

RESIDENTIAL





# 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 residential portfolio, showcasing both completed and feasibility-stage projects.

MAST works with partners across a range of tenures, including local authority and RSL organisations as well as private clients. Our involvement covers all aspects of the residential sector, from affordable rent and shared equity models through to mid-market rent, build-to-rent and private-rented schemes, delivering mixed tenure schemes across Scotland up to values of £30M.

Our approach to delivery incorporates the latest approaches in BIM and sustainable design, often incorporating offsite manufacture and other modern methods of construction.

We are proud to work closely with our clients to achieve their aims and objectives, providing new warm and healthy homes.



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listen | explore | create | deliver





## BELMONT ROAD

Delivered for CCG (Scotland) Ltd and Loretto Housing Association, this project saw a 49 unit new build flatted development completed in the north of Glasgow. Focusing on sustainable targets set by the client, all units met SBSA Section 7 Silver standards for Aspects 1 - 8 using flue gas heat recovery and MVHR.

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Scottish Home Awards 2016

Small Affordable Housing Development of the Year - Housing Associations

## MOSSPARK BOULEVARD

This scheme, delivered for Southside and Loretto Housing Associations, provides a total of 55 dwellings in a range of sizes from 1 - 3 bedrooms. The project incorporates both mainstream provision and an element of specialised elderly dementia care, the latter contained within a dedicated close. A communal roof terrace, meeting spaces and community gardens have also been provided within the development.

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Herald Property  
Awards 2018

Affordable Housing  
Development of the Year  
(Commendation)

## MONTGOMERIE STREET

Completed for Cunninghame Housing Association in Ardrossan, Ayrshire, this development delivered 70 two and three bedroom dwellings in a mixture of family houses, cottage flats and three storey flatted types. The development is located on former industrial land adjacent to the Firth of Clyde, forming part of a wider regenerative effort within the town.

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Scottish Home  
Awards 2019

Large Affordable Housing  
Development of the Year -  
Housing Associations

## WEIRSTON ROAD

Located in the Ayrshire town of Kilwinning, this development for Cunninghame Housing Association delivers 64 new affordable homes in a range of sizes, including family housing, cottage flats, and dedicated wheelchair and amenity provision, within a layout which embraces the principles of Designing Streets on a greenfield site on the edge of the Eglinton Country Park.

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Scottish Home  
Awards 2016

Large Affordable Housing  
Development of the Year -  
Private Builder

## PANMURE STREET

This development comprises 108 units on a site adjacent to the Forth and Clyde Canal, at the Firhill Basin. The scheme provides 98 flats and ten houses across eight blocks, split into Shared Equity and rented tenures, including dedicated wheelchair provision. Delivered by CCG (Scotland) Ltd on behalf of Queens Cross Housing Association, the project has won numerous accolades for its innovative use of off-site manufacturing techniques.

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## BROOMLEA GATE

This mixed tenure scheme for Partick Housing Association incorporates a 15-bed care home, 14 townhouses and 18 flats, on the former site of Broomlea Primary School in Glasgow. The striking design utilises proprietary sunspace 'pods' within the facades of the townhouse plots to provide additional amenity space as well as allowing dwellings to benefit from solar gain.

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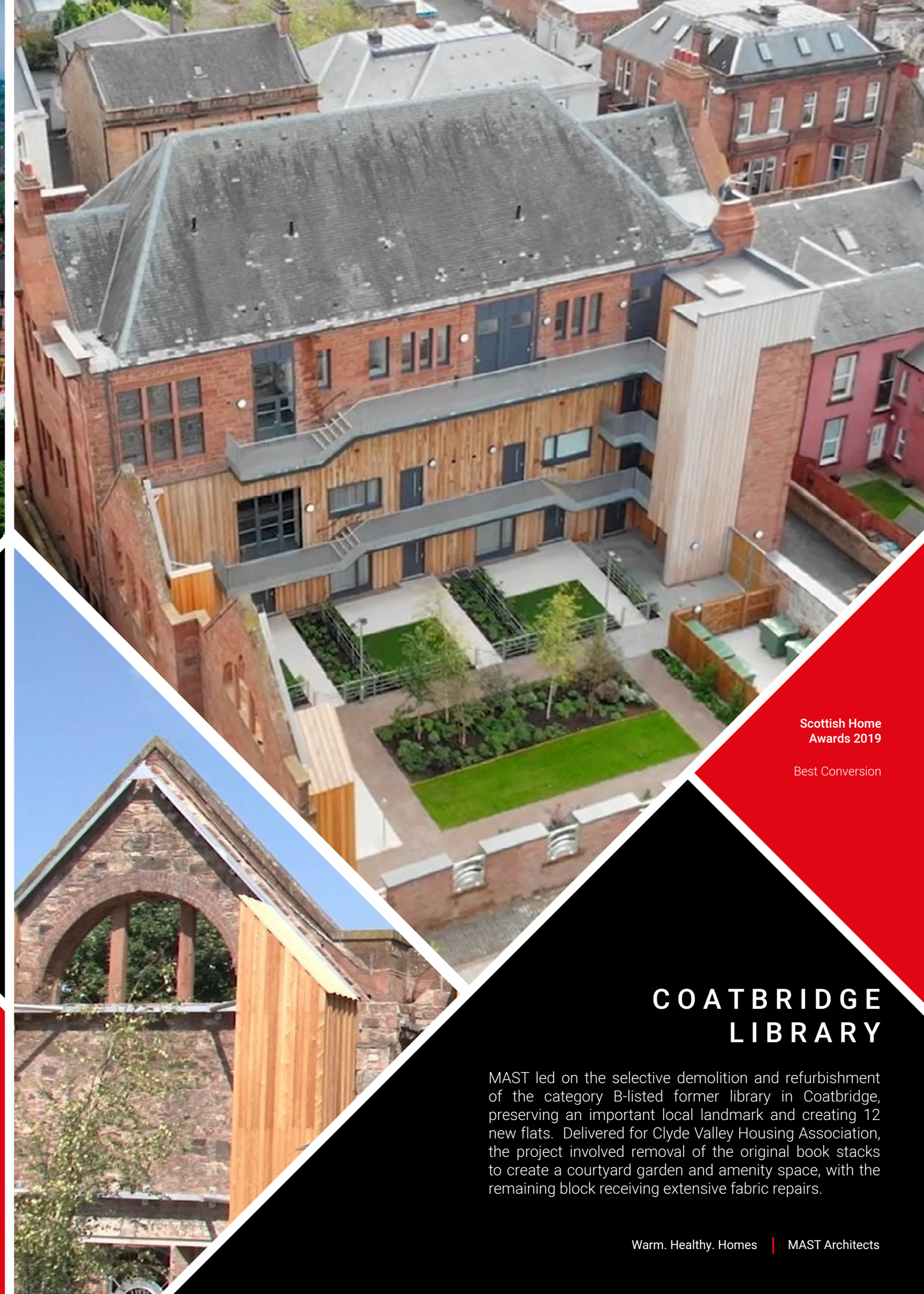
Structural Timber  
Awards 2018

Affordable Housing  
Development of the Year

## ELLERSLIE CRESCENT

Completed for Sanctuary Homes and CCG (Scotland) Ltd., this project delivered 42 affordable units in Yoker, Glasgow. Utilising an innovative cross-laminated timber (CLT) construction, the building is Scotland's largest such structure at a height of seven storeys, occupying a highly prominent riverside site, and was developed in a BIM environment using Revit software.

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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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## STANLEY ROAD

This development in Ardrossan for Cunninghame Housing Association provides 28 new dwellings on the former site of Stanley Primary School. The site's offer comprises a mixture of two and three bedroom family houses and cottage flats, including dedicated wheelchair and amenity provision, the project is grouped around a shared surface courtyard, influenced by the principles of Designing Streets, with high quality soft and hard landscaping treatments.

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## HILL STREET

Delivered for Cunninghame Housing Association, this 46-unit scheme in Kilmarnock offers a mixture of two and three bedroom houstypes, including amenity and wheelchair provision, all designed to Housing for Varying Needs principles. The site was formerly occupied by unpopular three storey flatted blocks, with this site acting as the first step in a wider regeneration of the local area.

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Brick Awards  
2018

Urban Regeneration  
(Commendation)

## CARMICHAEL COURT

This project delivered 14 no. one and two bed cottage flats for Cunninghame Housing Association in Stevenston, North Ayrshire, centred around a south-west facing private courtyard for residents, which acts as a 'communal front garden'. The development was located on the site of a former villa, with the design taking cues from a series of retained stone walls around the perimeter.

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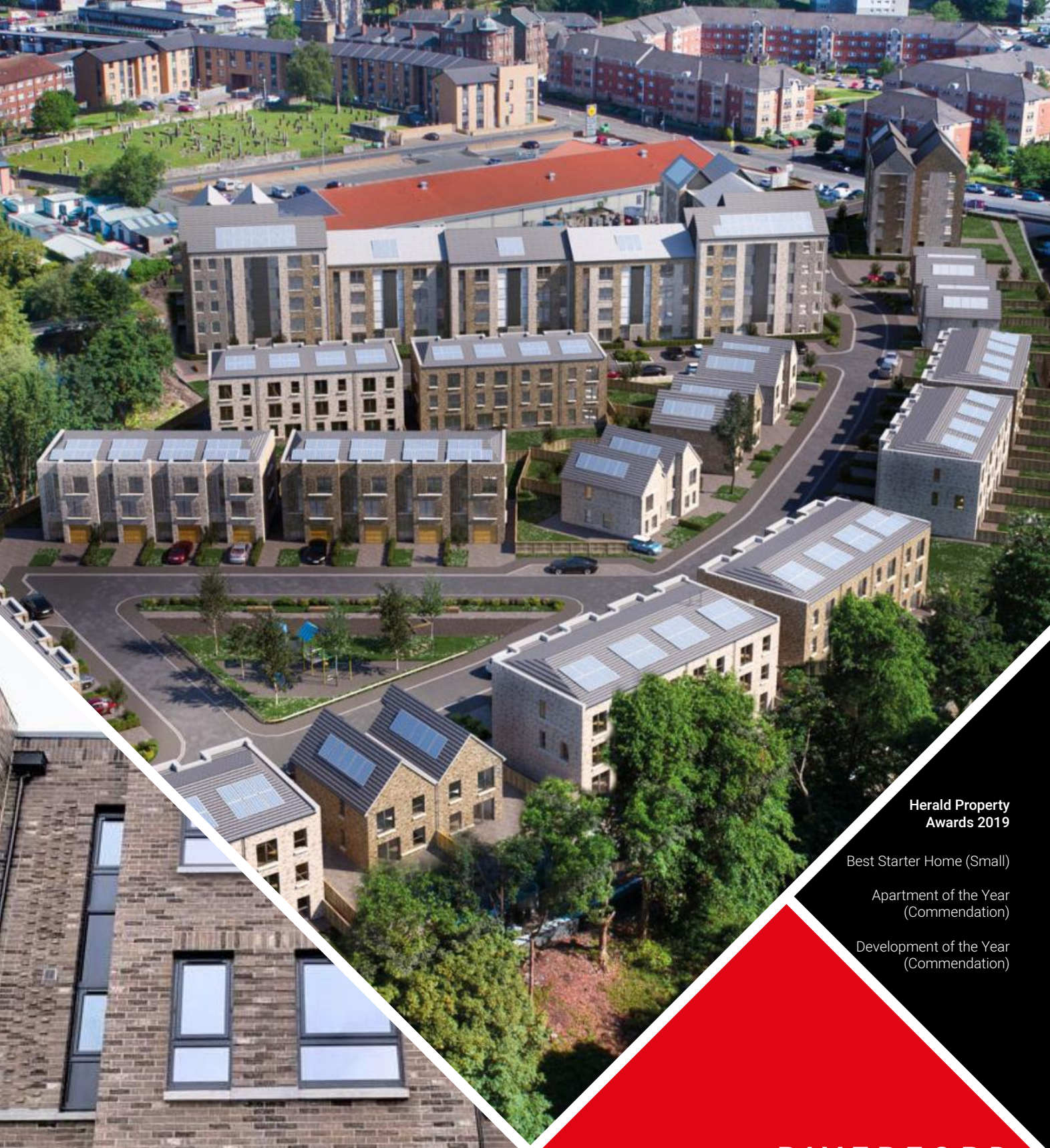


## KELVINDALE PLACE

This scheme in the Maryhill area of Glasgow provides a total of 52 affordable housing units, comprising both mainstream and supported accommodation. The project was delivered by Cruden Building & Renewals Ltd. for Cube Housing Association.

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Herald Property  
Awards 2019

Best Starter Home (Small)

Apartment of the Year  
(Commendation)

Development of the Year  
(Commendation)

## RIVERFORD GARDENS

When complete, Riverford Gardens will provide 156 units for private sale on behalf of CCG Homes, including flats, semi-detached houses and townhouse units, located on Glasgow's south side adjacent to the White Cart Water. The project incorporates high quality landscaping treatments and carefully considered massing to take advantage of its riverside location.

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## ALMONDVALE GARDENS

Brought forward on behalf of The JR Group, Almondvale Gardens comprises seven detached three and four bed units for private sale, with integral garages. The units are grouped around an intimate courtyard, surrounded by existing mature landscaping, on a site adjacent to the main thoroughfare of Blackburn, West Lothian.

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## DUNN STREET

This two-phase project delivered a total of 47 units in blocks of two - four storeys for Thenue Housing Association, together with an eight-bed children's care centre for Glasgow Social Work (GSW). Located in the Dalmarnock area of Glasgow, both phases were constructed by CCG (Scotland) Ltd.



## AYR ROAD

This project in Cumnock, delivered for East Ayrshire Council, saw eleven units built over two phases with an emphasis on elderly-amenity and accessible housing provision. The design was developed in collaboration with The Prince's Trust, with special consideration of detailing, materiality and a suitable response to the local vernacular.





## ANDERSTON REGENERATION

MAST were originally appointed to develop a detailed masterplan for the Anderston estate to inform delivery of c. 500 new units. MAST were subsequently appointed to develop the detailed design of Phases 1 and 2, comprising 176 flats and maisonettes over five and six storeys. Flat types ranged from 2 - 6 bedrooms in size, with layouts informed by an intensive options appraisal exercise undertaken with the local community.

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Herald Property  
Awards 2011

Best Apartment

## HARHILL STREET

Completed for Elderpark Housing Association, this project delivered 109 units of mixed tenure residential units including terraced family housing and 4 storey flatted accommodation, as well as amenity and wheelchair housing. The wider scheme also saw collaboration with artists on a series of public realm enhancements.

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## BEITH ROAD

This private residential development for The JR Group provides 83 units in a variety of housetypes, including family housing, cottage flats, and amenity-style bungalows. Located on the edge of the Ayrshire town of Glengarnock, the proposal has been informed by the principles of Designing Streets, featuring a mix of considered public spaces and high levels of connectivity to the rest of the town, with an aesthetic which draws upon its rural context.

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Herald Property  
Awards 2012

Affordable Housing  
Development of the Year

## LONDON ROAD

This development for Thenue Housing Association formed part of a larger mixed use scheme, incorporating office accommodation and a children's care facility. The residential component provided 32 multi-storey flats and 17 mixed tenure houses and cottage flats on a prominent site in the East End of Glasgow, opposite the famous Templeton's Carpet Factory.

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## BUTTERBIGGINS ROAD

This development is located on the site of the former FirstBus depot in the Govanhill area of Glasgow. When complete, the scheme will provide a total of 186 new houses and flats, all delivered for Link Group, fully compliant with Housing for Varying Needs. The site layout has been informed by Glasgow City Council's 'Design Guide for New Residential Areas', incorporating high levels of communal amenity space for residents.

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## HOLMBYRE TERRACE

This scheme in the Castlemilk area of Glasgow provides a total of 22 new dwellings, of both mainstream and wheelchair-accessible types, for affordable rent on behalf of Thenue Housing Association. All dwellings meet the requirements of Housing for Varying Needs and achieve Silver Aspects 1 and 2. The housing component was part of a wider regeneration scheme which included a new-build community centre.

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## BURNMOUTH ROAD

Burnmouth Road comprises a total of 43 new build dwellings, including both family houses and cottage flats. Built on a narrow brownfield site in the east of Glasgow, the project adopts the principles of Designing Streets to encourage high levels of connectivity to existing residential areas nearby, with a communal area of amenity space also included.

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## GLEBE SCHOOL

This project in Scone is one of a number of schemes being delivered by MAST for Perth & Kinross Council, working with CCG (Scotland) Ltd. Awarded following a competitive interview process, the proposal provides 65 family homes and cottage flats, including specialist wheelchair and amenity provision. Externally, the built form draws upon elements of traditional detailing found within the existing buildings around the site.

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## QUEENS QUAY

Queens Quay is a mixed use development in Clydebank, on the former site of the John Brown & Co shipyard, adjacent to the Titan Crane. Part of a wider masterplan, the scheme will provide 146 flatted dwellings for affordable rent, designed to maximise views of the crane and the River Clyde. Four commercial units are planned to activate the ground floor along the new Titan Boulevard, contributing to a positive public realm.

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## CIVIC WAY

Delivered for East Dunbartonshire Council with Hub West and CCG (Scotland) Ltd., Civic Way will provide 87 no. new affordable housing units on the former site of East Dunbartonshire Council's headquarters in Kirkintilloch. Comprising a mix of four storey flats, family housing and cottage flats, the project will also provide high quality public amenity spaces, creating linkages with existing routes nearby.

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## NORTH AYRSHIRE COUNCIL SITES

Working with Hub South West and Ashleigh (Scotland) Ltd., MAST are delivering seven sites in Largs, Saltcoats, Brodick, Millport and Irvine for the local authority. A total of 307 dwellings will be provided including specialised sheltered and supported accommodation on the former site of Largs Academy, as well as wheelchair provision. The project is being produced using Revit software, adopting BIM principles developed in conjunction with the client.

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## CAIRN ROAD

Developed on behalf of Cunninghame Housing Association, this scheme in Cumnock will provide 36 new affordable dwellings on a site currently occupied by dilapidated flatted blocks. The proposed scheme will be grouped around a 'village green' - a new area of public open space which will incorporate a variety of high quality landscaping treatments.

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# Awards

2019

Herald Property Awards

Best Starter Home (Small)

Apartment of the Year (Commendation)

Development of the Year (Commendation)

Scottish Home Awards

Large Affordable Housing Development of the Year - Housing Associations

Best Conversion

Homes for Scotland Awards

Affordable Housing Development of the Year (Commendation)

Riverford Gardens

Riverford Gardens

Riverford Gardens

Weirston Road  
Cunninghame HA

Coatbridge Library  
Clyde Valley HA

Coatbridge Library  
Clyde Valley HA

all for CCG Homes

2018

Herald Property Awards

Affordable Housing Development of the Year (Commendation)

Structural Timber Awards

Affordable Housing Development of the Year

Brick Awards

Urban Regeneration (Commendation)

Montgomerie Street  
Cunninghame HA

Ellerslie Crescent  
CCG (Scotland) Ltd.

Carmichael Court  
Cunninghame HA

2017

Scottish Home Awards

Large Affordable Housing Development of the Year - Housing Associations

Yoker Block 5C  
Cube HA

2016

Herald Property Awards

Best Regeneration Project

Affordable Housing Development of the Year (Commendation)

Scottish Home Awards

Small Affordable Housing Development of the Year - Housing Associations

Large Affordable Housing Development of the Year - Private Builder

RICS Awards

Best Residential Project (Commendation)

Best Residential Project (Commendation)

Milncroft Road  
Cube HA/Ruchazie HA/Wheatley Group

Panmure Street  
CCG (Scotland) Ltd./Queens Cross HA

Mosspark Boulevard  
Southside HA/Loretto HA

Panmure Street  
CCG (Scotland) Ltd./Queens Cross HA

Panmure Street  
CCG (Scotland) Ltd./Queens Cross HA

Bellrock Crescent  
Scottish Veterans HA

2015

Herald Property Awards

Best Regeneration Project (Commendation)

Chartered Institute of Housing Awards

Excellence in Regeneration Award

Saltire Society Awards

Innovation in Housing (Commendation)

Vineburgh Regeneration  
Cunninghame HA

Vineburgh Regeneration  
Cunninghame HA

Bellrock Crescent  
Scottish Veterans Residences

2012

Herald Property Awards

Affordable Housing Development of the Year

London Road  
Thenue HA





# 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 student accommodation, offices, education buildings, sports facilities and community buildings, in addition to residential schemes.

# Our Senior Management Team

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