

CLYDEBANK EAST WORKSHOPS



hub
West Scotland

FACT FILE

Project Type:
New-build workshop spaces

Project Value:
£1,525,716

Gross Internal Floor Area:
815m²

On Site: December 2012

Operational: December 2013

Location: John Knox Street,
Clydebank

Supply Chain Partners:
Architect – Elder & Cannon

Civil & Structural –
Buro Happold

Mechanical & Electrical –
Buro Happold

Quantity Surveyor –
Thomas & Adamson

Contractor – Fleming Buildings

PARTICIPANT: CLYDEBANK RE-BUILT

NEW-BUILD INDUSTRIAL WORKSHOPS TO HELP LOCAL BUSINESSES GROW

A workshop terrace of seven high-spec units is now contributing to Clydebank rebuilt's plans to transform its east area into a vibrant, modern, well-designed business district. hub West Scotland took an existing design through an extensive value engineering exercise and through construction to present new workshops spaces that are smart, flexible and affordable.

"The development experience with the hub West Scotland team and contractor was excellent and the drive to keep community benefits at the project's core sparked inventive work with students and staff at West College Scotland."

**Alan Robertson, Projects Director,
Clydebank re-built**



VALUE FOR MONEY

hub West Scotland has an innovative approach to the delivery of Value for Money that can respond to the individual requirements of each project. Key outcomes achieved were:

- **Local training and employment:** Collaboration with the contractor provided 32 site visits for local college students in support of the current construction curriculum.
- **Regeneration:** Within the first quarter of operation, 5 of the 7 units were leased, almost all by companies which relocated to Clydebank.
- **100% of the project was delivered through SMEs**

Demand for workshop space is high in Clydebank. The £1.6 million development off Glasgow Road is meeting local business demand for small units, following the success of other workshops nearby. hWS endeavours to help local businesses where possible, even using a Clydebank based sub-contractor for the roofing and wall cladding works.

During the construction phase, Clydebank re-built received enquiries from businesses interested in expanding or opening up at Clydebank East and the first tenants moved into the new premises in March 2014.

Each workshop unit has been designed to achieve high levels of energy efficiency by passive measures such as increased levels of air tightness standards and high insulation levels. This resulted in each unit achieving an Energy Performance Certificate (EPC) rating of 'B'.

The distinctive architectural style and the prominent location of the workshop terrace creates an iconic gateway point of reference in Clydebank. This has been recognised by the Royal Incorporation of Architects in Scotland who has shortlisted the project for an RIAS design award.



- **This was hub West Scotland's first new-build project to complete.**
- **A catalyst to support economic and physical regeneration, the workshops are already igniting business growth.**
- **hub West Scotland is committed to a diverse supply chain, reflected in the appointment of local contractor Fleming Buildings Ltd.**
- **Clydebank is an attractive, viable location for business development and these well-designed workshops enhance its image and reputation as a good place to work.**

COMMUNITY BENEFITS

hub West Scotland is committed to the delivery of community benefits and to multi-partnership working which leads the way in delivering positive, meaningful projects which contribute to real community-focused change for an area.

hub West Scotland works with Participants to create tailor-made packages to meet local needs and provide a catalyst for regeneration. The Clydebank East Workshops project created:

- 1 full-time job
- 1 apprenticeship
- 5 work experience placements
- 32 Clydebank College Construction students attended site visits
- Design competition for West College Scotland's Interior Design & Architecture department

Design competition winner, Laura Shaw, 1st year HND Design & Architecture student at West College Scotland, gained a two-week work placement with hub West Scotland project partners Elder &

Cannon to develop her winning design of a lightbox feature for the new building into reality. Laura said: "My design is based on the coat of arms for West Dunbartonshire. It's great to see my work as a main feature on the new workshops building."

West Dunbartonshire Provost Douglas McAllister, member of the competition judging panel, said: "Laura's striking design looks fantastic now it is in place and very impressive when illuminated – it will be seen by everyone going along Glasgow Road."

Tom Scott, Construction Lecturer at West College Scotland said: "Getting on site is good for our construction students. It is great that they are able to see the different stages of development, from a cleared site right through to the completed building ready for occupation."

Ultimately, hub West Scotland projects are improving communities and contributing to the economy of the West of Scotland.



Design competition winner at Clydebank East Workshops



College students on a site visit