Dress for the Weather + Fiona Sinclair

Garnethill Multicultural Centre
RIBA Stage 2 Feasibility Report

31.05.21

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Contents

Introduction

Dress for the Weather and Fiona Sinclair were appointed by Garnethill Multicultural Centre to prepare a feasibility study and concept designs up to RIBA Stage 2 in relation to the existing building at 21 Rose Street in January 2021.

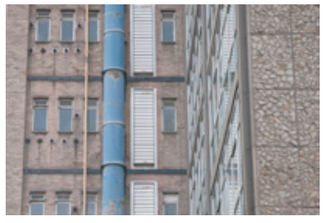
A wider consultant team involved in the study consists of Brown + Wallace, *Cost Consultants*; Atelier 10, *Environmental Design Consultants + Building Services Engineers and* David Narro Associates, *Structural + Civil Engineers.* An Asbestos Refurbishment survey was also carried out by Ensafe.

Having recently purchased the building from the church, after many years of renting the space, the principal aims of the project are to create more efficient, fully accessible and functional space that allow the centre to be self sufficient and continue their community activity and outreach.

The Stage 2 Report provides details of the project brief and how this was developed through engagement with client and community. The neighbourhood and cultural context of the project, the building and it's surroundings are studied and a response to these contexts strongly inform the proposals.

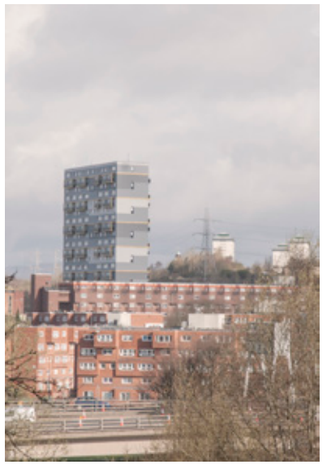
The report outlines the strategy for making the building fully accessible and meeting the brief. New interventions to achieve this have been visualised and are presented alongside strategy diagrams, specifications, general arrangement drawings, structural and service design and cost report.










1. Project Brief

1.1 Strategic Aims + Objectives

Garnethill Multicultural Centre (GMC) is a busy community centre located in Glasgow City centre. The GMC has been a Scottish Charitable Incorporated Organisation since 25 September 2012. Our present Board of Trustees comprises a mix of local residents and Centre users.

The building dates from the mid 19th Century and at some point, in the early 20th century was converted from residential accommodation for use as St Aloysius Church Hall. After years of neglect the premises were given a basic renovation in the mid 1980s and has been used as a community centre, under lease from the Archdiocese of Glasgow, since then. In February 2020 the building was purchased from the Archdiocese by a local community SCIO with funding from the Scottish Government Scottish Land Fund.

The present building has a sense of out-datedness and of historic work being undertaken on an ad hoc basis with a prevalence of DIY type repairs and renewals. We now require a coherent overall proposal plan for the future which can be uses as a basis for funding applications.

Background information
Currently the GMC is well used by local groups, businesses and the voluntary sector but there is scope to make use of the upstairs hall (both from new users and regular users currently restricted to the ground floor lounge) and the downstairs basement if these can be made accessible and welcoming.

GMC has a track record of generating income from room rental, currently obtaining 47% of its income from charitable trading. At present, demand for space exceeds supply, with one long term core tenant in place, a number of regular users and frequent one-off events (pre Covid-19).

Vision
By opening up the underused basement and encouraging wider use of the upstairs hall, renovating the building has the potential to bring in additional income for the centre with no increase to cost to users.

Furthermore, more effective use of space (e.g storage, offices on ground floor) within the building will allow well established services to continue and new initiatives and community activity to develop. Large groups and events will be able to use upstairs space without excluding those with disabilities or restricted mobility.

In the long term, additional rental income for GMC will allow reinvestment into its own community activities for older and younger people as well as free lets to local community groups and initiatives.

View of main hall

1.2 Scope of Project

Taking into account, building regulations, energy efficiency considerations, user group needs and staff considerations the proposals should include:
- Disabled Access especially for the upstairs hall and the basement.
- Making the building functional, flexible and accessible for various user groups & needs.
- Increased/ maximise use of space and storage space on all three levels.
- Design of efficient heating system and consideration of green energy.
- Upgrading of the Electrical installation of the building to modern standards.
- Repairs/replacement/ upgrade of doors and windows.
- Commercial kitchen redesign on all three levels.
- Internal redecoration (including renewal of wall and floor surfaces where required) and renewal of fixtures and fittings where appropriate in order to create creative workspace across all three storeys.
- And any other repairs/renovations identified as being required to bring the building up to a modern standard (e.g. external stonework repairs, pointing, etc...)

1.3 Key End Users

Garnethill Multicultural Centre serves the community of Garnethill, a diverse urban area with around 3500 residents, offering space for a wide variety of local groups and projects. In addition to people from the local area, the Centre is also a principal meeting place for groups with a wider catchment, such as ESOL classes, AA meetings, fitness and martial arts clubs and groups serving Glasgow's Chinese community.
The diversity and range that the building serves can be seen from the following list of regular building users whom we have engaged with and designed for:

Glasgow Friendship Club

Children's Oriental Dance Class

Capoeira

Garnethill Women's Collective

(Chinese) Tai Chi

Chinese Women's Associations

Cantonese Opera Group

After-school Primary Arts Group

Kung Fu

Garnethill Neighbourhood Watch

Tae Kwon Do

Alcoholics Anonymous

ESOL

Pensioner's Tea Dance Group

After School Primary Voilin Lessons

Yoga Group

Glasgow Jitterbug

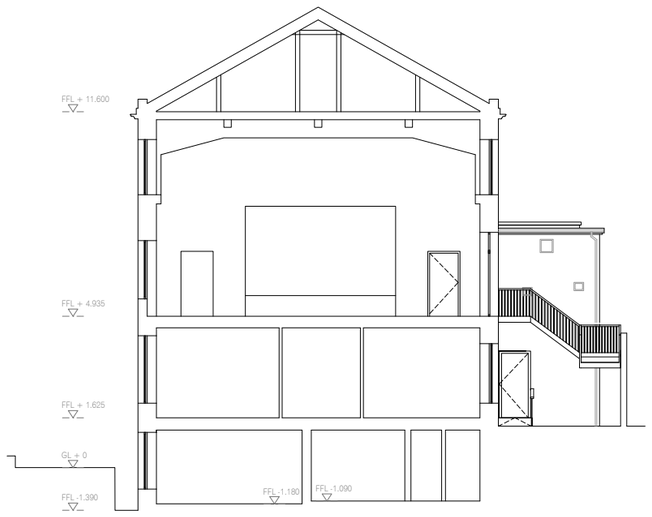
Central West Integrated Network (CWIN)

CWIN: Food distribution for homeless, asylum seekers + refugees

West of Scotland Amateur Radio Society

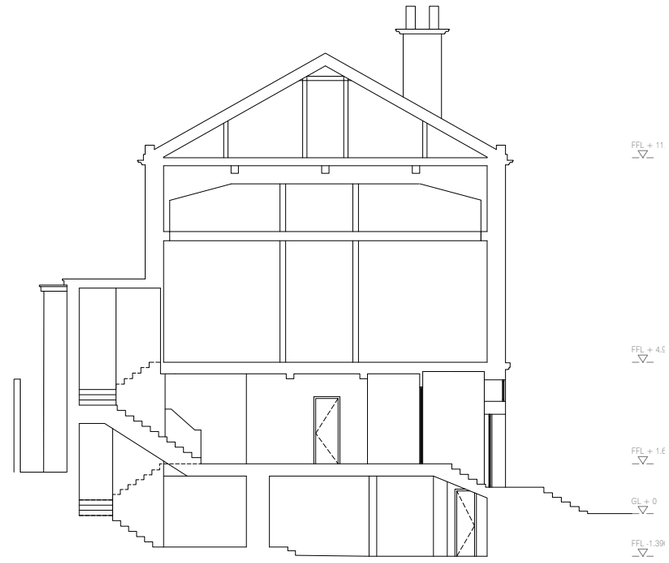
1.4 Existing Building

1.4.1 General Arrangement Plans + Sections

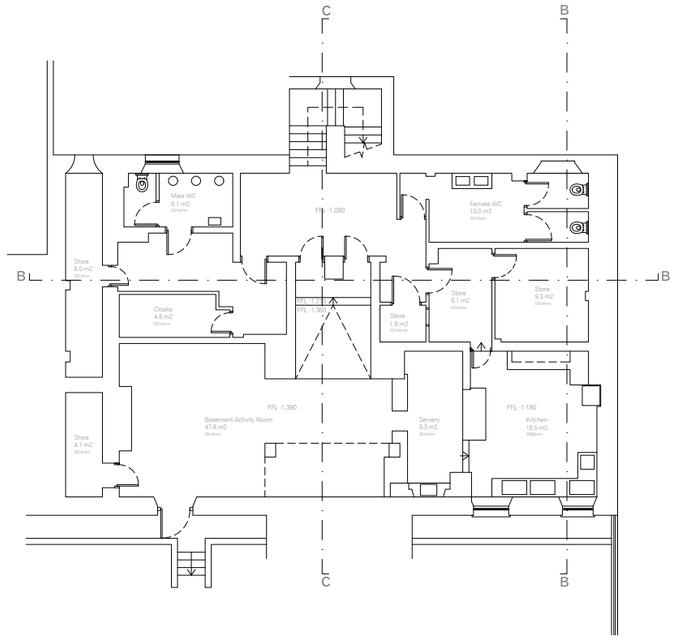


Section AA

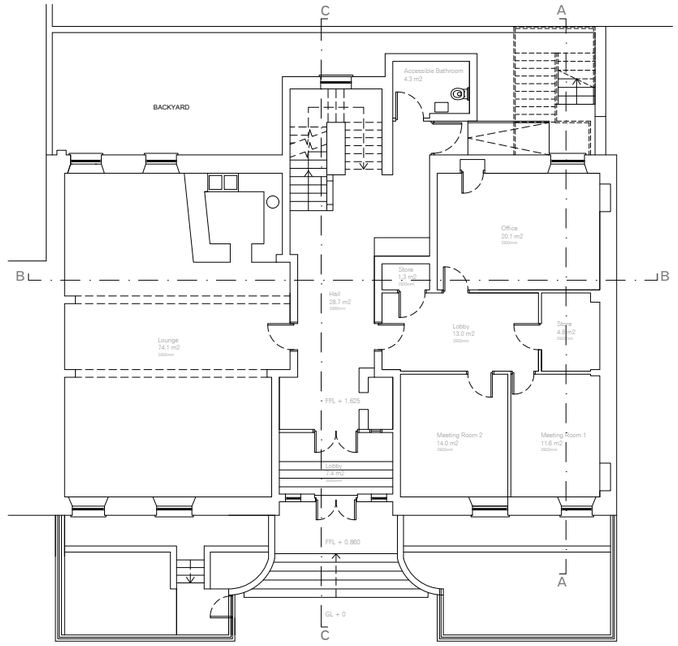
Section BB



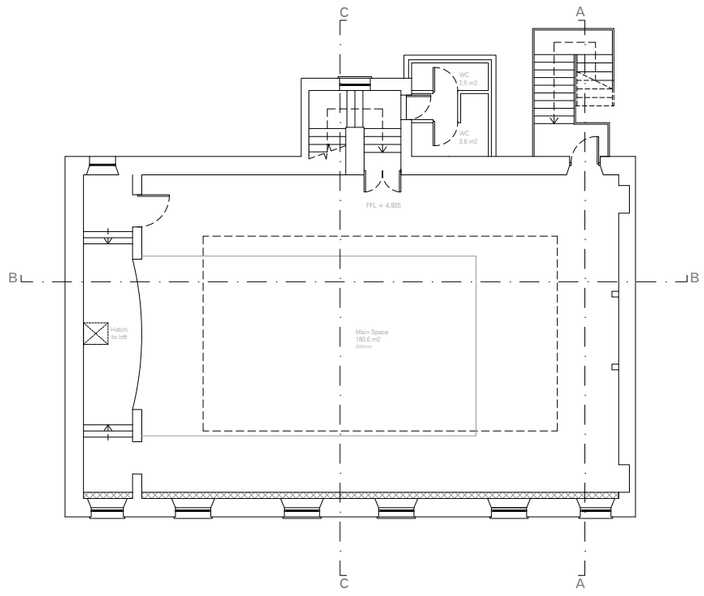
Section CC



Entrance Floor Plan

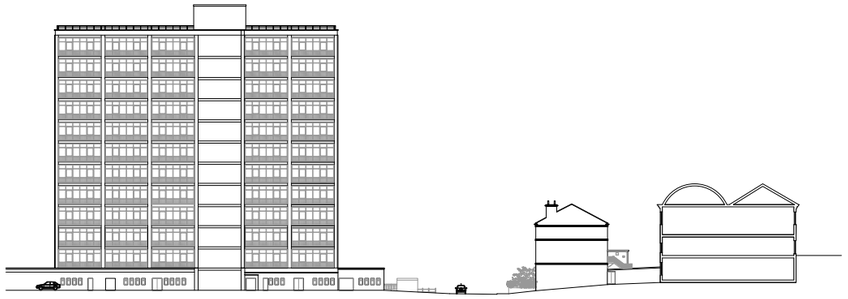


Entrance Floor Plan



Entrance Floor Plan

1.4.2 Building + Site Elevations



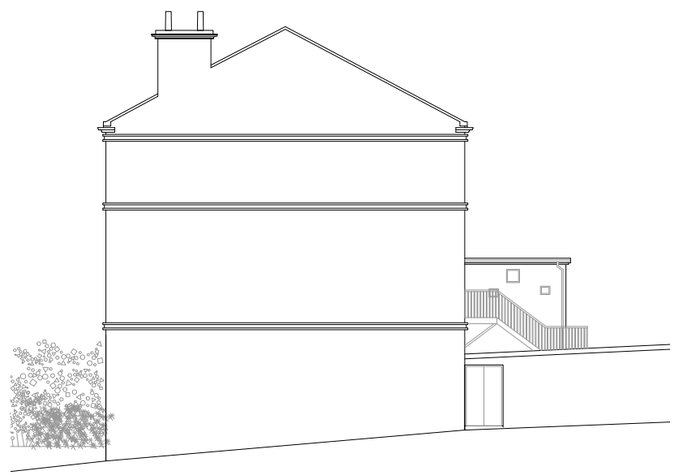
Street Elevation - North
Scale - 1:500

Street Elevation - East
Scale - 1:500

Building Occupancy Capacity			
Room Description	Floor Area		Occupancy capacity
Servery + Kitchen	27.8	7.0	4.0
Basement Activity Room	47.8	1.0	47.8
Lounge	74.1	1.0	74.1
Meeting Room 1	11.6	1.0	11.6
Meeting Room 2	14.0	1.0	14.0
Staff Office	20.1	6.0	3.4
Main Hall	180.6	0.5	361.2
Total occupancy capacity			516

East Elevation
Scale - 1:100

West Elevation
Scale - 1:100



North Elevation
Scale - 1:100

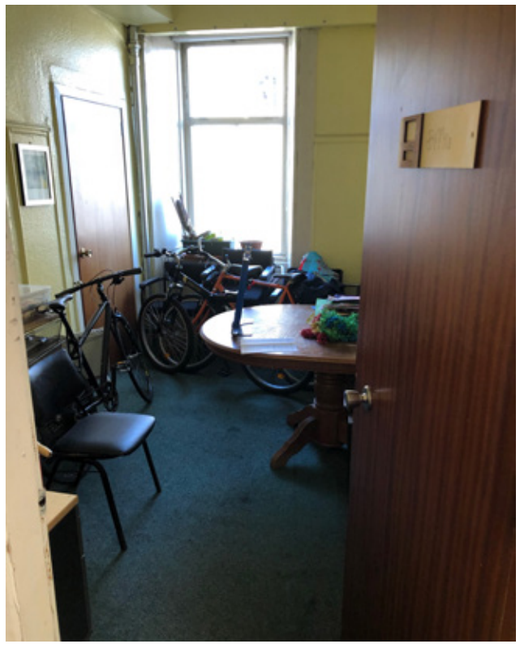
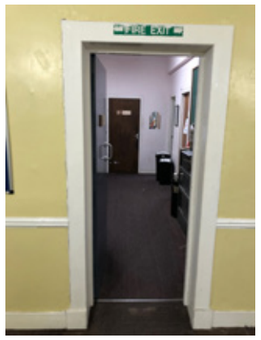
1.4.3 Existing Building Photographs

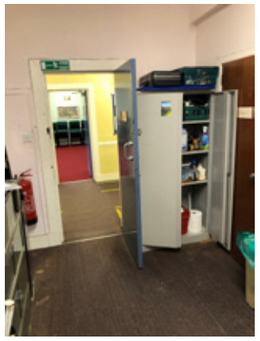
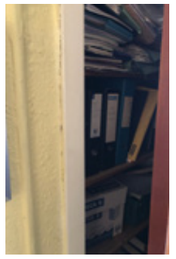
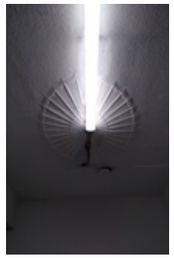
External



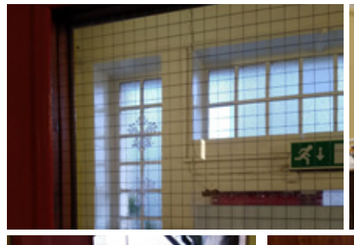


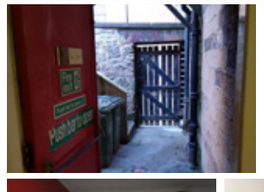
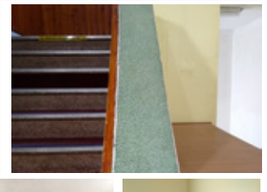
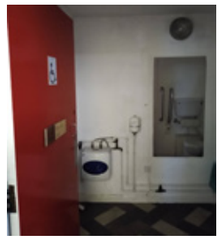
Ground Floor: Offices

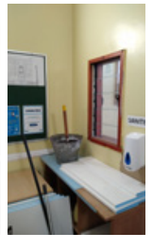



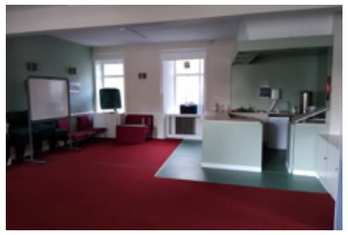
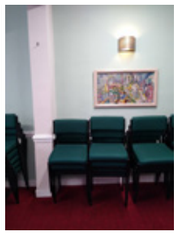

Ground Floor: Entrance Hall

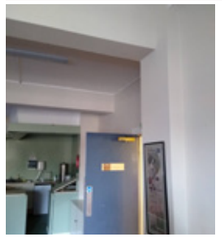




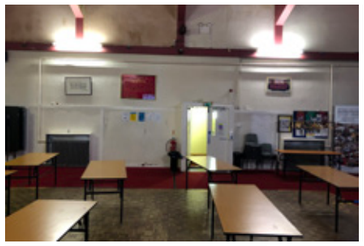
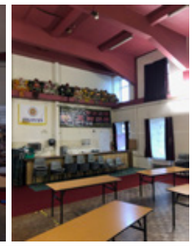

Ground Floor: Lounge

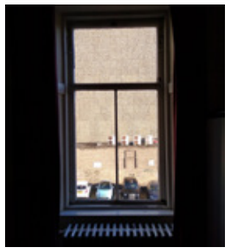
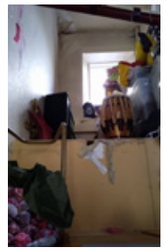
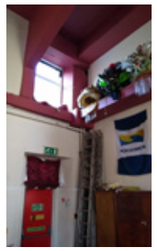




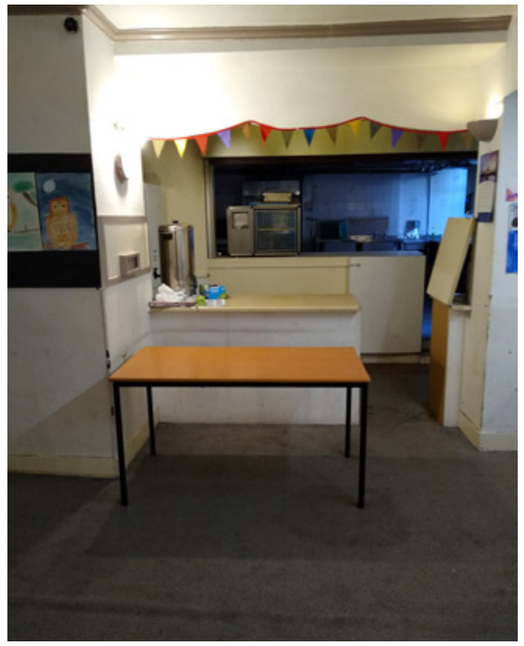

1st Floor: Hall

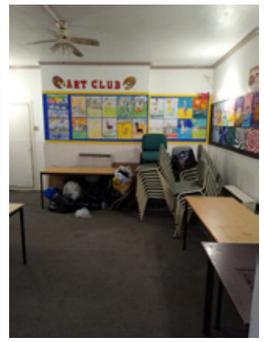
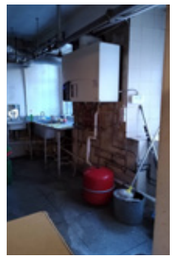



Basement



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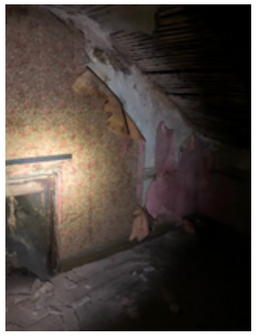





2. Context

2.1 Historic Appraisal

Garnethill
Originally known as Summerhill, Garnethill is apparently named for Thomas Garnett, Professor of Natural Philosophy at Anderson's Institution, which opened an Observatory in the area in 1810. It was once relatively prosperous – townhouses and grandly-titled terraces rather than tenements – largely by dint of its close proximity to Blythswood (on which estate it was developed) and the ambitions of builder William Harley, who laid out the streets on a contour-defying grid as far north as the village of Cowcaddens. There was a powder magazine on the north-eastern slopes, a Baths and a small reservoir, but initially the area was largely defined by handsome villas set in large gardens - none more distinctive than those lining the north side of Sauchiehall Street and collectively named Garnet Bank.

The Egyptian-styled Observatory was short-lived, as was the preponderance of affluent families who gradually moved further and further west. The construction of individual villas slowed, and instead a series of fine classically-designed tenements were built (two of which are now listed Category 'A'). By 1888, the year of the first of Glasgow's International Exhibitions, the standout buildings were Buccleuch Street School, the Sick Children's Hospital, the Shamrock United Presbyterian Church, St. Aloysius College, and Scotland's first purposebuilt Synagogue on Hill Street. Accordingly, Groome's Ordnance Gazetteer of Scotland of the period described the area thus:

"Garnet Hill, flanking the N side of Sauchiehall Street, near the centre, rises so steeply in some parts as to be very inconvenient for carriages and traffic, but is nevertheless covered with streets of a genteel class. It commands views of the city and south-western suburbs better and more extensively than even those from Blythswood Square."

The latter half of the C19 saw any gaps and garden ground progressively built over by good, workmanlike tenements, and then arrived Horatio Bromhead's muscular Drill Hall (1897), Charles Rennie Mackintosh's Glasgow School of Art building (1897-1909), Garnetbank Public School (1905), and C J Menart's St. Aloysius R C Church (1908-10). Later would come the Glasgow Dental Hospital (1928-30), the Cosmo on Rose Street (now Glasgow Film Theatre) and various additions to the School of Art campus. This overlaying of post-war, inter-war, Edwardian and Victorian architecture onto the Georgian grid has resulted in a visually diverse area already made interesting by panoramic views all around, and it continues to be enriched by modern interventions such as Garnethill Park, created largely in 1990, and Elder and Cannon's work for St. Aloysius School.

Garnethill forms part of the Glasgow Central Conservation Area.

21 Rose Street
David Smith's Plan of the City of Glasgow and its Environs of 1828 appears to be one of the earliest cartographic records detailing the layout of individual villas and gardens, depicting a twin building with formal gardens on the south-west corner of the junction between Hill Street and Rose Street, and a single rectangular building on the site adjacent to the south. In all likelihood this is the building now known as No. 21 Rose Street, effectively dating it to around 1825. By 1857, the date of the 1st Ordnance Survey, the building had been joined by Hereford Place, which mostly faced Renfrew Street. Access to No. 21 seems to have been from the rear, through a pend off Rose Street along the south gable. Since Post Office Directories of the period consistently list no more than five occupants in any one year, this suggests that there were apartments either ranged on opposite sides of the rear stair, or one at every level including the basement and attic. In all likelihood, the apartments would have been a combination of duplexes (ground and basement, and second floor and attic), creating one sizeable principal flat and four others.

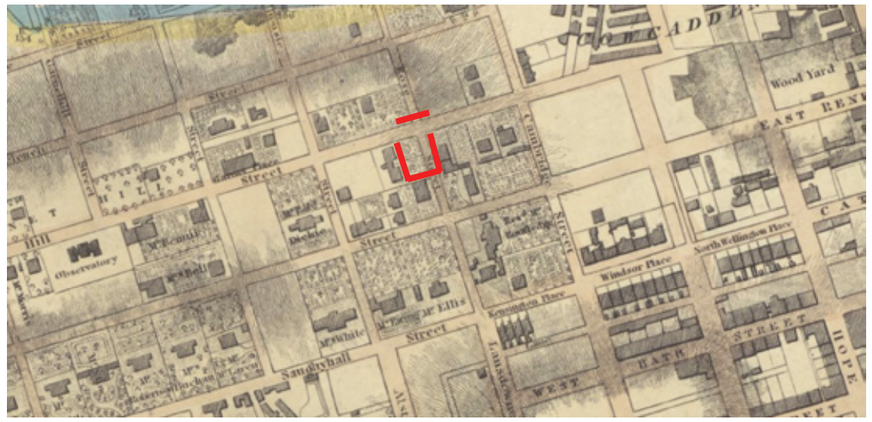
Aside from the handsome classical doorway on the rear elevation (now converted into a window, but probably the original exit from the pend) and a pavement light in the rear courtyard, there are few surviving traces of the building's Georgian past. There is an elegant ceiling rose at ground floor level that is almost certainly original, and the remains of a simple cast iron balustrade at first floor level (which may have been re-used, since the stair tower is not original). The attic space has a few fireplaces, but has lost its dormers and any skylights.

Since it fell out of residential use, alterations to the building have been nothing short of radical. The Archdiocese of Glasgow purchased and demolished the twin townhouses on the corner of Hill Street and Rose Street in around 1908 at which stage they commissioned a structurally ambitious church with campanile from Belgian architect Charles Jean Menart. In 1910, the Building News reported that the church had just been opened, that it was in the Italian Renaissance style of the C16 and featured a vaulted roof of reinforced concrete (innovative for the period and building type). Over time it seems that there developed the need for a church hall, with an obvious location the Georgian tenement adjacent, and at some stage (probably in the mid 1930s) No. 21 Rose Street was taken over by the Archdiocese and significantly altered. The alterations seem to have included the introduction of a centrally located entrance, the addition of a sub-Art Deco door surround, the construction of a stair tower at the rear, and the complete re-organisation of the interior spaces (using much good terrazzo in flooring and walling). It seems likely that the attic floor was retained as caretaker's accommodation, since telephone directories record two occupants from the mid 1930s until the 1960s.

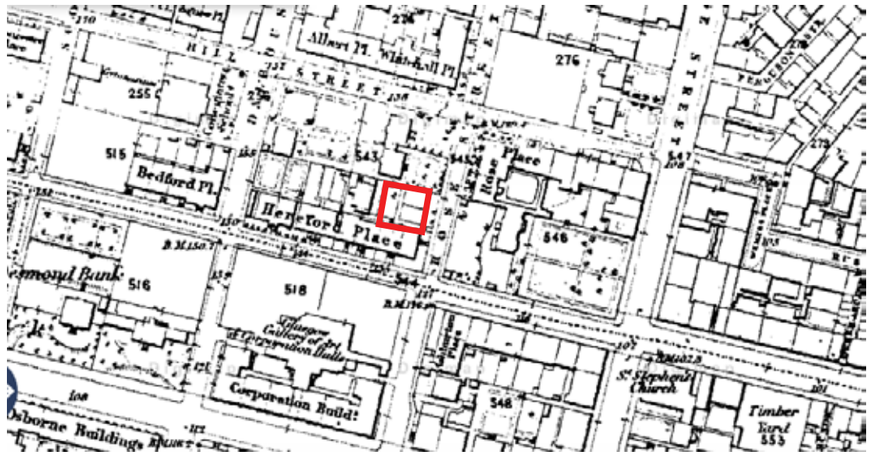
Major repair works to the building were drawn up by architect Ian Bridges in 1985 for the Garnethill Community Action Group, who in 1982 (as Garnethill Multicultural Centre) agreed to take out a lease on the building, paying a peppercorn rent. By this time the second floor had been removed from the building and the attic floor strengthened through a series of beams supported on posts tied through front and rear walls. The repairs programme was comprehensive, but very much in line with 1980s restoration techniques: the roof was concrete tiled, redundant chimneys capped, stonework repaired in cement and faced with "linostone", and the gable rebuilt in part due to a bulge as well as being restrained by steel channels. Notwithstanding, the building was given a new lease of life and was formally opened as a community centre on 29 March 1988 by Lord Provost Robert Gray.

Subsequently, in 1994, a wheelchair-accessible toilet block was attached to the stair tower, further restricting useable space to the rear but providing much needed facilities for the disabled who access the building by way of a ramp to the north. In 1997 the front steps were replaced, and in 2012 a fabric condition survey was prepared by Page\Park Architects in order to project maintenance and repair costs going forward. In 2020 the Garnethill Multicultural Centre SCIO was successful in attracting funding from the Scottish Land Fund with which to finally purchase the building.

1828

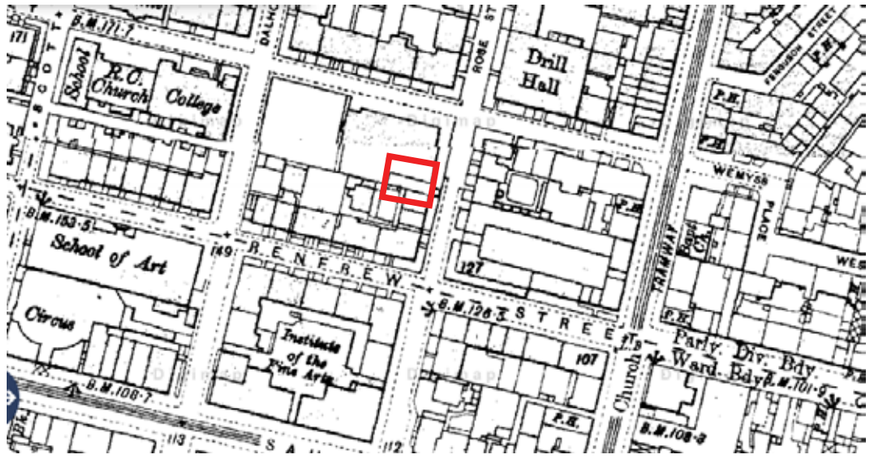


1860’s



1890’s

1910’s



1930’s

1950’s

Historical maps of Garnethill with GMC plot hightlighted in red
All maps © National Library of Scotland

2.2 Locality

2.2.1 Location

"Garnethill is bordered to the north and west by the M8 motorway, and is well connected to the rest of the city by bus routes along Sauchiehall Street to the south and Cowcaddens subway station to the north-east. New development in the area, as part of the Regeneration Framework for the Sauchiehall and Garnethill District, outlines a number of key changes to area including improving pedestrian access and cycling routes, more public spaces, and better maintenance of streetscape and green spaces...

Given its central location and easy access from all over the city centre, demand for the building is high from both existing users and one-off events. Feasibility research demonstrated that there is potential to build on this, principally by expanding use of the upstairs hall and opening up the basement facilities for regular use."

Garnethill Multicultural Centre, Business Plan

GMC is located centrally in the city and close to a number of cultural institutions such as the Centre for Contemporary Arts (CCA), Glasgow School of Art and Glasgow Film Theatre (GFT) as well as a main commercial stretch of Glasgow in Sauchiehall and Bath Street. That said, GMC is unique in that it provides community space and support for vulnerable groups as well as an open booking system. Our 'Key Places' diagram opposite shows GMC's position and underlines its importance to provide a community space for this area of the city.

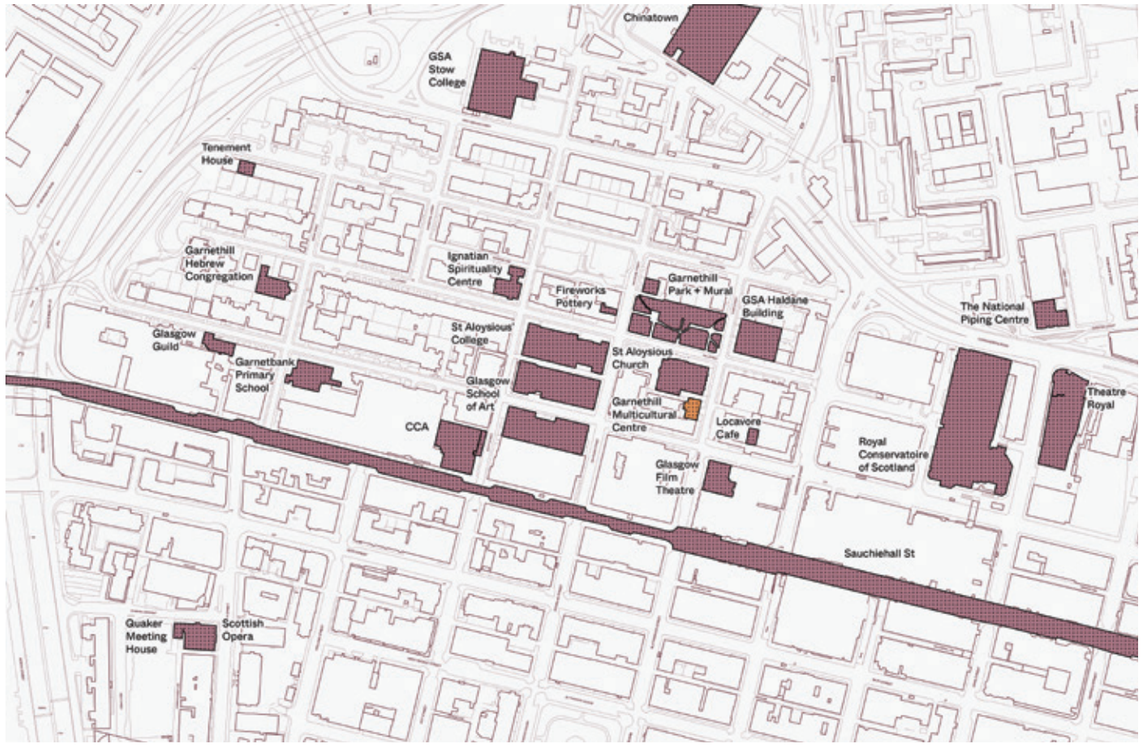
2.2.2 Neighbourhood Architecture

GMC is located at the heart of a neighbourhood of very eclectic architecture and design. It's immediate neighbours are, to one side, the imposing and highly decorative St Aloysius R C Church and, to the other, a fairly standard Victorian tenement block (which the original building now housing GMC could also be described as). There are world class buildings around the corner in CR Mackintosh's art school and Steven Holl's Reid Building as well as buildings of national importance such as the art-deco Glasgow Film Theatre. Buildings from various eras sit side by side in Garnethill's streets and GMC sits quietly among them currently. One aspect of discussion at the Client and Community Workshops was about how the building was almost 'too quiet' and belies it's importance to the community.

Our drawing on the next page aims to communicate the eclecticism of the neighbourhood architecture and the concentration of interesting building facades and streetscapes. Our opinion is that GMC can propose a more confident and expressive face to the street.

2.2.3 Neighbourhood Culture

The multicultural neighbourhood which the centre serves cannot be pinned down to one or two aspects. It is a diverse area with many ethnicities, faiths and socio-economic groups. Through workshops and engagements we have experienced how differing view points and preferences are mediated by the excellent the work, staff and volunteers at GMC.



2.2.1 Location - Key Places

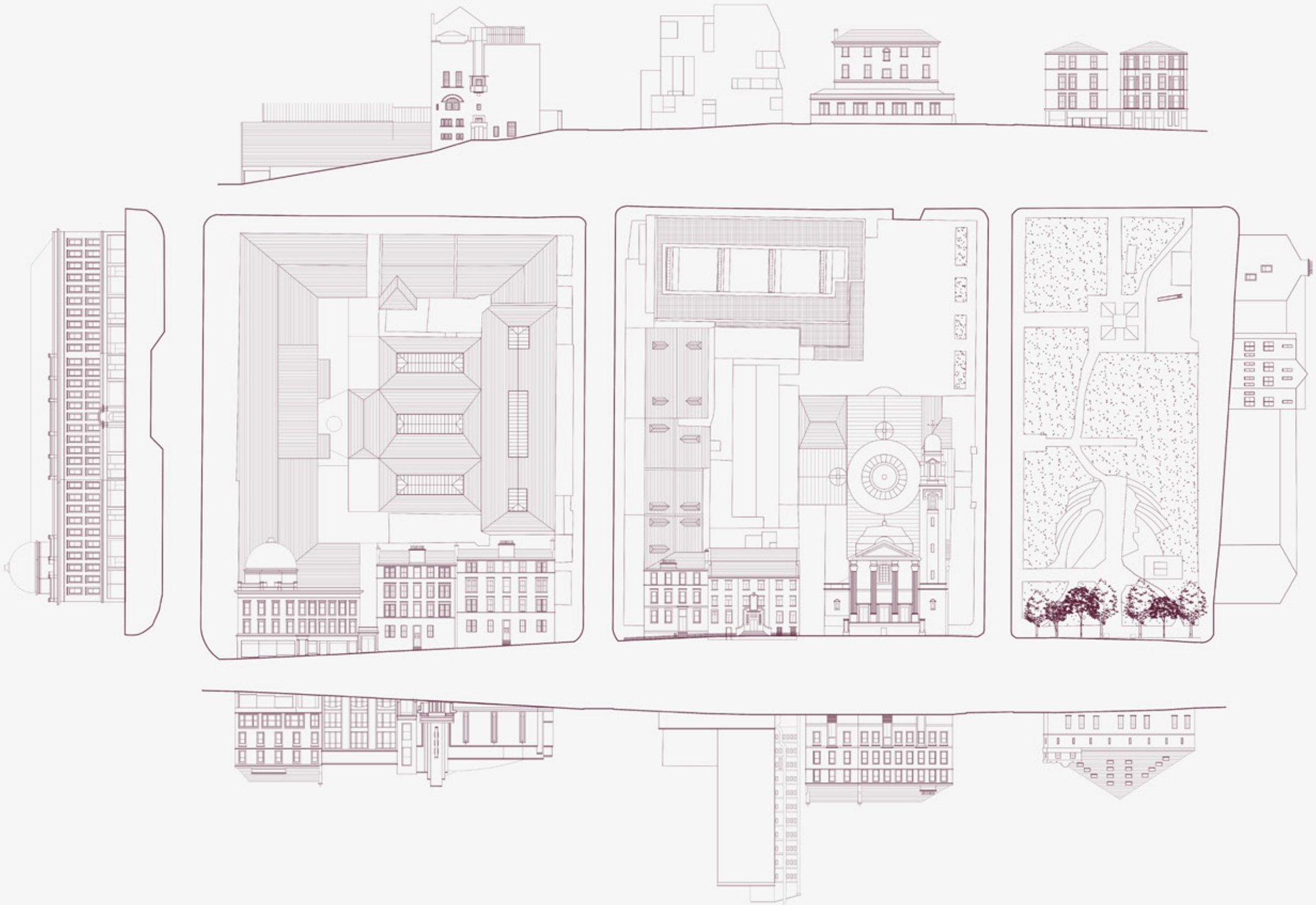
2.2.3 Neighbourhood Culture (cont.)

John Kraska is a local resident and photographer who has been documenting Garnethill for many years. A selection of his photos can be seen on page 26-27 of this document and a fuller selection are appended.

These photographs, along with conversations with John, are used to build a visual impression of the neighbourhood, its multicultural nature and the GMC's importance as a centre for community interaction.

Further information and metrics on social and cultural aspects of Garnethill and GMC can be found in the Garnethill Multicultural Centre Business Plan.

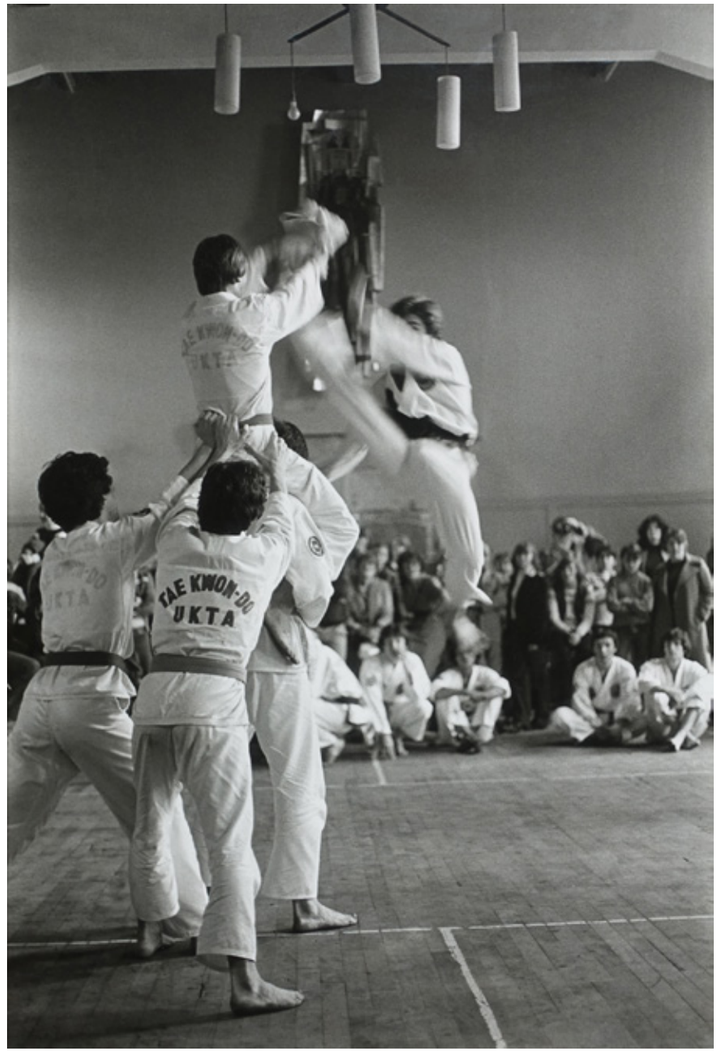
2.2.2 Neighbourhood Architecture - Site Plan / Elevation



2.2.3 Garnethill Photographs by John Kraska

Clockwise from top left: parade through Garnethill / Tae Kwon-Do demonstration in the main hall of GMC / Gathering in Garnethill Park / Event outside GMC / Children musical recital in main hall of GMC / Dancing in main hall of GMC

*** See appendix for full collection**



2.3 Building as Existing

2.3.1 Garnethill Multicultural Centre
Our work in preparing this report has involved close analysis of how the existing building is used, it's material and spatial qualities as well as its defects.

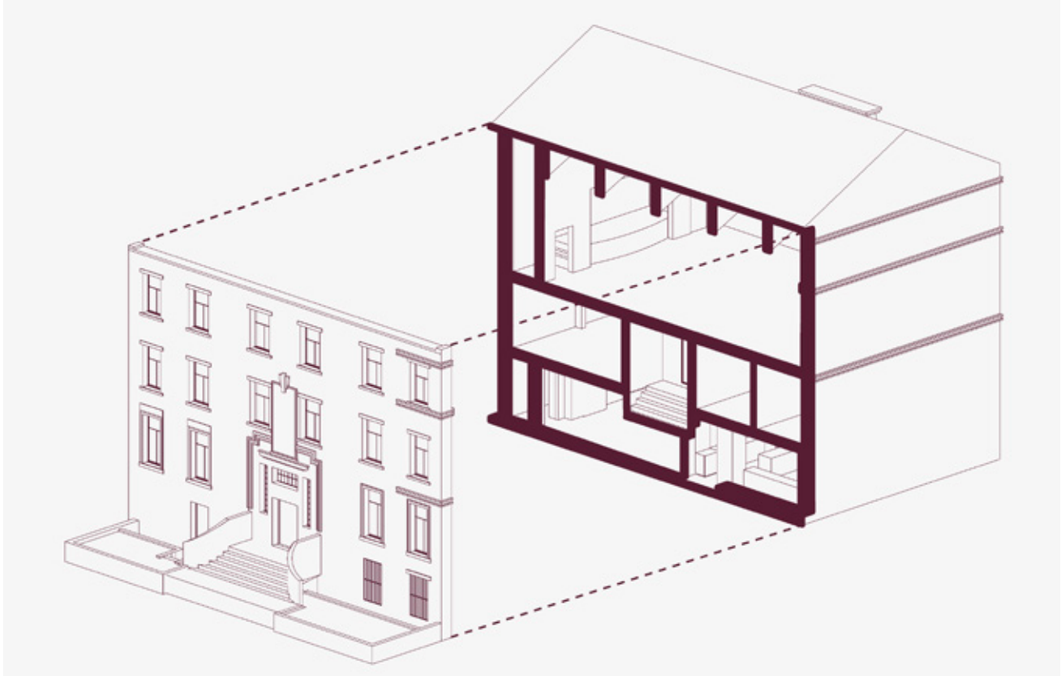
The client brief recognises the need for refurbishment that addresses years of ad-hoc additions to service conduits, linings and decoration as well as more serious issues such as incompatibility of boiler and kitchen extract in basement. The service strategy is outlined in Atelier 10's attached to this document and interior concept examples are outlined in section 4.

We engaged with the Glasgow School of Art photography department to create a record of the building 'as existing'. A photo series, by 2nd Year student Alan Bell, of the building interior can be seen on page 30-31. The aim here was to document the quirks and nuances of the centre that may help inform decisions on retention and dismissal of what existing fabric and artefacts are of importance.

As well as the aesthetic and services of the interior we have also studied and considered the uses of each room currently and proposed. This has been presented as a 'Building Diary' on pages 32-35 and acts to visually communicate the areas that are frequently, infrequently and rarely used. We have used these diagrams to confirm aspects of the brief and extend discussions regarding areas to focus on.

2.3.2 Existing Schedule of Accommodation:

Basement	
Servery + Kitchen	28m2
Activity Space	48m2
Male Toilet	6m2
Female Toilet	13m2
Storage (various rooms)	34m2
Ground Floor	
Lounge	74m2
Meeting Room 1	12m2
Office 1	20m2
Office 2	14m2
Storage (various)	6m2
Acc WC	4m2
Mid-level landing	
2no. WCs	6m2
First Floor	
Main Hall	180m2



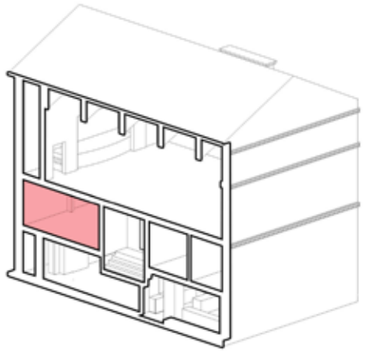
Existing Building Axonometric

Building Artefacts for retention / celebration

2.3.3 Garnethill Multicultural Centre Photographs by Alan Bell (GSA, Year 2 Photography Student)
** See appendix for full collection*

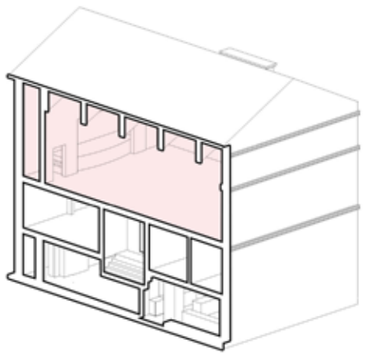
2.4 Weekly Activity at GMC

MONDAY



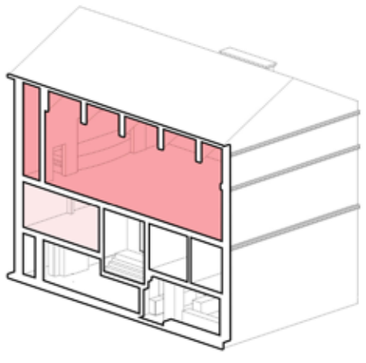
11AM - 12PM
LOUNGE
ALCOHOLICS ANONYMOUS

MORNING



1.30PM
HALL
GLASGOW FRIENDSHIP
CLUB (MONTHLY)

AFTERNOON



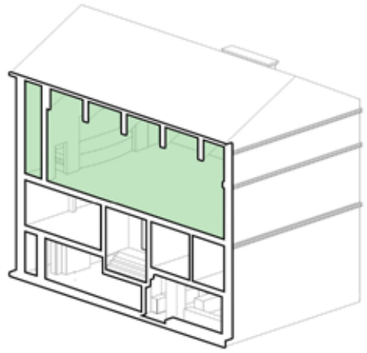
5-7PM
HALL
ORIENTAL CHILDREN'S
TRADITIONAL DANCE

7.30-9PM
HALL
CAPOEIRA

7PM
LOUNGE
GARNETHILL WOMEN'S
COLLECTIVE (MONTHLY)

EVENING

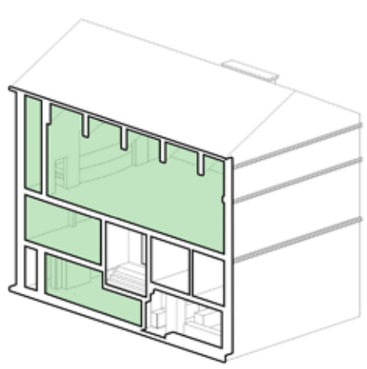
TUESDAY



10 - 11AM
HALL
TAI CHI

11.30AM - 1PM
HALL
CHINESE TAI CHI

MORNING

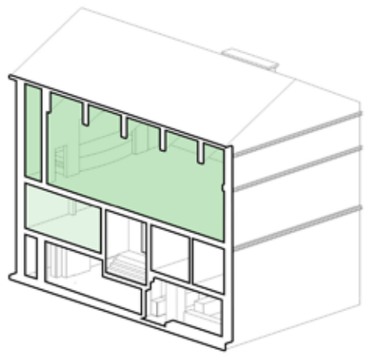


1.30 - 3.30PM
HALL
CHINESE WOMEN'S ASSOCIATION

1 - 5PM
LOUNGE
CANTONESE OPERA GROUP

3.30 - 5PM
BASEMENT
AFTER-SCHOOL PRIMARY
ARTS GROUP

AFTERNOON



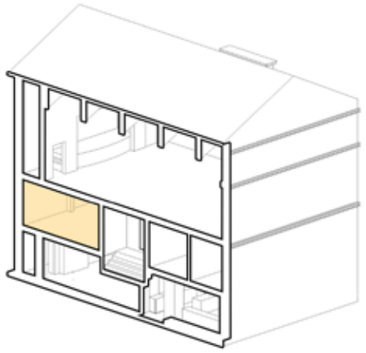
5 - 7PM
HALL
KUNG FU

7PM
LOUNGE
GARNETHILL NEIGHBOURHOOD
WATCH (MONTHLY)

7.30 - 9.30PM
HALL
TAE KWON DO

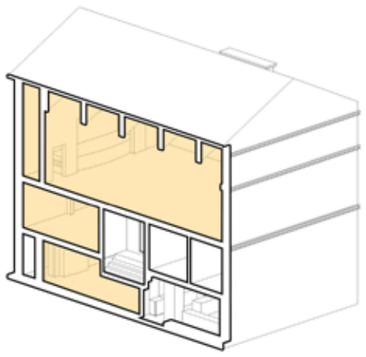
EVENING

WEDNESDAY



10 - 11AM
LOUNGE
ALCOHOLICS ANONYMOUS

MORNING



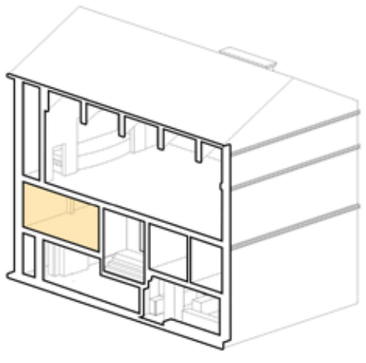
12.30 - 2.30PM
HALL
ESOL - (WOMEN ONLY) ALL LEVELS

1.30 - 4PM
HALL
PENSIONER'S TEA DANCE

3.30 - 5PM
BASEMENT
AFTER-SCHOOL PRIMARY
ARTS GROUP

2.30-5PM
LOUNGE
AFTER-SCHOOL PRIMARY
VIOLIN LESSONS

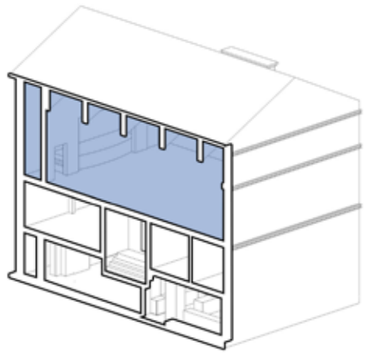
AFTERNOON



7PM
LOUNGE
NARCOTICS ANONYMOUS

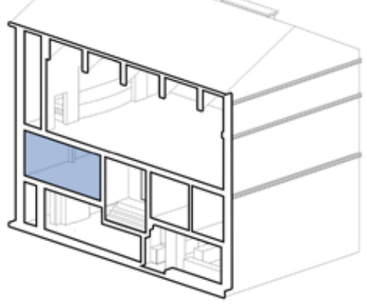
EVENING

THURSDAY



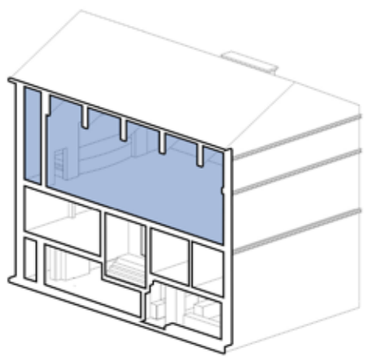
10 - 11AM
HALL
TAI CHI

MORNING



12.30 - 2PM
LOUNGE
ESOL (PRE-INTERMEDIATE LEVEL)

AFTERNOON

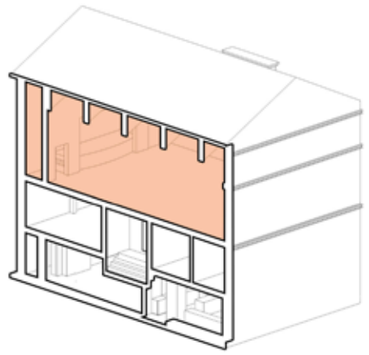


6 - 7PM
HALL
YOGA

7.15 - 10PM
HALL
GLASGOW JITTERBUG

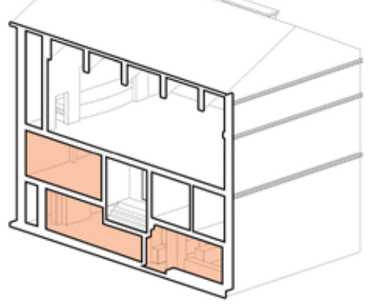
EVENING

FRIDAY



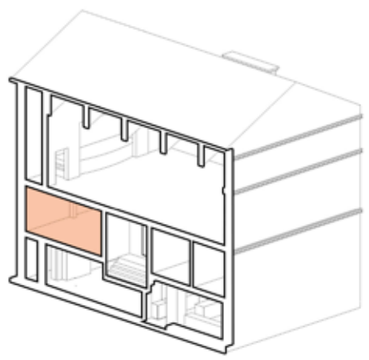
10.30AM - 12PM
HALL
ESOL (ALL LEVELS)

MORNING



12.30PM
LOUNGE / BASEMENT
FOOD DISTRIBUTION FOR
HOMELESS ASYLUM SEEKERS +
REFUGEES

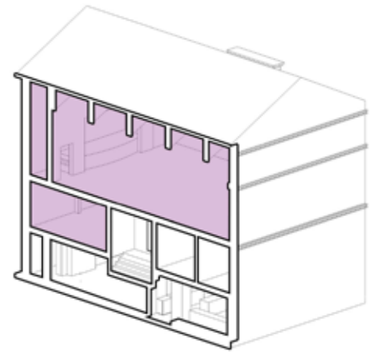
AFTERNOON



7.30 - 10PM
LOUNGE
WEST OF SCOTLAND
AMATEUR RADIO SOCIETY

EVENING

WEEKEND



SATURDAY
10 -11 AM
HALL / LOUNGE
ALCOHOLICS ANONYMOUS

MORNING

3. Engagement

3.1 Previous Community Engagement

Garnethill Multicultural Centre conducted a Feasibility Study focussing on the potential for Community Ownership in August 2019. The study ran an online survey reaching 185 people, hosted a large community event and a community street party. This activity led to conversations between the local community, GMC board members and stakeholders which ultimately led to the purchase of the building in 2020.

3.2 Client + Community Workshops

Dress for the Weather proposed a series of Client + Community Workshops to be conducted online and over Zoom due to the Covid-19 pandemic.

We used a shared Miro board (online Whiteboard) that facilitated client engagement and was a way to share our drawings and design in an interactive manner. It also allowed feedback to be shared by everyone in a group at the workshop or later individually after the workshop was finished.

These workshops were held fortnightly over the course of the project stage and scheduled for different times of day and evening to allow maximum flexibility for community members to engage. Key groups and building users were invited to workshops to build up a more detailed picture of their needs and aims for the building.

The process reinforced research from the earlier feasibility study and brief and started to define functional requirements to meet. The three key workshops undertaken focussed on the following:

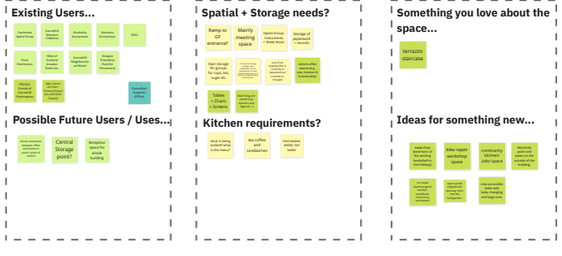
Client + Community Workshop 1:
The first workshop was used to develop the project brief by mapping existing and potential future users and their needs. It was also used to open up a discussion with board members and building users on a more casual, anecdotal level about the things they like and don't like about the current building.
Quality and Sustainability aspirations were also discussed which fed into our approach to refurbishment as were the participants preferences on the 'look and feel' of the centre as proposed.

Client + Community Workshop 2:
The second workshop outlined Dress for the Weather's initial feasibility study with 4no. concept options exploring different ways of reconfiguring and refurbishing the building. Each option was compared against 'accessibility', 'buildability', 'cost', 'planning' and 'programme'. This provoked discussion and debate and led to 2no. options being agreed to be taken forward for further development.

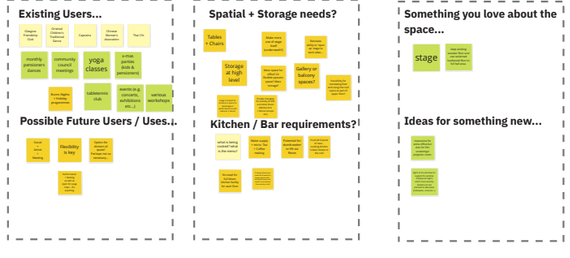
Client + Community Workshop 3:
The last workshop presented the preferred 2no. options to a wider community group from Garnethill, building users, GMC board and stakeholders. Further detail and visualisations were presented in draft form at this point. Participants were then asked the following questions based on their own use of the building; *How would you use the new and refurbished spaces? How does each option enhance the business plan or service offer? Are there opportunities that arise for your organisation / group from the proposed enhancements to the building? Do you have a strong preference of option?*
From the feedback received a clear preference for one option emerged and this was taken forward for presentation in this report.

Client + Community Workshop 1:

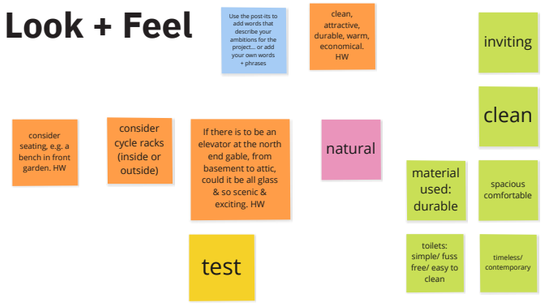
Ground Floor



First Floor

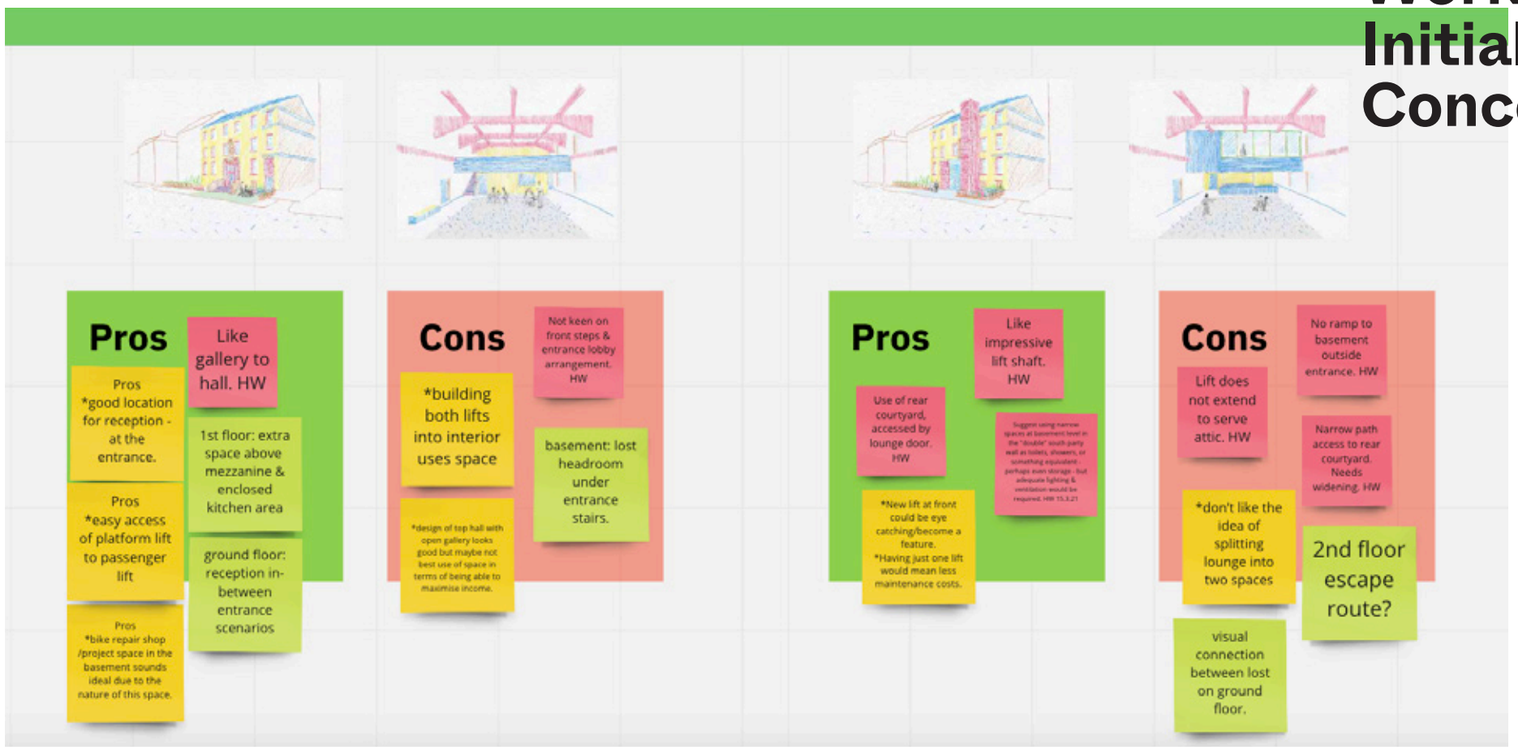


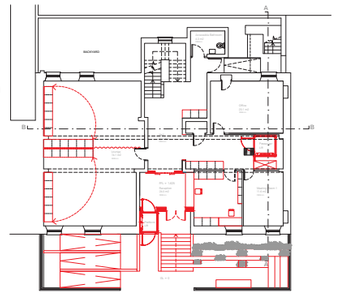
Look + Feel



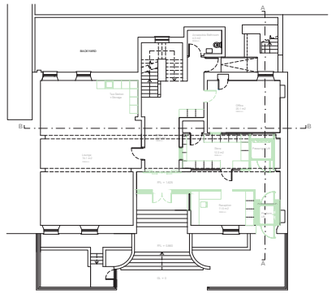
Sustainability

Workshop 2: Initial Concepts

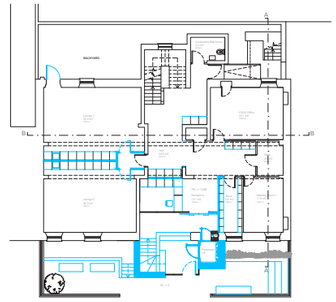




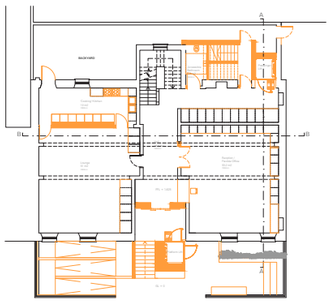
Option 1



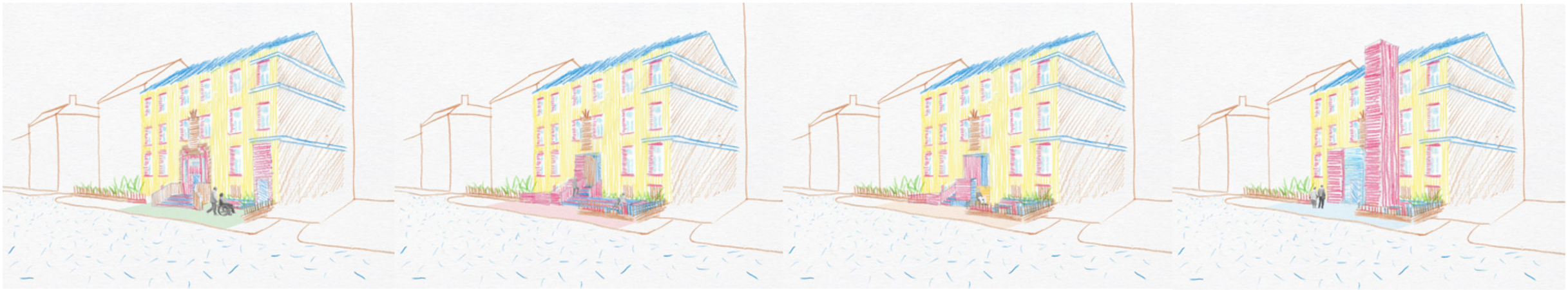
Option 2



Option 3



Option 4



	Accessibility	Buildability	Cost	Planning	Programme
Option 1					

	Accessibility	Buildability	Cost	Planning	Programme
Option 2					

	Accessibility	Buildability	Cost	Planning	Programme
Option 3					

	Accessibility	Buildability	Cost	Planning	Programme
Option 4					

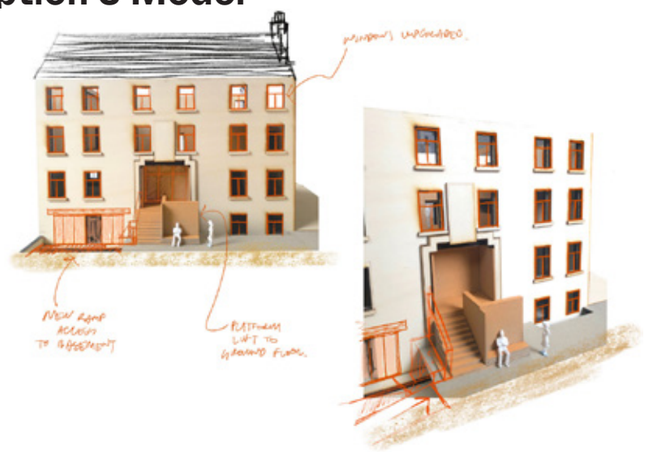
Client + Community Workshop 3:

Options 3+4 emerged as the strongest from which to develop further information on. Option 3 proposed a small platform lift and new staircase to the front elevation with a larger passenger lift and circulation core to the rear. Option 4 proposed the principal passenger lift to be placed on the front elevation.

Option 3

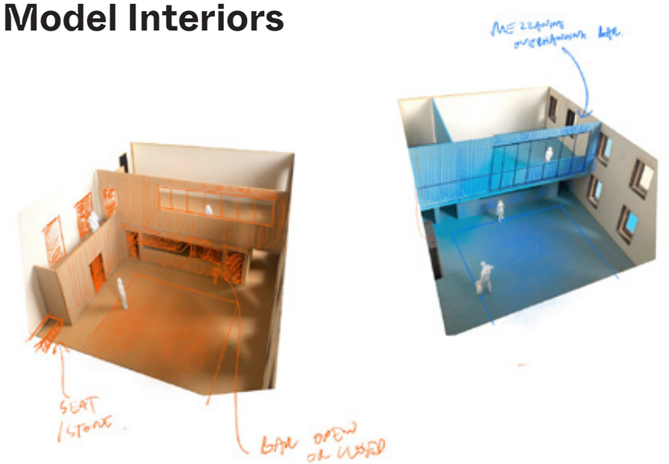
Dress for the Weather + Fiona Sinclair | Garnethill Multicultural Centre

Option 3 Model



Dress for the Weather + Fiona Sinclair | Garnethill Multicultural Centre

Model Interiors

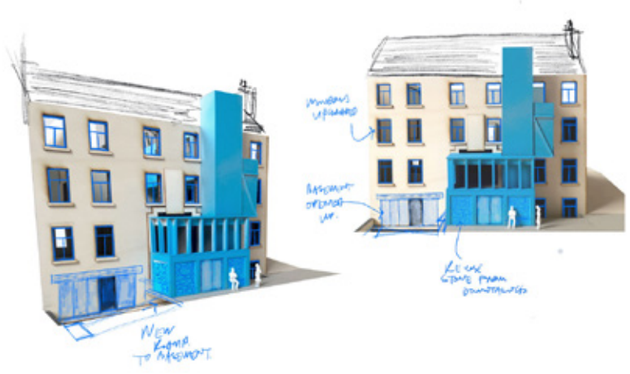


Dress for the Weather + Fiona Sinclair | Garnethill Multicultural Centre

Option 4

Dress for the Weather + Fiona Sinclair | Garnethill Multicultural Centre

Option 4 Model



Dress for the Weather + Fiona Sinclair | Garnethill Multicultural Centre

Dress for the Weather + Fiona Sinclair | Garnethill Multicultural Centre

3.3 Precedent

Precedent images were discussed at each engagement workshop to provoke reaction and define various aspects of the work to refurbish and alter GMC. A selection of the most relevant precedent projects from the process have been displayed below.

1. The Granville (community centre with workspaces and cafe) by RCKa
2. Scotsmans Steps, Edinburgh by Martin Creed + Fruitmarket Gallery
3. Community led mosaic
4. Extension to St Andrew's Cathedral, Glasgow by Page/Park architects
5. Dunoon Burgh Hall by Page/Park architects
6. Sands End Arts + Community Centre by Mae architects
7. Hackney School of Food by Surman Weston
8. The Granville (community centre with workspaces and cafe) by RCKa
9. South London Gallery by 6a architects
10. David Brownlow Theatre by Jonathan Tuckey architects
11. Reid Building, GSA by Steven Holl + JM architects
12. Goldsmiths CCA by Assemble Studio
13. Community Centre Woesten by Atelier Tom Vanhee
14. St Silas Episcopal Church, Glasgow, extension by Wellwood Leslie architects

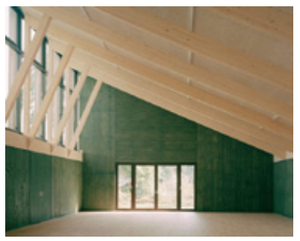

1.


2.


3.

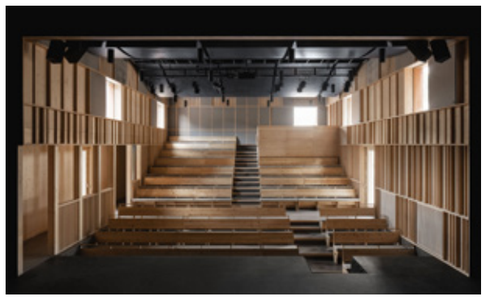

4.


5.


6.


7.

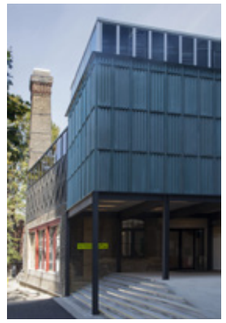

8.

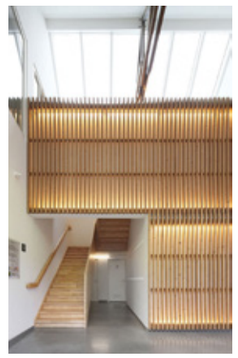


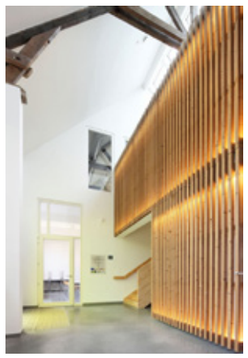

9.


10.


11.


12.




13.


14.

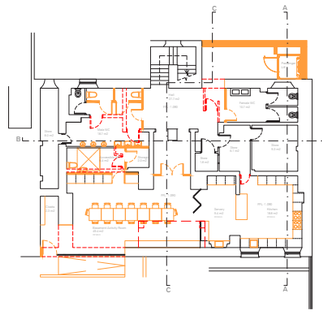
3.4 Garnethill Collage

The collage opposite was made as part of our design process. This involves distilling the contextual influences from the surroundings as well as visual elements from the engagement discussions into a collaged image in order to ‘messily’ arrange disparate ideas.

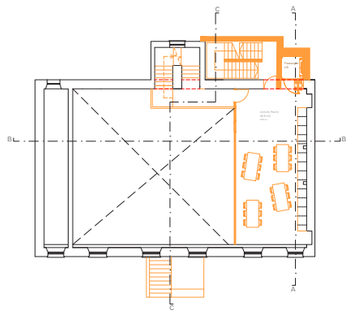
The process is intuitive with some ideas falling away but others heavily informing the concept proposals.

3.5 Preferred Option

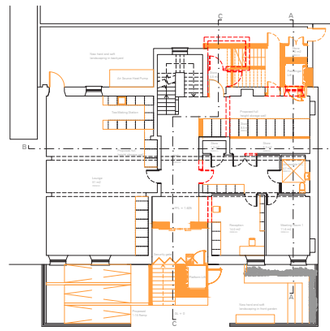
Option 3 emerged as the preferred option through engagement and discussion with client and community. The subtler intervention to Rose Street was preferred with the majority of the new building happening to the rear of the building. Constructive feedback on this option was provided by the client at this time and included consideration of lift position along back wall; office provision and layout to ground floor; position of Acc WC; layout and provision of service spaces to the rear of the new bar + kitchen to 1st floor and designation and detail of 2nd floor mezzanine space. These aspects were addressed moving forward with the preferred concept design.



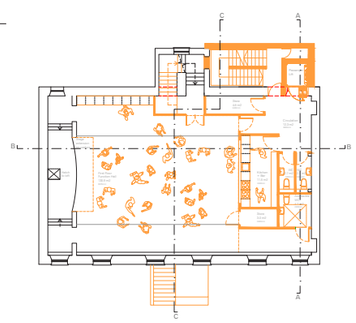
Option 3 - Basement



Option 3 - Second Floor



Option 3 - Ground Floor



Option 3 - First Floor

Option 3 - Attic Office Renovation

Notes:

Do not scale from these drawings

To be read in conjuction with all other Architects and Structural Engineer's drawings

All dimensions to be checked on site

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation

All electrical work to be carried out in strict accordance with BS 7671:2008 (Amd 2:2015)

All ventilation to be in accordance with CIBSE Guide and section 3.14 of the Technical Standards

Drawing is for approval only, not to be used for construction

Rev A Drawing revised following comments from client meeting - 18.02.21

Design Development

Concept Option 3
Proposed Plans

Garnethill Multicultural Centre

Dress for the Weather
23 Kent Street
Glasgow G40 3AS

info@dressfortheweather.co.uk
www.dressfortheweather.co.uk
+44 (0) 141 550 5630

Scale: 1:100 @ A1
Date: 18.02.2021
Drawing: SK(20)03 A

4.Proposal

4.1 Strategy Summary

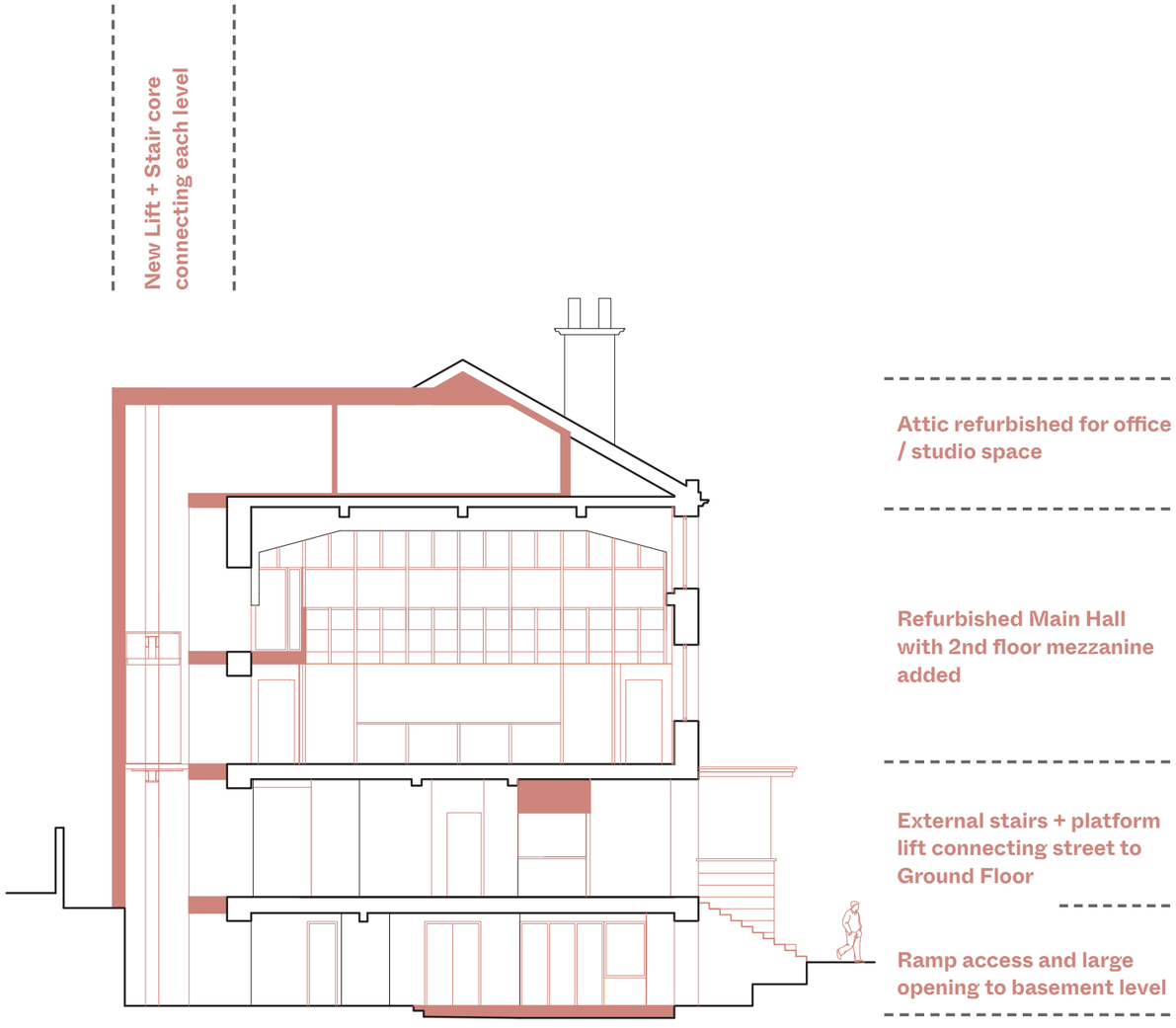
The preferred option presented here develops Option 3 from the initial 4no. options presented to the client and community. The design responds to the brief, client and community needs with a proposed full refurbishment internally as well as through the following key moves:

- Removal of front stairs + WC block to rear
- Construction of external ramp connecting street to basement
- Construction of new platform lift and external stair to front of building
- Construction of new circulation core to rear of building with new fire stair and passenger lift
- Addition of new floor / mezzanine to Main Hall space
- New kitchen + bar to Main Hall
- Conversion of attic and construction of dormer to rear to make new space.
- Heating system switched to Air Source Heat Pump

The main changes made to the design since the last engagement session include moving the lift to a more central position in the plan; providing more office space to the ground floor; revised ground floor layout with Acc WC repositioned; revised layout to service space behind kitchen + bar to 1st Floor.

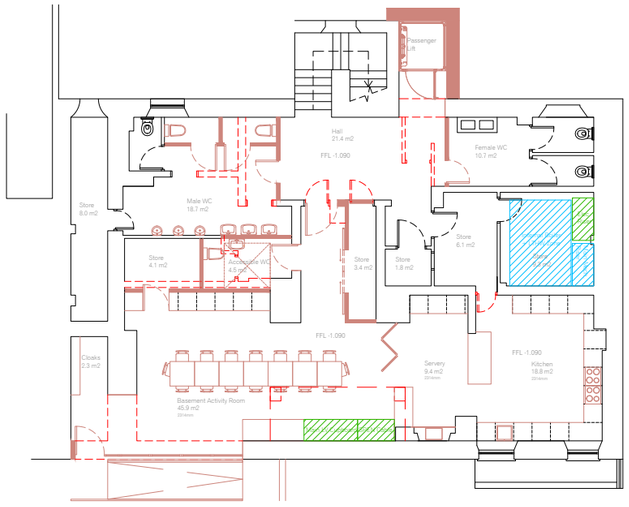
4.2 Proposed Schedule of Accommodation

Basement	
Servery + Kitchen	28m2
Activity Space	46m2
Acc WC	4.5m2
Male Toilet	19m2
Female Toilet	11m2
Storage (various rooms)	35m2
Ground Floor	
Lounge	50m2
Reception / Staff Office	14m2
Meeting Room 1	12m2
Meeting Room 2	11m2
Storage (various)	6m2
Acc WC	4m2
2xWCs	4.4m2
First Floor	
Main Hall	144m2
Kitchen + Bar	14m2
Acc WC	4.4m2
Changing Room	7.7m2
Store	7.6m2
2nd Floor	
Closed Mezzanine	59m2
Attic	
Attic Office	80m2
2xWCs	6.4m2

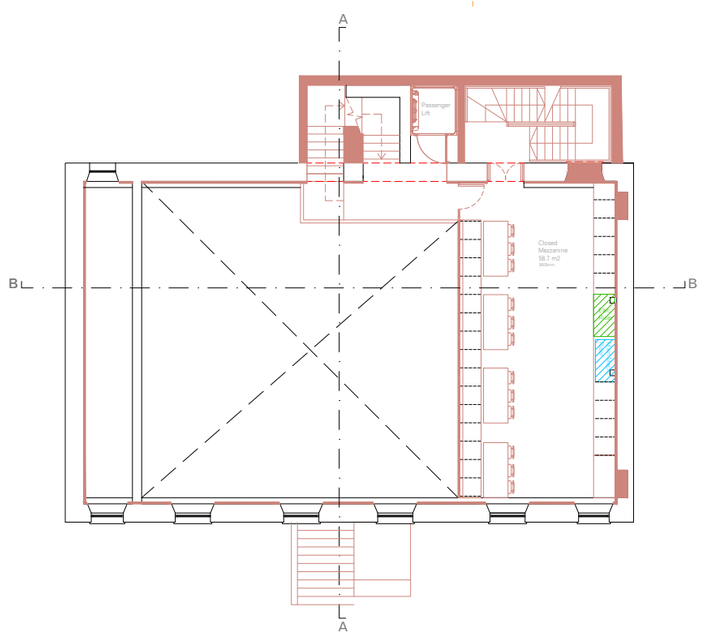


Key Cross Section Diagram

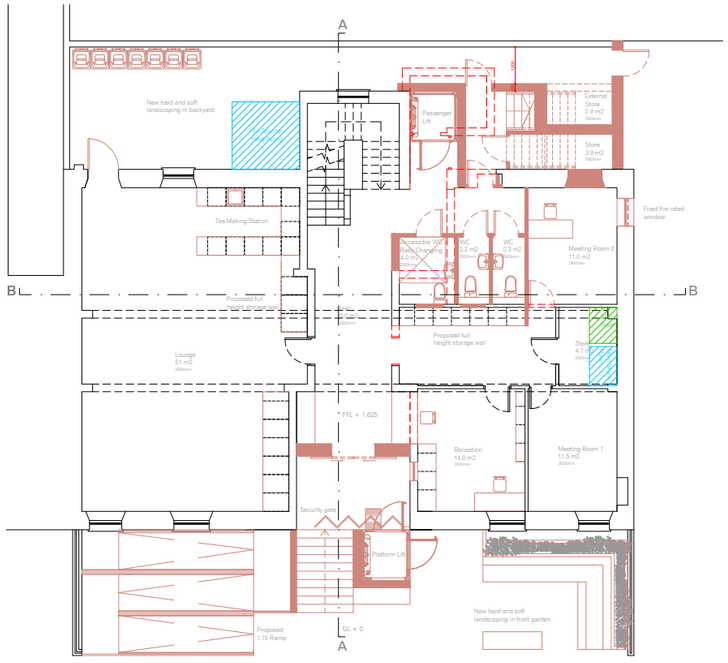
4.3 General Arrangement Proposed Plans



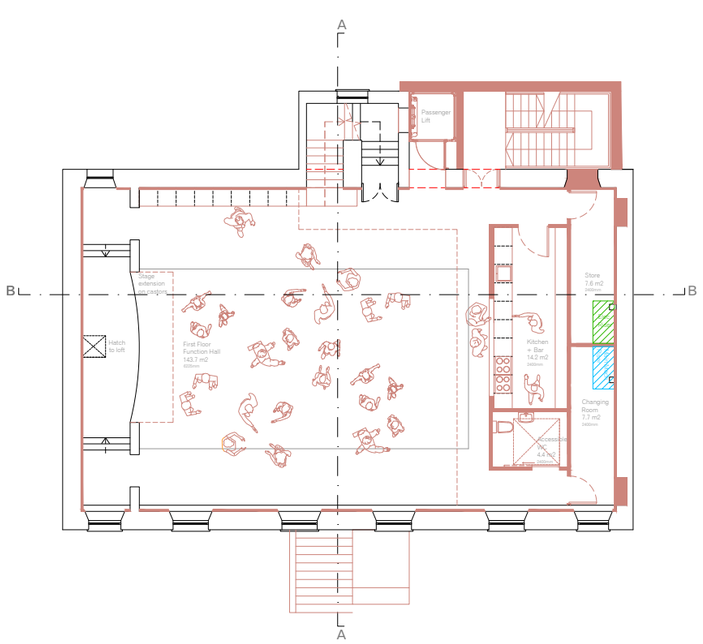
Basement



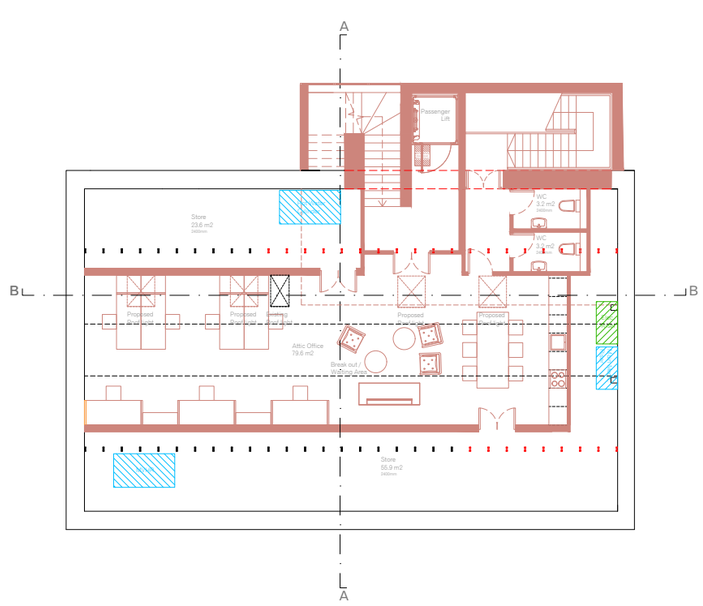
Second Floor



Ground Floor



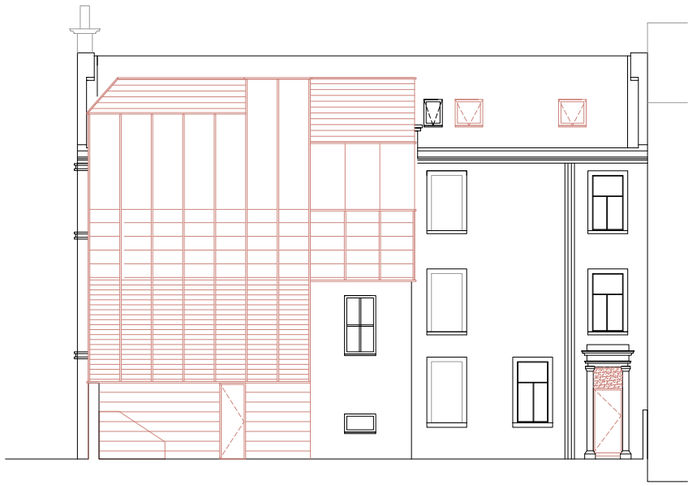
First Floor



Attic Office Renovation

4.4 General Arrangement Proposed Sections + Elevations

East Elevation



West Elevation

Section AA

Section BB

4.5 Building Strategies

4.5.1 Building Journies + Organisational Strategy
On arrival to the proposed building the visitor can choose to enter to the ground floor via new external staircase or platform lift. Visitors can also enter the basement level via a new accessible ramp. This allows the basement to be operated on a separate tenancy if desirable while still being connected to the rest of the building via the existing and proposed rear circulation cores.

On entering the ground floor the visitor would be welcomed by a repositioned reception space and staff office. The ground floor retains the Lounge space and office / meeting rooms with enhanced storage and repositioned accessible WC. Depending on the activities happening in the main hall at the time the visitor will then be directed up the principal existing staircase to the first floor main hall or the new circulation core to the new second floor (mezzanine) or the attic level.

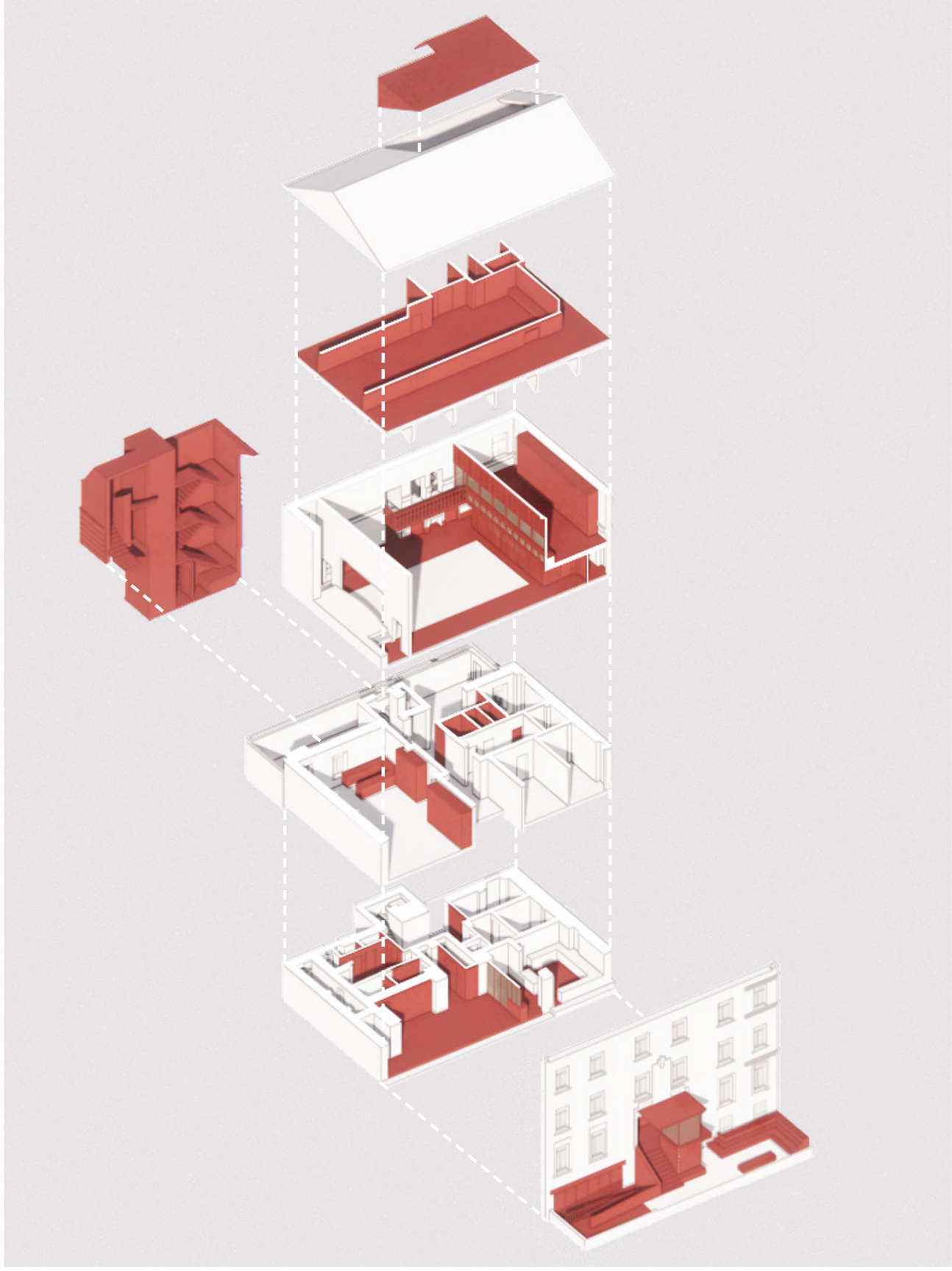
A new passenger lift is positioned to the rear of the building in the new circulation core which connects all levels. The proposed uses for each floor are as follows:

Basement:
Community Cafe / Activity Space / Contained Unit for Rental.
Our proposals assume that the Central + West Integration Network (CWIN) would operate from the basement level however the space has been designed to be as flexible as possible with a connection to a commercial kitchen. The space is opened up and more light brought in with a large structural opening to the front elevation. The toilet provision in the basement is rearranged and increased to include an Acc. WC as well as serving other floors and activities in the building.

Ground Floor:
Reception + Staff Office / Offices / Lounge Meeting Space
The north section of the existing plan has been rearranged to better welcome visitors and provide storage and acc WC facilities while retaining office and meeting space. The Lounge space has been retained with additional storage, refurbished tea making station / kitchenette and importantly reinstates a doorway to the back court.

First Floor:
Main Hall + Stage / Kitchen + Bar / Acc WC + Changing space / Storage
The configuration of stage and main hall has been retained with an enhanced kitchen and bar space added. This sits as part of a new core of functional additions to this floor including acc WC, changing space and storage. These additions will allow the hall to be used for a wider range of functions.

Second Floor:
Mezzanine Meeting / Activity Space
An additional floor above the new kitchen + bar core in the main hall has been added which provides additional rent-able space for meetings or activities such as a yoga class. The space must be fire protected from main hall but fire rated fixed glazing gives a connection to the main hall if desired or this can be closed off with fabric curtain.



Display space for the dragon heads is built into this structure allowing the heads to overlook the hall while at a height where visitors can appreciate their detail.

Attic Floor:
Office / Studio Space
The refurbished attic space is proposed for use as a self-contained office or studio. This includes toilet and kitchen provision as well as reception space. The space will be lit via new rooflights and accessed via both an extended stair over the existing stair well and the new circulation core. This space could be let out on a permanent basis for secure income and could be accessed independently through the new circulation core.

The proposed changes make the building work harder by reorganising access, circulation, internal layouts and activating leftover space in building. The plans have been tested and critiqued through client and community workshops and present an option for the building to be fully accessible and more self-sustaining by allowing different spaces to be used by various groups at the same time.

The new circulation core also provides a compliant means of escape from each storey when coupled with the existing (and extended) stair. Removal of the existing toilet block to the rear of the building and replacement with new circulation core results in a compliant means of access to the back court from the side lane and provides route of escape from lounge and circulation core in event of a fire.

4.5.2 Embodied + Operational Carbon Strategy
Embodied Carbon in construction relates to the volume of carbon dioxide and greenhouse gasses emitted for every m2 of material used. The proposals presented here aim to re-use as much of the existing building fabric as possible in order to make the most of what is already there. New material insertions will be from materials of low or negative embodied carbon wherever possible. The majority of new work will use timber framing, panelling and cladding as well as wood fibre insulation which if specified from the right source should have a negative embodied carbon value (meaning over its life span it has absorbed more carbon that it has emitted). In RIBA Stages 3+4 and onwards, the embodied carbon metrics should be tracked and made clear to the client. Where materials with a high embodied carbon value are required, such as steel and concrete, then it is recommended that an off-setting scheme is put in place.

Operational Carbon relates to carbon dioxide emitted through the operation of a building, for example, to heat and light the spaces. The proposals for the refurbishment and fabric upgrade of GMC include for thermal insulation to the internal face of all exterior walls as well as roof insulation. This will increase the efficiency of heating the spaces and result in less heat loss. The heating system is proposed to change to an Air Source Heat Pump for generation of hot water and heating. New and/or refurbished windows and doors will include double glazing. All lighting circuits will be replaced with LED low energy consumption fittings. All of these measures will reduce the operational carbon emissions of the building.

4.5.3 Structural Strategy
The main structural strategy for new extensions and interventions will aim primarily for structural timber and Cross Laminated Timber to be used. In areas where this is not possible for spatial or constructional reasons then steel frame will be considered. Structural openings within the existing building fabric will be made using concrete lintels. A full structural scheme from David Narro Associates can be viewed in the Proposals section of this document.

4.5.4 Services Strategy
The existing building requires full refurbishment of services to make it safer and more efficient. As part of these works the existing services, built-up over a number of years, would be stripped out and new services installed allowing the client to know exactly ‘what is what’ and ‘what goes where’.
The proposed service strategy allows the building to be more sustainably heated and lit. A full building services report from Atelier 10 attached to this report.

4.5.5 Building Artefacts
The existing building has many features and artefacts that the proposals aim to reveal, enhance and celebrate. Of specific importance to us are the following:

- terrazzo stair
- fluted panelling next to stage
- cast iron radiators
- reinstating original access to back court
- entrance moulding
- well used parquet dancefloor
- old wallpaper in attic
- dragon heads
- old photos, amateur artwork and kids drawings around building

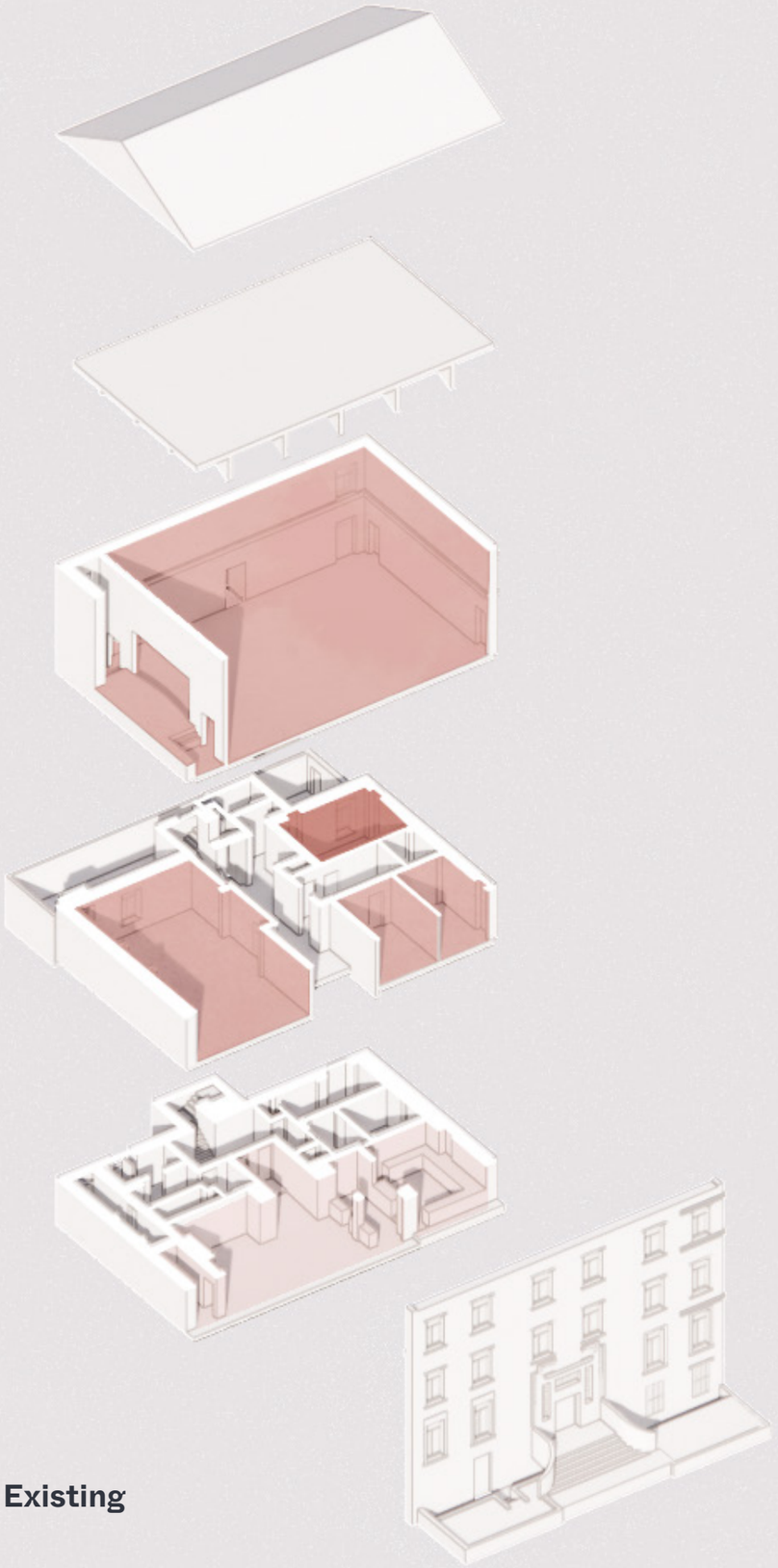
These artefacts should be given importance and protection during any works to refurbish the building and should be restored and reinstated.

Unused

Under used

Frequently used

Permanently used



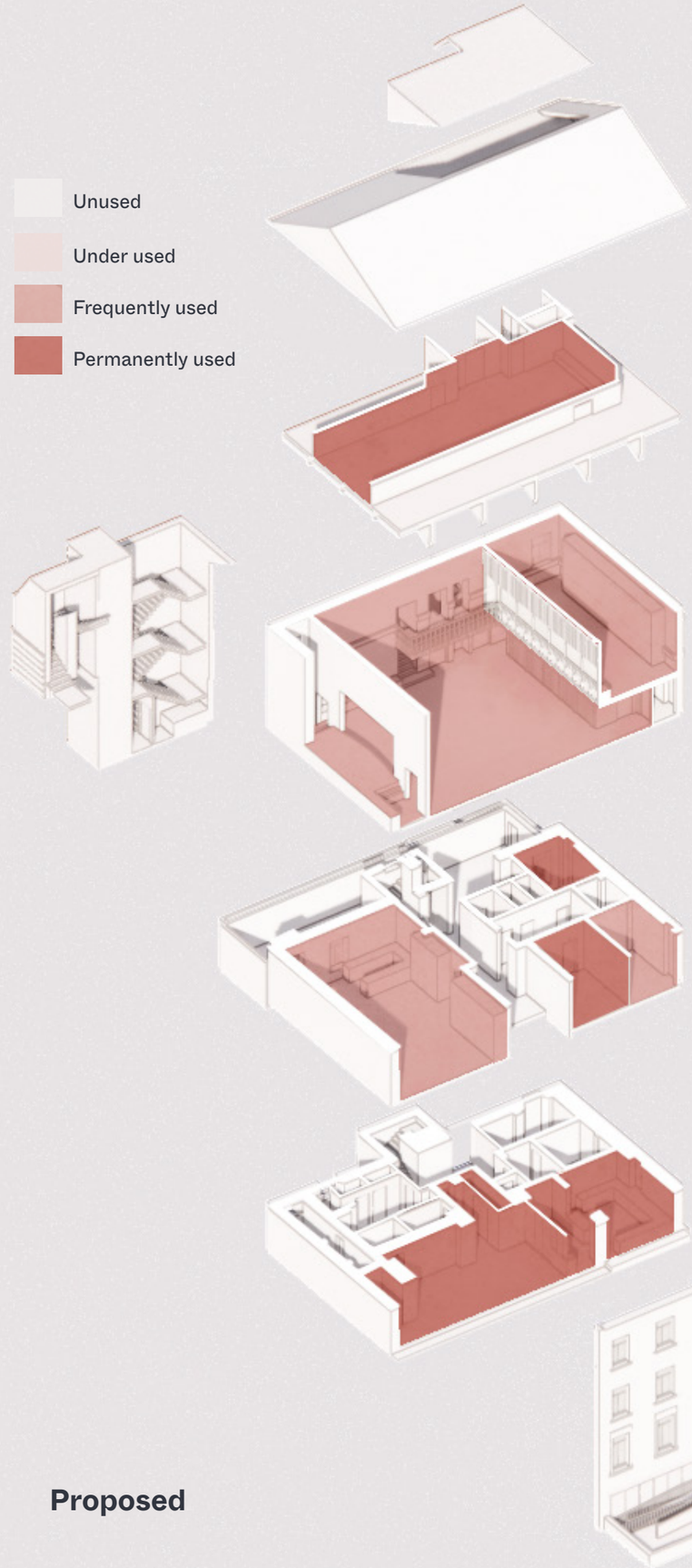
Existing

Unused

Under used

Frequently used

Permanently used



Proposed

Attic
- contemporary workspace
- timber floor and new rooflights
- open space for flexible working + escape purposes
- suited to community organisation or charity rental

2nd Floor (Mezz)
- multi-purpose activity space
- timber lined and utilitarian
- open, flexible, plenty of storage
- suited to ESOL classes yoga and local councillor meetings, kids parties

1st Floor Main Hall
- new kitchen / bar lined in timber
- new wood floors around refurbished dancefloor
- suited to large groups, activities sport, events, shows

GF Offices
- refurbished contemporary workspaces
- simple with light, bright walls, storage space, and upgraded internet/tech capabilities
- suited to GMC staff, small meetings, hotdesking or long term tenants

GF Lounge
- room for meetings, relaxed softer furnishings and lighting
- refurbished tea making station and additional storage units
- new connection with back garden
- suited to groups requiring more privacy, eg. AA

Basement
- ‘messy’ space ideal for arts and crafts and kids parties.
- bright and bold furniture/inbuilt storage
- fun room for kids to interact in
- possible training kitchen/ community cafe
- option to close off kitchen so it can cook for events

4.6 Concept Design

4.6.1 Context Responsive Design
The physical context of Garnethill and the cultural context of GMC and the community it serves have influenced the proposals from concept phase.

Discussions around the term ‘Multicultural’ were had in Client + Community Workshops and it is clear that the term cannot be defined as any one thing. There are a number of things in the building (loose and fixed) that represent the culturally diverse community that use the building. These objects play a strong part of proposals and the vision for the future of the building and the architecture and interior design of refurbishments places value in their display and positioning.

The physical context of Garnethill is varied as previously outlined. Our proposals seek to respond to the Georgian and Victorian urban vernacular as well as the Art Deco Moderne of GMC in the forming of the contemporary additions to the building. When considering the landscaping we propose a confident, public space to Rose Street that differenciates GMC from residential tenements. In the rear extension which is more functional we have strived for a utilitarian, pragmatic approach while still committed to a facade system that casts shadow from its relief and therefore sits comfortably within it’s context.

4.6.2 New Accessible Front Entrance
The buildings potted history as a tenement, then church hall and now Multicultural Centre means that the frontage of the building has been altered at various points. Workshop discussion agreed that the building entrance and ‘welcome’ could be enhanced. The current stairs with a door splitting the flight half way makes for a difficult to access main entrance.

When considering a new sequence of entrance spaces and infrastructure we have been cognisant of combining the practical aspects, such as the need for a platform lift, with the architectural, such as the art-deco moulding, and the social and cultural aspects of a community building. The proposed entrance addition creates a new external stair that connects with a street facing seat to the base of sandstone clad platform lift. The banded cladding of different types of sandstone are set apart on a cladding rail system with signage able to clip into the wall to display the daily activities of the centre. A glass surround protects the lift from the weather and a lightweight roof covers the lift and stairs. This roof is sculpted, stepping in to mirror the art-deco moulding around the entrance while giving protection from the rain. Along with a public facing garden with soft planting and hard landscaping, made from material reclaimed from downtakings in the building, this new entrance sequence presents a much more open, useable and inviting welcome to GMC.

The sandstone cladding of different tones and colours reflects the varying yellow and red sandstone in Garnethill. Many contemporary applications of sandstone attempt to mimic the load bearing nature of historic buildings however here we wish to celebrate the nature of the stone as cladding by revealing the cladding rails behind which will also serve a function to allow changeable signage communicating the activities of the building.

^ View of proposed front entrance to GMC looking towards St Aloysius Church

^ View of proposed front entrance to GMC from Rose Street

^ View of proposed front entrance to GMC looking South from Rose Street

4.6.3 New Circulation Core to Rear
The banded sandstone used in the front entrance extension is used again at the rear to reform the boundary wall between the lane, St Aloysious Church and GMC's boundary. A new doorway is formed here providing entrance and escape from the backcourt from which entrance and exit can be made due to the removal of existing toilet block and replacing with a 'thinner' circulation core that presses up against the existing building.

The rear extension is proposed in CLT construction with lightweight cladding. Internally the CLT would create a warm welcoming route through the building. The functional exterior housing the lift shaft and escape stair is clad with a small format, shiplapped pattern to lower areas of wall and larger flush panels to the top which can accommodate ventilation as well as add relief and shadow to the new addition.

4.6.4 Internal Spaces
A general approach to the interior would be too strip back existing linings as far as possible to make informed decisions, room to room, on how much to add back in. This defurbishment approach would relate largely to interior walls as the exterior walls are proposed to be lined on the inside with wood fibre insulation and finished with timber and/or plasterboard.

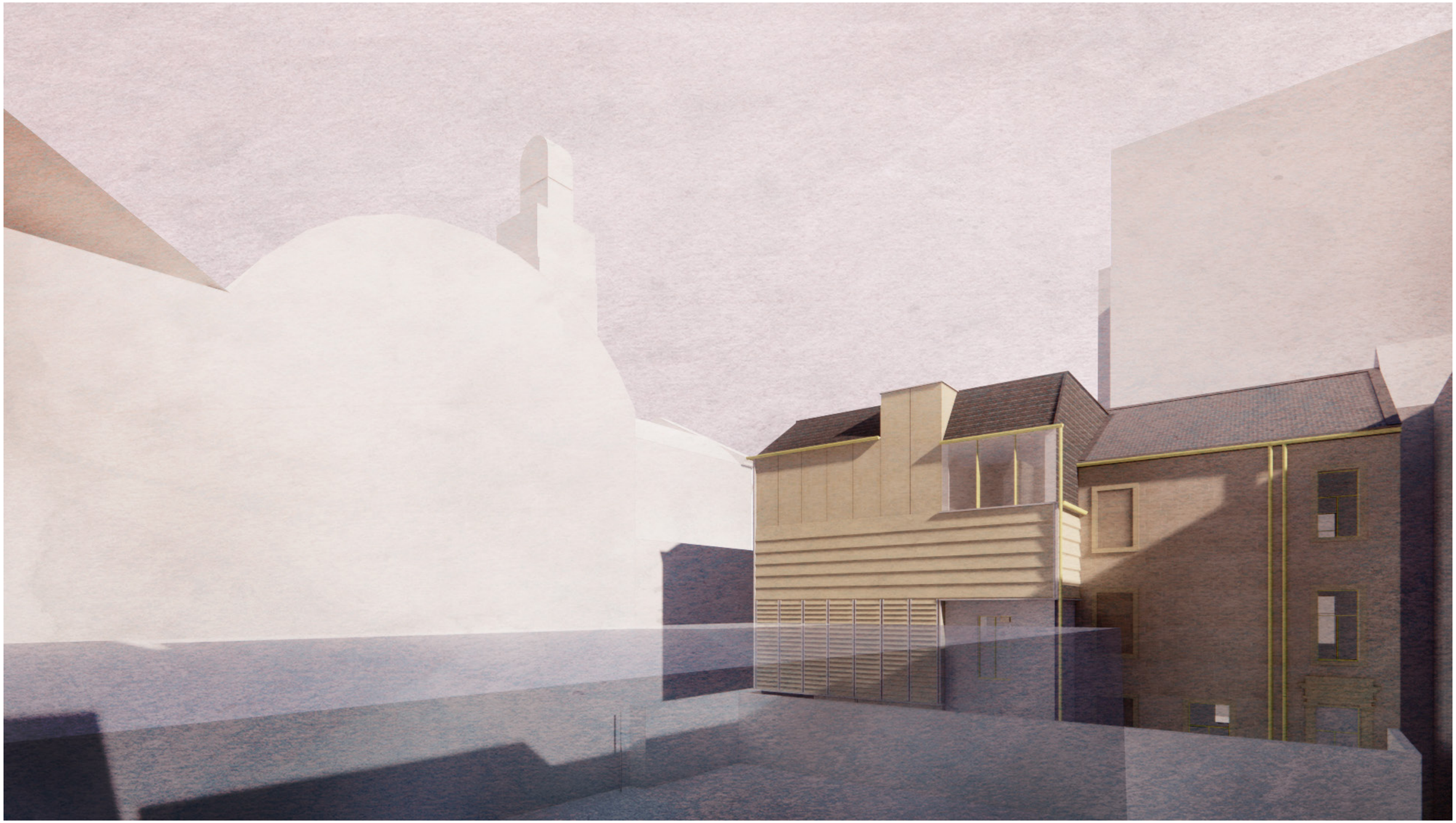
The main existing stair would be stripped back of linings to fully reveal the terrazzo treads, risers and balustrade. This feature and other original 'found' surfaces would inform a carefully considered colour palette.

The basement will become brighter and feel more open with the introduction of the large windows to front facade and removal of existing steps that cut into the space. Along with improved natural ventilation and building services this area will become more usable and active.

In the ground and first floor the proposals are for new additions such as reception desk (GF) and bar / kitchen (1st F) to be constructed and lined in timber. The main hall in particular will feel radically different with the new 2nd floor mezzanine over the bar and kitchen block. The louvred timber linings will also play a part in terms of acoustics within the main space and proposes an openable panel to the kitchen/bar that will appear completely closed when not in use.

The attic space, previously used as flat(s), will accommodate new office and/or studio spaces. While the floor to ceiling height is quite low, the pitched ceiling, new dormer from rear extension and rooflights aim to make this a bright, open space at the top of the building. Timber linings around the low walls will conceal services needed for contemporary work space.

^ View of proposed rear circulation core to GMC from lane



^ View of proposed rear circulation core to GMC from tenement backcourt

4.6.5 Conservation Strategy
The Page\Park Architects' condition report contained a series of observations and recommendations, most of which have not been implemented due to a shortage of funds. It was recommended that the front and rear lead-lined parapet gutters be renewed using lead of a heavier weight; that a safe means of access be created to the roofs; that the stonework be re-pointed in areas; that all external timber and metal be decorated; that the windows be overhauled; and that areas of "linostone" be removed to allow the stonework beneath to breathe (albeit for the most part the "linostone" has been applied to cement). A more recent inspection carried out by Stratum Masonry in February 2021 made many of the same recommendations in respect of the external walls. It remains the case (as noted in the 2012 report) that the building appears "down at heel".

Given its age, conservation area status, proximity to St. Aloysius Church, and important role at the centre of the Garnethill community, this is something that would be worthwhile addressing. In the event, therefore, that the building is substantially upgraded internally and requires to be scaffolded all around, and also requires changes to the roof, the following should be considered:

• **Re-roofing in slate rather than concrete tile.**
Concrete tiles, conventionally clipped onto timber battens and counter-battens, are heavier than slates. Tiles do not allow for ventilation (a slated roof on breathable felt on butt-jointed sarking is inherently air permeable), and over a period of time roughen and gather large quantities of moss. Changes in direction and dips and sags are not easily accommodated by profiled tiles. Most importantly, although the use of concrete tile during late C20 tenement repair projects was commonplace, there was an expectation that a thirty-forty year lifespan was all that would be achieved. Slate, with its long life, is a more appropriate material for a Georgian building. Safe access for the maintenance of the roof should also be included.

• **Overhaul and partial replacement of leadwork to roof.**
Lead is a superbly durable material, but only if used in the correct weights, lengths and widths for the location and condition. An assessment of whether the front and rear gutters (and other flashings) comply with current guidance as issued by the Lead Sheet Association should be carried out if the roof is being re-slated, and lead replacement carried out as appropriate at the same time. Lead mastic to raggles and chases should also be renewed.

• **Overhaul of rainwater goods.**
Almost certainly the rainwater pipes to the front of the property would have been internal. Given that the existing pipes achieve a degree of symmetry (nearly, but not quite), and are manufactured of cast iron, there seems little point in removing them to the interior, but ideally the pipes should be connected directly into the underground drainage system. It is not clear whether the front parapet gutter has overflows, but if not, these should be installed when replacing this gutter. The water-carrying capacity of the rainwater pipes should be calculated to establish if they are large enough for the area of roof. Any uPVC pipes should be removed and replaced in cast iron, which requires to be decorated every five years at a maximum (including the backs of pipes and all brackets).

• **Overhaul of doors and windows.**
Thermal upgrading of the property may require that the existing doors and windows be upgraded or replaced. None are original, and the astragal subdivision strongly suggests that they date to the period of conversion to a church hall. While repair is always preferable to wholesale replacement, the latter may be simpler if high performance double glazing is to be considered. Notwithstanding, the windows should be openable for ventilation as far as possible, manufactured from timber from a sustainable source, pointed using traditional linseed oil and sand mastic, painted with a good quality gloss paint (and re-painted every five years), and have no fans or vents in the upper panes of glass. Careful thought should be given to colour (white is unforgiving, and typical of neither the Georgian era nor the Thirties), and subdivision (arguably, the 'T' configuration is now part of the building aesthetic). An alternative to internal or external security bars should be considered. Any secondary glazing of the metal-framed sidelights and fanlights at the front entrance door would have to be carefully detailed to eliminate the possibility of condensation.

• **Restoration of masonry.**
It will be difficult to achieve the ideal scenario of restoring the stonework front, sides and rear. The alterations to the Rose Street frontage during the 1930s may have been extensive. It seems unlikely, for instance, that the windows had no architraves or, at least, hood moulds, unless the building was extremely plain indeed. There are two villas on Hill Street (on either side of the entrance to the Synagogue) that illustrate this point. One, to the west, has no window surrounds, while its neighbour to the east does: the latter is more common. It is possible that the extent of cement over-coating to the street front of No. 21 Rose Street hides the removal of the stone window rybats, and that this was carried out to create the stripped-back Moderne feel associated with the 1930s. In the absence of photographic evidence, the only way in which to determine whether this was the case, is to remove the cement render from around a single first (not ground) floor window. In the event that the stonework has been clured off, restoration will be costly. Then, if full removal of the cement and its "linostone" covering is carried out, all manner of repairs may be revealed (the removal of the original steps up to the old pend, for example). Finally, if it is established that the window surrounds have been removed, the question has to be asked whether they should be reinstated since this will impact on the sub Art-Deco aesthetic of the building as it stands. Realistically, the restoration of the Rose Street frontage could be a major project, with the full extent of costs unknown until the existing coatings are removed. Added to this, the stylised entrance surround may be built of concrete block, the original appearance of which should be investigated.

• The upper part of the gable and chimney has been rebuilt in brickwork, and so will always require a cladding or overcoating in some form. Stone repairs on this façade are unlikely to deliver a uniform result, and an alternative (sculptural) treatment may be more appropriate. Additionally, there is a part-gable facing the back wall of Hereford Place that may require repairs.

• The rear façade, on the other hand (which may have been painted dark red to match Hereford Place at some stage) may respond to removal of the "linostone" and other coatings quite successfully. Re-dressing, indenting, re-pointing, the careful restoration of the original exit from the pend, repairs to the chimney, and a more sympathetic infilling of redundant window openings could go a long way to improving the rear wall, especially if modern interventions are being co-ordinated as part of a new lift/escape stair installation.

• Lastly, the chimney stack on the adjoining building (which may not actually contain flues relating to No. 21) appears to require render repairs, which would be best carried out before any re-slating.

Of course, repairs can be phased over a period, although ideally scaffolding should be erected only once if at all possible. The gable, for instance, could be repaired or over-clad as a standalone project, but if modernisation works are proposed to the front, rear and roof, then restoration work could be usefully undertaken at the same time. To this end, grant assistance should be sought for any work that can be classed as a traditional repair (such as re-slating, re-pointing in lime mortar, leadwork and stone indenting) with potential for part of the scaffolding costs to be covered by the same grant assistance if such is available.

^ View of proposed 1st Floor Main Hall. Kitchen / Bar closed

^ View of proposed 1st Floor Main Hall. Kitchen / Bar open

^ View of proposed signage system to front entrance extension

Conclusion

General
The proposals presented here have underwent a robust process of development, consultation and refinement in order to meet and evolve the client brief. The building as planned would be fully accessible to all users and would maximise the opportunities within the existing site and building envelope for greater income and self-sustainability. The chosen option and its development allows GMC to present a more confident and public face to Rose Street while the rear extension works hard to make every level accessible by stairs and lift. The images and drawings presented here represent the progress up to RIBA Stage 2 Concept Design and while we are still awaiting formal comment from GCC Planning Authority it is our recommendation that the project progresses to RIBA Stages 3+4.

Costs
The estimated costs for construction of the proposals is currently £1,626,000.00 based on Brown + Wallace's RIBA Stage 2 Cost Report.

This cost reflects an estimate for construction work only at this time and allowance should be made for the costs of professional fees, additional surveys required, planning and building warrant application fees (payable to the council) and any other disbursements likely to be incurred. These costs can be gathered and added to the cost report on request.

The cost stated allows for steel frame construction to new extensions. We are awaiting comparison costs for Cross Laminated Timber construction and while this is likely to increase costs it would be preferable from an environmental perspective.

Business Plan + Funding Strategy
Garnethill Multicultural Centre are recommended to update the organisations Business Plan based on the proposals for refurbishment and extension of the centre. This will be essential in presenting a robust case for future funding.

A full funding strategy should be developed as part of the updated business plan and would ideally include a range of funders for different aspects and scopes of work.

The Glasgow City Heritage Trust have been consulted informally regarding the proposals and have an interest in supporting the proposals. This could include sandstone masonry repairs, slate roofing and rainwater goods restoration. Initial discussion with GCHT is recommended and this could happen as soon as possible.

For larger capital grants the funders outlined in p.37-38 of the Community Enterprise Feasibility Report for GMC remain the most appropriate and are listed as the following, The National Lottery Communities Fund - Community Assets; Regeneration Capital Grants Scheme; Garfield Weston; Trusthouse; Wolfson; Robertson Trust; Clothworkers Foundation and Endrick Trust.

Further funding attracted by the environmental upgrades to the building may be achievable through Scottish Power and other initiatives focussed on sustainable retrofit projects.

Delivery + Programme
The project is recommended to be delivered via a Traditional Contract with a programme of 12-18 months. During this time it is expected that GMC operations should continue in alternative locations and details for this should be developed in tandem with the updated business case and strategy for works.

Further Surveys + Studies
Given the attic space is now proposed to be fully refurbished and incorporated in the proposed scheme it is recommended that a more detailed spatial and structural survey is taken of this area. This is recommended to be carried out as soon as possible in order to progress discussions with potential funders such as GCHT on items such as reinstating slate to roof and the technical feasibility of insulating between existing rafters.

A below ground drainage survey is also recommended to be undertaken during RIBA Stage 3+4 in order to accurately map existing services as well as position new.

Recommendations outlined in our Conversation Strategy section include further survey of lead work on roof and condition of chimney stack to neighbouring building. This should be undertaken at the earliest convenience and especially if there is any planned maintenance of the roof.

Appendix

General Arrangement drawings by Dress for the Weather
RIBA Stage 2, Outline Specification
Structural Report by David Narro Associates
Services Report by Atelier 10
Cost Report by Brown + Wallace
Asbestos Report
Alan Bell Photography
John Kraska Photography
Miro Board Feedback