

CONSERVATION



M
MAST
ARCHITECTS



Our Vision

An outstanding place to work
Promote creativity
Inspire people
Exceed expectations
Make a difference

Our Values

People first
Sustainability
Creativity
Quality

Approach

We are an award winning architectural practice based in Glasgow.

We offer a Director led approach, developing a partnering ethos throughout each and every project, recognising the importance of developing a strong relationship with all parties in order to ensure quality.

We adopt an innovative and pragmatic approach to design working closely with clients to achieve their aims and objectives underpinned by our belief that people, place and community are placed at the heart of what we do.

We believe that all projects are unique and we work to develop sustainable environments with a focus on creating a sense of place.

We aim to make a difference.

About Us

MAST Architects is one of the largest architectural practices in Scotland, delivering projects across a number of sectors with a particular focus on residential, conservation and community projects, in addition to care, leisure and office developments.

This brochure provides an overview of our conservation work, at varying scales.

For over 40 years MAST have worked with stakeholders to investigate ways to maintain and improve the historic fabric of their communities. This basis has established a thread which runs through the practice's ongoing work, working in partnership with our clients to create robust, healthy and sustainable buildings, and to preserve the innate qualities of our built heritage.



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listen | explore | create | deliver

Our Experience

We are engaged in projects across the main disciplines of conservation, namely **repair**, **refurbishment**, and **creative adaptation**.

Our team members are experienced in assisting clients in the preservation of historic buildings and spaces, and in helping develop strategies for their creative re-use which meets client needs whilst enhancing collective understanding of the building's historic, architectural and cultural significance.

In addition to our traditional role as architects, design team leaders and contract administrators, our range of additional skills includes:

- Building Condition Survey Reports
- Conservation Strategy/Heritage Assessment Survey Reports
- Access Audits
- Design Studies and Options Appraisals
- Conservation Area Appraisals
- Conservation Management Plans
- Costed Maintenance Plans

Conservation

“The action necessary to preserve anything of acknowledged value”

This definition is equally relevant whether we are considering the smallest repair, or an intervention at an urban scale.

We believe that the most successful work comes through a process of early investigation, analysis and research, combining to provide a detailed understanding of the building's 'story'.



SPACES
Awards 2018

Heritage Category
(Highly Commended)

KILMARDINNY HOUSE

The Grade-A listed Kilmardinny House in Bearsden has benefitted from various restoration works including internal redecoration and external repairs to windows and stoneworks. A new garden pavilion has been created, connected to the existing building via a glazed link, which provides additional flexibility which enhances the venue as a centre for local arts, performance and community groups.

Conservation | MAST Architects



GIA
Awards 2015

Conservation

GLASGOW ART CLUB

MAST oversaw the comprehensive repair of this A-listed building in Glasgow's city centre, which includes a picture gallery attributed to Charles Rennie Mackintosh. MAST prepared a detailed Conservation Management Plan, consulting with various stakeholders. Works were carried out in two phases, comprising both the rectification of fabric defects and upgrades to sanitary facilities, servicing and audio-visual equipment.

Analysis. Understanding. Evolution. | MAST Architects

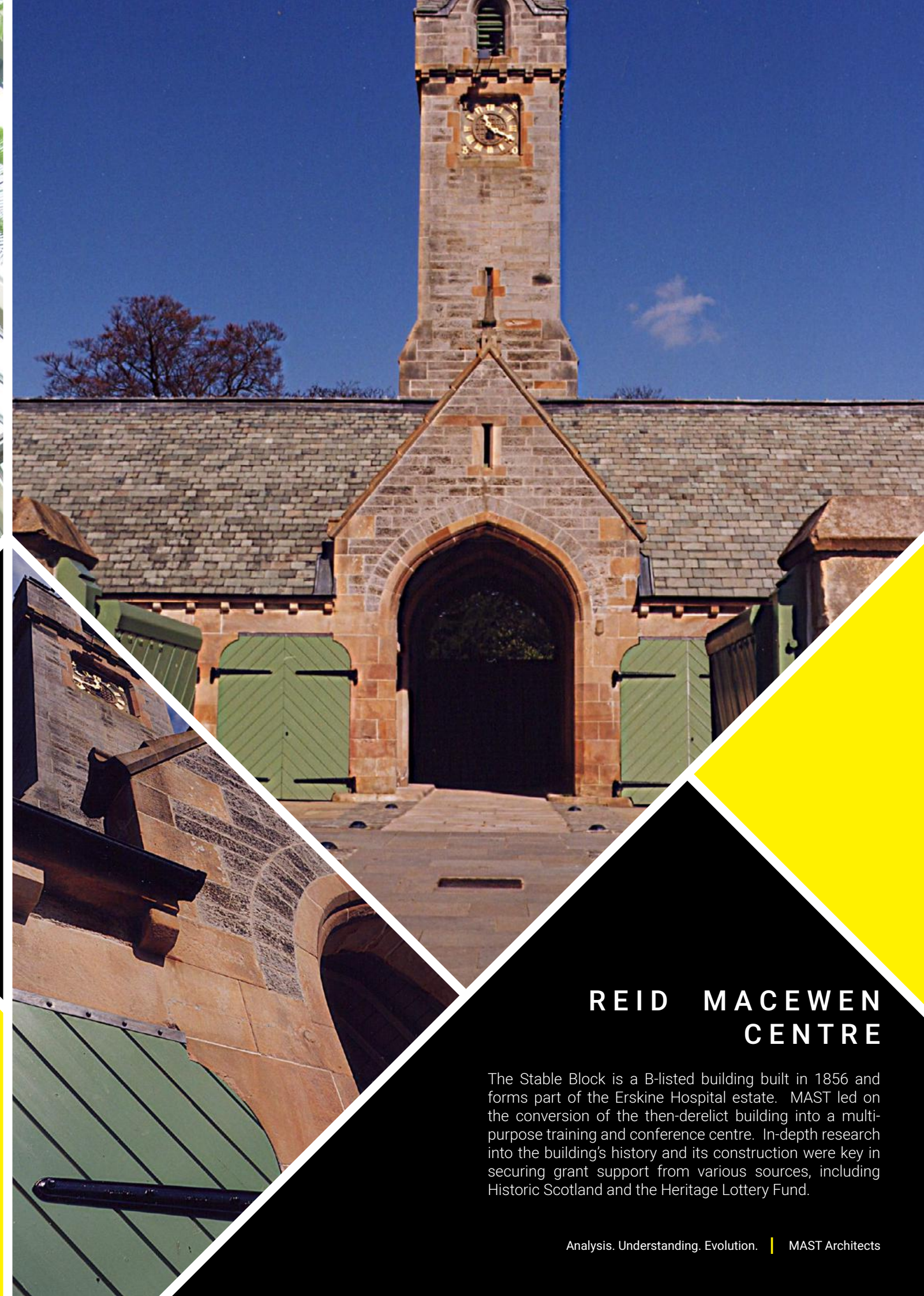


GIA
Awards 2009
Conservation

BENMORE FERNERY

MAST were appointed to undertake a full restoration of a derelict fernery at the Benmore Botanic Gardens, Dunoon. This unique building is a rarity in Scotland, its singular nature and a general lack of record information making this a particularly unusual project to be involved with. The scheme was carried out on behalf of the Royal Botanic Gardens, Edinburgh.

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REID MACEWEN CENTRE

The Stable Block is a B-listed building built in 1856 and forms part of the Erskine Hospital estate. MAST led on the conversion of the then-derelict building into a multi-purpose training and conference centre. In-depth research into the building's history and its construction were key in securing grant support from various sources, including Historic Scotland and the Heritage Lottery Fund.

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Scottish Home
Awards 2019

Best Conversion

COATBRIDGE LIBRARY

MAST led on the selective demolition and refurbishment of the category B-listed former library in Coatbridge, preserving an important local landmark and creating 12 new flats. Delivered for Clyde Valley Housing Association, the project involved removal of the original book stacks to create a courtyard garden and amenity space, with the remaining block receiving extensive fabric repairs.

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DENNISTOUN NEW PARISH CHURCH

Following an initial feasibility exercise, MAST undertook a programme of improvements to this B-listed church in the east end of Glasgow. Works included comprehensive fabric repairs and modernisation of heating and lighting, in addition to various accessibility enhancements including the installation of a new lift, addressing a complex split-level section arrangement.

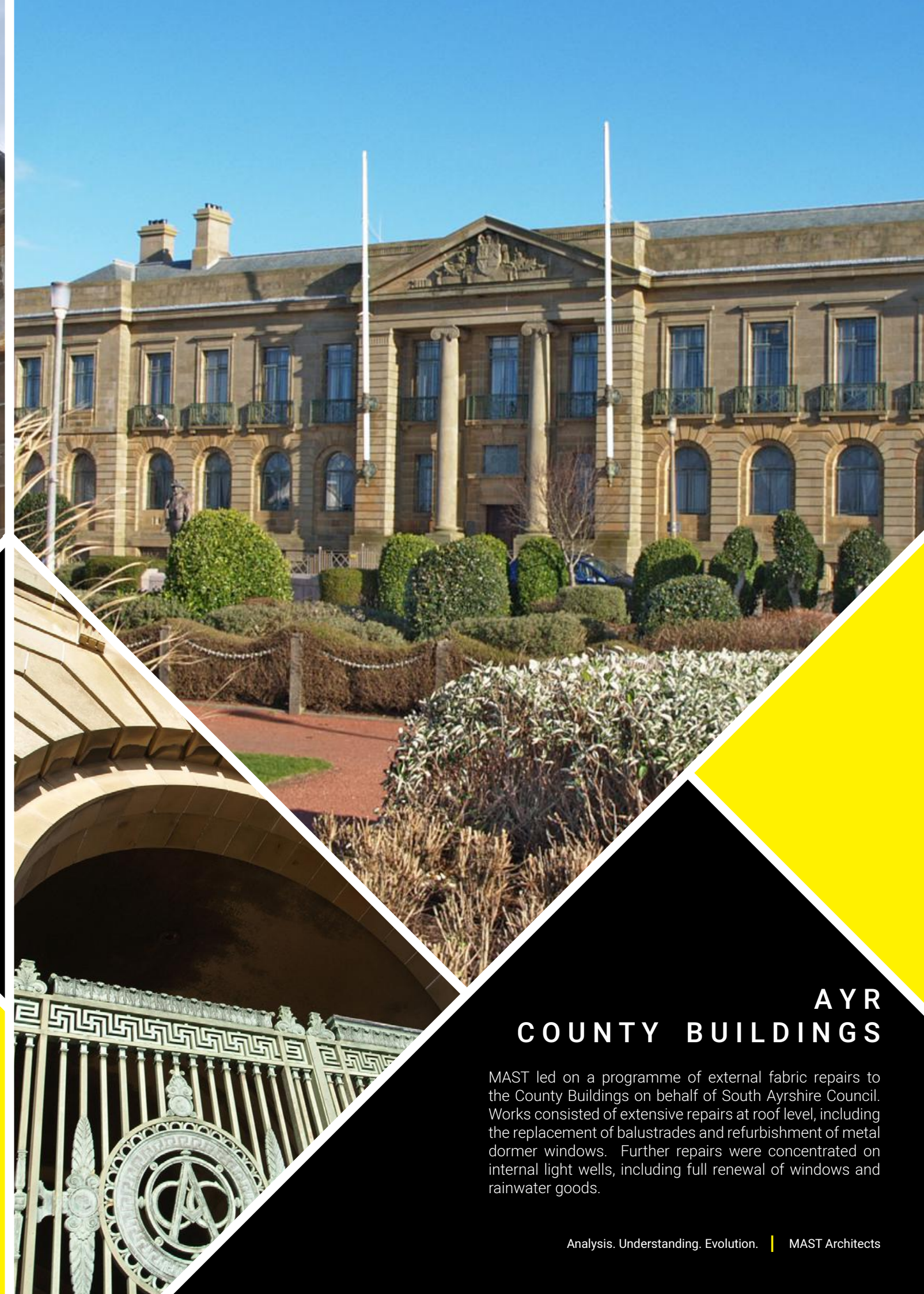
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ROYSTONHILL COMMUNITY HUB

The redevelopment of the former Rainbow Hall comprises the insertion of a new flexible community building behind an original historic facade, as well as reconfiguration of the adjacent Spire Park to enhance views and improve access to the A-listed Royston Spire. New hard and soft landscaping elements are used to reinstate the footprint of the original church building, with the retained facade being subject of a programme of remedial works and repairs.

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AYR COUNTY BUILDINGS

MAST led on a programme of external fabric repairs to the County Buildings on behalf of South Ayrshire Council. Works consisted of extensive repairs at roof level, including the replacement of balustrades and refurbishment of metal dormer windows. Further repairs were concentrated on internal light wells, including full renewal of windows and rainwater goods.

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NECROPOLIS GATEHOUSE

On behalf of Parkhead Housing Association, MAST worked to restore the derelict former gatehouse at Glasgow's Eastern Necropolis to provide a new home for a wheelchair user. A feasibility study was prepared to inform the works, which were part-funded by Glasgow City Council as part of the Parkhead Cross Townscape Heritage Initiative, seeking to preserve this unique piece of Glasgow's history.

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HILLS TRUST SCHOOL

Elderpark Housing Association engaged MAST to oversee the conversion of this B-listed former school in Govan to provide new community space and offices for the Association. The works to the existing building comprise external fabric repairs and renewal of all building services, together with a new-build extension to the rear. Computer modelling and sketches were used to explore conversion options and to present these to the local community.

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SHIELDS ROAD / ALBERT DRIVE

This project saw former offices and bedsits, located within a B-listed tenement in Pollokshields, converted into four maisonette flats for affordable rent. Decades of unsympathetic alterations were stripped out to take the building back to its original 'shell', with this being repaired and consolidated prior to new accommodation being inserted to serve the new layout. New high-performance windows were also installed to improve thermal performance.



ST JOHN'S CHURCH

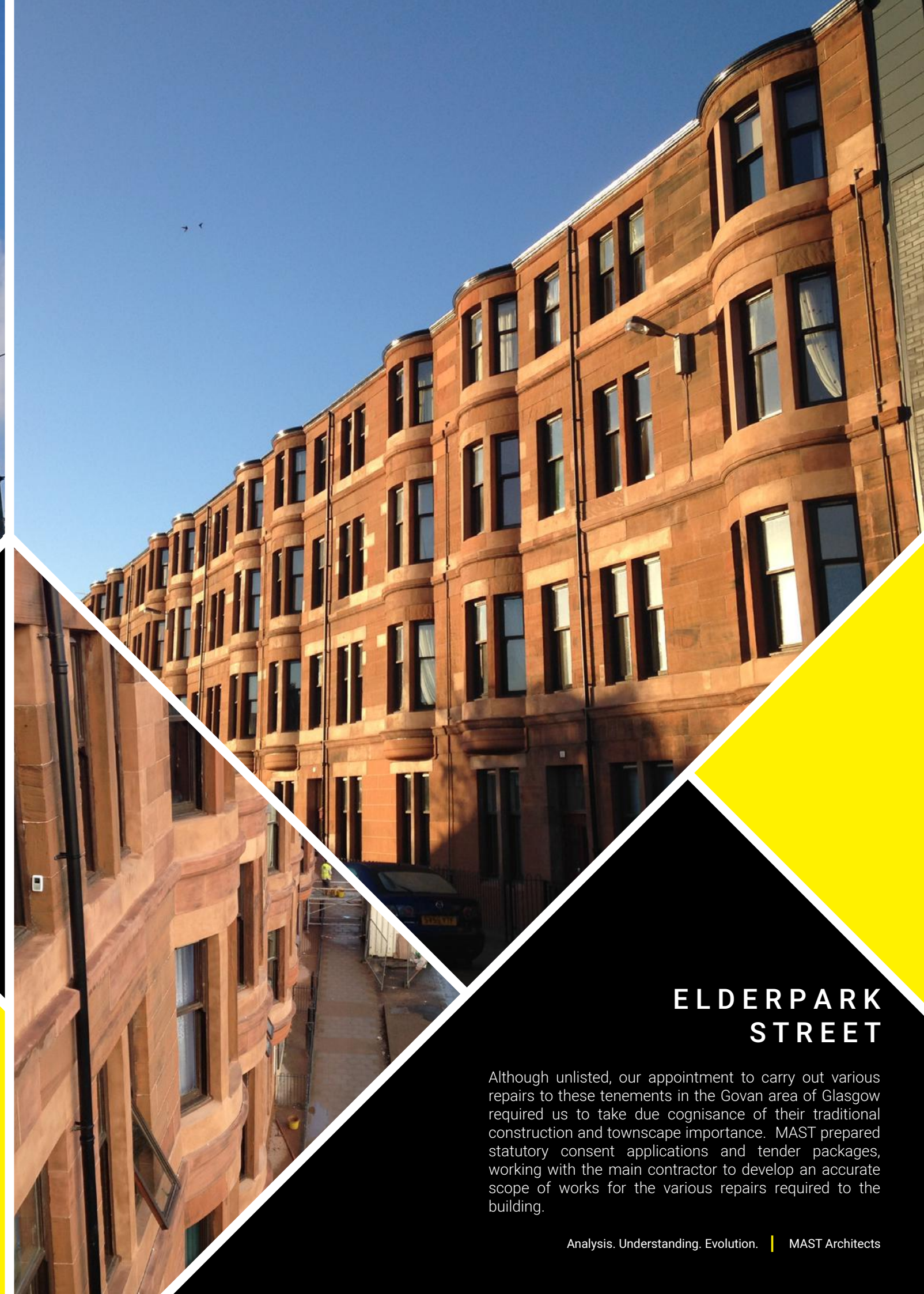
This A-listed church dates from 1877, and has been described as an 'immense achievement to Victorian piety'. MAST were involved for almost a decade, initially preparing a fabric repair study as a basis for funding applications. This led to three phases of repairs, including works to the sanctuary and hall roofs, external walls, stained glass windows, spire and bell frame.



CHALMERS GATE

Carried out on behalf of Thenue Housing Association, MAST oversaw a programme repairs to this B-listed tenement, which is one of a handful of surviving buildings in the area from the late 18th century. To safeguard the building's historical significance, a new natural slate roof was added, with new breathable lime render coating applied to the external walls.

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ELDERPARK STREET

Although unlisted, our appointment to carry out various repairs to these tenements in the Govan area of Glasgow required us to take due cognisance of their traditional construction and townscape importance. MAST prepared statutory consent applications and tender packages, working with the main contractor to develop an accurate scope of works for the various repairs required to the building.

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ST MARGARET'S CHURCH

MAST were appointed to prepare a fabric repair study of this 19th century church in Dalry, which had been internally modelled in the 1950s following an extensive fire. The initial study was used as the basis for a successful Heritage Lottery Fund grant, with the design team being retained to develop tender information and administer the repair works on site.

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THE ARK

Castlemilk West Church and Hall in Glasgow is a striking B-listed example of post-war ecclesiastical architecture, its distinctive form giving rise to its nickname - 'The Ark'. MAST were engaged to prepare detailed record drawings of the 'fleche', a roof-mounted pinnacle which had been storm damaged and fallen into the grounds, to inform future reconstruction.

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PARK CIRCUS APPRAISAL

Park and Woodlands Heritage Group appointed MAST to prepare a Conservation Area Appraisal for Park Circus, in Glasgow - one of the greatest achievements of Victorian town planning. Our analysis identified a 'Character Area' which was studied in more detail, with our wider appraisal placing the area within a social, cultural and heritage context, as well as offering opportunities for enhancement.



OTAGO LANE STUDY

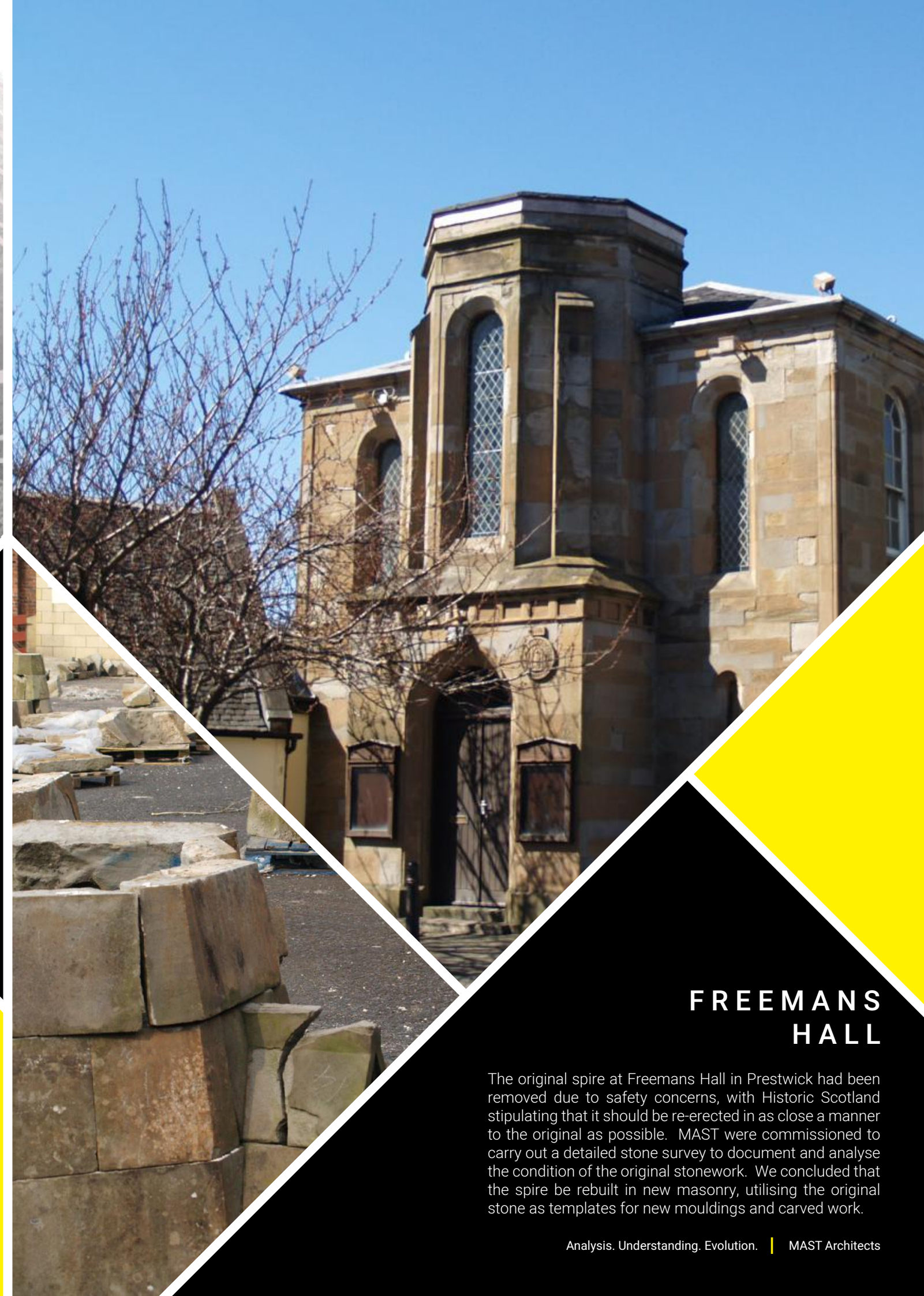
Friends of Glasgow West appointed MAST to prepare a Conservation Area Appraisal for Glasgow's Otago Lane, one of the city's signature stops for artisan workspaces and independent shops. Our role was to document the existing character and identity of the space, producing a study that described these important features. This resource was used to identify measures to be taken to preserve the Lane's integrity.



BELLEISLE CONSERVATORY

A series of feasibility options were prepared to consider the future of this structure at Belleisle Park in Ayr, dating from the 1950s. Our work identified a series of possible approaches, from demolition to full reinstatement, with a common aim of providing flexible space for a range of events. Working with specialist restorers, budget costs were prepared for each option, with the structure subsequently being restored to its original 1950s configuration by South Ayrshire Council.

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FREEMANS HALL

The original spire at Freemans Hall in Prestwick had been removed due to safety concerns, with Historic Scotland stipulating that it should be re-erected in as close a manner to the original as possible. MAST were commissioned to carry out a detailed stone survey to document and analyse the condition of the original stonework. We concluded that the spire be rebuilt in new masonry, utilising the original stone as templates for new mouldings and carved work.

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Awards

2019 **Scottish Home Awards**
Best Conversion
Homes for Scotland Awards
Affordable Housing
Development of the Year (Commendation)

Coatbridge Library
Clyde Valley HA

Coatbridge Library
Clyde Valley HA

2018 **SPACES Awards**
Heritage Award (Commendation)

Kilmardinny House
East Dunbartonshire Council/Hub West

2015 **Glasgow Institute of Architects Awards**
Conservation Design Award

Glasgow Art Club
Glasgow Art Club Property Company

2009 **Glasgow Institute of Architects Awards**
Conservation Design Award

Benmore Fernery
Royal Botanic Gardens, Edinburgh



Our Clients



Frameworks

In addition to our continued work with various public and private sector clients, we have also been appointed to a number of procurement frameworks, covering a number of geographical areas across Scotland.



Our appointment to the Scottish Procurement Alliance (SPA) Housing Consultancy Workstream 1 framework has seen us placed first in three geographical lots covering Eastern, West Central and Southern Scotland.

Our success in this process allows clients to award projects on a direct call-off basis without the need for a tender exercise, with eligible projects across a wide variety of building types including residential schemes, student accommodation, offices, education buildings, sports facilities and community buildings.

Our Conservation Team

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