

# Proposed Briggait Clydeside Market Halls

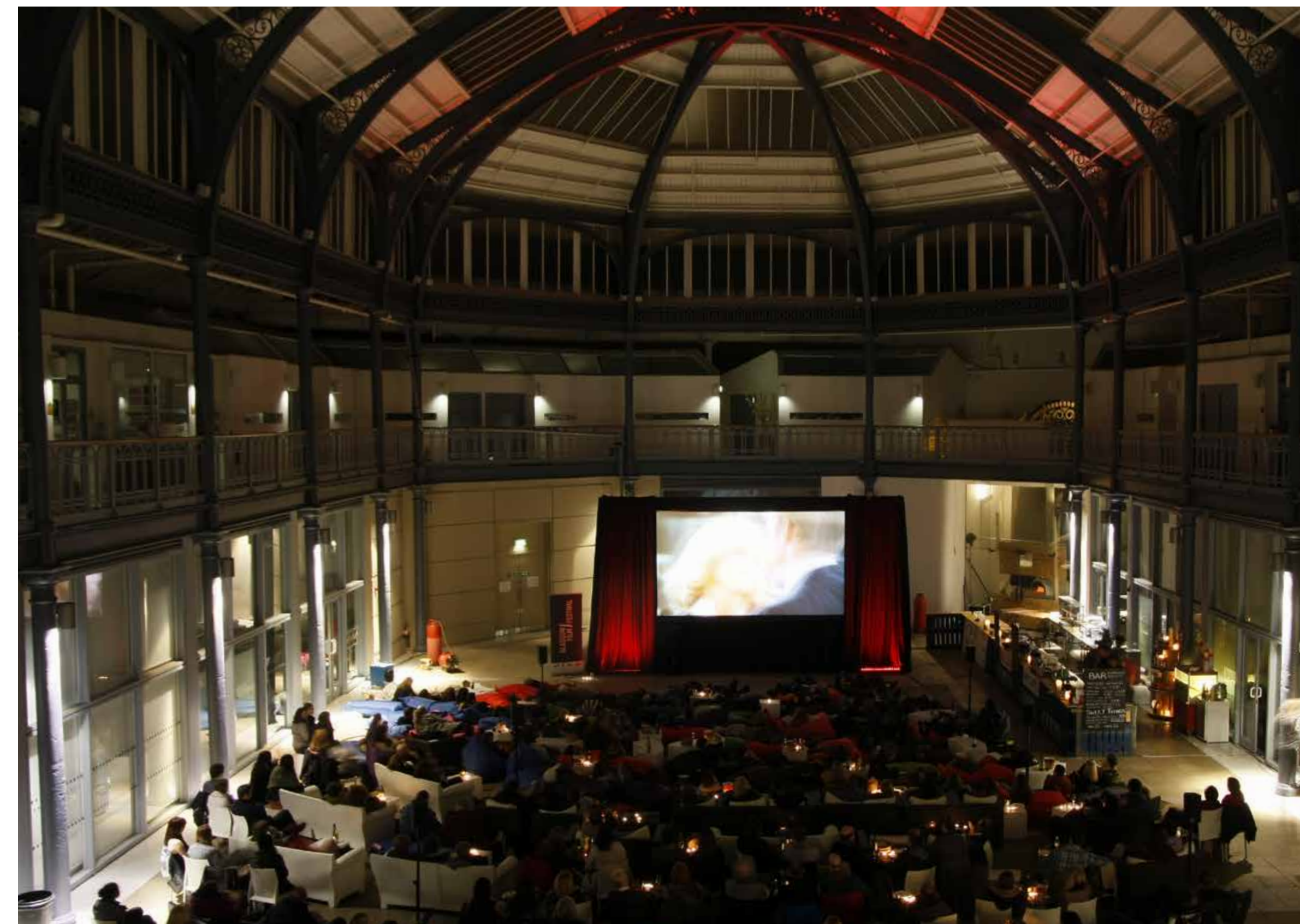
## The Mission

**Bringing The Briggait fully back into sustainable cultural and community use is a key ambition for Wasps.**

Wasps specialises in finding creative, economic and positive community use for heritage buildings which may otherwise be lost. In 2009, Wasps redeveloped about half of the Briggait Market Halls complex to create artists' studios, offices and exhibition space for Glasgow's artists. Up to 150 creative people now work at The Briggait daily. The restored 1873 Hall also hosts a range of cultural, community and social events throughout the year hosted by both Wasps and the wider community.

Around 1200sqm of The Briggait Market Halls remain empty and undeveloped, their condition deteriorating, and the ornate entrance from Clyde Street obscured. We need to ensure this valuable asset is conserved and put back into public use, allowing communities and visitors to enjoy the full complement of spaces and activities in the building for many years to come. Our plans are now focused on saving these halls and developing more space for creativity, more markets, more places to meet and more things to do, for the people of Glasgow and visitors to the city.

We want to tap into the potential of the other spaces within The Briggait to reinvigorate the Clydeside area and offer more exciting cultural events for everyone to enjoy. In recent times, the Briggait has played host to the following:



Glasgow Film Festival screening



Wasps Summer Market



Glasgow School of Art  
Fashion Show



Glasgow Coffee Festival

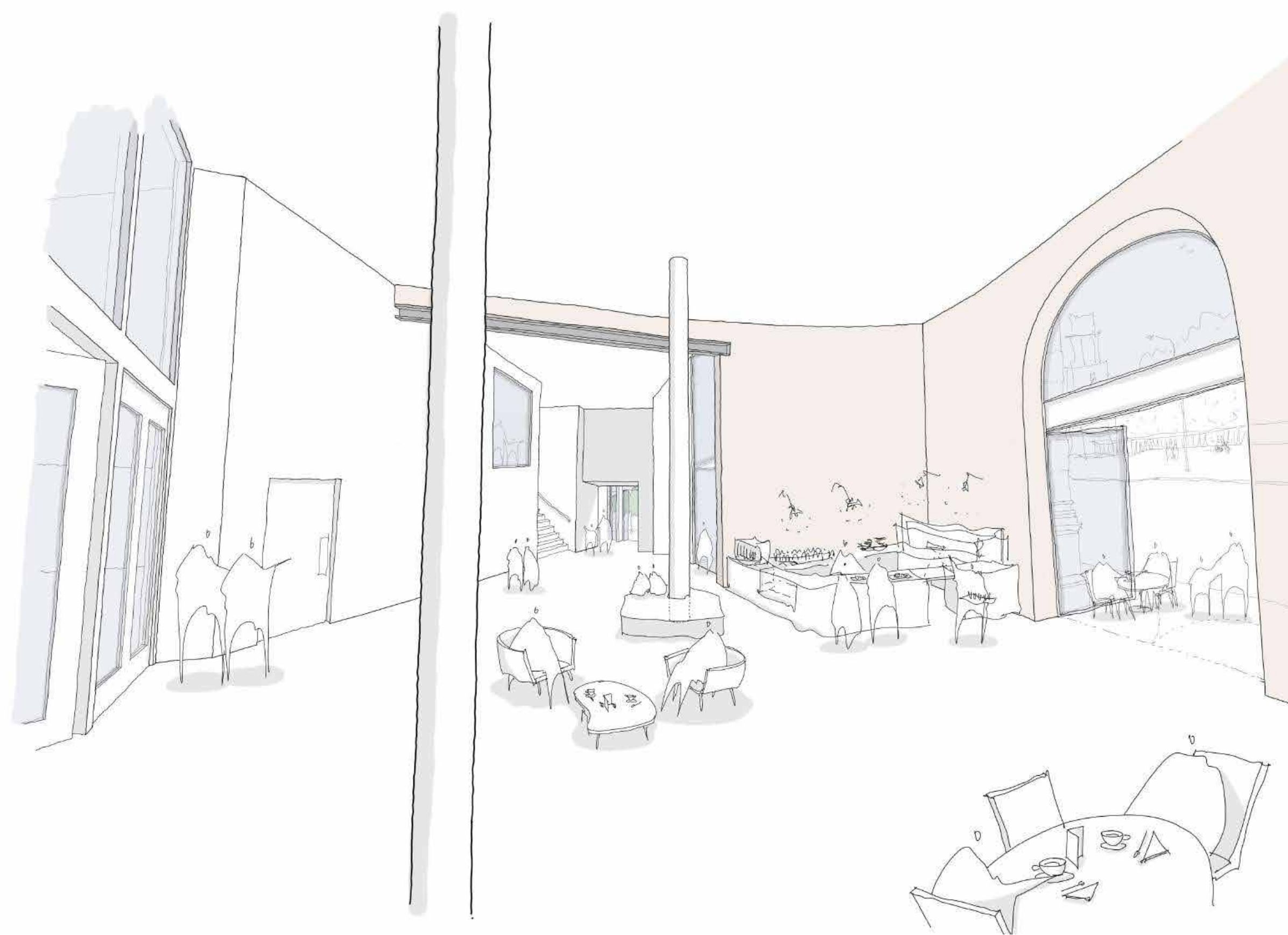


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Artist impressions of internal spaces



Reception – entering from Clyde Street

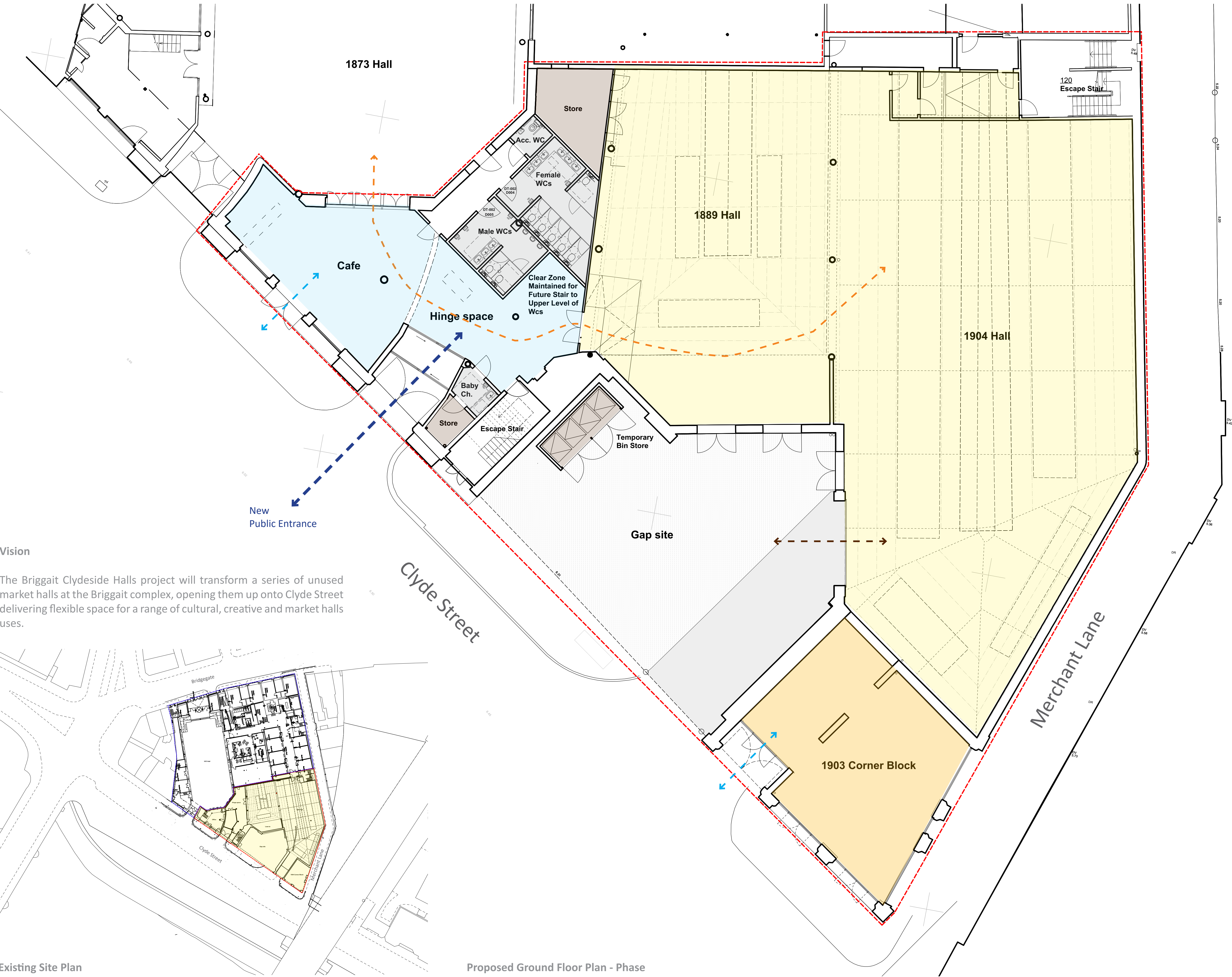


Café – entering from Clyde Street



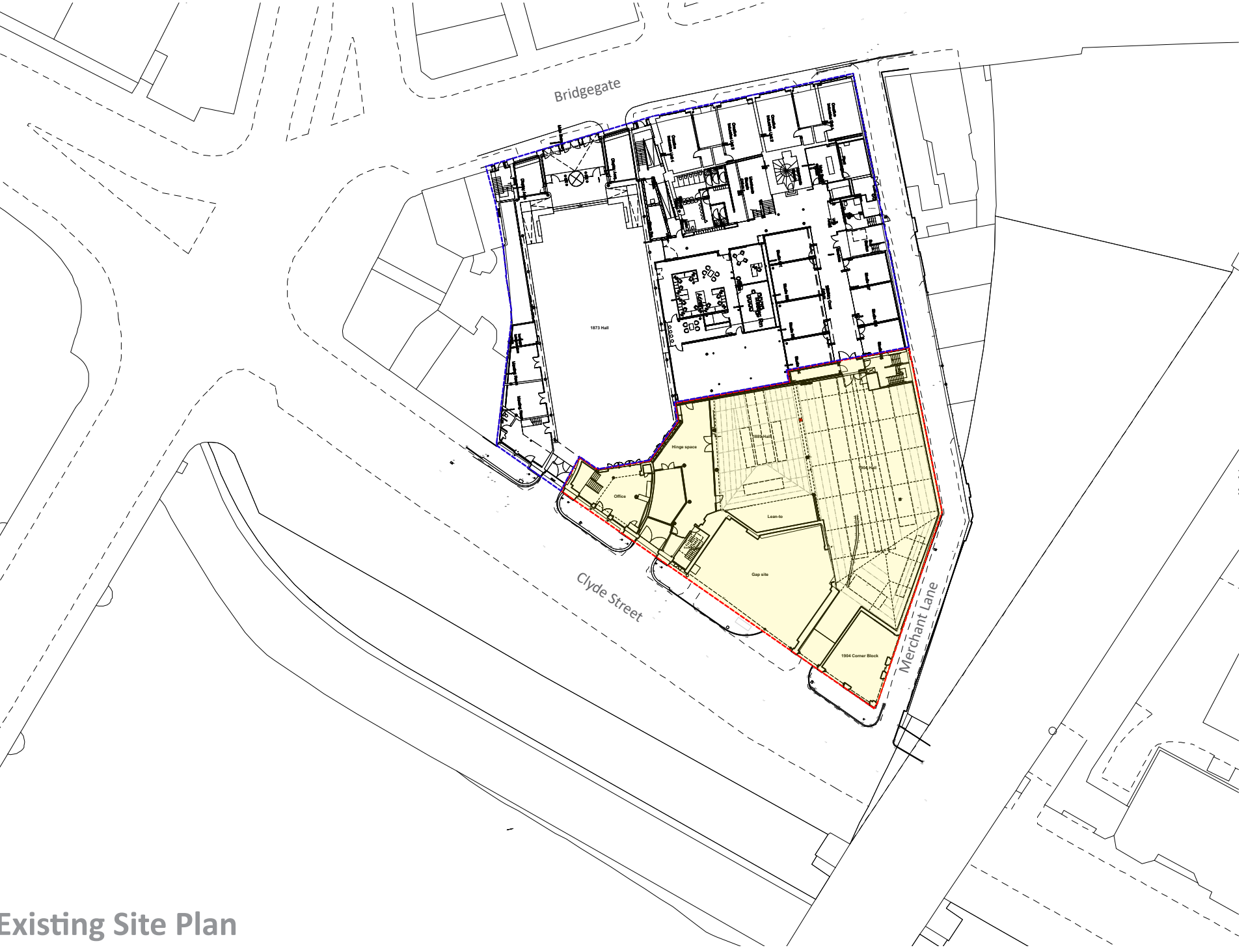
Food, drink and craft market in 1904 Hall





**Vision**

The Briggait Clyde-side Halls project will transform a series of unused market halls at the Briggait complex, opening them up onto Clyde Street delivering flexible space for a range of cultural, creative and market halls uses.



**Existing Site Plan**

The existing site plan above shows the full extent of the Briggait building. The area identified in yellow is the focus of this project.

The project will be delivered in 2 Phases, with Phase 1 planned for delivery in 2023, subject to funding.

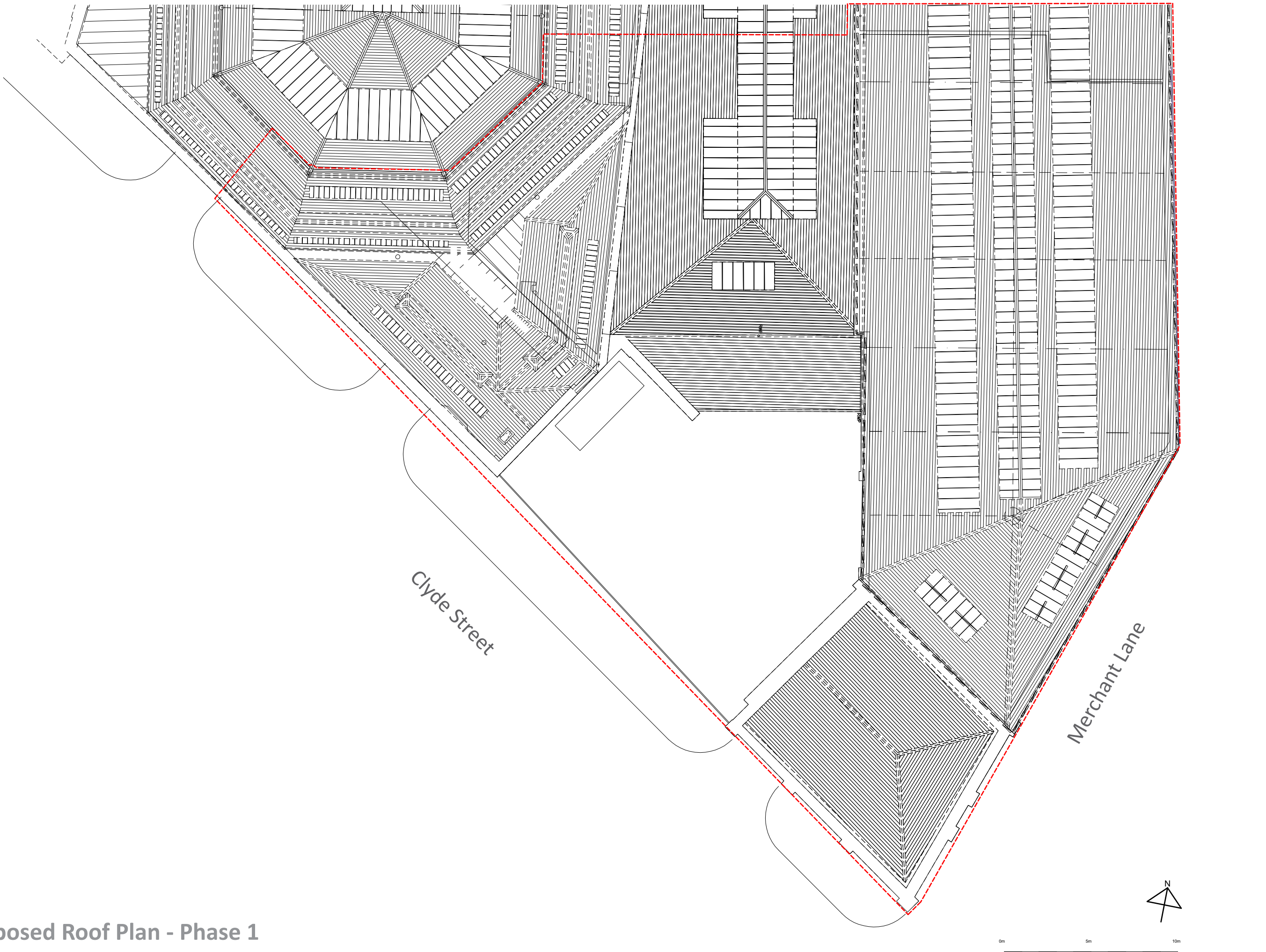
**Proposed Ground Floor Plan - Phase**

The proposed Ground Floor Plan above identifies where a new public entrance is proposed within the Clyde Street elevation via an existing opening currently not in use. This new entrance will lead into an informal entrance foyer within the existing hinge space where a single storey of toilet facilities will be introduced to support events within both the 1873 Hall and the 1889/1904 Halls. All halls will be accessible from the new entrance foyer. It is proposed that the 1889 and 1904 Halls will be subject to fabric repairs and sensitive thermal upgrades to allow the Halls to be used for various markets and events with additional modular creative industry work and retail units introduced within the 1904 Hall for business incubation. The 'at risk' 1903 corner block is proposed to be refurbished to function as a standalone unit ready for future tenant fit out.



**Proposed Mezzanine First Floor Plan - Phase 1**

There are no proposed interventions at first floor mezzanine level as part of the phase 1 works.



**Proposed Roof Plan - Phase 1**

Phase 1 will focus on capital works to repair the existing building fabric ensuring the building is wind and watertight whilst sensitively integrating thermal upgrades such as the introduction of roof insulation and the replacement of existing roof-lights with double glazed units. The red dashed line on the roof plan above identifies the extent of the roof that will be subject to these roof repairs and thermal upgrades

# PHASE 1

- Flexible Market / Events Space - Used as one space or two depending on event requirements
- Independently Operated Corner Block
- Hinge Space / Informal Entrance Foyer
- Storage / Plant
- Sanitary Facilities
- Public Entrances Internal Route
- Internal Route
- Servicing / Deliveries Access





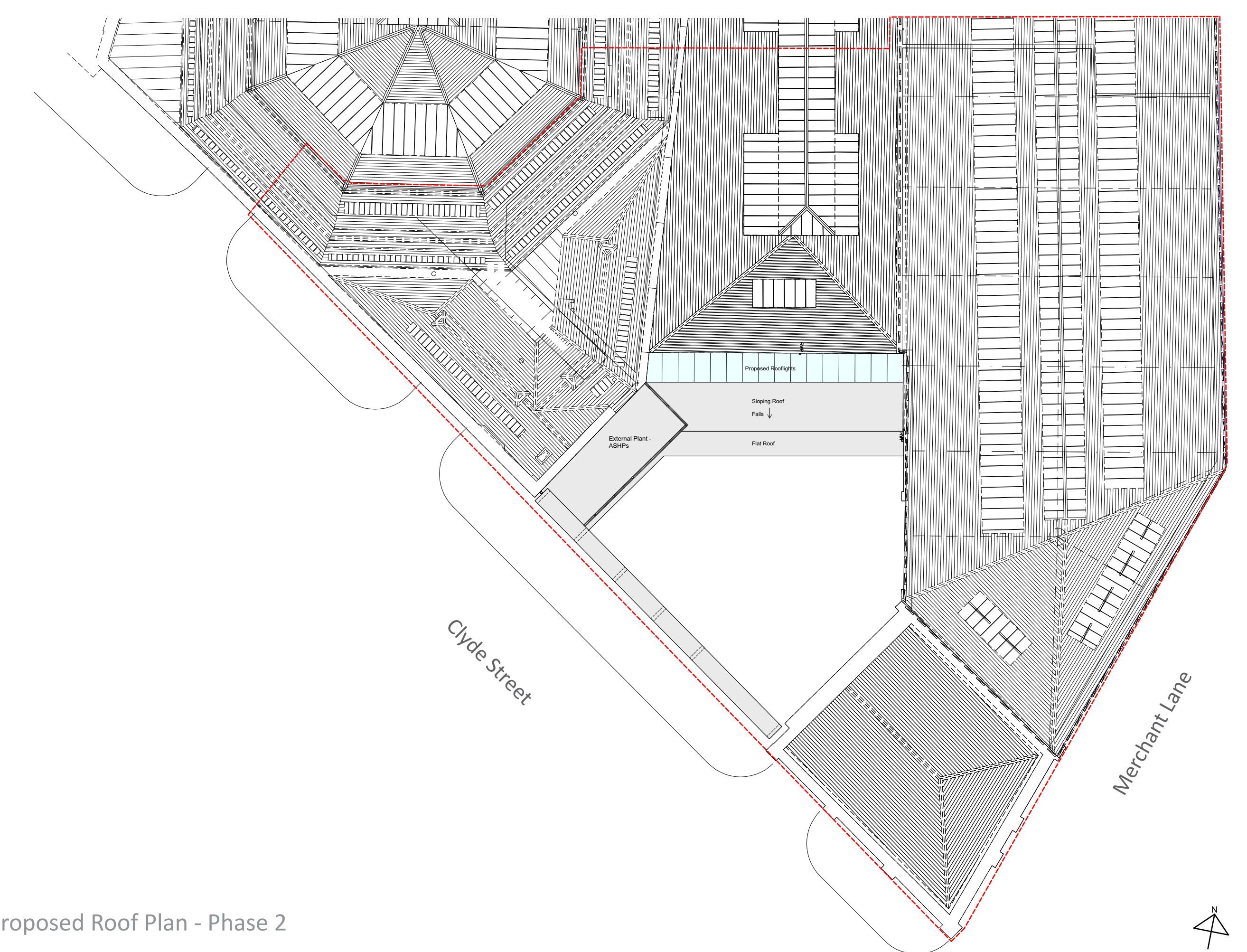
### Proposed Ground Floor Plan - Phase

Phase 2 involves an upgrade to services including lighting, ventilation and heating alongside improved flooring. From the new Clyde Street entrance, created in phase 1, visitors to the building will enter an informal entrance foyer within the existing hinge space with a second level of toilets introduced as part of the phase 2 works. Phase 2 will also include internal reconfiguration of the existing halls and creation of a modest new build extension linking access to all halls from the new Clyde Street entrance and the wider Briggait complex. The gap site will be redesigned as a shared courtyard to reinforce the building's public uses and provide a new type of space for the Briggait. A colonnade and gates will be introduced to define the boundary of the gap site to unify the full Clyde Street elevation.



### Proposed Mezzanine First Floor Plan - Phase 2

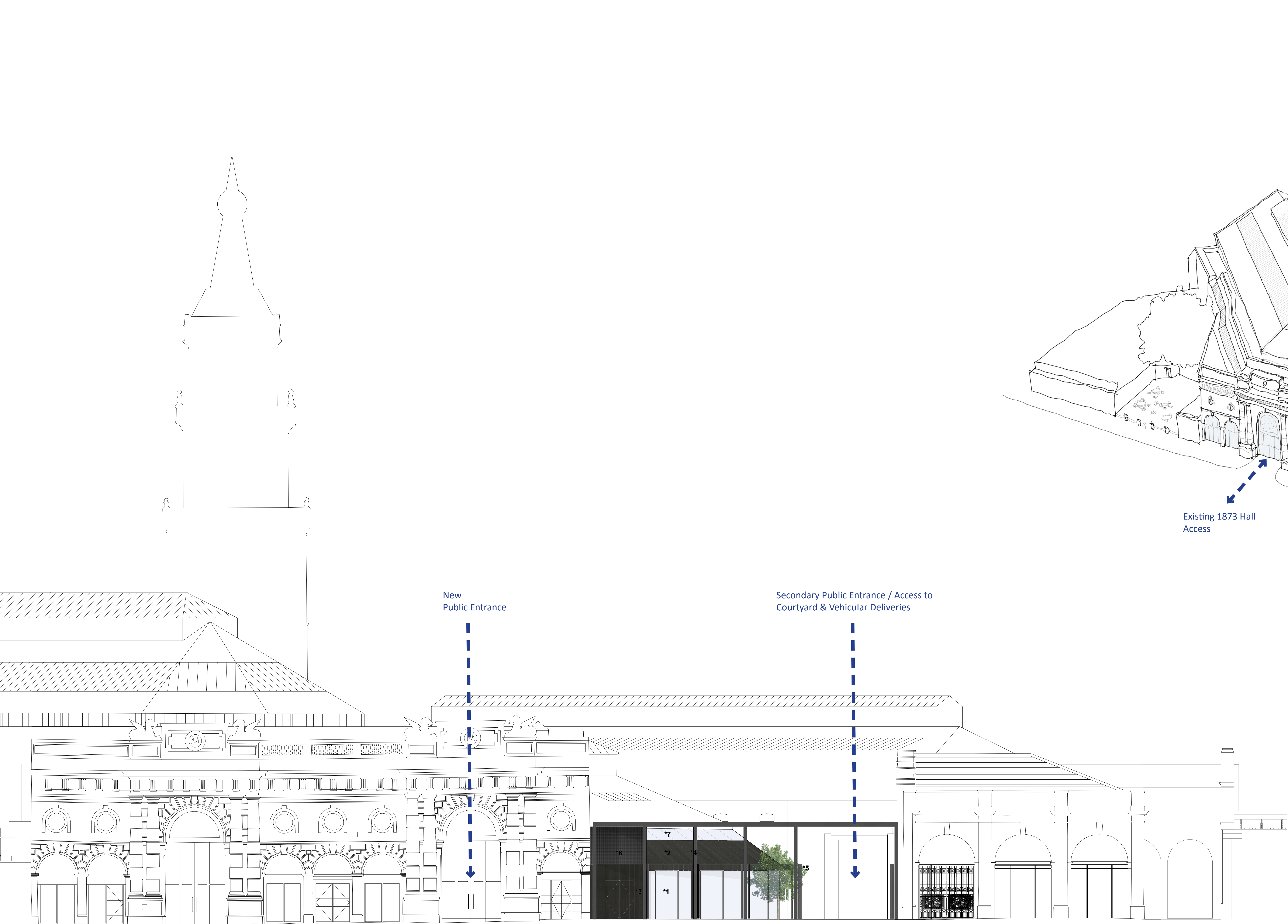
A new upper level of toilet facilities provided as part of the phase 2 works can be seen within the plan above located within the existing hinge space. In addition, a new plant room will be located internally at this level along with a new external area of plant integrated within the modest new build extension to house air source heat pumps which will serve the project areas.



### Proposed Roof Plan - Phase 2

The new build link extension, external plant area and colonnade that defines the boundary of the gap site can be seen in the roof plan above, all located within the existing gap site.





Clyde Street Elevation - Phase 2

Briggait Axo - Phase 2

The Clyde Street elevation to the left and the sketch axonometric view above highlight where a new Clyde Street entrance will be formed within a currently unused opening within the existing facade.

A contemporary colonnade is proposed to define with boundary of the existing gap site with integrated gates. The rhythm and proportions of the colonnade are proposed in response to the vertical rhythm of the existing facade along with the strong horizontal datums unifying the full Clyde Street elevation and bringing together old and new.

Behind the colonnade within the existing gap site a modest contemporary link extension is proposed which will provide flexible access to all halls from the new Clyde Street entrance and the remainder of the building whilst creating opportunities for views into and out from the rear halls reinforcing the connection with Clyde Street and the River Clyde beyond.

The remaining area of the gap site will be re-imagined an external shared courtyard for building users and the public to reinforce the building's public uses and provide a new type of space for the Briggait.

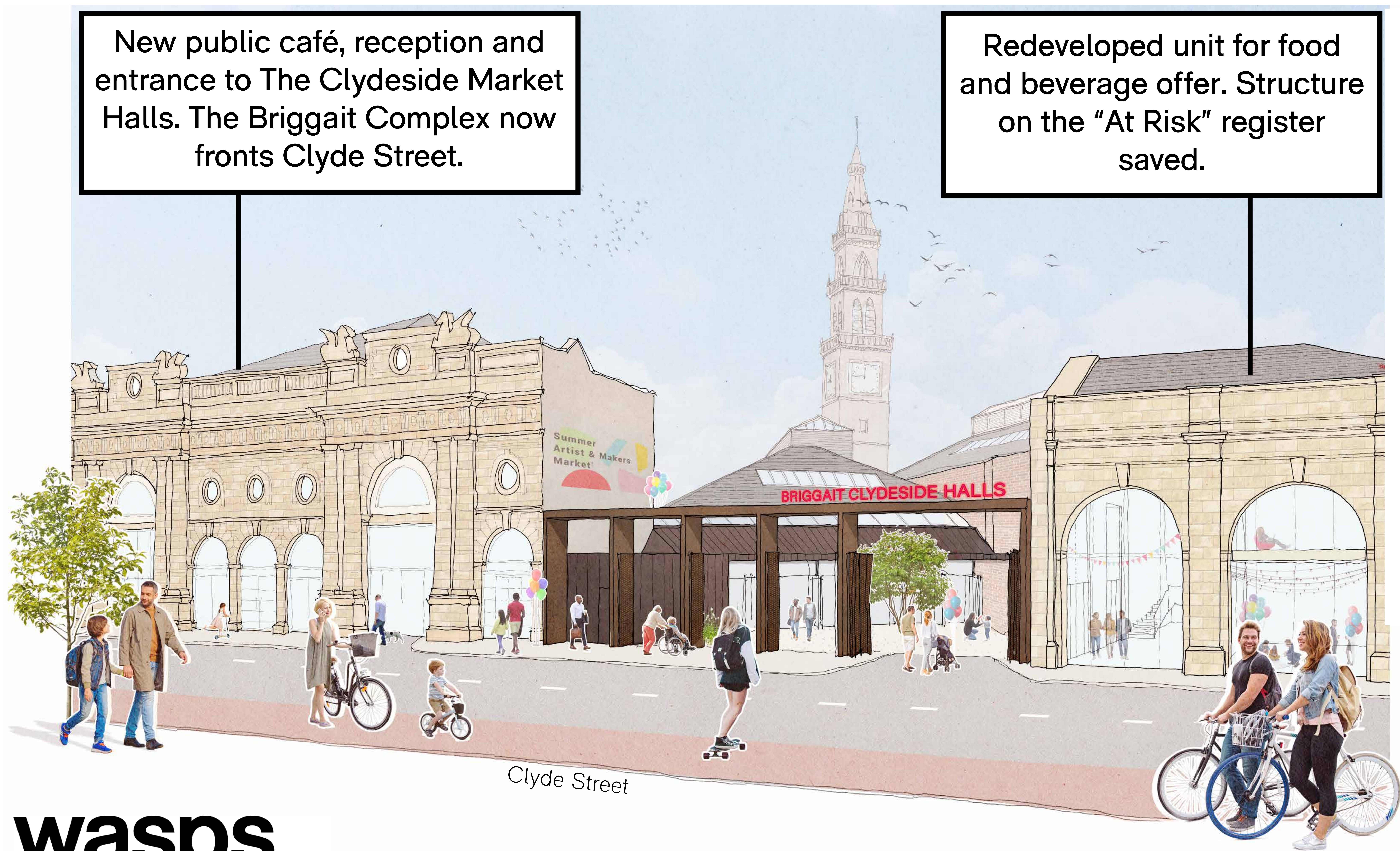


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The Vision

New public café, reception and entrance to The Clydeside Market Halls. The Briggait Complex now fronts Clyde Street.

Redeveloped unit for food and beverage offer. Structure on the "At Risk" register saved.



Clyde Street