

New Practice

Spaces for Communities

Workstream Booklet #3

Meanwhile Use

Retrofit

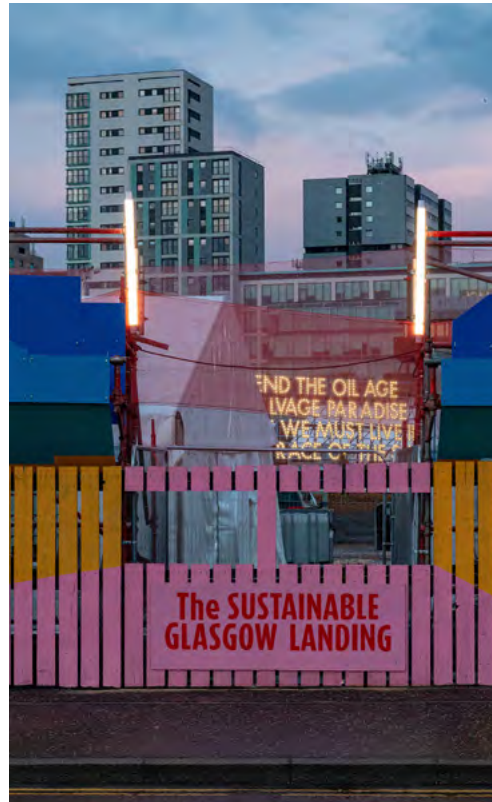
Spaces for Communities

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.



Spaces for Communities

We believe that buildings are a reflection of their communities and that we have a responsibility to create places where the users can be themselves in comfort – a place that allows its users to shape it as they grow and change.

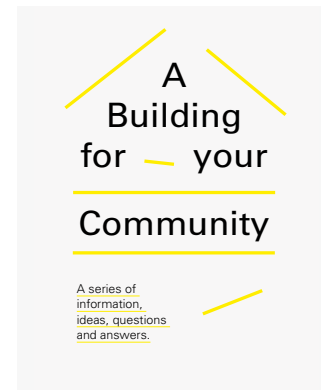
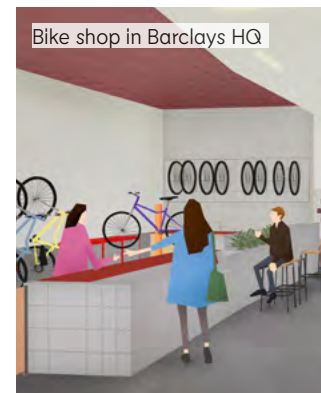
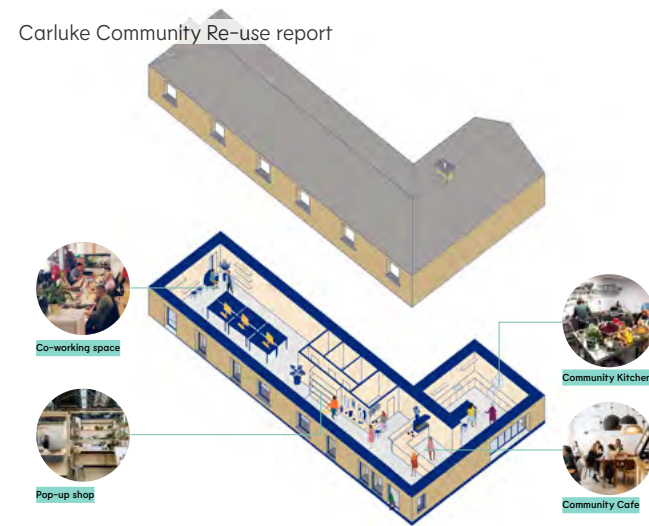
At New Practice we believe that ‘design creates stories and stories create memorable experiences’.

Architecture for us is in the journey that we take with our clients. The client understands their organisation best, they are experts in their building and their needs. What we as architects and designers know is how to turn that knowledge into a functional, flexible and sustainable asset for generations to come. Neither party can do this by themselves.

We are not about architectural ego, but about reaching practical solutions alongside opportunities for craftsmanship and the unexpected. A building can’t function properly without considering drainage and roof valleys and fire escapes, but the success of a community space is dependent on creating connection and joy, and embedding ownership in its users to really achieve its goals.



Selected Projects





[above] Multi-functional hall, [below] Proposals for courtyard growing space and workshop pavilions

Kinning Park Complex

Lead architect for the redevelopment of a run-down Edwardian school building into a new functional, flexible and accessible community space.

What Through adaptive re-use and internal reorganisation, Kinning Park Complex (KPC) is now a multi-use community space offering community activities focused on citizenship, creativity and wellbeing – alongside workspace.

Where Glasgow

Client Kinning Park Complex CIC

When Completed 2022





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.



[left] A pay-what-you-can community meal
 [top right] Workspace
 [right] Entrance space reading 'This Centre remains open due to the efforts of Local People who occupied this building for 24 hours daily for 55 days in 1996.' This sit-in led to the transfer of the building from council to community hands.
 [below] View from the park



KPC has been a centre of community activism since the 1970s. We were sensitive to ensuring that the revamp did not sanitise this rich and abrasive history of activism and community-led dialogues. We elevated the building while keeping it feeling familiar.

Glasgow Dance Spaces

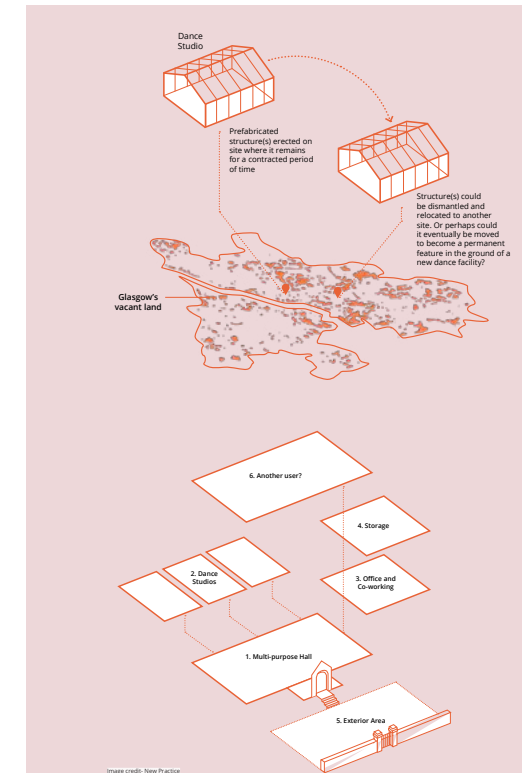
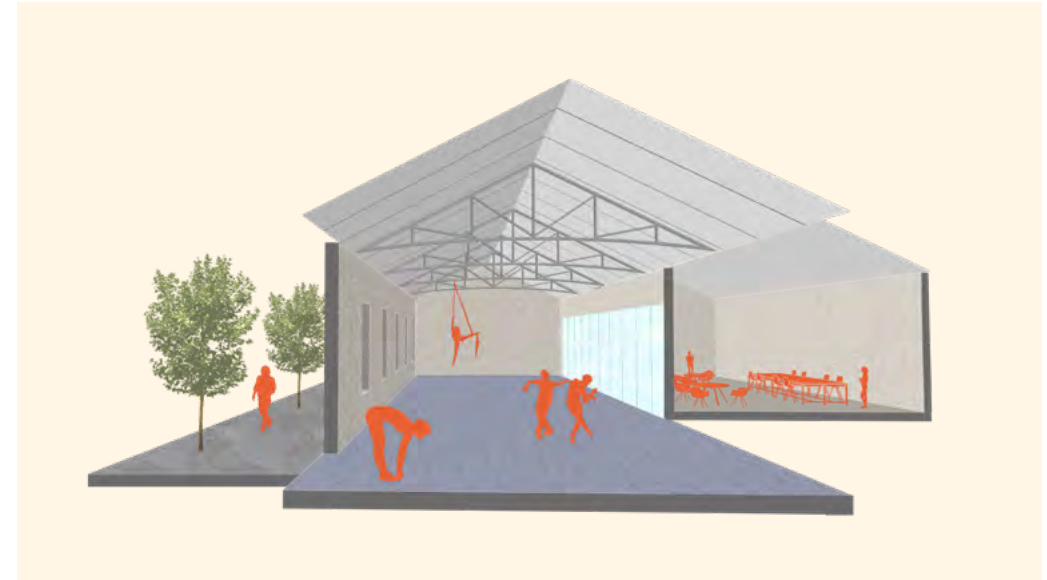
Glasgow wide feasibility study exploring the options for the introduction of new facilities and creative support for dance and movement artists.

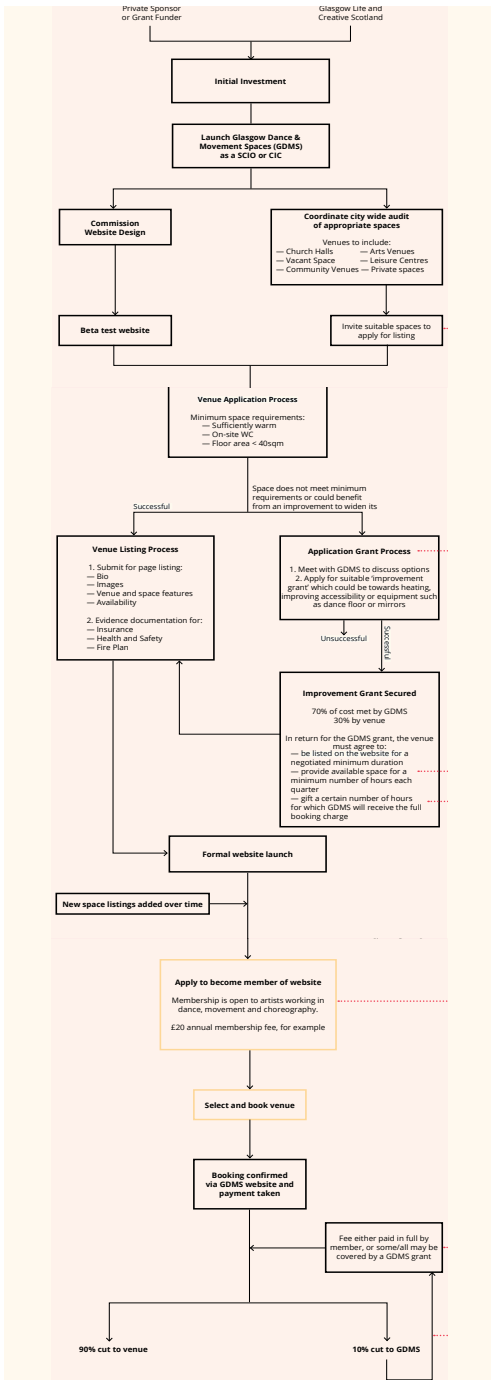
What A detailed options appraisal for the creation of new dedicated dance space(s) in Glasgow. The city has the highest number of dance and movement artists in Scotland, however there is a critical lack of suitable and affordable rehearsal space. Our study identified and assessed the relative merits of a number of options for the development of new/enhanced dance spaces.

Where Glasgow wide

Client Glasgow Life (with Creative Scotland)

When 2019



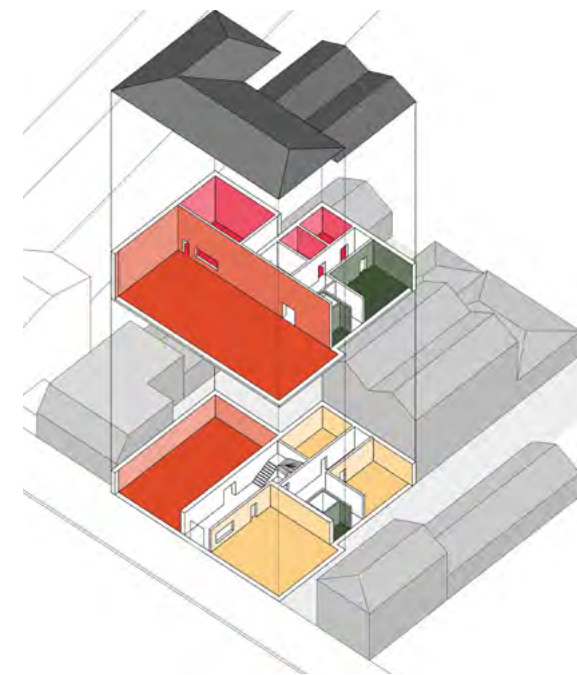
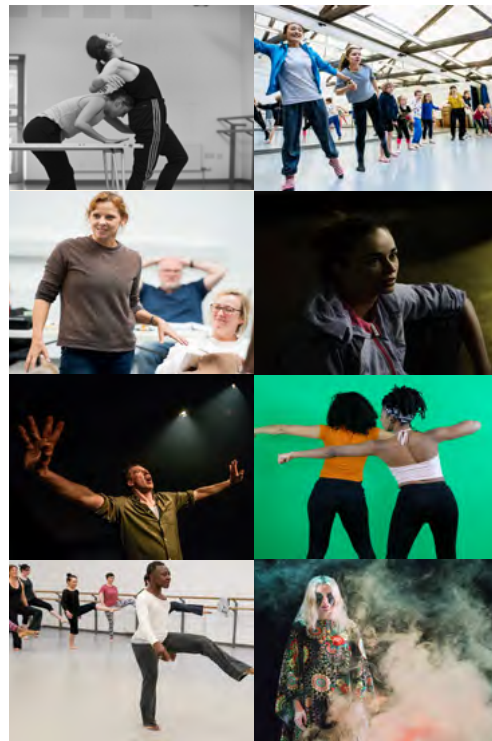


We carried out longform interviews with 6 independent dance artists, 4 key dance organisations, visited 7 key venues and gathered the views of 40 additional artists via an online survey. From this we created a brief for the needs of a dedicated dance space.

[left] Financial and operational modelling

[below] Selection of interviewed artists and organisations

[right] One of three developed proposals, this one exploring the renovation of a vacant council owned property.



The brief was then applied to five different scenario approaches. We created concept designs alongside business modelling. These ranged in scale and required investment - from an AirBnB style platform to a large new dedicated dance facility.

Cumberland Street Station

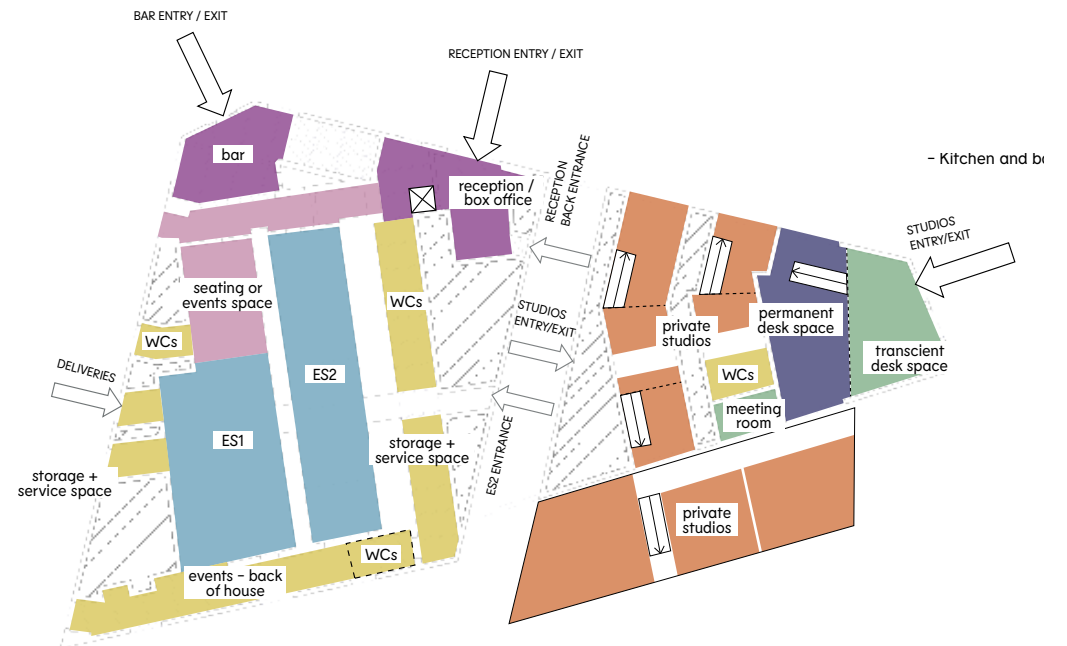
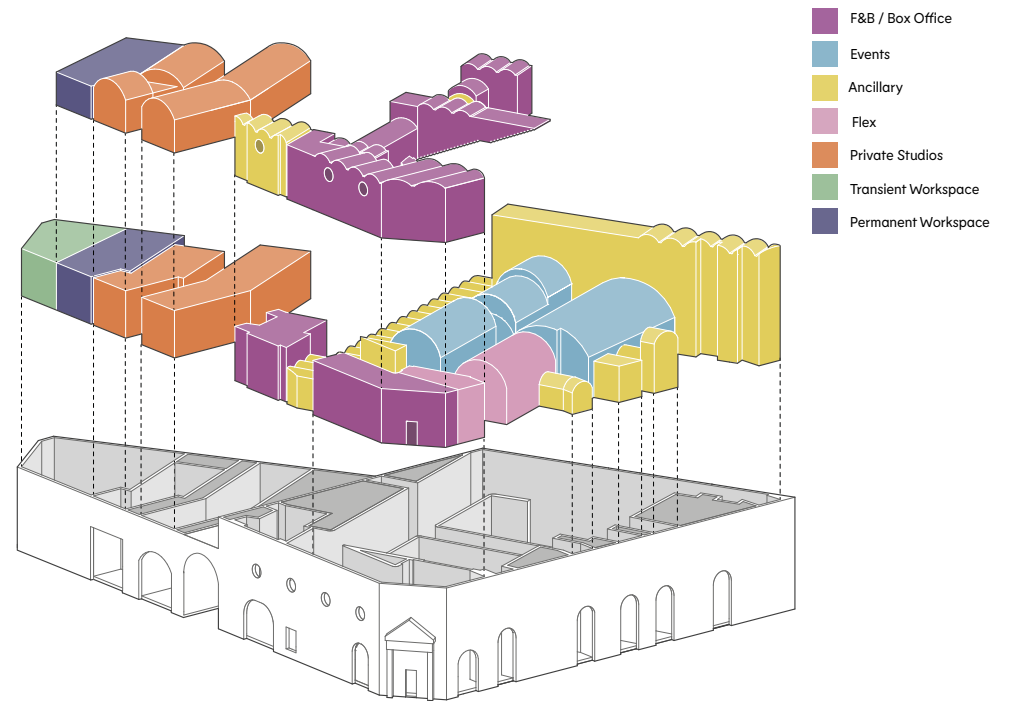
Since 2021 we have been working on a feasibility study for the conversion of a derelict train station into a vibrant new multi-purpose venue.

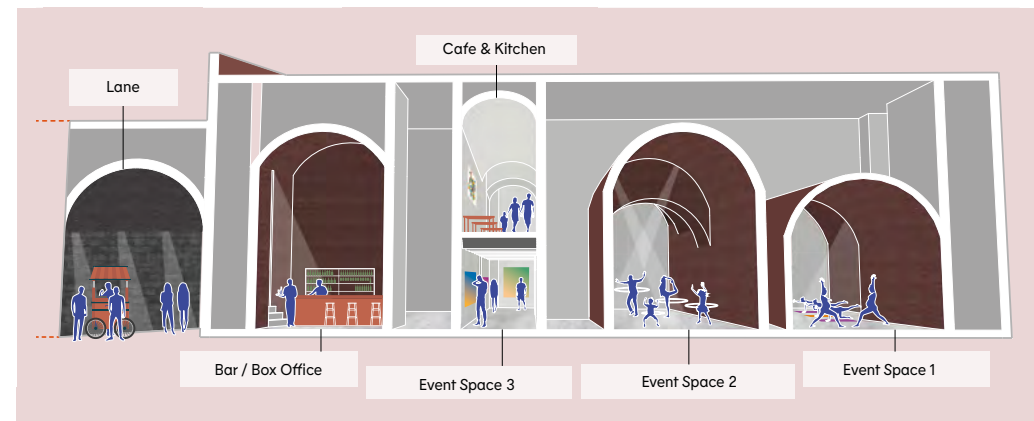
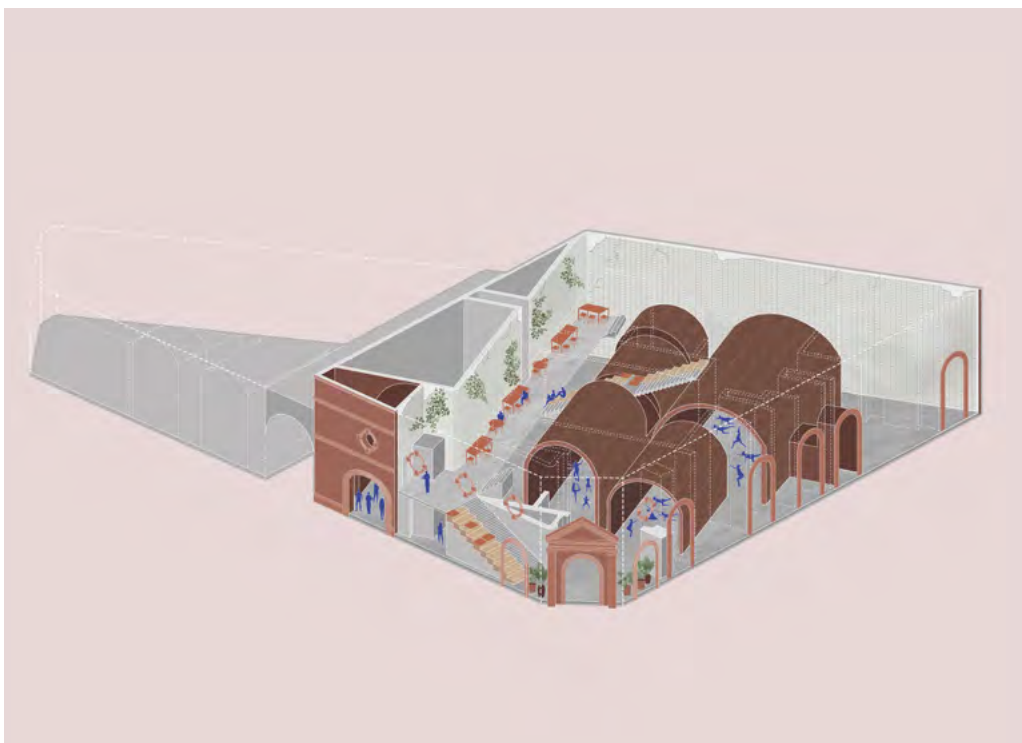
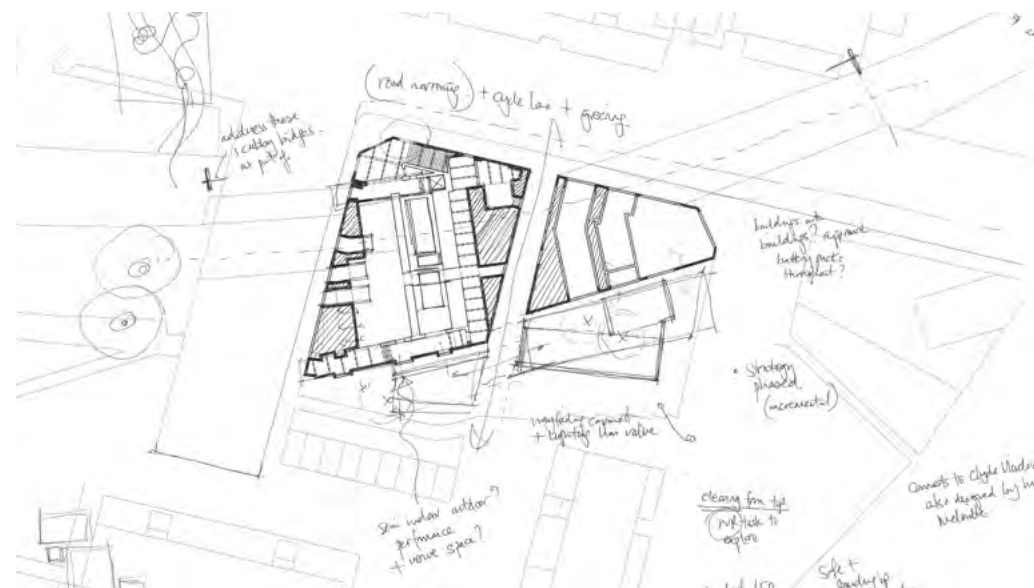
What The adaptive re-use of a former train station (vacant since 1966) into a new cultural, community and commercial venue – including spaces for events and classes, and artist studios for rent. The building is located in an area of significant ongoing regeneration; this project seeks to merge industrious work and presentation space to support emerging forms of creative, environmental and social enterprise.

Where The Gorbals, Glasgow

Client Many Studios, CIC

When Ongoing





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.

[top left] Existing condition
 [top middle] Proposed axonometric showing the entrance bar/cafe space with events spaces in the archways
 [top right] Sketch plans
 [above and left] Drawings showing the performance spaces in the arches.

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



New Practice

6-14 Underwood Street
London, N1 7JQ

0203 978 2575

3 Ross Street
Glasgow, G1 5AR

0141 226 4092