Dress for the Weather

Glasgow Women's Library Fabric Works

Heritage Impact Assessment
18.03.24

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Intro

Introduction
This report has been prepared by Dress for the Weather for proposed fabric works at Glasgow Women's Library, 23 Landressy Street, Glasgow. It includes a background to the B-listed library building, a summary of changes since it's original opening in 1903, as well as an appraisal of the proposed changes as part of these works.

The proposed works relate to the fabric improvement of the building, and represent the first works being undertaken from 'Glasgow Women's Library | Net Zero Handbook', prepared by Dress for the Weather in 2021. These fabric works comprise a mixture of internal wall insulation, external wall insulation, attic insulation and basement insulation; with the intent of this report being to assess the impact to the heritage of the library these works present.

Methodology
This report follows the guidelines set out in BS 7913:2013 'Guide to the Conservation of Historic Buildings'; using the assessment of significance values as outlined in section 4.2, which provides a list of individual heritage values.

The 'Context' section of the report provides a summary of the original design intent of the building, as well as a summary of works undertaken since. This is followed by the impact assessment of each element of the proposed works in relation to the heritage and reading of the building.

Sources
- The Buildings of Scotland: Glasgow (Pevsners Architectural Guide) by Elizabeth Williamson, Anne Riches, Malcolm Higgs
- Public Sculpture of Glasgow by Ray McKenzie
- Viewing of historic drawings

Authorship
This report has been prepared by Matt McKenna RIBA RIAS of Dress for the Weather.

Context

Bridgeton Library and J R Rhind
Glasgow Women's Library was originally built as Bridgeton Library in 1903-1906. It was designed by J R Rhind; and funded by Andrew Carnegie, the Scottish-born philanthropist.

The building has it's primary facade to Landressy Street. This facade is noted as being in the Edwardian baroque style by both Pevsners and HES. What is now the events space is a tall, single-storey space, expressed separately to the larger two-storey facade which houses the lending space, gallery and staff spaces. This two-storey element is largely symmetrical and follows the curve of the street.

The main facade is highly decorative, with a number of sculptures attributed to William Kellock Brown, and decorative columns and pediments.

The events space is lit by three large windows to the street, with the original roof structure visible. The space also contains the original timber dado panelling, and decorative plaster cornices. The space also contains the mezzanine intervention designed by Collective Architecture is 2015 (shown opposite).

The main lending space contains some original details; some decoration on the columns and the timber wall linings. However, the original rooflights to this space have been lost; and replaced with what we assume is a replica ceiling grid (incorporating disguised service vents).

The office spaces and gallery and community room spaces above both retain their original timber dado panelling and generally the original plaster (there appears to be a couple of areas in the gallery space that is finished in plasterboard).

Glasgow Women's Library
Collective Architecture designs for the 2015 alterations looked at two main areas, the event space on the ground floor and the lift structure to the south of the building.

A new mezzanine and archive space were inserted into the events space, originally the general reading rooms. This provided GWL with additional research space, an archive store as well as facilities supporting their event programme. The lift enclosure to the south of the plan allows for accessible access to the first floor; but also includes a text-based artwork cut into the metal panelling of the lift cladding.

Previous Works (Other)
Various alterations have taken place to the library since it's opening in 1903, and prior to the Collective Architecture alterations of 2015. For example, lantern rooflights shown in the original plans have been removed, and sections of the external walls have been rebuilt. A full catalogue of these works, as far as we know, does not exist.

New Works Extents
The works being proposed are as follows:

- Internal wall insulation on the inside of the Main (Landressy) street facade.
- External wall insulation to all external walls not finished in sandstone.
- Insulation to the attic space above the Community Room, Kitchen and Gallery.
- Insulation to the solum under the Events Space, Library Space and Offices.
- Some locations of internal wall lining and re-sheeting walls (located at previous lift shaft works and to stores and minor spaces along front facade).

Architects drawings showing the exact locations, extent and detailing of these works are included in the appendix.

Listed Building Entry
Category: B
Date Added: 16/03/1993
Local Authority: Glasgow
Planning Authority: Glasgow
Burgh: Glasgow
NGR: NS 60630 63968
Coordinates: 260630, 663968

Description:
J R Rhind, 1903-6, as public library; low reading room to left (N) now occupied by post office. Edwardian baroque, stone-cleaned yellow ashlar, banded at ground; parapets conceal roofs. Front curved on plan, to line of street. 2-storey main range with pedimented outer pavilions, each with entrance, Ionic Order at 1st floor with Venetial window arrangement, figurative sculpture in tympanum; intermediate bays arcaded at 1st floor with Ionic pilasters; 3 tall round-headed lights to former reading room, sculptured detailing and framed roundel central at parapet. Good interior, retaining much original woodwork. Top-lit low rear range.

^ *Aerial photograph showing location of library*

^ *Images of Landressy Street Facade, Archive Room and main lending space (Dress for the Weather), and events space mezzanine (Keith Hunter)*

Works

Internal Wall Air Gap Insulation

Existing Condition
The nature of the main stone facade is such that both the heritage and practical barriers preclude external wall insulation. At the same time, the internal finishes to the front rooms; a mixture of timber dado panelling, lath and plaster, and decorative cornices; also limit options for insulation.

Description of Works
As a result, the proposal is to introduce an ‘injected’ internal wall insulation within the internal cavity between the internal finishes and the internal face of the masonry wall construction.

The proposed product, Energy Store’s Superbead, is a polystyrene (EPS) bead insulation with a light adhesive coating on the surface of every bead in order that the beads adhere to each other, forming an open insulation structure within the cavity but also ensuring the beads don’t drop or gather over time.

In order to install the insulation, small holes (22mm diameter) will be drilled from the inside of the room into the dado/plaster wall finishes and the insulation blown in through the holes. Multiple locations across the wall will be cored in order to give an even spread of insulation across each room. The exact number of holes will be determined during a more thorough investigation process prior to install. However, each individual ‘cavity’ between the internal finish and the stone wall will require a single ‘core’ cut into the internal lining to allow even distribution of the material.

Cores cut into the wall will be selected in agreement between the architect and the manufacturer to ensure the least visible locations are selected.

Following the installation of the material the plaster will be patched, sanded and a full wall repaint will be applied to make good the wall areas.

The timber cores will be plugged with the original core removed,and timber filler applied to any gaps. The area will be sanded and a full stain applied to the timber to ensure as minimal an impact as possible. It is important to note though that the core cuts will still likely be visible in the panelling when viewed up close.

Impact Appraisal
This application has been investigated, surveyed and detailed at the time of writing this report and is deemed to be viable both in the sense that the historical features can be retained; but also the introduction of the insulation does not present a risk to air flow or moisture transfer within the wall.

While this means the vast majority of historic features will be retained, and undamaged during the process; there will be a number of holes required in the timber and plaster walls to apply this insulation.

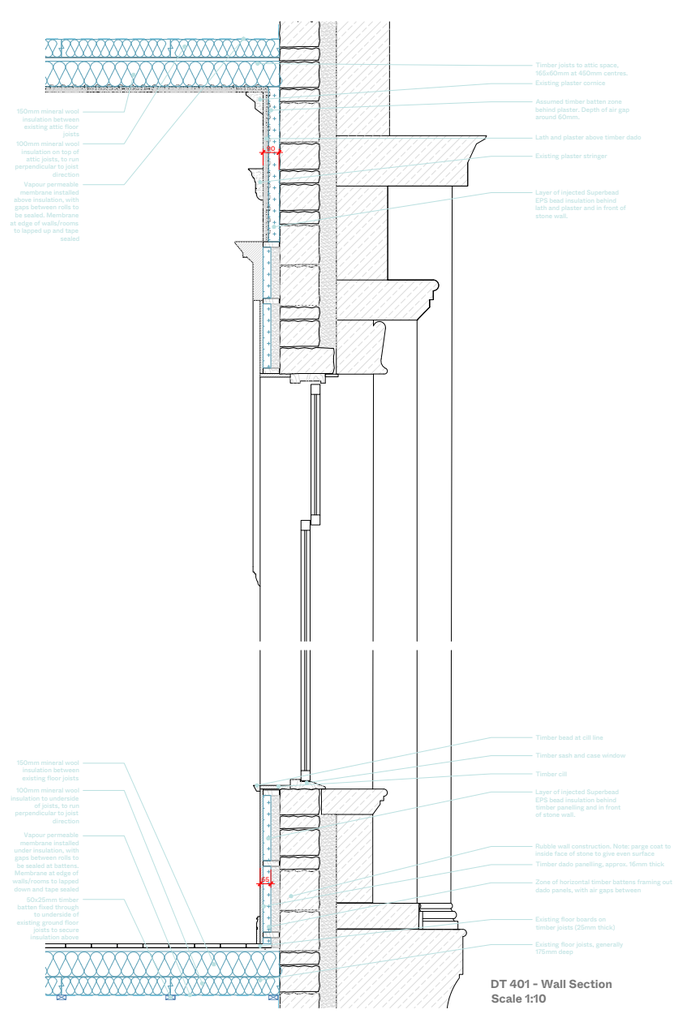
There will likely be visible 22mm ‘circles’ on the timber wall panelling that do not current exist. This is the only envisaged visual impact on the entirety of the internal elevation to the main facade.

Summary
The Superbead product offers an opportunity to improve the performance of the main facade of the building with minimal disruption to the historic internal features.

It is the only product on the market that provides this opportunity and at a minimal risk and impact to historic features.

Works will be undertaken by a trained, accredited contractor, with supervision from both the architect and product manufacturer to ensure that the works are undertaken correctly and with the agreed disruption.

Our view, and that of the client, is that the value of the improved energy performance outweighs the impact to the internal fabric.



^ *Drawings showing extent of IWI, detail for injected insulation*

^ *Existing photos of event spaces walls*

External Wall Insulation

Existing Condition
The external walls (excluding the main stone facade) are finished in a combination of common brick, lime render and cement harling.

The common brick is predominately on the east facing elevations, with the lime render to the more public south elevation, and the harling to the north (lane) elevation.

The east and north façades contain doors and windows. All of the elevations contain downpipes, and service outlets and fixtures. The lift enclosure is located on the south, lime rendered facade.

Description of Works
The external wall insulation is proposed as an insulated render system. This would comprise a 110mm thickness of stone wool slab applied on top of the masonry wall surface (existing renders would be stripped prior to this) with a layer of silicone render, colour to match the existing lime render on the south elevation, applied on top. The exact colour of the lime render is to be confirmed, and we expect this will require approval/ discussion with the local authority.

A lower plinth board is also proposed as part of the works. This would be visible at around 150mm above ground level, and is proposed to be black in colour to hide the dirt that will collect.

These works would include the temporary removal and replacement of the existing items located on the external walls (security grating, rainwater goods, services vents etc.). These would be adjusted to suit the additional insulation depth before being replaced. Adjustments to existing parapet and eaves details will also be required; with the proposal being to replace the existing material finishes (lead) with matching larger pieces to cover the additional wall depths.

Impact Appraisal
This application would change the appearance of all three existing ‘rear’ wall finishes:

The current harling condition would replace the cement finish with a more breathable product. The visual impact here would be mainly in the colour and texture; this is a non-public elevation of the building and as such would not impact the overall reading or viewing of the building.

The common brick finishes would be replaced with the new silicone render finish. This would be a change from an exposed brick finish to a coloured render finish.

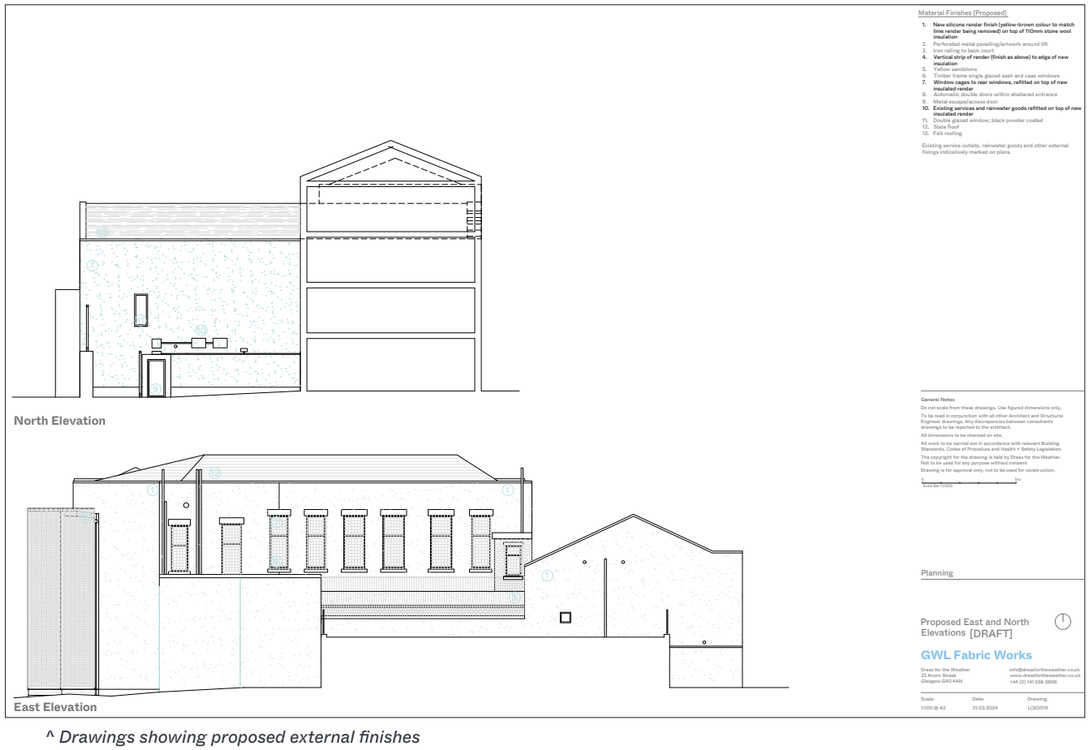
The lime render finish would be replaced with the silicone render on top of the insulation. There would be a change to the texture of that finish; but we are proposing a larger grain of render to offset this change.

Summary
While there is the slight loss of variety in the various materials; this would only occur on the rear elevations and as such could be argued is a minor impact to the heritage reading of the building. Again our view is that the benefits of the proposed heat retention and airtightness of the building justify this new external surface application.

There is a unfortunate loss of an original/heritage material in the lime render to the south facade. Were it possible to retain this would have been our preference. However, none of the EWI manufacturers we spoke to could warranty the lime render on top of stone wool insulation; and as such were unable to offer this as a product/solution. The drying time, and additional moisture content in the lime render presents a risk to their systems.

The visual impact of the change to the silicone render from lime is, judged to be a minimal one. The movement joints in the existing lime render are also a visual presence; this new render system would have smaller, less visible movement joints. Again, it is our view that the benefit provided by the insulation system outweighs the loss of the lime render.

Lastly, the change from harling to the EWI is felt to not present an impact to the heritage of the building.



^ *Drawings showing proposed external finishes*

Ground Floor and Attic Insulation

Existing Condition
There is a large, uninsulated solum space below the building as well as an uninsulated attic space.

Description of Works
Stone or glass wool insulation is proposed in both of these locations. The attic insulation should be laid between and above existing joists; but avoiding the existing open ceiling rose vents and any services.

The solum insulation should be netted between joists (150mm) with another layer underneath the joists, and fixed to underside of joists via timber battens.

Impact Appraisal
There would be no visual impact to the heritage of the spaces; and by using breathable insulation in both instances there should be no adverse impact to the moisture risk in the building.

Summary
There is no risk to the heritage in this application.

Internal Wall Insulation (Lining)

Existing Condition
There are a handful of spaces on the internal side of the main facade that do not require the cavity bead approach. There are the 2no. lobbys to the side of the main entrances, the ground floor store and the slappings made for the lift in 2015.

Description of Works
In these locations a breathable insulation sheet is proposed (a stonewool slab or equivalent). This would be installed by removing the existing plasterboard (or clearing debris off the masonry internally in the case of the store), providing a breathable ‘parge coat’ of plater to even any masonry surface, the installing the insulation, unbridged across the wall areas in question. Timber battens would be fixed through before a plasterboard sheet to the internal face is installed. These walls would then be plastered and any existing skirting re-fitted.

Impact Appraisal
There would be a slight visual change to the walls around the lift; increasing the depth by around 80mm max. The finishes would be as currently.

Summary
There is felt to be no loss to the heritage in these works.

Summary

The summaries for individual elements have been provided in the previous section of this report. We do not view any individual element as presenting a risk to the overall reading of the building; nor adversely impacting the heritage.

As a set of works we believe the works have been designed as to respect the building as it currently stands; with the larger interventions (the injected insulation and the EWI) being relatively subtle options for incorporating a pressing requirement (reduced carbon emissions) in a listed building.

Appendix

Criteria for Assessment (List of Criteria from BS 7913:2013)

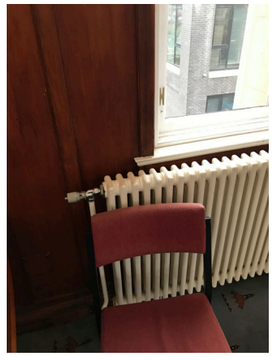
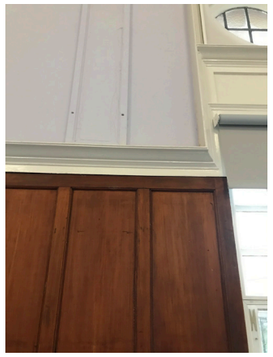
Photo Record

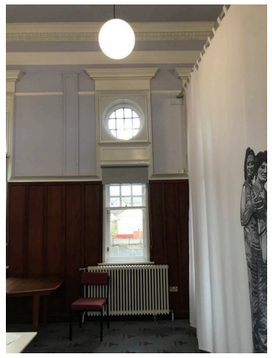
Architectural Drawings

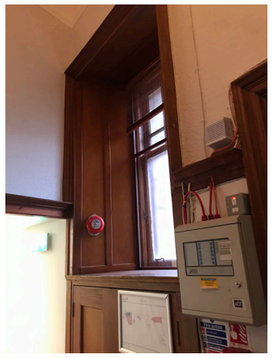
Heritage Criteria BS 7913:2013

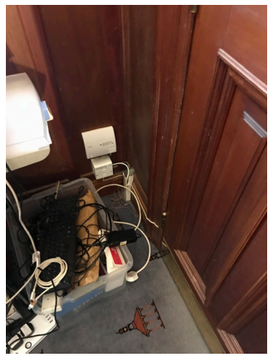
1) architectural, technological or built fabric value;
2) townscape characteristics;
3) spatial characteristics;
4) archaeological value;
5) artistic value;
6) economic value;
7) educational value;
8) recreational value;
9) social or communal value;
10) cultural value;
11) religious value;
12) spiritual value;
13) ecological value;
14) environmental value;
15) commemorative value;
16) inspirational value;
17) identity or belonging;
18) national pride;
19) symbolic or iconic value;
20) associational value;
21) panoramic value;
22) scenic value;
23) aesthetic value;
24) material value; and
25) technological value.

Photo Record

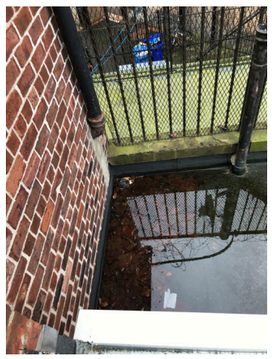






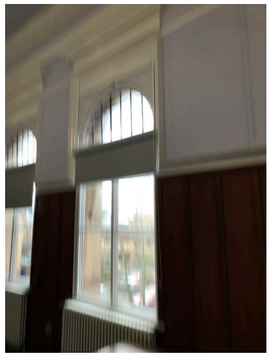
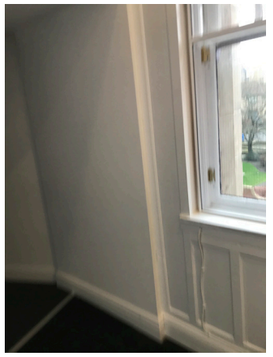
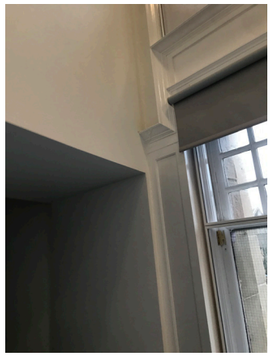










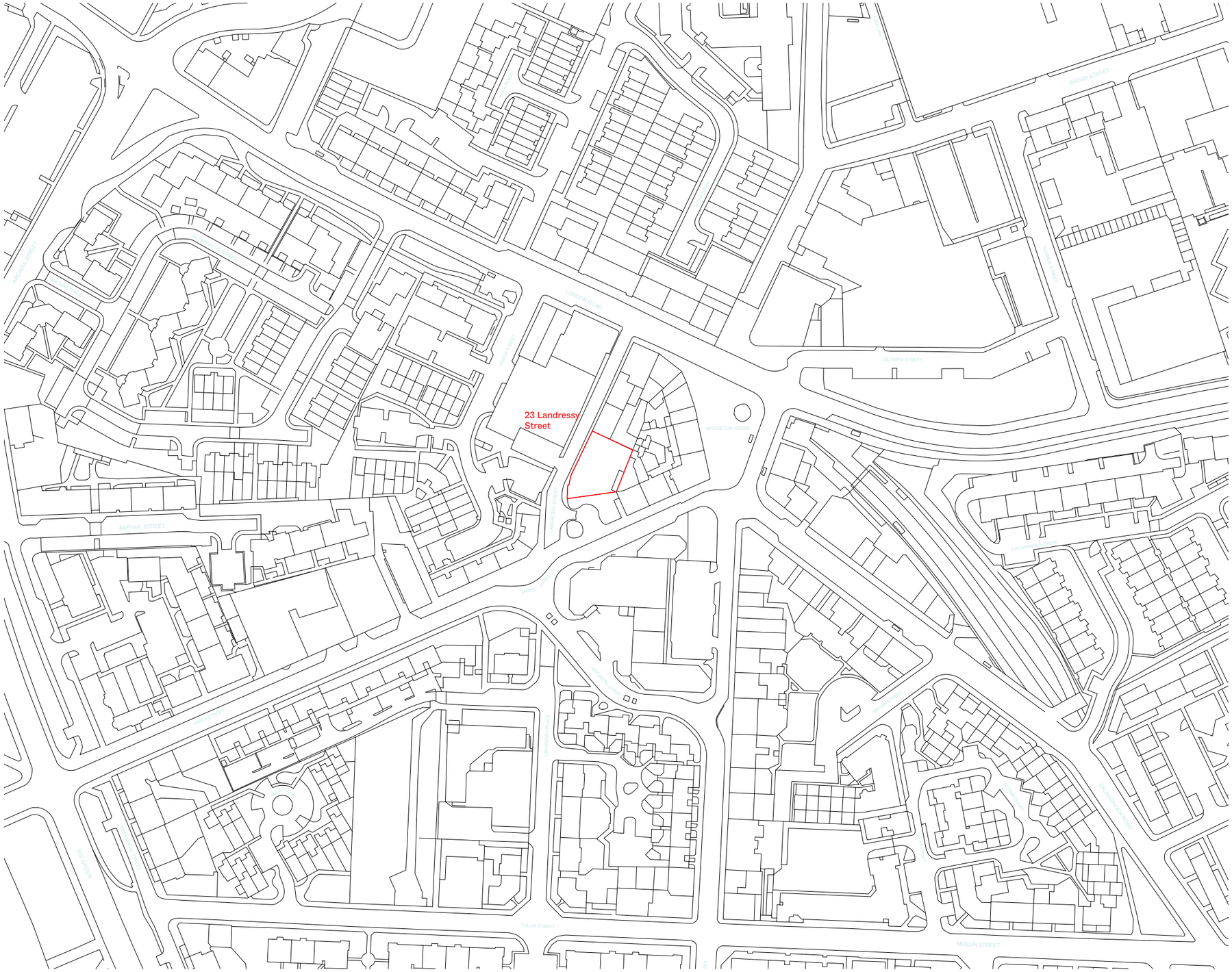








Architects Drawings



General Notes

Do not scale from these drawings. Use figured dimensions only.

To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation.

Drawing is for approval only, not to be used for construction.

0 50m

Scale Bar (1:1250)

Existing Information

Location Plan

GWL Fabric Works

Dress for the Weather
23 Acorn Street
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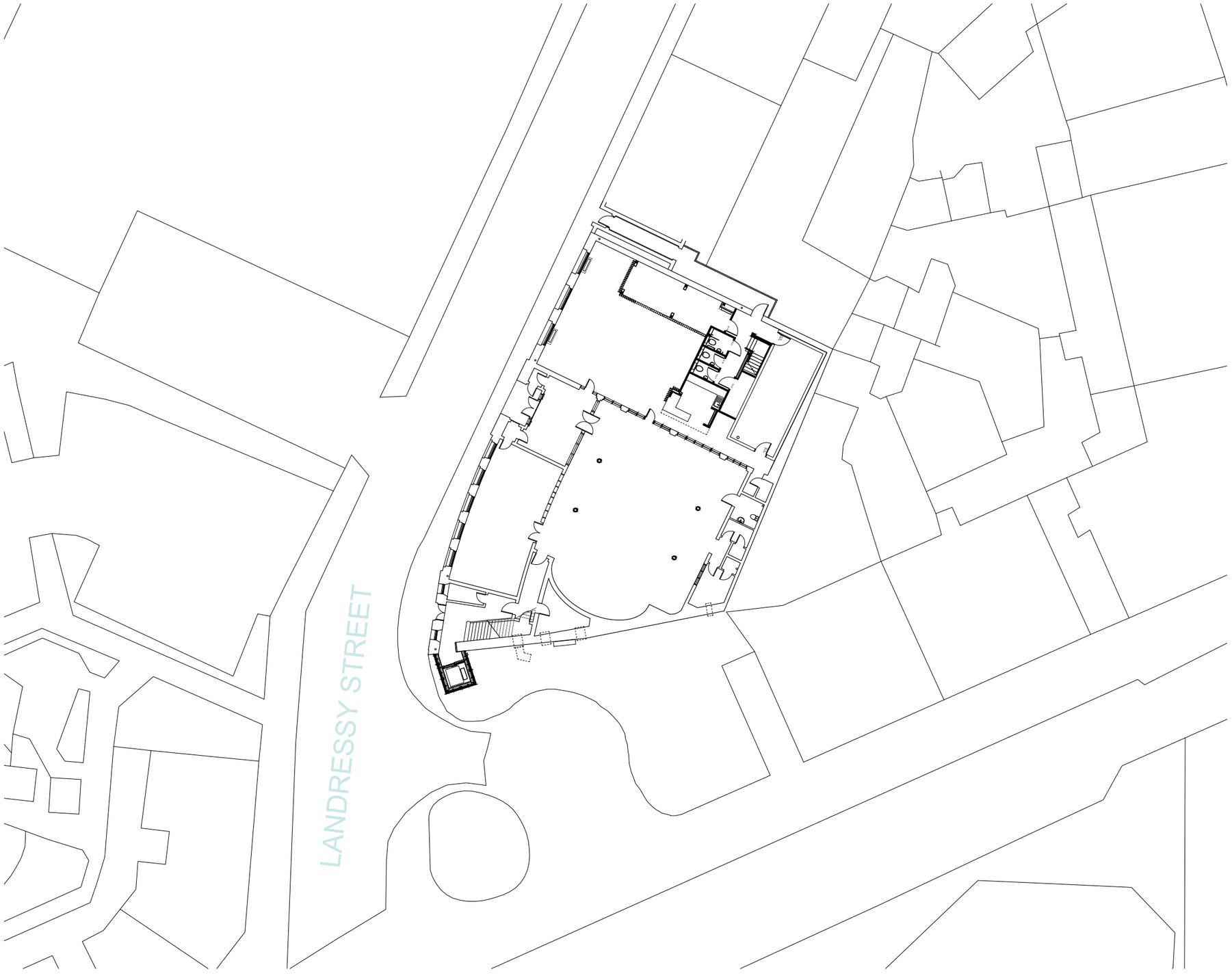

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0 10m

Scale Bar (1:200)

Existing Information

Existing Block Plan

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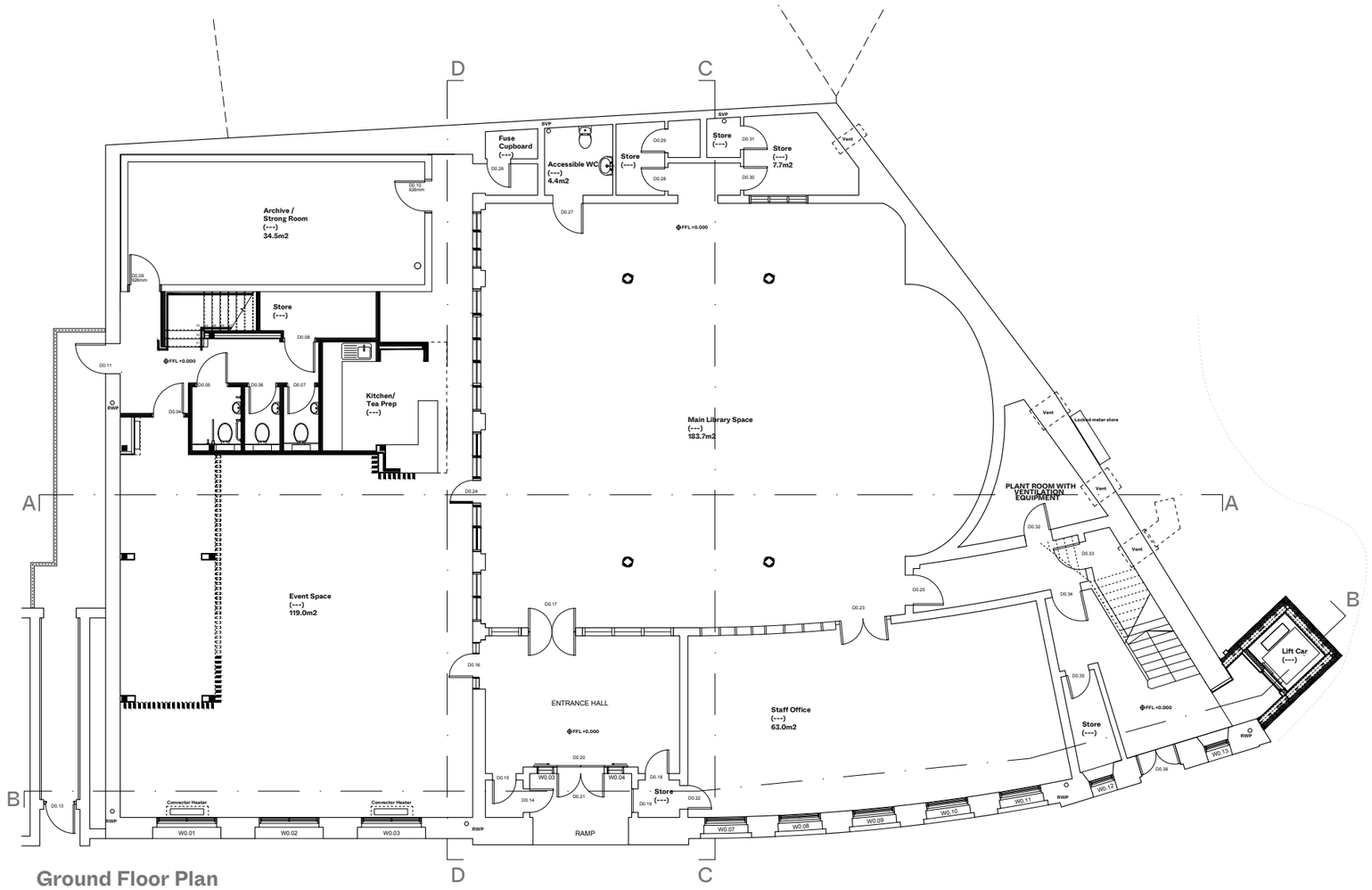

Ground Floor Plan

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0 5m

Scale Bar (1:100)

Existing Information

Existing Ground Floor Plan

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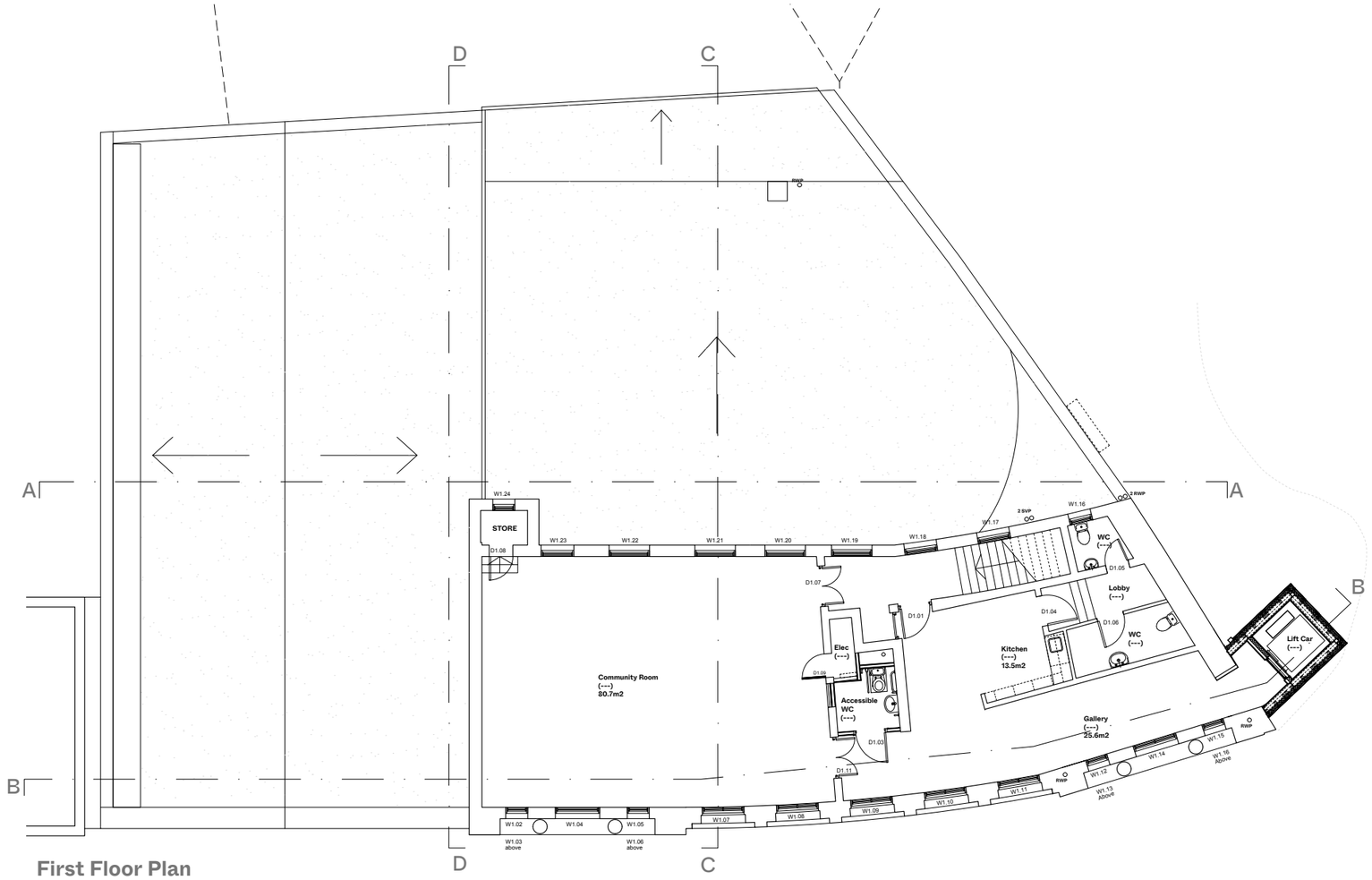

First Floor Plan

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0 5m
Scale Bar (1:100)

Existing Information

Existing First Floor Plan

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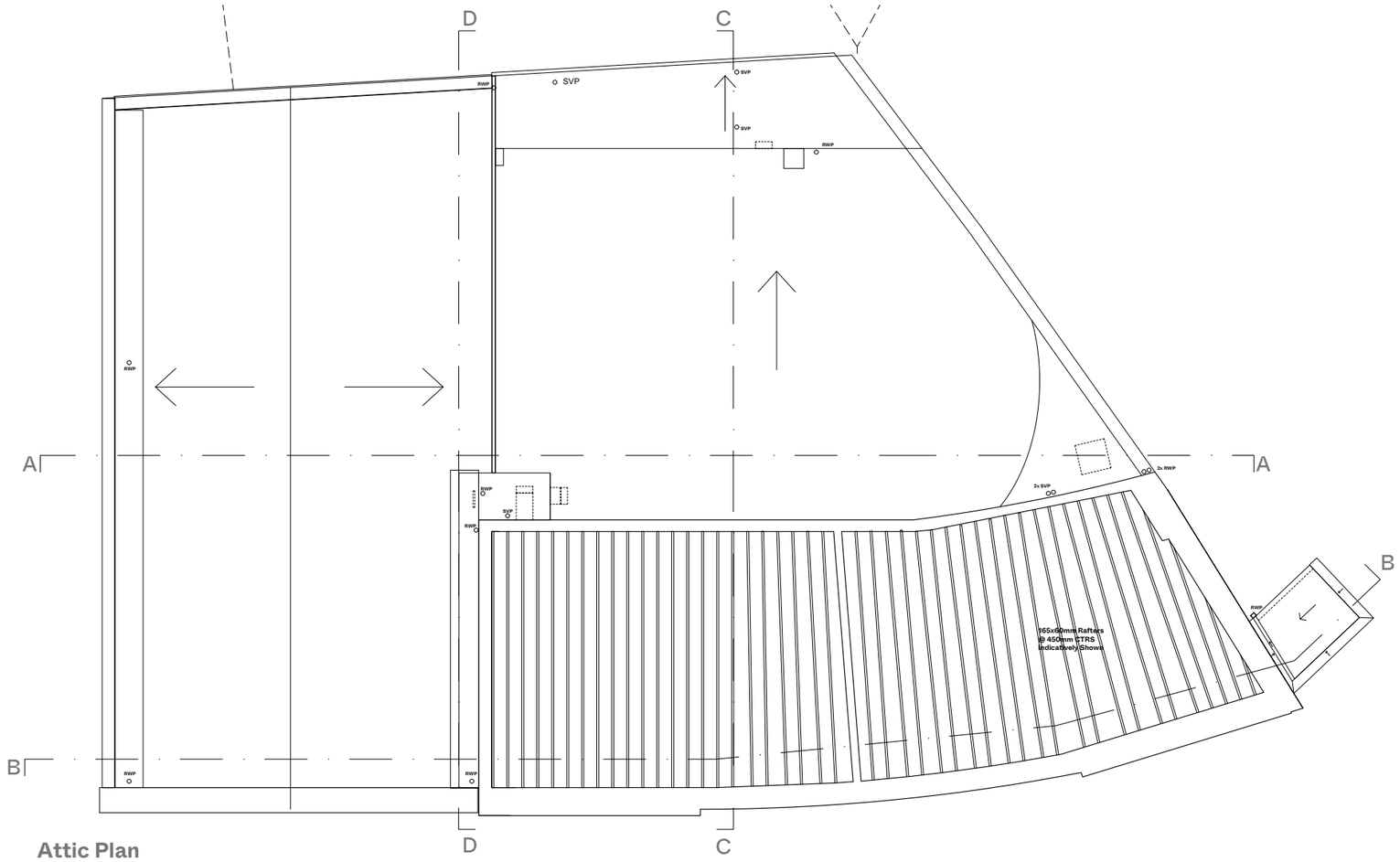

Attic Plan

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Existing Information

Existing Attic Plan

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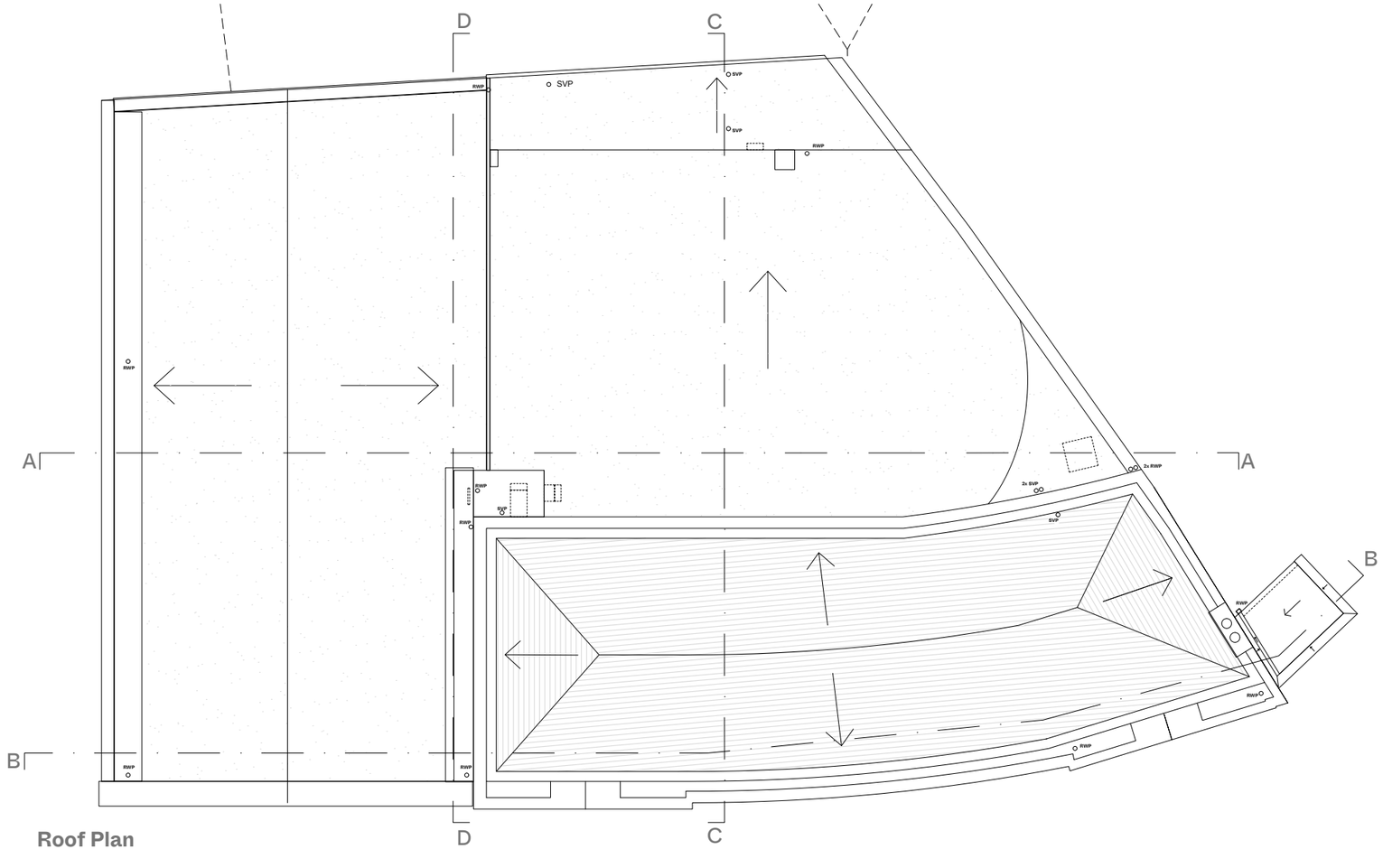

Roof Plan

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Existing Information

Existing Roof Plan

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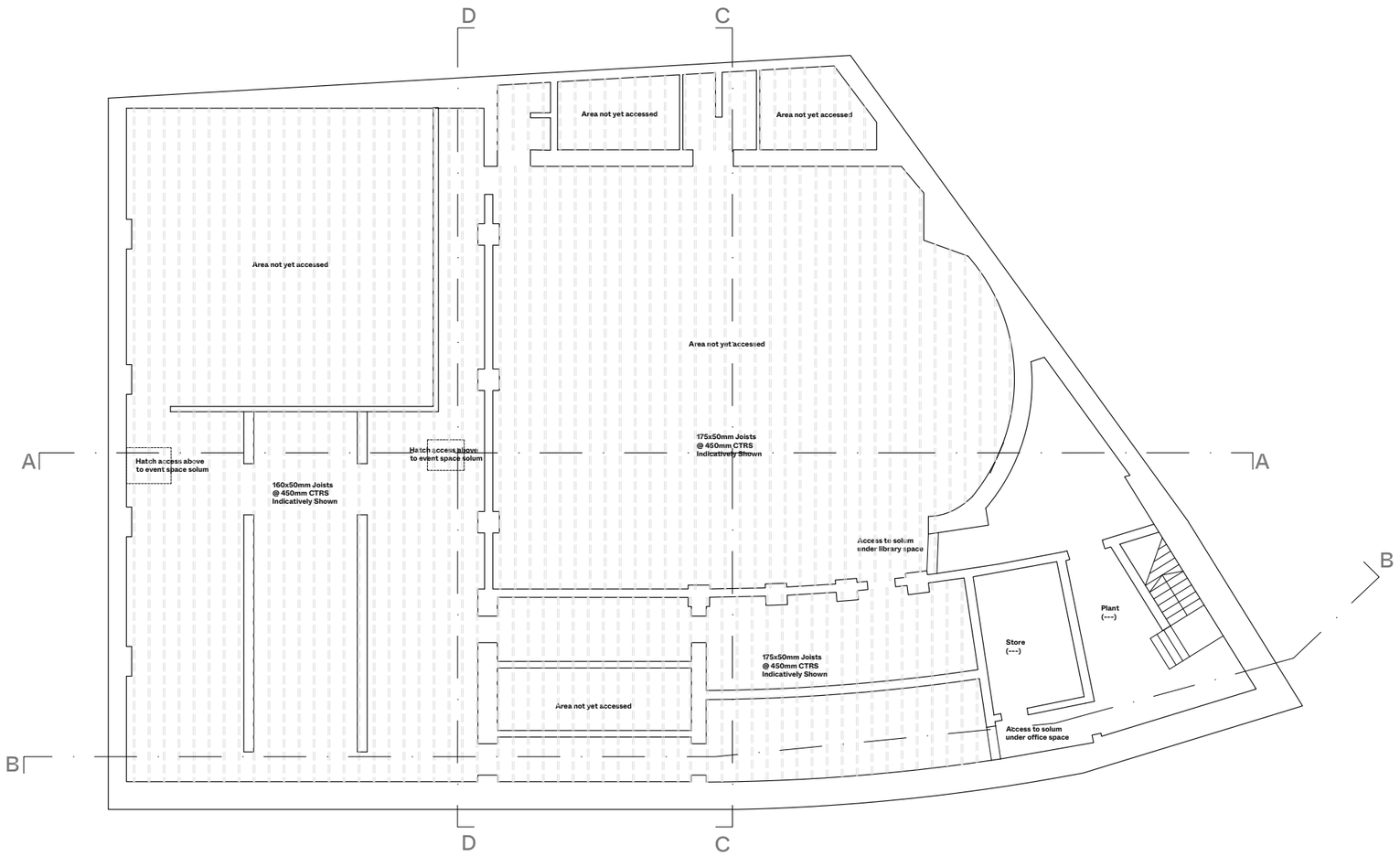

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Scale Bar (1:100)

Existing Information

Existing Basement Ceiling (Reflected)

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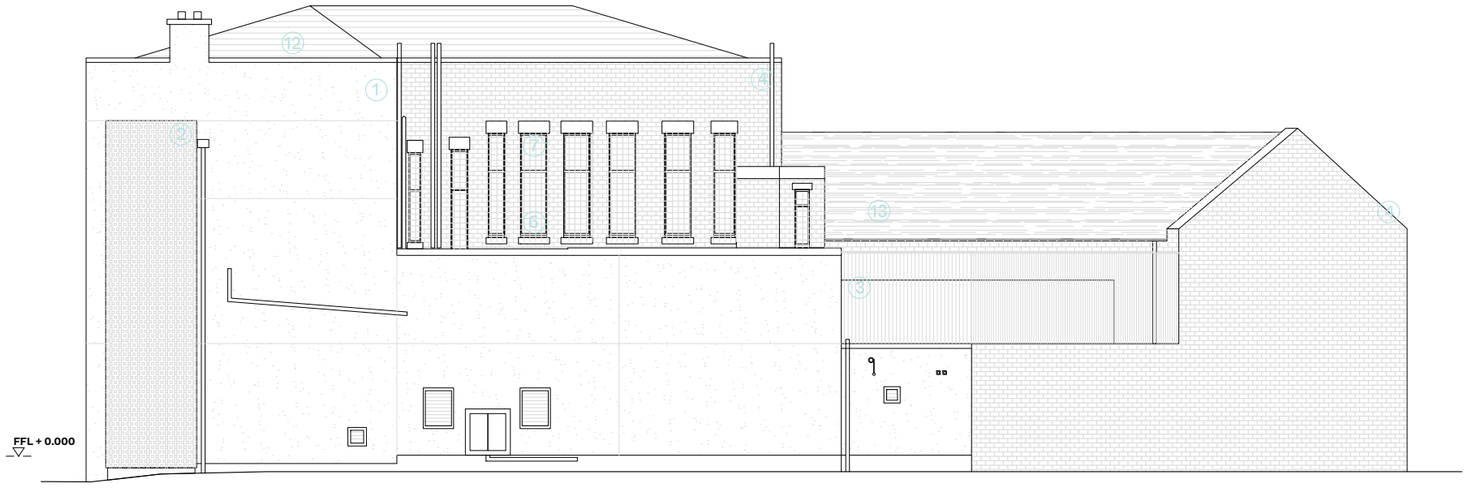

South Elevation

West Elevation

Material Finishes (Existing)

1. Lime rendered gable (muted yellow colour)
2. Perforated metal panelling/artwork around lift
3. Iron railing to back court
4. Red brick walls to rear of property
5. Yellow sandstone
6. Timber frame single glazed sash and case windows
7. Window cages to rear windows
8. Automatic double doors within sheltered entrance
9. Metal escape/access door
10. Grey harling
11. Double glazed window, black powder coated
12. Slate Roof
13. Felt roofing

Existing service outlets, rainwater goods and other external fixings indicatively marked on plans.

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Scale Bar (1:100)

Existing Information

Existing West and South Elevations

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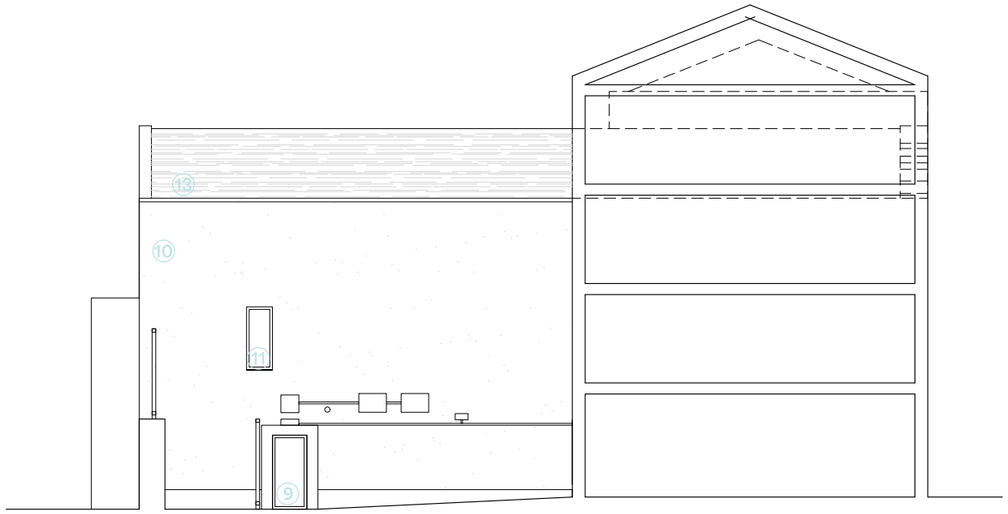

North Elevation

East Elevation

Material Finishes (Existing)

1. Lime rendered gable (muted yellow colour)
2. Perforated metal panelling/artwork around lift
3. Iron railing to back court
4. Red brick walls to rear of property
5. Yellow sandstone
6. Timber frame single glazed sash and case windows
7. Window cages to rear windows
8. Automatic double doors within sheltered entrance
9. Metal escape/access door
10. Grey harling
11. Double glazed window, black powder coated
12. Slate Roof
13. Felt roofing

Existing service outlets, rainwater goods and other external fixings indicatively marked on plans.

General Notes

Do not scale from these drawings. Use figured dimensions only.

To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation.

Drawing is for approval only, not to be used for construction.

0 5m
Scale Bar (1:100)

Existing Information

Existing East and North Elevations

GWL Fabric Works

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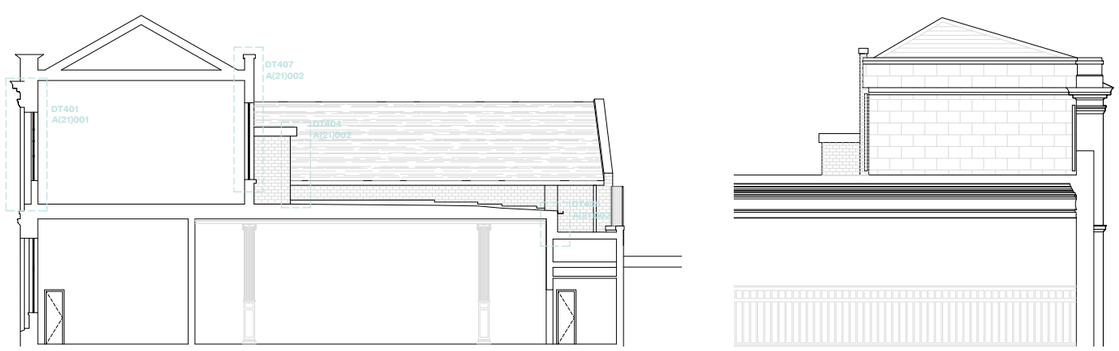
Section A-A

Section B-B



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0 5m

Scale Bar (1:100)

Existing Information

Existing Sections

GWL Fabric Works

General Notes

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0 2m
Scale Bar (1:50)

Existing Information

Existing Internal Elevation to Main Facade

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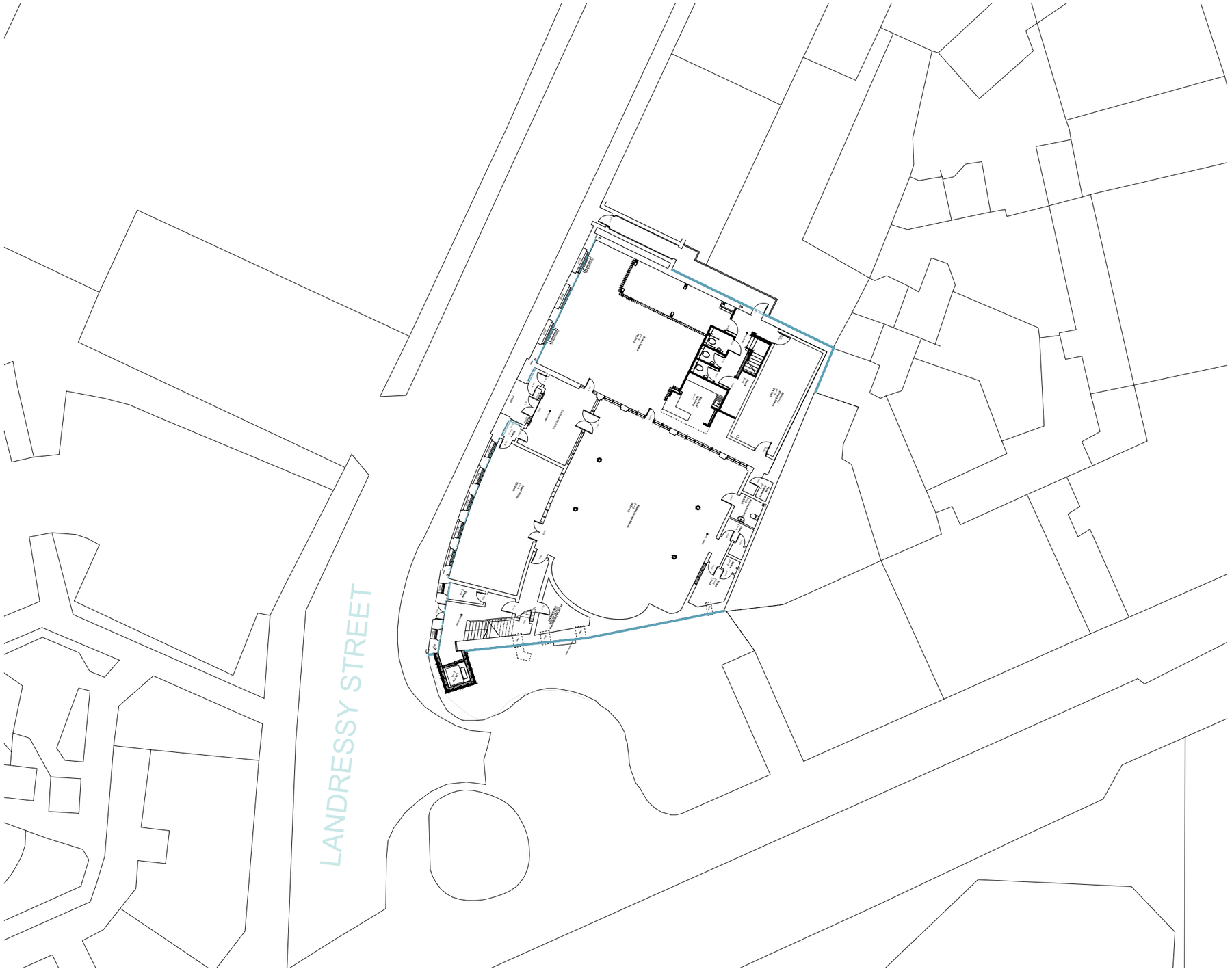

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0 10m
Scale Bar (1:200)

Planning

Proposed Block Plan

GWL Fabric Works

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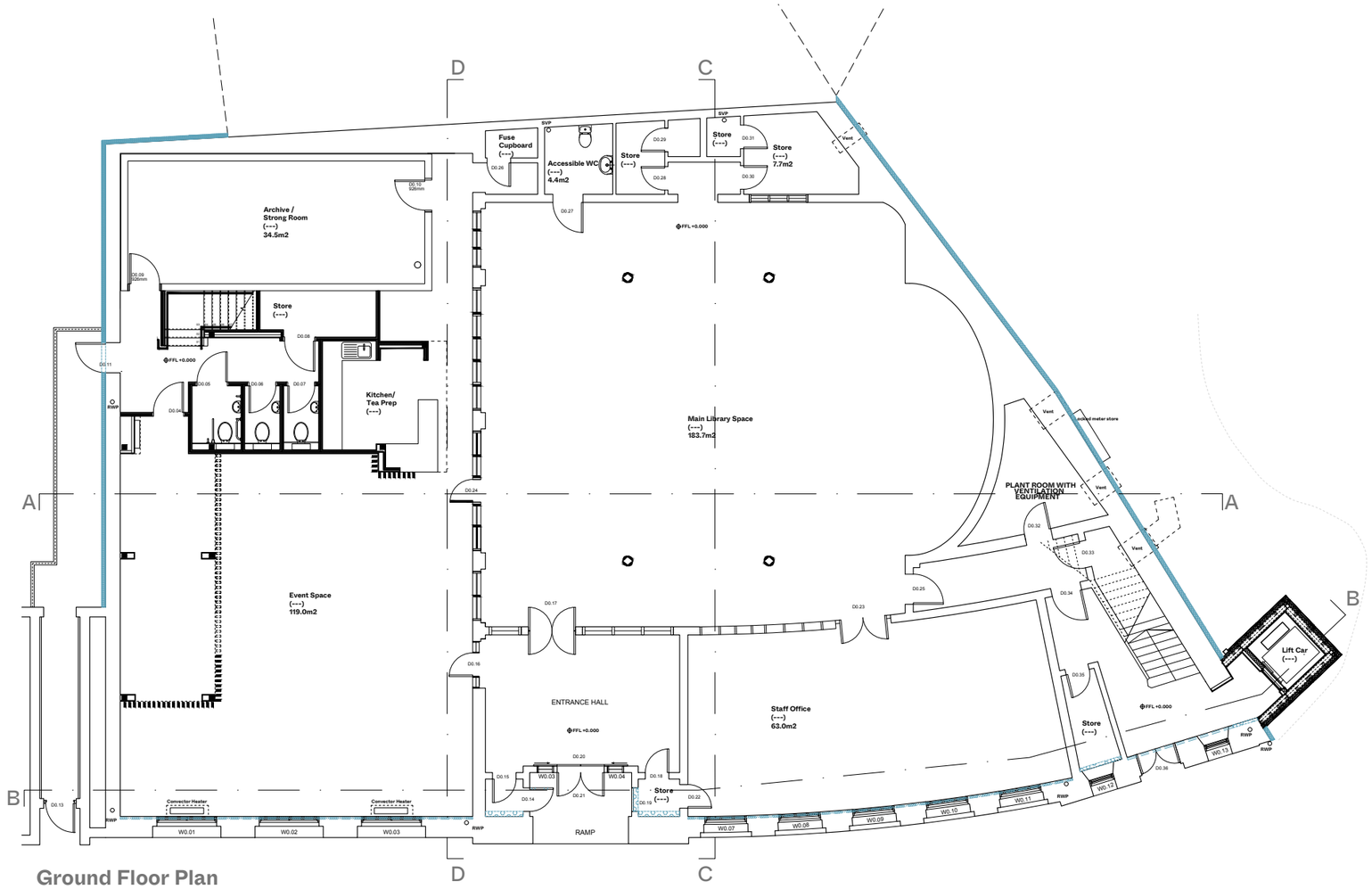

Ground Floor Plan

Wall Works Key

- IWI, Injected
- IWI, Sheeted
- EWI

To be read in conjunction with other architects drawings. Solum and attic insulation shown on respective plans.

General Notes

Do not scale from these drawings. Use figured dimensions only.

To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation.

Drawing is for approval only, not to be used for construction.

0 5m
Scale Bar (1:100)

Planning

Proposed Ground Floor Plan

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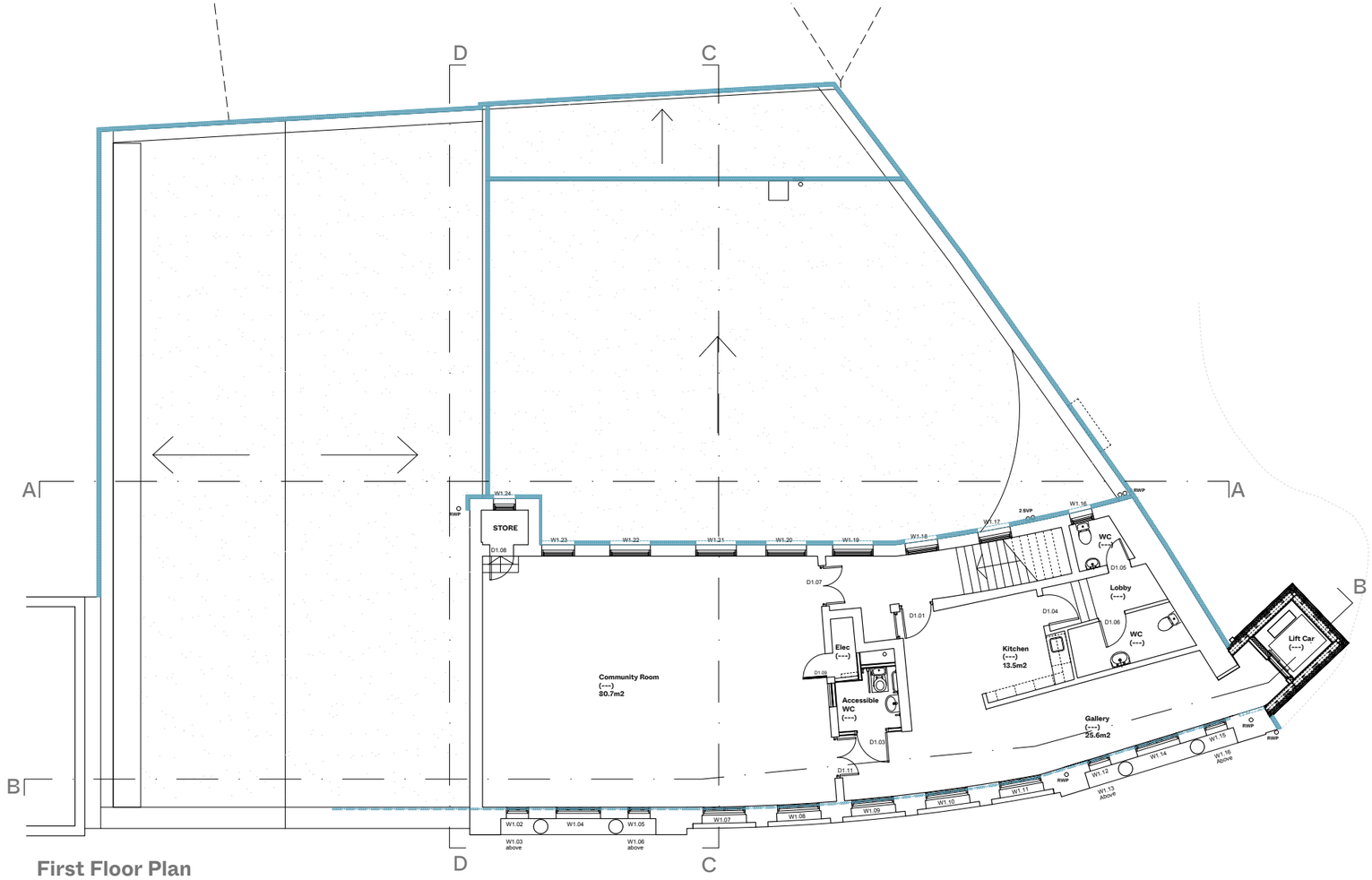

First Floor Plan

Wall Works Key

- IWI, Injected
- IWI, Sheeted
- EWI

To be read in conjunction with other architects drawings. Solum and attic insulation shown on respective plans.

General Notes

Do not scale from these drawings. Use figured dimensions only.

To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation.

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0 5m
Scale Bar (1:100)

Planning

Proposed First Floor Plan

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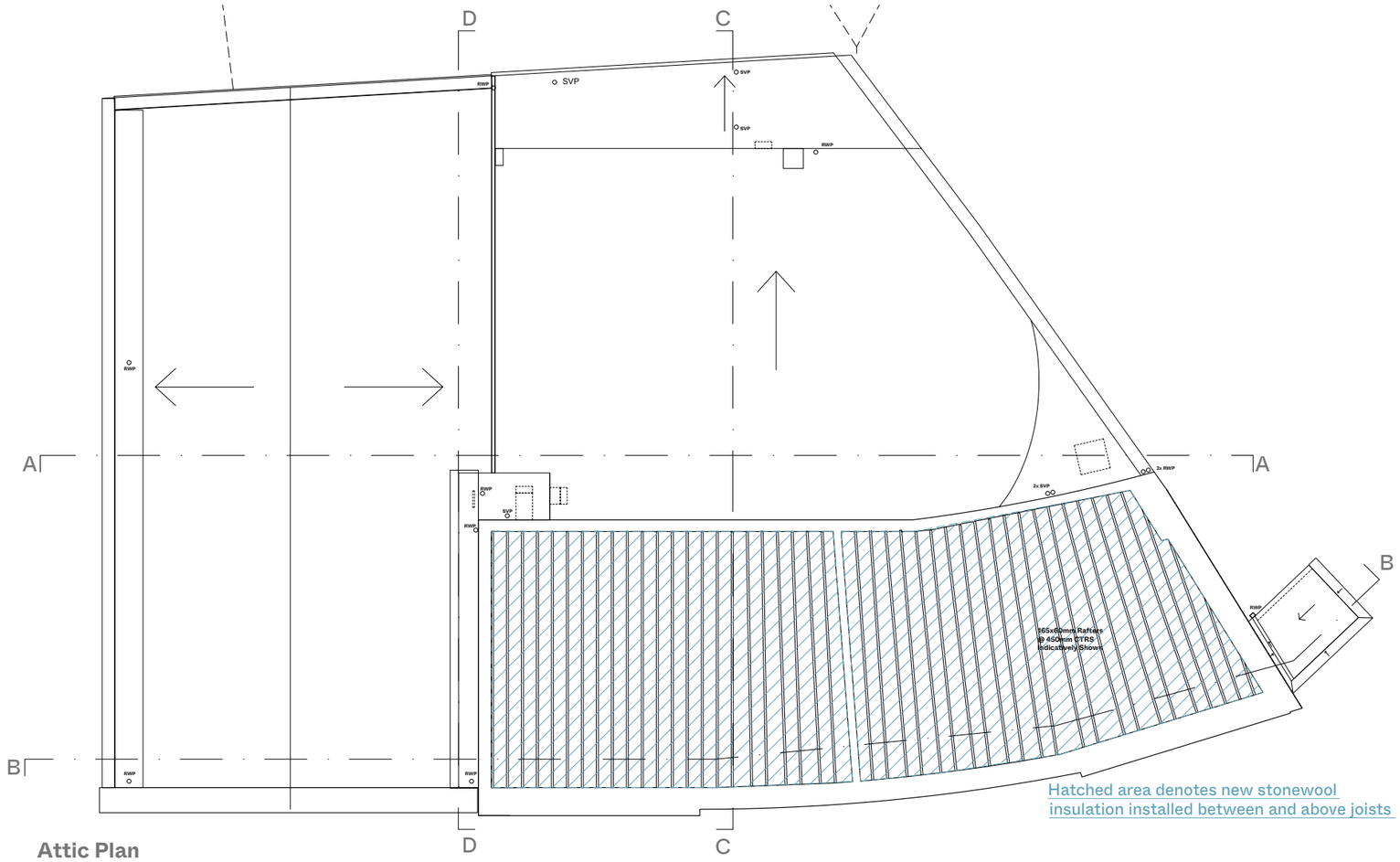

Hatched area denotes new stonewool insulation installed between and above joists

Attic Plan

General Notes

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All dimensions to be checked on site.

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0 5m
Scale Bar (1:100)

Planning

Proposed Attic Plan

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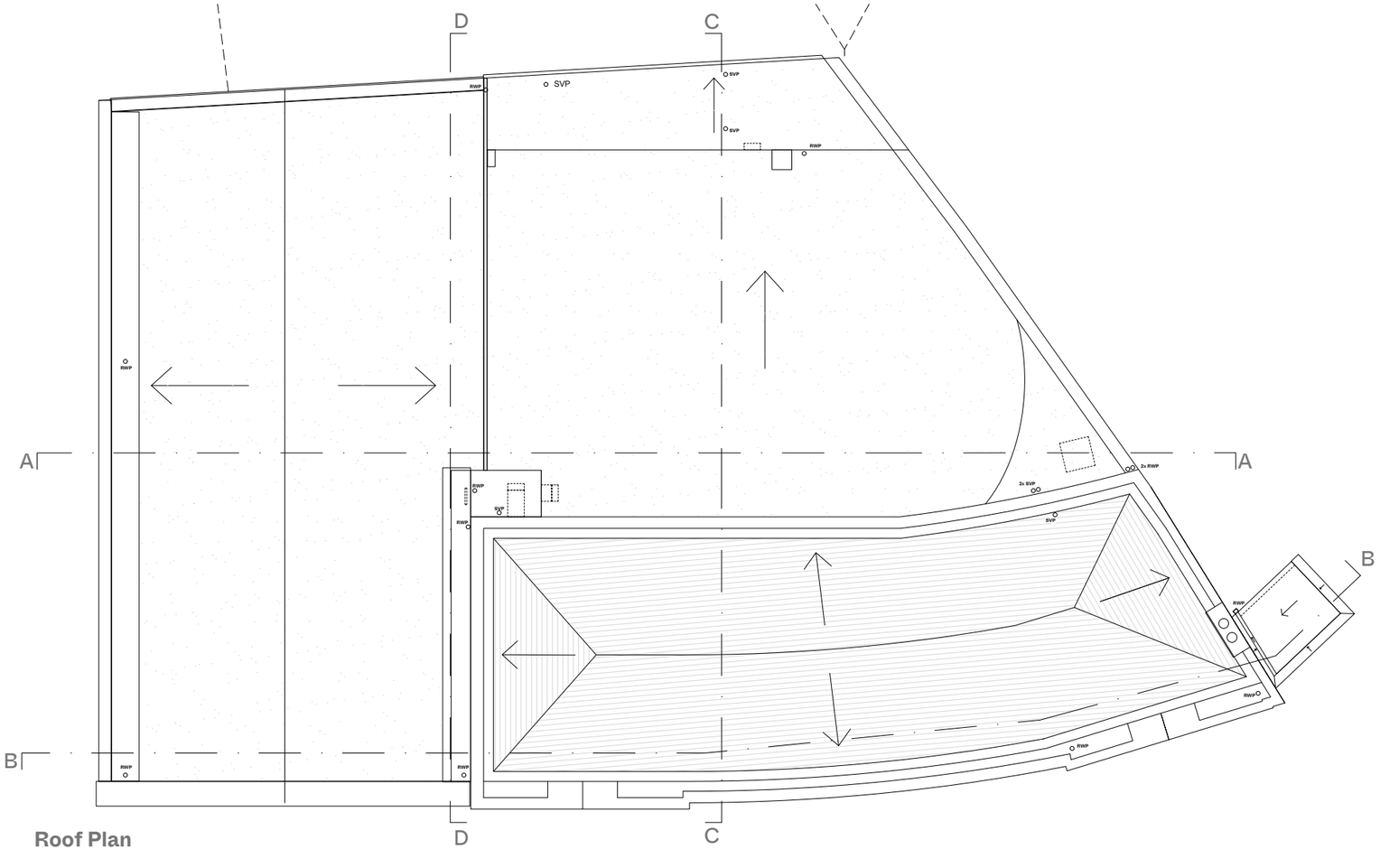

Roof Plan

General Notes

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All dimensions to be checked on site.

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation.

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0 5m
Scale Bar (1:100)

Planning

Proposed Roof Plan

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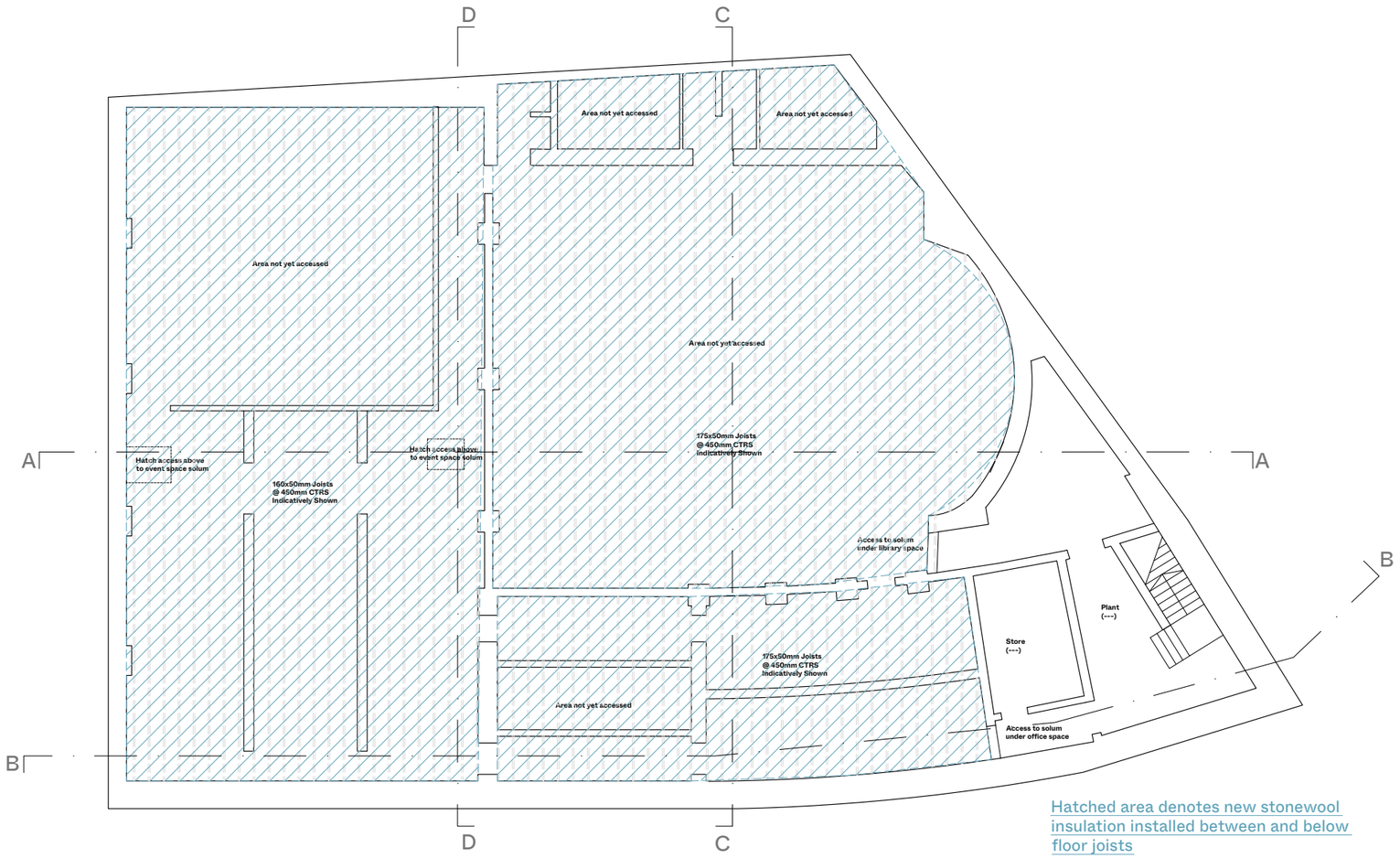

Hatched area denotes new stonewool insulation installed between and below floor joists

General Notes

Do not scale from these drawings. Use figured dimensions only.

To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

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0 5m
Scale Bar (1:100)

Planning

Proposed Basement Ceiling (Reflected)

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Scale:	Date:	Drawing:
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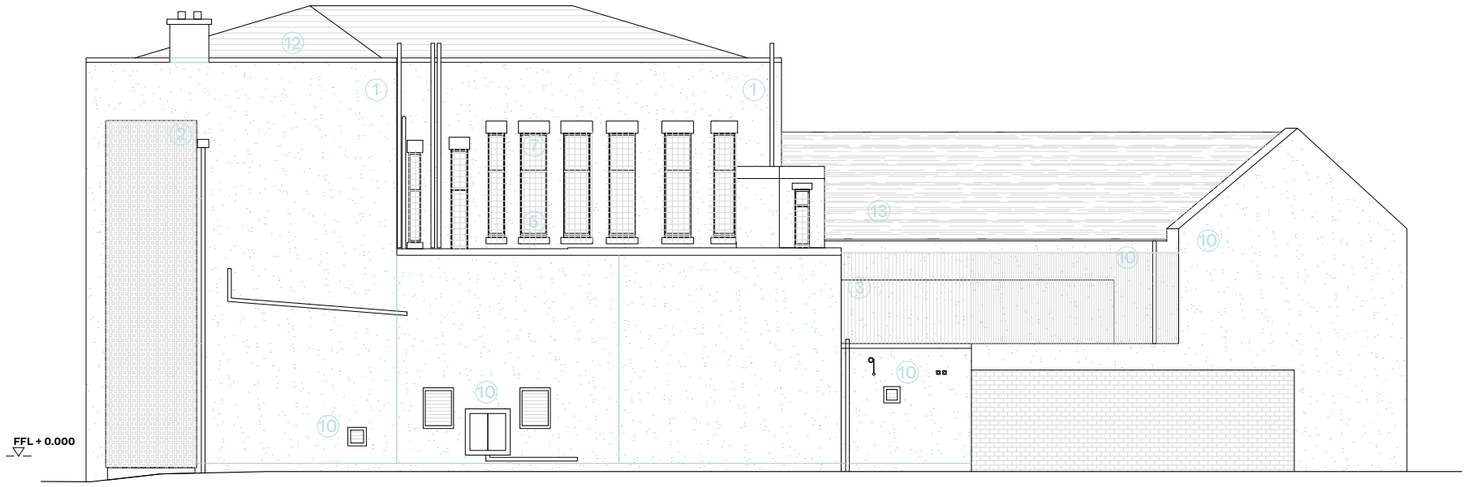

South Elevation

West Elevation

Material Finishes (Proposed)

1. **New silicone render finish (yellow-brown colour to match lime render being removed) on top of 110mm stone wool insulation**
2. Perforated metal panelling/artwork around lift
3. Iron railing to back court
4. **Vertical strip of render (finish as above) to edge of new insulation**
5. Yellow sandstone
6. Timber frame single glazed sash and case windows
7. **Window cages to rear windows, refitted on top of new insulated render**
8. Automatic double doors within sheltered entrance
9. Metal escape/access door
10. **Existing services and rainwater goods refitted on top of new insulated render**
11. Double glazed window, black powder coated
12. Slate Roof
13. Felt roofing

Existing service outlets, rainwater goods and other external fixings indicatively marked on plans.

General Notes

Do not scale from these drawings. Use figured dimensions only.

To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation.

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0 5m

Scale Bar (1:100)

Planning

Proposed West and South Elevations

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Scale:	Date:	Drawing:
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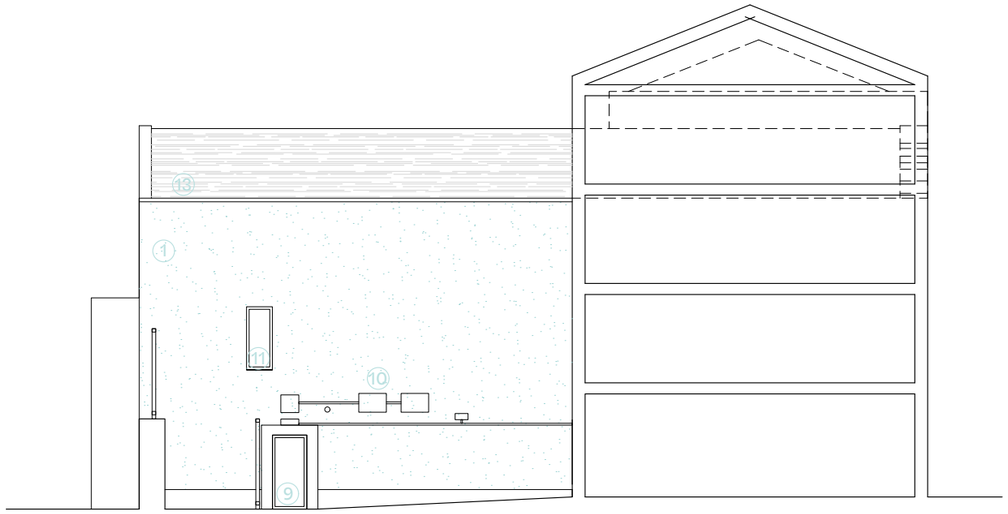
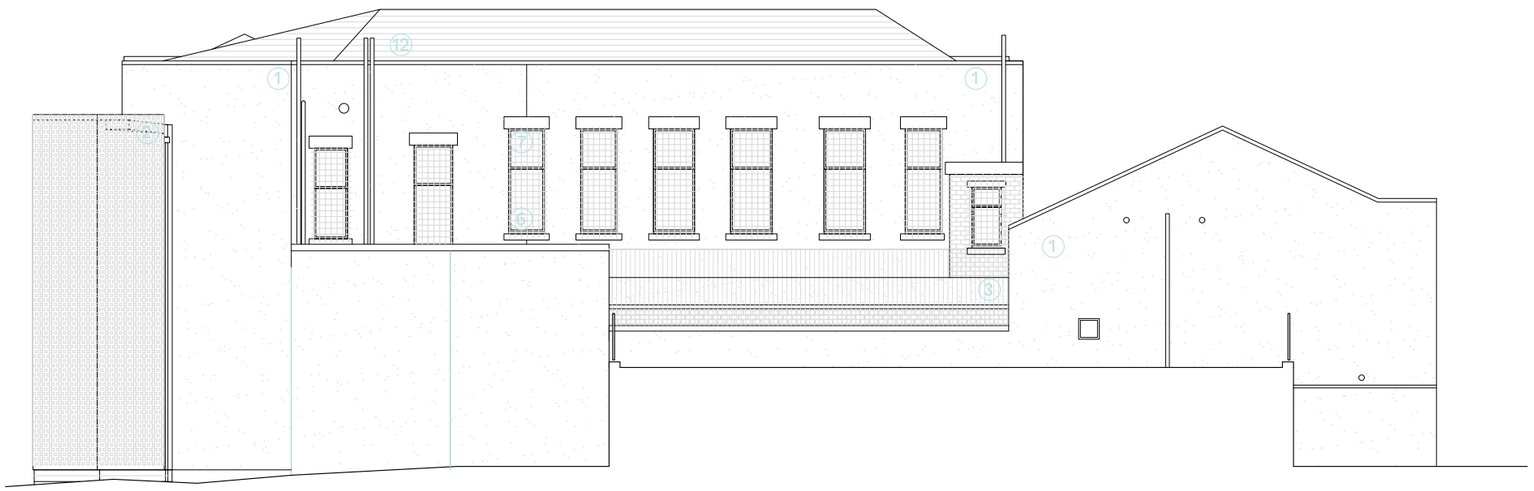


North Elevation



East Elevation

Material Finishes (Proposed)

1. **New silicone render finish (yellow-brown colour to match lime render being removed) on top of 110mm stone wool insulation**
2. Perforated metal panelling/artwork around lift
3. Iron railing to back court
4. **Vertical strip of render (finish as above) to edge of new insulation**
5. Yellow sandstone
6. Timber frame single glazed sash and case windows
7. **Window cages to rear windows, refitted on top of new insulated render**
8. Automatic double doors within sheltered entrance
9. Metal escape/access door
10. **Existing services and rainwater goods refitted on top of new insulated render**
11. Double glazed window, black powder coated
12. Slate Roof
13. Felt roofing

Existing service outlets, rainwater goods and other external fixings indicatively marked on plans.

General Notes

Do not scale from these drawings. Use figured dimensions only.

To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

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0 5m
Scale Bar (1:100)

Planning

Proposed East and North Elevations

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Scale:	Date:	Drawing:
1:100 @ A2	21.03.2024	L(20)019

Existing services, rainwater goods and window protection to be removed during insulation works and reinstalled on fixings to insulation system manufacturers recommendations.

External wall insulation applied to side and rear walls. Existing walls with lime render or harling to be stripped back before 110mm stonewoll insulation layer applied. Silicone render applied, to manufacturers recommendations, on top of insulation layer.

Proposed insulation to basement consisting of stone wool insulation between joists and second layer installed below.

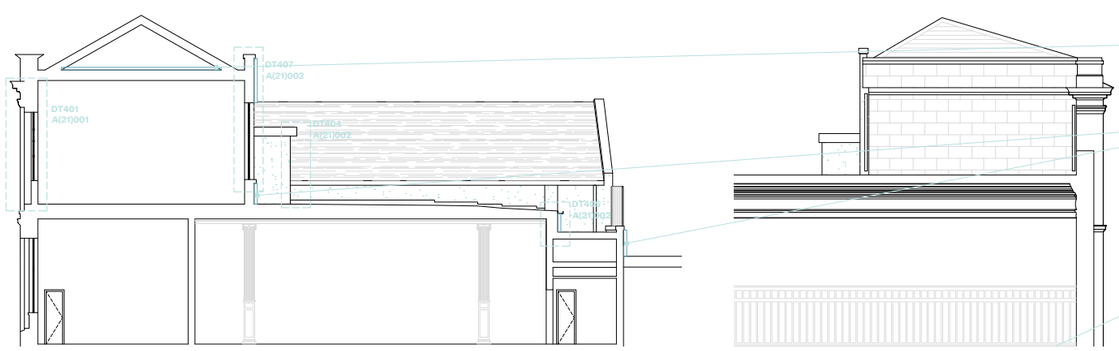
Section A-A

Proposed insulation to attic consisting of stone wool insulation between joists and second layer installed above.

External wall insulation applied to side and rear walls. Existing walls with lime render or harling to be stripped back before 110mm stonewoll insulation layer applied. Silicone render applied, to manufacturers recommendations, on top of insulation layer.

Proposed insulation to basement consisting of stone wool insulation between joists and second layer installed below.

Section B-B



Proposed insulation to attic consisting of stone wool insulation between joists and second layer installed above.

External wall insulation applied to side and rear walls. Existing walls with lime render or harling to be stripped back before 110mm stonewoll insulation layer applied. Silicone render applied, to manufacturers recommendations, on top of insulation layer.

Proposed insulation to basement consisting of stone wool insulation between joists and second layer installed below.

General Notes

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To be read in conjunction with all other Architect and Structural Engineer drawings. Any discrepancies between consultants drawings to be reported to the architect.

All dimensions to be checked on site.

All work to be carried out in accordance with relevant Building Standards, Codes of Procedure and Health + Safety Legislation.

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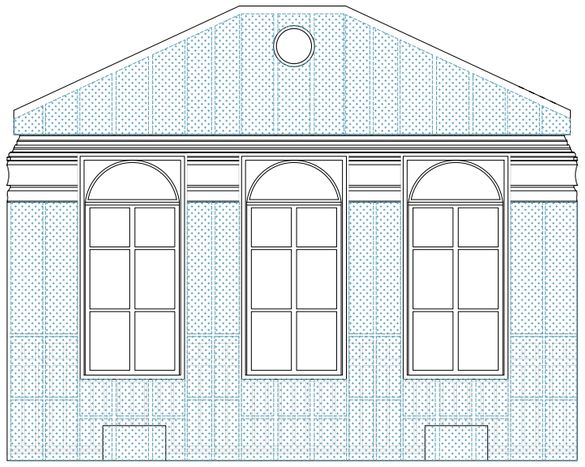
0 5m
Scale Bar (1:100)

Planning

Proposed Sections

GWL Fabric Works

Hatched areas denote anticipated 'zones' required for injected EPS bead insulation. Each zone would require a single 22mm diameter hole cut for insertion of insulation. Holes to be made good after insulation install.



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0 2m

Scale Bar (1:50)

Planning

Proposed Internal Elevation to Main Facade

GWL Fabric Works

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