



Glasgow City Heritage Trust

Annual Report 2012-13

Conserving, enhancing and promoting
Glasgow's historic built environment





Promoting Our Heritage
Glasgow City Heritage Trust works in partnership with heritage, conservation and community groups across the City to promote and facilitate the preservation of our historic built landscape.

Front Cover Britannia Buildings, Buchanan Street. This year, GCHT grant-aided comprehensive repairs to this A-listed commercial building in the heart of the city. Photo © Neale Smith.

Left The Lighthouse, Mitchell Lane. GCHT holds regular architecture and heritage events at the Mackintosh-designed Lighthouse, formerly the home of the Glasgow Herald and renovated in 1999. Photo © Neale Smith.

Bottom The GCHT team. Photo © Mark Barbieri.

Welcome to our Annual Report 2012 - 13

Since its inception in 2007, Glasgow City Heritage Trust has invested £6million in the conservation, enhancement and promotion of Glasgow's historic built environment. This average investment of £1million per annum has had a real impact on real lives in the city; we have now helped over 1,100 people and organisations restore or repair their historic buildings.

We have supported and enabled an average of 80-100 building projects per year, with over 80% of total project costs invested by the private sector in most GCHT-funded projects. This has leveraged substantial economic investment into the city's built environment.

We have also hosted a variety of popular education projects through our own initiatives and in partnership with others. This year saw the introduction of a fully-booked series of lunchtime CPD sessions aimed at professionals, and our first collaborative research project with Glasgow postgraduate students.

Despite the challenging times, we are looking forward to continuing our work in 2013 and beyond; contributing to the economic regeneration of the city, and improving the historic buildings of Glasgow and the lives of those who inhabit them.

Torsten Haak
Director, Glasgow City Heritage Trust

Aims & Objectives

Glasgow City Heritage Trust celebrates, explores and promotes debate about the unique built heritage in the city and assists in the repair and conservation of Glasgow's historic built environment.

We do this by:

- Grant-aiding historic building repairs and conservation work.
- Giving advice.
- Co-ordinating and funding training sessions focused on traditional building skills, methods and materials.
- Hosting a range of changing free exhibitions and displays in our public gallery space.
- Running a series of monthly lectures, talks and special one-off events.
- Working with local schools on a range of heritage projects and workshops.

Our Team

We are a team of four staff members with a voluntary board of trustees (see the inside back cover for details of all the trustees). The team and Chair are grateful to the Trustees for their service this year, without which the Trust would not be able to function as it does.

Our Supporters

Glasgow City Heritage Trust is an independent charity, supported by Glasgow City Council and Historic Scotland. We are grateful to our principal funders for their continuing support.



Right GCHT has recently worked with WASPS in producing a film about the Briggait, the city's old fishmarket, made in conjunction with local communities. Photo © WASPS.

Bottom Left Preview event for GCHT's 'Historic Shops' exhibition. See Page 9 for details. Photo © Mark Barbieri.

Bottom Right Tradesman on site at the GCHT-funded project at Moray Place. See Page 5 for details.

What We Do

Building Repair Grants

Glasgow City Heritage Trust has invested more than £945,00 into repairs, restoration and conservation of historic buildings in the city this year. The primary purpose of our Building Repair Grant programme is to help preserve and enhance the unique character of the built environment within Glasgow's 23 conservation areas. We offer grants to fund up to 40% of the cost of external building repairs to historic properties, to a maximum of £100,000.

Major projects this year have included comprehensive works to Moray Place, a Category-A listed terrace designed by Alexander 'Greek' Thomson, and a full repair and conservation project for 164 Buchanan Street, a commercial property on one of the busiest shopping streets in Europe.

Heritage Grants

Glasgow City Heritage Trust supports education, training and heritage promotion projects in the city that focus on the historic built environment. Over £35,000 was invested this year into heritage education projects in 2012-13, including:

- A new programme of CPD sessions aimed at architects and conservation professionals looking at historic building materials and methods ranging from historic mortars to advice on producing a feasibility study.
- A programme of monthly lectures, exhibitions and special events exploring architectural heritage, urban planning and conservation (see Page 10).
- A film about the Briggait, the city's old fishmarket, made in conjunction with the local communities in a joint project with WASPS.
- A research project for postgraduate art and architecture students examining Glasgow's retail heritage and an accompanying exhibition (see Page 9).

“GCHT made it possible to undertake the full, comprehensive job instead of constant patching. The results are absolutely fantastic and it just wouldn't have happened without GCHT's support.”

William Logie
Director
Confederated Securities

“GCHT made a tremendous and valuable contribution to our project work with local pupils and collectively we have improved the environment for the local community.”

Audrey Carlin
Project Manager
Clyde Gateway





ggait

The
Briggait



Left This year GCHT grant-aided repairs and conservation works to Alexander 'Greek' Thomson's iconic terrace, Moray Place. Photo © Neale Smith.

Bottom Left, Centre & Right Details from Moray Place. Photos © GCHT.

Building Repair Grants: Case Studies

Case Study 1

- 1-10 Moray Place, Glasgow G41 2AQ
- Conservation Area: Strathbungo
- Grant awarded: £129,392 consisting of £90,542 Building Repair Grant and £38,850 public realm reinstatements.
- Purpose: Roof, stonework and window repairs, and the reinstatement of railings and original lamps to the entrance ways.

Category A-listed Moray Place, Alexander 'Greek' Thomson's terrace in the Southside of Glasgow has been referred to as "with little question one of the finest of all nineteenth-century terraces and one of the world's most superb pieces of design" by architectural historian Henry-Russell Hitchcock, and Number 1 was home to Greek Thomson until his death in 1875.

A comprehensive scheme of conservation works including roof, stone and window repairs, and the reinstatement of railings and original lamps to the entrance ways, has been

grant-aided by Glasgow City Heritage Trust this year, restoring the terrace to its original Victorian splendour.

In 1859, Thomson kick-started the development of Strathbungo as a suburb, just to the east of Pollokshields, with the Moray Place terrace. At the time, a two-storey suburban terrace was practically unheard of in Glasgow, the prevalent style being either individual villas or four-storey tenement blocks. With Moray Place, Thomson experimented with a new scale, and the resulting terrace has been described as "a tiny, perfect terrace of houses; formal, geometrically uncompromising, yet delicately suburban".

By maintaining a certain architectural grandeur and exoticism but reducing the scale, Moray Place has fascinated critics and academics with its mix of the privacy of a villa and the communality of a tenement; the sociality of the city and the intimacy of family life; and as a mid-point between the urban and suburban.

Case Study 2

- Britannia Buildings, 164-168 Buchanan Street, Glasgow G1 2LW (see cover image)
- Conservation Area: Central
- Grant awarded: £100,000
- Purpose: Comprehensive repairs (stonework and re-roofing).

This Category A-listed commercial building, originally known as Dundas House, was designed by John Archibald Campbell in 1898. The elegant seven-storey, red sandstone building with polished granite entrance bay is familiar to many in the city, sitting as it does in the centre of Glasgow's (and Scotland's) busiest shopping street.

This vital repairs project, grant-aided by GCHT, has raised a number of logistical challenges for the project management team not only because of its extremely busy location and multiple ownership but also due to technical issues concerning an air shaft above the next-door railway, concerns about the scaffolding affecting the underground station below and proximity to one of the city's major taxi ranks.

Now, thankfully, these issues have been overcome and work has commenced on the iconic city landmark to safeguard it for the future.

"GCHT went out of its way to quickly assess our application, and once on site, it has been with the residents and contractor each step of the way. We couldn't have undertaken this work without GCHT."

Kevin Kane, Chair, 1-10 Moray Place Owners Association



Building Repair Grants: Case Studies

Case Study 3

- 60 Ingram Street, Glasgow G1 1EX
- Conservation Area: Central
- Grant awarded: £1,468.80
- Purpose: Window repairs.

Stephen McCabe and partner Donald Cameron have lived in their 1895 tenement flat within the Albion building in Glasgow's Merchant City for over 20 years. Glasgow City Heritage Trust has grant-aided vital repairs to four windows in the front-facing rooms of their flat which had been unusable for many years.

A familiar story in many tenements across the city, the large Victorian windows were in critical need of some TLC - draughts, rattling, offering little barrier to the street noise and creaky and

vulnerable when opened, the windows were in such a bad state that the owners felt "terrified to open them, in case they were to fall apart".

The grantees were "highly satisfied" with the "fast, efficient" service of Glasgow City Heritage Trust, and the new windows have vastly improved their standard of living within the flat: "The work of Glasgow City Heritage Trust has brought our home back to us. The windows are such a prominent feature, and now that they are repaired properly the house is warmer, the windows are sound-proof and can actually be opened. This has improved our outlook on the city as well as the city's outlook on our Victorian building."

"The Trust provided us with expert advice on building repair and maintenance and we could not have achieved the results without this guidance... we're happy we took this advice and have remained true to the building in maintaining the original Victorian features of our windows."

Stephen McCabe
Tenement Owner
Ingram Street Windows Project

High-quality repairs to traditional timber sash and case windows, which are made to last, offer a more sustainable and economical solution than replacement with modern windows, which have a considerably shorter life-span and which often can't be subsequently repaired.







GRASS-ROOTS ORGANI

ART GALLERY

Historic Shop Fronts Tobacco Shops

Success Street

Modern Interventions

Style & Mantle

Historic Shop Fronts The Argyll

Left Student interns for this years 'Glasgow Shops' project: (Clockwise from top left) Friederike Well, Sileas Wood, Beth Greenaway and Lilia Oblekova. Photo © Lenny Warren.

Bottom Left Anderson's Royal Polytechnic, Argyle Street, 1930. Photo © Glasgow City Archives & Special Collections.

Bottom Right The High Street arcades, c1868. By permission of the Mitchell Library, Glasgow City Council.

Inspiring Learning through Glasgow's Historic Environment

Postgraduate Student Collaboration Project Glasgow Shops: The Development of a Retail Empire

Glasgow is the UK's largest retail centre outside of London, a title it has managed to hold onto for almost two centuries. However according to several recent high profile government reports, the high streets of the future will be lined with coffee shops and internet kiosks, and four out of ten shops will be forced to close in the next five years as consumers move to online shopping.

Four postgraduate students from the University of Glasgow and Glasgow School of Art looked at this potential dichotomy in our city and produced an exhibition exploring the history and present situation for Glasgow's shopping streets. Here is an excerpt from their story.

The roots of Glasgow's retail heritage lie in the many market stalls and traders' carts which lined the High Street in the city's medieval heyday. Later, these stalls developed into fixed stands or early 'shops' which specialised in only one product, such as cobblers, blacksmiths or butchers.

It was only during the Victorian period that 'shopping' as a concept emerged - changing something which had been a daily chore into a pleasurable pastime. Technological advancements meant that all kinds of products could now be manufactured quickly and cheaply, allowing people to buy items they couldn't previously afford - such as elaborate clothing, furniture and imported foods.

To cater to this rapidly growing consumer market, a new type of shop began to develop - the department store. Wylie & Lochhead, Paisleys, Pettigrew & Stephens and Anderson's Royal Polytechnic were just some of the many department stores in the city centre, providing a variety of products under one roof.

In more commercial areas of the city, the ground floor of the ubiquitous Glasgow tenement block was designed as retail space, with housing for tenants on the floors above. The blocks were designed to fit in with the rest of the street through the use of a continuous fascia panel, which emphasizes the horizontal line unifying all the tenement buildings and also provides space for signage.

Nowadays, new buildings are deliberately designed to stand out from the rest of the street and make an impact, which makes it all the more difficult for independent businesses on the ground floors of tenements to continue to compete and survive. Yet these buildings once served as the very foundation stones of the Glasgow we recognise today, and are crucial for the continuing success of the city as the largest shopping destination outside of London. With the rise of outer-city retail parks and enormous supermarkets, it is clear that we need to preserve and protect our shops now more than ever, lest our high streets become little more than an abandoned reminder of a forgotten age.

With many thanks to our student interns: Lilia Oblekova and Friederike Well (Glasgow School of Art), and Beth Greenaway and Sileas Wood (University of Glasgow).

It was only during the Victorian period that 'shopping' as a concept emerged - changing a daily chore into a pleasurable pastime.



Right Professor John Hume & Professor Andy MacMillan at our first 'Architectural Improvisation' event, Jan 2012. Photo © Mary Knox.

Below Poster for our Pecha Kucha night as part of the 2012 Mackintosh festival, 'The Mackintosh Effect'.

Bottom Left & Right 'Whose City Is It Anyway?' event at The Lighthouse. Photos © Mary Knox.

Exploring and Celebrating our Built Heritage

GCHT Lecture Evenings

Our popular monthly lecture evenings continued this year with topics ranging from *Modernism in Scotland* to the World Heritage site of St Kilda. We also hosted possibly our most popular event since we began five years ago; an evening of architectural improvisation with Andy MacMillan and John Hume. These legendary figures from the world of Glasgow architecture discussed a series of architecture and design related slides with no prior knowledge of what they would be.

The speakers gave their most immediate thoughts and perspectives on a range of images selected from presentations given at Glasgow City Heritage Trust since we started running the lectures in 2008. These presentations have been diverse, with subjects ranging from Sudanese archaeology to George Square so the speakers were kept on their toes!

We hope to have another of these 'improv' events in 2013.

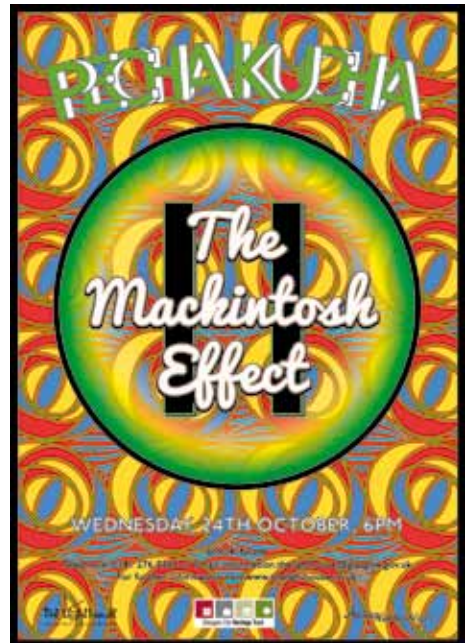
Pecha Kucha

As part of 2012's *Creative Mackintosh Festival*, Glasgow City Heritage Trust presented its first 'Pecha Kucha' night at The Lighthouse in March.

The sell-out event brought together a range of Mackintosh enthusiasts, designers, academics and curators, each offering their perspective on why Charles Rennie Mackintosh's inspiring designs continue to generate such huge interest.

The Pecha Kucha format, originating from Tokyo, was devised as a way to enable designers, architects and creatives to share thoughts and ideas in a strict time frame of 20 slides for 20 seconds each. It has become something of an international phenomenon, regularly taking place in 649 cities across the World.

Glasgow City Heritage Trust was delighted to engage with this way to talk about architecture in our city!



"GCHT's seminars get to the heart of practical conservation issues, and are a fantastic contribution to maintaining our historic environment. Encouraging dialogue between professionals, academics and the public is a great service to the city!"

Adam Bell, Partner, Anderson Bell Christie, Architects & Friend of Glasgow City Heritage Trust





Auditors' Report

In our opinion:

- The financial statements give a true and fair view, in accordance with UK Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the charitable company's affairs as at 31 March 2013 and of its incoming resources and application of resources, including

its income and expenditure for the year then ended.

- The financial statements have been properly prepared in accordance with United Kingdom Generally Accepted Accountancy Practice and with the requirements of the Companies Act 2006, the Charities & Trustee Investment (Scotland) Act 2005 and

Regulation 8 of the Charities Accounts (Scotland) Regulations 2006.

- The information given in the Report of the Trustees is consistent with the financial statements.

Hardie Caldwell LLP

Registered Auditor
June 2013

Statement of Financial Activities for the Year Ended 31 March 2013 (£)

	Unrestricted Funds	Restricted Funds	Endowment Funds	2013 Total Funds	2012 Total Funds
Incoming Resources					
Incoming Resources from Generated Funds					
• Voluntary Income	2,376	-	-	2,376	1,528
• Activities for Generating Funds	28,584	-	-	28,584	17,908
• Investment Income	3,709	-	-	3,709	5,517
Incoming Resources from Charitable Activities					
• Grants	184,166	920,029	-	1,104,195	846,857
• Special Grants (GCC)	-	25,055	-	25,055	-
Total Incoming Resources	218,835	945,084	-	1,163,919	871,810
Resources Expended					
• Charitable Activities					
• Service Delivery Support	184,521	-	8,567	193,088	192,363
• Grants	-	920,029	-	920,029	658,707
• Special Grants (GCC)	-	20,299	-	20,299	4,973
• Governance Costs	9,156	-	-	9,156	7,299
Total Resources Expended	193,677	940,328	8,567	1,142,572	863,342
Net Incoming/(Outgoing) Resources	25,158	4,756	(8,567)	21,347	8,468
Reconciliation of Funds					
Total Funds Brought Forward	108,005	229,692	180,119	517,816	509,348
Total Funds Carried Forward	133,163	234,448	171,552	539,163	517,816

Company Number

SC318618

Scottish Charity Number

SC038640

Registered Office

54 Bell St, Glasgow G1 1LQ

Auditors

Hardie Caldwell LLP

Supported by

Glasgow City Council
Historic Scotland

Board Members Serving

for the Year 2012-13

- Dr Morag Macdonald Simpson CBE, Chair
- Brian Park, Vice-Chair
- Tom O'Connell CA, Treasurer
- Michael Gale
- Christine Jess (until Jun 2012)
- Angus Kennedy (from Aug 2012)
- John McGee (until Jun 2012)
- Bailie Catherine McMaster (from Sep 2012)
- May Miller (from Aug 2012)
- Eddie Tait
- Professor Robin Webster OBE

Company Secretary

- Torsten Haak

Staff Members

- Torsten Haak, Director
- Gordon Urquhart, Grants Officer
- Helen Kendrick, Communications & Projects Officer
- Andrea Pearson, Communications & Projects Officer (Maternity Cover until Jul 2012)
- Magdalena Kania, Office Administrator (until May 2012)
- Maggie Mercer, Office Administrator (from Jul 2012)

Annual Report

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on FSC-approved, 50% recycled paper.



Glasgow City Heritage Trust

Become a Friend of Glasgow City Heritage Trust!

By joining our Friends group, you will be actively supporting the charitable work of Glasgow City Heritage Trust in preserving the historic built environment of the City for the future.

Benefits

- Entry to monthly GCHT lectures and special evening events (Corporate Members are entitled to two places).
- Early booking opportunities for GCHT events.
- Invitation to Friends Only events.
- Seasonal newsletters.

Annual Subscription

- Individual Membership: £25 (one named individual).
- Corporate Membership: £100 (two places for our events per company, interchangeable).

How to Join

To join, please email us at info@glasgowheritage.org.uk or call us on 0141 552 1331.





Glasgow City Heritage Trust

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Glasgow City Heritage Trust is supported by
Glasgow City Council and Historic Scotland



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Bottom Left GCHT-funded repair project
on site at Moray Place.

Bottom Right GCHT headquarters in the
Merchant City. Photo © Mark Barbieri.

