



# Building Community

Becca Thomas  
New Practice



New Practice is a women and LGBTQ+ led architecture practice based between Glasgow and London. We exist to develop the community, creative and cultural capacity of communities and connect people with the decision making processes that underpin their lived experience.





The SUSTAINABLE  
GLASGOW LANDING

ND THE OIL A  
IVAGE MPA  
WE MUST  
FACE O

GLASGOW ARGYLE HOTEL

Marriott HOTEL







Panelling & Flooring  
CLEARANCE CENTRE 0141 882 7777

TRADER'S BRACKS



GOVAN PARISH

SCHOOL BOARD

Bottom Up





# SIT IN by Local People

No Cuts



I NEED A SAFE PLACE TO PLAY



Kinning Park After School CARE

JUNIOR Football

MOTHER & Toddler Group

Sharing socially engaged practice

Putting People and Planet at the centre

Build diversity & strengthen gender equality

through skill sharing

Fight the patriarchy



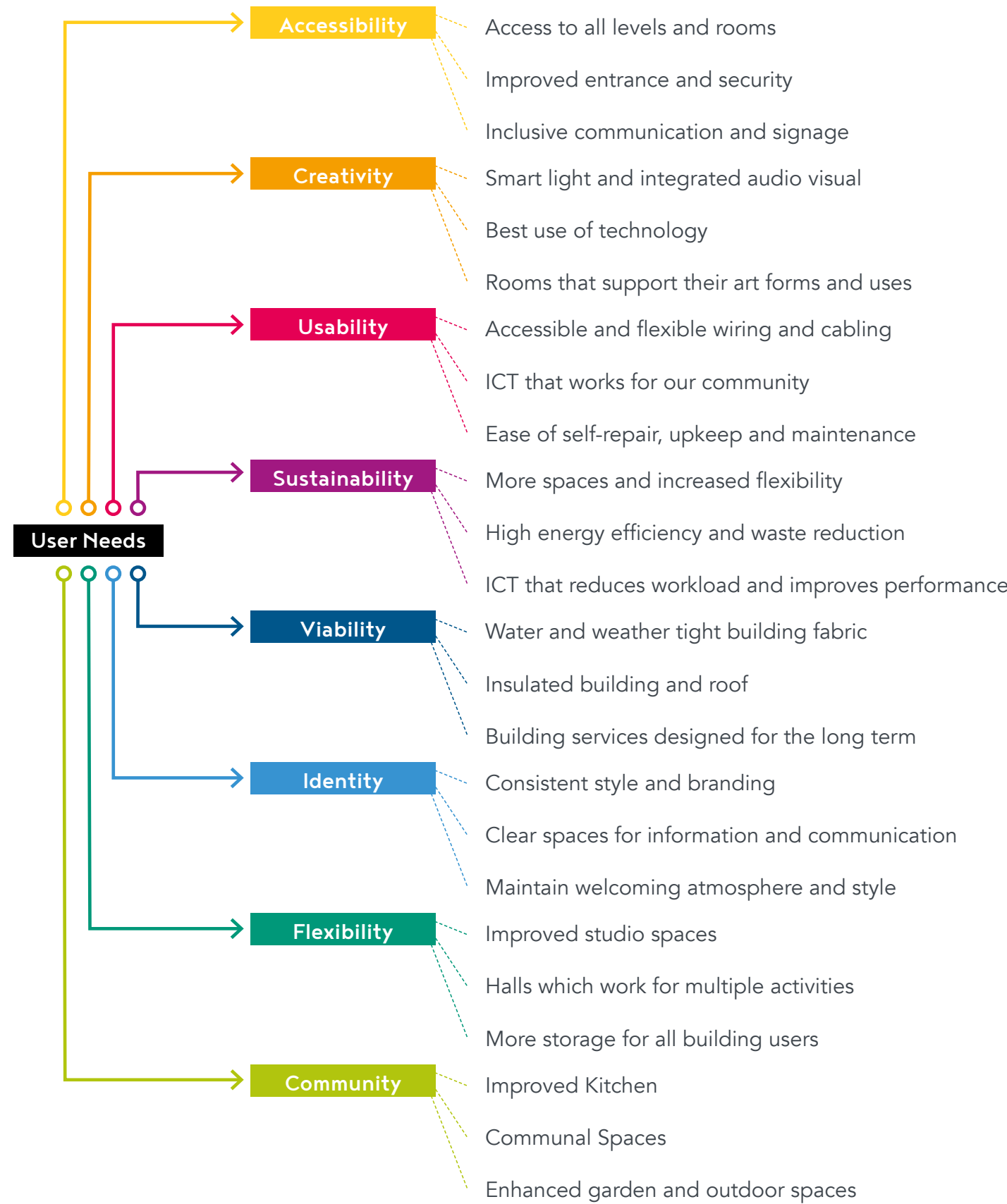
# KINNING PARK COMPLEX

●Classes ●Events ●Studios ●Community Projects



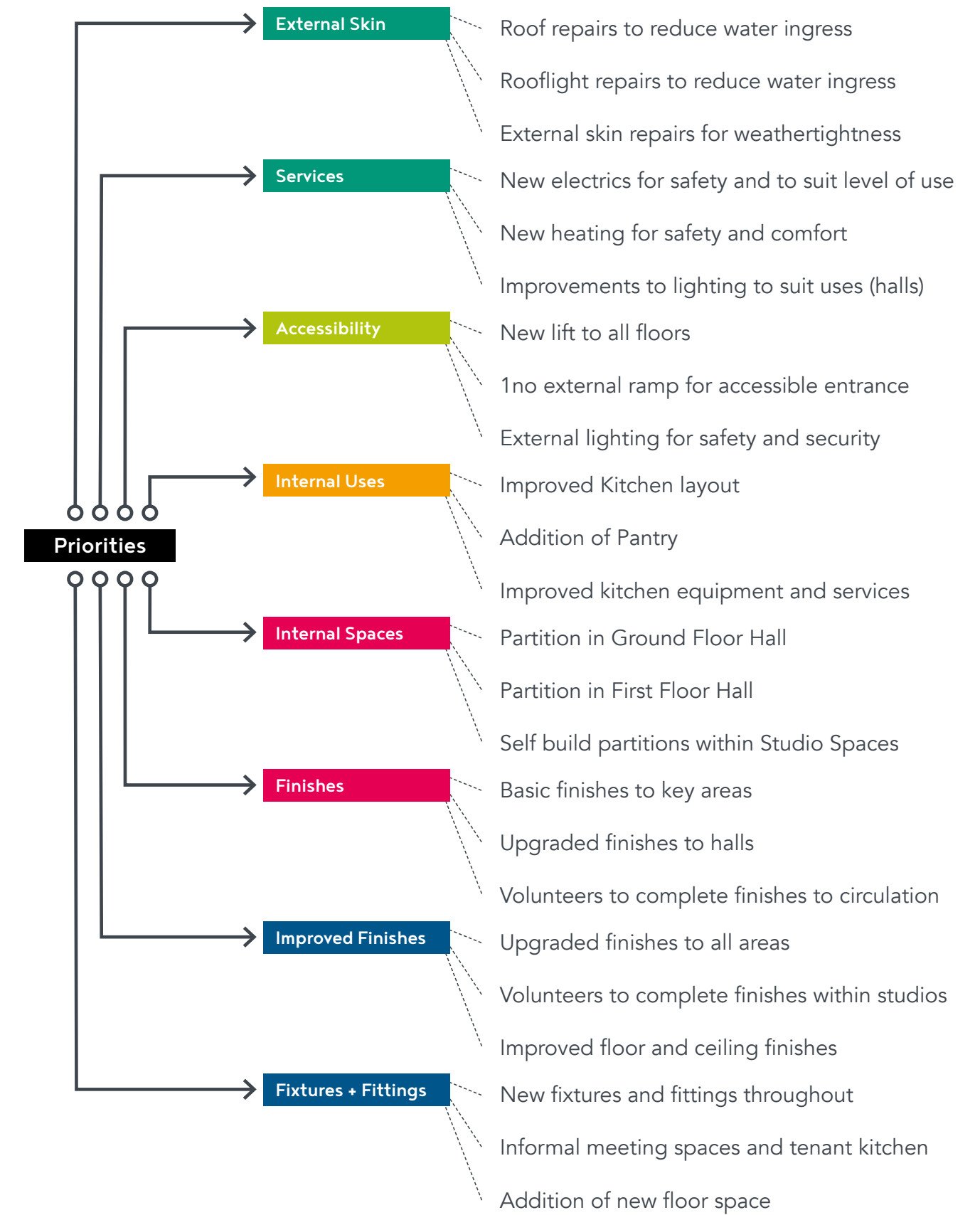
# 1.2 Needs & Objectives

Staff and users prepared a brief which responded to their needs and wants for KPC. A redevelopment should address the aspirations of a viable, sustainable, accessible, useable, flexible, community building designed for the long term.



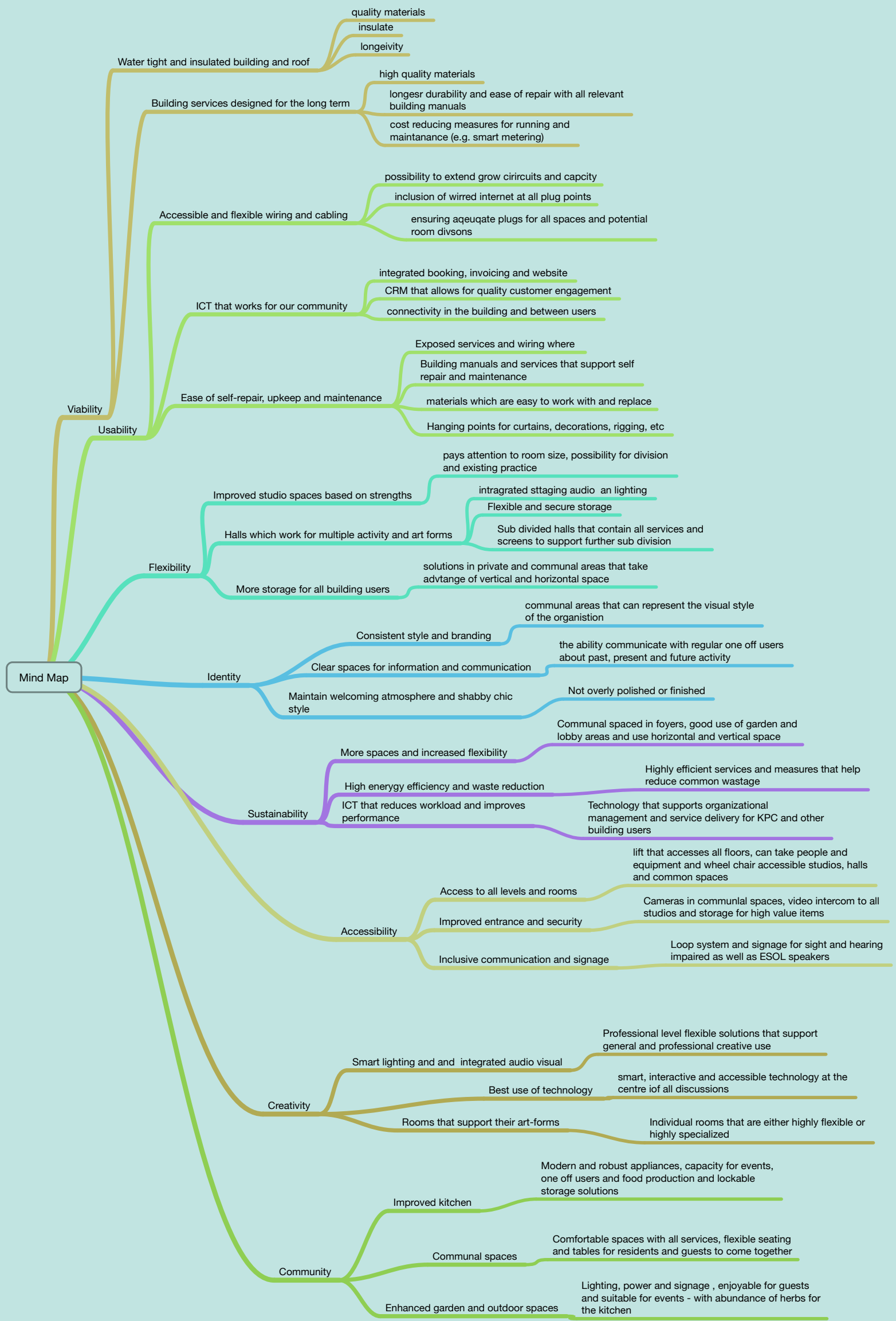
# Understanding Priorities

This is supported by the understanding of priorities diagram which explores the redevelopment objectives against physical improvements.



Priority Level:

- 1
- 1
- 1
- 1
- 1
- 4
- 1
- 1
- 2
- 2
- 2
- 2
- 3
- 4
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- 4
- 4





Making the most of the building's heritage and existing structure - creating functional, flexible and accessible community and creative workspace across all three storeys.



WELCOME  
TODAY'S MENU  
cakes  
blueberry  
orange (approx.)



25 YEARS OF  
COMMUNITY ACTION  
KINNING PARK COMPLEX  
ALL WELCOME

Be a MEMBER  
of the  
Kinning Park  
Complex

KINNING  
PARK  
COMPLEX

KINNING  
PARK  
COMPLEX

KINNING  
PARK  
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KINNING  
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COMPLEX



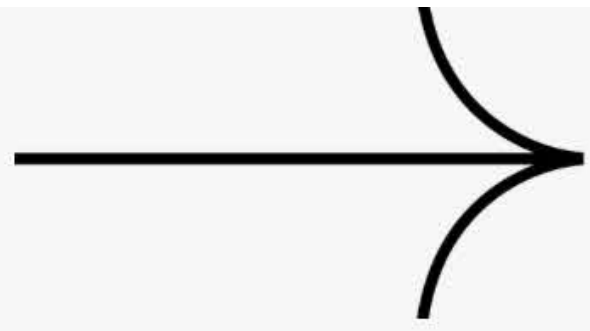
SAVE THE PLANET  
HEAR OUR ECHO

Peavey





“taking a step back and trusting others, engagement with the client and users is key – and does not diminish the design intent and outcome...  
... taking others with you on the journey is the work of being an architect”



The series is designed for community members, groups and organisations looking to learn how to best approach the transformation and improvement of community-led spaces, buildings and other assets.



A Building for your Community provides useful guides to the basics for anyone looking to learn how to best approach the transformation and improvement of community buildings.

At [New Practice](#) we are passionate about supporting community-led development and we have a number of free to access documents, resources and tools available for community groups and curious individuals looking to explore this topic further.

The series has grown from a newsletter and live-streamed conversations in 2020 into a collection of resources across a number of topics. Thank you all our collaborators and contributors:

~ [Buro Happold](#) ~ [Community Ownership Support Service](#) ~ [chambersmcmillan Architects](#) ~ [Dementia Services Development Centre](#) ~ [Development Trusts Association Scotland](#) ~ [Glasgow Disability Alliance](#) ~ [Kinning Park Complex SCIO](#) ~ [Many Studios CIC](#) ~

The current collection includes content on community-led development and making accessible places. All resources can be accessed for free by anyone with an intersection in the transformation of places by, with, and for communities.

A Building for your Community



Shared

Learning

# A Building for your Community

A series of information, ideas, questions and answers.

## Information, ideas, questions and answers about community-led built asset development

1. Introduction p.1
2. Where's the money? p.7
3. Do you speak architect? p.16
4. From community to client p.27

email  
[becca@new-practice.co.uk](mailto:becca@new-practice.co.uk)  
 if you have any questions

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### Do you speak architect?

Let's get started thinking about briefing and learning how to decipher the world of architecture and its jargon. This section aims to demystify some of the language that architects use - equipping you with some of the language required to confidently communicate with a design team, and to use when building a brief for your community building.

In this section we are joined by Kinning Park Complex (KPC) who are contributing to give an insight into the creation of a relationship between our teams.



Following on from any feasibility study there is the option to continue to develop the ideas explored, with the same architect and design team, or with a new team, through Work Stages 3-7

- Stage 3, Spatial Coordination  
 Following the sign off of concept design and agreement on which approach to take, the team will develop one design proposal which meets the brief. During this stage the design team will submit proposals for Planning Approval.

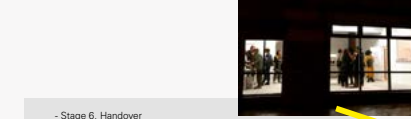
- Stage 4, Technical Design  
 During this stage the design team will add detail and technical information to their drawings. They will also submit the proposals to Building Control to get a Building Warrant. In Scotland, it is legal to start Stage 5 without this. The warrant process is defined in England, Wales and NI, Ireland.

**Building Warrant** - permission from the building control department of your local authority that the building procedure are safe and meet the Building Standards. In Scotland, this is a requirement before work on site begins and will be needed by your contractor. Approval can take anywhere from 12-16 weeks following submission. In NI, this may be expedited during Stage 5 with prior approval provided for a Building Control Officer who may work for a private company.

**Pre-occupation** - this generally refers to the process of finding and agreeing a contract with a Contractor to deliver the building work. Your Architect and Quantity Surveyor should support you in this task.

- Stage 5, Manufacturing and Construction  
 Depending on the scale of your project this might be a few months, or over a year. During this time the contractor will undertake the work designed by the team. If there are any changes - due to new information, or required design changes from the client - then these will require your sign off and may be additional costs.

**Design & Build Contract** - recommended for simple new build construction, and the contractor is likely to be involved at a much earlier stage. The architect and design team may work for you from Stage 3-5, after this point they will work for the contractor. This route is said to be best for maintaining cost control. It may produce lower quality buildings as contractors will benefit from cost cutting.



**Traditional Contract** - the architect and design team work for you from Stage 3-5. Their contract manages the building on the site using your behalf throughout the project. This is recommended if your building includes historical elements or is a challenging build. This route is said to be best for maintaining quality and control, if there are numerous variations costs may rise.

- Stage 6, Handover  
 At this point the building will be handed back to the community. This will include an inspection at the end of the construction to identify any work still outstanding. The contractor has 12 months to complete the work.

- Stage 7, In Use  
 Should include some form of PostOccupancy Evaluation with your input. How does the building work for you?



### From community to client

This is the final section - however this doesn't have to be goodbye! We'd love to hear from you and keep the conversation going.

For our final section we are going to be looking at our project with Kinning Park Complex (KPC) who are contributing to give further insight into their experience as a community client.



### From community to client

- by Kinning Park Complex

Spend the time at the start really understanding what you want. Departing in the wrong direction will take you very much off course. Changing what you want half way along the road will be expensive. It will cost you time, energy and money. Much more than it would if you had prepared more adequately beforehand.

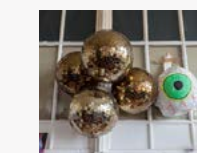
You will have to tread a fine balance between compromise and sticking to your guns.

Sometimes your architect is going to tell you things that you don't want to hear, sometimes they are going to tell you things you shouldn't listen to. One of your biggest challenges will be figuring out which is which. They don't know your business, they don't know your building, they don't fully understand your aspirations, you need to know them inside out.

You don't know how to build a safe building, you don't know how what creates usable, enjoyable space, they do. They also know more about what the opportunity cost of the choices you make are. They should tell you of course you can have X, but you need to understand that such a choice will cost Y.

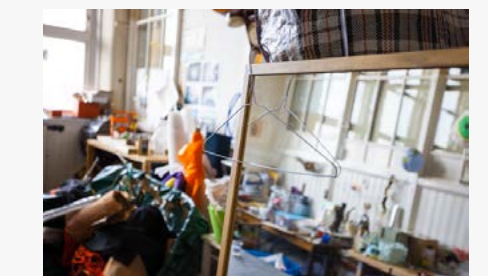
Try to speak to each other in questions, not statements. Try to avoid saying "I want this and I don't care" rather ask the question "If I do this, what is the implication?" Unless of course it is something that you are not willing to compromise on; Accessibility, ability to generate revenue, your organisational values, you will know where your red lines are.

The bottom line is always important. It's essential that you start with a robust budget and the skills on the Board to oversee its preparation. Review this regularly as the project progresses from application, through design and onto the construction stages. Challenge yourselves and the project team on any changes that creep in. They always do.



Lastly make sure you have the best Project Team that you can before you start. Find Board members that have been through the process before. Find a Project Manager that you trust to help you deliver your project. Trust your architects, but give them clear instruction. This will be vital. And always have a small pot of money that you don't intend to spend.

There will be something that comes up along the way.



Something that goes wrong with the build, a cost higher than predicted, a survey that no one told you about, legal bills that are higher than expected (usually because you had to deal with a Local Authority legal team).

You never know what's around the corner during your project. It could even be a global pandemic...

# Resources

A Building for Your Community is a collection of [free to access documents, resources and tools](#) available for community groups and curious individuals looking to explore further. These are useful guides to the basics for anyone looking to learn how to best approach the transformation and improvement of community buildings.



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Volume 1 - Community-led  
Development in Scotland



[Read Volume 1](#)

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Volume 2 - Making Accessible Places



[Read Volume 2](#)

Planned resources coming soon

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Building Places with Young People



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Community-led Development in  
England & Wales





Thank you



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