WOODSIDE

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.
CONTEXT
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.

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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 per acre, even greater than that of the Gorbals.

(The city average was 27.)
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 became 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.
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.

**Approach to the brief**

**short term**

- **Environmental Improvement Options (1-3 years)**
  - Improvements to external areas and building fabric that benefit residents.

**medium term**

- **Access and Community Area Improvement Options (3-5 years)**
  - Address real and perceived safety concerns and security in the external environment, access to and between dwellings, and access to communal areas.

**long term**

- **Comprehensive Redevelopment to Provide a Mixed Tenure Community (10-30 years)**
  - Explore the potential long-term options for the Cedar Street Court area north of St George’s Road.

  - Changing the housing mix through alterations to existing fabric.
  - Comprehensive redevelopment to provide a mixed tenure community.
  - Optimising the neighbourhood through guided redevelopment.
The proposals have been developed in consultation with the Association’s local Community Involvement Group and with the community as a whole.
Ring and Security
The external areas suffer from poor lighting generally, creating existing street lighting to the site would significantly improve outside environment whilst being to poorly lit areas such as alleyway sites and pedestrian uses routes and entrances seen as bad.

In this aspect, lighting up the tower blocks’ rid soldiers would help improve the perception.

Access and Public Realm
1. Lack of signage makes way-finding difficult.
2. The address system around Briant Square is confusing.
4. External surfaces generally in poor condition with mari tiled line compares around blocks.
5. Areas generally tidy and in need of a good clean up.
6. Landscaping poorly maintained and frequently tided for by dogs.
7. Access/entrances poorly defined.
8. Nonresidents wary of entering through area, especially below multi-storeys.
9. Condition of entrances linked with bin chutes poorly, especially in 5-storey blocks.
10. Abolishment suggested as means of activating space, encouraging meaningful activity.

Facilities for Children and People
1. Lack of suitable play areas to cater for varied age groups causing older children to labor 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 other than, especially during times of bad weather.
5. A lack of youth groups was highlighted and an interest in street dance classes expressed several times.

Refuse and Recycling
1. Issues with refuse generally associated with the decks access buildings whilst a lack of decent recycling facilities was noted across the site areas.
2. Overflow of bin stores with odour/colours affecting common access areas a significant issue.
3. Bin chutes packed and abandoned.
4. Bin bags placed all street levels as no alternative available.

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 realms
- Refuse and recycling
- Housing - Multi-storey flats
- Housing - 6-storey deck access
- Housing - 5-storey deck access

Housing - Multi-storey flats
(Annex 1)
1. Attributes to multi-storeys were mixed - positive and negative.
2. Issues with compost and water penetration (leaky pipes) were a common issue.
3. Problems 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 increased number - suggestion to eradicators.
6. Noise transfer (possibly through service area)?
7. Plaints and heating aid in winter - suggestion was made for gas heating rather than electric.

Housing - 6-storey deck access
(Annex 2)
1. Consider subdividing deck access.
2. 434 St George’s Road door gets broken into every week.
3. Consider enclosing access deck 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
(Annex 3)
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. Infringe sometimes use (drying areas) to hide before trying to break in.
4. Leaching in the flats very expensive, (50 euro per week in winter).
5. Flat roof leaks.
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 attracts people in and makes them want to stay.

Shona Stephen, Chief Executive, Queens Cross Housing Association
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.
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
- Segregated refuse and recycling facilities
- New landscaping
- Upgraded communal spaces
PHASE 3 - DEVELOPING A LOCAL ECONOMY

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.

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.
During the refurbishment of the Multi’s there will be approx 2000m² of double glazing to recycle. This is sufficient glass to create a 600m² community-based commercial greenhouse!
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.

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