

PEARCE STREET HOUSING, GLASGOW



LOCATION: GLASGOW, SCOTLAND

COMPLETION: 2010

VALUE: £3.2M

SIZE: 2,500M²

SERVICE: ARCHITECTURE

SECTOR: RESIDENTIAL

CLIENT: BIELD HOUSING ASSOCIATION

CONTRACTOR: CCG SCOTLAND

STRUCTURES: URS SCOTT WILSON

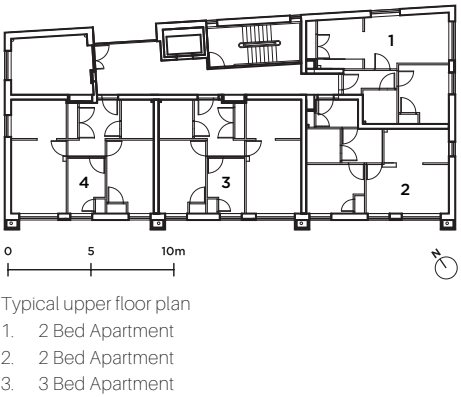
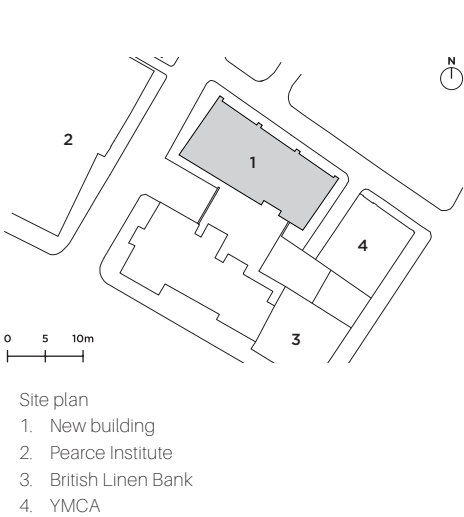
SERVICES: DAVID R MURRAY & ASSOCIATES

COST CONSULTANT: ARMOUR CONSTRUCTION CONSULTANTS

SPECIALIST CONSULTANTS: ARCHAEOLOGY: UNIVERSITY OF GLASGOW

AWARDS: GIA AWARD - RESIDENTIAL CATEGORY
ROSES DESIGN AWARD - AFFORDABLE HOUSING, HERALD PROPERTY AWARDS - SOCIAL HOUSING DEVELOPMENT OF THE YEAR,
RIAS ANDREW DOOLAN BEST BUILDING IN SCOTLAND AWARD (SPECIAL MENTION)
SALTIRE HOUSING DESIGN AWARDS COMMENDATION
CIOB/SALTIRE SCOTLAND GOOD BUILDING AWARD COMMENDATION
SCOTTISH DESIGN AWARD COMMENDATION
RIBA SHORTLIST

Austin-Smith:Lord was appointed by Bield Housing Association (BHA) to design a residential development for a tight urban site in the historic core of Govan, Glasgow. BHA specialises in providing accommodation and services to over 15,000 older people living in Scotland. They acquired a tight site, surrounded by Grade A listed buildings, adjacent to now demolished former ship-building yards and required an architect to realise their vision. The design appointment was won in a competitive interview process.



North elevation with adjacent buildings



0 5 10m



The development required very compact economical planning to accommodate the brief for 27 flats with 69 bed spaces. The fenestration of the seven storey flats is grouped 2:3:2 to relate to that of the adjacent 19th century former YMCA. Using a brick similar to the common brick of the back courts and Govan's industrial heritage, the design expresses its structural grid.

The apartments occupy the footprint of the site up to the rear boundary. Only the street-facing North and West elevations can accommodate habitable rooms. This is to their advantage however, as all these rooms are afforded views across the River Clyde to the new Riverside Museum. Common areas, stairs, lifts and circulation spaces are located on the South elevation where windows have been pulled back from the boundary to allow sun to penetrate into small sitting areas. While it is recognised that most elderly residents tend to prefer internal spaces, a south facing external roof garden, in the form of a loggia, provides a sun trap sitting space for those wishing to sit out on a warm sunny day. Additional external

amenity space is provided by a balcony over the roof garden.

The external envelope is highly insulated and combines with thermal mass in concrete floors and block walls to retain solar gain. Joinery for windows, doors, screens, and partitions are specified from sustainable sources. Recycled aggregate is used for fill material and concrete block walls. A steel frame was selected because steel structural elements can be recycled repeatedly without loss of property or performance. The use of a centralised boiler has paid dividends in terms of energy bills while surplus heat generated is used to heat the communal spaces above the boiler house.

Procurement was by traditional contract. Construction programme was tight with design work commencing October 2008; planning permission received January 2009; site start July 2009, and project handover in June 2010, 13 weeks ahead of programme, generating significant savings for BHA.