

New Practice

Retrofit

Workstream Booklet #2

Meanwhile Use

Retrofit

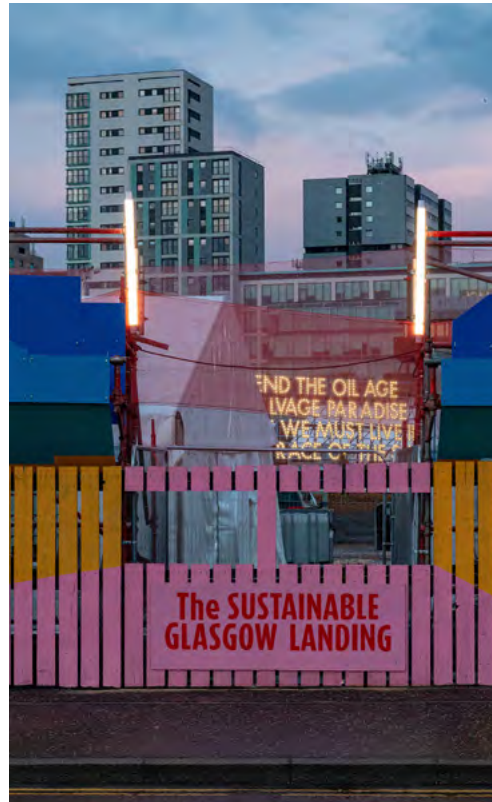
Spaces for Communities

Community Engagement

**New Practice has four core workstreams:
(1) Meanwhile Use, (2) Retrofit, (3) Spaces
for Communities, and (4) Community
Engagement.**

We deliver work across a range of scales and sectors – from identifying potential uses for derelict buildings and developing vital community facilities for local communities, to working on £1 billion masterplans and managing statutory engagement processes for international architecture

practices. Within this breath of work the four themes of Meanwhile Use, Retrofit, Spaces for Communities, and Community Engagement repeat across our projects. This booklet is part of a series that looks at each workstream in turn, exploring how it influences our approach and output.



New Practice are recognised for our ability to develop thoughtful designs and craft clever responses to briefs using a multidisciplinary and collaborative approach.

In addition to our portfolio of architectural work, over the past decade our Directors – Becca Thomas and Marc Cairns – have contributed critical research, delivered best practice community engagement and provided leadership for built environment policy across the UK.

New Practice champions creativity and openness in our industry through a number of senior appointments across our team, including: Mayor of London's

ADUP II; Glasgow Urban Design Panel; Associate for Design Council; RIAS Council; and Scotland Lead for ArchitectureLGBT+.

New Practice was listed by RIBA Journal as one of their five '2022 Future Winners.' In 2023 we are nominated for an AJ Retrofit award in the Health and Community category; we will also feature as part of RIBA Design Studio Volume 7, this book will showcase how small and emerging practices can adapt, remain resilient and harness the opportunities of collective power.



New Practice

We exist to develop the community, creative and cultural capacity of cities and to connect people with the decision making processes that underpin their urban experience.

New Practice is a women and LGBTQ+ led architecture practice based between Glasgow and London. We work at the forefront of place-based practice, ensuring that community-led briefs and shared decision making shape the future of our built environment.

We work with public and private sector clients and enable shared participation through public consultation, creative engagement, temporary intervention, research, studies and strategic long-term design across the built environment.

New Practice is led by Becca Thomas (ARB) and Marc Cairns. We have an energetic, socially and politically active team who use New Practice as a platform to work meaningfully in their chosen industry.





For over a decade our team has championed reuse in the built environment, proving that this approach can provide the same impact, personality and profit as new build.

Retrofit

New Practice is a signatory of RetroFirst – a campaign led by Architects Journal to prioritise retrofit over demolition and rebuild.

We believe that the greenest building is the one that already exists, and we prioritise using resources already available to avoid build and burn. We frequently prioritise the use of local supply chains and support education and industry conversations about the climate crisis.

We believe strongly in making the most of a building's rich history and existing structure to create new functional, flexible and accessible community, commercial, creative and cultural spaces for generations to come. Across our projects our key approach has been one of adaptive re-use of existing building elements; we have reused and recycled a wide range of construction materials from two storey steel staircases to lighting fixtures and handrails.



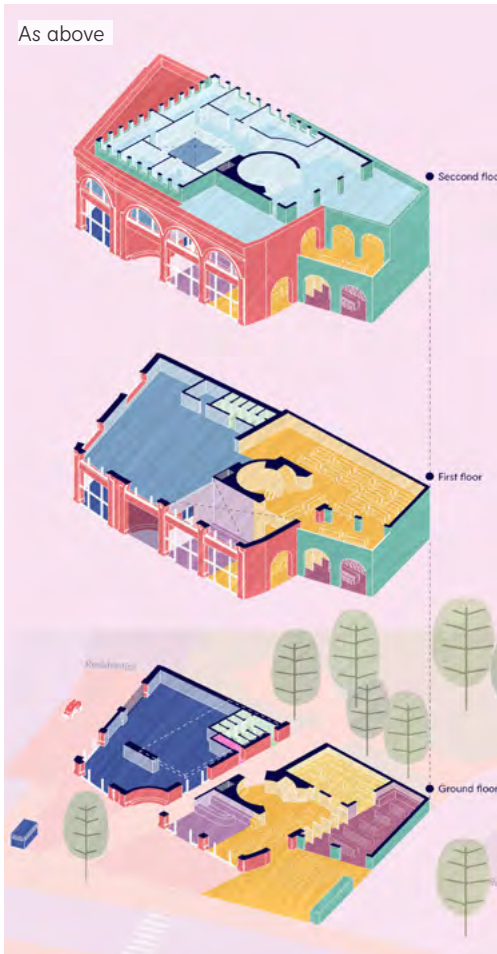
[above] Cumberland Street Station, Glasgow, ongoing

[left] Kinning Park Complex, Glasgow, completed 2022

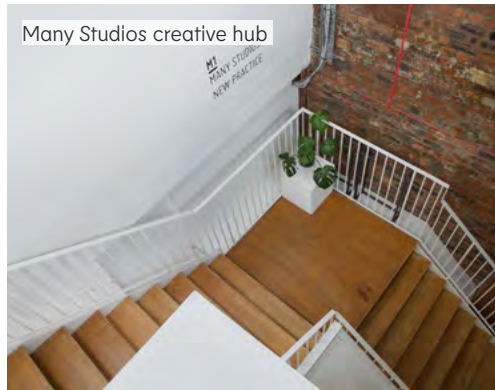
Selected Projects



Transformation of a vacant tube station into a workspace and food hub



As above



Many Studios creative hub

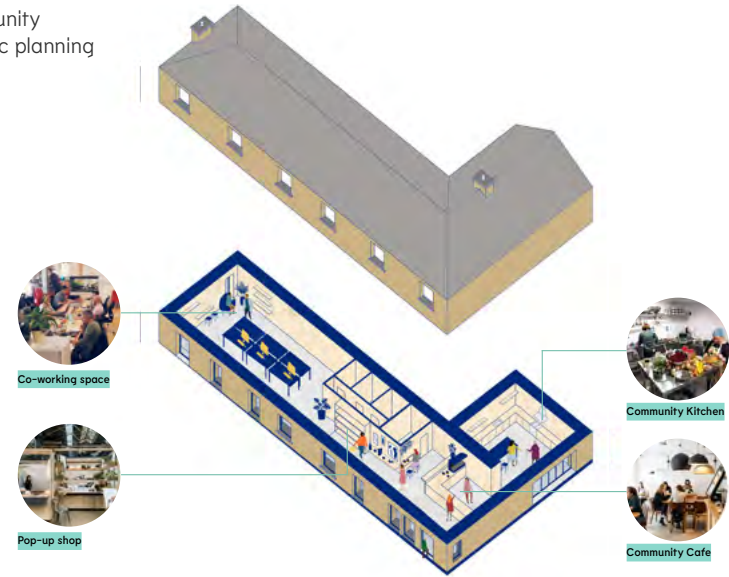


Elderpark co-workspace



Kinning Park Complex

Carlisle Community Re-use strategic planning



Kinning Park Complex



Kinning Park Complex



Kinning Park Complex was nominated for an AJ Retrofit Award in the Health and Community Category, 2023.



Kinning Park Complex

Lead architect to redevelop a run-down Edwardian school building into a community space that is functional, accessible and flexible.

What Through adaptive re-use and internal reorganisation, Kinning Park Complex is now a multi-use community space offering community activities focused on citizenship, creativity and wellbeing – alongside workspace. The design makes the most of the existing building and its heritage while creating a vibrant new visual identity.

Where Glasgow

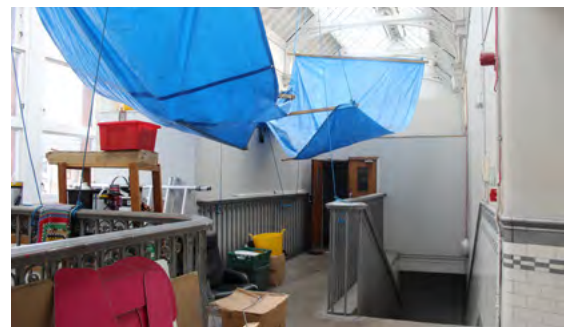
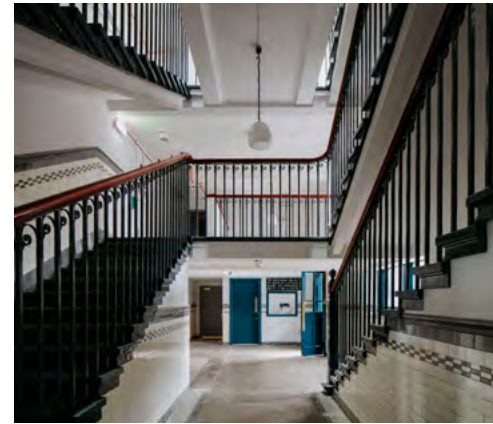
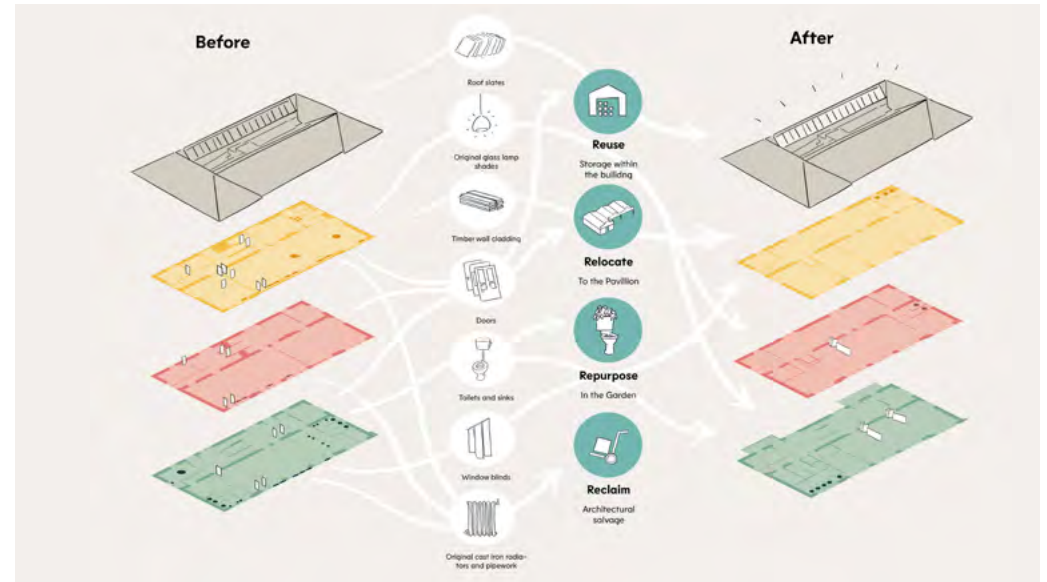
Client Kinning Park Complex CIC

When Completed 2022



[top right] Recycling and Reuse of existing features in the building
 [middle far right] New fencing
 [middle right] Entrance foyer
 [bottom right] Section
 [bottom left] The building was in a significant prior state of disrepair
 [below] Main hall during a pay-what-you-can community meal

The challenge was not only to refurbish the building but also to help support the community's ambition to buy the property, by improving opportunities for income generation.



The revamped interiors are animated by a system of colour-blocking, which helps to ensure the building can be easily navigated by people of all literacy levels.



Cumberland Street Station

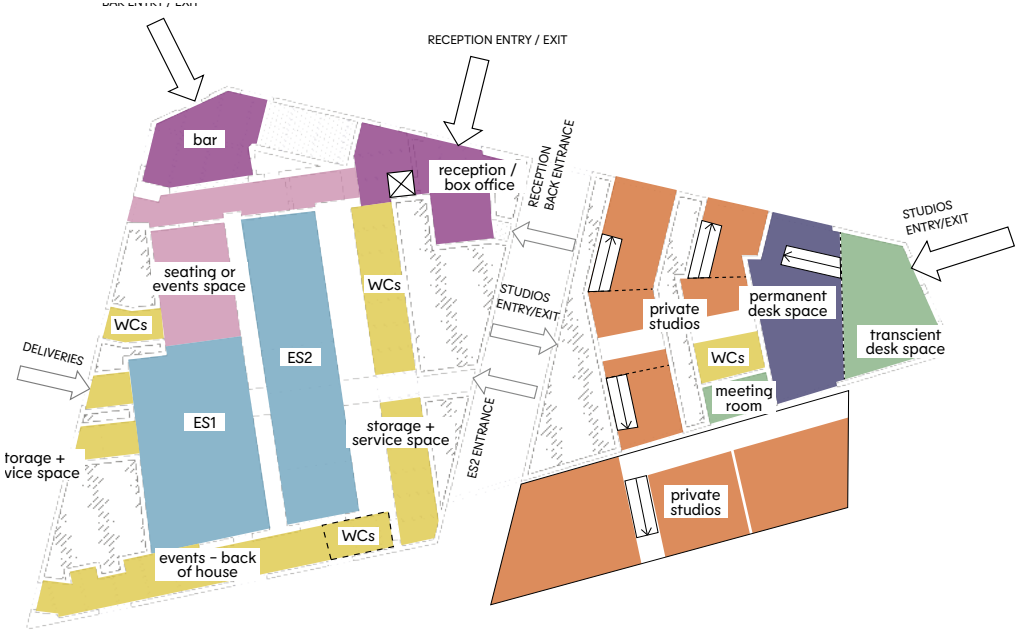
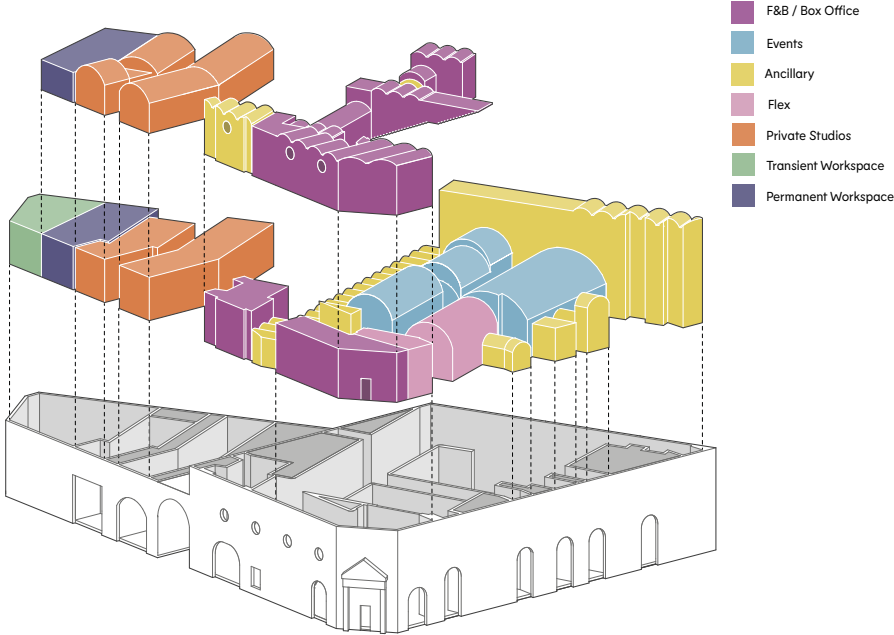
Since 2021 we have been working on a feasibility study for the conversion of a derelict train station into a vibrant new multi-purpose venue.

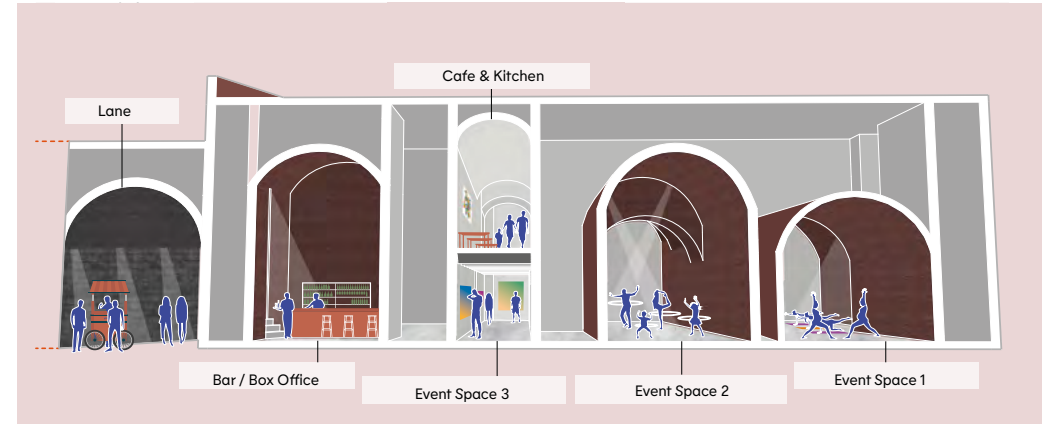
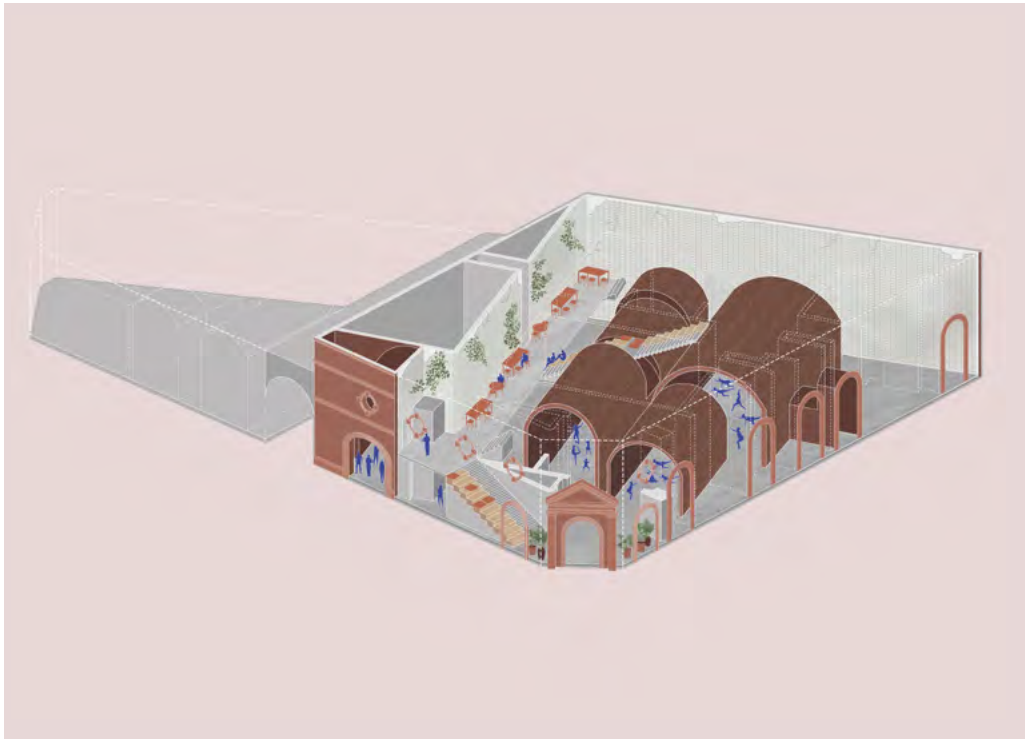
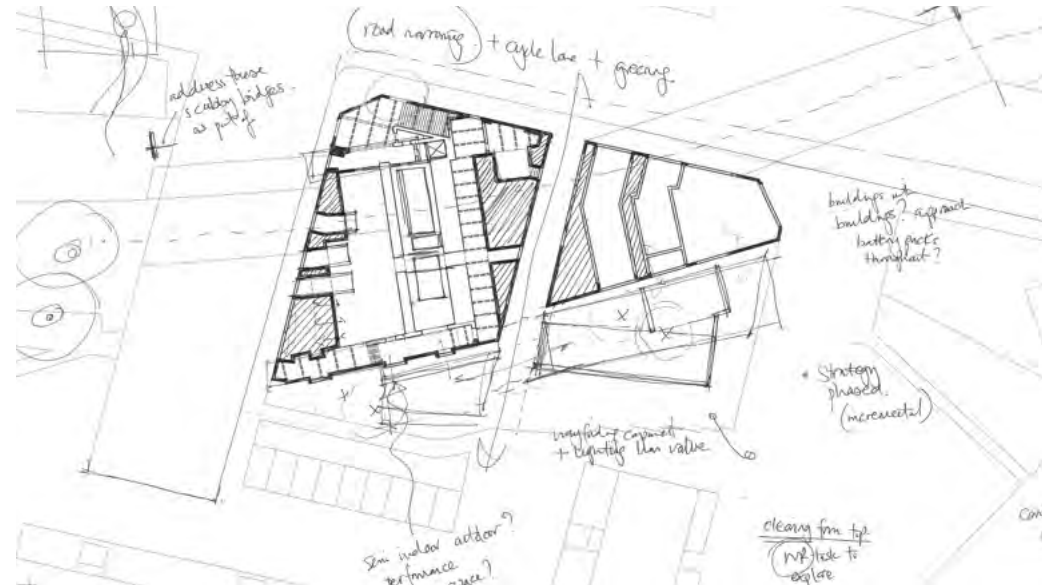
What The adaptive re-use of a former train station in Glasgow's Southside into a new cultural, community and commercial venue – including spaces for events, classes, and artist studios for rent. The Network Rail owned building has laid vacant since 1966 meaning its internal spaces are now in a state of disrepair. The project has been enabled through support provided by the Glasgow City Heritage Trust and the Architectural Heritage Fund.

Where Glasgow

Client Many Studios, CIC

When ongoing





[top left] Existing condition
 [top right] Sketch plans
 [above] Proposed section
 [left] Proposed axonometric
 showing the entrance bar/cafe
 space with the events spaces
 in the archways

The building has the potential to become
 of great importance, once again, to the
 community and the wider city at a time
 in our shared history when creative,
 cultural and entrepreneurial spaces are
 increasingly important.



Many Studios

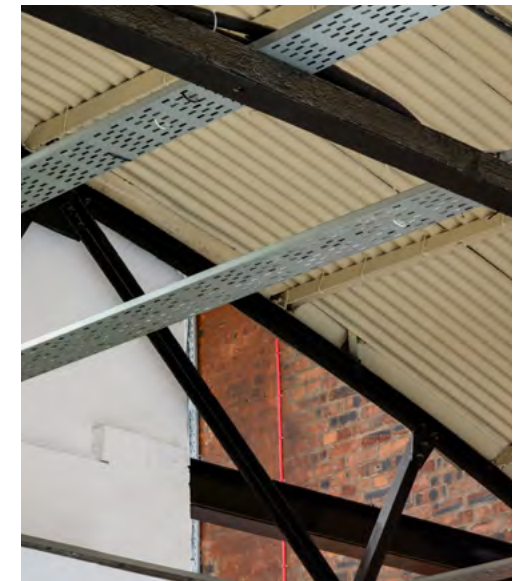
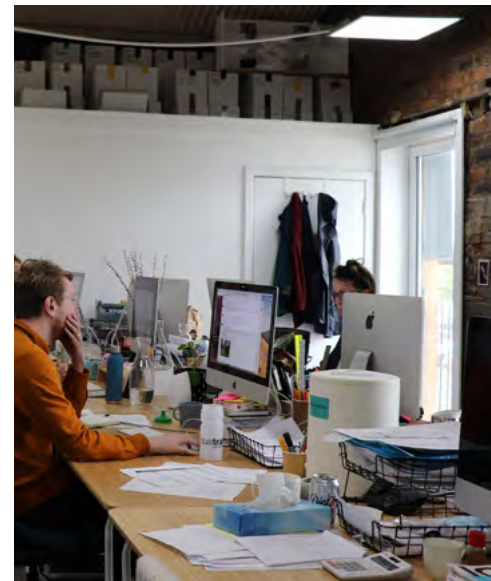
A self-initiated market hall conversion located in the post-industrial East End of Glasgow. Transformed into a cultural hub for creative practice.

What Redevelopment of the abandoned 'Charlie's Market' building in the Barras Market in advance of the 2014 Commonwealth Games with capital development funding provided by the Scottish Government; refurbishing into a creative hub with 40 workspaces, a public gallery, events space, meeting rooms and artist residency facility alongside two commercial shop units.

Where Glasgow

Client Many Studios CIC

When 2013 - 2016





The approach celebrates the industrious heritage of the Barras Market through its visual presentation internally and externally nurturing creativity.



The design of the creative hub was challenging and characterised by the modest project budget available considering the scale of the building and its condition. Resources were invested into making the building weatherproof, warm, serviced and flexible.



[top row] Shared and private workspaces, a market day and circulation space
 [above] Neighbourhood context
 [right] Building condition prior to renovation works
 [far right] Private studios circulation

Selected Clients:

- ↳ Aberdeen City Council
- ↳ Barclays
- ↳ British Council
- ↳ City of Edinburgh Council
- ↳ Creative Scotland
- ↳ Croydon Council
- ↳ Design Council
- ↳ Dumfries & Galloway Council
- ↳ East Renfrewshire Council
- ↳ Ealing Council
- ↳ Elderpark Housing Association
- ↳ Get Living London
- ↳ Glasgow City Council
- ↳ Glasgow Life
- ↳ Grosvenor
- ↳ Historic England
- ↳ Kinning Park Complex
- ↳ Landsec
- ↳ Local Energy Scotland
- ↳ Many Studios CIC
- ↳ Mayor of London
- ↳ Newham Council
- ↳ New Gorbals Housing Association
- ↳ Orkney Islands Council
- ↳ Renfrewshire Council
- ↳ Scottish Canals
- ↳ Scottish Government
- ↳ Scotland's Urban Regeneration Forum
- ↳ Sustrans
- ↳ TEDx Glasgow
- ↳ TOWN
- ↳ Transport for London
- ↳ Waltham Forest Council
- ↳ Watford Council

Selected Awards:

Nominated 2023:

- ↳ AJ RetroFit Awards, Health and Community

Finalists 2022:

- ↳ AJ Awards, Community and Faith Project
- ↳ GIA Awards, Best Small Works Under £250K and Best Leisure & Arts

Finalists 2021:

- ↳ The Pineapples by The Developer, Best in Community Engagement
- ↳ GIA Awards, Best Small Works Under £250K
- ↳ Landscape Institute Awards, Best Partnership

Awards 2020:

- ↳ Archiboo, Best Newcomer
- ↳ Archiboo, Best Digital Workspace



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