

ANDERSTON REGENERATION



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.



ANDERSTON REGENERATION Phases 4 & 5 Glasgow



Anderston is an historic area located within the centre of Glasgow. Once a separate settlement, Anderston was consumed by the expansion of Glasgow towards the west. At the centre of Anderston is Argyle Street, planned by the Victorians as a busy thoroughfare into the heart of the city centre.

The city fathers, in their wisdom, demolished most of Anderston as part of a policy of Comprehensive Redevelopment in the 1960's. Victorian tenements and public buildings, including tow churches were replaced with factory built slab blocks arranged to ignore the original street pattern. Argyle Street was cut in two, reducing it to an area with significantly fewer residents, traffic and life.



Anderston has undergone significant redevelopment over the past 10 years, with Sanctuary Scotland Housing Association replacing outdated and sub standard social housing constructed in the late 1960's and early 1970's, with over 300 new tenemental style homes along the edges of Argyle Street.

The existing residents have been involved in the design process since the original outline masterplan was submitted for planning in 2004. Over the course of the following years the Anderston Regeneration has seen the construction of 4 separate phases of housing undertaking by 3 architectural practices. Collective Architecture were the designers of Phase 3A for 44 flats, 5 town houses and a retail unit.

The regeneration of Anderston is reaching completion with Collective Architecture currently working on proposals for Phases 4 & 5, which comprises 206 flats in 5 tenemental style blocks with flats of varying size, from 2 bed 3 person flats through to a 7 bed 10 person flat.

As part of the design process Collective Architecture researched the history of Anderston and worked with the local community on a number of levels, including the development of a mural, in collaboration with students from the Mackintosh School of Architecture.



The junction of Argyle Street and St Vincent Street in the early 1960's prior to Comprehensive Redevelopment and the construction of the M8 and the Kingston Bridge. All of these tenements and the church were destroyed.

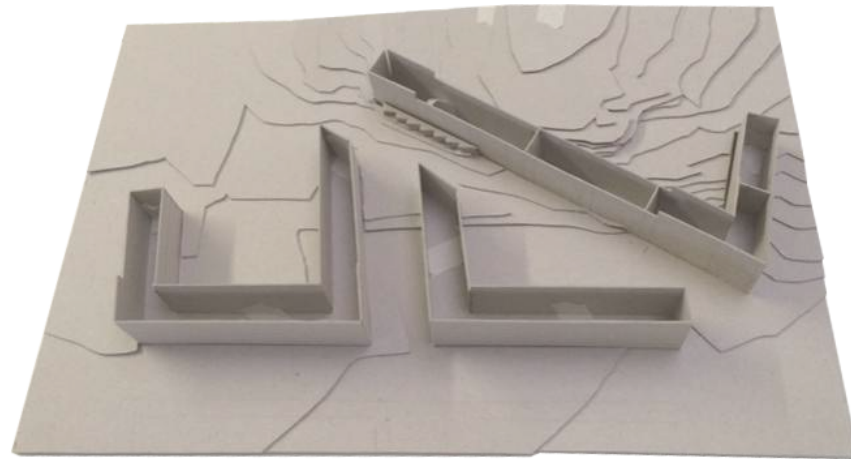
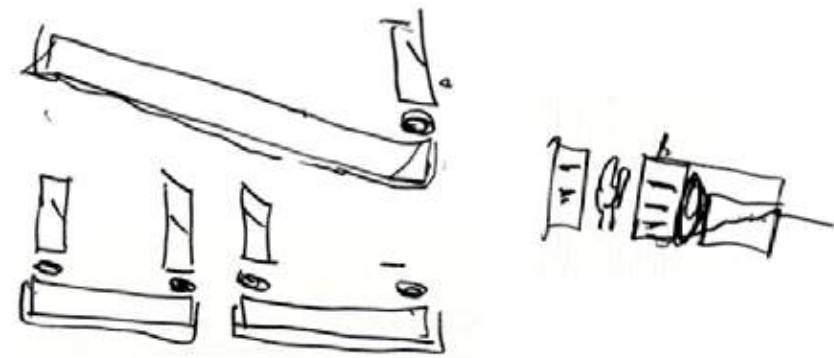


Anderston before (above) and after (below) the start of the construction of the Kingston Bridge, the motorway through the centre of Glasgow and Comprehensive Redevelopment. The church in the photo survived the wholesale redevelopment of the Anderston. Three other churches within Anderston were not as lucky and were demolished.



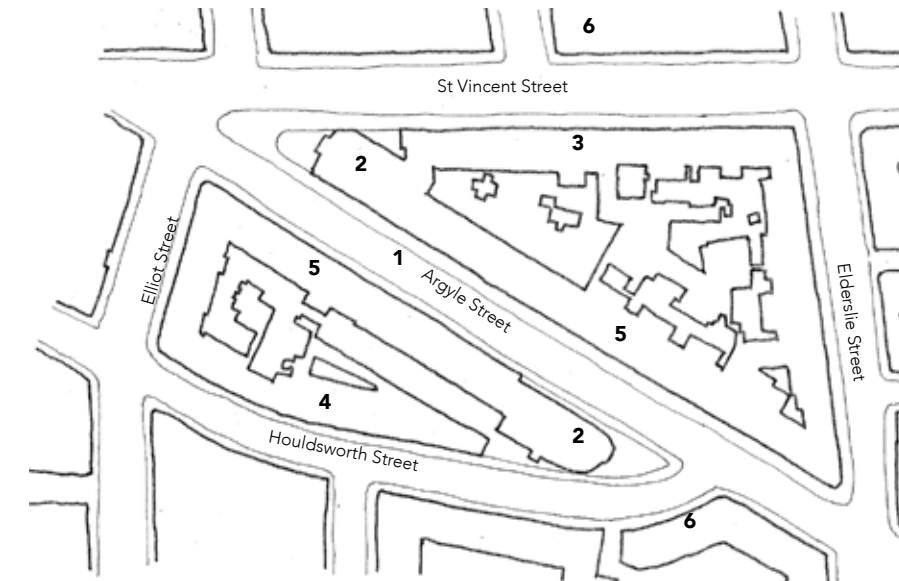
Much of the fabric of Anderston was destroyed, including stone tenements, churches and warehouse buildings that used to form strong street edges.



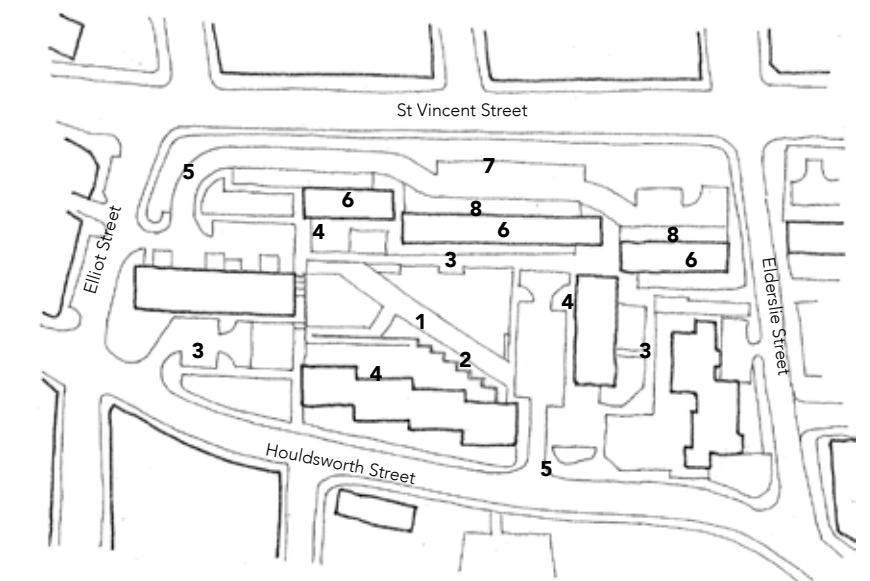


DEVELOPING THE CONCEPT

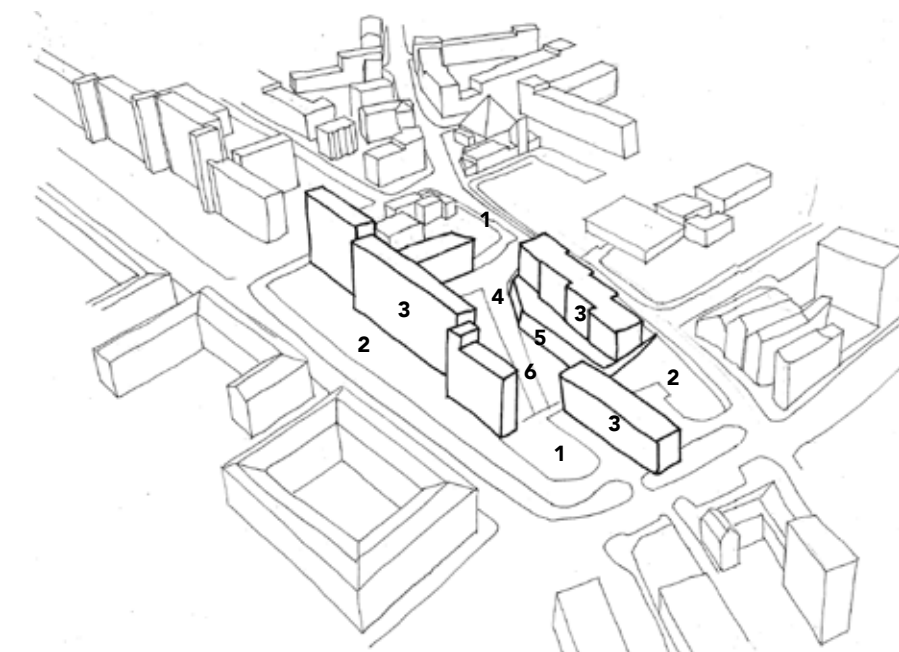
Collective Architecture, in developing proposals for Anderston Regeneration Phases 4 &5, sought to reinstate Argyle Street at the heart of the development, connecting Anderston back into the West End and beyond. Proposed buildings were designed to form street edges with front doors onto streets.



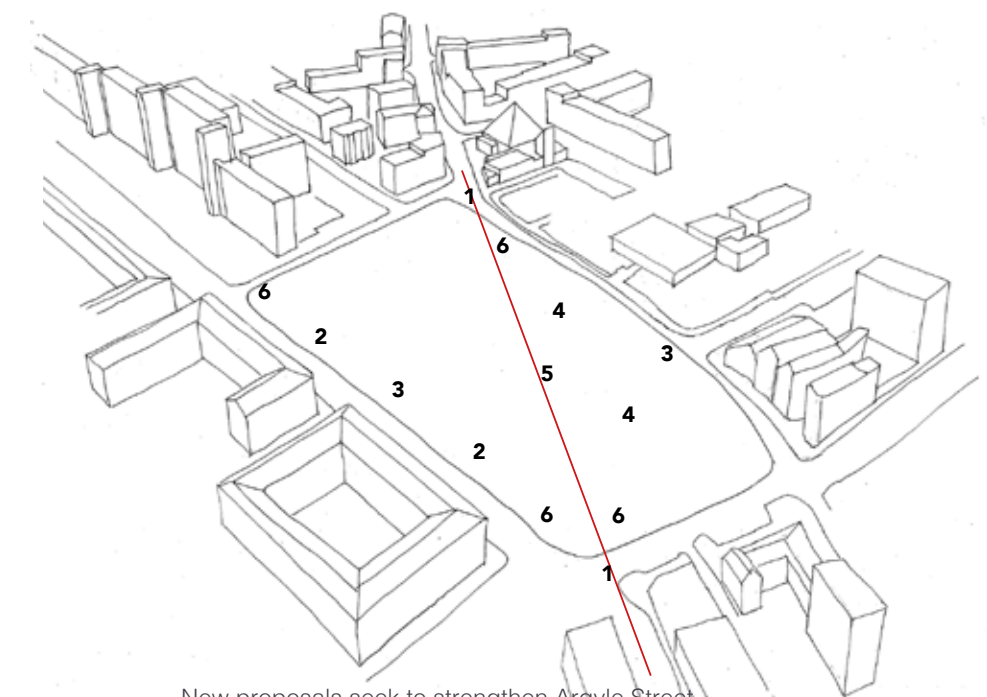
Victorian City Grid



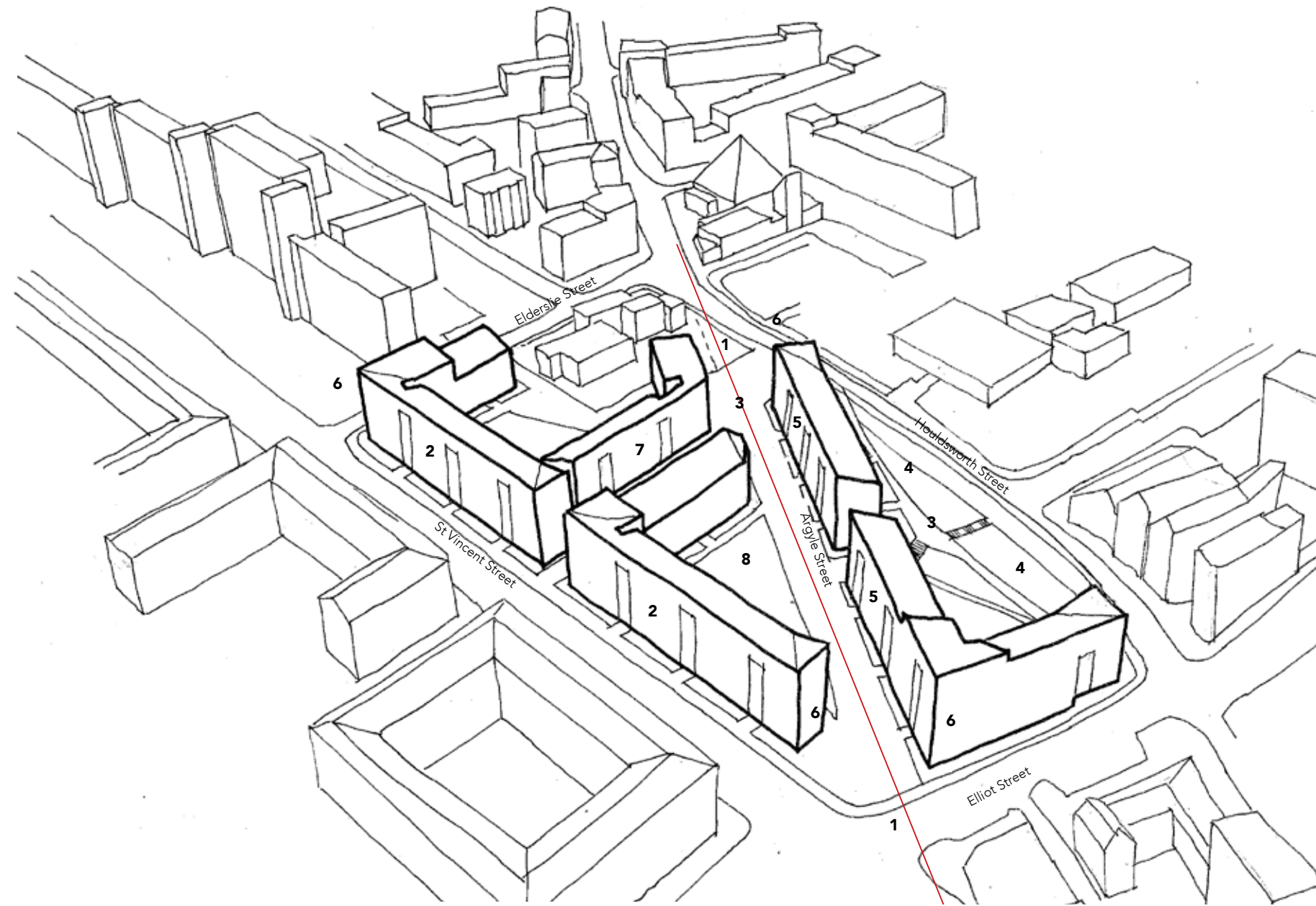
Comprehensive redevelopment in th 1960's



Layout of existing buildings obscures Argyle Street



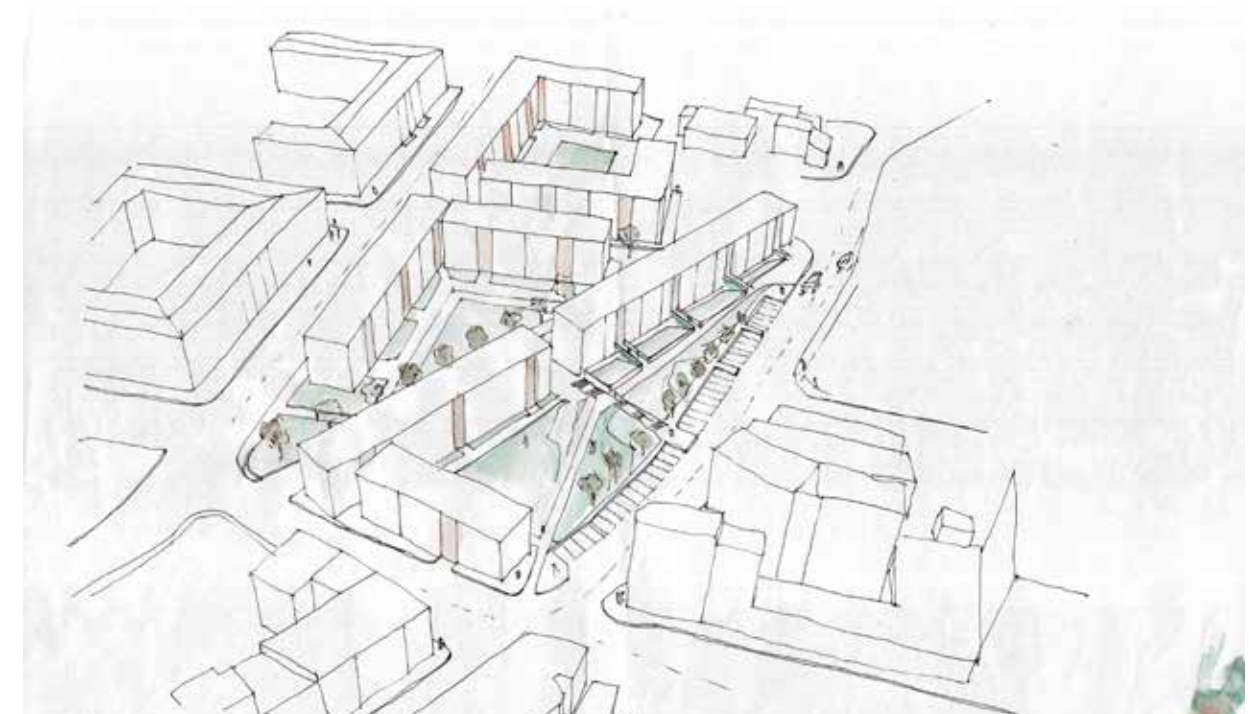
New proposals seek to strengthen Argyle Street

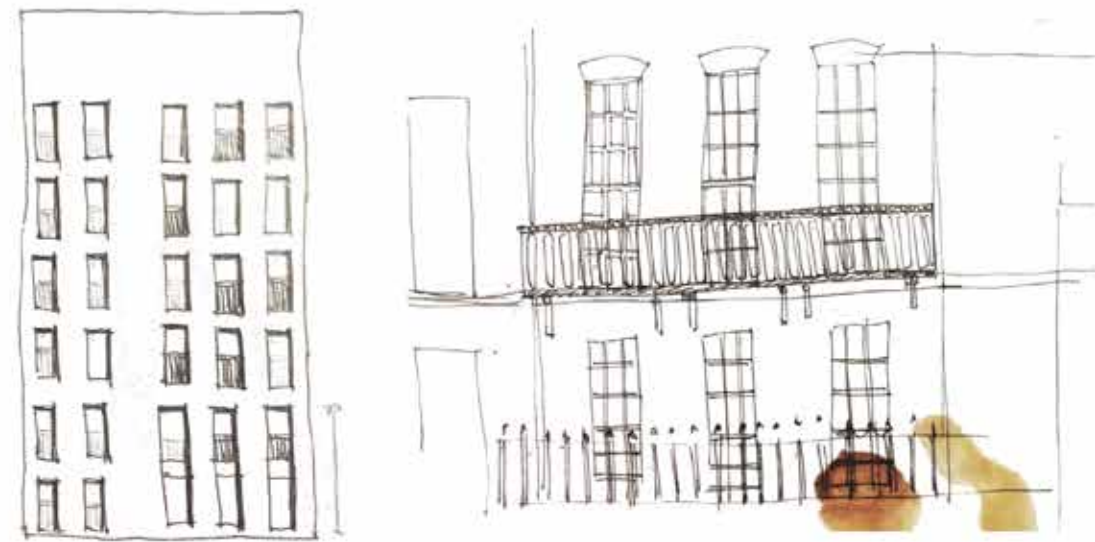


New proposals seek to strengthen Argyle Street



Early bird's eye view sketches of the building forms and the landscaping between





Early elevation studies -
Looking at window arrangements in relation to traditional tenement patterns



Developing the elevations



Visualisations showing reinstated Argyle Street and new tenements in the day (left page) and at night (below) together with new south facing gardens (above)



