

Annette St & Garturk St Tenemental Improvements Glasgow



Client:

Govanhill Housing Association

Architect:

ASSIST Architects

Services Provided:

Civil & Structural Engineering
Services

Project Duration:

2017 - Ongoing

Project Description:

The comprehensive tenemental improvement development programme to flats at Annette St and Garturk St are contained within traditional four-storey, blonde sandstone tenements built in the late 1800's. The tenements have pitched roofs - some are clad in concrete tiles with rainwater goods formed in cast iron and uPVC, others are clad in slates with rainwater goods formed in cast iron.

The properties at 19-21 Garturk Street form part of a full terrace facing onto Allison St and returning onto the first close at Daisy St. This terrace is a Grade A Listed Building, designed by the office of Alexander 'Greek' Thomson. Consequently, most works carried out were repairs or reinstatement to original conditions.

Project Objectives

- General flat upgrading works required to all properties in terms of rewire, new services, central heating, bathroom, kitchen, windows, doors, insulation and ventilation.
- Improve the properties to meet or exceed the Scottish Housing Quality Standard (SHQS).
- Improve the energy performance of the flats, with a view to meeting Energy Efficiency for Scottish Social Housing (ESSH) Standards.
- Provide higher quality internal finishes and amenities for residents, along with more desirable and easier to let property types for the Housing Association.
- Improved energy performance will enhance the economic and physical well-being of the residents.

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