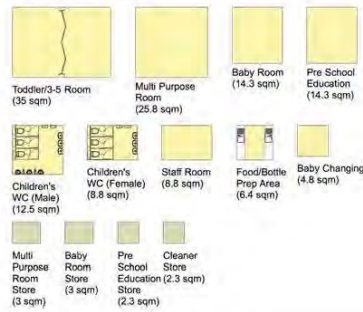
PUBLIC

COMMUNITY/SOCIAL SPACES
TOTAL AREA - 811 sqm

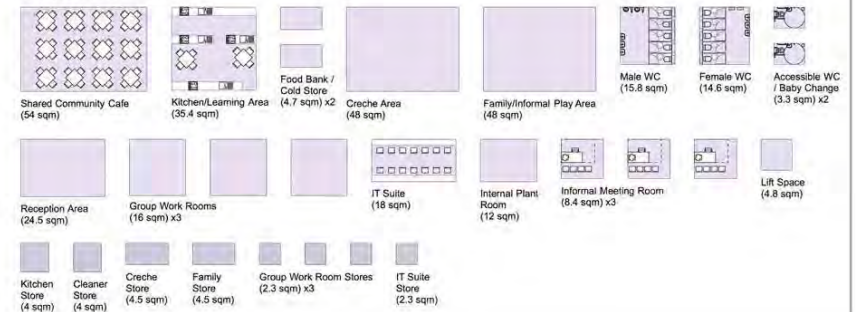
Young People's Futures
Area Sub Total: 225.2 sqm



Stepping Stones For Families
Area Sub Total: 141.3 sqm



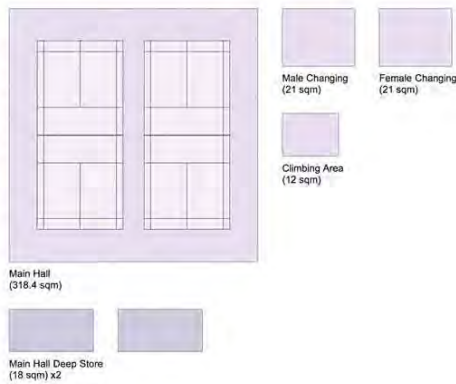
Shared/Flexible
Area Sub Total: 444.5 sqm



INTERNAL / EXTERNAL

INTERNAL SPORTS SPACES
TOTAL AREA - 408.4 sqm

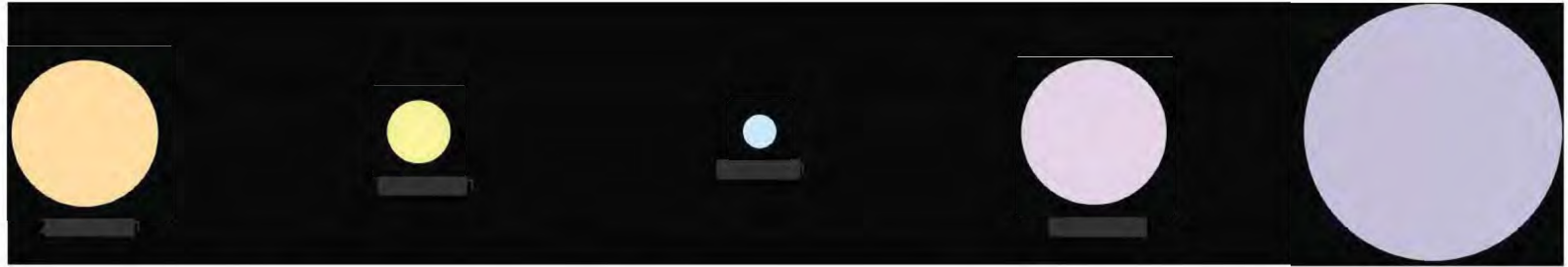
Shared/Flexible



EXTERNAL SPACES
TOTAL AREA - 2666.4 sqm

Shared/Flexible





Possibilities

Young People's Futures

Stepping Stones For Families

Barnardo's

Shared / Flexible Internal

Shared / Flexible External

Possibilities confirmed that they did not intend to exclusively rent any rooms in the new centre, but that they did expect to deliver most of their programme from the new centre.

Possibilities existing building would then concentrate on Social Enterprise activities and training. They would be keen to provide catering for the centre from their premises. It was also agreed that the project would not be able to fund any work to the Possibilities building.

Young People's Futures specified in their brief that they would require one 5-6 person office space with built in storage, access to a shared staff room with secure storage and the use of shared interview spaces.

In addition to this, their brief outlined that they would require the use of a fitness suite, arts and craft space, recreational space, gaming room, dance and martial arts studio and music studio. However, a number of these spaces would not be used all day every day, so use could be scheduled and shared between user groups in the building.

Stepping Stones For Families brief outlined a need for private, controlled space. This includes space for toddlers and 3-5 year olds, a baby room, multi purpose space, educational space, a staff base, food and bottle prep areas and separate children's toilets.

This is to be located in close proximity to external space, consisting of a children's garden area and external children's play area.

Stepping Stones For Families will also have access to shared facilities in the building.

Barnardo's Children's Inclusion Partnership specified in their brief that they require an office space for 10 people, with associated storage and tea point. They also require the use of a staff meeting space which could be shared.

In addition to this, one dedicated crèche area is required, along with a family/informal play area.

They would also require use of shared areas such as the main board room and group work rooms.

In terms of shared and flexible space, various users specified the need for group work rooms, kitchen/cafe facilities, meeting rooms and a board room.

The brief also requires a main multi purpose hall, associated changing facilities and toilets and a climbing area, plant provision and general storage.

Hawthorn Housing Co-operative's brief specified that they would require the use of the shared board room.

Externally, the brief requires one 7 a side football pitch (artificial grass) and one smaller 5 a side pitch/tennis court.

In addition to this, there has to be provision for community garden space, a children's garden, an outdoor adult gym bike and pram storage along with a shared car park for all users and staff.

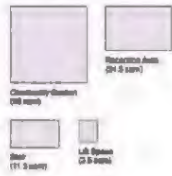


Specialist Care Spaces

Admin /Office spaces

Sports Spaces

Main Hub

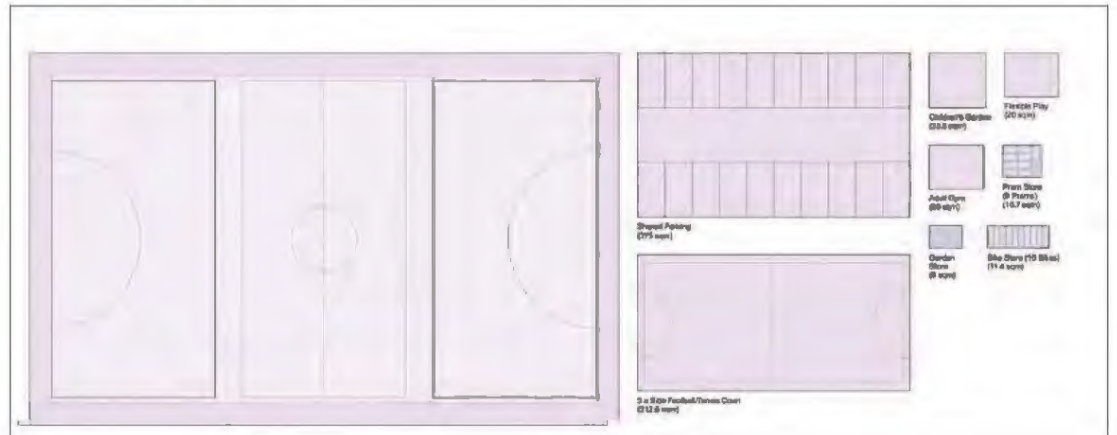
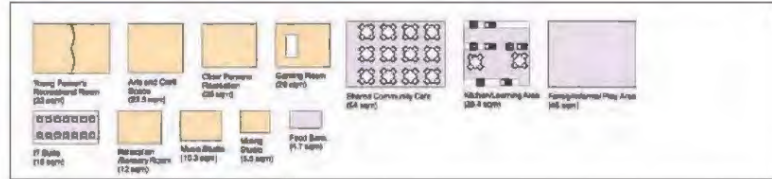
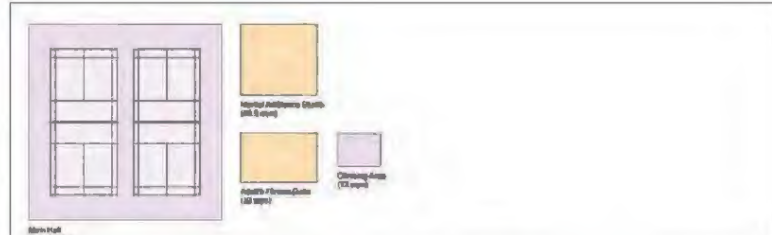


Communal Spaces

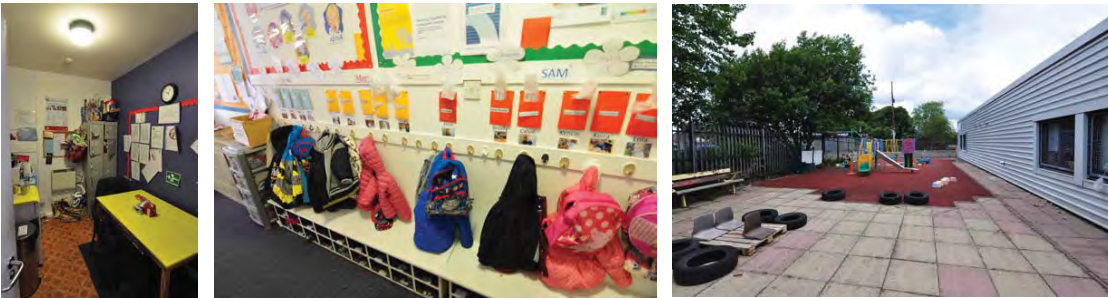
Supporting Spaces



External Spaces



Approach to Accommodation arrangement



Stepping Stones Ardoch Child Care Centre for Families, 157 Bardowie Street,



Possilpark Child and Family Centre, 65 Stonyhurst Street, Possilpark.



Stepping Stones for Families Centre, St Mungo Avenue, Glasgow City (Linked with Townhead Community Hub)

Nursery Study

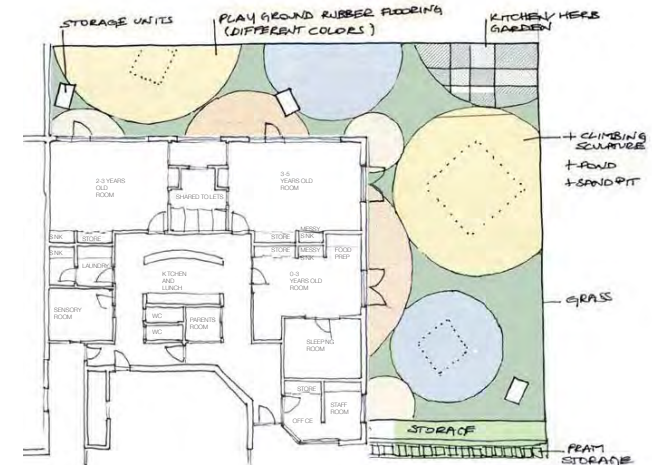
Collective Architecture visited several nursery sites on 22/06/16 with Stepping Stone for Families staff to evaluate specific needs for a new centre for the Ardoch Child Care Centre.

The current Ardoch Childcare Centre is located on Bardowie Street adjacent to the Millenium Centre and part of site 07 analysis.

The building is self contained and isolated with no other connecting community facility. The annual maintenance cost of the building is no longer viable and the centre desparately needs new accommodation as part of a larger community facility. The current building is also not fit for purpose with sub-standard building fabric, inadequate external play space and kitchen facilities.

Stepping Stones highlighted the success of their other nursety centres at Possilpark and Townhead when linked with a wider centre such as a school or community centre.

Collective Architecture have worked very closely with Stepping Stone's to carefully craft a new build nursery connected with the proposed community centre whilst also having its own identity and seperate access.



Nursery landscape



Existing Possilpoint Centre

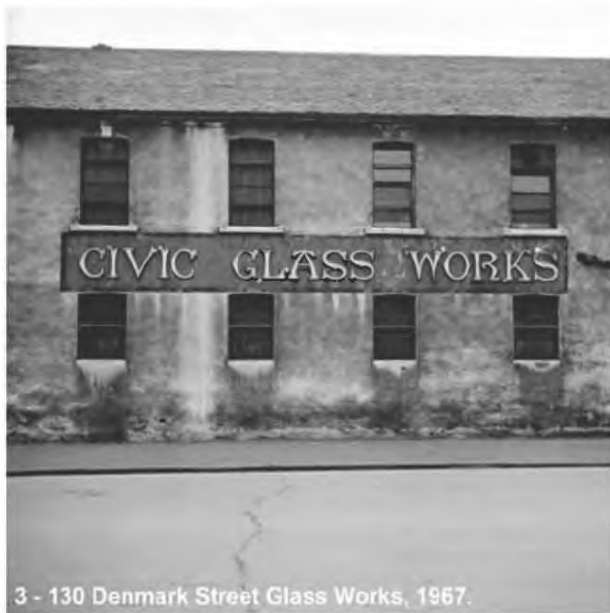
04 Context

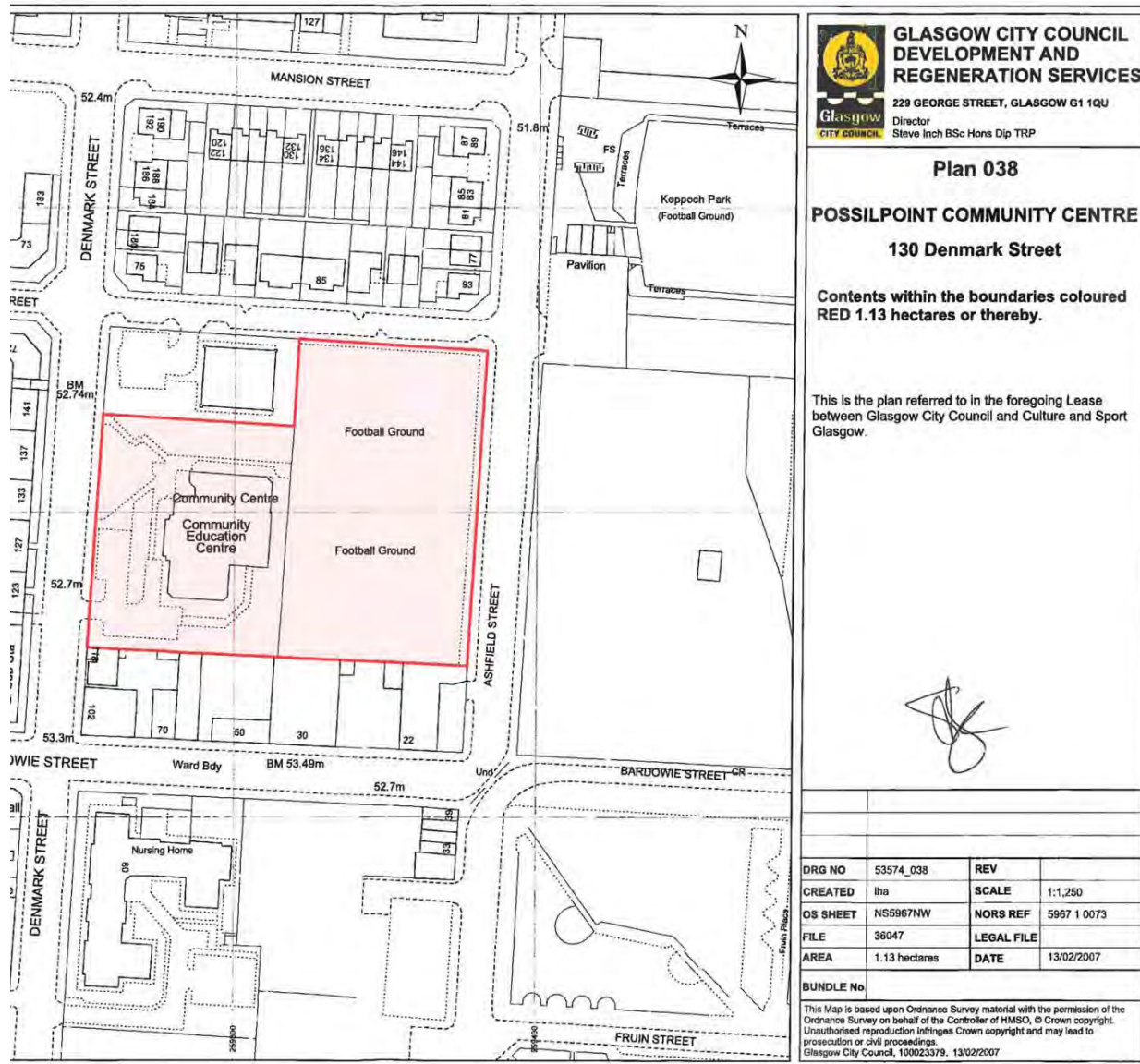
Site Boundary & Historical Context

Photographic Analysis

Existing Site & Community Centre Plan

Site & Building Photographic Analysis





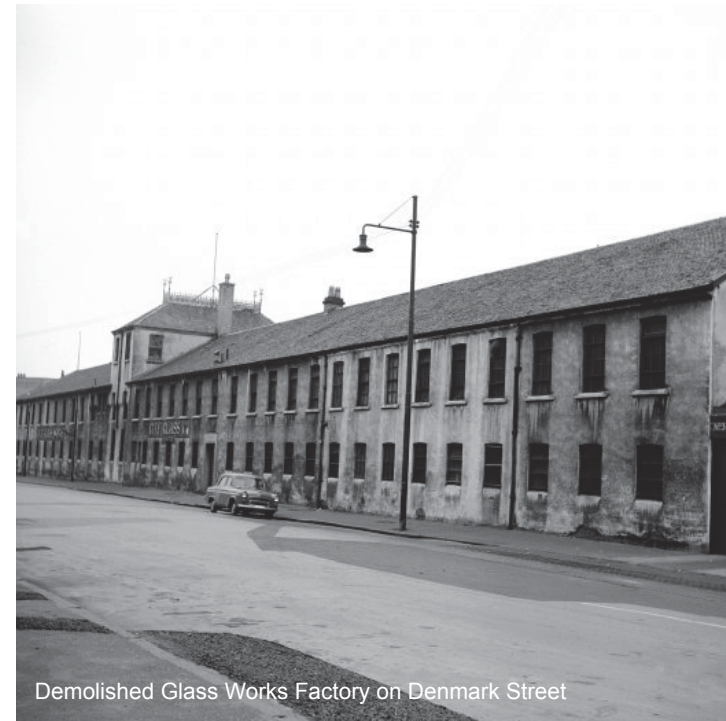
Site Boundary & Historical Context

The site of the Possilpoint Centre is part of a rich industrial heritage linked with wider large scale locomotive industry of Springburn and Cowlairs which developed during the 1800s.

The site used to accommodate Civic Glassworks (3) and there were neighbouring industrial units for Ironworks, Chemical works and Paintworks.

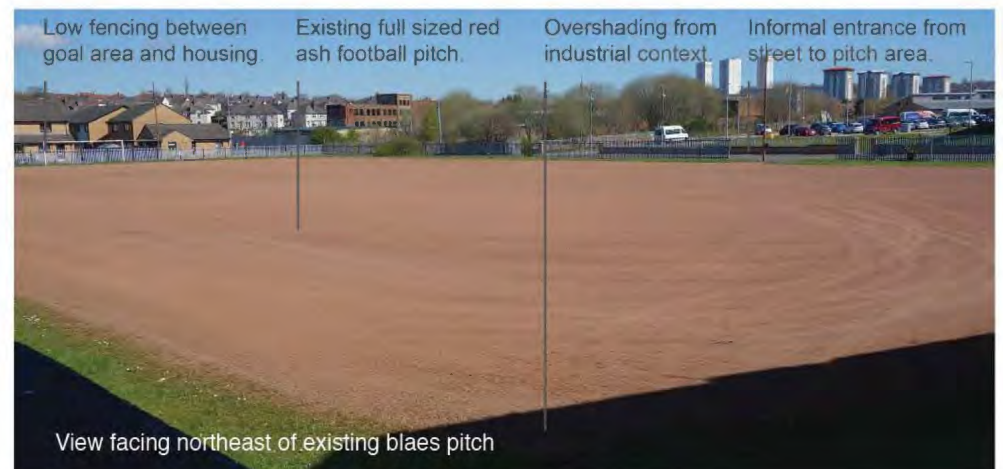
The massing, scale and detail of the proposal will capture the industrial style in a modern and contemporary form.

It is intended that the proposal will specifically recognise the historical glassworks with bespoke internal glazing and graphics. Capturing as much natural daylight via rooflights, sun tunnels and large format windows will reduce the need for artificial lighting during the day.





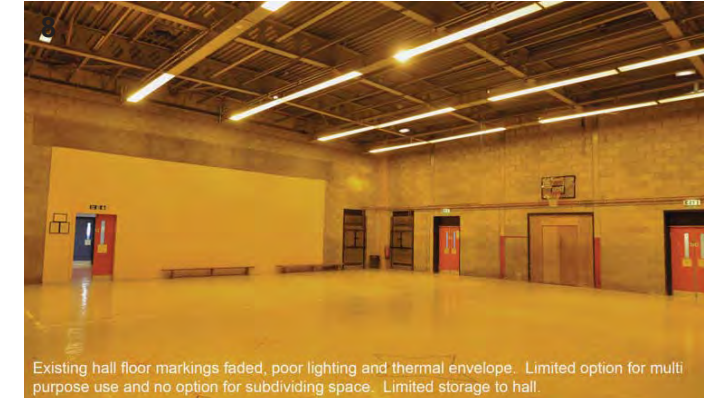
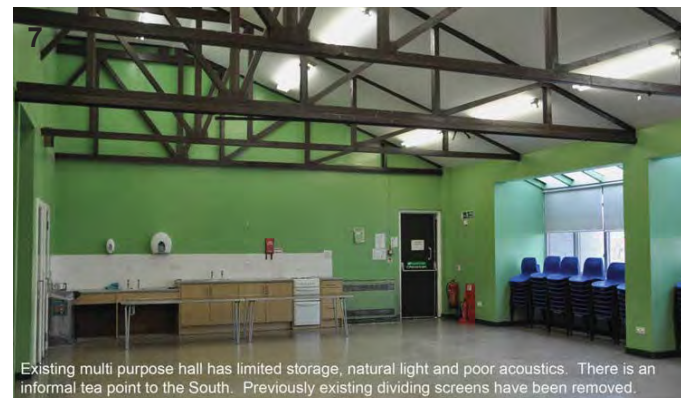
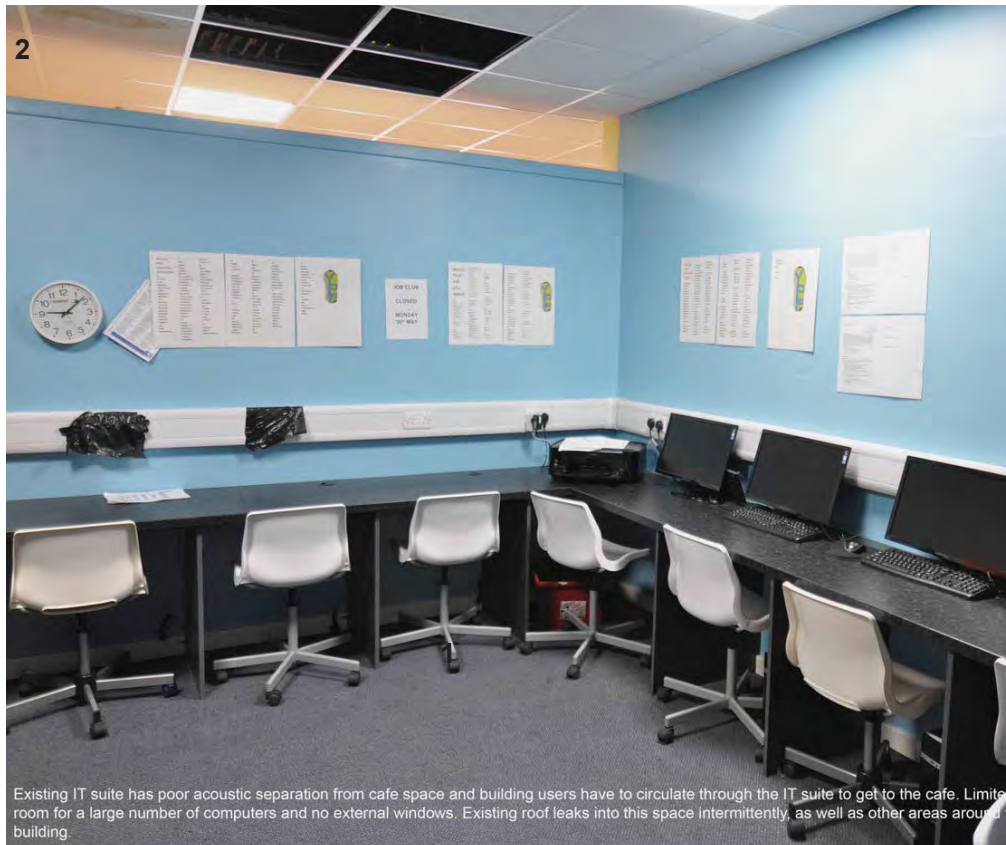
Site Photograph Analysis



Site Photograph Analysis



Site Analysis



Existing family room has poor lighting and limited storage space. High level glazing has been blocked off to the back of the room.

Existing IT suite has poor acoustic separation from cafe space and building users have to circulate through the IT suite to get to the cafe. Limited room for a large number of computers and no external windows. Existing roof leaks into this space intermittently, as well as other areas around the building.

Large areas of foyer with no external views or natural light. Lack of formal storage.

Lack of formal washing/drying area and storage for general items.

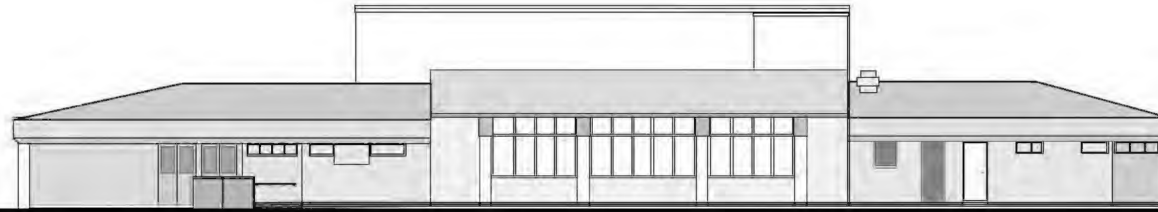
Existing kitchen/cafe space lacks formal area for clothes washing facilities, storage and natural light

Existing multi purpose hall has limited storage, natural light and poor acoustics. There is an informal tea point to the South. Previously existing dividing screens have been removed.

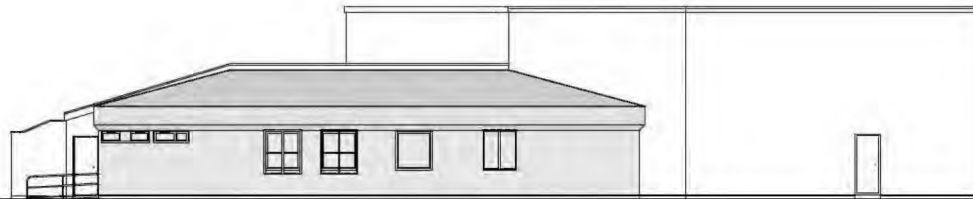
Existing hall floor markings faded, poor lighting and thermal envelope. Limited option for multi purpose use and no option for subdividing space. Limited storage to hall.

Internal Photograph Analysis (Refer to building plan on page 39 for reference number locations)

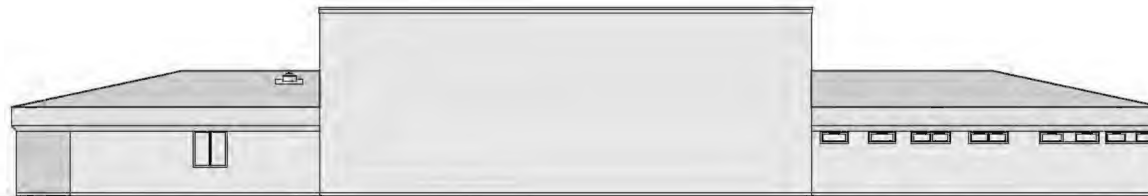
Existing Elevations



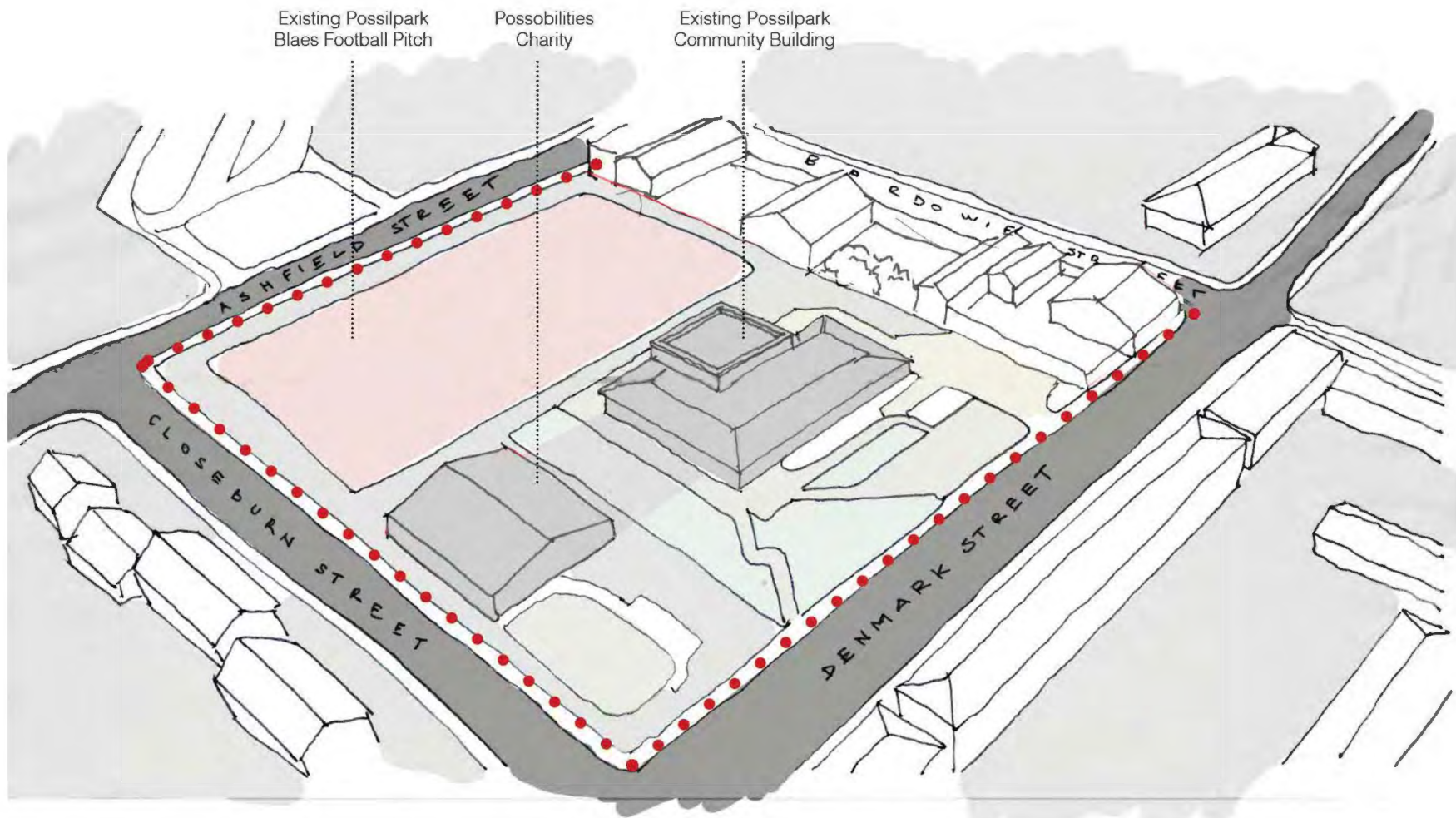
Front Elevation



South Elevation



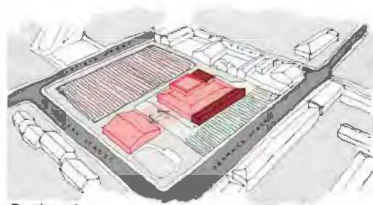
Back Elevation



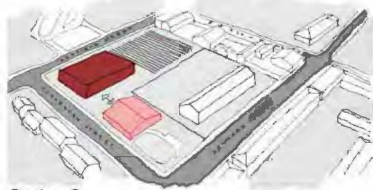
Existing Possilpark
Blaes Football Pitch

Possibilities
Charity

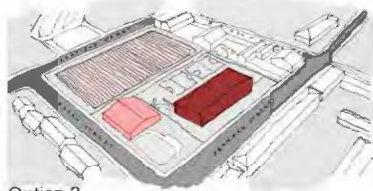
Existing Possilpark
Community Building



Option 1



Option 2



Option 3

05 Design Options Development

Option 1 – Refurbishment and Extension

Option 2 – New Build on adjoining Playing Field

Option 3 – New Build on Existing Possilpoint

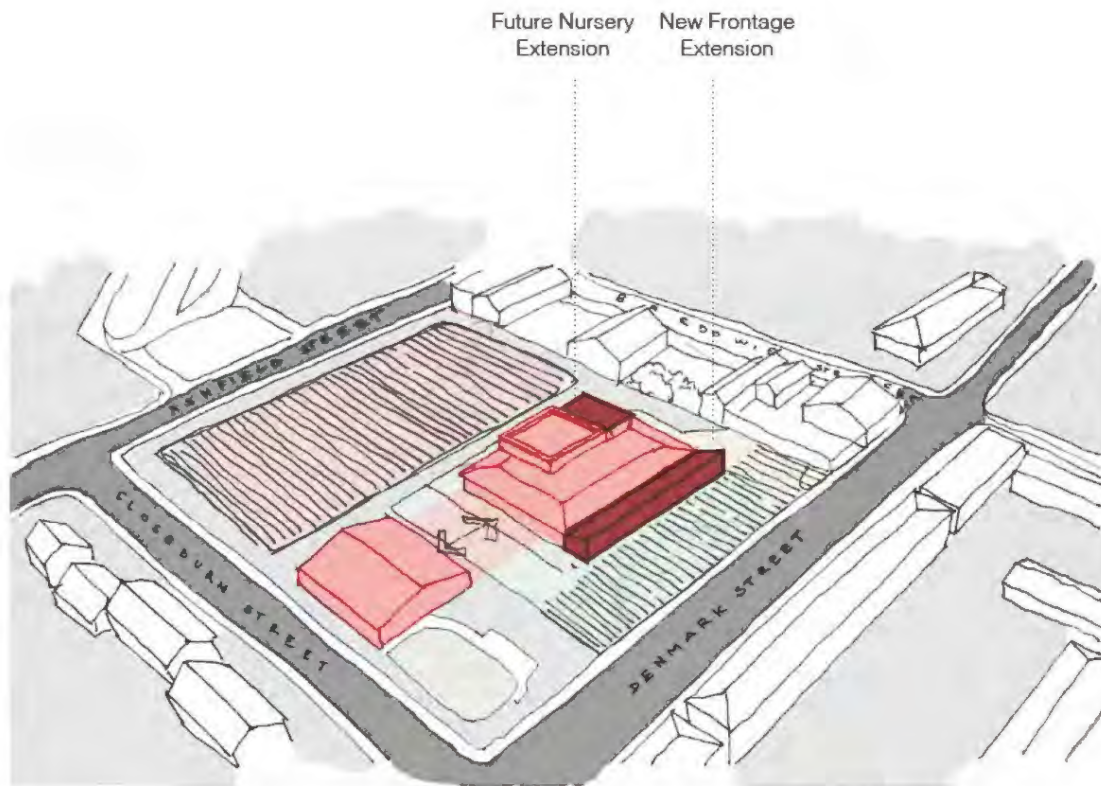
Summary of Options

Option 1 - Refurbishment & Extension

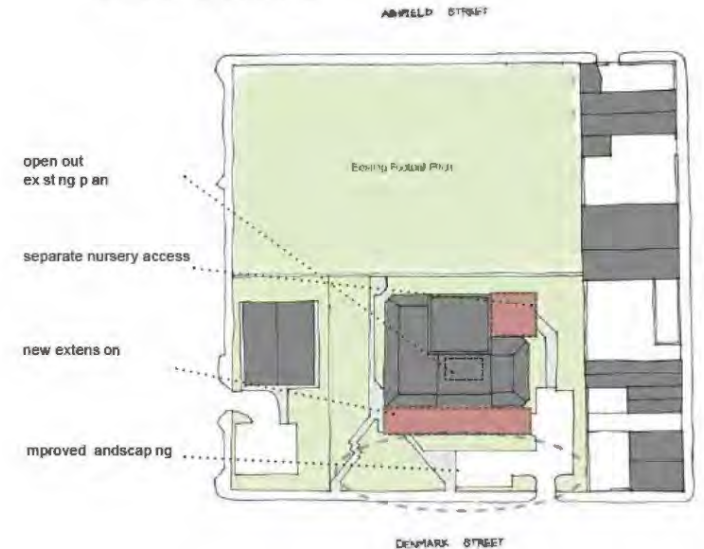
Option 1 proposes that the existing Possilpoint Community Facility be refurbished and extended to create flexible community uses, combined with the new business facility.

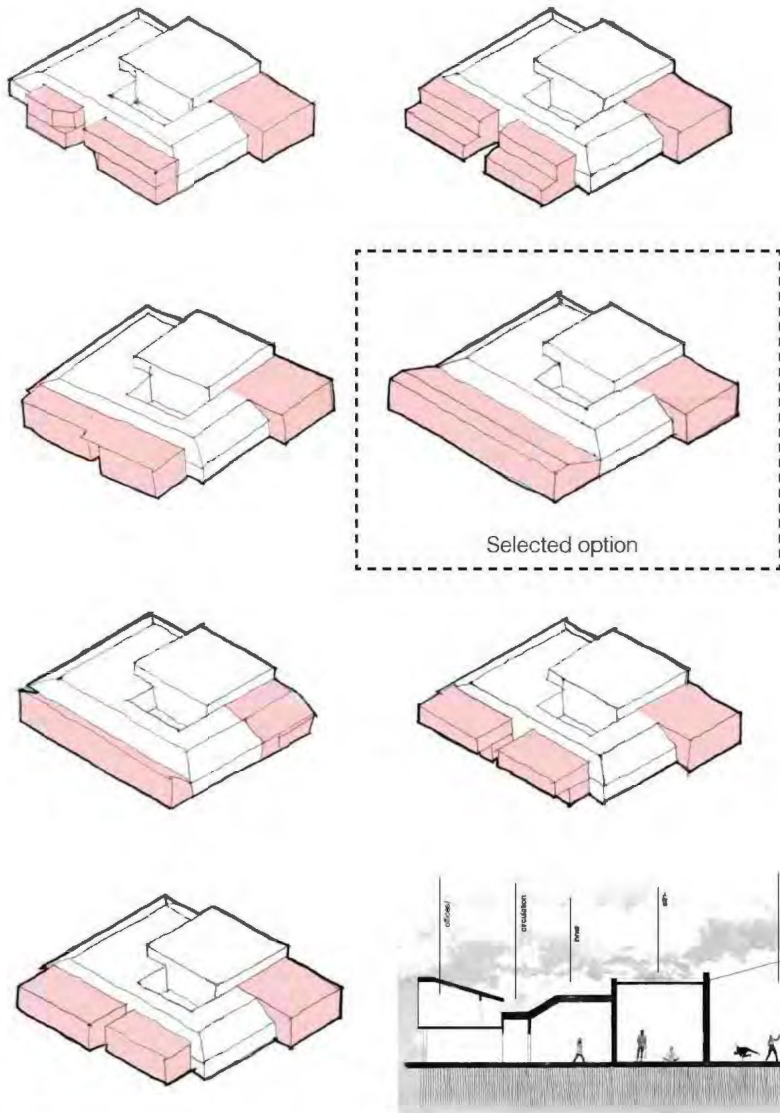
The existing Possilpoint Centre does not have the typical open and inviting facade and entrance you would expect from a thriving community facility. The proposed 2 storey extension to the front of the building brings the building closer to the street line and provides a modern and inviting central entrance and a new face to the centre.

A new 1-storey extension is proposed at the side of existing structure for the nursery. The nursery is designed to be connected to the main building whilst also accommodating a separate entrance.

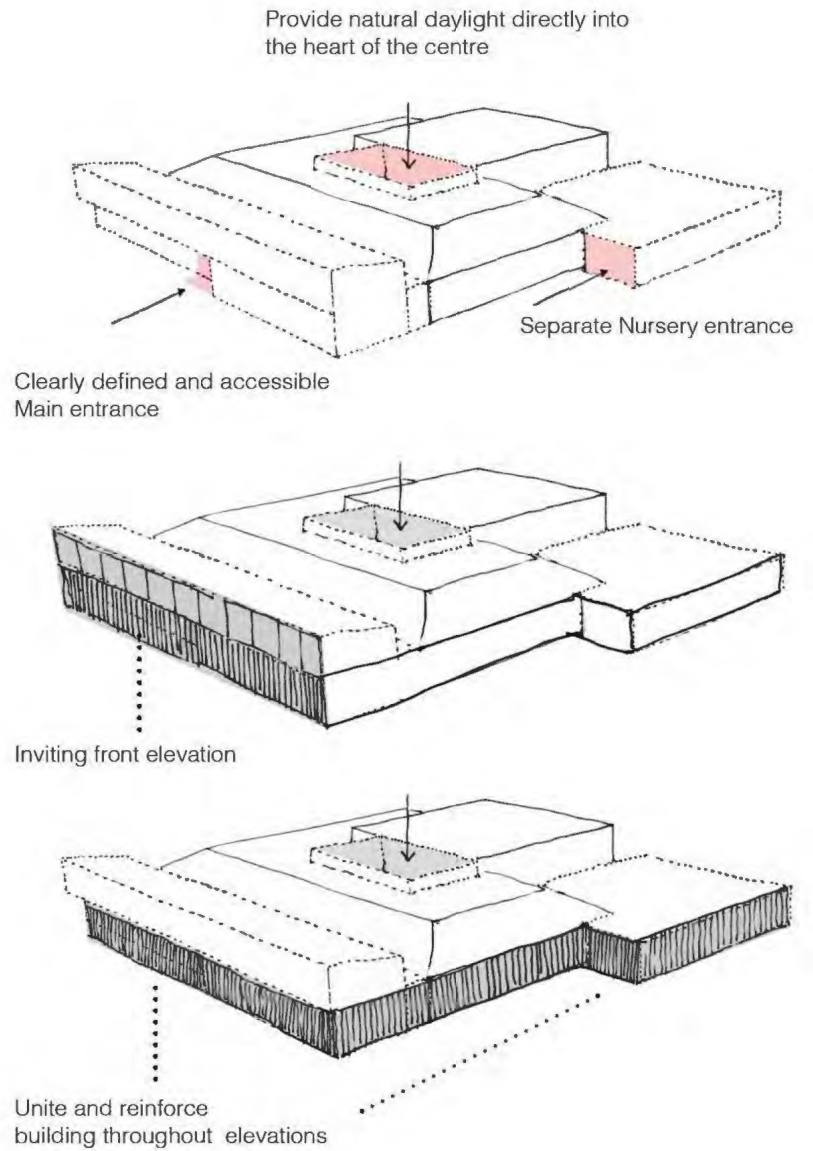


Option 1:
Refurbishment of existing facility with new extension





Massing Option Sketches



Approach to Extension



Front Elevation

Footprint Community Centre

Main Entrance Under Canopy

Nursery Entrance

Insulated Render Cladding



South Elevation

Exit from kitchen

Nursery single story



Back Elevation

Proposed Elevations



Possilpoint
Community
Centre

Concept image of relocated & refurbished reception space to existing Possilpoint Centre



Option 1 - Refurbishment & Extension

The floor plans and elevation overleaf indicate the proposed building layouts. A full set of detailed drawings are included within the associated A3 Technical Document.

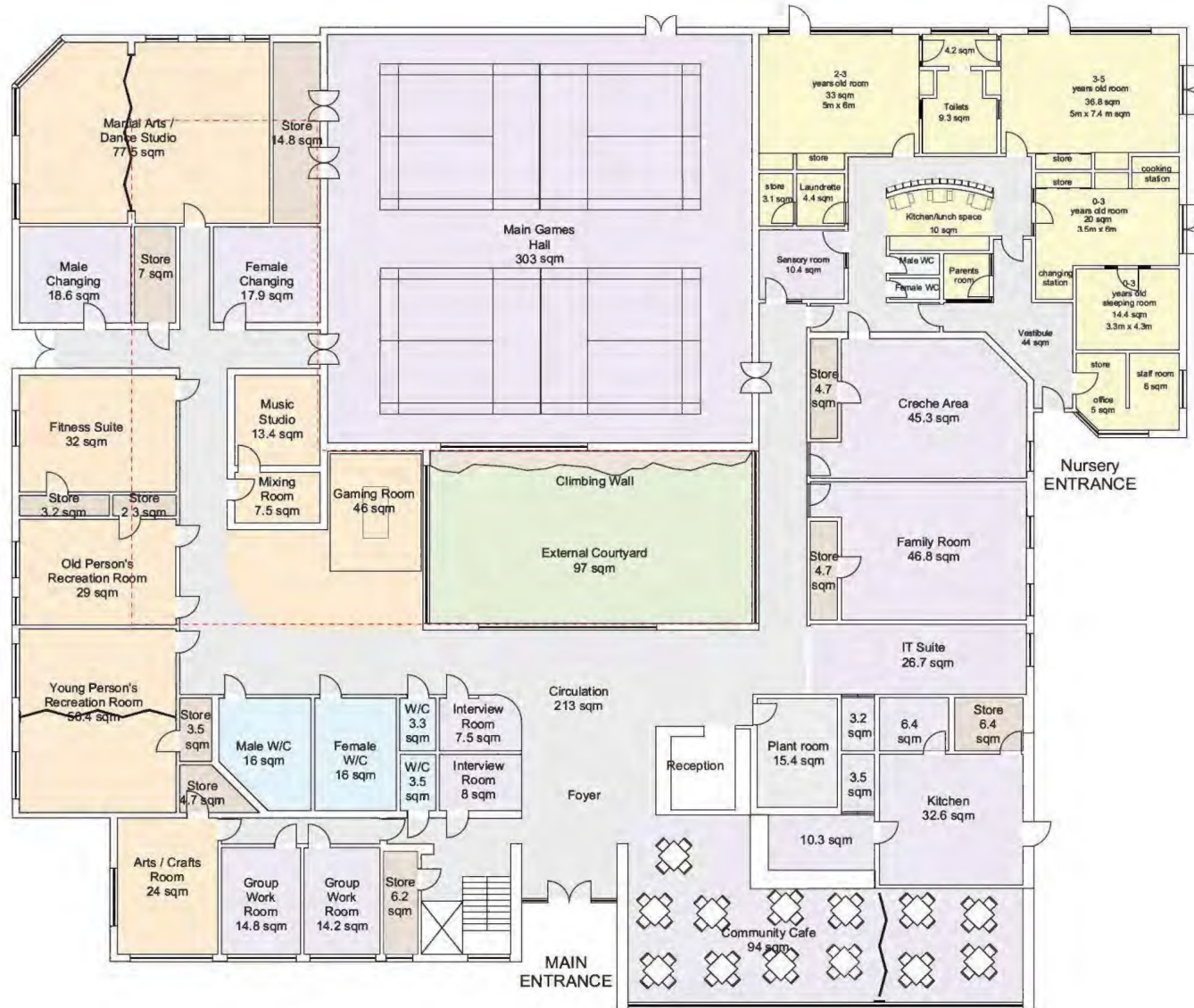
Option 1 demonstrates that it is viable to retain the existing building with internal adjustments and a new two-storey extension. This does however require all building users to be decanted from the building during construction works and requires major capital investment to upgrade the building. In summary:

Benefits

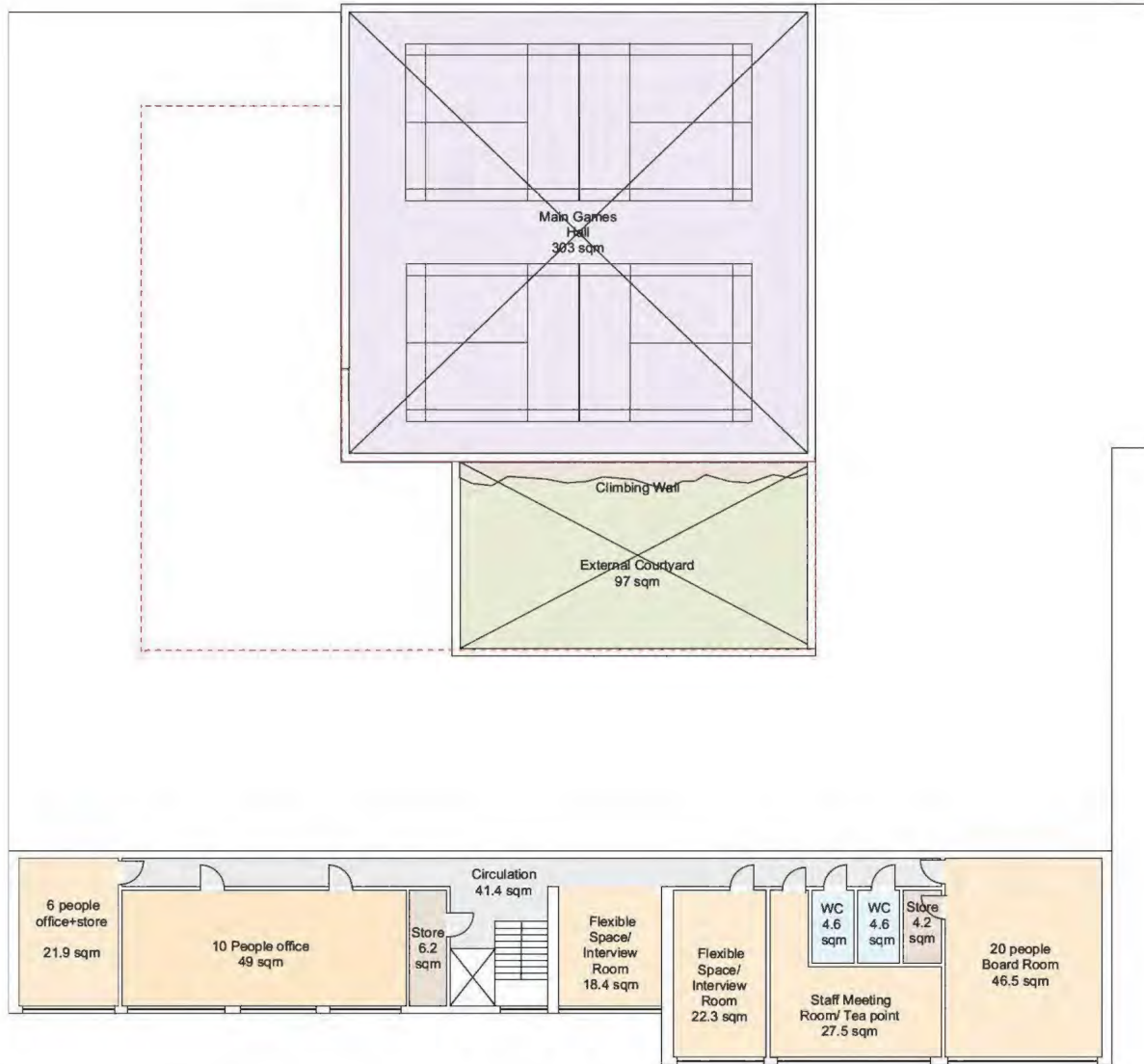
- Reuse of an existing building;
- Slightly Lower construction costs;
- Retain large existing hall and provide flexible double height entrance;
- Opportunity to create site for residential development;
- Improve local amenity space to rear of building, and
- Potential for improved vehicular access from town centre from both front and rear of police station.

Challenges

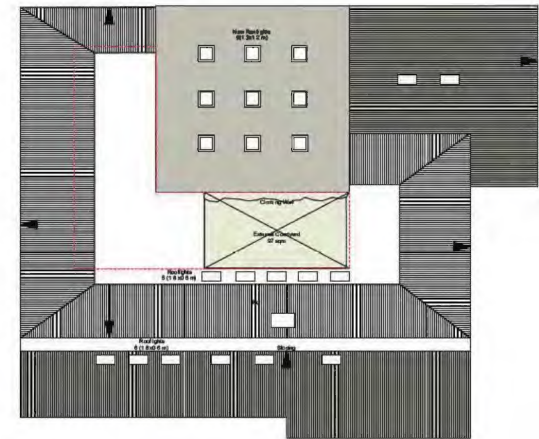
- Requires decant of building users to construct extension and carry out internal alteration. No viable decant accommodation is available in the local area;
- Large financial investment required to adapt/extend existing building that may not have the longevity and fit for purpose aspects of a new build;
- Risk of existing building users not returning to new building on completion;
- Poor relationship with external facilities such as the football pitch
- Less prominent access to the Nursery
- Lighting levels to internal activity spaces although alleviated with new rooflights would not be as effective as custom new build



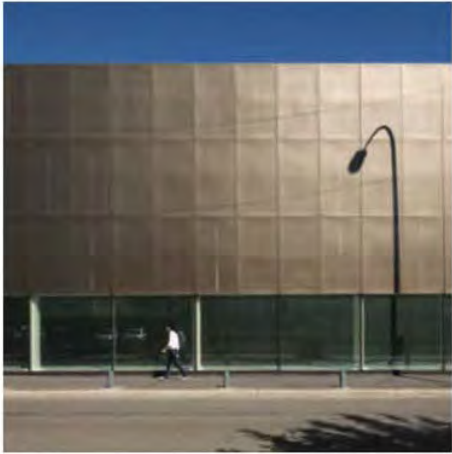
Proposed Ground Floor Plan



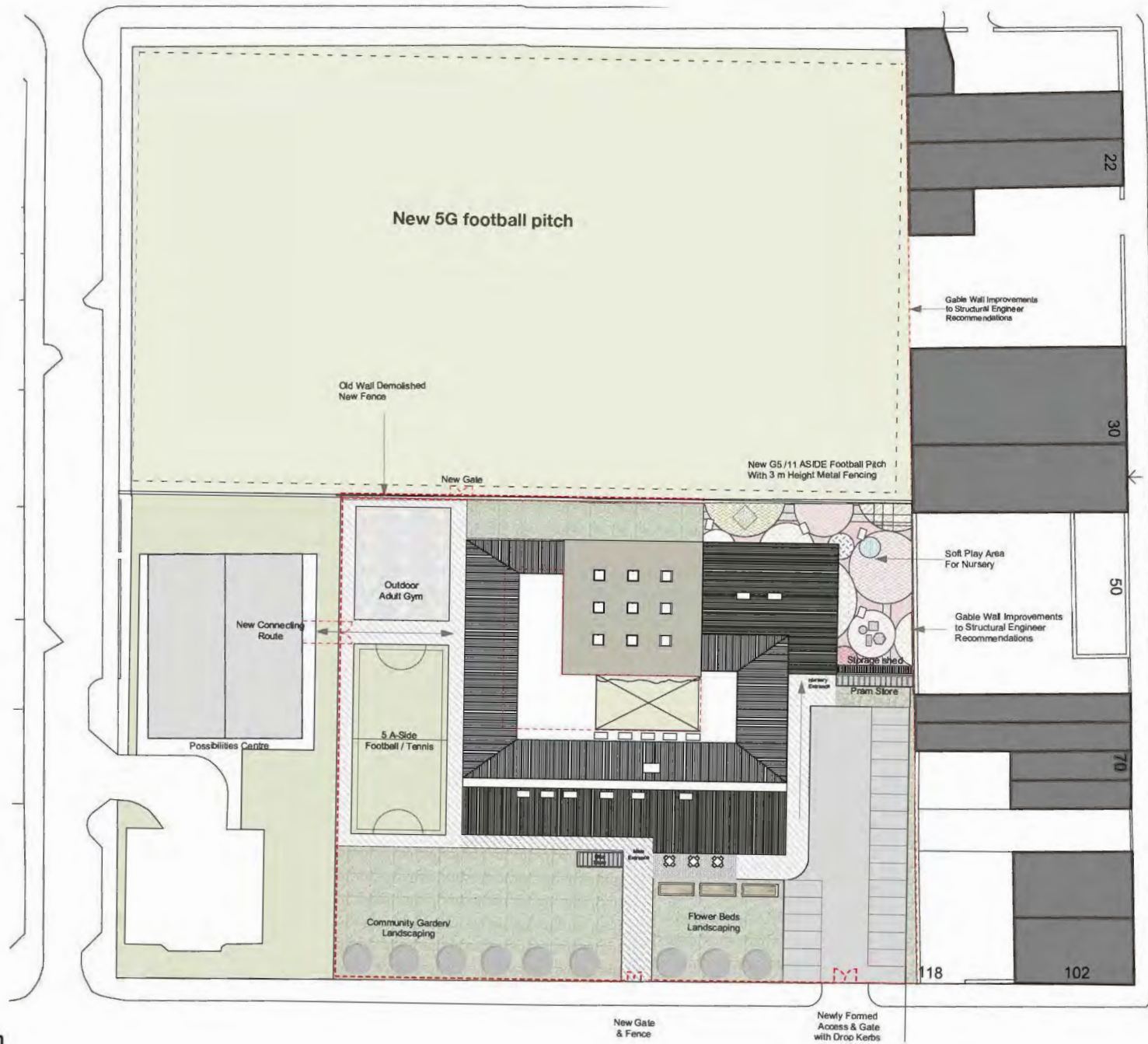
Proposed First Floor Plan



Proposed Roof Plan



Precedents - Cladding

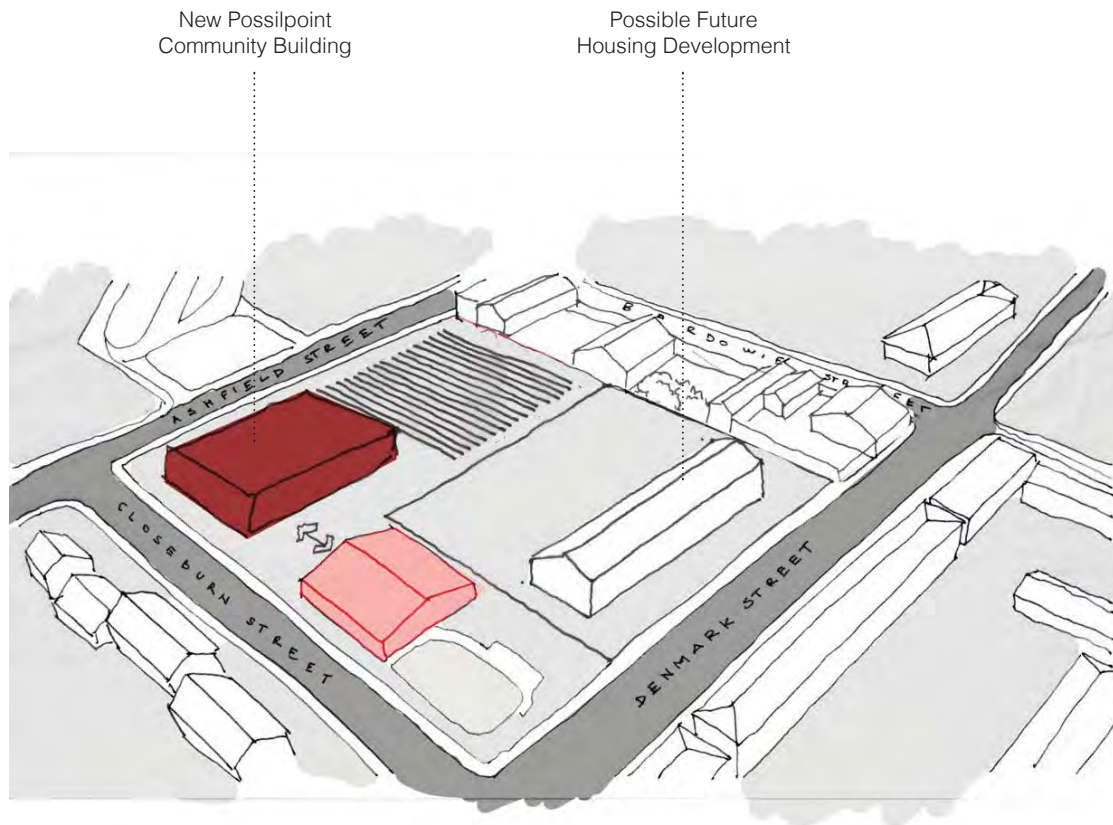


Proposed Site Plan

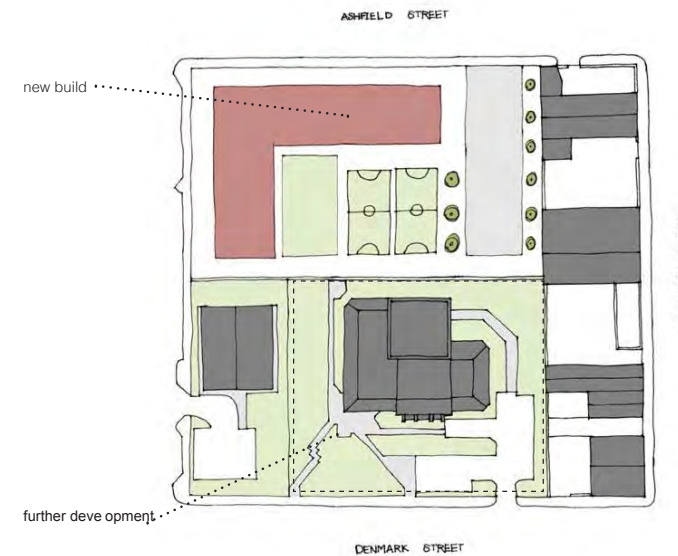
Option 2 - New Build

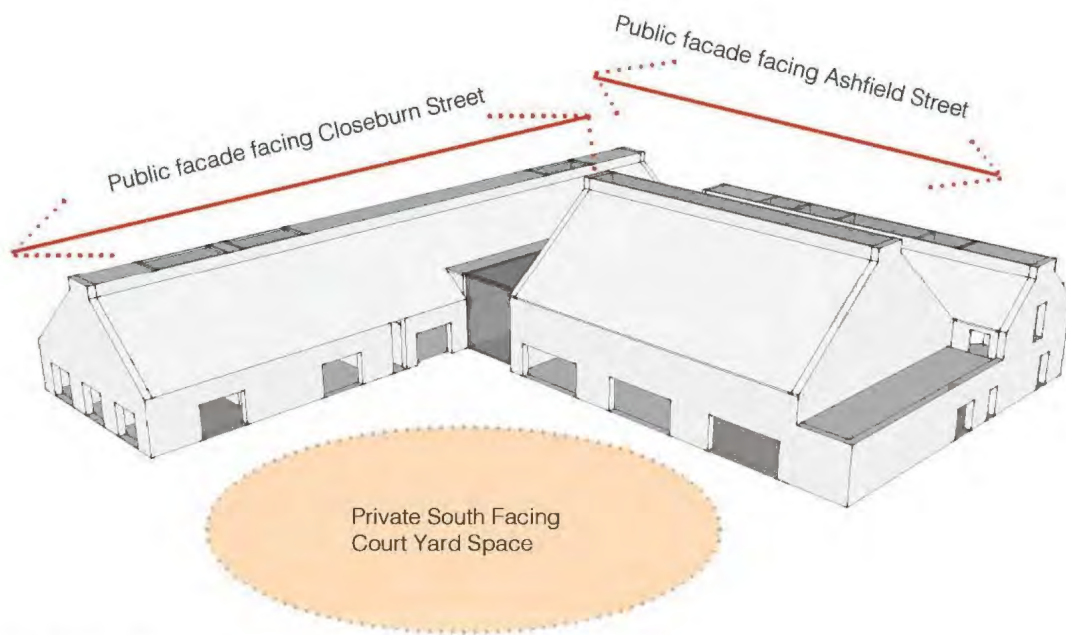
Option 2 is a new build Community Facility on the site of the existing Possilpoint blaes football pitch.

It is proposed that the varying functions of the building are integrated to complement one another internally through selective shared facilities to form a dynamic civic building.



Option 2:
New build - corner of site



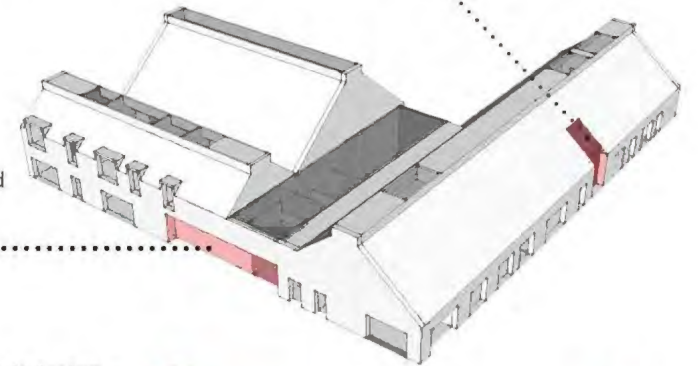


Approach to Building Layout Diagrams



Industrial Form Historical Precedent

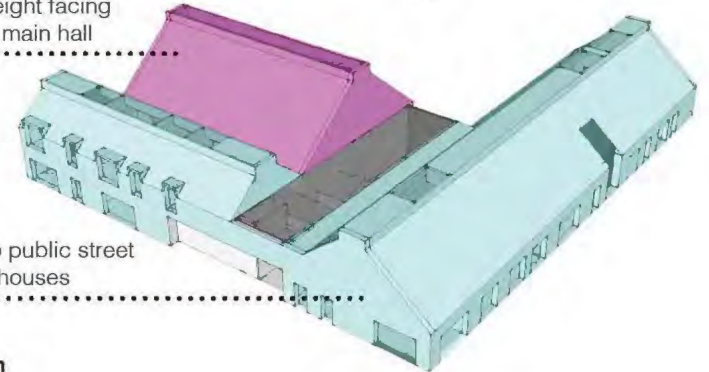
Separate Nursery Entrance



Clearly defined and accessible Main entrance

Access Diagram

Higher building height facing industrial units for main hall

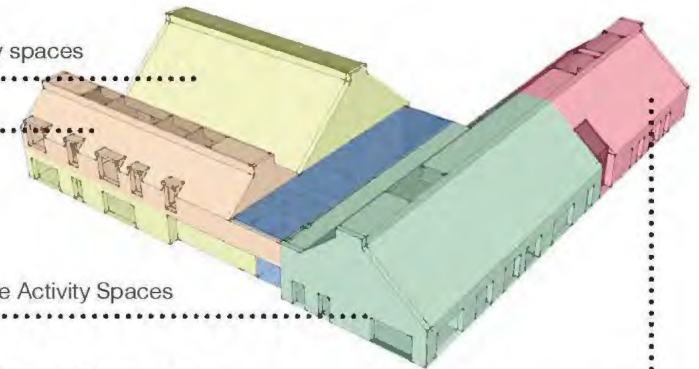


2 Storey - Scale to public street facing residential houses

Massing Diagram

Main Activity / noisy spaces

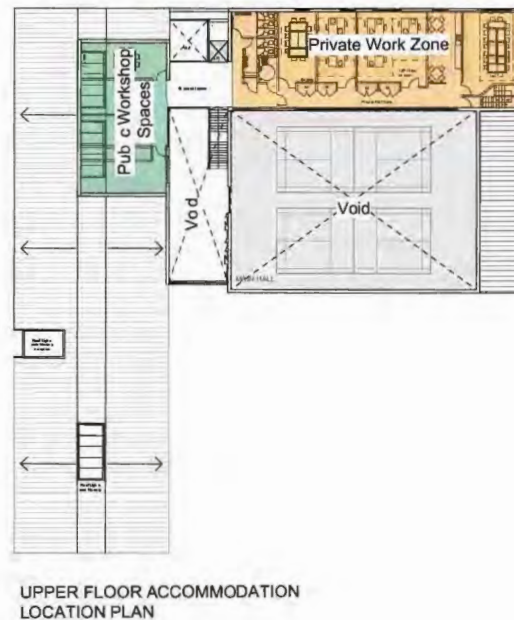
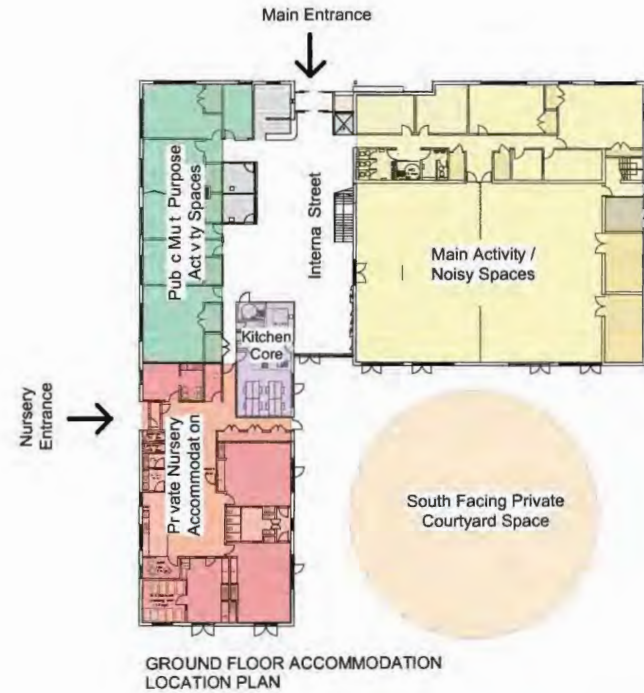
Private work zone



Public Multi purpose Activity Spaces

Controlled Access Nursery Accommodation

Accommodation Location Diagram



Option 2 - New build

Option 2 - new build

The floor plans and elevation overleaf indicate the proposed building layouts. A full set of detailed drawings are included within the associated A3 Technical Document.

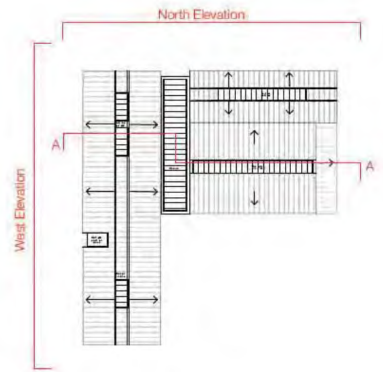
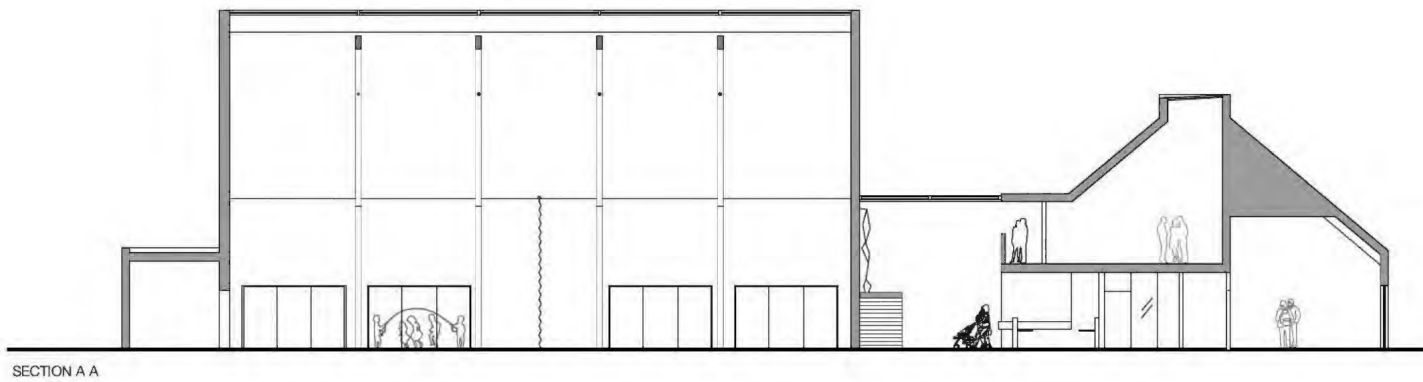
Option 2 presents a new build and courtyard proposal located to the north of the site. This option does not require a full demolition and decant of building users during construction works. In summary:

Benefits

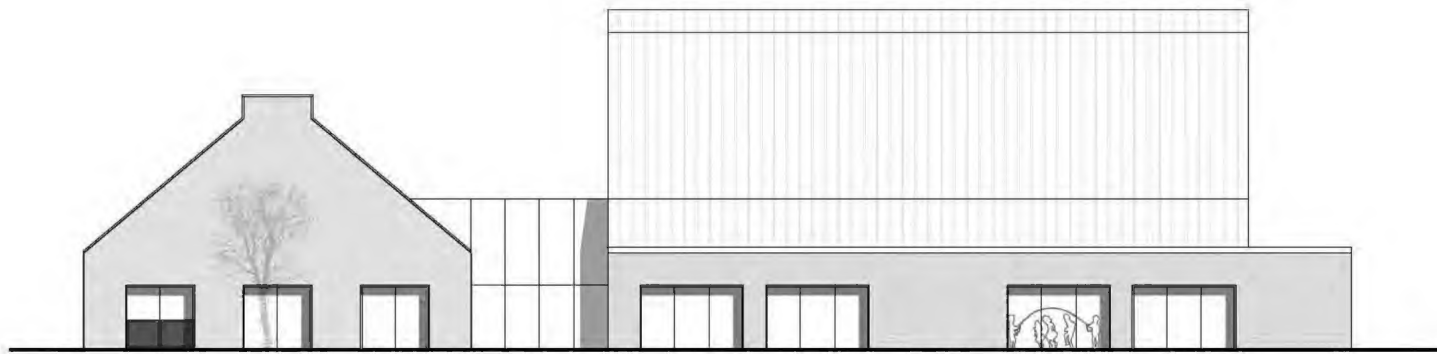
- New custom built facility;
- Location at corner of site allows for building to be located away from non-maintained private industrial units and closer connection with Possibilities
- Flexibility of community facilities around new courtyard and amenity space;
- Prominent centre offering potential for natural cross ventilation;
- Clear visual and pedestrian routes through the site
- Opportunity to develop the football pitch at later date to suit funding stages or create new residential units on Denmark Street
- Improved vehicular access for both nursery and community centre

Challenges

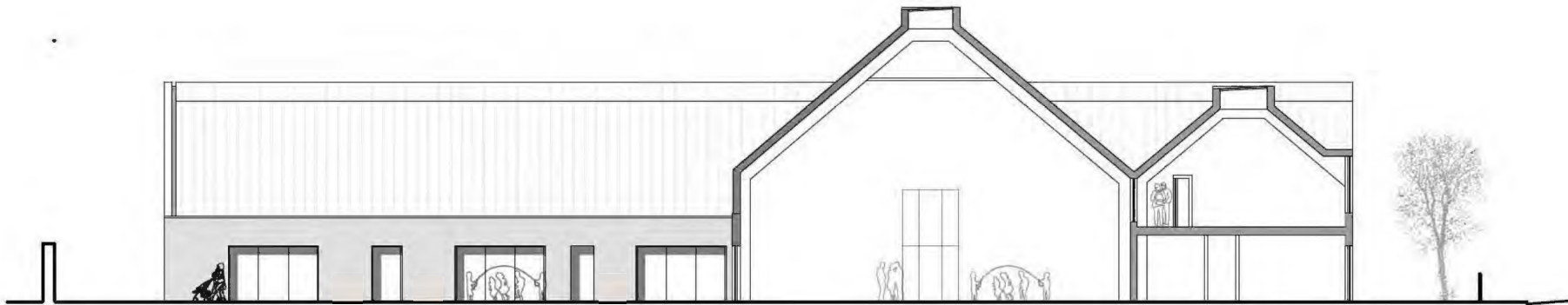
- Restricted football pitch size compared to option 1 although still compliant with Sportsotland
- Risk of existing building users not returning to new building on completion;
- Slightly more expensive construction cost;
- Disconnection between car park and building entrance
- Located further from Saracen Street / Possilpark centre.



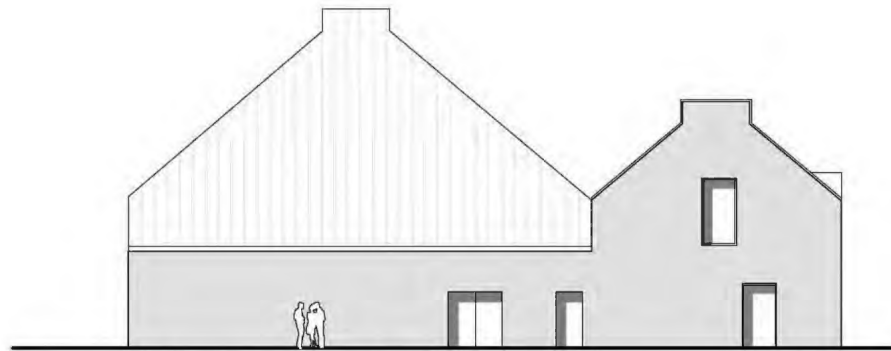
Plan/Section view Diagram



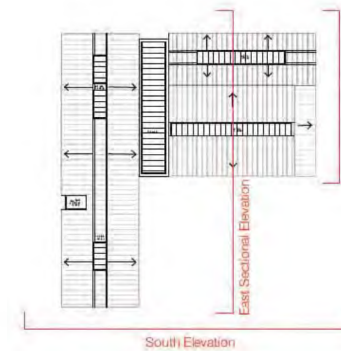
SOUTH ELEVATION FACING COURTYARD



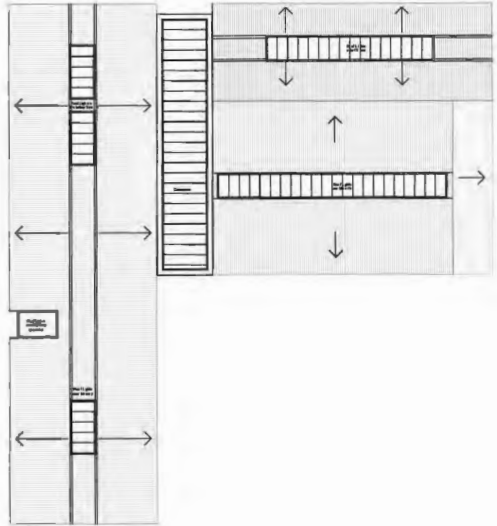
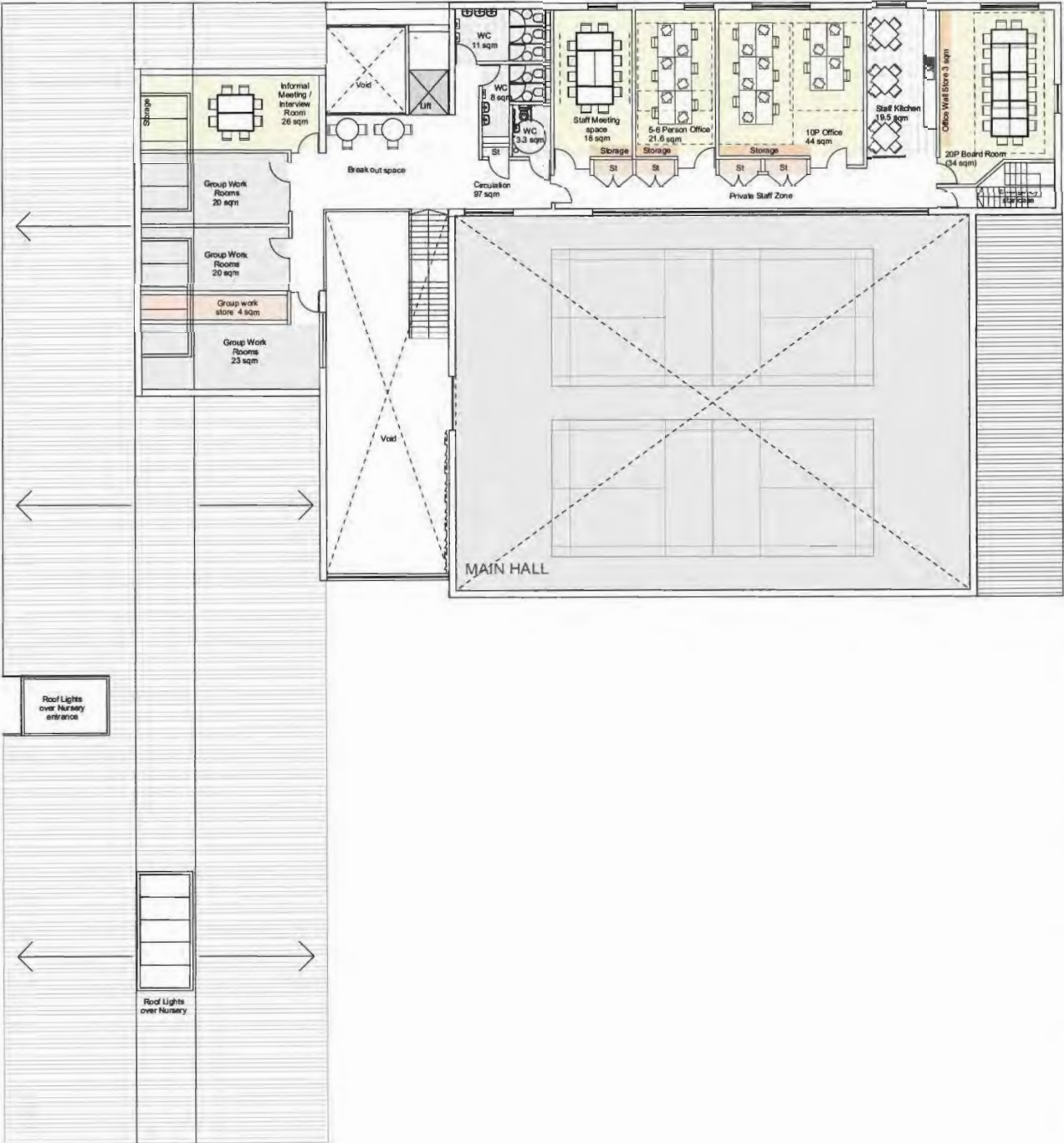
EAST SECTIONAL ELEVATION



EAST ELEVATION FACING INDUSTRIAL GABLES



Plan/Section view Diagram



Proposed Roof Plan





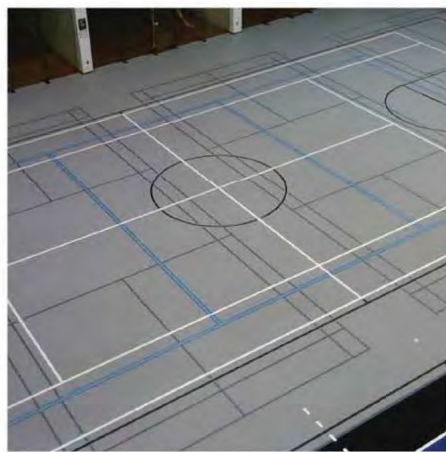
Multi-Purpose games court



Capture daylight within indoor sports hall



Synthetic 5G 11 a-side football pitch



High quality floor finishes



Activity wall within foyer space



Double height foyer space





Allier and Morrison Open Plan offices



Youtville Community Centre by Siegel & Strain



Collective Architecture Tayport Hub



Swanlea Sixth Form Interior circulation



David Chipperfield River and Rowing museum

