

Glasgow City Heritage Trust

Tenements and Challenges...

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Glasgow City Heritage Trust

An Introduction to Glasgow City Heritage Trust:

Our background

- **Limited company registered with Company House in March 2007**
- **Charity registered with the Office of Scottish Charity Regulator in September 2007**
- **Conservation Body registered with Scottish Government in November 2007**
- **One of seven City Heritage Trusts established in Scotland (the others are Aberdeen CHT, Inverness CHT, Stirling CHT, Perth & Kinross Heritage Trust, Dundee Historic Environment Trust and Edinburgh World Heritage Trust)**

An Introduction to Glasgow City Heritage Trust:

Our Mission

Glasgow City Heritage Trust champions the city's unique architecture and built heritage. We promote and encourage the understanding, appreciation and conservation of Glasgow's historic built environment for the benefit of the city's communities and its visitors, now and in the future

Our Vision

We will be at the heart of a thriving historic built environment sector in Glasgow with a reputation for delivering social, economic, environmental and cultural benefits for all through our work.

An Introduction to Glasgow City Heritage Trust:

Our Aims and Objectives

- To distribute grants to assist in the repair, enhancement and conservation of the city's historic architecture
- To provide help and advice to owners of historic buildings
- To promote debate about Glasgow's built environment through a range of events and collaborations
- To support education projects and traditional skills training relating to Glasgow's architecture and built environment.

An Introduction to Glasgow City Heritage Trust:

Between 2007-2022 we distributed the following funding:



We invested **£11.6 million** in repairing **560** of Glasgow's historic buildings



We organised **202** public lectures, **75** lunchtime training sessions and **36** exhibitions



We invest **£30,000** annually in traditional skills training



For every **£1** we spend on building repairs, another **£8** is invested by others



We've spent **£554,058** on projects to help people understand, look after and celebrate Glasgow's heritage



We've offered grants to more than **1,765** people and organisations to help them look after their historic properties

Case Study 1: Walmer Crescent

‘A’ Listed 1-18 (Inclusive Nos)

Walmer Crescent and

1, 3, 5a, 5b Cessnock Street

Architect: Alexander ‘Greek’

Thomson, 1857-62

Repair of Double Bay Windows

Grantees: the 56 co-owners

Advisor: Lesley Kerr

Grant: £92,346.00



Case Study 1: Walmer Crescent

Walmer Crescent Conservation Area was eligible for a GCHT grant since 2007

In 2008 Walmer Crescent Association Garden Party with Nicola Sturgeon MSP to promote grants

In 2010 Walmer Crescent Association commissioned Simpson & Brown Architects to prepare a Public Realm Study. GCHT grant aided the study

First grant enquiries appear in 2012 but none turn into a application

GCHT & GCC meeting with residents in 2014 resulted in 8 shop owners & 10 residents interest in applying for grants

In 2015 shop owners joined the Walmer Crescent Association and the Association commissioned shopfront improvement proposals from Fiona Sinclair Architects

Case Study 1: Walmer Crescent

Walmer Crescent – **Thinking outside the box...**

Regardless of willingness to repair all owners stated that they couldn't afford the 60% applicant's share of a GCHT grant and this is why grant applications have not been forthcoming

So, to break the impasse, in late 2016, GCHT submitted a bid for a joint THI / CARS scheme to Historic Environment Scotland and the Heritage Lottery Fund.

Unfortunately, the conservation area was so small it couldn't deliver the required economic regeneration benefits. Therefore, the bid was refused.

This left the Trust with no option but to look at alternative approaches to get the essential repairs off the ground and stop the water ingress.

Case Study 1: Walmer Crescent

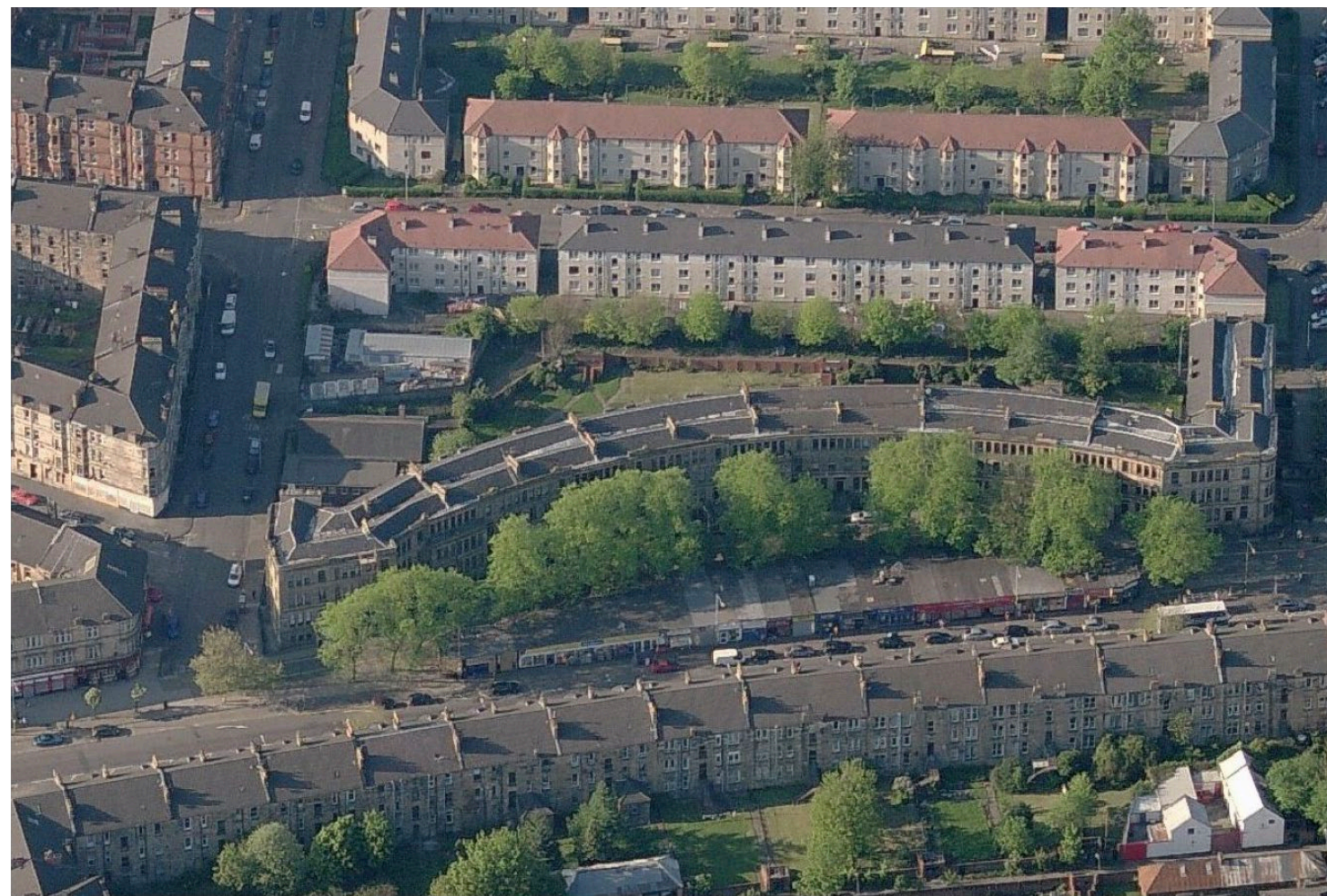
What is the problem?

The interlocking nature of Thomson's double bays as they effectively combined the separate tenements into a single unit. Therefore, repairs were more difficult to coordinate as you must tackle the entire crescent of tenements.



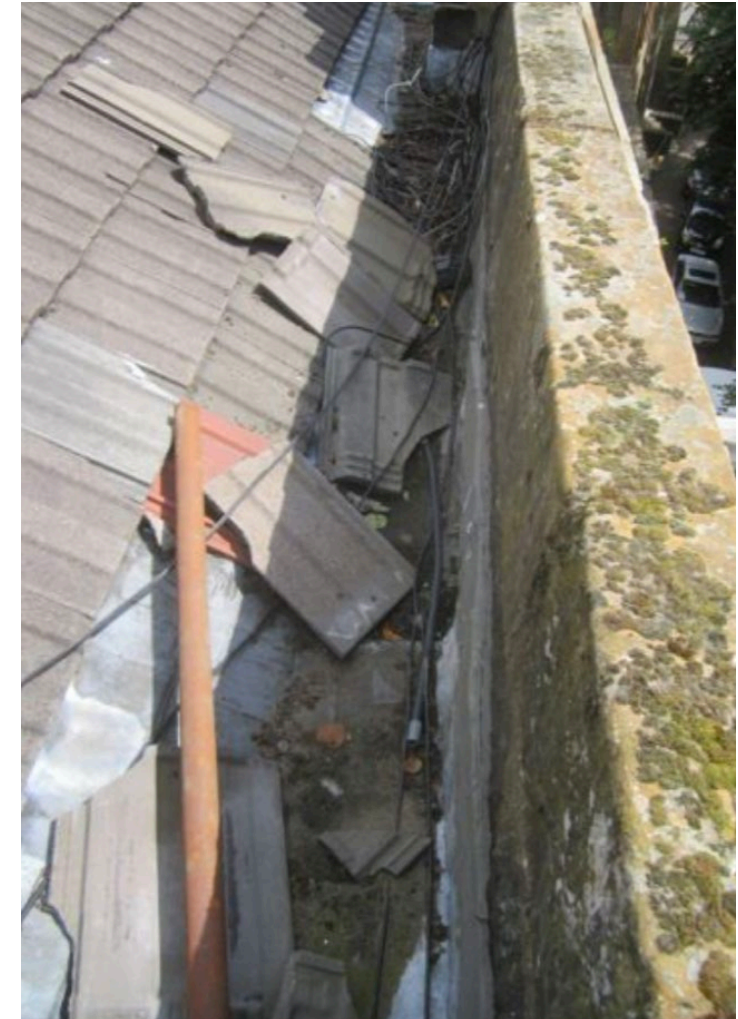
Case Study 1: Walmer Crescent

This is not assisted by the crescent consisting of seven tenements with 56 owners of differing circumstances and needs all of whom had to be co-ordinated.



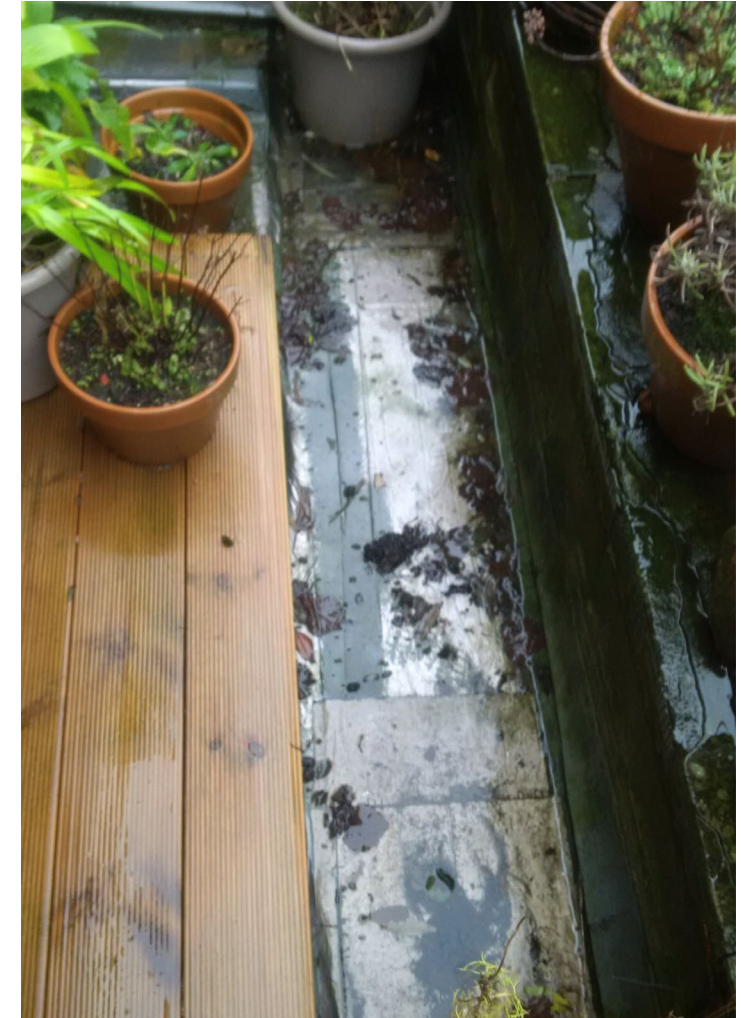
Case Study 1: Walmer Crescent

Unfortunately, many of the inappropriate repairs carried out in the 1980s are reaching the end of their serviceable lives.



Case Study 1: Walmer Crescent

This was not assisted by poor quality leadwork and undersized outlets with the bay window roofs being informally used as balconies



Case Study 1: Walmer Crescent

As a result of GCHT's funding, the undersized rainwater outlets have been removed and upgraded.



Case Study 1: Walmer Crescent

In addition, the failing leadwork has now been removed and upgraded with the correct gauge of leadwork. Therefore, the roof of the bay windows has now been comprehensively overhauled.



Case Study 1: Walmer Crescent

The repairs have been discretely celebrated by the inclusion of a new lead hopper with the date of the works embossed on it.



Case Study 1: Walmer Crescent

Every project needs a champion amongst the co-owners to help drive it forward. In this case we had **Professor Robin Webster**
OBE FRIAS RSA



Case Study 2: Camphill Gate

'B' Listed

988-1006 Pollokshaws Road

Architect: John Nisbet, 1904

Comprehensive Repairs

Grantees: the 38 co-owners

Advisor: Fiona Sinclair

Grant: £300,000.00



Case Study 2: Camphill Gate

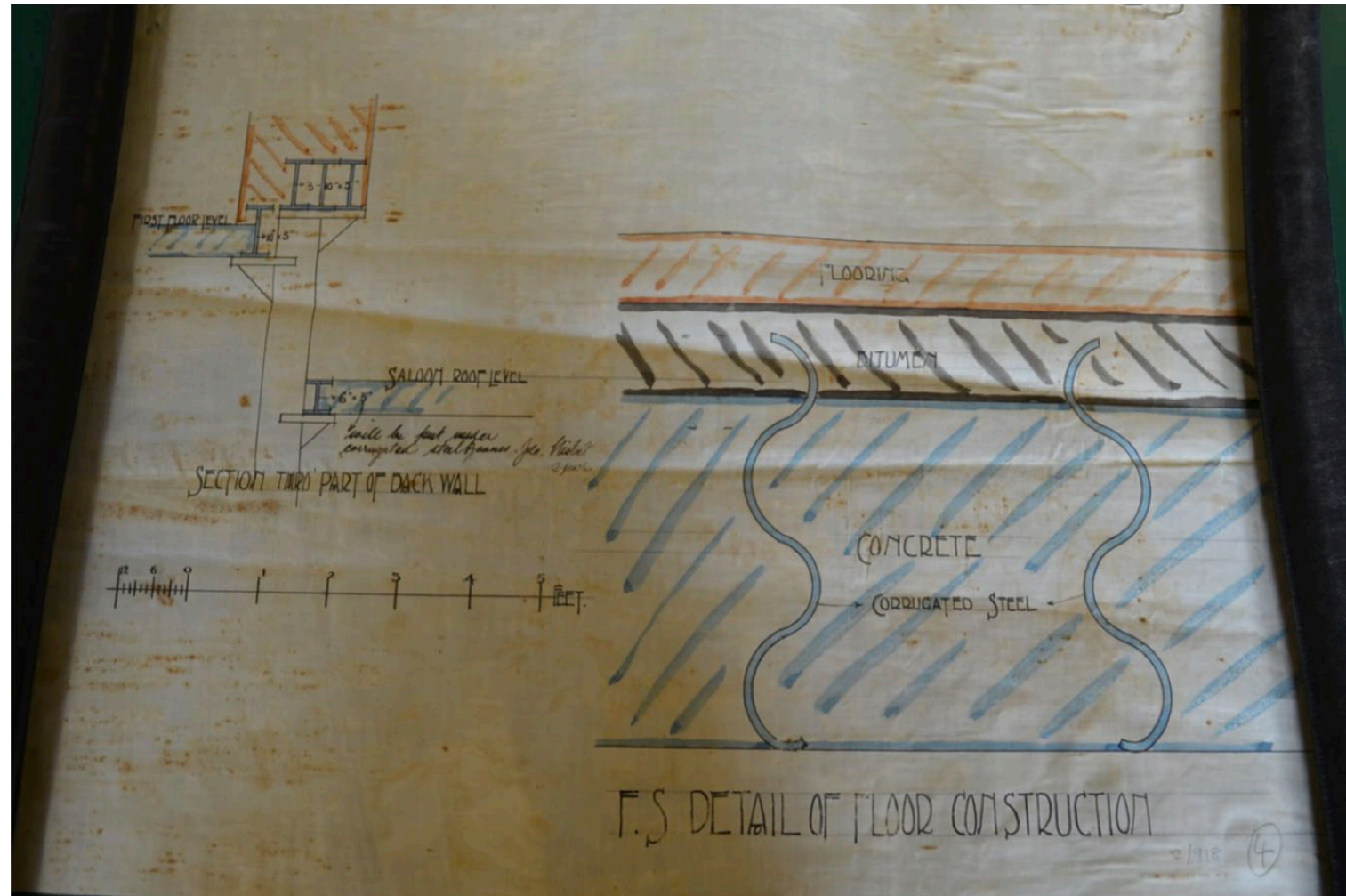
Camphill Gate is an unusual tenement. It sat in front of a bakery, so, as there was no space for a drying green, it had to go on the flat roof.

Camphill Gate consists of three tenements with 38 owners (including 12 shop units) of differing circumstances who all needed to be co-ordinated in the approach to repairs.



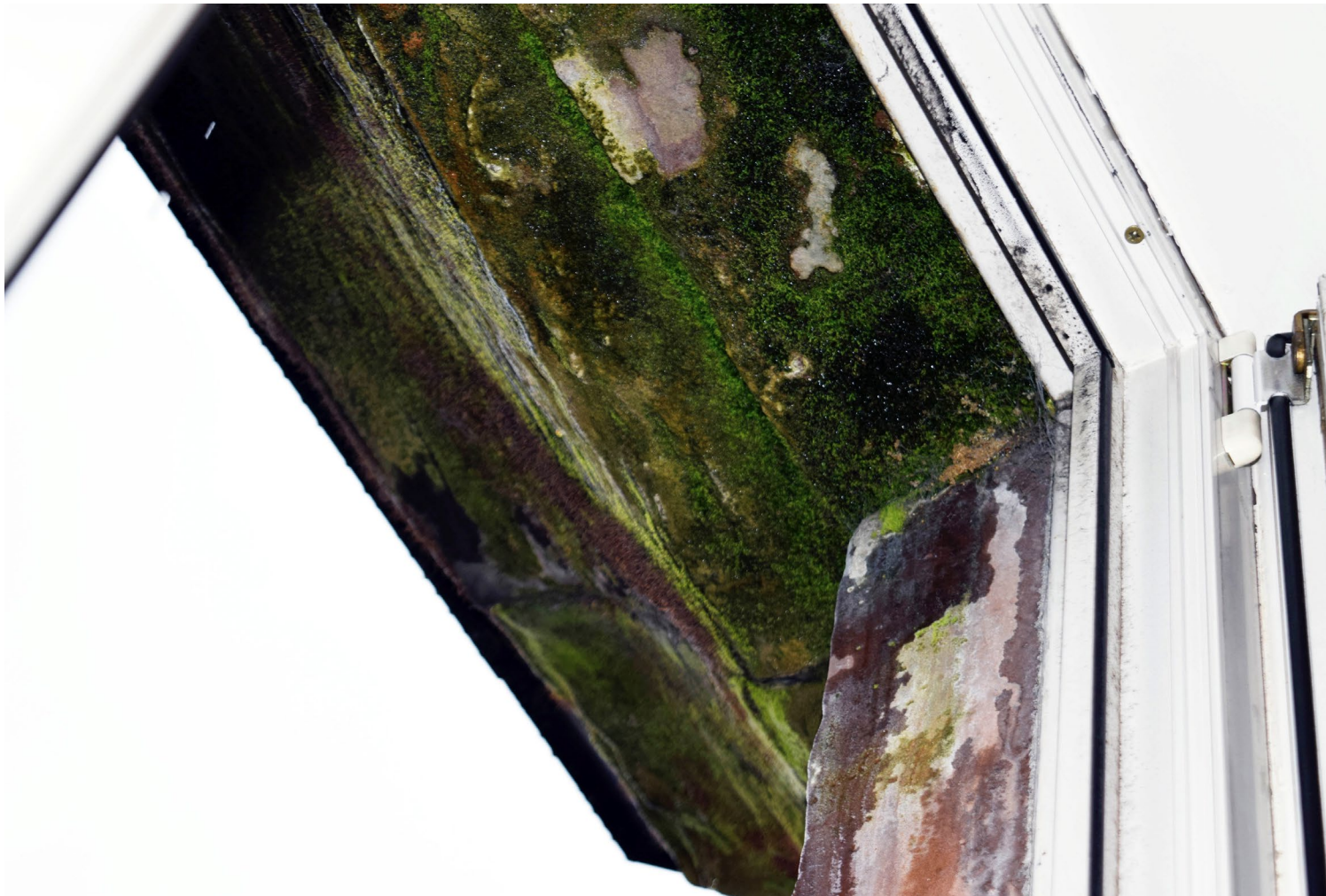
Case Study 2: Camphill Gate

The building is also unusual as, because of the proximity of the bakery, it had to be fireproof. Therefore, it is of concrete construction but is faced in stone. So, though it looks traditional, it is not.



Case Study 2: Camphill Gate

Unfortunately, because of inappropriate repairs carried out in the 1980s - when the Victorian cast iron rainwater goods were replaced with undersized aluminium rainwater goods thus creating a drainage capacity issue - water ingress over the surface of the stone and into the tenement has been an issue.



Case Study 2: Camphill Gate

The asphalt flat roof to the tenement has also had issues and had come to the end of its serviceable life leading to water ingress and collapsed plaster work ceilings within the flats.



Case Study 2: Camphill Gate

Nevertheless, the Residents Association within Camphill Gate are passionate about their building and very well organised. There cannot be many Residents Associations in Glasgow who hold rooftop concerts for fundraising. The Glad Café even held a concert by Deacon Blue to this end.



Case Study 2: Camphill Gate

Such is the Residents Association passion for their building every year they take part in the Glasgow Doors Open Day Festival winning the Doors Open Day award for Best Building Tour in 2017.



Case Study 2: Camphill Gate

Part of the drive to carry out the repairs was that the Glasgow Style railings on the roof had become so unsafe they had to be strapped together with scaffold poles. This meant that every year the owners had to take out scaffold insurance – a further drain on their resources.



Case Study 2: Camphill Gate

Amongst the biggest changes in the repairs was the impact on the domes which have been completely overhauled. In the 1980s these had been covered in a GRP scrim which had broken down due to exposure to UV rays in sunlight. The more durable traditional materials and details have now been reinstated.



Case Study 2: Camphill Gate

The asphalt roof has also been completely renewed. The Glasgow Style railings were replaced, and the wider gauge cast iron rainwater goods were reinstated thus increasing the building's drainage capacity.



Case Study 2: Camphill Gate

The repairs are discretely celebrated...

As we were so impressed by the Grantees' hard work GCHT nominated Camphill Gate for SPAB's inaugural 'Best Loved' building award 2022.

It was shortlisted to the last four for this national award!



Case Study 2: Camphill Gate

Every project needs a champion amongst the co-owners to help drive it forward. In this case we had four – Anne Nisbet and Allistair Burt (seen here with Nicola Sturgeon MSP) along with Mark Philip and Anna Hodgart



Building Capacity: Looking Up & Looking Out

We want to change the culture of how Glaswegians maintain the city's pre1919 tenements

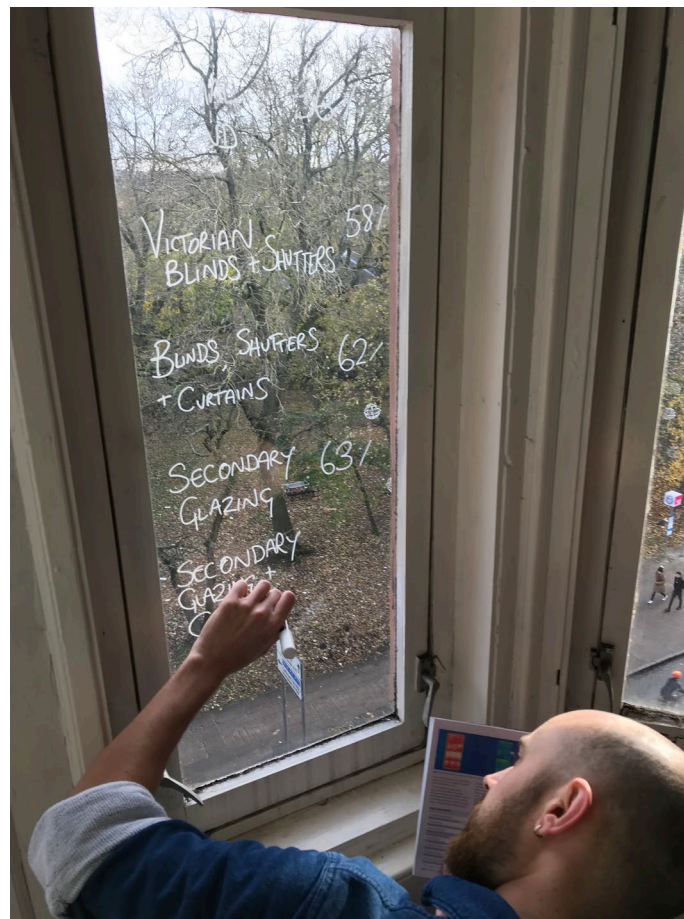
Glasgow has around **77,200** dwellings in pre1919 buildings. The current backlog of repairs is an estimated **£3 billion**. With just the Trust's annual budget this would take **400 years** to address.

Therefore, education about how to maintain Glasgow's tenements is key. **NB** this should include training for Property Factors.



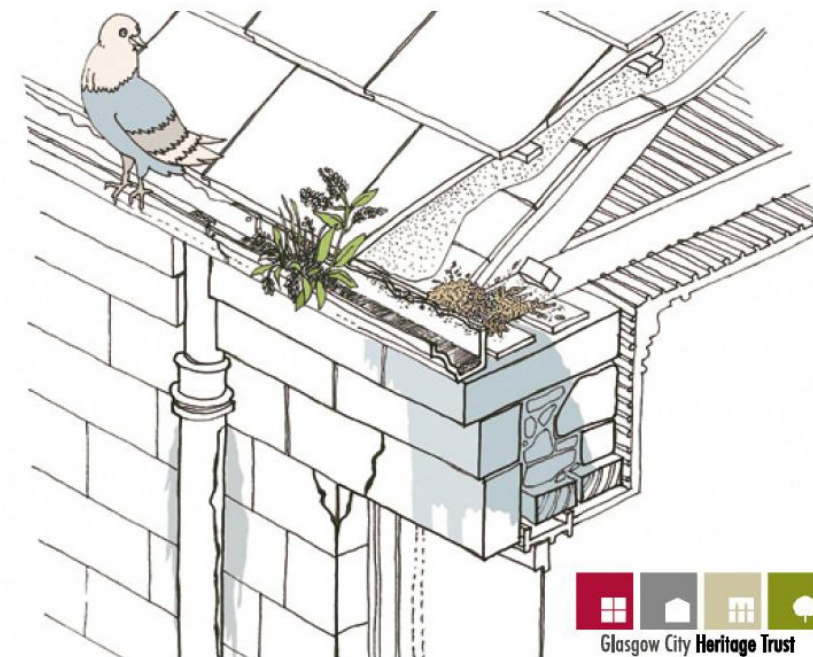
Building Capacity: Looking Up & Looking Out

The poor condition of many of Glasgow's pre1919 tenements is of huge concern. This is particularly true with regards to Climate change which presents a huge challenge. If we are to address it, we need to change the culture from reactive to proactive maintenance of pre-1919 Tenement properties.



Looking Up & Looking Out for tenements

A guide to Maintenance Repairs and Shared Responsibilities



Building Capacity: Looking Up & Looking Out

How we do this, is to use our Looking Up & Looking Out for Tenement events to encourage people who own a pre1919 tenement property to become a 'building detective' i.e. so that they know the issues to spot and what to do about them.



Why do we do this? = The Glasgow Clearances

The damage, severance and social dislocation caused during the era of the Comprehensive Development Area in the 1960s and 70s when between a quarter to a third of the Victorian, Edwardian and Interwar city was demolished.

This destruction of Glasgow's Communities and Places gave rise to what Professor Mindy Thompson Fullilove terms "Root Shock" that results when a neighbourhood is swept away.

Therefore, the challenge for our generation and future ones is to figure out how to heal our city and overcome this rupture...



Because “It’s the Urban Health, Stupid...”

(To paraphrase Bill Clinton)

“Jimmy Reid understood what was happening – the alienation, the cry of men who were victims of blind economic forces beyond their control, a feeling of despair and hopelessness... ...People who do not feel in control over their lives struggle because the system does things to them – it doesn't work with them and help them create 'wellness' for themselves ... when things happen that alienate people, they lose that sense of control and a whole range of biological, as well as psychological, things occur.”

Sir Harry Burns, Guardian Interview

March 2014



Do you want to know more?

Then join our mailing list:

<https://www.glasgowheritage.org.uk/contact-us/mailling-list/>

