

# GARMENT FACTORY, GLASGOW

## ADAPTATION CASE STUDY

### USE AND ADAPTATION OF LISTED BUILDINGS



HISTORIC  
ENVIRONMENT  
SCOTLAND

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#### The Garment Factory

##### Adapting a Victorian warehouse into a distinctive modern office building.

The Garment Factory was built in 1898 for J and W Campbell and Co, who were well-respected drapers and warehousemen. The firm used it to keep a wide variety of stock including silks, ribbons and fancy hosiery. It was designed by [James Thomson](#). It is an important example of an architectural style known as Scottish Baronial, and [it is listed at category B](#).

After J and W Campbell and Co stopped using it, it was converted into offices. This meant splitting the big warehouse spaces into much smaller office spaces, and putting in raised floors and false ceilings.

When the last company left the building in 2012, it stood empty for five years. When [Morgan McDonnell Architecture](#) refurbished it in 2017, they restored a lot of the historic features that make the building important, and also brought it up to modern office standards.

The external façades of the building didn't need too much work, with only minor repairs and repointing required. The saw-tooth roof was fully overhauled using the same materials it was originally made from.



The reception of the Garment Factory  
©Morgan McDonnell Architecture

This type of roof is an important and distinctive characteristic of factory buildings – its series of ridges is designed to let light into the centre of the building.

On the inside, stripping out all the old office fixtures has created a flexible modern office space. It also shows a lot of the original features, with exposed ceilings, steel and brickwork, wooden flooring and ornate staircases. These elements make the Garment Factory a distinctive and characterful space to work in.



View of the Garment Factory  
©Morgan McDonnell  
Architecture



Above: Example of floor of the Garment Factory before it was refurbished ©Morgan McDonnell Architecture

Below: Example of floor of the Garment Factory after refurbishment ©Morgan McDonnell Architecture



The building is also an innovative space. It meets high standards of accessibility, connectivity, and sustainability.

All the floors of the building are accessible by lift which was successfully inserted to create a more efficient floor plan. The original goods entrance was also kept and turned into a new entrance lobby.

The building uses natural ventilation.

The system uses existing shafts at both ends of the building to draw air through the space. It's cleaner than traditional air conditioning, and can be put in without as much change to the building. The system was designed with [Breathing Buildings](#), who are specialists in modern bespoke environmentally friendly ventilation systems.

The Garment Factory is a great example of a historic building being adapted to meet modern needs in an innovative way.

**OGL**

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Example of office fit out  
in the Garment Factory  
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