



Conservation | Energy Efficiency Retrofit



*"The greenest building is the one
that already exists."*

Carl Elefante

President, The American Institute of Architects



Our Approach

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

From our office in Glasgow, we are ideally positioned to deliver conservation and energy efficiency retrofit projects across the central belt of Scotland. We work with TradeMark accredited energy retrofit installers and traditional conservation suppliers to deliver our projects for local authorities, social landlords and conservation consultants.

Our Experience

The drive towards the 2032 Scottish Government Energy Efficiency Regulations is well underway. Chancellor of the Exchequer, Rishi Sunak is creating a 'green recover' from Coronavirus by allocating £2bn to energy efficiency works thereby kickstarting the construction sector, reducing fuel poverty and cutting carbon emissions.

Grant funding for up to 100% of the cost of these projects can be applied for by social landlords, local authorities and private homeowners in a variety of ways:

- Warmer Homes Scotland fund– targeted at the most vulnerable in society who are struggling to heat their homes www.energysavingstrust.org.uk
- Home Energy Efficiency Programme for Scotland – Area based funding www.greenerscotland.org
- Energy Company Obligation scheme – large suppliers such as British Gas, EDF Energy, Eon, Npower, ScottishPower and SSE can all be used to access this fund.

We are passionate about improving Scotland's homes while preserving our heritage - breathing new life into old buildings making sure they are fit for the 21st Century.

We deliver:

- Roof repairs and improvements
- Traditional stone repairs
- Thermal insulation
- Ventilation with efficient heat recovery
- New heating systems
- Solar thermal
- Preservation/replacement of windows
- Energy efficient doors
- New EPC certificates

The main benefits of conservation and energy efficiency retrofit projects are an increase in energy performance, a reduction of energy bills and carbon emissions from buildings and increased property value.

Canongate Block 2, Royal Mile, Edinburgh

Conservation and Energy Efficiency Works

Redpath has been commissioned to deliver conservation and energy efficiency works to this post war category B listed building. Designed by Basil Spence & Partners in 1969, this building is located in the Edinburgh Old Town Conversation Area and UNESCO World Heritage Site.

Canongate Block 2 is a complex configuration with 12 ownership properties. There are two commercial units on the ground floor that will continue to operate uninterrupted throughout the works.

The improvements to this building primarily address specific issues with the property due to the nature of its age and construction, notably poor ventilation and indoor air quality. The outcome of the project will be:

- An energy efficient building
- Improved health and wellbeing of residents
- long-term issues with mould and dampness solved
- Conserving a listed building within the World Heritage Site
- Compliance with the 2032 Scottish Government energy efficiency regulations (for the residential properties).

Funding has been provided with an Edinburgh World Heritage grant for the comprehensive repairs to the exterior of the building; and a Scottish Government and Scottish Power Energy Network grant for energy efficiency works which includes window replacement, Mechanical Ventilation with Heat Recovery (MVHR) installation, cavity wall insulation and internal insulation.

Before any construction work could start on site the following preparatory work included:

- Asbestos removal
- Stone matching
- Mortar analysis
- Concrete testing and trials
- Borescope survey

We are delivering:

- Window and door replacement
- Cavity fill insulation
- Mechanical & Electrical renewal
- MVHR installation and associated internal redecoration
- Render repairs and painting. Paint colour will match existing as determined by the Scottish Lime Centre analysis. Keim Masonry Paint to re-instate original colour scheme determined by archive images and Edinburgh University research.
- Felt roof encapsulation
- Concrete repair and cleaning



Design Team

Lead Consultant:

John Gilbert Architects

Architect:

John Gilbert Architects

Contract Administrator:

John Gilbert Architects

Quantity Surveyor:

NBM Construction Cost Consultants

Structural Engineer:

Clancy Consulting

Pollokshields Tenement Refurbishment

Southside Housing Association

Pollokshields is a Conservation Area which was developed in Victorian times according to a plan promoted by the original owners, the Maxwells of Pollok, whose association with the area goes as far back as 1270.

To help Southside Housing Association provide its residents with high quality, affordable homes, Redpath is delivering internal and external refurbishment works to six vacant pre-1919 tenement apartments across Kenmure Street, Albert Drive and Maxwell Road.

These properties will achieve compliance with the 2032 Scottish Government energy efficiency regulations (for the residential properties).

We are delivering:

- Roof repairs and replacement
- Rot eradication
- Asbestos removal
- Thermal insulation to floors, walls and lofts
- New timber framed double glazed windows
- Internal replacement of staircases, doors, partitions, kitchens and bathrooms
- Full new M&E services
- Provide new EPC Certificate



Design Team

Lead Consultant:

Mast Architects

Architect:

Mast Architects

Contract Administrator:

Mast Architects

Quantity Surveyor:

NBM Construction Cost Consultants

Structural Engineer:

David Narro Associates



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