



**ISSUE: 26      October 2023**

### **IHBC SCOTLAND EVENT**

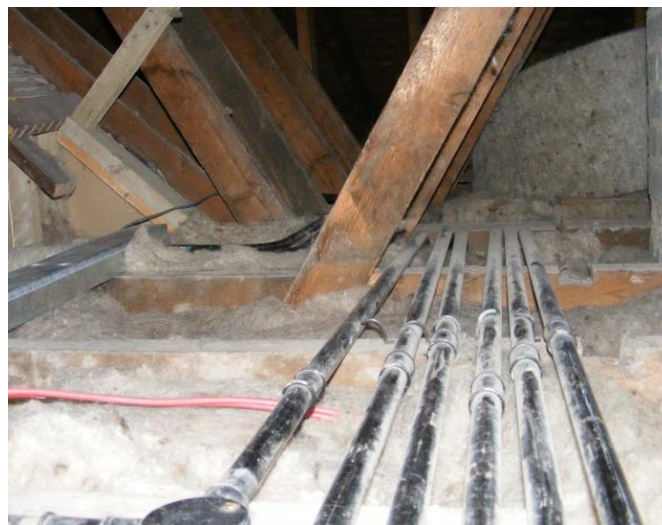
Monday 6 November. CPD Retrofit arranged for you in person by IHBC, in Glasgow. Our provider is John Edwards, author of the revised BS7913, and involved in these [PROJECTS – Edwards Hart](#). Non-members welcome. Fee £20.

Venue: Glasgow City Heritage Trust, 54 Bell Street, Glasgow, G1 1LQ  
[www.glasgowheritage.org.uk](http://www.glasgowheritage.org.uk)

- Introduction to retrofit of traditional & historic buildings – why it's necessary and the importance of being holistic
- IHBC Toolbox for Retrofit
- Sustainable maintenance and repair that improves performance
- Applying standards such as BS7913, BS EN 16883, PAS 2035 and PAS2038.

#### **Monday 6 November 2023**

10.30 coffee, tea, introductions  
11.00 Retrofit by John Edwards  
12.30 Lunch included  
13.30 Retrofit by John Edwards  
14.30 Retrofit Roles and responsibilities  
15.00 Tea, coffee  
15.30 IHBC Chartership: what is this for, what would it mean for IHBC members? With President Mike Brown and Chair David McDonald. (This can be attended separately from the CPD, without booking)  
16.45 Conclusion



Please book at [Scotland@ihbc.org.uk](mailto:Scotland@ihbc.org.uk)

1990s loft insulation in a former hospital in Newington, Edinburgh, before upgrading.

**2023 Annual School in Swansea** -report by Jess Burrows, SHBT, a winner of the 2022 Marsh Award for successful learning.

*Warm thanks to IHBC and IHBC Scotland for supporting my attendance at this year's Annual School in Swansea. This year's theme of 'Climate Change and the Historic Environment: Resilience and Performance' was the jumping off point for a fascinating programme of lectures and site tours.*

*We visited the Palace Theatre, where a council-led restoration project is transforming the 'Swansea flat-iron', empty since 2007, into a workspace to house tech, start-up, and creative businesses. An evening visit to Penderyn Distillery's brand-new site at Hafod Copperworks, where the historic powerhouse now accommodates new copper stills, introduced us to a new chapter in the history of 'Copperopolis'.*

*The Friday presentations from a range of insightful speakers coalesced around the need to take a holistic approach when it comes to retrofit and historic buildings. Poorly specified or single-issue interventions were identified as particular risks, as was the lack of understanding and skills needed for dealing with traditional construction across the wider industry.*

*It was a packed programme and an invaluable opportunity to meet colleagues working across the sector, sharing ideas and challenges. Many thanks to everyone involved.*

### **Cherish: New Support in Scotland, Wales and North West England for churches.**



Churches, chapels and meeting houses can now receive additional support advice and funding from the National Churches Trust through a new Cherish Program, thanks to funding from the National Lottery Heritage Fund and dedicated support officers in each of Scotland, Wales and NW England.



Above, St James the Great, Dollar. Left, St James Episcopal Church, Goldenacre, Edinburgh, by Robert Rowand Anderson. It is currently closed to the public because of falling plaster. (Photos, Karen Hind)

- **Grants:** dedicated to maintenance, project development and small repairs, offering financial support of between £500 and £10,000 for projects up to £80,000. Grants are available through the National Churches Trust's [online grants portal](#).
- **Maintenance:** expert information and support to proactively deal with a range of problems to avoid the need for expensive repairs.

- **Partnerships:** the National Churches Trust will work in partnership with established organisations in each area to help identify suitable support for communities facing the potential loss of historic buildings.
- **Digital Toolkit** for buildings' care, including income-generation resources and materials UK-wide, accessible to places of worship for all faiths through [Get Support links](#).
- **Training:** building local capacity to look after buildings in need, transfer ownership or care of historic places of worship – covering project management, writing funding bids, maintenance skills and tourism.
- **Visitors:** improving access to and awareness of the value of cherished churches and chapels, creating themed visitor trails and engaging with partners across UK heritage.

Support officer Karen Hind ([Karen.Hind@nationalchurchestrust.org](mailto:Karen.Hind@nationalchurchestrust.org) ) says:

*'As Support Officers we aim to reach as many churches, chapels and meeting houses as possible to help them stay open. The Cherish grants offer between £500 and £10,000 for small repairs and maintenance work to help keep churches in good condition and prevent expensive repairs further down the line. This offers significant additional support and preventative maintenance advice. We also offer grants for larger projects through our regular large grants program, as well as advice on good maintenance practice, how to encourage visitors, and a range of training sessions.'* [Find out more about support in Scotland](#)

### **Laurieston House – a Building at Risk Rescued**

Case study by Shona Simpson, Built Heritage Officer, Planning, Housing and Building Standards, Glasgow City Council.

Laurieston House, a category A listed building on the south bank of the River Clyde and within the Glasgow Central Conservation Area, is currently being converted into serviced apartment use after lying vacant for over 30 years. [Laurieston House](#) has been described as, 'arguably the most ornate Georgian townhouse in the UK ...internal plasterwork is of outstanding quality'. Yet it had lain vacant for over 30 years and was one of the first buildings to be added to the national Buildings at Risk Register.

The property had been used as a residential care home before in the 1990s it was acquired by Strathclyde Building Preservation Trust. SHBT undertook essential roof and window repair works to make it wind and watertight but could not find a viable scheme of re-use for the building and sold it in the early 2000s to a new owner who also could not find a suitable re-use for the property. In 2018 a property developer who specialises in developing and operating high-end serviced apartments was investigating a neighbouring property when they enquired about Laurieston House. They ended up withdrawing from the neighbouring property to concentrate on the opportunity that they saw in restoring Laurieston House. The prospective owner met with the Council's Built

Heritage officer in 2018, with aspirations of converting the building to short-stay serviced apartments. There followed extensive pre-application advice and dialogue with the applicant's professional design team which, crucially, also involved GCC Building Standards and Historic Environment Scotland. The Planning Service provided advice on funding, conservation accredited professional advice, pragmatic levels of reinstatement of fabric, submission of relevant documents such as a Statement of Significance and a Heritage Impact Assessment emphasising the vital importance of protecting what remained of the exquisite interior of the property. A specific challenge was to retain original fabric and features while meeting building regulations for the proposed use as serviced apartments: for example, how to encapsulate the open stairwells at the upper levels for fire safety. This was resolved by a clear screen being installed between previously open columns.



Laurieston House, Glasgow, Photos © Shona Simpson.

Involving HES and Building Standards from an early stage ensured that the planning approach and building regulations were in accord. Pre-application advice helped inform a layout of 11 serviced apartments without interventions detrimental to the building. Services and modern safety fittings were designed in an integrated manner. Planning and listed building applications were submitted in July 2019 and the productive nature of that collaborative working allowed recommendations to be concluded shortly after submission, and the issuing of Listed Building Consent. Planning Permission was issued after the completion of a legal agreement safeguarding the nature of use and management of the short-stay serviced apartments. See the [planning application here](#)

The pandemic delayed works on site, which commenced in November 2021. The open nature of discussions and the comprehensive advice offered gave the prospective owner confidence to proceed to acquire the building and to gain approval for a meaningful redevelopment of Laurieston House whilst avoiding any significant delays in the approval process.

The considerable efforts made by all parties will soon be rewarded through the completion of 11 short-stay serviced apartments in the converted property later in 2023 and the removal of the premises from the Buildings at Risk Register.

Historic Environment Scotland (HES) has secured consultants to review the operation of the Buildings at Risk Register (BARR). Shona Simpson (Glasgow City Council) is our IHBC rep on this topic. She circulates a **survey of BARR** users around IHBC members/ supporters here:

<https://HarlowConsulting.welcomesyourfeedback.net/Buildings-at-Risk-Register>

The purpose of the survey is to help HES understand the kinds of individuals, organisations and communities that are using the BARR and the impact it is having. Findings from the survey will be used to make evidence-based recommendations to inform long-term decisions about the BARR, and how best to bring buildings at risk back into use.

Consultation on PDR in Scotland: the IHBC Scotland branch reply is here:

[https://ihbc.org.uk/consultations/docs/PDF/PDR%20IHBC\\_response.pdf](https://ihbc.org.uk/consultations/docs/PDF/PDR%20IHBC_response.pdf)

### **Up-coming CPD by IHBC-approved providers:**

<b>Date</b>	<b>Provider &amp; Description</b>	<b>Location</b>
18 Oct	<a href="#">HES - Heritage Planning</a>	Stirling
19 Oct	<a href="#">SLCT - Introduction to Plain Lime Plastering</a>	Virtual
19 Oct	<a href="#">AHSS - NIALL MURPHY – Glasgow City Heritage Trust; 15 years – 15 projects</a>	Hybrid
25 Oct	<a href="#">PKHT - The Scottish Brick Industry</a>	Virtual
2 Nov	<a href="#">HES - Impact of Climate Change on Heritage</a>	Stirling
3 Nov	<a href="#">AHSS - CALUM MACLEAN – Alexander Ross: Architect and Antiquarian</a>	Inverness
6 Nov	IHBC Retrofit CPD. See front page of branch newsletter	Glasgow
8 Nov	<a href="#">SHBT - Cardross Seminary: Fate, Failure or Tragic Myth?</a>	Edinburgh
13 Nov	<a href="#">AHSS - HELEN BOWMAN &amp; MATT BENIANS – Designed Landscapes of the Recent Past</a>	Hybrid
14 Nov	<a href="#">HES - Energy Efficiency and Adaptive Re-use of Buildings</a>	Edinburgh
23 Nov	<a href="#">AHSS - SHEILA MAY – The Evolution of a Castle</a>	Hybrid
24 Nov	<a href="#">HES - Traditional Building Maintenance</a>	Stirling
24 Nov	<a href="#">SLCT - Building Information Modelling</a>	Scotland
29 Nov	<a href="#">PKHT - The Importance of 19th &amp; 20th Century Mosaics to the Built Environment</a>	Virtual
6 Dec	<a href="#">SHBT - Space, Form &amp; Structure: The Architecture of Peter Womersley</a>	Edinburgh
11 Dec	<a href="#">AHSS - RICHARD RODGER – Happy Homes: Cooperation, Community and the Edinburgh Colonies</a>	Hybrid

Editor: Mark Watson with Kevin Toner. Contact [scotland@ihbc.org.uk](mailto:scotland@ihbc.org.uk)

Twitter: IHBC Scotland branch now has 2,262 followers – an increase on 2,195 followers in 2022 despite the reduced reach and greater toxicity of X. Follow [@Ihbcscotland](https://twitter.com/Ihbcscotland) for the latest news in building conservation.