

Redpath

Conservation | Preservation | Repurpose



Our Approach

At Redpath we believe in a simple approach: having the best people with the right experience. At the heart of all our projects is providing our best team and creating close working relationships with our clients and design teams. This ensures we can deliver our clients aspirations.

From our office in Glasgow, we are ideally positioned to deliver refurbishment, interior fit out and construction projects across Scotland – all consistently on time, within budget and of the highest quality. It's why 60 percent of our turnover comes from repeat clients and consultants.

We work across private and public sectors encompassing retail, education, leisure, office, healthcare, and residential. Delivering internal and external, multi trade projects for our clients involves change of use, high end fit out, conservation repairs, fabric refurbishment, modernisation, shell sub-division, new build, structural alterations and extensions.



THE CANONGATE, EDINBURGH

Our Experience

We have worked on amazing projects that restore buildings to their original splendor and repurpose for a new use; whilst preserving important items of historic relevance and cultural significance.

Working with relevant authorities such as Historic Environment Scotland, Churches Conservation Trust, the National Trust for Scotland and conservation consultants, we have a real understanding of the importance of preservation and restoration.

We work with a key supply chain of traditional trades and conservation experts who all possess a 'light touch' skill set guaranteeing the historical story of a building can be told, regardless of the new purpose it now has. This includes:

- Stonework
- Traditional leadwork
- Slating
- Timber sash and case windows
- Traditional timber finishes such as ornate fire places and wood panelling
- Traditional plaster cornice
- Original tiling
- Original cast iron railings and rainwater goods

Our experience demonstrates our capability to deliver both internal and external refurbishment.



Camphill Gate, Glasgow

Redpath is delivering fabric repairs to this iconic building.

Working with Fiona Sinclair Architects, we are delivering:

- Stone Repairs
- Mastic asphalt roofing
- Rainwater goods – gutters and downpipes
- Leadworks and slating to domes
- Cupola repairs including glazing
- Repairs to walls and roofs of roof enclosures
- Restoration of main railings to roof

- Decoration works to closes
- Door entry system
- New close entrance doors
- Communal TV/Satellite system
- Render and plaster works

With all 24 flats in the building occupied and 12 retail units fully operational, our project team has fostered good community and stakeholder relationships to ensure as little disruption as possible during our work.



Key Facts

Camphill Gate tenement is a B listed building in the Shawlands conservation area of Glasgow. Originally designed by architect John Nisbet in 1906.

This was Glasgow's first tenement to be built with a fireproof roof which was designed to be used as a 'roof garden' and drying area. This was considered ground-breaking at the time and is still unique to this tenement. We have undertaken extensive and specialist roof repairs which included the replacement of the mastic asphalt. The existing cast iron railings on the perimeter edge were removed for sensitive restoration and then reinstated.



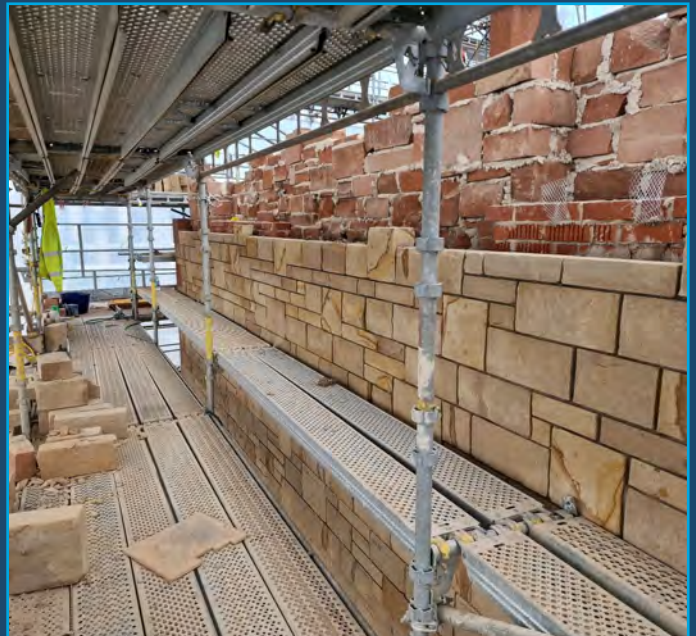
Fountainbridge, Edinburgh

Redpath is currently delivering reinstatement works to residential and commercial tenement premises at 107-115 Fountainbridge. The building comprises 15 flats with three commercial units on the ground floor.

We are rebuilding the top two floors and fitting a new slated roof. The stonework is being rebuilt traditionally using lime mortar. To do this we have erected a perimeter scaffold complete with a fully encapsulated HAKI temporary roof.

The main challenges involve working on a very tight site next to Tollcross Primary School and on the main thoroughfare into Edinburgh via Fountainbridge. Stakeholder engagement with the school staff to minimise disruption and a robust protective barrier and

temporary pedestrian walkway are allowing us to progress unhindered.



Key Facts

Originally Fountainbridge formed part of the road to Glasgow and was a major industrial location due to its strategic location and close proximity to the Union Canal and Caledonian Railway Line.

Over the past two centuries it was home to two of Edinburgh's major industrial companies - the North British Rubber Company and McEwans Brewery.

The name Fountainbridge comes after the spring waters that it used for the brewing activities at McEwans Brewery.



Custom House, Bowling Harbour

Custom House is a Category B listed building built in the early 19th century and was granted funding by Historic Environment Scotland as part of Scottish Canals regeneration project for Bowling Harbour.

Redpath was appointed as Principal Contractor to fully refurbish the building internally and externally in compliance with the buildings listed status and to the approval of the relevant statutory bodies.

This project has created new holiday accommodation with seven boutique en-suite bedrooms, a breakfasting area and stores.

We also refurbished two units under the bridge arches to create modern space for social enterprise.

Along with our client and design team, we worked in close partnership with Historic Environment Scotland who provided guidance on preserving original building features. This included:

- The original roof slates were removed, resized and reinstated.
- Where possible original timbers were kept.
- Repairs to original timber window frames.
- The mortar was replaced with lime mortar.

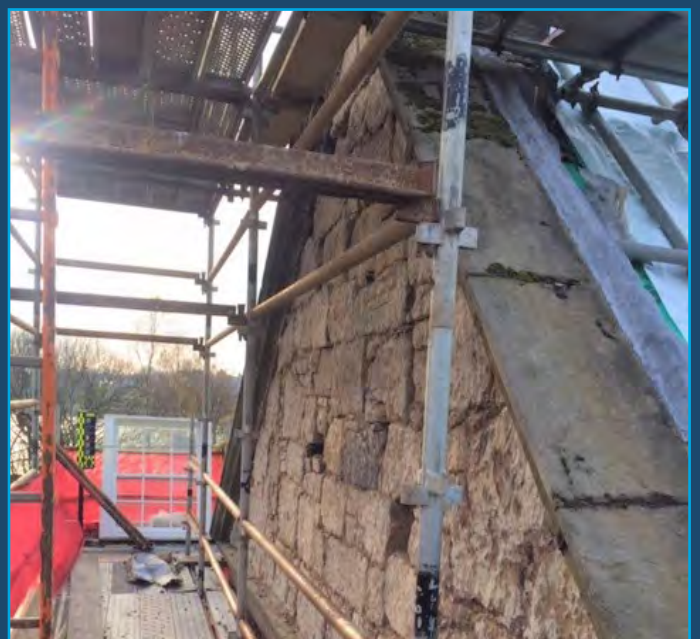


Key Facts

Custom House is one of the most distinctive surviving buildings on the canal, and dates to the early 19th century.

It was constructed for the opening of the Bowling Harbour in 1790, for the collection of canal dues, and for the payment of customs charges for vessels and their cargoes entering or leaving the canal, which joins the River Clyde.

Bowling is the Western entrance to the Forth and Clyde Canal. Completed in 1790 and stretching 38.75 miles, it is the oldest and longest canal in Scotland.



The Canongate, Edinburgh

This red sandstone building is a Category C Listed former Victorian School Building designed by Edinburgh School Board of Education architect Robert Wilson. Situated in the 'Old Town' area of Edinburgh, The Canongate will provide the main hub to the New Waverly Development area of the city.

The building has been converted to a luxury, five-star boutique aparthotel, while preserving this important building as part of Edinburgh's UNESCO World Heritage Site.

The Canongate is a great example of blending old with new. A major feature of the project was restoring the entire façade and retaining the hand carved oak trusses in the atrium lounge area.

Redpath fully refurbished the building which comprised the demolition of a single storey structure, forming new structural openings, stripping out existing finishes, creating an additional lower ground floor for retail or restaurant space, upgraded floor construction, alterations to roof structure, new roof slating, replacement windows, new mezzanine bed decks, new internal partitions, hardwood and tiled flooring, wall linings, ceiling finishes, internal doors etc. structural glass walling, full mechanical and electrical installations and restoration of existing stonework.



Key Facts

The Canongate area contains several historic buildings including Queensberry House, now incorporated in the Scottish Parliament Building complex, Huntly House (now the Museum of Edinburgh), the Canongate Tolbooth (now housing the People's Story Museum) and the Canongate Kirk.

The burgh gained its name from the route that the canons of Holyrood Abbey took to Edinburgh - the canons' way or the canons' gait, from the Scots word gait meaning "way". In more modern times, the eastern end is sometimes referred to as part of the Holyrood area of the city.



Allan House, Glasgow

This busy city centre project involved internal refurbishment of the basement, reception, 1st and 4th floors, comprising strip out and structural works to provide space to form a new office layout. This included renewing all services and finishes whilst retaining access to two occupied floors. We installed new floor boxes within original floor joists.

We also carried out external repairs to the damaged sandstone façade, including repair of lintols, mullions and repointing as well as timber window repairs. These were carried out by abseiling due to access difficulties.

Roofing repairs were also undertaken including:

- Descaling and repointing of the chimneys
- Replacing damaged slates
- Repairing leaded domes and mechanical vents
- Replacing cast iron rainwater goods

All works were carried out without restricting traffic or pedestrians on Bothwell Street.



Key Facts

Allan House is a Category B listed building. Renaissance detailed, red sandstone ashlar, commercial block. Built for Messrs James and Alexander Allan, Merchants and Ship Owners.

Designed by Robert Ewan, 1889 - A Glasgow based architect, his work includes commercial and domestic buildings. Allan House is located on a prominent corner site in Glasgow: originally the Allan Shipping Offices, 21-9 Bothwell Street, which features a large male keystone head, and ships prows amongst its rich carver work (1888).

Blackfriars Street, Edinburgh

This project comprised the conversion of a disused church building to form ten flats and a commercial unit on the ground floor.

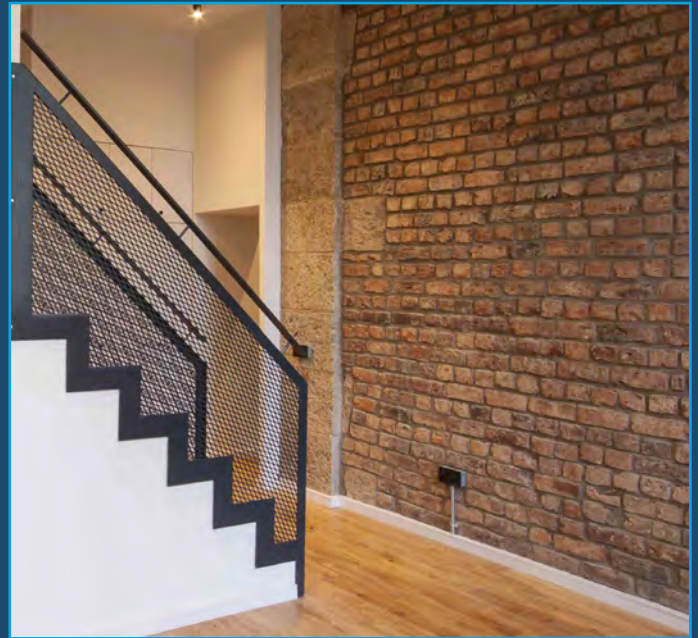
The works were arranged over three levels with significant demolition and structural work; minor alterations to the basement; repairs to the ground floor; a new raised separating floor to the ground floor; and a new separating floor and gallery to the second floor.

The residential and commercial works included a full shell, core fit out including construction of floors, walls and ceilings; linings; stairs; internal partitions and fire doors.

Key Facts

This former United Presbyterian Church was built by Robert Morham and designed by David Cousin and Robert Lessels in 1871.

Blackfriars Street was originally the main thoroughfare in Edinburgh's Old Town, descending steeply to the south from the High Street to the Cowgate. It began as Blackfriars Wynd, named after the Dominican Monastery which once lay just to the south.



Clydebank Library

The aim of this project was to create communal spaces that offer more flexibility in a welcoming environment.

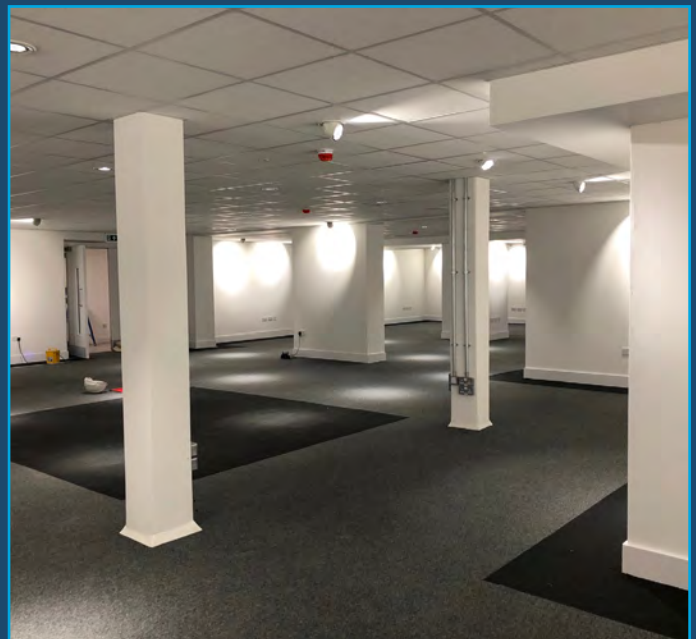
To achieve this, Redpath refurbished three floors which comprised downtakings, M&E alterations, fire alarm system upgrade, new fixed furnishings, new entrance area, new flooring and floor coverings throughout, decoration, and DDA toilet. We also refurbished the slate roof.

This project was delivered in a live environment with the works on the ground floor being split into two phases to accommodate public access. This enabled vital community services to continue in a 'service as usual' environment.

We have delivered a building that is inclusive and accessible to everyone in West Dunbartonshire and will be home to many community groups and functions, historical exhibitions and the local history archive.

Key Facts

Clydebank Library is a Category B listed building. It first opened in 1913 and is the principal library and historical archive for the West Dunbartonshire area. This building is a fine classical façade comprising seven bays and grand columns, all constructed in Hunterston sandstone.



McDonald Road, Edinburgh

This former Victorian Broughton Secondary School, which dates back to 1905, has been converted into 74 serviced apartments.

Following a strip out of the existing building the conversion work included structural alterations to form apartments out of the existing classrooms.

Due to the existing high ceilings it was possible to introduce a mezzanine floor to create a bedroom space. Existing features were retained and carefully restored where possible to achieve a modern, elegant look.

Leisure facilities have been provided with the construction of a gym in the basement, a club room at the ground level and a roof deck.

Key Facts

This is a Category B listed building and a substantial example of Edinburgh Board School design in Queen Anne style.

On 20 February 1899 the decision was made to build a Higher Grade department in two of Edinburgh's schools, and Broughton was chosen as the school for the site on the north of the city, thus Broughton High school was born. The site of the primary school and the Higher Grade dept, McDonald Road, was at that time a comparatively rural location.



St Augustine's Church, Coatbridge

This project was commissioned by St Augustine's Church in Coatbridge and involved external restoration works to the presbytery.

The works consisted of fully scaffolding the building to allow the roof slates and leadwork to be removed and rot works to be carried out. The roof was reinstated with Burlington slates and all leadwork renewed. Weathered damaged stone work was renewed where required and all building elevations had stonework dressed and re-pointed in lime mortar.

The existing windows were refurbished, sand mastic pointing replaced and re-painted. Existing rainwater goods were replaced where necessary and fully re-painted.

Key Facts

This B listed gothic church demonstrates the use of high quality materials, fine decorative finishes and great attention to detail. It is a formidable red sandstone ensemble with an impressive triple doorway.

The chosen site for St Augustine was that of the former Drumpellier Seminary. Although the church, presbytery and school were planned in 1896-1897, the church was only built after the turn of the century; the school and presbytery were built first (completed by 1899). The commission for St Augustine was completed by the highly important firm of British architects, Pugin & Pugin, who are recognised primarily for their prestigious church commissions throughout the United Kingdom and Ireland.



Morningside Church, Edinburgh

Extensive internal alterations to the existing church building were required to form a new creative arts facility for Edinburgh Napier University.

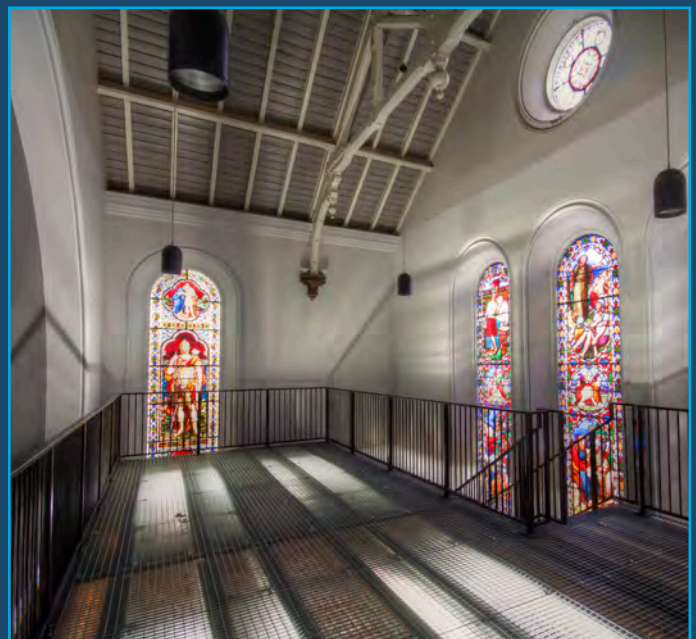
Key aspects of the project included structural works to support two new mezzanine floors to provide storage space and a platform for the installation of specialist audio and visual equipment.

All existing internal finishes were refurbished. Detailed planning, co-ordination and protection of the works was required to ensure that the original features of the building were not damaged throughout the duration of the works.

Key Facts

Morningside Parish Church was the first church to be built in the village of Morningside opening in 1838 and was designed by Scottish Architect, John Henderson. The building is a Cruciform design with side aisles and chancel in red sandstone.

This Category B listed building is now used in graduations, concerts and events.



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