

WOODSIDE



COLLECTIVE ARCHITECTURE



This book is part of a series documenting a work in progress by Collective Architecture in June 2015.

Each book has been specially made for the 'HOME from HOME' exhibition held in Brixton, London  
between 18/06/15 and 21/06/15 as part of the London Festival of Architecture Open Studios.



WOODSIDE Glasgow



## CONTEXT



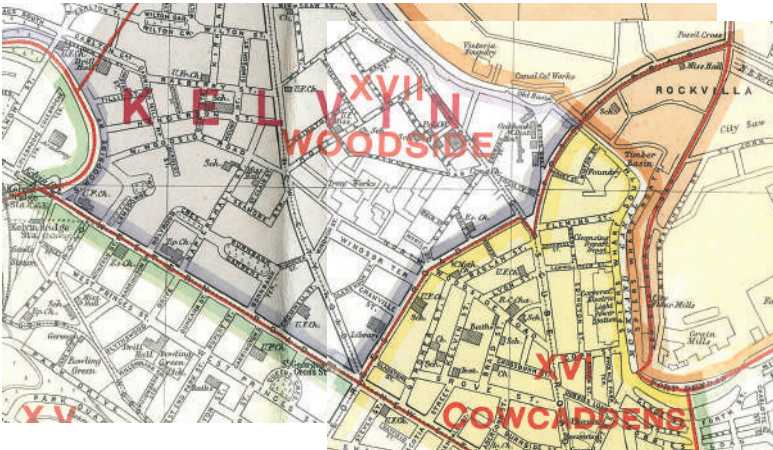




1832 map shows St George's in the Fields within a largely undeveloped area of Glasgow. What is now St George's Rd is shown as Rosehall Street.



1858 Cotton mills to the northwest are developing. Windsor Terrace and the corner of Garscube Cross are the only parts developed, the rest being quarry.



Post-war Former tenemental street pattern are still in place.

Once a dense woodland bordered by the Great Canal and the River Kelvin, North Woodside was first coveted by Glasgow merchants for country residences.

Industrialisation closely followed with the exploitation of rich coal seams. The map from 1832 shows the area in its early stages of development. St. George's in the Fields Church was still in the fields, but it faced the Black Quarry, one of many industrial sites in the area. St. George's Cross was still to be formed and Great Western Road would not be fully laid out until 1840. The map shows St George's Road meeting the future Great Western Road at right angles at a simple junction.

By 1892 the area had been completely developed though much of the area consisted of low quality housing and slums built on poorly consolidated infill land.

The 1958 (Third) Statistical Account of Glasgow indicates North Woodside as a distinct entity, the city's smallest council ward by area (170 acres), with over 27,000 inhabitants at that time. The SA also reveals the interesting fact that this amounted to the highest population density in the city, at 158 persons to the acre, even greater than that of the Gorbals. (The city average was 27).



Former industrial area now occupied with relatively low density 4 storey flats with irregular street layout

High density tenement housing at site of current Multi-storey blocks, bisected by Cedar Street

Strong urban node at Garscube Cross demolished

Street connecting St Georges Rd and Raglan St replaced by pedestrian link

North Woodside Road previously linked Garscube Road and Maryhill Road

Low rise blocks at North Woodside Road follow historical street pattern

Area 4 (Braid Square) Low rise blocks retain some relationship to historical streets but does not form a traditional urban block

Existing figure ground overlaid onto 1892 street plan

Present day building layout overlaid onto 1892 street pattern





1. Raglan St. Block from Garscube Rd.  
©BMJ Architects (1973-74)  
2. Woodside Nursery (1973-4) ©BMJ Architects, with multi-storey in background.  
3. Rear of 6 Braid Square looking towards 109 Cedar St. (1973-4) ©BMJ Architects



At the time there was a great variety of industries in the area, almost all of them being small scale and many were highly polluting, such as chrome, bleach, iron factories juxtaposed with bad quality housing marred by violent crime, gangs and gangsters.

The study area was designated for Comprehensive Redevelopment in the 60s.

The vast majority of the tenement buildings were demolished, and almost all the industry was either relocated, or simply went out of business. A few buildings of quality were retained notably St. Georges in the Fields, the adjacent fire station and also the public swimming baths.

During the late 1960s and 70s approximately 1000 award winning residential flatted properties were developed and the study area become known as Woodside Estate.

The estate provided much needed social housing for families displaced by slum clearances elsewhere in the city.

Hailed as a success by both the new residents and the Glasgow Corporation alike the area prospered for several years as young families grew up together.



The Only Way is Maryhill

Multi's under construction circa 1969



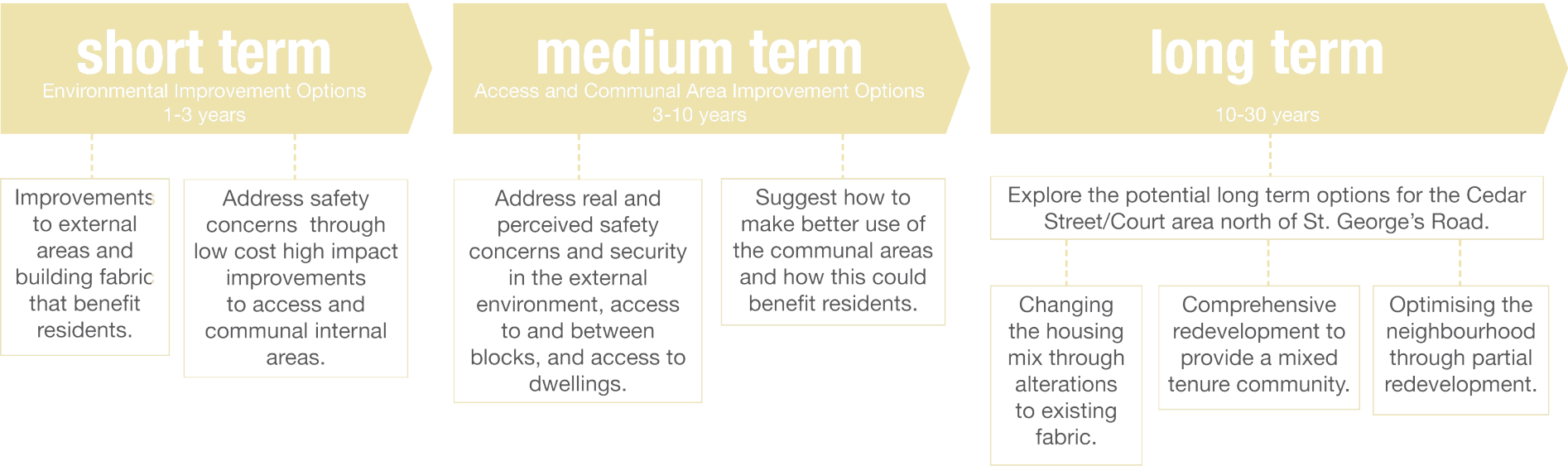


Current situation

OPTIONS APPRAISAL



Queens Cross Housing Association wishes to explore the environmental and long term sustainable regeneration of the high and medium-rise properties adjacent to St George's Road, within the Woodside area of Glasgow, through the development of environmental improvement proposals and options appraisal for the neighbourhood. The work should be considered across three phases: short, medium and long-term.







The proposals have been developed in consultation with the Association's local Community Involvement Group and with the community as a whole.



Lighting and Security

The external areas suffer from poor quality lighting generally. Adapting existing street lighting to "flood light" would significantly improve the outside environment whilst new lighting to poorly lit areas such as the astro pitch play area and pedestrian routes and entrances is seen as essential. Areas that are poorly lit and have lack of surveillance (passive and CCTV) are characterised by antisocial behaviour and substance abuse. Suggestion of a similar lighting scheme to the one in Townhead. Lighting up the tower blocks/ red brick buildings would help improve public perception.

Facilities for Adults

- 1. General lack of facilities for adults.
- 2. A suitable place to congregate and communicate was highlighted with opportunities for pensioners and unemployed to get involved being beneficial.
- 3. Antisocial behaviour in and around blocks encourages a "keep self to self" attitude.
- 4. English language classes were suggested to benefit multilingual community.

Refuse and Recycling

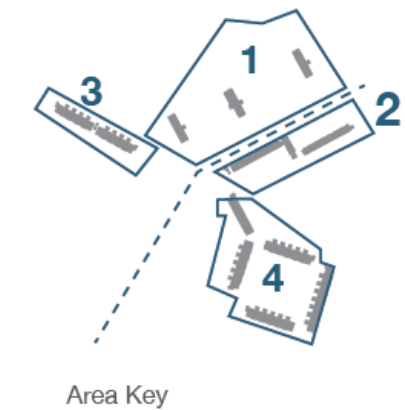
- 1. Issues with refuse were generally associated with the deck access buildings whilst a lack of decent recycling facilities was noted across the whole area.
- 2. Overflow of bin stores with odours/ spillages affecting common access areas a significant issue.
- 3. Bin chutes cracked and abandoned.
- 4. Bin bags piled up at street level as no alternative available.

Access and Public Realm

- 1. Lack of signage makes way-finding difficult.
- 2. The address system around Braid Square is confusing.
- 3. Multi lingual signage suggested.
- 4. External surfaces generally in poor condition with many trip hazards around blocks.
- 5. Area generally untidy and in need of a good clean up.
- 6. Landscaping poorly maintained and frequently fouled by dogs.
- 7. Access/entrances poorly defined.
- 8. Non-residents wary of cutting through area, especially below multi-storeys.
- 9. Condition of entrances linked with bin chutes poor, especially in 5 storey blocks.
- 10. Allotments suggested as means of activating space, encouraging meaningful activity.

Facilities for Children and Young People

- 1. Lack of suitable play areas to cater for varied age groups causing older children to loiter in the new play areas.
- 2. Suggestions for a large park/ play area to enable a number of groups to utilise the space at the same time.
- 3. Problem with dogs fouling play areas, especially astro pitch and landscaped areas in general.
- 4. Basketball court is rarely used, there are limited places to play after school, especially during times of bad weather.
- 5. A lack of youth groups was highlighted and an interest in street dance classes expressed several times.



Housing - Multi-Storey Flats (Area 1)

- 1. Attitudes to multi-stories were mixed - positive and negative.
- 2. Issues with dampness and water penetration (leaky pipes) were a common issue.
- 3. Problem with vandalism and bad odours in common areas.
- 4. Suggestion that drying areas should be brought back into use.
- 5. Issue with birds nesting in recessed balconies- suggestion to enclose.
- 6. Noise transfer (possibly through service risers)
- 7. Flats are freezing cold in winter - suggestion was made for gas heating rather than electric.

Housing - 8-storey deck access (Area 2)

- 1. Consider subdividing deck access.
- 2. 434 St George's Road door gets broken into every week.
- 3. Consider enclosing deck access to the elements to stop flooding and make warmer.
- 4. Garages suggested for parking cars.
- 5. Do something with redundant spaces (drying areas/ community facility)
- 6. Leaks from tenants above an issue.

Housing - 5-storey deck access (areas 3 + 4)

- 1. Drying areas in limited use and inefficient. (1.5 days in summer and 3 days in winter).
- 2. Most tenants' stores are in use.
- 3. Intruders sometimes use drying areas to hide before trying to break in.
- 4. Heating in the flats very expensive, £40 per week in winter.
- 5. Flat roof leaks.

Community Workshop: Comment summary

The boxes on the left summarise the key issues brought up by residents, they are categorised into the following topics.

- Lighting and Security
- Facilities for adults
- Facilities for children and young people
- Access and public realm
- Refuse and recycling
- Housing - Multi-storey flats
- Housing - 8-storey deck access
- Housing - 5-storey deck access



ASPIRATION

*This options appraisal explores the ambitions of people living in Woodside for their homes and their future. They want to transform their area from a post-industrial corridor between the city centre and the north to a desirable, high quality, vibrant and sustainable local community that draws people in and makes them want to stay.*

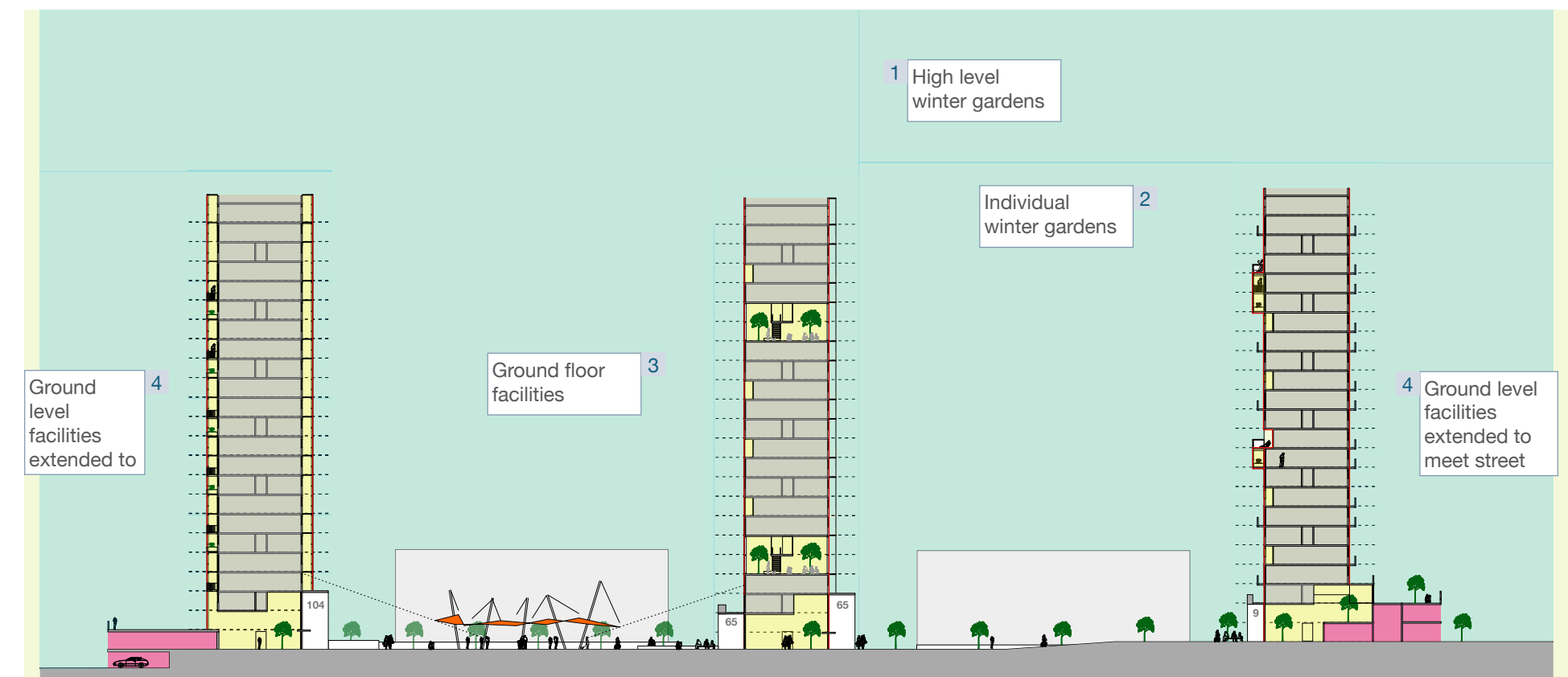
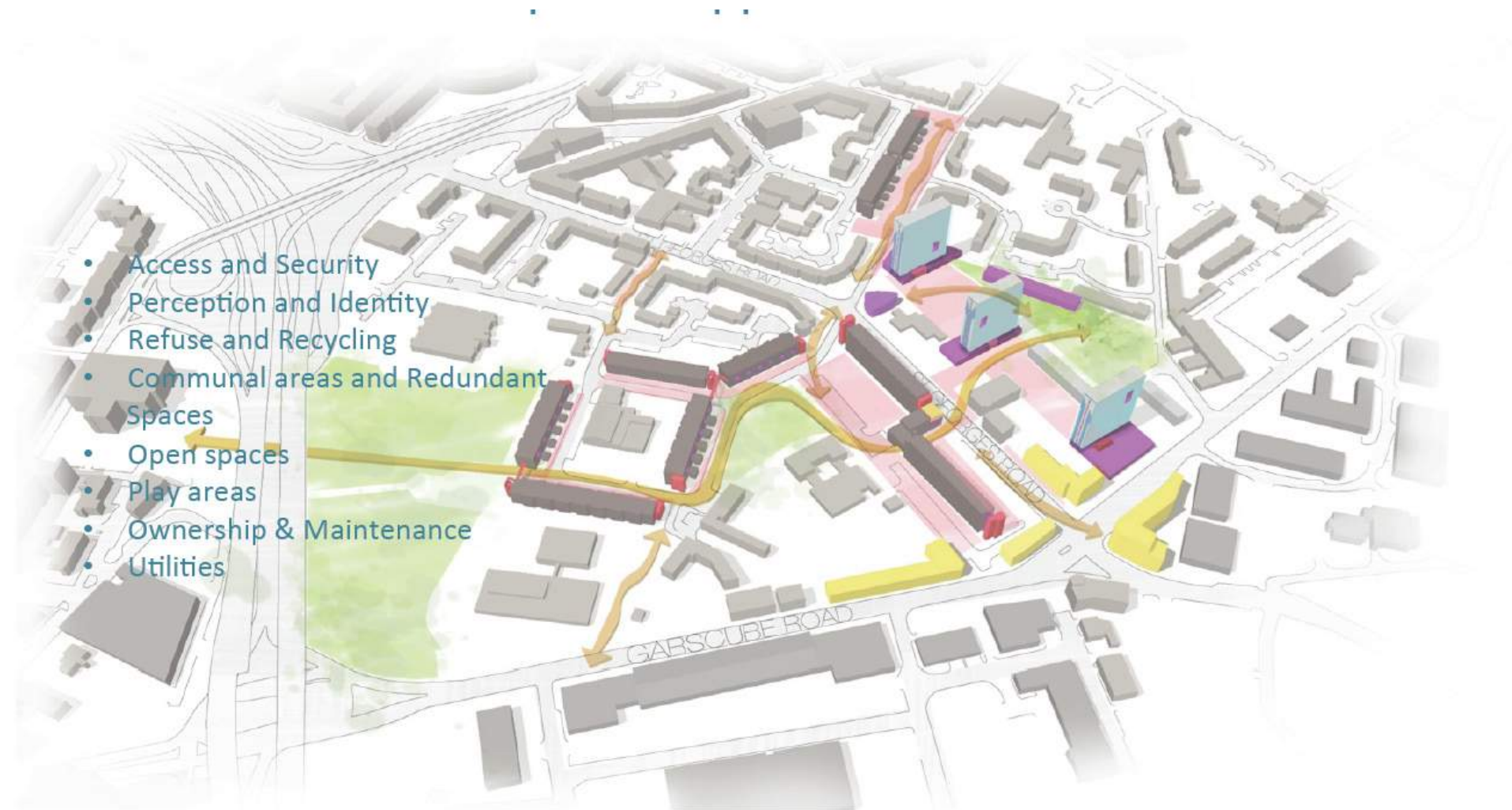
Shona Stephen, Chief Executive, Queens Cross Housing Association





LIVE, PLAY, WORK & GROW  
REDUCE, REUSE, RECYCLE & RECOVER  
ENHANCE THE EXISTING  
IMPROVED ENERGY PERFORMANCE





*The environmental, communal and access proposals should aim to provide a safe and stimulating environment for the local and wider community and seek to complement planned capital investment works identified under stock transfer.*



PHASE 1 - IMPROVED ENERGY PERFORMANCE

PASSIVEHOUSE EnerPHit STANDARD

- Mitigate fuel poverty
- Provide base heating and hot water load FOC
- Significantly reduce landlord and running costs
- Improved Indoor Air Quality
- Improved Amenity



TYPICAL - 20% ENERGY IMPROVEMENT

- External wall insulation system
- Existing Double glazing
- New heating and hot water systems
- New lifts

ENHANCED - 80% ENERGY IMPROVEMENT!

- Additional insulation
- Triple glazing
- Solar thermal
- Air Source Heat Pump
- Improved form factor
- Mitigate thermal bridging
- Improve Air tightness
- Recover Air tightness
- Recover heat from ventilation system
- Communal lighting changed to LED.







Proposed ground level communal entrance area



Proposed ground level secondary communal entrance area



PHASE 2 - ENHANCING THE EXISTING

- Improved access and security
- Segrated refuse and recycling facilities
- New landscaping
- Upgraded communal spaces



Proposed low rise deck access amenity improvements

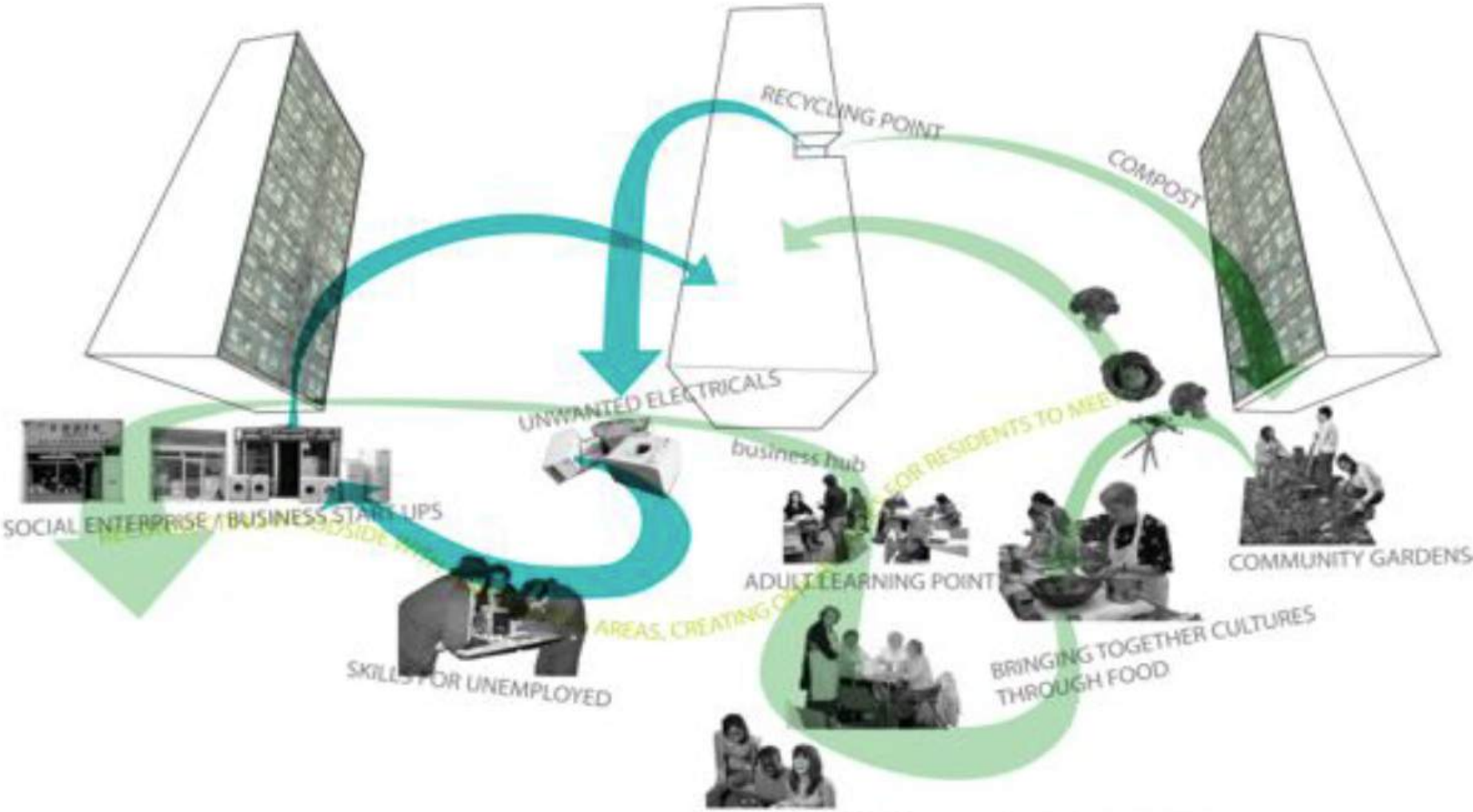
## PHASE 3 - DEVELOPING A LOCAL ECONOMY

### Social Enterprise

A social enterprise is a business that trades to tackle social problems, improve communities, people's life chances, or the environment. They make and do things that earn money and make profits like any business. It is how they work and what they do with their profits that is different: working to make a bigger difference, reinvesting the profits they make to do more good.

They do this in lots of different ways: creating jobs for people who would otherwise be left out; reinvesting profits in community projects; protecting the environment, providing vital services for people who might not get them otherwise.

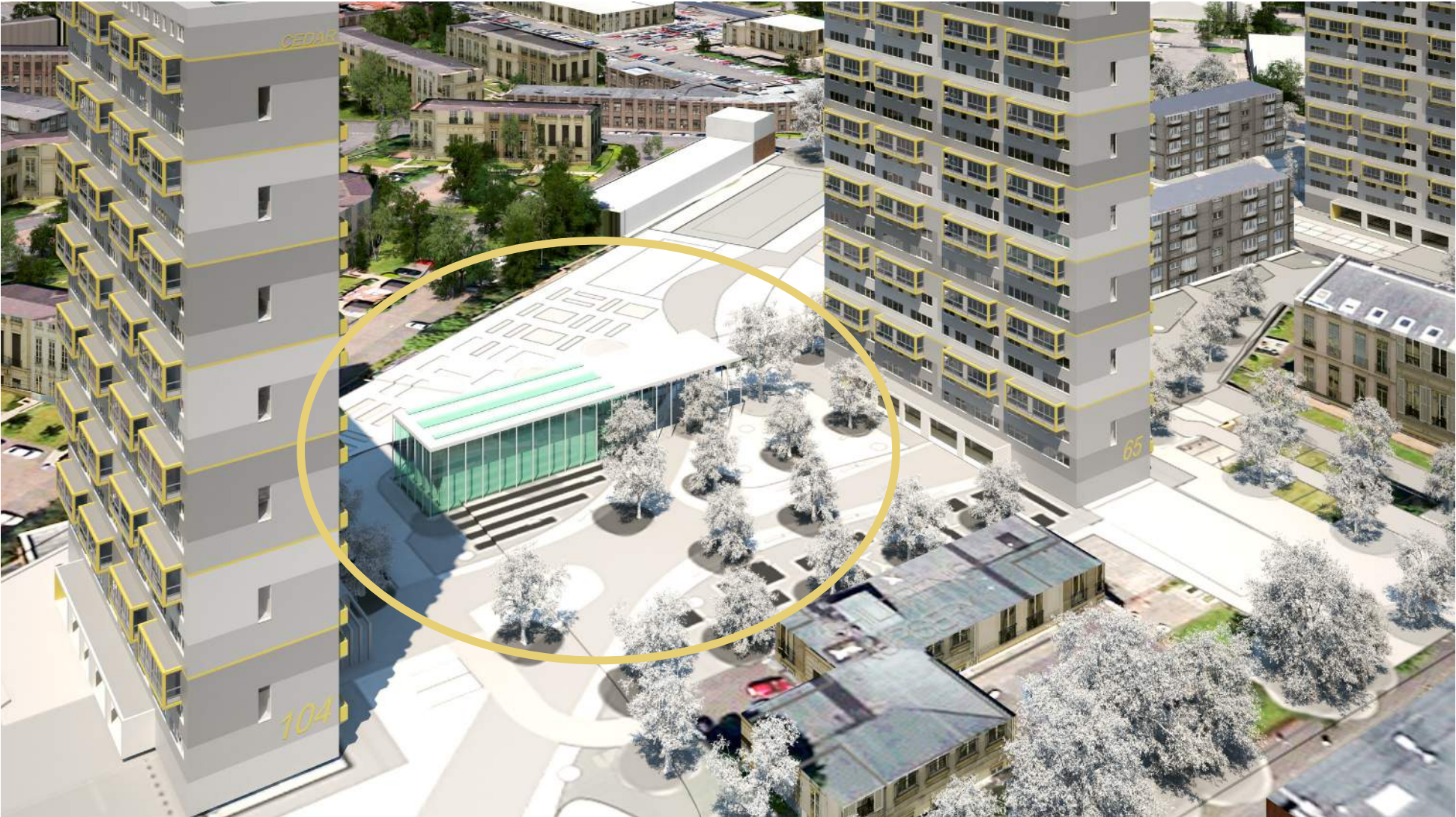
It's this combination of doing business and doing good that makes social enterprise one of the most exciting and fast-growing movements in this country and across the world.



Woodside has the potential to have a flourishing local economy providing jobs and generating wealth led by social enterprise. This would be made possible by giving local people the chance to enjoy a variety of creative experiences and opportunities that improve their quality of life as well as the look and feel of the estate. Community growing facilities and recycling are identified as two key opportunities from which a local economy could develop.



PHASE 3 - COMMUNITY GROWING



During the refurbishment of the Multi's there will be approx 2500m2 of double glazing to recycle.

This is sufficient glass to create a 600m2 community based commercial greenhouse!



PHASE 3 - FOOD WASTE RECYCLING

*Over 2 million tonnes of food waste is produced every year from all sectors in Scotland. If just half of this food waste was captured and treated through anaerobic digestion, the electricity generated could power a city the size of Dundee for six months.*

Scotland's Zero Waste Plan,  
Scottish Government, June  
2010



Reduced waste collections by the council and increased waste production generally has resulted in the existing bins stores being over capacity. The bins stores are predominantly located adjacent to the communal access points to the deck access blocks which exacerbates the problem.

Food waste is the predominant nuisance waste due to associated smells and sanitation issues.

The council does not currently segregate waste streams in this building typology and it is therefore an opportunity for the community to tackle this issue directly as a business stream. There should be a financial incentive from the council for this as well and a value in how this food waste can be used. A community scaled anaerobic digester is currently proposed to provide energy from waste. This can work in tandem with the commercial greenhouse.

