

# Building Surveying Services

## Bell Street – Roof Replacement Scheme

ROSS &  
LIDDELL



**THE PROPERTY AT BELL ST WAS CONSTRUCTED IN 1882, FOR GLASGOW & SOUTH WESTERN RAILWAY, BEFORE BECOMING A CUSTOMS AND EXCISE WAREHOUSE PRIOR TO RE-DEVELOPMENT IN 1989 WITH A CHANGE OF USE TO RESIDENTIAL FLATS.**

The property has a complex roof with two dual pitched sections and a large central valley gutter running its full length. The structure of the roof is intermittent large scale timber trusses with purlins spanning over the sarking boards are laid down the roofs slopes and internal ceilings were framed and suspended from the trusses. Prior to the roof works the majority of top floor properties had suffered from extensive and on-going water ingress for a number of years hence the re-roofing works.

The property is category A listed under planning legislation. We approached Glasgow City Heritage Trust on behalf of our clients to ascertain if any Grant Funding would be available. GHT offered grant assistance and were actively involved with the project from the outset giving helpful and practical advice on the material choices and the traditional methods of construction that would be required. During these consultations we established that the existing slates to the external slopes of the roof were an old English slate which could not be sourced, particularly in the quantities required to recover a roof of this size.

Following discussions with GHT it was agreed to use Westmoreland or Scottish slates to the roof slopes as a suitable replacement; however we could not source sufficient slate from a single source therefore the Bell St elevation and gable roofs were completed in Scottish Slate, while the rear elevation and gable roofs were completed with Westmoreland Slate. All valley, skew and box gutters were also replaced with Lead as part of the works.

**R & L'S BUILDING SURVEYORS OVERSAW THE WORKS FROM INCEPTION TO COMPLETION. WORKS ON-SITE WERE PHASED AND COMPLETED OVER A 6 MONTH PERIOD AND THE FINAL WORKS COST WAS IN THE REGION OF £480,000 EXCLUDING FEES & VAT WHICH WAS PART FUNDED BY GHT. ALL WORKS WERE COMPLETED ON TIME AND ON BUDGET.**