

Southbank Avenue

University of Glasgow School of Computing Science

Heritage Design and Access Statement

Project No. 60647522

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Rev A

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Introduction

The University of Glasgow campus consists of over 170 buildings, of which 113 are listed as being of historical and/or architectural significance. This makes the University of Glasgow one of the principal managers of listed buildings in Scotland.

AECOM has been appointed by the University of Glasgow to provide advice for refurbishment works and internal remodelling to a No. of their heritage assets. This report concerns proposed works to Nos 69 to 73 Southpark Avenue, a Category C listed 1850s terrace.

Purpose of the Report

This Heritage Design and Access Statement has been prepared to accompany a Listed Building Consent application for the proposed works. The purpose of the Statement is to provide historic background information, a Statement of Significance for the building, and to provide a Heritage Impact Assessment of the proposed repair scheme.

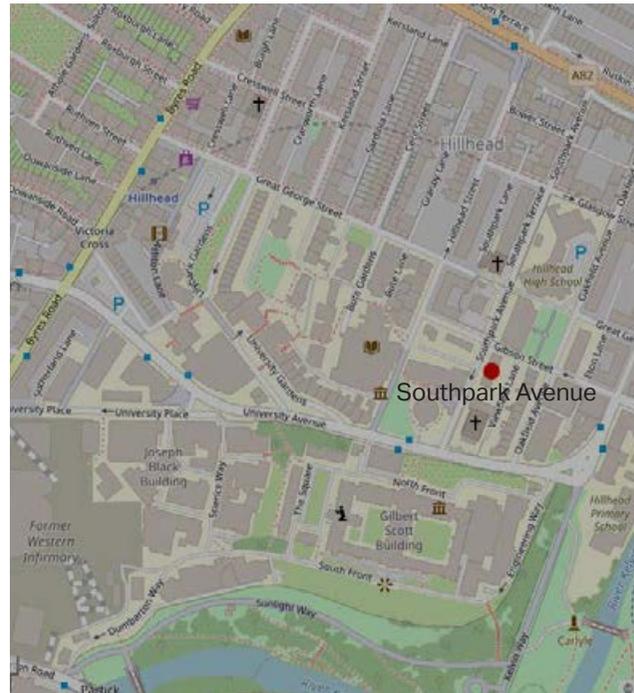
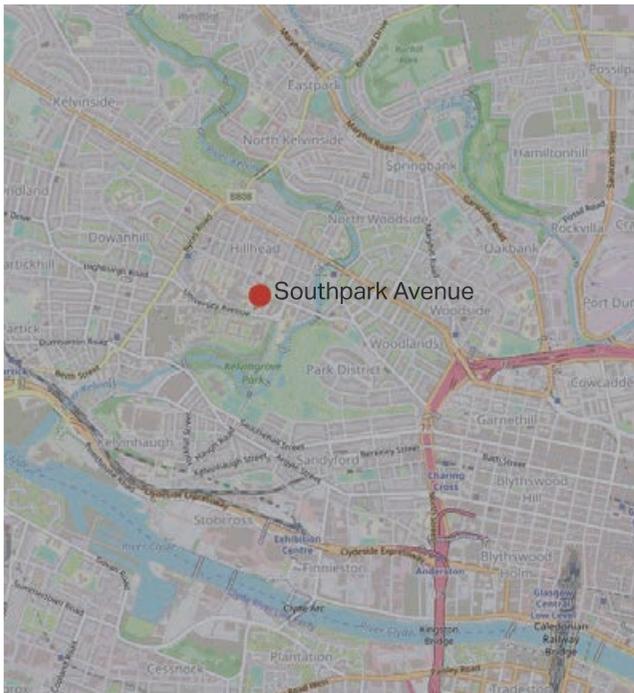
The British Standard Guide to the conservation of historic buildings BS7913:2013, Paragraph 4.1 states that:

“Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. The level of the research appropriate is dependent on the nature and history of the historic building (for example, any statutory protection) and any proposed works.”

Location

Southpark Avenue is situated in the west end of Glasgow on the University of Glasgow Gilmore campus.

The University of Glasgow campus consists of over 170 buildings, of which 113 are listed as being of historical and/or architectural significance. This makes the University of Glasgow one of the principal managers of listed buildings in Scotland.



Site and Setting

69 to 71 Southpark Avenue lies within the Glasgow West Conservation Area which is characterised by villas, terraced townhouses and tenements. The area extends from Kelvinside in the north-west to North Kelvinside in the north-east and from Partickhill in the south-west to Hillhead in the south-east. The Conservation Area consists of four character areas. The houses at 69 to 71 Southpark Avenue are within the southern part of the Hillhead Character Area. This is characterised by a fragmented urban grain, with large open spaces. There is a mixture of Victorian villas and terraces interspersed with large University buildings dating from the 1960s onwards.

To the south of No. 73 is the Category A Listed Wellington Church. To the north, 53 to 63 Southpark Avenue is Category B listed and to the north west is the Category B Southpark House. The Category A listed McMillan Reading Room lies to the south west. To the rear (east side) 60 to 80 Oakfield Avenue is Category C Listed. To the north east there is a 'Site of Special Landscape Importance'. The view south along Southpark Avenue provides a key view of the tower of the Category A Gilbert Scott building.

69 to 73 Southpark Avenue Gardens also lies within Character Area No.s 7 and 9 in the University of Glasgow Estates Conservation Strategy of 2011. It is described as follows:

"The terrace retains its urban domestic context to some extent. To the front and north are areas of grass with paths. The paths are laid with concrete paving and so are not entirely as they would have been originally. In addition, there is no articulation of the original divisions between the various houses. There are four trees in the front gardens. These trees are sufficient distance away not to impact on the conservation or condition of the houses.

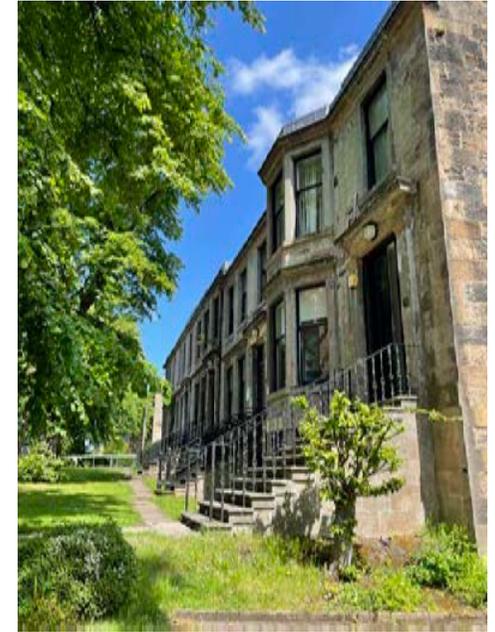


Southpark Avenue is situated in the western part of the Glasgow University campus the boundary of which is outlined in blue.



Next to the pavement is a low wall. The railings have been removed from this wall. The overall appearance of the area would be improved by reinstatement of these railings.

The area to the north was the garden of No.65. It is now more open than originally intended. Reinstating railings would help recreate the sense of enclosure but this area also needs some garden planting". The significance of the estate goes beyond the significance of individual buildings and is closely interwoven with its topographical and historical context. The siting of the Gilbert Scott building on the crest of the hill was a deliberate statement to draw attention to the University's significance in the city when it moved to Gilmore in 1870 after 400 years on the High Street in the city centre. Scott used the hill and the slope above the Kelvin to accentuate its dramatic setting. It provides a stunning presence when viewed from Kelvingrove Park and Kelvingrove Art Gallery and it can be seen from long distances making it an important citywide landmark.

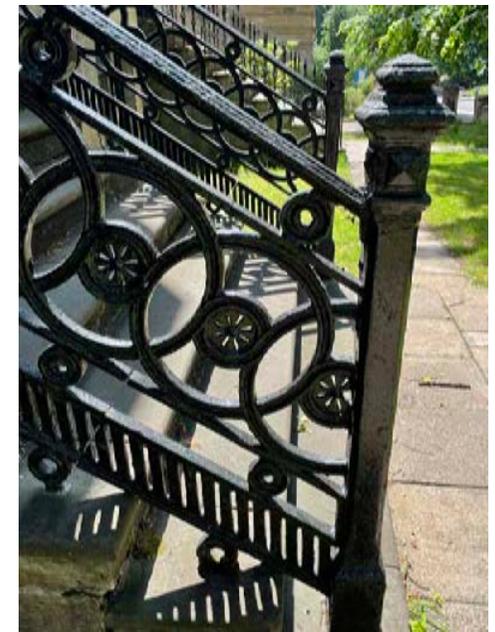
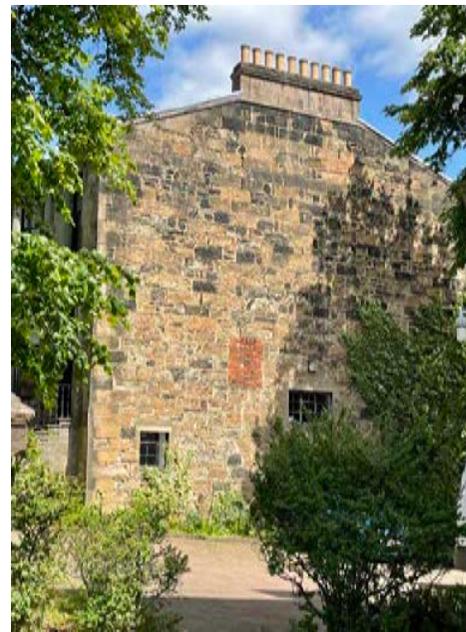
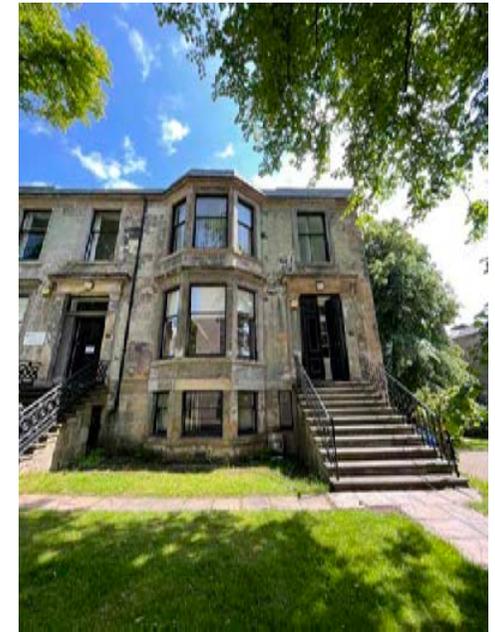


Description

Externally, No.s 65 to 73 Southpark Avenue are a stone built, ashlar fronted terrace of five townhouses. The terrace has been altered in various ways, with many of the alterations dating prior to being bought by the university. It also varies in design slightly. No.65 retains Georgian style 6 pane over 6 pane sash windows to the front (east) elevation and north elevation, which was probably the original design for the whole terrace. There are also similar windows on the rear of several of the properties. No.67 has tall doors with no fanlight, which may have been altered in the late 19th Century when that particular style became fashionable. No.69 has a later screen on its outer doors. The door at No.71 is similar to No.65 and No.73 is different to all the others flat fronted houses, with bay windows over three storeys including the basement.

All five houses are reached by flights of stairs. There are two different types of balustrades to the stairs. No.s 65, 69 and 73, all have a delicate cast-iron balustrades, with wrought iron handrails. In contrast, No.s 67 and 71 have an elaborate interlocking circle design with substantial handrails and newel posts. It is speculated that these are later additions, however the symmetry of composition and the fact that Glasgow was becoming a global centre for cast-iron work during that period, it may have been that the designer was experimenting with different forms.

The south end of the terrace is terminated by a rubble stone gable, probably not intended to be seen originally and it was likely assumed that the terrace would be extended further. The use of ashlar for the chimney and top edge of the verge, also point to this intention. The north elevation in contrast is façade in ashlar and has a formal symmetrical arrangement of its fenestration. It with clearly designed to address the junction with Gibson Street.



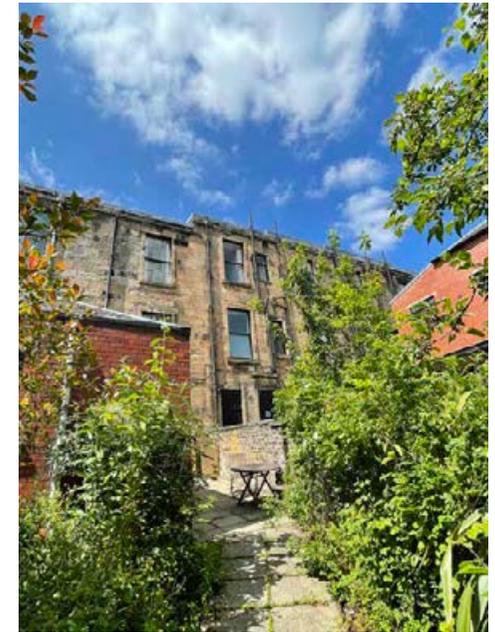
The ground slopes down towards the rear so that the basement level at the front becomes ground level at the back. To the rear of No.67 is an unusual red engineering brick-built extension on narrow cast-iron columns and steel beams in a form of construction reminiscent of Victorian factory and mill construction. The brick is laid in 'English bond' and therefore must be solid wall construction dating it to the early 20th Century at the latest. No. 71 also has a more modest rear extension in red engineering brick, also constructed in 'English bond'. The junction and return wall, where it connects to the original house, are constructed in a white glazed brick are laid in stretcher bond and presumably a later 20th Century addition to throw more light into the original house behind.

No. 69

No. 69 has a tongue and groove clad vestibule with narrow etched glass sidelights. The ornate plaster coving appears to be a later design to that found elsewhere.

There is an open curved staircase with a mahogany handrail and cast-iron balusters the design echoing that of the entrance steps outside.

The large front room has a raised floor, but the door is at the original ground level and hasn't been cut down. There is an ornate plaster ceiling, the same design as in No. 73. There are shutters with handles either side of each of the sash windows, although they are painted shut. The panelling appears to have been modified with extra beading around the outside of each panel, possibly to cover cracks. An original built-in cupboard survives with original shelving and the recesses for the hinges and door catch are clearly visible. There is no evidence of a fireplace.

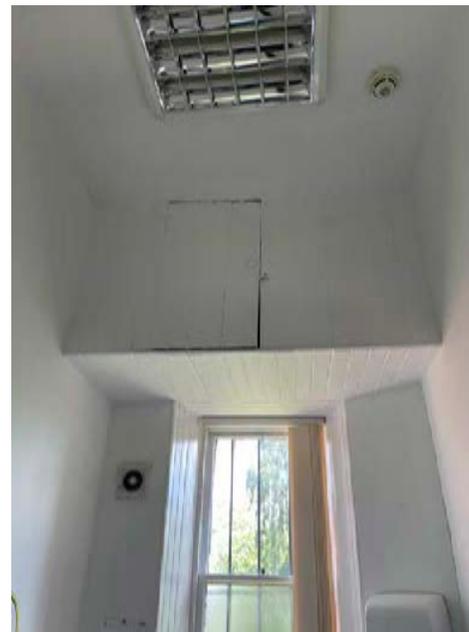
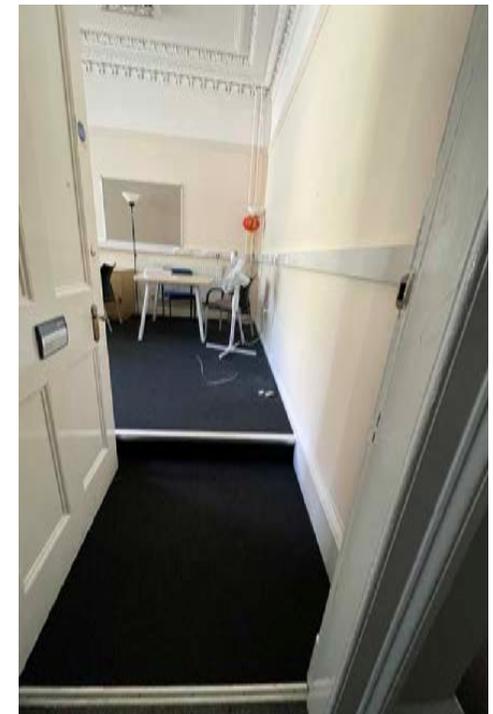


There is panelling to the widow recess of the ambulant disabled WC. There is tongue and groove boarding to the kitchenette including a cupboard over the window.

There is a raised floor to the larger rear room, but the door is at the original ground level and hasn't been cut down. There is an original built-in cupboard with original shelving and shutters to the window recess. One of the shutters, although painted shut, is slightly ajar. There is a very simple moulding where the fireplace would've been which is boarded over.

The stair to the basement has simple vertical boards. Doors to the cupboards under the stairs are simple ledge and braced doors with strap hinges.

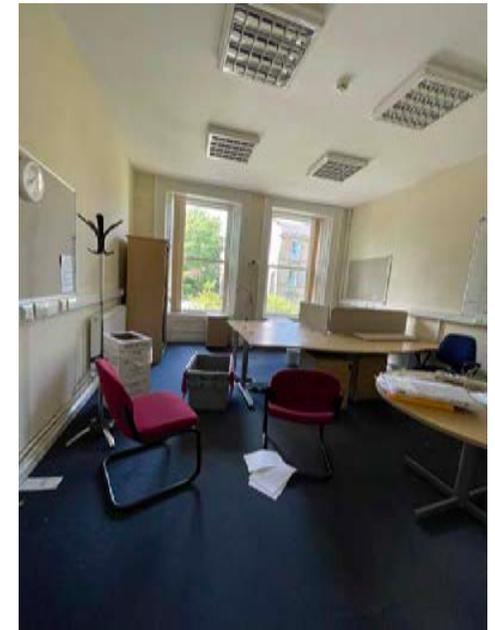
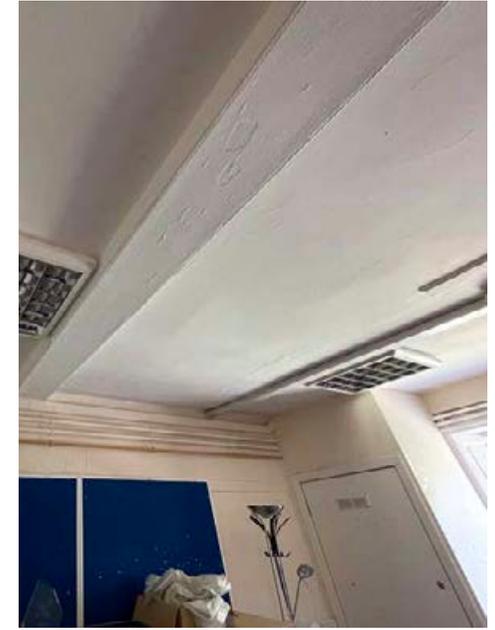
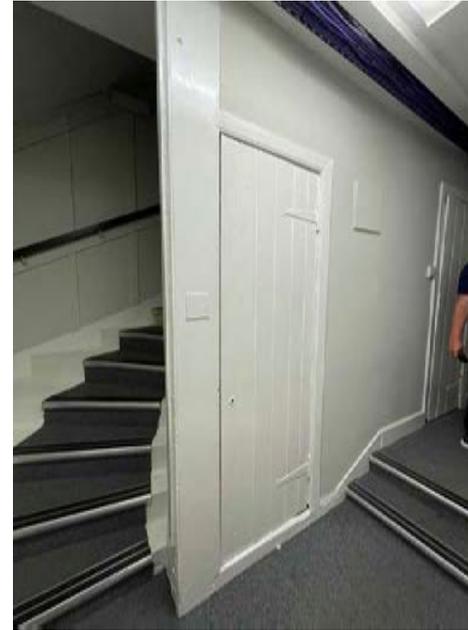
There are downstand beams to the front and back rooms. The front room has simple vertical timbers around the room like those on the stairs and a simple plaster coving. There is a walk-in cupboard in with



original Victorian four panel door. The rear room has partial panelling around the sash window.

On the top floor there is an original roof lantern over the stairs with early examples of patterned glazing. The cast-iron balustrade continues to the landing. There is a modern half height wall across the stairs where a route through to the No. 71 has been formed with a modern fire door between the two buildings. There are original four panel doors to some of the rooms, others have been modified.

There is a raised floor to the large front room, although the entrance is flush with the original floor level. There are painted shut shutters to the two sash windows. The panelling has additional beading as on the floor below, as does the door. The room is otherwise very plain, with no coving to the ceiling or picture rails.



There is also a raised floor to the small front room, although the entrance is flush with the original floor level. There are painted shut shutters to the sash window. There are picture rails, but no coving.

The smaller room to the rear has painted shut shutters to the sash window, and picture rail. It has a raised floor which also steps up after the door.

There is a connecting corridor to No. 67, formed by a modern screen with glazing at high level. Behind the screen, the room has an original cupboard recess and built-in shelves. There is panelling and shutters to the sash window.



No. 71

There is no vestibule in the entrance area and the staircase to the basement is open, this appears to be a 1930s intervention judging by the detailing. There is an ornate plaster cornicing. In the hallway there is a simpler coving and Anaglypta wallpaper, there is also a substantial dado rail, which runs up the stairs. It appears to be a later addition, as where it meets the stair stringer the junction is awkward. The staircase has the same cast-iron balustrades as No. 69, although the handrail is lighter. There is an original roof lantern over the stairs with early examples of patterned glazing. The cast-iron balustrade continues to the landing. There is a modern half height wall across the stairs where a route through to No. 69 has been formed with a modern fire door between the two buildings. There are original four panel doors to some of the rooms, some have modern flush doors.



The front room on the ground floor has low level wainscot panelling with a bulbous top rail. Additional beading has been added to the lower horizontal panels. There is an ornate plaster ceiling like that in No.s 69 and 73. There are shutters to the sash windows with original knobs. There is an original black marble fireplace with a later brown glazed tile infill. An original built-in cupboard survives with original shelving and the recesses for the hinges and door catch are clearly visible. Deep surface-mounted trunking runs along the top of the wainscot. There is a raised floor, although there is a long strip of original floor level leading from the door to the wall with the fireplace. There is a modern dwarf wall for part of its length.

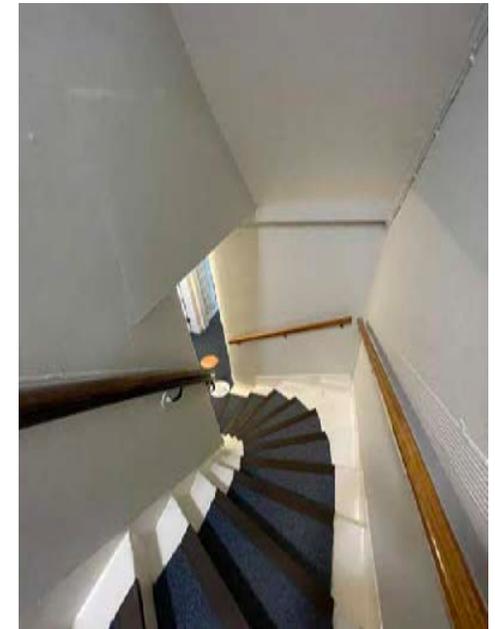
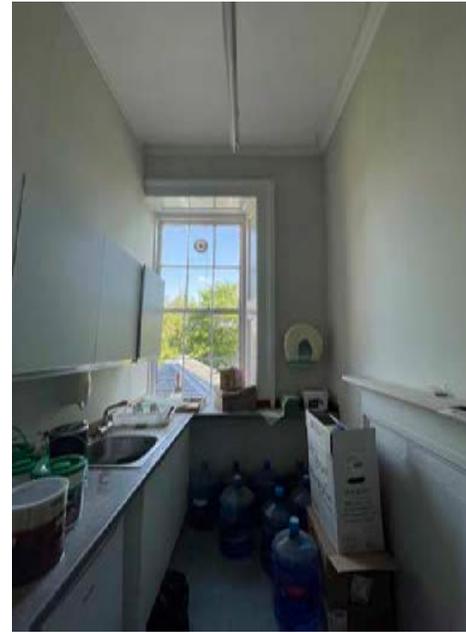
To the rear there is a small toilet which has a Victorian four panel door which has been modified to insert coloured etched glass panels in the top half. There is a small 4 over 4 pane sash window. The top two panels have been boarded over



and a large early extract unit fitted. The obscure glass to the external window appears to be 'Large Glistre', a glass pattern introduced by Chance Bros in the 1920s.

Adjacent to the toilet the is a small kitchenette. There is a small boarded up fireplace. There is a 6 over 6 pane Georgian sash window. The original room was divided to insert the WC, so there is only panelling to one side of the window recess. There are remnants of a simple plaster coving.

There are ribbed square columns to the head of the stair to the basement and the ribbed pattern forms a dado following the curved timber handrail down the stairs.



In the basement the front room has been extensively remodelled. There is a custom curved dark stained door with leaded glass. The curve is echoed in the opposite corner with the wall to a walk-in cupboard, access from the back room. There is dark stained wainscot panelling with a similar bulbous top rail to the room above, but the lower panels have vertical emphasis rather than the horizontal upstairs. There is a simple, but deep plaster cornicing. Under the stairs is a walk-in cupboard fully boarded with tongue and groove panelling. There are built in open shelves to the top of the wainscot along one wall. There is a dark stained fire surround and a servant's bell next to it, fitted to the wainscotting. There is a door to the street, accessed via stairs underneath the main entrance stairs. The window onto the street has been modified to insert a central window with slender stone columns. The sash windows have a smaller top pane and a lower bottom pane. It is likely this room was fitted out in the 1920s-30s for commercial or professional services.



There is a glazed over panel to the back room to the north, presumably installed to light the inner hallway. The obscure glass is a 'Muranese' pattern. This was in production from the 1880s through to the end of the 1930s, so it is likely this was installed during the remodelling of the front room. Inside the room there appears to be glazed tiles that have been painted over running around the walls. The window to the rear garden has a 6 over 6 pane sash window. There is an inset cupboard with built-in shelves to the side of the fireplace. The fire surround is tall and the same design as the one in the same location in No. 69, suggesting it was originally for a kitchen range. This along with the tiles in the room, strongly suggest this was the original kitchen location. The curved walk-in cupboard is missing its door, but still has built-in curved shelves.



The back room to the south has a 6 over 6 pane sash window, with tongue and groove panelling below and a later door to the brick extension. The original rear door from the adjacent room also leads to the extension.

The brick extension has a small kitchenette, boiler room and toilets. The extension has been built around the original cast-iron drainpipes. There is a ledged door with strap hinges to a store cupboard. There is extensive cracking to the external wall.

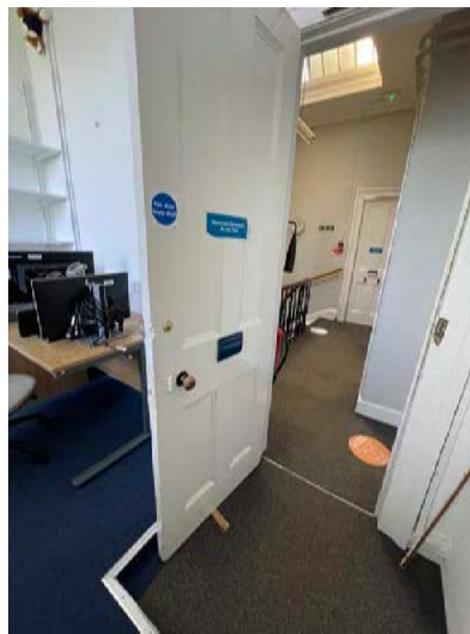
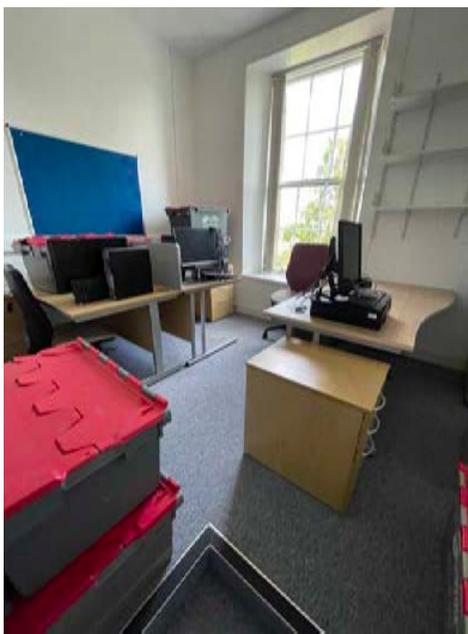
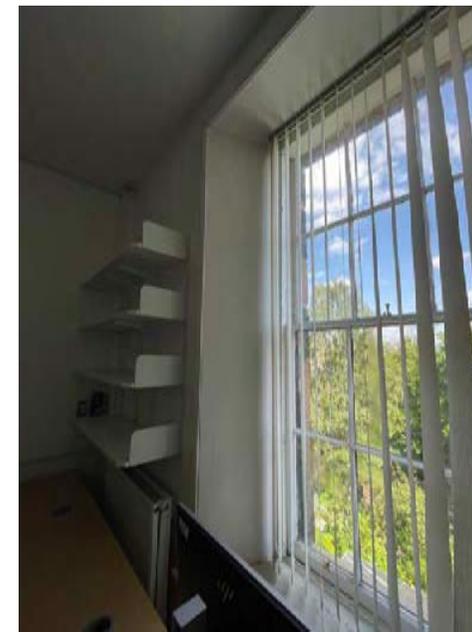
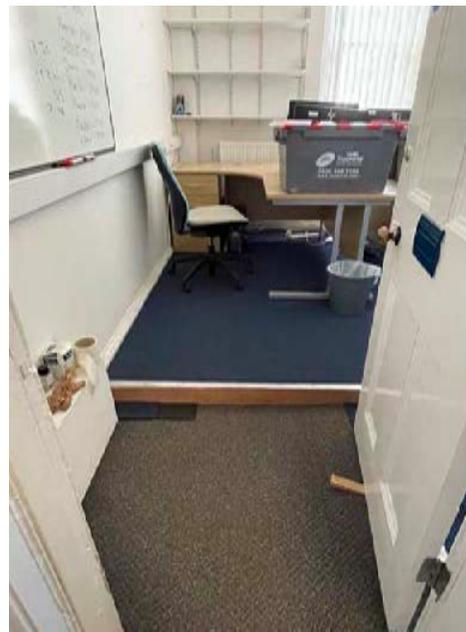
The large front room on the upper floor has dark wainscot panelling with a brass servant's bell. There are unusual brass fingerplates and doorknob with a radiating sun design embossed on them on the door. The panels have additional beading. There is an unusual dark wood fireplace with ornate overmantel with glass door. To either side there are elaborate dark wood cornices with built in seating either side of the fireplace. There is a green glazed tile hearth. It is likely that



this fit out dates from the 1940s, although designed to look Victorian. The sash windows have original shutters, which although painted shut, are slightly ajar. They have additional beading and the knobs, although painted, appear to be the same design as the brass one on the door. There are large heating pipes running along the wall at high level dropping down to two floor-mounted air-conditioning units.

The large rear room has a 6 over 6 pane Georgian sash window, by there are no shutters or panelling and the window recess is very plain. The floor has been raised, although the entrance is flush with the original floor level.

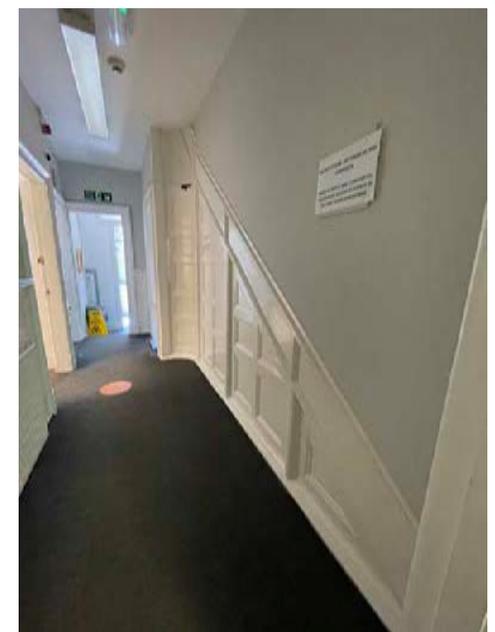
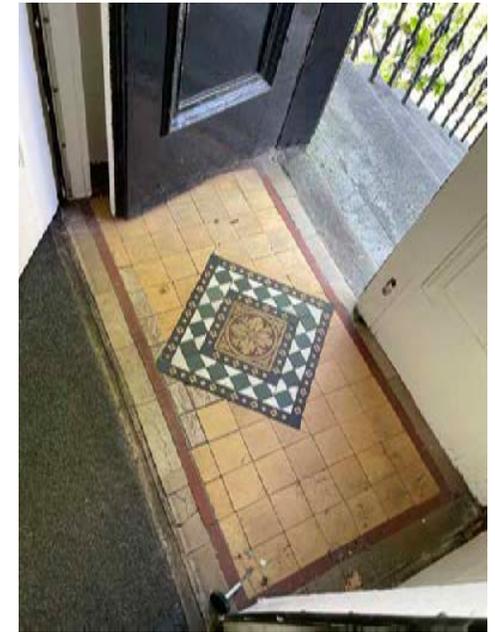
The small rear room has been subdivided to form a cleaner's cupboard. There are original panelled shutters to the sash window.



No. 73

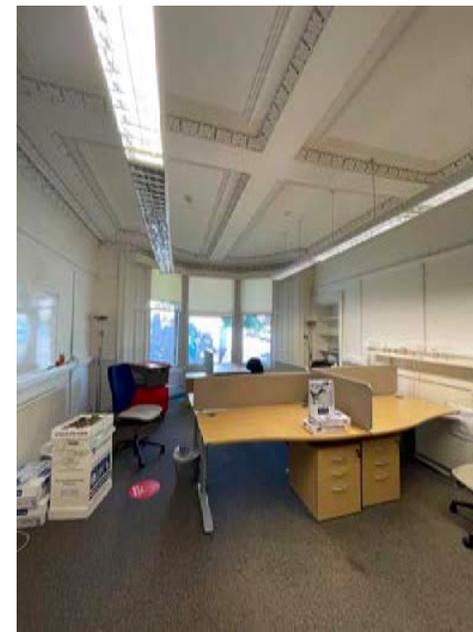
No. 73 has a timber panelled vestibule with narrow etched glass sidelights and a Victorian tiled floor with a central motif. The entrance hall has wainscot panelling. The staircase has been enclosed between the ground and first floor with the curved handrail being cut off just below first floor level. Timber panelling still indicates its slope in the passageway. There is a considerable amount of historic surface mounted wiring.

The floors on the ground floor have been raised by approximately 150mm, which has led to modifications to the original joinery. It is unknown if this was done to conceal services or related to the subsidence issues. There are original four panel Victorian doors which have been modified to accommodate the raised floors.



There is an ornate plaster ceiling in the front room with the bay window, although it is cracked in places. There is panelling either side of the bay, which may be shutters. There is a timber 1950s or 1960s pelmet. There is an original fire surround. There are insensitive additions such as chunky surface mounted trunking and electrical outlets mounted in timber panelling. An original built-in cupboard survives with original shelving and the recesses for the hinges and door catch are clearly visible. The walls are unfortunately covered in Artex which may be an asbestos risk.

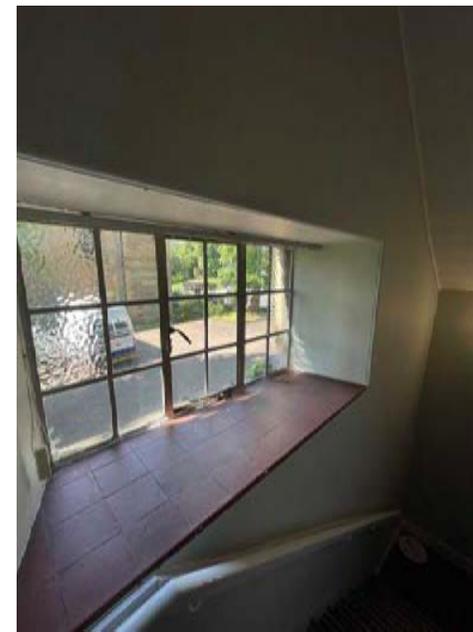
The large rear room has a simple plaster coving, there is panelling either side of the 6 over 6 pane sash window, which may be shutters. An original built-in cupboard survives with original shelving and the recesses for the hinges and door catch are clearly visible. There is a considerable amount of insensitive doubled up surface mounted trunking which has been chased into original mouldings in places. There is a very simple fire surround.



There is a large glazed panel above the door to the kitchen, which from its horizontal emphasis in both overall form and individual panels likely dates from the 1930s.

The staircase to the basement has a horizontal Critall steel-framed window with small panes (6 by 3) and a quarry tiled sill which is probably an early 20th Century addition to the gable elevation. Its form appears to have been inspired by the one installed by Charles Rennie Mackintosh over the road on 78 Southpark Avenue, although the horizontal emphasis is less and the windowpanes are larger. There is a smaller, almost square, 3 by 3 pane steel framed window to the gable in the basement.

The joinery in the basement is quite plain with simple skirting boards and four panel doors have minimal mouldings. There is a very minimal coving to the ceiling with a central downstand beam across the room, which is noticeably bowed. The large room to the front has a raised floor. There is a simple fire surround.



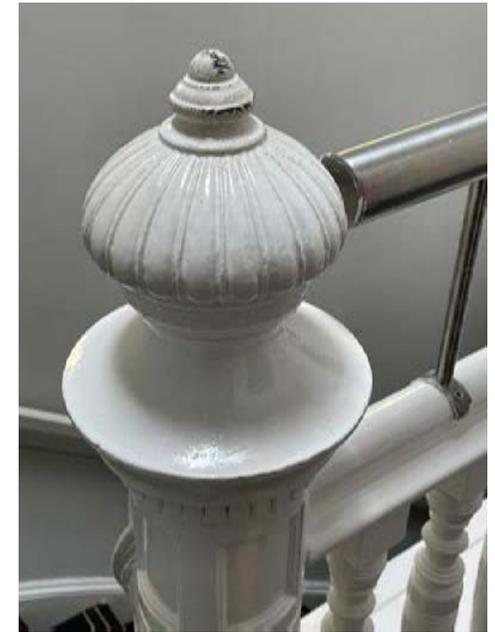
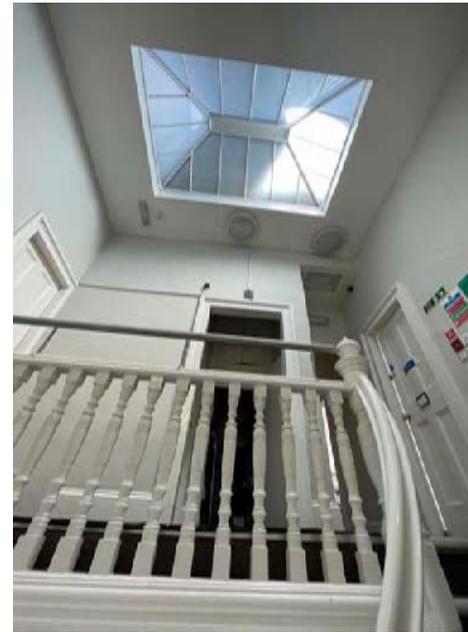
The room to the rear has a raised floor and a cut down original door to a large cupboard. There is a boxed in fireplace with a simple mantle, which projects into the room. Due to its height, it is likely this may have had a kitchen range fitted at some point. There are cut off pipes projecting from the side which may have been connected to a water boiler. There is a meat hook fixed to the underside of a the downstand beam, also suggesting that this room was used as a kitchen in the past. There is a recessed cupboard, although the original shelves have been heavily modified. There is severe cracking to the ceiling plaster and a considerable amount of services running around the walls. There is a small, recessed cupboard part way up the wall, although it is inaccessible now due to surface mounted trunking running over it.



There is an original lightwell over the staircase and landing. A raised floor has been installed at first floor necessitating a height extension to the original balustrade. This is a simple stainless-steel handrail screwed to the top of the original timber rail. There is an ornate newel post at the top of the stair.

The WC has timber tongue and groove panelling running at ¾ height around the room. It is clearly not original to the building, but the thickness of the paint suggests it could be quite old. Paint samples should be taken to try to establish its age.

The front bay windowed room has an original fire surround and timber panelling, potentially shutters, either side of the bay window. An original built-in cupboard survives with original shelving and hinges. There is no ornate plasterwork or coving.



A smaller room to the rear has a cast-iron fire surround. The paint has chipped off revealing the original colour of light bronze green. There is a 6 over 6 pane Georgian style sash window.

The adjacent room has an identical cast iron fireplace surround. An original built-in cupboard survives with original shelving. There is a 6 over 6 pane Georgian style sash window.

Throughout the three properties there is a range of ironmongery, including, knobs, latches, backplates, escutcheons, finger plates and hinges, from almost every era stretching from the mid-19th Century through to the end of the 20th Century. These should be thoroughly recorded before any changes are made. There are many surviving examples of the 19th Century door furniture. There are also many early examples of heating pipes and brackets as well as early electrical wiring.



Historical Development

No.s 69 to 73 Southpark Avenue is a terrace of townhouses dating from 1852 and is one of the oldest developments in the area. It appears on the first edition Ordnance Survey from 1856, as Viewfield Terrace, on Ann Street, before the street was renamed Southpark Avenue. The houses were built on land formerly part of the Hillhead House estate which lay to the north of University Avenue. The estate was feued for development from the 1830s by its owner, Walter Gibson, who named its central east-west street Gibson Street. Development was slow to follow, and building did not begin in earnest until the 1850s.

The area where 69 to 73 Southpark Avenue Gardens stands was essentially rural until the 19th Century. The continuous growth of Glasgow during the industrial revolution and the opening of Great Western Road in 1840 greatly improved access to the city centre. Developers bought up country estates and farms and initially began building large villas on spacious plots. By the 1850s more intensive development of terraces and townhouses started to appear and by the end of the 19th Century all development was in the form of terraces or tenements, with most of the area having been developed. Glasgow University moved from the High Street to Gilmorehill, just south of the Conservation Area, in the early 1870s and the pace of development began to rapidly increase.

On the opposite side of the road stood Florentine Terrace. Constructed a decade later, in the early 1860s, No. 6 Florentine Terrace (later renamed No. 78 Southpark Avenue) was of particular significance as it was the home of the Scottish architect and designer Charles Rennie Mackintosh (1868-1928) and the artist Margaret Macdonald Mackintosh (1864-1933). In 1906 the couple left their Mains Street flat in the city centre and moved to Hillhead. They lived



in the end house of terrace house until 1914 and made substantial alterations to the rooms by removing walls and adding fireplaces, bookcases and furnishings that they had designed. They also added windows to the gable wall to admit more natural light. The small paned horizontal window in the stairway to the basement may have inspired their neighbours, as No. 73 has a similar later insertion on the gable wall.

The house was bought by the University of Glasgow in 1946, and the previous owners included the Mackintosh furnishings as a gift to the University. By 1963 the area was threatened by subsidence (which also appears to have affected No. 73), and as the terrace stood on land scheduled for redevelopment it was demolished to make way for the university refectory building by Frank Fielden & Associates in 1966. The site was further developed by Page and Park between 2005 and 2009 and is now known as 'The Hub' Prior to the demolition, an extensive survey was made of the house and all its salvageable fixtures and fittings were recovered and stored. This allowed a reconstruction of parts of the house to be incorporated in the Hunterian Art Gallery, which was completed in 1981.

Masterplans for the University by Frank Mears in 1948, J L Gleave in 1960-62 and Hugh Wilson and Lewis Womersley in 1972-74 all proposed the demolition of the Southpark terrace, reflecting the post WW2 dismissal of Victorian architecture as of no architectural merit.

During the 20th Century Glasgow University acquired the terraced houses as they came on the market. Some were demolished to make way for large buildings as proposed by the masterplans. Fortunately, 65 to 73 Southpark Avenue was converted to academic offices. By the 1980s the attitude to Victorian architecture had radically changed and the terrace was listed Category C in 1985.



69-73 Southpark Avenue



6 Florentine Terrace

Significance

No.s 69 to 73 Southpark Avenue Gardens were designated as Category C Listed Buildings in January 1985. They lie within the Glasgow West Conservation Area. The categories of listed buildings in Scotland are as follows:

Category A

Buildings of national or international importance, either architectural or historic, or fine little altered examples of some particular period or style.

Category B

Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

Category C

Buildings of local importance, lesser examples of any period, style or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with others in Categories A and B.

The 'University of Glasgow Estates Conservation Strategy' by Simpson & Brown Architects in 2011 identifies the buildings as being of 'Moderate Significance'. Defined as:

'A building or element of local (Glasgow) importance, or an element that contributes to, but is not a key element to the importance of the building or site overall.'

This assessment of significance was the result of analysis and discussion between all members of the study team and with full consultation with key stakeholders including Historic Scotland and Glasgow City Council.

Historical Significance

No.s 69 to 73 Southpark Avenue Gardens are early examples of the Victorian terrace/townhouse development Glasgow during the period of rapid expansion of the city during the Industrial Revolution. They pre-date the move of the Glasgow University to the area and mark the point where the development of the area began to change from large villas to grand townhouses. They make a positive contribution to the character the late 19th Century development of the area.

Architectural Significance

The design of the terrace marks the transition from the flat-fronted pattern of earlier Georgian terraces to the later more articulated bay-window designs that became the norm later. The introduction of cast iron features such as the balustrades to the entrance steps illustrates the influence of the ship building industry technologies on architectural technologies during that period.

The survival of an extensive number of interior fixtures and fittings reflecting the evolution of domestic fashions over several eras from the early Victorian period to the mid 20th Century, including a few interesting examples of Art Deco design, are of particular note.

Cultural Significance

This was a time of great social change and the grand Victorian townhouses that sprung up in the West End of Glasgow were the product

of a burgeoning middle class driven by the new wealth that industrialisation brought to the city.

The acquisition of these types of properties by the University from the 1960s onwards reflects the continuing social changes that occurred over the 20th Century, particularly after WW2. Large Victorian properties were less in demand for housing as household sizes and middle class wealth declined. Their new use as University accommodation is echoed in many post- industrial university cities. Universities in that era appreciating these types of properties for the convenience of being able to expand their accommodation on city centre sites cheaply with ready made large room sizes suitable for small academic departments. Their utilitarian value enduring before their architectural and historical significance was recognised.

Condition

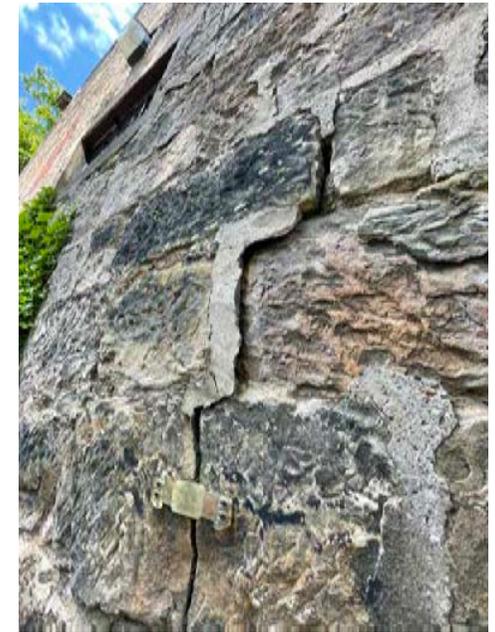
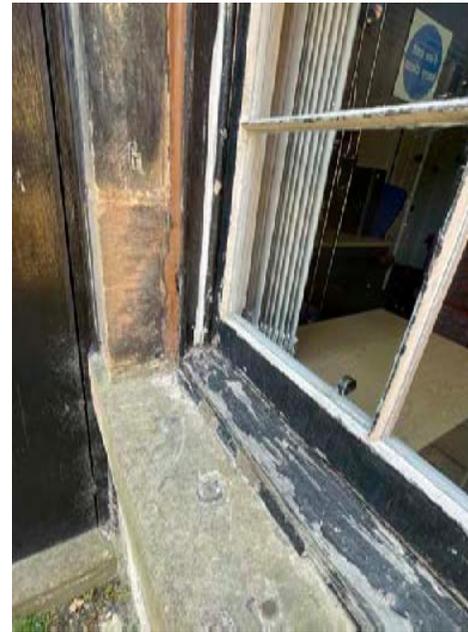
The condition of the buildings is generally fair. As commented in the 2011 The University of Glasgow Estates Conservation Strategy, "There have been stone repairs to the walls and extensive and thorough roof repairs. The walls to the rear lane are pointed in cement and need repointing and repair."

"In the past there has been some poor quality repair, including a kind of cement paint over the whole Southpark Avenue elevation and this has damaged the appearance to the buildings, but it is probable that trying to repair or clean the stonework would cause more damage than currently exists."

No. 73 has suffered from subsidence, particularly towards the rear. There are several areas of cracking that have been patched with large amounts of cement mortar, which has cracked further. These are being monitored by structural 'tells'. Internally there is cracking to ornate plaster as well as areas of flat plaster. [There appear to have been efforts to reinforce the ceiling plaster in the basement with strips of hardboard.

There is some 'self-seeded' vegetation growing out of the front door pediments on 69 and 71 and out of the front external staircase. The extension to No. 71 has several cracked and missing slates. As this roof looks to have been re-roofed in the last decade, this is likely due to people walking on the roof rather than nail fatigue. The worst affected areas are close to the original house and the most sheltered area, so unlikely to be due to storm damage. Some of the lead flashings are loose.

The paint on the windows and doors is peeling and cracking in places and the putty is failing. There are some missing slates on the roof of the extension to No. 71.



Proposals

New Partitions

New floor to ceiling metal stud drywall partition to be erected to form:

New Print Room

WC and Ambulant WC

New infill metal stud drywall partition to be erected to form:

Full partition between Policy Scotland Office and Academic Work-space

Flooring

Existing floor finishes (including stair) to be removed and substrate prepared to receive a minimum thickness of 3mm Ardex Arditex smoothing compound laid in accordance with the manufacturer's instructions, ready to receive new finishes.

New vinyl to be installed in WC, Tea Points and Cleaner's Cupboard.

New carpet to be installed in all other areas.

Stair nosings to be cleaned and retained

Wall Finishes

All wall surfaces (existing and new) to be made good and suitably prepared for decoration.

All masonry walls prepared to receive one base coat and one fine finish coat of lime plaster, prepared for paint finish.

All drywall partitions (existing and new) to receive one base coat and one fine finish coat of British Gypsum plaster, prepared for paint finish.

Walls to receive 1No. LAKELAND Plaster Sealer or wallprimer and 2No. coats of LAKELAND ECO MATT WALLPAINT

Exposed Pipework

Exposed pipework to be painted to match wall finish.

Ceilings

Existing ceiling surfaces and cornicing to be made good and suitably prepared for paint finish.

Walls to receive 1No. LAKELAND Plaster Sealer or wallprimer and 2No. coats of LAKELAND ECO MATT WALLPAINT

Joinery

Existing skirtings and architraves to be rubbed down and prepared for decoration. New timber skirting to be SW treated timber, profile to match existing and be PEFC certified. All skirtings prepared to receive 1No. coat LAKELAND Primer followed by one coat of LAKELAND Undercoat and 2No. coats of LAKELAND Satin. Colour: White (To match existing)

Existing ballustrades to be rubbed down and prepared to receive 1No. coat LAKELAND Primer followed by one coat of LAKELAND Undercoat and 2No. coats of LAKELAND Satin. Colour: Black (To match existing)

New extended electrical cupboard to be formed in Print Room (Building 71) and prepared to receive 1No. coats LAKELAND Primer followed by one coat of LAKELAND Undercoat and 2No. coats of LAKELAND Satin. Colour: Black (To match existing)

Windows

Existing sash and case timber windows to be refurbished and re-decorated. Scope of refurbishment works to be determined by specialist conservation contractor.

Windows to receive 1No. LAKELAND Primer followed by 1No. coat of LAKELAND Undercoat and 2No. coats of LAKELAND Gloss Finish. Colour: Black (To match existing).

Existing sills and window surrounds prepared to receive 1No. coat LAKELAND Primer followed by one coat of LAKELAND Undercoat and 2No. coats of LAKELAND Satin. Colour: White (To match existing)

Blinds

Existing blinds to be removed and new roller blinds installed. Colour TBC by UoG

Existing Internal Doors

Existing doors to be rubbed down and prepared to receive 1No. coat LAKELAND Primer followed by one coat of LAKELAND Undercoat and 2No. coats of LAKELAND Satin. Colour: White (To match existing)

Existing door closers, hinges and ironmongery to be overhauled to ensure good working order.

New Internal Doors

New internal doors to be prepared to receive 1No. coats LAKELAND Primer followed by one coat of LAKELAND Undercoat and 2No. coats of LAKELAND Satin. Colour: White (To match existing)

New ironmongery to be satin stainless steel

WC (Building 69)

Existing WCs, Sinks and Taps to be retained, overhauled and deep cleaned to ensure good working order.

Existing vanity unit to be retained, deep cleaned and all existing sealants suitably removed and replaced.

Existing tile splashback to be retained and deep cleaned.

Existing mirrors to be retained and deep cleaned.

Existing soap dispenser to be retained, overhauled and deep cleaned to ensure good working order.

Existing cubicles to be deep cleaned and all hinges and ironmongery overhauled to ensure good working order.

WC (Building 71)

1No. salvaged WC and 1No. salvaged Wash Hand Basin and Taps to be installed in newly formed WC. All sanitaryware to be deep cleaned

and overhauled to ensure good working order prior to re-instatement.

New tiled splashback, mirror, soap dispenser, toilet roll holder and hand dryer to be installed.

WC (Building 73)

New DOC M Pack with Blue toilet seat and grabrails to be installed in newly formed Ambulant WC

New tiled splashback, mirror, soap dispenser, toilet roll holder and hand dryer to be installed.

New Fixtures and Fittings

· Replacement kitchen units, worktop, sink and taps to be installed in Tea Point

Signage

·TBC by UoG

Historic Features

Existing Fireplaces to be deep cleaned, assessed for damage, repaired and redecorated as required.

Existing cornicing to be assessed for damage, repaired and redecorated.

Alcove shelving to be retained and redecorated.

Existing dado height wall panelling to be retained, deep cleaned, assessed for damage and repaired and redecorated as required.

Existing curved door to be retained, deep cleaned, assessed for damage and repaired and redecorated as required.

Interventions are to follow the principle of 'reversible change'. New partitions will be scribed around historic features, such as picture rails, cornicing and skirting boards. Existing doors that will become redundant due to the proposed works will be locked shut, ironmongery removed and boarded one side where fire resistance/sound-

proofing required. Architraves to be retained and a small recess to be retained to indicate the position of the door opening. In the Editorial Office there appear to be glazed tiles (possibly 1920s or earlier) currently painted over, so care should be taken not to damage them when boarding up the redundant door opening.

Any ironmongery to be replaced should be recorded. Plaster repairs to external walls to be in lime plaster. Solid wall buildings need to be able to 'breathe'. Modern gypsum plaster traps in moisture and lead to damp issues.

The WC on Level 3 (far right on plan) currently has tongue and groove panelling around the perimeter of the room. It is clearly not original, but from the extent of the thickness of the paint has been there quite some time. Removal of a paint samples for analysis should be done to give an accurate date to determine their significance.

Mechanical Services

Radiator positions will be mostly retained.

ISO A1 94mm x 64mm
 Drawn by: MB
 Approved: LC
 Checked: MB
 Designer: MB
 Project Management Initials: AECOM-00-XX-SOUTH-PARK-PLANNING-DWG
 Let issued by: MARK BUTLER(2021-12-17), Let Picked: 2021-12-17
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EXISTING WEST ELEVATION
Scale 1:100



PROPOSED WEST ELEVATION
Scale 1:100

All existing windows to o
be refurbished and
painted. Colour: Black
(To match existing)



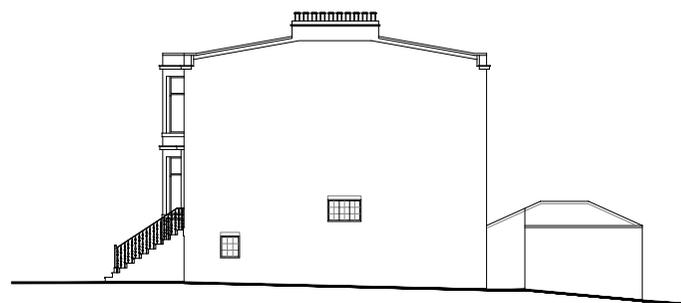
EXISTING EAST ELEVATION
Scale 1:100



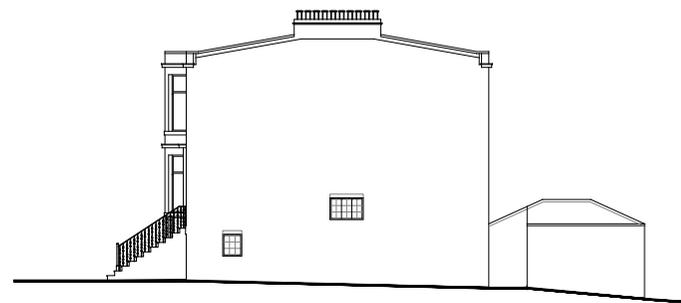
PROPOSED EAST ELEVATION
Scale 1:100

All existing windows to o
be refurbished and
painted. Colour: Black
(To match existing)

Existing security bars to
windows to be removed
from 5th, windows and
all surfaces made good



EXISTING SOUTH ELEVATION
Scale 1:100



PROPOSED SOUTH ELEVATION
Scale 1:100



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- Notes**
- Denotes proposed downtakings
 - Buildings are category 'C' Listed

ISSUE/REVISION		
01	17.12.21	Planning
Rev	Date	Description

Key Plan

Suitability Status
S4 - Suitable For Stage Approval

Project Number
60647522

Sheet Title
69 - 73 SOUTH-PARK AVENUE
EXISTING AND PROPOSED
ELEVATIONS

Sheet Number
UoG - ACM - 00 - ZZ-DR - PL - 400301
Scale: 1:100 @ A1 Rev: 01

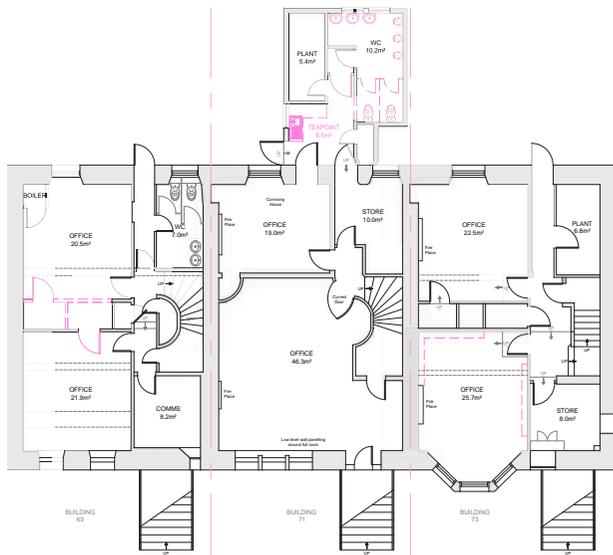
Project Management Initials: Designer: MB Checked: MB Approved: LC Drawn by: MB
 ISO A1 564mm x 841mm
 Project Management Initials: Designer: MB Checked: MB Approved: LC Drawn by: MB
 ISO A1 564mm x 841mm
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EXISTING LEVEL 02 GA PLAN
Scale 1:100



EXISTING LEVEL 03 GA PLAN
Scale 1:100



EXISTING LEVEL 01 GA PLAN
Scale 1:100

DOWNTAKINGS

- BUILDING 69**
- LEVEL 01**
 - Existing stud partitions and pass door to be removed.
- LEVEL 02**
 - Existing high level storage cupboards in Tea Point to be removed.
 - Existing cupboard doors and framing in Accessible toilet to be removed.
 - New opening formed in existing partition for proposed Cleaner's Cupboard doorway.
- LEVEL 03**
 - Existing cleaners cupboard sink and associated pipework to be removed.
- BUILDING 71**
- LEVEL 01**
 - Existing Tea Point worktops, cabinets, sink and taps to be removed in preparation for upgraded units.
 - Existing pass door and associated partition to be removed.
 - 2No. existing cubicles and associated WCs to be removed and WCs set aside for re-use.
 - 3No. urinals to be removed.
 - 3No. WHBs to be removed and set aside for re-use.
 - New opening formed in existing partition for proposed Cleaner's Cupboard doorway.
- LEVEL 02**
 - Existing Tea Point worktops, cabinets, sink and taps to be removed in preparation for upgraded units.
 - Existing WC to be removed and set-aside for re-installation in new location within same WC.
 - Existing partition between WC and Cleaner's cupboard to be removed.
 - Existing cleaners cupboard sink and associated pipework to be removed.
- LEVEL 03**
 - No downtakings

BUILDING 73

- LEVEL 01**
 - Existing raised floor to be removed and timbers assessed for repair/levelling.
- LEVEL 02**
 - Existing Tea Point worktops, cabinets, sink and taps to be removed in preparation for upgraded units.
- LEVEL 03**
 - Existing stud partitions, cupboard door and overhead storage to be removed.
 - Existing WC room entrance door to be removed and re-instated with opposite hang.
 - Existing partitioning and associated doors within WC to be removed.
 - 1No. existing WC to be removed.
 - 1No. WHB to be removed.
 - Existing boxing to be investigate and removed/reduced as appropriate.



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- Notes**
- - - Denotes proposed downtakings
 - - - Denotes beam over
 - Buildings are category 'C' Listed

ISSUE/REVISION		
01	17.12.21	Planning
Rev	Date	Description
		Draw/Check/Approv

Key Plan

Suitability Status

S4 - Suitable For Stage Approval

Project Number

60647522

Sheet Title

69 - 73 SOUTH PARK AVENUE
EXISTING GA FLOOR PLANS
LEVEL 01 - 03

Sheet Number

UoG - ACM - 00 - ZZ - DR - PL - 400101

Scale: 1:100 @ A1 Rev: 01



Access

There are no proposals to alter the current access arrangements. The buildings are raised up above street level by eleven steps and are not accessible by wheelchair. There is stepped access from the basement to the rear gardens, which slope down to high walls punctuated by gates. These are only accessible via a very rough cobbled and earth narrow lane.



Impact

The impact on Nos 69 to 73 Southpark Avenue has been assessed within the framework of current legislation and planning policy as set out in Appendix B. It also has due regard to the Glasgow University Estates Conservation Strategy, which has been used to inform the proposals.

The buildings are listed category C in recognition of being particularly fine examples of the Victorian terrace/townhouse development in Glasgow and their positive contribution to the character of the late 19th century development of the area.

The buildings have been upgraded piecemeal over the last 100 years and are in need of internal refurbishing to make them fit for continuing use as university office accommodation. The proposals are fairly low key and involve minimal alteration to the historic fabric.

The listed status and historic significance of Nos 69 to 73 Southpark Avenue has been taken into consideration in the design of the proposed works. There are no significant interventions. All repairs propose a 'like for like' approach or, where this is not possible, will follow good conservation practice of retaining as much existing fabric as possible and using appropriate materials and details.

It is proposed to insert new partitions to rooms to create WCs, cleaner's cupboards and a print room. These are small interventions to the existing plan. The insertion of the new partitions will follow the principle of 'reversible change'.

The impact of the significance of the building is considered to be minimal and will have an overall beneficial impact on the listed fabric. The works provide both an

opportunity to improve on and remove some of the more insensitive additions that have accumulated over the years and ensure that the building continues to enjoy a long life.

Appendix A Listing Statement

UNIVERSITY OF GLASGOW, GILMOREHILL CAMPUS BUILDING E12, 65-73 (ODD No.S) SOUTHPARK AVENUE INCLUDING BOUNDARY WALLSLB32906 Category C NGR NS 57031 66823 Date Added 15/01/1985

Description

Circa 1852. 2-storey and basement, 15-bay classical terrace of 5 townhouses. Painted ashlar, droved to basement. Ground floor level band course; eaves cornice, blocking course.

W (SOUTHPARK AVENUE) ELEVATION: Pilastered doorpieces each at head of steps to right. Ground floor windows corniced. Architraved windows to upper floors. No. 73 full-height canted bay. Decorative cast-iron balustrades to entrance steps.

N (RETURN) ELEVATION: 3-bay, mostly blind windows with 12-pane glazing and blind basement windows.

REAR ELEVATION: basement raised to full ground floor. Some extensions.

Timber sash and case windows, 12-pane to No. 65, plate glass to other houses. Grey slate roofs; mutual and wallhead stacks.

INTERIORS (No. 11 seen 2010): original plan form intact; elaborate decorative plasterwork (including cornices, ceiling roses and corbels) to principal spaces; cast-iron balusters and timber handrail to stair; painted stone (possibly marble) fireplaces to former dining and drawing rooms; timber panelled doors and shutters.

BOUNDARY WALLS AND RAILINGS: Ashlar cope to street (railings missing). Rear, side and mutual rubble boundary walls.

Statement of Special Interest

Southpark Avenue is a good example of an early terraced development in the Hillhead area, composed of well detailed townhouses. The townhouses are well detailed with a No. of architectural features, including prominent channelled ashlar ground floors and corniced eaves courses. The houses also include well detailed interiors with elaborate plasterwork. The regular and relatively unaltered façade makes a good contribution to the streetscape of the surrounding area. The houses are now in use as University departmental buildings, but retain many fine interior features from the period of their construction.

Formerly listed as '65-73 (Odd Nos) Southpark Avenue'.

List description updated as part of review of the University of Glasgow Hillhead Campus, 2011. The building No. is derived from the University of Glasgow Main Campus Map (2007), as published on the University's website www.gla.ac.uk.

References

Bibliography

Appears on Ordnance Survey Town Plan 1858; C McKean, D Walker, F Walker, Central Glasgow: Royal Incorporation of Architects in Scotland Illustrated Architectural Guide, (1989) p. 189; E Williamson, A Riches, M Higgs, The Buildings of Scotland: Glasgow, (1990) p. 350.

Appendix B Legislation, Policy and Guidance

here are a No. of statutory instruments and policies governing the approach to cultural heritage. The main pieces of legislation are:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (Scottish Government, 1997b);
- Planning (Scotland) Act 2019 (Scottish Government, 2019);
- Historic Environment Scotland Act 2014 (Historic Environment Scotland, 2014); and
- Historic Environment (Amendment) (Scotland) Act 2011 (Scottish Government, 2011).

The listing of a building or structure with special architectural or historic interest is provided through legislation and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Historic Environment Scotland is responsible for listing buildings of historical or architectural merit. Buildings are assigned to one of three categories according to their relative importance. All listed buildings receive equal legal protection, which applies to the interior and exterior of the building, regardless of its category.

- Category A: buildings of national or international importance, either architectural, historical, or fine, little altered examples of a particular period, style or building type.
- Category B: buildings of regional (or more than local) importance, or major examples of a particular period, style or building type, which may have been altered.
- Category C: buildings of local importance, lesser examples of any period, style or building type, as originally constructed or moderately altered, and simple traditional buildings that group well with others in categories A and B.

Conservation Areas are described by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 “as areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance”. Local planning authorities are required to determine which parts of their area should be safeguarded due to their architectural or historic interest, to ensure that any new development pays respect to or enhances their character.

National Policy and Guidance

The principal elements of national policy and guidance comprise:

- Scottish National Planning Framework 3 (Scottish Government, 2014b);
- Scottish Planning Policy (SPP) Paragraphs 135-151: Valuing the Historic Environment, 2014 (Scottish Government 2014a);
- Historic Environment Policy for Scotland (HEPS) (HES 2019);
- Historic Environment Circular 1. Historic Environment Scotland, 2019 (HES 2019);
- Our Place in Time - The Historic Environment Strategy for Scotland, 2014 (Scottish Government 2014c);
- Planning Advice Note 2 / 2011 – Planning and Archaeology (Scottish Government 2011);
- Planning Advice Note 71 – Conservation Area Management (Scottish Government 2004); and
- The ‘Managing Change in the Historic Environment’ series of guidance notes (Historic Environment Scotland (HES)

The SPP (Scottish Government 2014a), HEPS (HES 2019), Historic Environment Circular 1 (HES 2019) and Managing Change in the Historic Environment guidance note series (Historic Environment Scotland, Scottish Government 2016) are the documents to which planning authorities are directed in their consideration of applications for conservation area consent, listed building consent and of planning applications which may affect the historic environment and

the setting of individual elements of the historic environment. The importance placed on cultural heritage is set out in Our Place in Time

- The Historic Environment Strategy for Scotland, 2014 (Scottish Government 2014c), which sets out a 10-year strategy for protecting and managing heritage assets.

Local Planning Policy

Glasgow City Development Plan (Adopted 2017)

The Glasgow City Development Plan was adopted in March 2017, replacing City Plan 2 (2009). CDP 9: Historic Environment sets out the council's strategy for the safeguarding the historic environment and is supported by Supplementary Guidance 9: Historic Environment (Glasgow City Council 2017). Section B of the Supplementary Guidance pertains to the alteration of the interiors of listed buildings. The guidance states that in dealing with proposals affecting Listed Buildings, the need to safeguard the architectural character and integrity of the building imposes special considerations (paragraph 2.115). It is essential that any proposed new interventions preserve and enhance the features which preserve the essential historic character of the building (paragraph 2.110).

Glasgow University Estates Conservation Strategy – relevant policies

ECS Policy 5 – Conservation Principles

- In general, all work should be carried out in accordance with the British Standard Guide to the Principles of Conservation of Historic Buildings BS7913:1998. The definitions of terms used in this Estates Conservation Strategy (ECS) are those set out in BS7913.
- Appropriate intervention that is minimised, with particular

reference to repairs – no change should be effected without proper consideration, justification and good reason.

- Repair should be preferred to replacement.
- Repair should use like-for-like techniques and materials. Materials should be salvaged and re-used where possible.
- Priority should be given to maintaining and enhancing the integrity of the historic fabric over other regulations and requirements.
- New work should not be intrusive, and should be of the highest quality in terms of design, material and workmanship, whether it is in matching or contrasting style.
- Adequate historical research, investigative opening-up, recording and sampling should be carried out before and during work (as necessary) to inform good design and technical solutions.
- The design of repair works should be undertaken with a thorough knowledge of traditional construction history and practice.
- Repair work should be designed to be carried out safely and consideration should be given to safety issues arising from the continued maintenance of the building.
- It is essential that conservation work is carried out by experienced tradespeople. Work to culturally significant buildings should be designed, specified and inspected by a suitably experienced and accredited conservation architect. A large part of the success of any project is in the understanding of the task and sharing of experience between all professionals and all the tradespeople involved.
- Whether in repair, restoration or alteration, new work should not draw attention unnecessarily, but should be identifiable to a discerning eye.
- Particular attention should be paid to matters of detail to help preserve and enhance fabric and character including, for example, specific choice of materials, detailed location of services, methods of fixing, etc.
- Fabric or spaces to be altered or removed should be adequately recorded before works, following relevant guidelines and the record lodged with an appropriate public archive, such as the

RCAHMS.

- Detailed design development should precede implementation of all on-site works.
- Any compromises proposed to the above principles should flow from an options analysis

ECS Policy 14 - Moderate Significance

Buildings of moderate significance generally should be retained and repaired. Alterations may be possible provided they are planned and executed with care and skill. The alteration of certain buildings to ensure their sustainable long-term future use may be permissible. Alterations to interiors of moderate significance may also be required. An alteration to a room of moderate significance might be necessary, for instance, to introduce services which would not be appropriate on the exterior.

Work to the Interiors

In any good building, the interior is integral with the exterior. Listing and other forms of protection apply to the both the interior and exterior of buildings. Decoration, fixtures and fittings, services, plant and machinery can all be significant. In some circumstances, textiles and furniture have been made or acquired for the building, or are historically linked with it.

Care should always be taken to ensure that significant schemes of decoration are retained in situ, and if necessary carefully protected using established methods rather than destroyed and where appropriate, recorded.

Policies for the interior depend on the significance of each room. Most rooms have been altered. In some circumstances, the uncovering or restoration of historic schemes of decoration and furnishing is desirable. Furniture and textiles historically associated with a building

can occasionally be protected and should, wherever possible, be kept with it. Such interiors, fittings and contents should be recorded in a conservation plan.

Interior restoration should be concentrated in the areas that are identified as having high significance. There are various reasons for interior restoration.

The basic reason for restoration and conservation of interiors is that they are of heritage value and that, as the owner of historically significant buildings, the university has a responsibility to care for them. A restored interior will provide an attractive place for the work, study and leisure of students and staff.

The university has many fine interiors. The interiors of Bute Hall and related staircases and other high importance rooms in Gilbert Scott Building could be considered to be at the core of the university. There are other important interiors which were not purpose built by the university but were in houses which have been purchased by the university, such as 12 University Gardens. The Mackintosh House interior has been removed from its location because it was considered to be of such high significance that a new building was needed for it in a different location.

The opposite to care and conservation is having interiors which are obviously of quality but which are poorly treated, for instance by having poor paint finishes, surface mounted cables, damaged decorative features and partitions. Such treatment of interiors gives a poor overall impression of the character of the university. Clearly, all interiors in a university should be in use for teaching, storage, students, staff, or as a chapel, museum, etc. but the functional requirements of a room need not compromise its historic significance. Experience shows that if designed together, function and conservation can combine to produce high quality rooms.

Where run cornices are to be retained and painted, it is not necessary to remove layers of paint beyond that required for adequate preparation. This work is not essential to the character of the interior and it might be restricted to rooms where some degree of restoration of original character is being attempted.

Original Features

The decorative history of buildings interiors, such as paint and wallpapers are important to their historical understanding. Even though it is covered up, an analysis of the history of paint layers on a piece of plaster or joinery can reveal a lot about the different attitudes to decoration over time. It can also provide specific information which aids conservation and restoration of an interior. For instance, a different No. of paint layers on two pieces of joinery will show that the element with fewer layers is an alteration. More generally, the paint analysis can be used to guide an approach to the decoration of the room. Although it is not always necessary to copy original colours exactly, it is relevant information in the decision involved in specifying the decoration of a room to know what the original designer and occupant of a room considers to be appropriate.

Wallpapers

Few historic wallpapers of significance were noted during the inspection for the ECS although this inspection was not comprehensive. Most wallpapers used are fairly recent in the history of the buildings and have little significance. In some cases embossed wallpapers have been used. Historically, embossed wallpapers were often used as the base for paint effects, for instance to imitate leather. In almost all cases such papers have been covered with later layers of paint.

Conserving wallpapers is expensive to do well because it involves intensive conservation techniques and, in the case of replication of

a wallpaper, making new blocks and printing in the original method. Such an approach would only be appropriate in the most significant of the university's interiors.

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
Rev -	10.11.2021			Amy Jones	Technical Director
Rev A	20.12.2021	Additional info added on specification & significance		Amy Jones	Technical Director

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