

CASE STUDY

Community focused urban regeneration

A Case Study of The Albus



COMMERCIAL

CLYDE GATEWAY

NEED

The client's overarching aim focused on delivering positive social, economic and environmental change in the Clyde Gateway area. They sought to build on the success of the Commonwealth Games 2014 to assist in the delivery of a long lasting sustainable legacy for the East End of Glasgow by attracting new companies to establish and grow their businesses within the area.

SOLUTION

A bespoke building was developed; The Albus, a concrete frame with exposed services in the ceilings and walls. Working collaboratively with the client and design team meant we were able to optimise material selection and specification on the frame to generate the required savings while maintaining the quality of the finished product.

The Albus is a unique, award winning three storey, seven unit commercial property that has already secured a new tenant ensuring new business is attracted to Clyde Gateway helping to cement the Commonwealth Games 2014 legacy.

CHALLENGE

1. To support the client's lasting sustainable Commonwealth Games 2014 legacy for east end of Glasgow.
2. To deliver local employment and skill development opportunities.
3. Balance aspirational design with time and budget constraints.
4. An embargo was enforced by Glasgow City Council that prevented any roads or pavements being opened during the Commonwealth Games 2014, which included Brook Street where The Albus was located.
5. A key design feature was the quality of finish to the internal concrete structure. All ceiling and wall finishes were omitted, exposing not only the concrete finish but all the internal services within the building.
6. A bespoke Peri System was used to give the quality of finish required via the concrete shutter. The system came with pre-formed holes through which tie bars were inserted. However not all of these holes were required and the architect did not want to plug them up.

“Overall we are very pleased with the finished building and the quality of the workmanship and planning which went into delivering it. The Scape process has worked well for us and allowed us to quickly deliver a unique building for the area through a very responsive and enthusiastic team.”

Douglas Cameron, Project Manager, Clyde Gateway.

“The Albus building is exactly what we were looking for – the perfect blank canvas to not only house our ever growing team, but to showcase our creativity. As the first tenant, we feel right at home here and look forward to being a part of the growing business community.”

Andrew Dobie, Founder, MadeBrave.

TIME

Through the use of The Scape National Major Works Framework, the key milestones were:

- Mar 2013:** Clyde Gateway signed the Access Agreement enabling access to The Scape Framework.
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- Oct 2013:** Enabling works started on site.
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- Oct 2013:** First site visit by Glasgow Kelvin College students.
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- Dec 2013:** Robertson were commissioned to complete the preconstruction works, Project Order signed.
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- Dec 2013:** Robertson held a UCAS application support session with Eastbank Academy students.
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- Jan 2014:** CITB Construction Awareness Workshop at Eastbank Academy for S2 and S4 pupils.
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- Feb 2014:** Robertson were commissioned to complete the construction works, contract signed.
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- Mar 2014:** Robertson was appointed stakeholder of the month by Glasgow Kelvin College.
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- Mar 2014:** Robertson supported students; Street League work placement.
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- Apr 2014:** Robertson supported five work placements for students at Glasgow Kelvin College.
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- Sept 2014:** Successful completion of The Albus, project handover to Clyde Gateway.
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OUTCOME

- A first tenant has been secured; Made Brave a local digital creative agency have made The Albus their new headquarters after a twelve month search for suitable accommodation.
- Strong relationships were developed with Eastbank Academy and Glasgow Kelvin College, supporting students with work placements, site visits, workshops and university applications and interviews.
- A local specialist was employed to create a bespoke drill attachment used to create the perfect conical shaped depression to provide the expressed appearance the architect required.
- A high level of coordination with the design team and installing contractors ensured that all installations were aesthetically pleasing to achieve the monochromatic and minimalist appearance required, whilst also finishing the build on time and budget.
- The project has won numerous awards including a bronze award from the Considerate Constructors Scheme Awards.

PERFORMANCE

- An average Considerate Constructor score of **41.5/50** (Industry average remains at less than 36/50)
- **39%** of budget spend within 10 miles
90% of budget spend within 40 miles
- **65%** of local labour within 10 miles
93% of local labour within 40 miles
- **97%** of waste diverted from landfill

DELIVERED BY

