

FUSE CAFE – GREENFIELD COMMUNITY HUB FEASIBILITY REPORT

**For:
Fuse Youth Cafe**

January 2023



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Introduction

Background

- 1.1 Fuse Youth Café Glasgow (Fuse) is a charity working in the east end of Glasgow providing a variety of services to young people in the area. The area has a high level of deprivation and young people face many of the risks and challenges associated with that. Fuse offers a safe environment for young people with a café, gig space, annex and internet access. Activities, including formal and informal learning, are offered, with content often developed by the young people.
- 1.2 In the Autumn of 2022 Fuse commissioned Insight Collective to explore the potential for a community hub in the Greenfield area of Glasgow's East End, specifically on the site of a former tennis court in Greenfield Recreation Park. Greenfield is a neighbourhood in the east end of Glasgow, north of the River Clyde. The estate was built on the grounds of Greenfield House which was demolished in the 1960s.
- 1.3 It is an area with high levels of family housing but no dedicated youth provision. In August 2022 Fuse obtained funding from the East Centre Area Partnership and commissioned Insight Collective, a social and economic development consultancy along with Bruce Newland, Director and Architect of his own firm, Kraft Architecture + Energy to explore the initial feasibility of a temporary facility for young person and general community activity in the Greenfield community. The research would determine:
 - whether a modular (or some other form of temporary structure) is feasible on the site
 - what the indicative costs would be for such a structure
 - what a home for Fuse style activities might look like (assisting with subsequent community engagement)
 - what issues Fuse might need to address e.g. planning consents
 - an indication of the level of support for the development from other local partners and services
 - the views and perspectives of other services on how the space might be utilised.

Methodology

1.4 A methodology was agreed. This included:

- an inception meeting with Fuse to understand the background and expectations and identify information sources and a visit to the proposed site
- a desktop review of reports and research into need and demand for youth provision in the Greenfield area
- desktop research by Bruce Newland to prepare costings for the modular building and telephone discussions with those in the construction industry
- a series of up to eight telephone based discussions with a range of local services and organisations
- a focus group carried out by Fuse with Thorntree Primary P7s
- a visit to Woodlands Community Development Trust in west end Glasgow which operates its own modular hub facility
- a short draft and final report detailing:
 - a description of the proposed project
 - an account of the design potential, costs, options and implications
 - an assessment of need and demand
 - an account of partner and stakeholder views
 - conclusions, recommendations and next steps.

Report Structure

1.5 The work will result in a short report detailing findings and making recommendations on future direction. The remainder of this Final Report is structured as follows:

- Section 2: a description of the Greenfield community information sources and what that tells us about local needs
- Section 3: an account of the local consultations and the results of the architects exploration of the site, construction options and outline costings
- Section 4: contains conclusions, recommendations and next steps:

1.6 Appendix 'A' contains the full report write up Kraft Architecture + Energy. The results of the Duror Street Utilities Search and full size drawings and diagrams associated with the architect's report have been sent to the client as separate attachments because of the size of the files.

Greenfield Community

Community

Context

- 2.1 Greenfield is a neighbourhood in the east end of Glasgow located south of Cranhill, north of Shettleston, east of Carntyne and west of Springboig and Budhill. The estate was built on the grounds of Greenfield House which was demolished to make way for the new scheme which was built in the 1960s.
- 2.2 The area is also home to Greenfield Football Centre, used for amateur games, and a public park. Housing in the area is in the form of terraced housing, tenements and maisonettes. There are also some prefab houses surviving from the 1940s. Greenfield was one of the areas particularly affected by the 2002 Glasgow floods.

Population

- 2.3 Mid year estimates for the datazones most closely corresponding to the Greenfield community in 2020 suggest a population of 5,301 (Table 2.1). There were 771 people under the age of 14 at that time and 1,096 people aged over the age of 65 (21.5% of the population), slightly above the Scottish average of 19.3%

Table 2.1: Greenfield Population, Mid-Year (ONS) 2020

Total Population	Aged 0-15	Working age population	Aged 65+	Dependency ratio
5,103	771	3,236	1,096	0.58
47.4% male; 52.6% female	15.1% (Scotland average = 16.8%)	63.4% (Scotland average = 63.9%)	21.5% (Scotland average = 19.3%)	Scotland average = 0.56

Employment

- 2.4 Universal Credit Data provided by the Department of Work and Pensions for August 2022 shows that 140 people were on Unemployment Benefit and 419 on Incapacity Benefit (Table 2.2). Youth unemployment was 25 (of those aged 18 to 24), 7.1% of the population compared to a Scottish average of 4.3% (although it should be noted that the Greenfield numbers are small and percentages liable to fluctuation).

Table 2.2: Greenfield Unemployment Data (DWP)

Unemployment Benefit (JSA and UC) claimants (Aug-22)	Youth unemployment (JSA/UC) claimants aged 18-24 (Aug-22)	Older unemployed (JSA/UC) claimants aged 50+ (Aug-22)
140	25	35
4.3% (Scotland average = 3.3%)	7.1% (Scotland average = 4.3%)	1.5% (Scotland average = 1.2%)
Male unemployment claimants (JSA and UC) (Aug-22)	Female unemployment claimants (JSA and UC) (Aug-22)	Incapacity benefits claimants (Feb-22)
95	45	419
6.0% (Scotland average = 4.1%)	2.7% (Scotland average = 2.5%)	12.9% (Scotland average = 5.7%)

- 2.5 Exploring the Universal Credit data highlights some particular challenges for the Greenfield Community, although again the small numbers should be noted when comparisons with the Scottish average are made (Table 2.3). Greenfield has a higher proportion of households in receipt of Universal Credit containing household members who have regular and substantial caring responsibilities of at least 35 hours per week, 70 (or 2.7% compared the Scottish average of 1.6%).

Table 2.3: Greenfield Unemployment Data (DWP)

UC households: Carer Entitlement (May-22)	UC households: Child Entitlement (May-22)	UC households: Disabled Child Entitlement (May-22)
70	170	19
2.7% (Scotland average = 1.6%)	6.6% (Scotland average = 6.3%)	0.7% (Scotland average = 0.6%)
UC households: Housing Entitlement, Private (May-22)	UC households: Housing Entitlement, Social (May-22)	UC households: Single, dependent children (May-22)
71	235	144
2.8% (Scotland average = 2.8%)	9.1% (Scotland average = 7.7%)	5.6% (Scotland average = 4.8%)

- 2.6 There are also 170 claimants with a child element of Universal Credit (6.6% compared to Scottish average of 6.3%) and 144 households on Universal Credit with dependent children (5.6% compared to the Scottish average of 4.8%). These figures would suggest that in the Greenfield area there are pockets of high levels of need which a service like those proposed by Fuse could address.

Deprivation

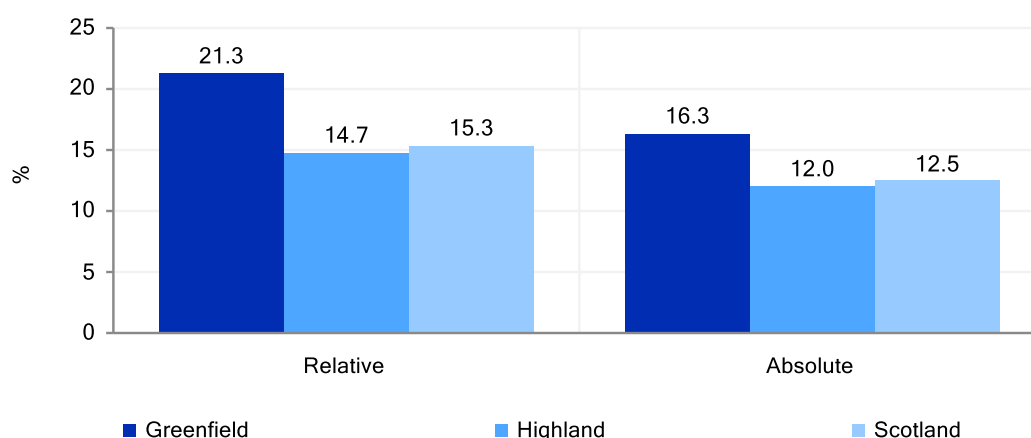
- 2.7 Two thirds of the Greenfield population live in the most deprived 20% of households in Scotland based on the Scottish Index of Multiple Deprivation, above the Scottish average of 19.5% (Table 3.4). This is evident across a range of ‘domains’ where inequalities are evident in terms of income and employment, education, health and housing outcomes with the exception of crime where experience of reported crime is lower than the Scottish average (although it must be noted that the lower numbers make percentage comparisons less robust and the reporting of crime is different from actual experience).

Table 3.4: Greenfield Deprivation (SIMD Data 2020)

Number of people in Greenfield living in the most deprived 20% of areas of Scotland by Scottish Index of Multiple Deprivation (SIMD) 2020 domain			
Scottish Index of Multiple Deprivation	Income domain	Employment domain	Education domain
3,421	3,421	3,421	2,425
66.3% (Scotland average = 19.5%)	66.3% (Scotland average = 19.4%)	105.6% (Scotland average = 30.2%)	47.0% (Scotland average = 19.5%)
Health domain	Geographic Access to Services domain	Housing domain	Crime domain
3,421	0	4,238	693
66.3% (Scotland average = 19.6%)	-	82.1% (Scotland average = 20.9%)	13.4% (Scotland average = 20.0%)

- 2.8 Deprivation affects the life opportunities of younger people. Greenfield has higher levels of ‘relative’ (21.3%) and ‘absolute’ (16.3%) child poverty than in the rest of Scotland. Relative low income is defined as a family in low income before housing costs. There is a case for additional services in the community.

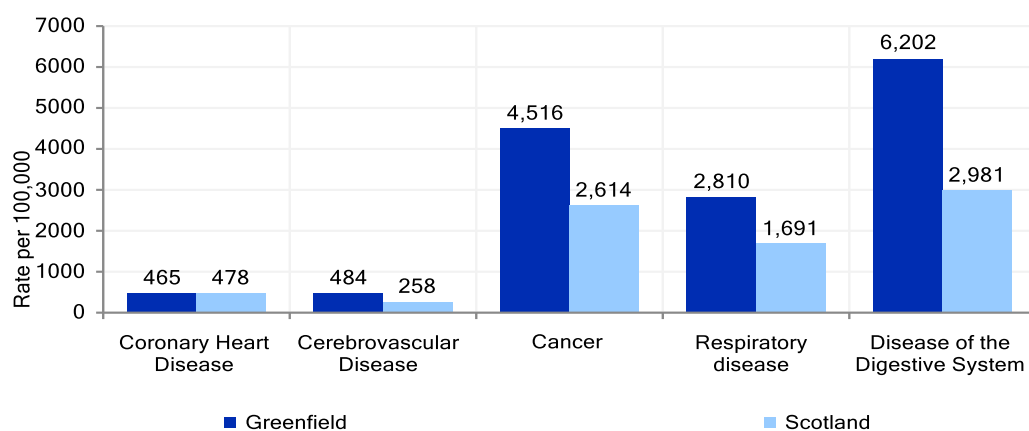
Table 3.5: Children Living in Low Income Families (DWP 2020)



Health Outcomes

- 2.9 The numbers are too small to be robust and the data is not recent (2012) but health data for Greenfield suggests that the community experiences poorer health outcomes than would be expected of the Scottish average for cancer, respiratory and digestive diseases (Table 3.7). Figures are presented as rates per 100,000 population.

Table 3.7: Hospital Admissions (ISD Scotland Secondary Care Team)



Local Research

- 2.10 Other research has been undertaken locally which helps to develop the picture of Greenfield and the needs and priorities of the community. Greenfield sits within the Springboig and Barlanark Thriving Place area, one of ten across Glasgow. Thriving Places was introduced in Springboig and Barlanark in 2017 to help improve the quality of life of people who live and work in the area.
- 2.11 During and following the pandemic the Thriving Places Co-ordinator for Springboig and Barlanark, supported by Glasgow Kelvin College, carried out research into community perceptions, including a survey of Greenfield in May 2022. Some of the more frequently made included:
- an outdoor gym, basketball court, climbing wall
 - a sensory garden, more inclusive play facilities
 - improved park maintenance, less rubbish and glass
 - a planted area with benches and bushes and facilities for communal events e.g. a BBQ and picnic area.

2.12 Another helpful piece of research into the Greenfield community, was undertaken by a second year Community Education Student from Glasgow University during 2020/21 on behalf of Fuse. The respondents were the parents, or guardians of young people aged 17 and below living in Greenfield. Sixty one of 105 respondents were parents or guardians that had used Fuse services in the summer programme in 2021.

2.13 Parents and guardians in the survey were asked to identify what they saw as priorities for families in Greenfield. More facilities for young people (95%) was identified as a priority (Table 3.8). The pressures associated with social media and mental health were also significant concerns, both issues that Fuse has a strong interest and track record in addressing.

Table 3.8: Priorities for Parents

Issue	Percentage
Lack of facilities for young people	95%
Pressures of 24-hour social media	34%
Poor mental health	25%
Lack of job opportunities	22%
Negative stereotyping	18%
Lack of transport	11%

2.14 The Parents and guardians were also asked if their child would attend a local club/facility if it was available in Greenfield and 98% said they would. Participants were also asked what type of activities their children currently attended. A total of 72% of the children represented attend clubs/activities of some kind, the most popular including¹:

- dancing (30%)
- swimming (14%)
- brownies, buddies, scouts (12%)
- gymnastics (10%)
- football (10%)
- Fuse (9%).



¹ Image taken from Greenfield Report, Fuse Youth Café, Chloe Park, Sept 2021

2.15 Fuse can draw comfort from the findings above. It would be well placed to complement existing activities rather than duplicate them.

2.16 The research identified barriers to young people using a facility. The key barriers identified were parental/guardian ability to drop off and pick up their children (46%) followed by lack of confidence (32%) and financial concerns (30%). Preferred time slots were also identified including:

- 3pm – 5:30pm, juniors (74%)
- 6:30pm – 8:30pm, seniors (25%)
- both (14%).

2.17 The results highlight the needs of local families in Greenfield. They also provide evidence of the role that Fuse Café could fulfil from a base in the area. Two of the quotes from the work help illustrate this:

“I was Hesitant at first because my son’s autistic, but after the first few sessions I was very comfortable.”

...local parent

“My child benefited most from making new friends, as he struggles a lot with confidence. However, he thrived during the summer programme”

...local parent

Thorntree Primary School Focus Group

2.18 On February 22nd, 14 P7 pupils from Thornhill Primary, one of the local primary schools which would be a major user of any facility developed, took part in a small group discussion with a trained member of the Fuse Café team. The young people were asked for their thoughts and feelings about a possible facility in Greenfield. They were overwhelmingly supportive of the idea.

2.19 When asked that sort of activities they would like some of the more commonly identified included gardening classes, cooking activities, arts and crafts, games consoles, science activities, access to outdoor games and sports. Less often mentioned (but still interesting!) included subbuteo, dungeons and dragons and a trampoline.

- 2.20 Some practical suggestions were made in terms of space in the facility. Cooking facilities, space for art and a first aid room were mentioned. Storage space was requested (in one instance for camping facilities). There was a request for a LGBTQ+ space and quiet space for young people having a 'bad day'. The facility could be a safe space for groups that might otherwise struggle in mainstream environments.
- 2.21 When asked what might stop them using the facility various answers were given. Some young people were worried about costs and travel arrangements. Others worried about noise levels, again suggesting that some young people are seeking a 'haven'.
- 2.22 Asked about its appearance, the young people wanted a bright colourful look. Several mentioned plants and nature or drew pictures of this. This may suggest that young people have a greater interest in nature and outdoors than may have been the case in previous years and that this is something that could be developed in partnership with any community growing group.

Conclusions

- 2.23 The Greenfield community is one with high levels of need. A new local facility could provide services of value which will address a wide range of issues for younger age groups, adults and older people. One of the challenges of a new local facility is to develop an identity which fits with existing local activities and services but addresses the gaps identified.

Design Principles & Outline Costings

This Section

- 3.1 This section draws on the consultations with local services undertaken as part of the work (including a workshop with several local services at Fuse) and the research undertaken by Bruce Newland, Director and Architect of Kraft Architecture + Energy. Consultations focused on the prospect of a modular facility at the site of the former tennis club at Greenfield Park with consultees being asked for their views and potential involvement.

The Location

- 3.2 The site sits within the Greenfield Park, located to the southwest of the park, near the Duror Street access point into the park. It lies on the site of what was previously a tennis court up until the 1960's.
- 3.3 It is approximately 2700 sqm/0.6 acre of mainly open amenity grass bounded to the west by residential properties with 1800mm timber fences, to the south by the same and part of the adjacent Council Depot (Diagram 3.1). The eastern edge is defined by the boundary security fence of the council depot but also has a mature tree line and hedgerow along the edge.

Diagram 3.1: Location Plan



The Consultations

3.4 Consultations were undertaken with

- Glasgow Kelvin College Learning Network Co-ordinator
- Community Connector, Thriving Places Springboig and Barlanark
- Community Enterprise (consultancy firm) which carried out work with Shettleston Community Sports Trust/Glasgow Juniors
- Growing Food Manager, Glasgow City Council
- participants of a workshop at Fuse including Police Scotland community police, Kelvin College and the Head Teacher at St Timothy's Primary School.

Key points

3.5 The participants, although small in number, are generally very supportive of the concept of a modular building at the site and the role of Fuse Café in developing it. Some common points were made by consultees:

- there is a strong sense of community in Greenfield but a lack of services was noted, in spite of Thriving Places
- the local schools play an important role but are limited in their capacity to support activity outside of school hours and can struggle to engage parents
- isolated older people are also considered to be under-served in Greenfield
- efforts to support community organisations have been hampered by the effects of Covid – particularly efforts to create active parents' groups
- other groups exist including an active football club, a Friends of Greenfield Park
- there is a consensus that the lack of provision for young people is a major factor in antisocial behaviour and in anxiety over young people
- Fuse is well regarded by other local organisations.

3.6 Other more agency specific themes also emerged. Some of these are highlighted below.

Glasgow Kelvin College

3.7 Glasgow Kelvin College enjoys an effective and long-standing partnership with Fuse. The College would be interested in a community facility for the provision of access courses. Access classes are feasible where there is demand and capability to support from 12 people upwards but there is also recognition that spaces need to be flexible enough to accommodate smaller groups e.g. 4/5 for people gaming and socialising.

Glasgow City Council

- 3.8 Neighbourhoods, Regeneration and Sustainability is responsible for Glasgow City Council's Food Growing Strategy. They are working in the Greenfield community to establish a community growing group although this is still in early stages. The location for this would be across from the former tennis club site, over the footpath.
- 3.9 If successful a local Steering Group will be established to develop proposals. There will be a strong emphasis on the wellbeing benefits of access to outdoor space with a number of possible linkages to the Fuse café proposal. These could include:
- use of the space for group meetings or workshops
 - storage space
 - Fuse Café participant involvement in community growing
 - use of the building for run-off water.
- 3.10 There are other potential areas of joint action. The timescales for the development of a local Steering group provide opportunities for joint engagement work around the concept and purpose of the modular building. In an interesting development Glasgow City Council are in discussion with Glasgow University to explore the potential for a longitudinal study to capture the benefit of access to green space. This is something which Fuse could be involved in or benefit from.

Shettleston Community Sports Trust

- 3.11 The club operates across the road from the proposed site at the Greenfield Football Centre off Duror Street. Greenfield Football Centre is run and managed by Shettleston Community Sports Trust (SCST) with the aim to improve local sports participation by offering high standard playing fields. SCST are currently in the processes of acquiring a 25-year lease of the facilities from Glasgow Life.
- 3.12 The club is developing a business plan in support of its proposals. Plans for the development of the 20 acre site include an all-weather football facility, market garden, kids play area and bar amongst other developments. The development of the club and its space has a strong sports focus which could benefit the local community but is very different in nature from the Glasgow Fuse offering. The opportunities for joint working are considerable and should be developed – for the benefit of the community and reduce misunderstanding amongst potential funders.

Other Services

- 3.13 One local Primary School, St Timothy's, took part in the workshop and offered support to the proposals. One of the school's priorities would be to seek ways to improve parental engagement.
- 3.14 The community police also attended the workshop. They were supportive of the location, feeling it had advantages in terms of security and were supportive of activities which might reduce antisocial behaviour or perceptions of it. They also offered to help advice on Secured by Design principles to maximise the security of the venue, its users and local people.

Design Principles

The Design Concept

- 3.15 A park pavilion building sat at the crossroads of the park roadway to the northeast of the site until the mid 1960's (The full details are contained in Appendix A). The key concept for the FUSE hub is to create pavilion scale buildings within the site of the old tennis court. The pavilions will house functions including a meeting hall, meeting rooms, toilets and office so that each can be used separately, and potentially by other community groups.
- 3.16 The pavilions will be constructed using timber, include a high level of insulation, high performance windows and designed in such a way as to provide a very high level of security with non-combustible cladding and external shutters. The feasibility includes for a potential pavilion layout, but this would be subject to more detailed conversations with the building user(s) and subject to further site investigations.
- 3.17 The scale of the pavilions will also mean that the spaces between them will become important and will include a mixture of hard landscaping, soft landscaping, covered areas and canopies to encourage use of the external spaces and park environment. The site is currently open towards the north but lacks streetlighting which presents a security risk and has been noted by users of the park as unattractive and potentially attracting anti-social behaviour. Our proposal is to erect a secure boundary screen along the length of the northern edge of the site from the existing residential fences to the council depot fence, thus creating a secure site.

- 3.18 This new edge would be set back over six metres from the roadway and maintained as a shrubbed landscape. The proposal is for a 2.4m high timber screen (Diagram 3.2), painted a variety of colours on the individual palisades to provide a contemporary 'entrance' to the park during daytime but also during evenings. The screen would be subtly illuminated to help light the entrance to the park and discourage antisocial behaviour. The screen would incorporate a wide entrance gate to the site allowing for pedestrian access and occasional vehicle entry for minibus.

Diagram 3.2: Lighted Screen



Site Access

- 3.19 The existing pedestrian/restricted vehicle entrance to the park from Duror Street is the closest point of access to the proposed site (diagram 3.3). The entrance is currently used by cyclists and pedestrians but also occasionally by council vehicles leaving and arriving at the council depot within the park. Additional works would be required to the entrance subject to discussion with Glasgow City Council Roads Department around the acceptability of shared surface restrictions for vehicles.

Diagram 3.3: West Towards the Existing Park from (Duror Street)



3.20 There is potential for lockable bollard and safety measures such as speed ramps, tactile surfaces, markings, signage and lighting. There is also space for a passing place enabling a possible priority/give way system/pedestrian footpath.

Accommodation

3.21 The field visit to Woodlands Community Development Trust² provides a sense as to what a modular facility in Greenfield could look like. The first image shows the entrance to the building and the growing space opportunity while the second picture shows the decking and marque space for covered outdoor events. The colours and design chosen to meet the demands of the space but also to blend, where possible, with local forms and structures.

Diagram 3.4: Woodlands Community Development Trust, Modular Building



3.22 The proposed linked ‘pavilions’ could be built in a phased sequence with the main accommodation and screen established initially and smaller, ancillary pavilions added as funding allows. Key phased features would include:

- a 50sqm Hall Pavilion for meeting for up to 50 people but also able to host other community events/services such as creche, exercise classes, adult learning, youth activities etc, with integrated tea making facilities (high ceilings and above eye level windows to maximise daylight but minimise overheating and maintenance, with low energy lighting)

² <https://www.woodlandscommunity.org.uk/>

- 25sqm Toilet Pavilion with facilities for up to 50 people including a potential changing places toilet space (with potential to support partners such as the adjacent growing space by potentially having secure access for partners out with FUSE operating hours) and incorporating a small plant room for potential solar batteries and heat pump installation
- a 10sqm Modular Meeting Pod(s) for up to 10 people, accessed by their own entrance allowing multiple meetings to be held by community groups at the same time with private views and access out to the external landscape within the site.
- 10sqm Modular Office Pod(s) for up to 4 people acting as a gatehouse to the site, with views of the screen gate and oversight of all the other pavilions.

3.23 Sheltered roofed spaces and courtyards would link individual pavilions creating breakout spaces, privacy, and opportunities for outdoor activities.

Costings

3.24 The estimated **known** costings for the above amount to £387,000. These are detailed below (Table 3.1):

Table 3.1: Known Costings

Element	Area	Rate	Cost
Roadworks		£20,000	£ 20,000
Utilities		£15,000	£15,000
Screen		£300	£19,500
Hall Pavilion	50	£3,000	£150,000
WC Pavilion	25	£4,000	£100,000
Office Pods	10	£2,000	£20,000
Meeting Pods	10	£2,000	£20,000
External Works	65	£500	£32,500
Landscape Works	100	£ 100	£10,000
Total			£387,000

3.25 In addition there are a number of as yet **unknown** costs. These include:

- **Services|Site Investigation:** No site investigations have been carried out for the purposes of this light touch feasibility study and it is recommended that this be undertaken prior to the development of detailed proposals.
- **Services|Refuse Collection:** It is proposed that refuse collection for the proposed community hub and potential growing space be within attractive lockable bin stores located at the entrance from Duror Street to avoid the requirement for refuse lorries to enter the side.
- **Services|Utilities:** New power, water and sewer connections will be required to Duror Street and will require excavations along/adjacent to the existing park roadway leading to the main access point. Estimated allowances have been included at this stage.
- **Services|Renewables:** The site lends itself to the use of solar renewables (both on the building but also at ground level) and potentially ground (or air) source heat pump technology. Estimated allowances have been included at this stage.

3.26 Further work would be required to establish these costs with greater certainty. It is, however, possible to provide estimates (Table 3.2):

Table 3.2: Suggested Additional Costings requiring Further Work

Element	Cost
Site Investigation	£4,500
Topographical Survey	£4,500
Planning Application Fee	£2,500
Building Warrant Application Fee	£2,500
Professional Fee's	£25,000
Road repairs	£10,000
Signage	£5,000
Utility Works (Excavations)	£35,000
Streetlighting	£25,000
PV Array	£20,000
Groundworks	£25,000
Illumination	£10,000
Total	£169,000

3.27 Taking the known costs established through this feasibility (£387,000) and those estimated costs requiring further research (£169,000) – amounts to a total of

£556,000. In terms of funding and working with potential funders it might help to see the development as a phased one. The approach proposed would allow phasing of the work on staged basis, with the hall and associated WC accommodation being the core proposal with the offices/meeting rooms etc all being ancillary stages.

Conclusions and Next Steps

Key Findings

- 4.1 This report is a light touch feasibility of Fuse Youth Café proposals to develop a community hub facility in Greenfield Recreation Park. It essentially answers the question as to whether there are any significant barriers to Fuse pursuing the development of a temporary, modular building. The specific questions are set out below – along with the overview responses (Table 4.1):

Table 4.1: Feasibility Questions

Question	Outline Response
Is a temporary, modular building feasible on the site?	It is possible although further work, initially around park access, is needed
What are the indicative costs for such a structure?	Known and, at this stage, tentative costs are identified although further work is needed
What would a home for Fuse Café style activities might look like?	A modular building, based on a pavilion theme fitting with existing use is proposed
What issues Fuse Café might need to address to develop its proposals	These have been highlighted in the report and below in the next steps
What level of support for the development exists from other local partners and services	Support amongst community organisations/ services is high although resident opinion is still to be tested – there is scope for the facility to fulfil a wide range of community needs

- 4.2 It is clear from this light touch feasibility that a temporary, modular facility in Greenshield Park has lots of potential. Local needs and demands are high (and varied), local services are supportive and interested and the architect's report suggests that the potential for a modular building is good albeit there remain several unknowns. The model and the value it could bring to the community would merit further development by Fuse.

Next Steps

- 4.3 This final section highlights possible next steps for Fuse:

- further work is needed to ensure community understanding and support amongst local organisations, but more particularly local residents – one possible route to explore might be the Accelerate programme (unless Fuse has utilised this before): [Accelerate - Community Enterprise](#)
- this would also help provide the basis for a business plan for the new facility to develop an understanding of potential usage and income streams
- we would recommend holding pre-application discussions with Glasgow City Council at an early stage about the principal of development on the site, particularly around vehicular access.

4.4 Beyond this stage there would be a need to fund a Design Team or similar. The project will require structural engineer and quantity surveyor support to progress beyond the planning stage. Work would include detailed development of the project specification, drawings and a detailed cost plan.

4.5 One source of advice to help oversee a capital investment programme might be Barmulloch Community Development Company which is assisting other community organisations in the North and East of Glasgow through its Scottish Government/COSS funded Hub and Spoke model. This could be the precursor to the establishment of a Design Team.

4.6 Some of the more detailed work that could be undertaken by the Design Team would include;

- detailed site investigations – including an assessment of site conditions and the impact on costings
- a dilapidation survey may be required to record the state of the various shared boundary conditions.
- service connection quotes (although these could be sought at an earlier stage) e.g. power, water, sewage and communications
- statutory approvals and building warrant.

Appendix A

Kraft Architect + Energy Report

Greenfield Community Hub

Site | Environment

The site sits within the Greenfield Park, located to the southwest of the park, near the Duror Street access point into the park. The site lies on the site of what was previously a tennis court up until the 1960's.

It is approximately 2700 sqm / 0.6 acre of mainly open amenity grass bounded to the west by residential properties with 1800mm timber fences, to the south by the same and part of the adjacent Council Depot. The eastern edge is defined by the boundary security fence of the council depot but also has a mature tree line and hedgerow along the edge.



Fig A – Annotated Location Plan

The northern edge of the site is defined by the park access roadway and occasional mature trees, facing beyond to the old bowling greens which may potentially host a community growing area. The roadway has restricted vehicle access by council vehicles accessing and egressing the adjacent Council Depot and continues around the depot to provide a second access point to Eskbank Street. This route is historic and originally provided vehicle access to a pavilion which was located between the tennis court and bowling greens.

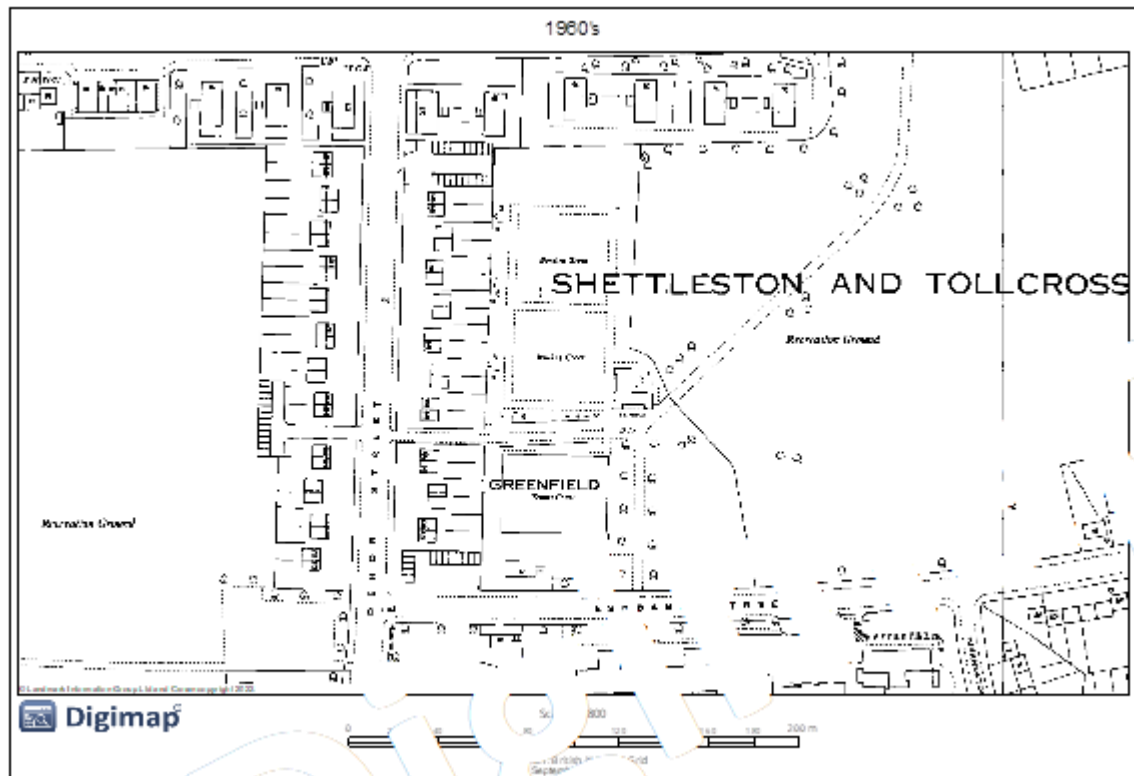


Fig B – 1960's OS Plan.

Site | Access

The existing pedestrian / restricted vehicle entrance to the park from Duror Street is the closest point of access to the proposed site. The entrance is currently used by cyclists and pedestrian park users but also occasionally by council vehicles leaving & arriving at the council depot within the park.

Additional works would be required to this entrance subject to discussion with Glasgow City Council Roads Department around acceptability of shared surface, restrictions on vehicle access (potential lockable bollard), safety measures such as speed ramps, tactile surfaces & markings, signage, and lighting.

There is space available for a passing place so consideration may be given for a priority / give way system / separate pedestrian footpath.

Concept | Pavilions

To the northeast of the site and until the mid 1960's, a park pavilion building sat at the crossroads of the park roadway (Refer to [Fig B – 1960's OS Plan](#)).

The key concept for the FUSE hub is to also create pavilion scale buildings within the site of the old tennis court area. The pavilions will house the individual functions including meeting hall, meeting rooms, toilets & office so that each can be used separately and potentially by other community groups.

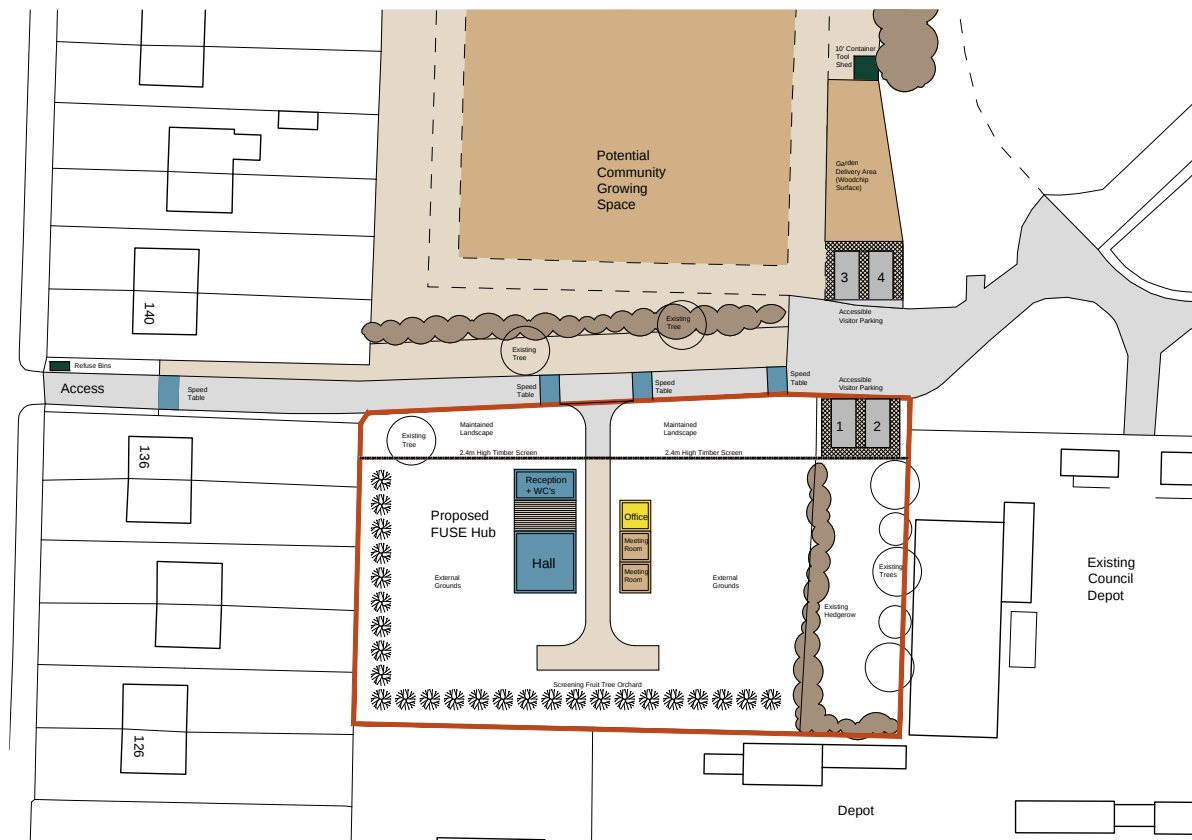


Fig D – Concept Site Layout

The scale of the pavilions will also mean that the spaces between them will become important and will include a mixture of hard landscaping, soft landscaping, covered areas and canopies to encourage use of the external spaces and park environment.

It is envisioned that the pavilions will be constructed using timber, include a high level of insulation, high performance windows and be designed in such a way as to provide a very high level of security with non-combustible cladding and external shutters.

The feasibility includes for a potential pavilion layout, but this would be subject to more detailed conversations with the building user(s) and subject to further site investigations.

Concept | Screen

The site is currently open towards the north and lacks any streetlighting which presents a significant security risk to any proposed development and has been noted by users of the park as being unattractive, potentially attracting anti-social behaviour.



Fig E – Concept Screen Visualisation

Our proposal to remedy this is to erect a secure boundary screen along the length of the northern edge of the site, from the existing residential fences to the council depot fence, thus creating a secure site. This new edge would be set back over 6m from the park roadway, with this area being a maintained landscape of planned shrubs.

The proposal is a 2.4m high timber screen, painted a variety of colours on the individual palisades to provide a contemporary 'entrance' to the park during daytime but also during evenings. The screen would be a subtly illuminated feature that will help light the entrance to the park and discourage antisocial behaviour in this area.

The screen would incorporate a wide entrance gate to the site allowing for both pedestrian access and occasional vehicle entry for minibus.

Concept | Accommodation

The proposed linked 'pavilions' would likely be built in a phased sequence with the main accommodation & screen being established initially and then smaller ancillary accommodation pavilions being added as funding enables.

50sqm Hall Pavilion for meeting for up to 50no. people meeting but also able to host other community events / services such as creche, exercise classes, adult learning, youth activities etc. with integrated tea making facilities. This space will have a high ceiling and clerestory windows to maximise daylight but minimise overheating and maintenance. Internal walls will be robust materials with low energy lighting.

25sqm Toilet Pavilion with facilities for up to 50no. people including a potential changing places toilet space. The separate pavilion allows for this to potentially support the adjacent growing space by potentially having secure access for partners out with FUSE operating hours. This space will also incorporate a small plant room for potential solar batteries and heat pump installation.

10sqm Modular Meeting Pod(s) for up to 10 people, accessed by their own entrance allowing multiple meetings to be held by community groups at the same time with private views & access out to the external landscape within the site.

Services | Site Investigation

No site investigations have been carried out for the purposes of this feasibility study and it is recommended that this be undertaken prior to the development of detailed proposals. The previous use as a tennis court would suggest the importation of materials to form a level playing surface which may affect the ground conditions, contaminations, foundation types that can be used and therefore the building technologies that can be used.

The concept proposal is for small single story 'pavilion' buildings, relatively lightweight and using screw pile foundations to avoid significant excavations.

In addition to site investigation a topographical survey should be undertaken to help establish the levels across the site and legal boundaries which may have been lost as the previous uses were removed.

Services | Refuse Collection

It is proposed that refuse collection for the proposed community hub and potential growing space be within attractive lockable bin stores located at the entrance from Duror Street to avoid the requirement for refuse lorries to enter the site. Bin stores would need to be non-combustible, vandal proof and secure.

Refuse collection would likely be by private contractor on terms stipulated by the planning authority / Environmental Health Department.

Services | Utilities

New power, water and sewer connections will be required to Duror Street and will require excavations along / adjacent to the existing park roadway leading to the main access point.

Estimated connection allowances have been included at this stage (see separate utility records report).

Services | Renewables

The site lends itself to the use of solar renewables (both on building but also within the site at ground level) and potentially ground (or air) source heat pump technology.

Estimated allowances have been included at this stage.

10sqm Modular Office Pod(s) for up to 4 people acting as a gatehouse to the site, with views of the screen gate and oversight of all the other pavilions.

Sheltered roofed spaces and courtyards would link individual pavilions creating breakout spaces, privacy, and opportunities for outdoor activities & growing.

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OUTLINE PROJECT BUDGET

Element	Cost
Site Investigation	£ 4,500.00
Topographical Survey	£ 4,500.00
Planning Application Fee	£ 2,500.00
Building Warrant Application Fee	£ 2,500.00
Professional Fee's	£ 25,000.00
Road Repairs	£ 10,000.00
Roadworks	£ 20,000.00
Signage	£ 5,000.00
Utility Connections	£ 15,000.00
Utility Works (Excavations)	£ 35,000.00
Streetlighting	£ 25,000.00
Groundworks	£ 25,000.00
Screen	£ 19,500.00
Illumination	£ 10,000.00
Hall Pavillion	£ 150,000.00
WC Pavillion	£ 100,000.00
Office Pods	£ 20,000.00
Meeting Pods	£ 20,000.00
PV Array	£ 20,000.00
External Works	£ 32,500.00
Landscape Works	£ 10,000.00
	£ 556,000.00

Fig F – Outline Project Budget

Next Steps

Statutory Approvals | Planning

We would recommend holding pre-application discussion at an early stage about the principal of development on this site, access arrangements, particularly the proposed restricted vehicular access using the existing roadway.

This could be undertaken on the schematic drawings already prepared, these have been developed to a stage to talk about the key principals & characteristics of the proposed development whilst leaving room for further consultation / amendment.

Following pre-application engagement, it may be worth looking at an *application in principle* given the public interest in this site, this will include public consultation on the shared use of the roadway and allow public comment on the proposals without incurring the full design fee's for the detailed development of the project.

A full detailed planning application will require appointment of architect to progress detailed proposals, this should include an in-depth design de-brief with the proposed client base (discussion and review by potential users) to ensure that the proposed spaces are suitable for multi-use.

Planning approval typically takes around 12-16 weeks.

Design Team

The project will require structural engineer, and quantity surveyor to progress beyond the planning stage. Work would include detailed development of the project specification, drawings & specifications, and a detailed cost plan check.

Site Investigation

At the appointment of the design team, detailed site investigations should be undertaken to help define the technical specification of the project, particularly the type of foundation systems that may be feasible. This will have a consideration impact on construction costs and will help remove the risk of any remediation required from the use of historic imported materials to the site. This information also provides the base for the detailed design, including ground levels, services, and surrounding context.

A dilapidation survey may also be required to record the state of the various shared boundary conditions.

Service Connection Quotes

At this stage we can also apply for service connection quotes (Power, Water, Sewage & BT) which will provide cost certainty for these aspects but also practical & technical feasibility.

Statutory Approvals | Building Warrant

A full site investigation and appointment of a building design team would be required to progress warrant application(s). This will involve the full detailed design of the buildings, producing information suitable for tendering the work also.

Warrant approval typically takes around 12-16 weeks.

Tender

The project can be developed quickly from the warrant information for production of a detailed tender package and check. This package is what would be issued to contractors for pricing, leading to a 'shovel ready' project.

Producing a tender package typically takes 4-6 weeks and the tender period typically takes 4 weeks for tender returns.