

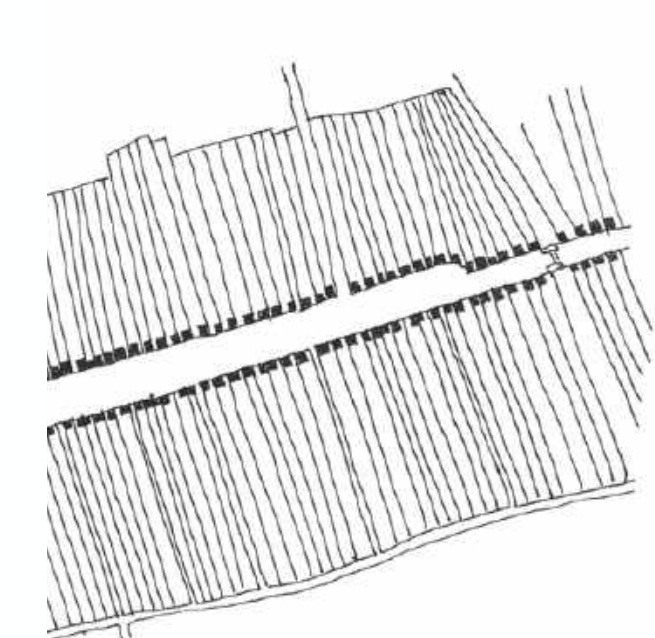


Pre-1919 Tenements

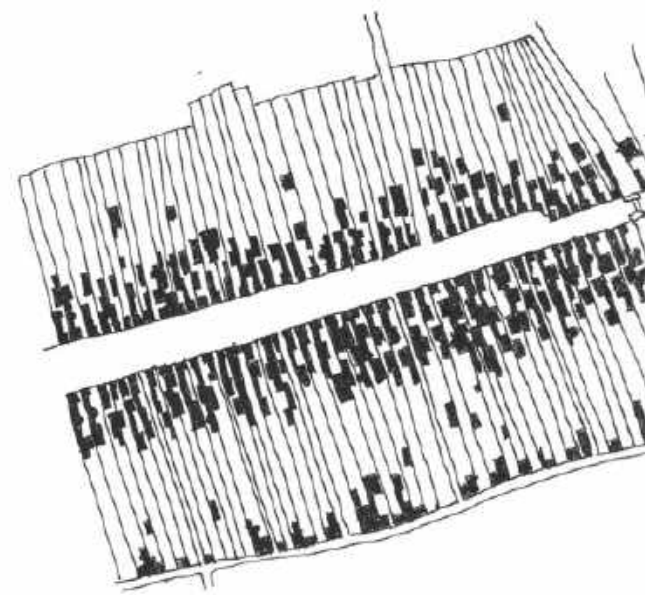
Traditional Construction, Disrepair and Energy Improvement

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- **Introductions**
- **The History and Construction of Tenements**
- **Typical Defects in Tenement Construction**
- **<Tea Break>**
- **The Sustainable Retrofit of Tenements**
- **Questions and Discussion**



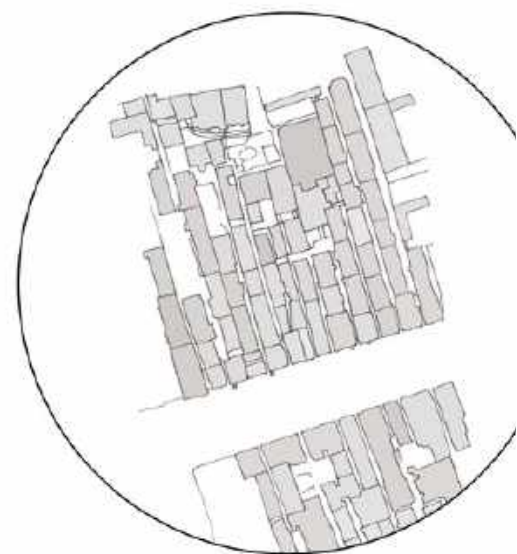
12th and 13th Centuries



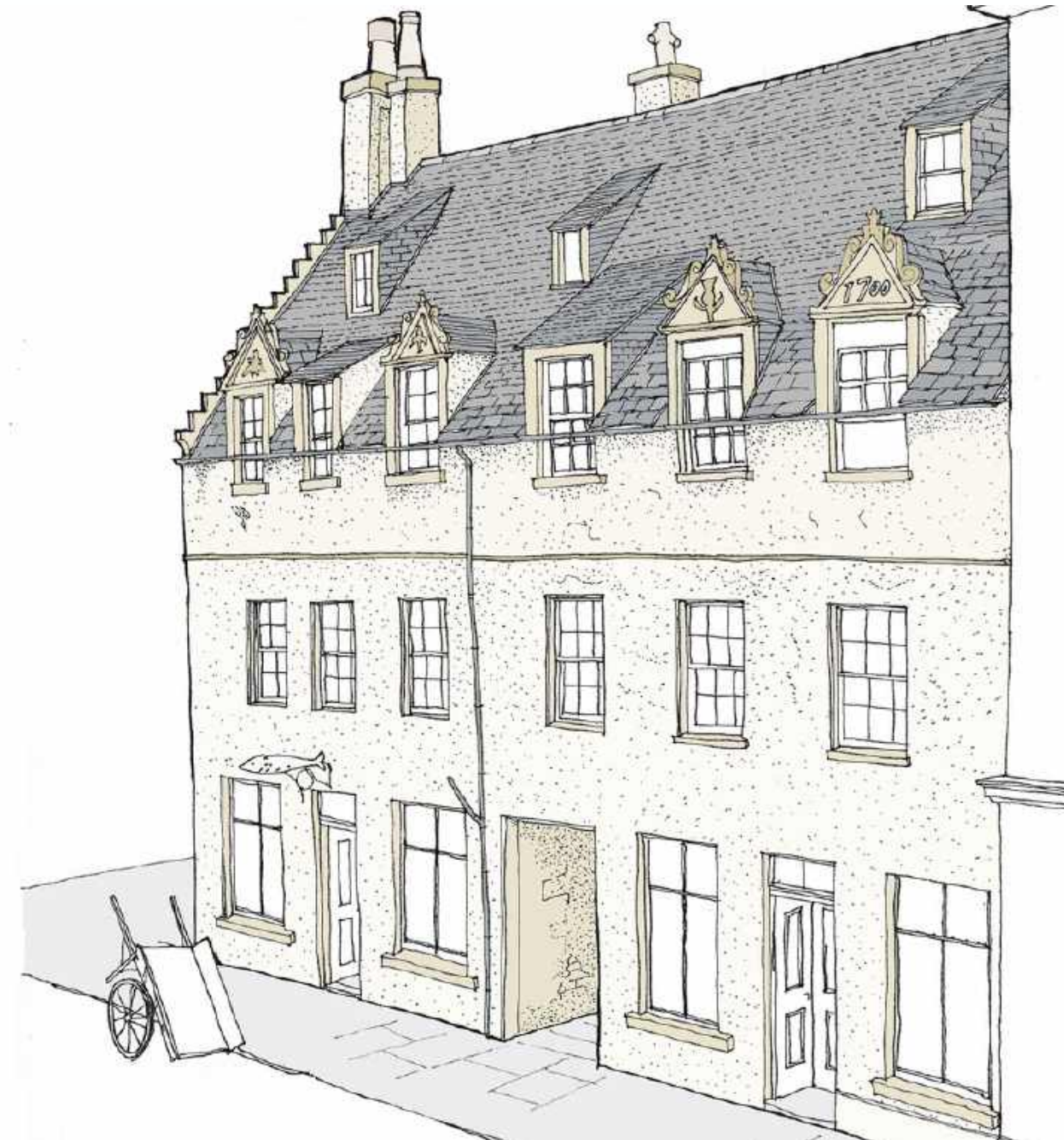
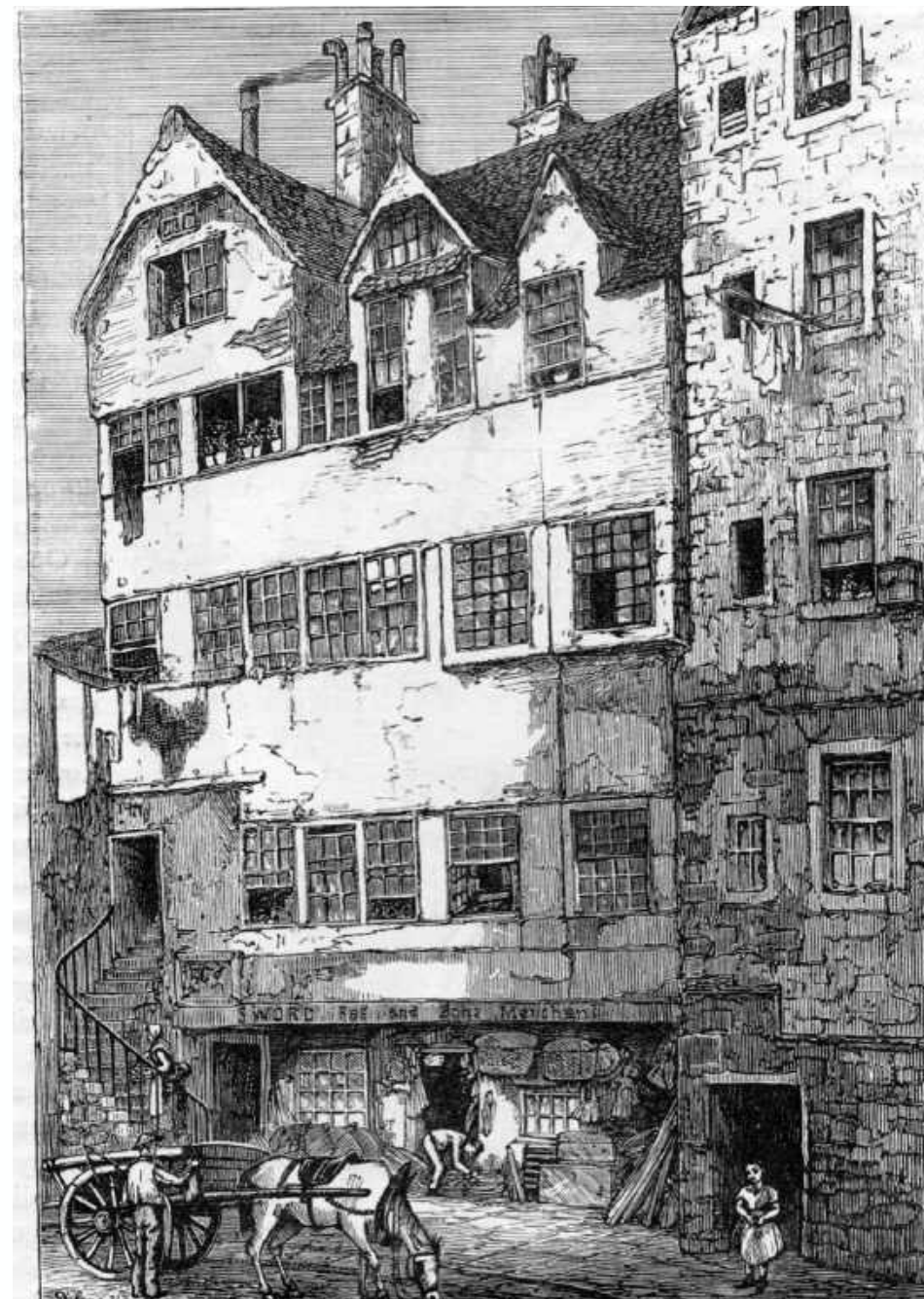
15th to 16th Centuries



18th Century

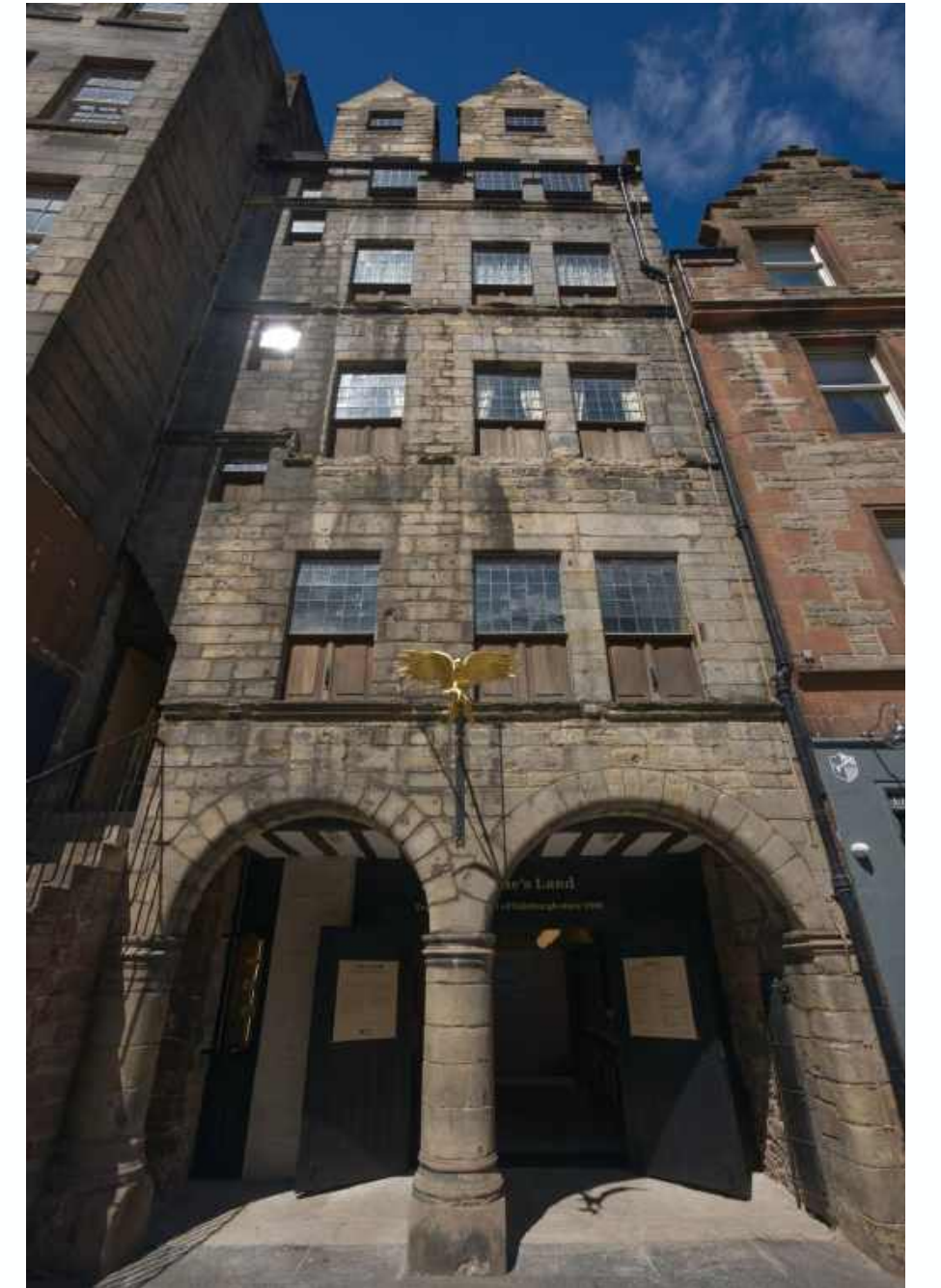


19th Century 1852



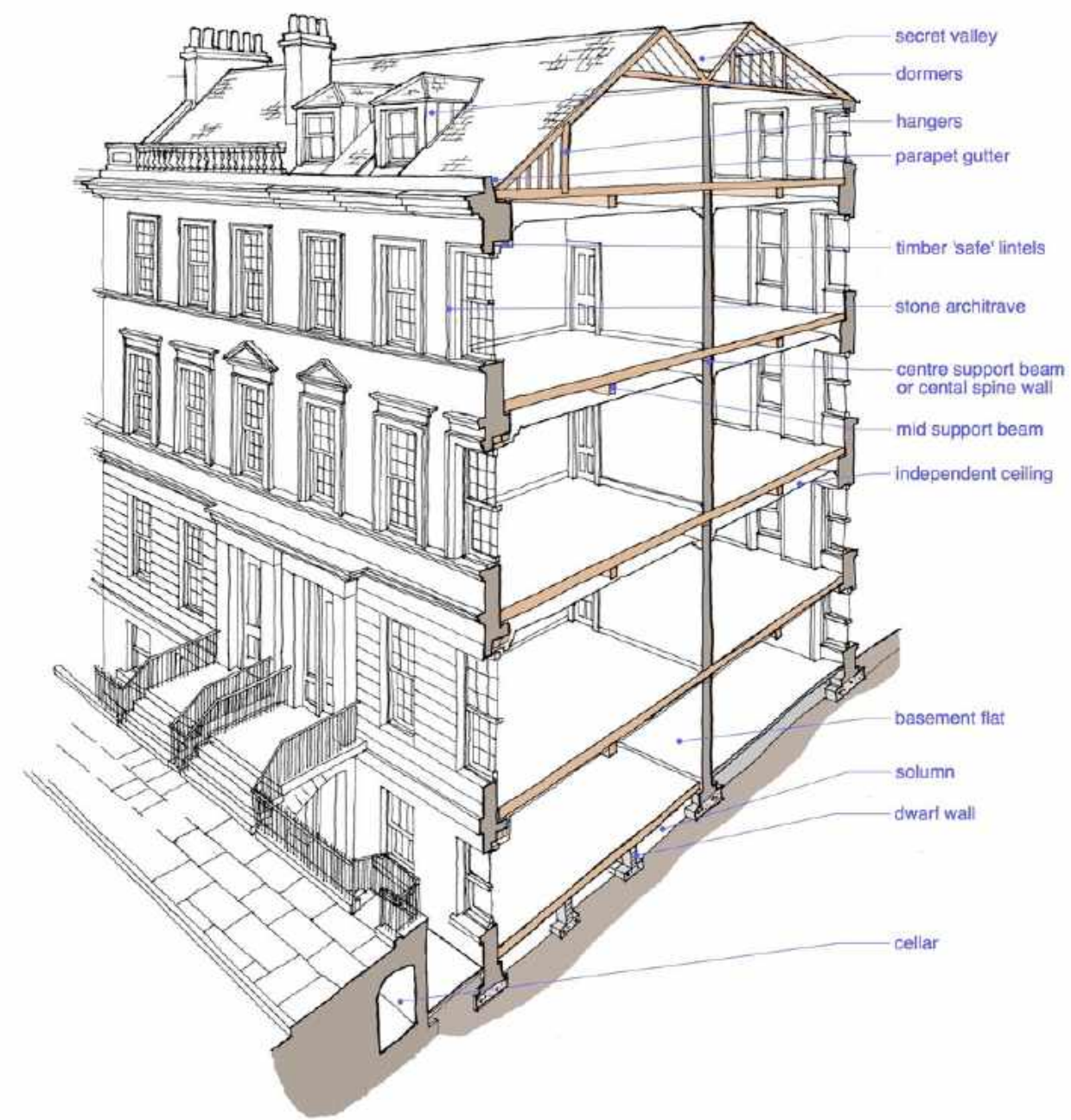
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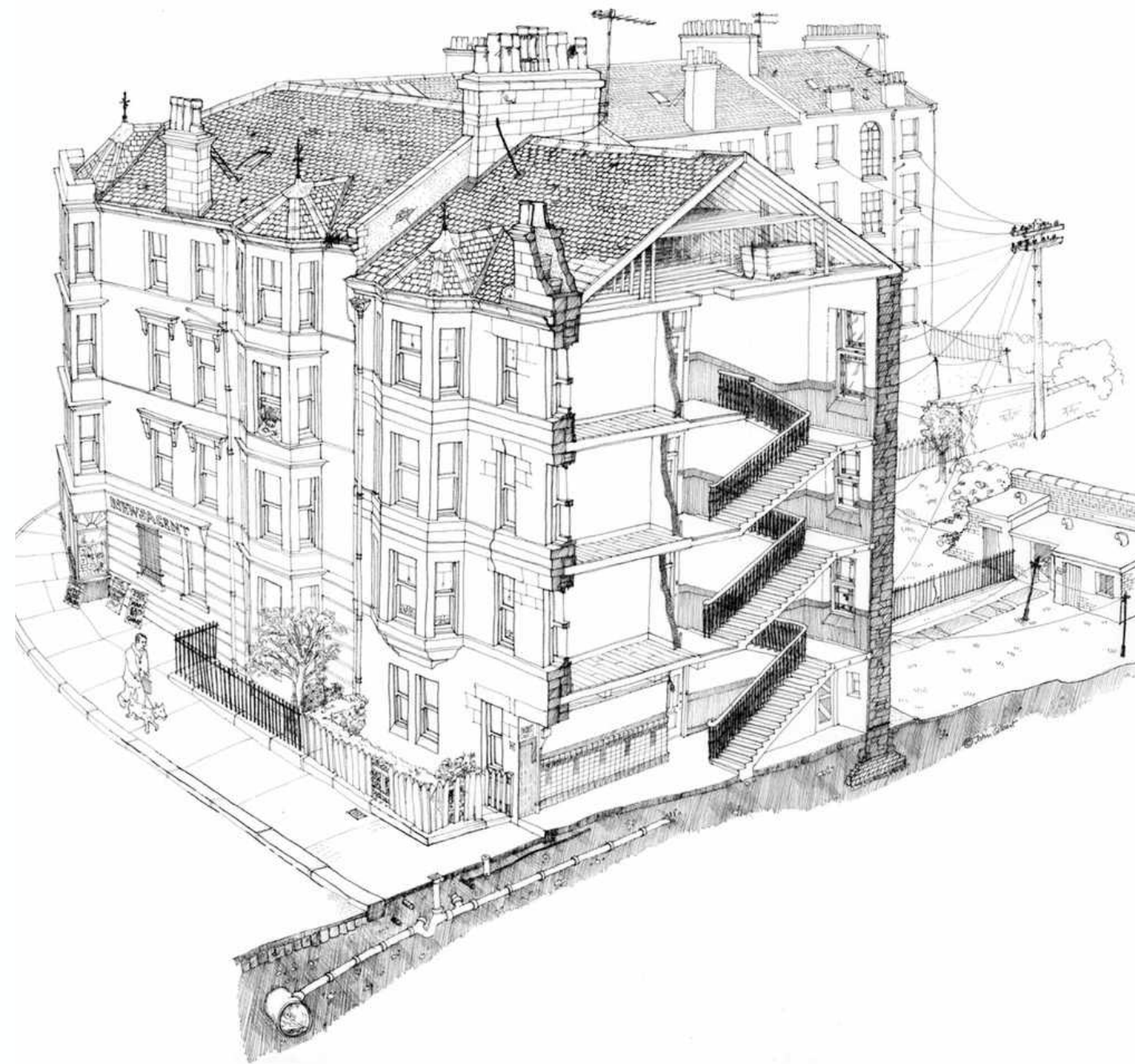
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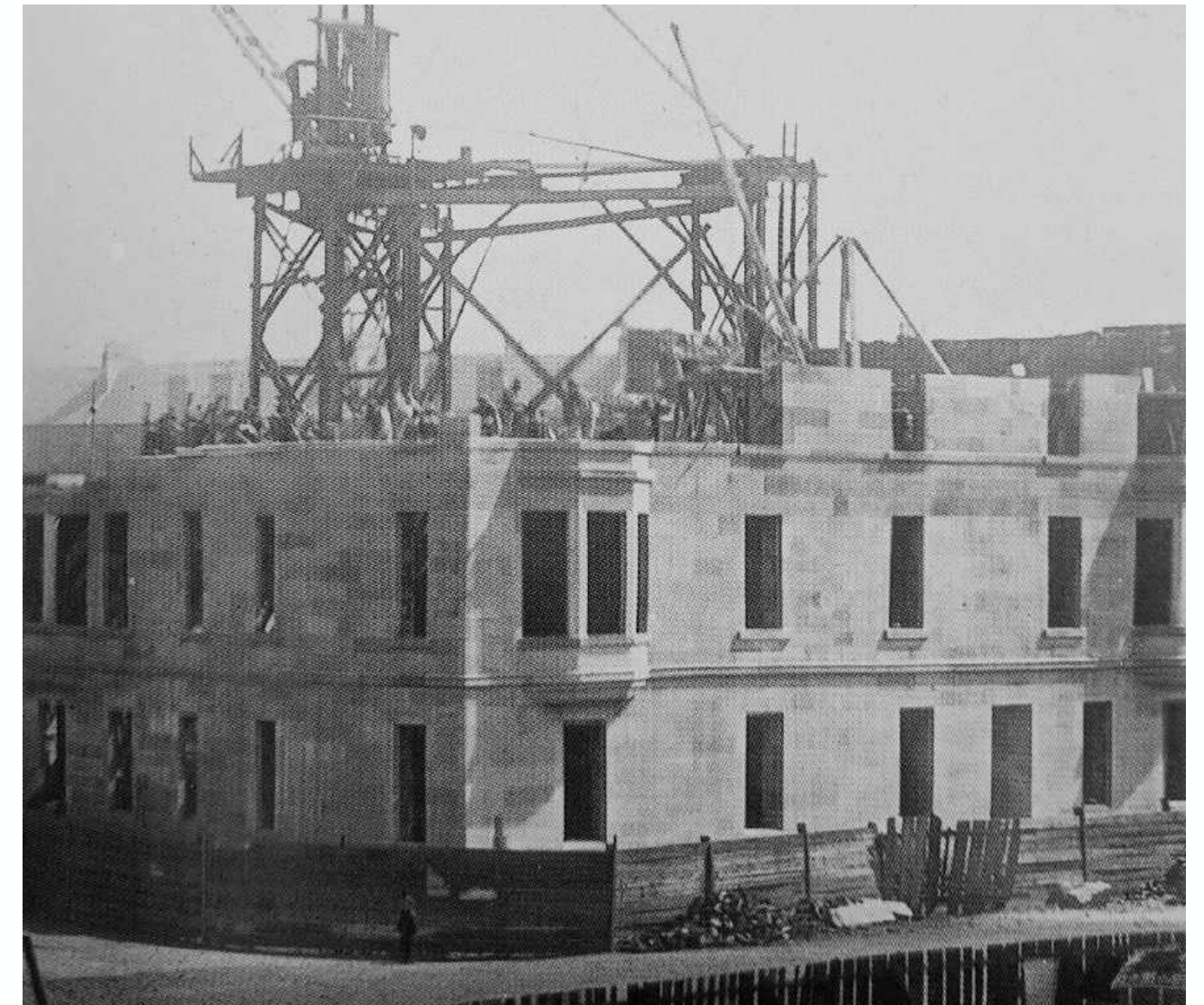
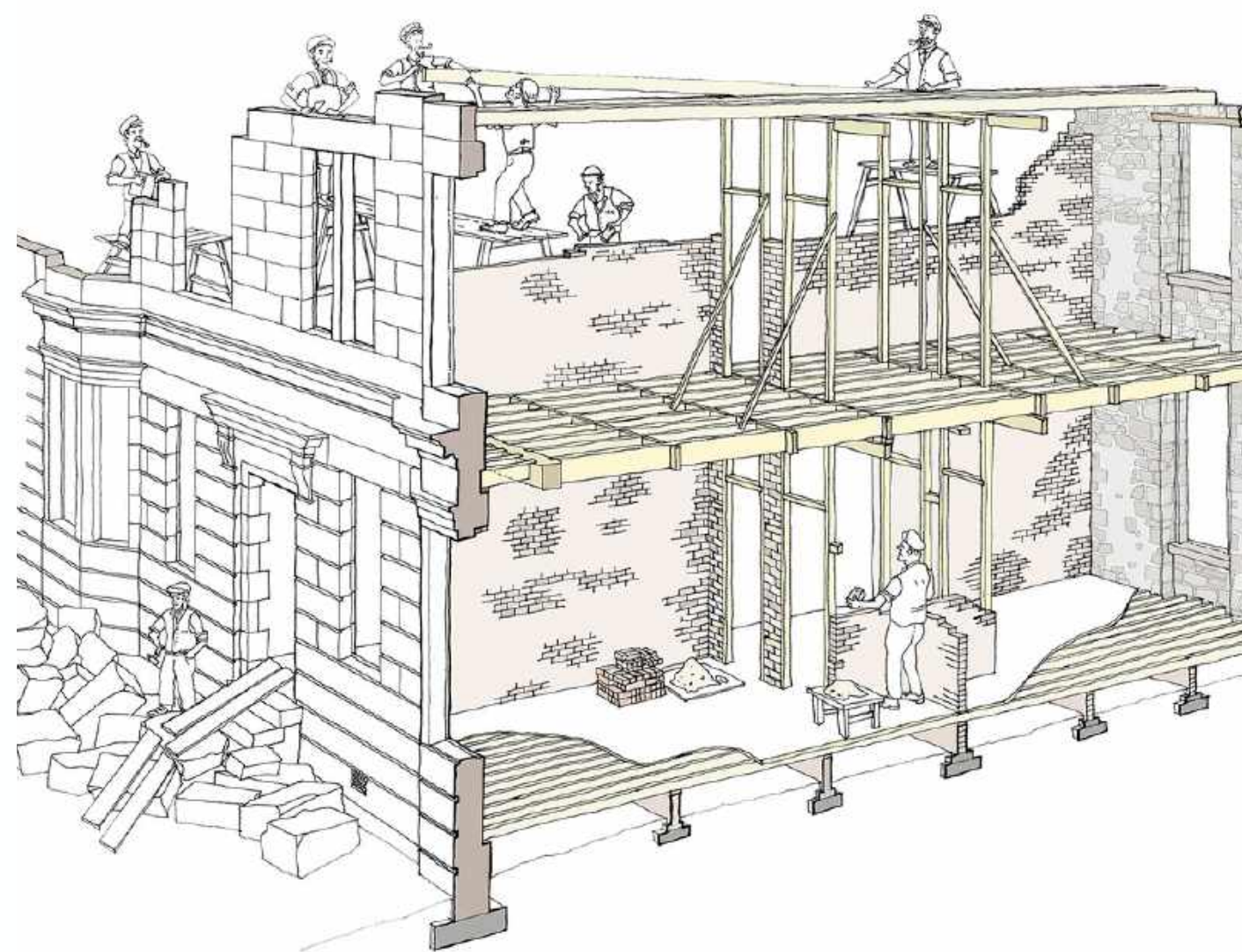
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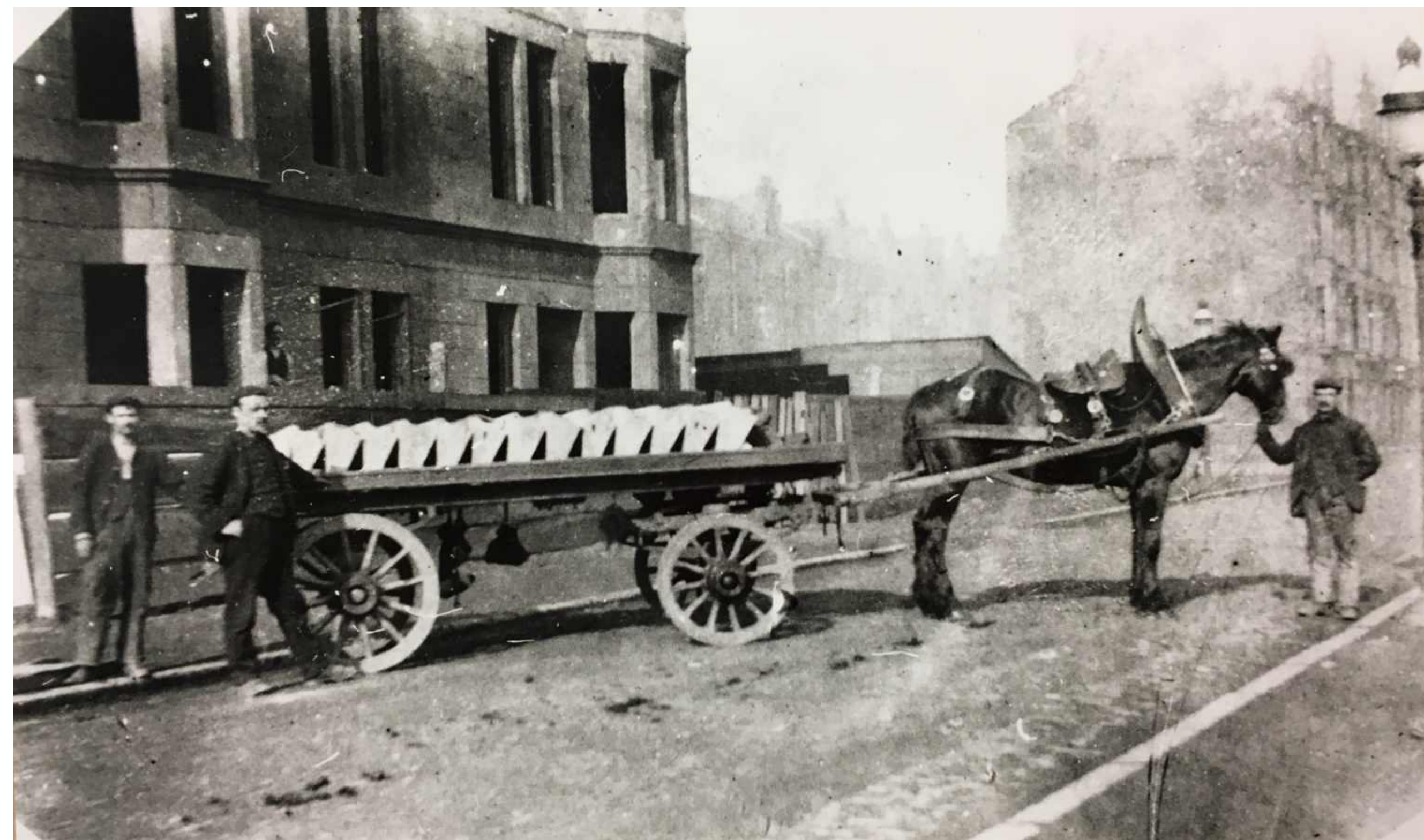


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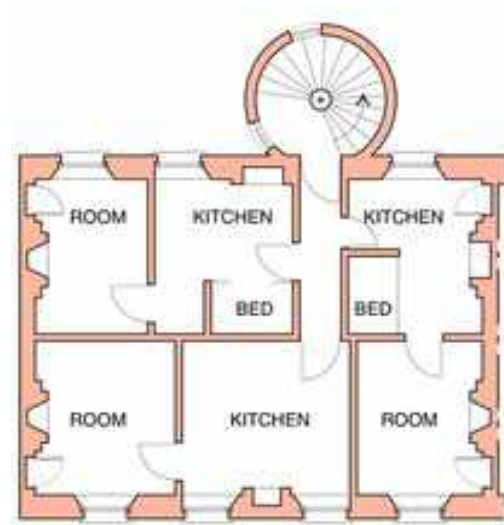


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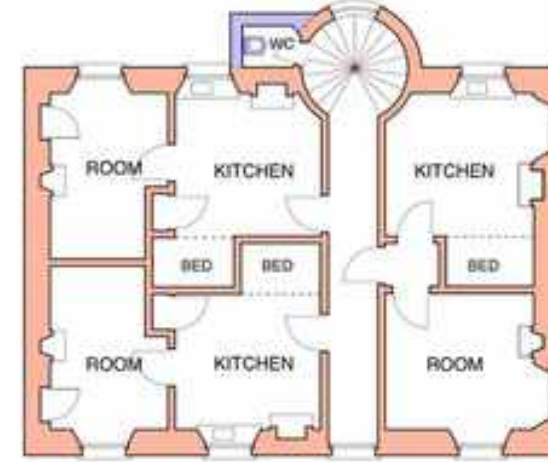
394 GALLOWGATE: 3 storey tenement
1771



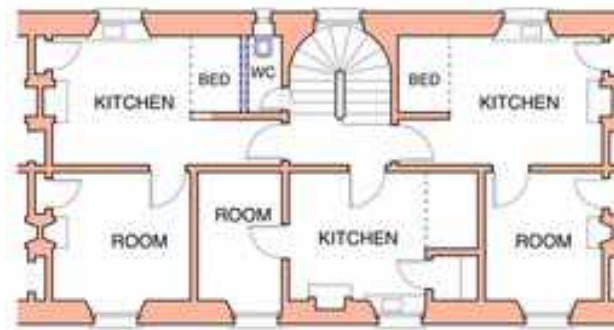
ABBOTSFORD PLACE: GORBALS:
Middle class tenements 1831
4 storeys high



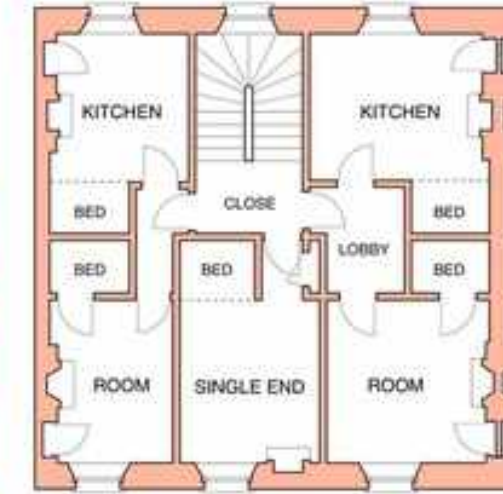
ABBOTSFORD PLACE: GORBALS:
"Made down" conversion May 1898 with shared toilet.
Would be further subdivided in 1920-30



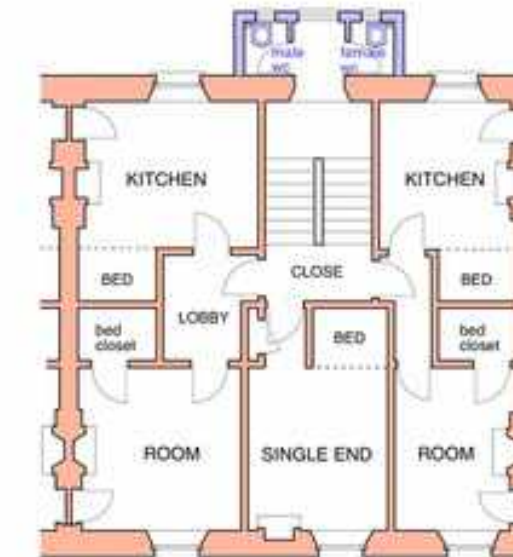
TYPICAL GLASGOW TENEMENT:1790-1810
Turnpike stair comes partly into tenement.
Shared toilet added later around 1890



TYPICAL GLASGOW TENEMENT:1790-1810
Turnpike stair comes into tenement partly.
Shared toilet likely added later around 1890



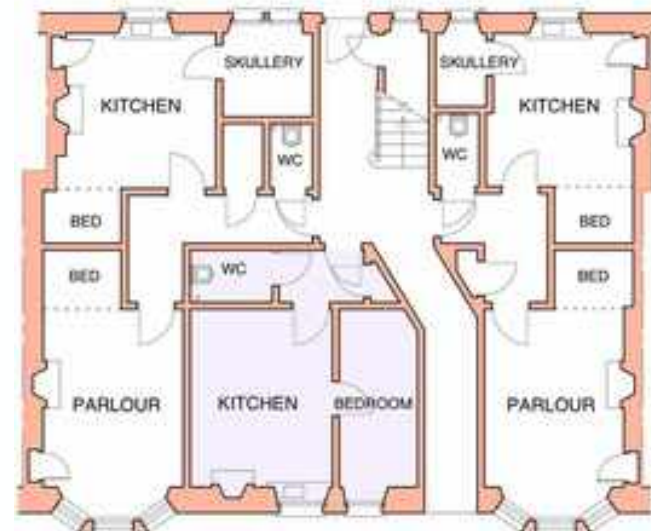
TYPICAL GLASGOW TENEMENT:1880 approx
Square close stair but treads still on radius
'Single end' develops



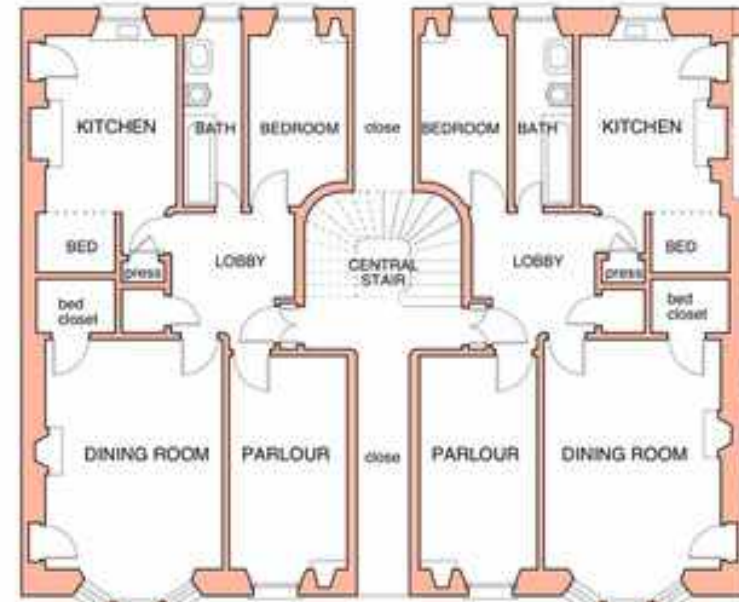
TYPICAL GLASGOW TENEMENT:after 1896
Square close stair with two straight flights and half landing
Shared toilets added to half landings after 1892/1896 Police Acts



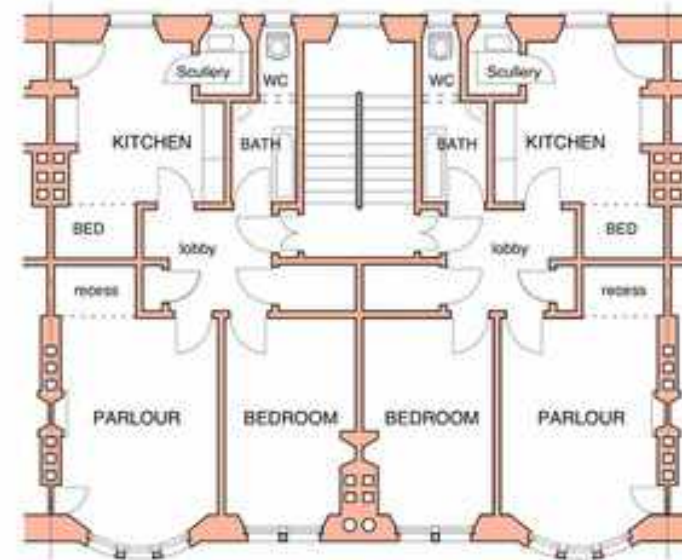
1945 PLAN OF TYPICAL SINGLE END
Prepared by Housing Department in 1945
Single ends like this were formed by 'making down' or
sub-dividing larger apartments in the 1920's and 30's



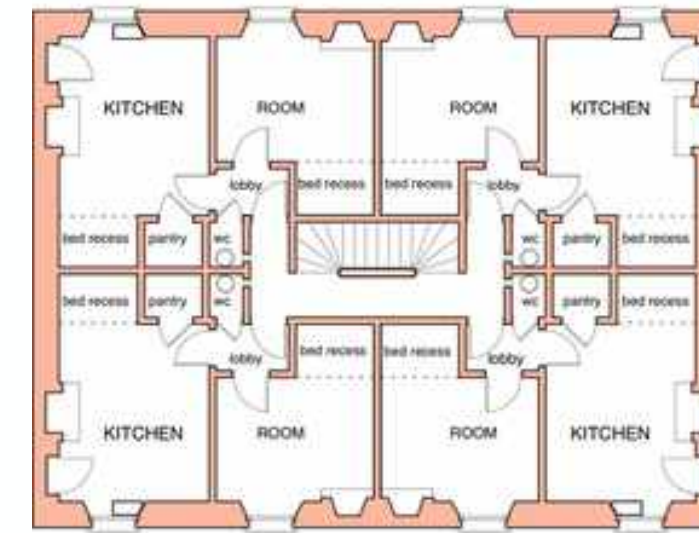
1890s TYPICAL GLASGOW TENEMENT with 'single end' and each flat with a toilet.



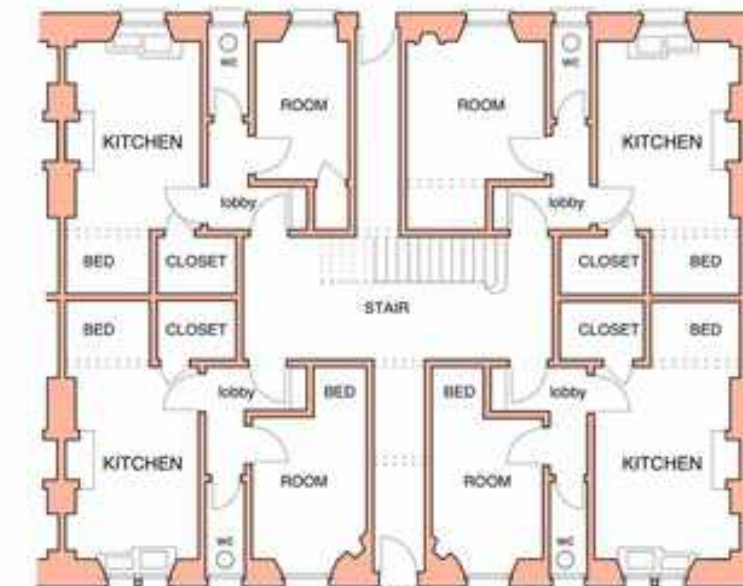
1886 TYPICAL MIDDLE CLASS GLASGOW TENEMENT with central (toplit) stair
and bathrooms. Main close walls become 9" thick.



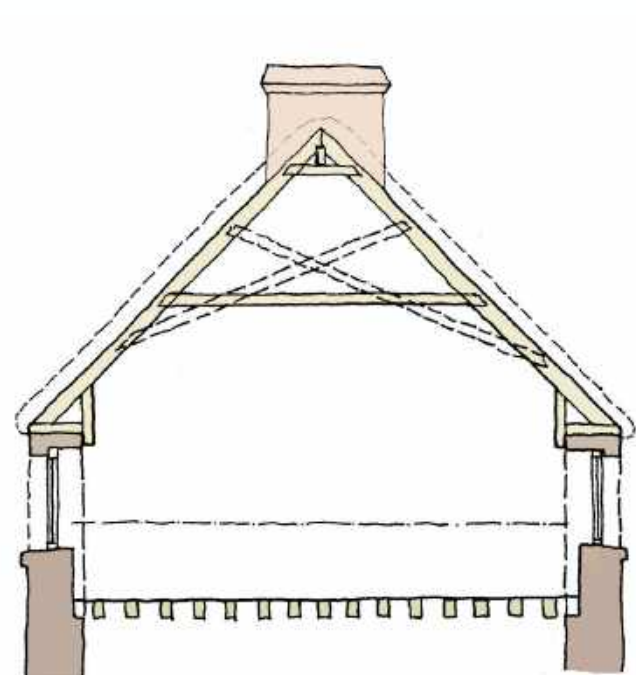
1902 TYPICAL GLASGOW TENEMENT by Charles Gourlay



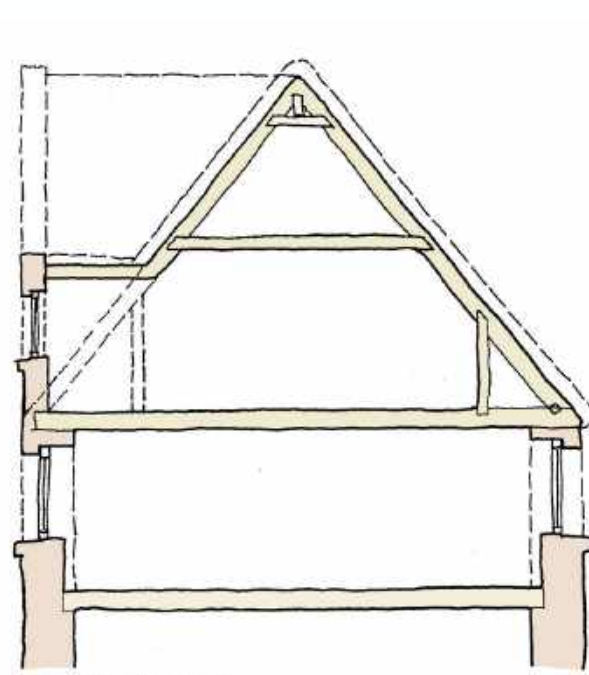
1892 PROPOSED PLAN - 'HOUSES FOR THE WORKING CLASSES OF EDINBURGH'



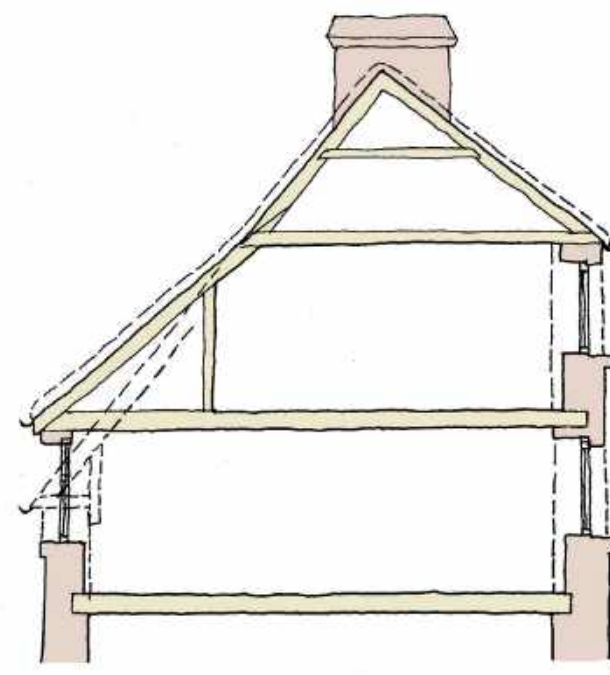
1894 TYPICAL DEAN OF GUILD PLAN for a working class tenement in Polwart, Edinburgh
Annual rents ranging from £9.11.0 to £10.5.0 for a ground floor room and kitchen



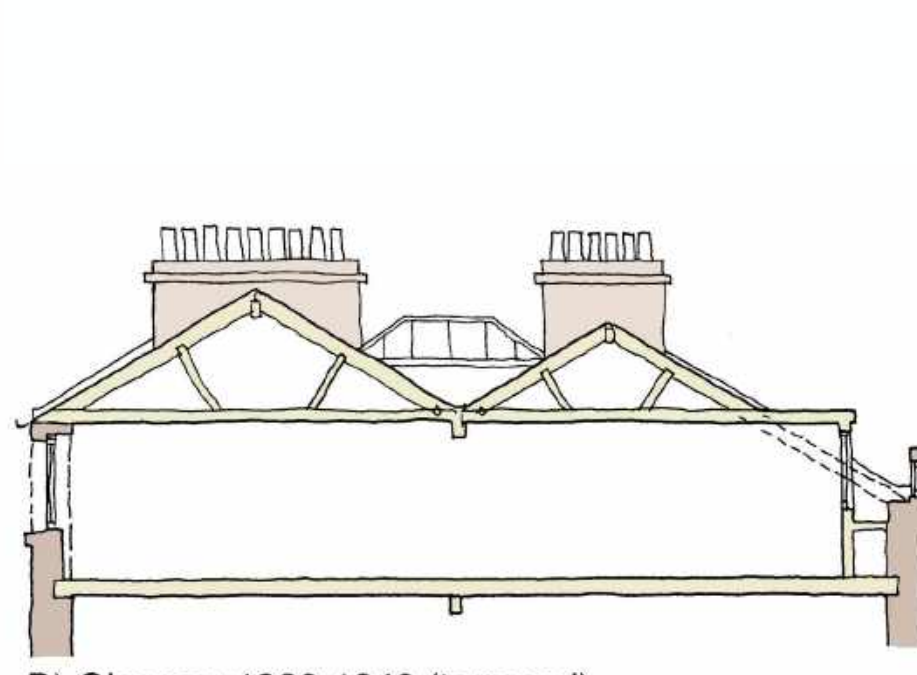
A) 1470-1520



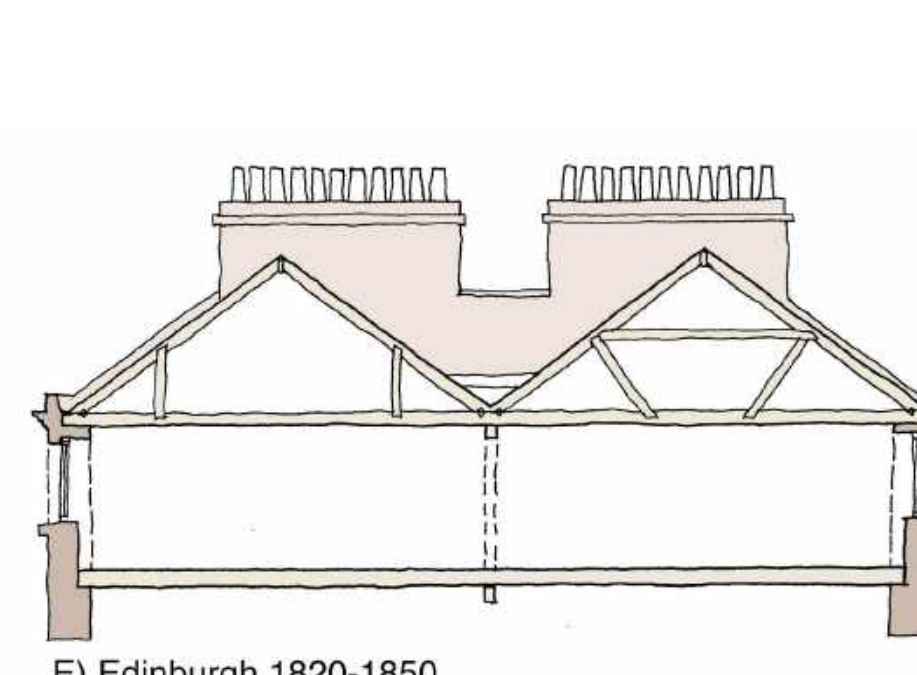
B) 1650-1810



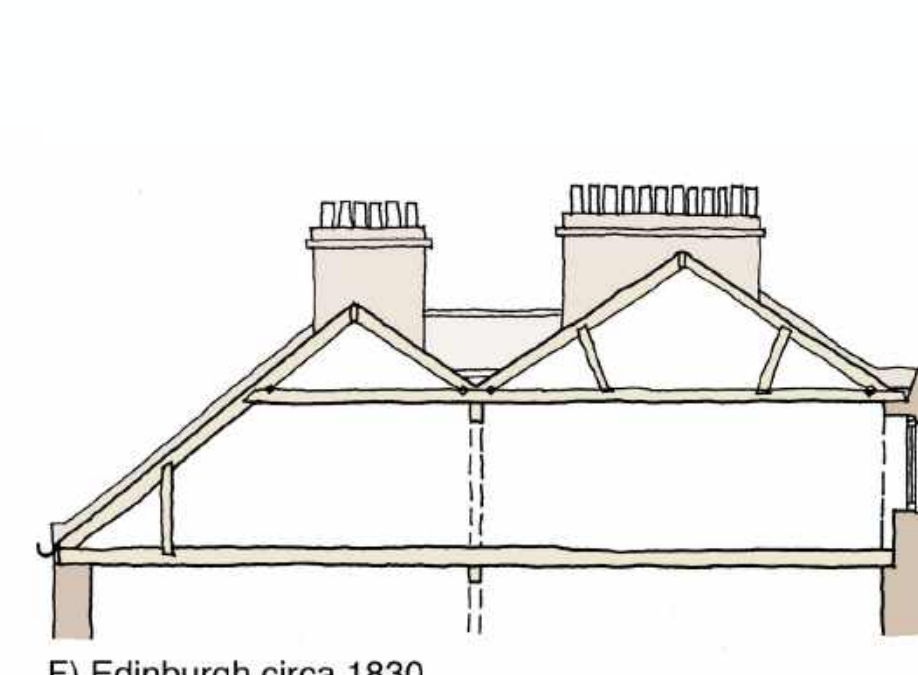
C) 1750-1810 (and earlier)



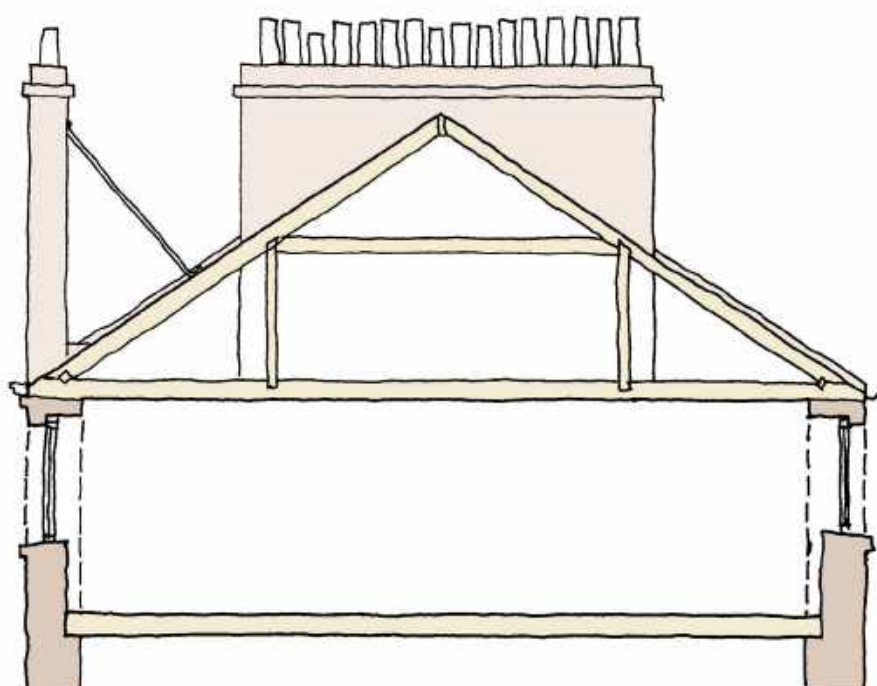
D) Glasgow 1820-1840 (terraced)



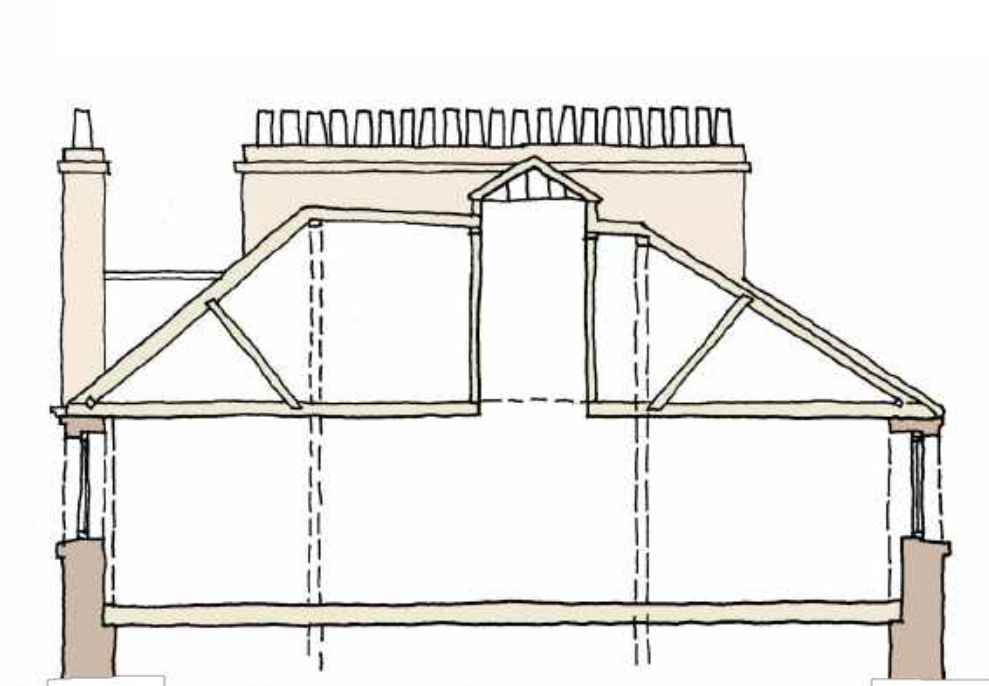
E) Edinburgh 1820-1850



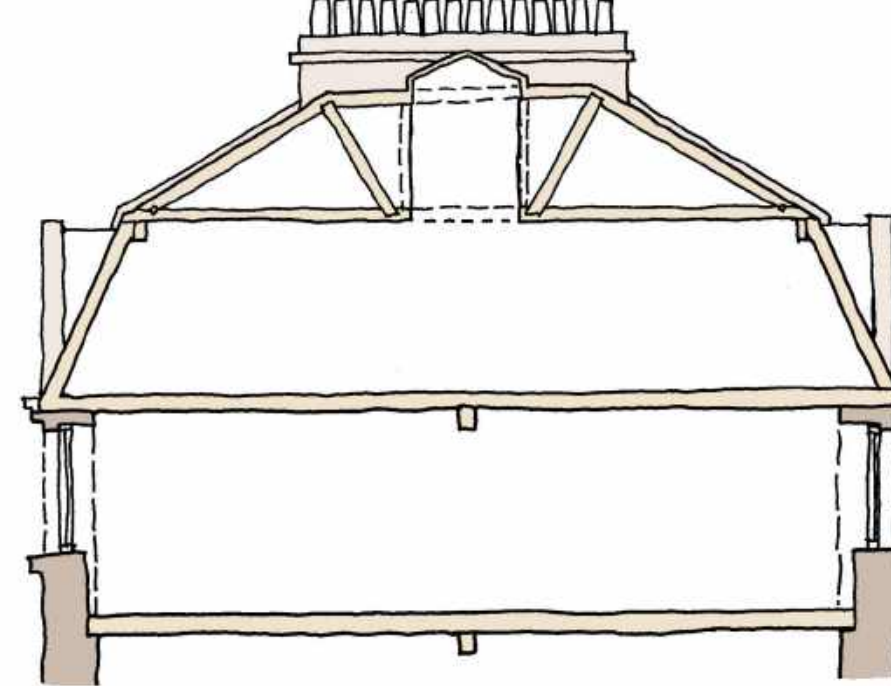
F) Edinburgh circa 1830



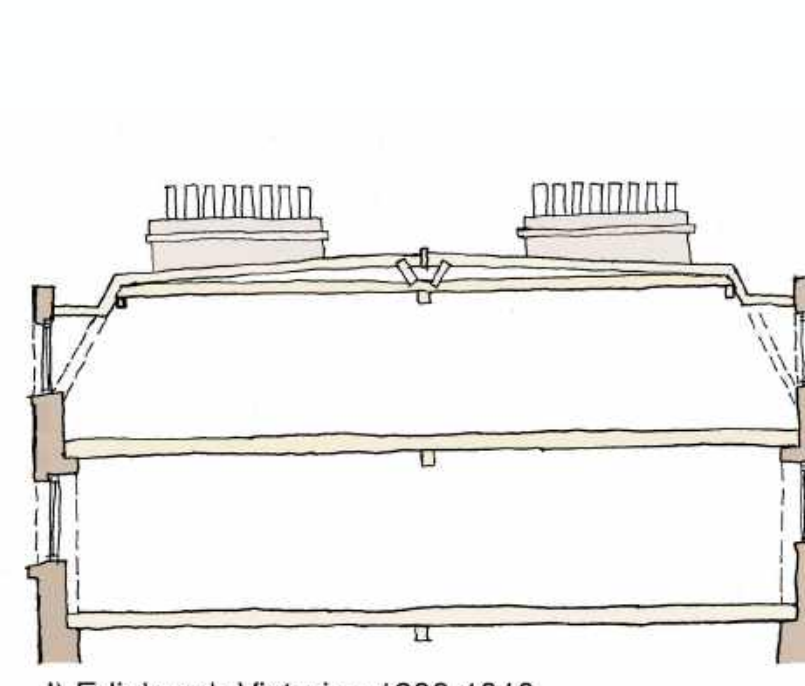
G) Glasgow 1860-1910



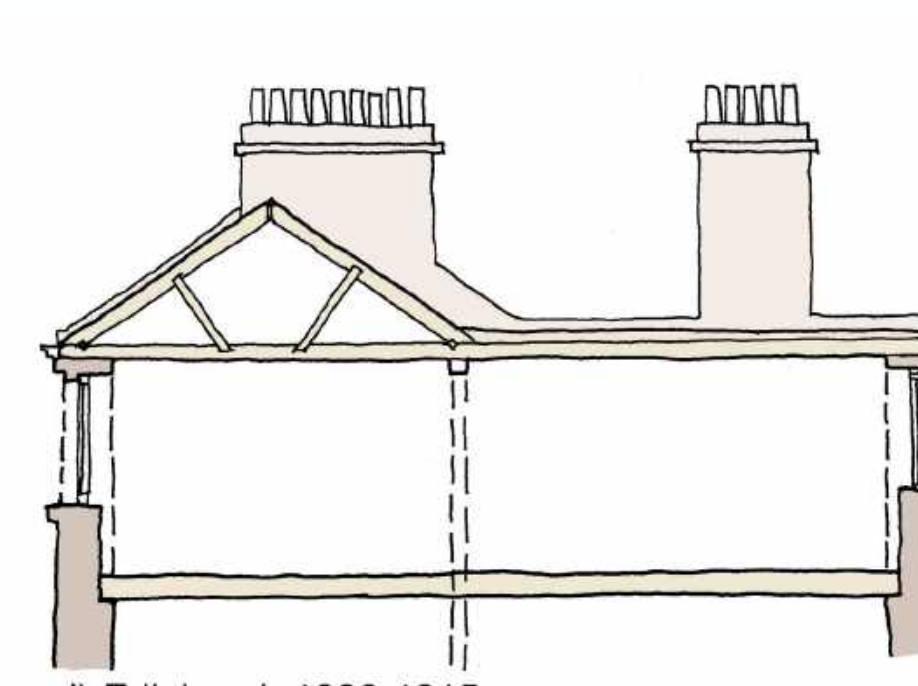
H) Edinburgh 1855-1900



I) Edinburgh 1850-1900



J) Edinburgh Victorian 1890-1910

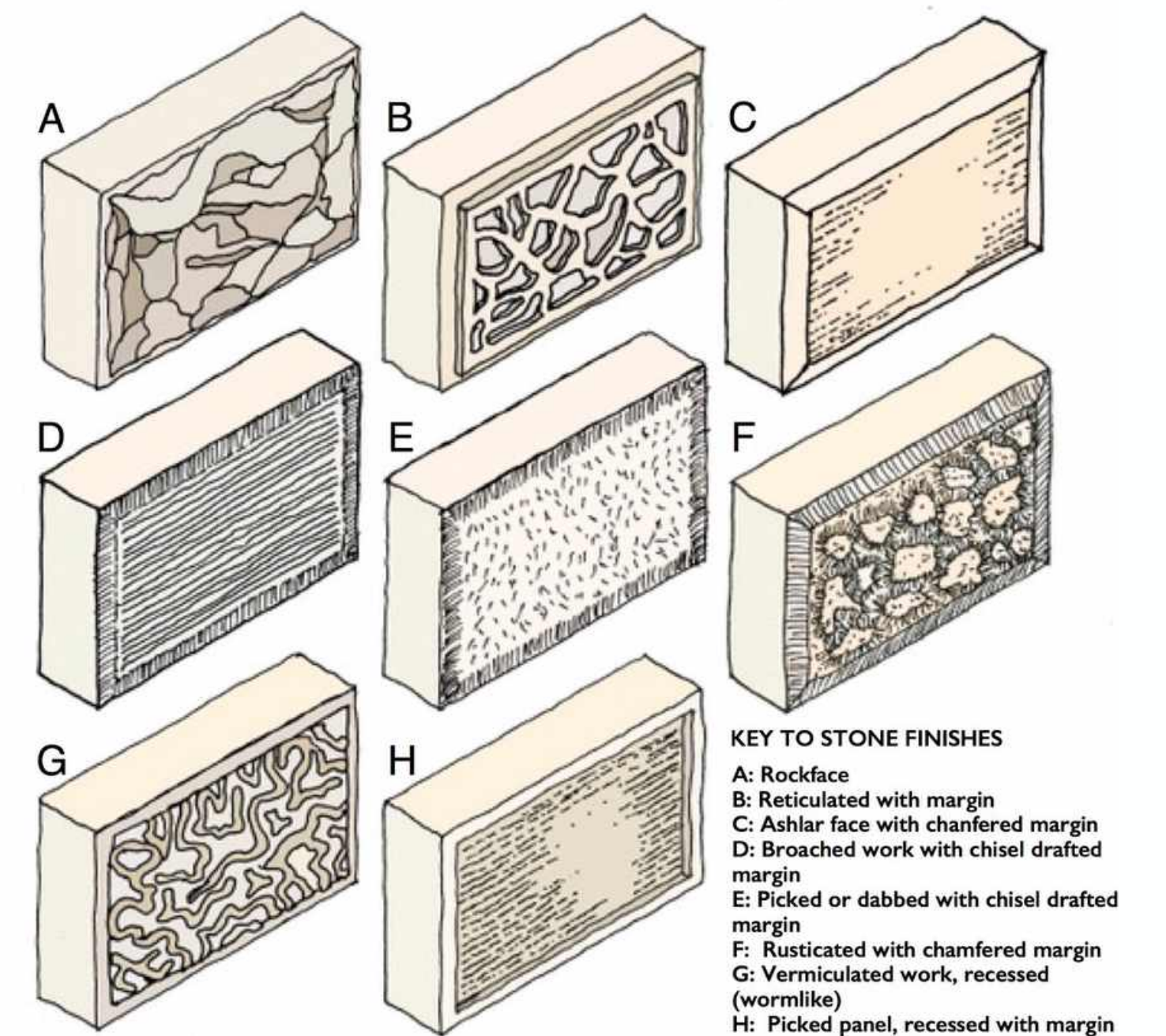
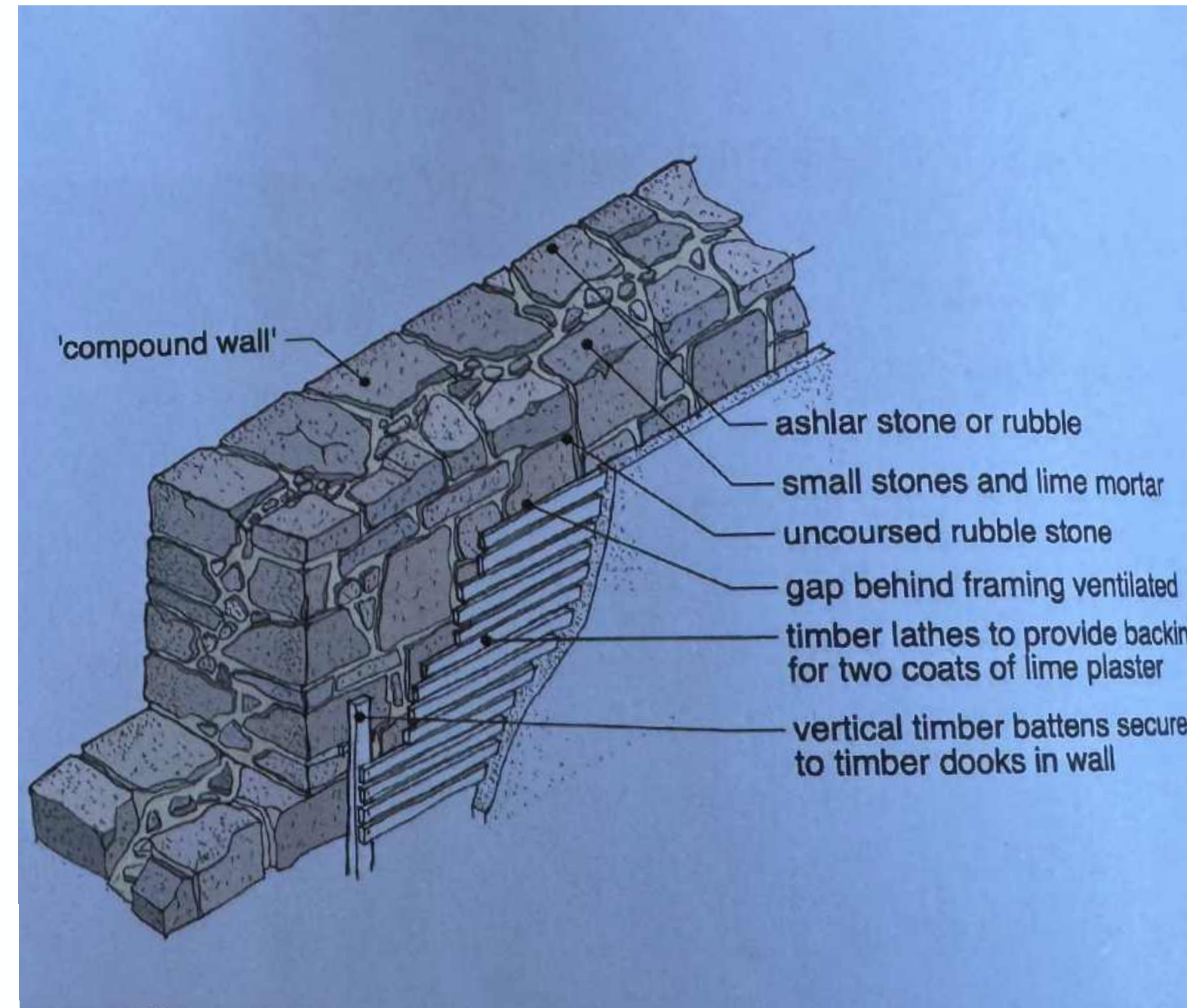
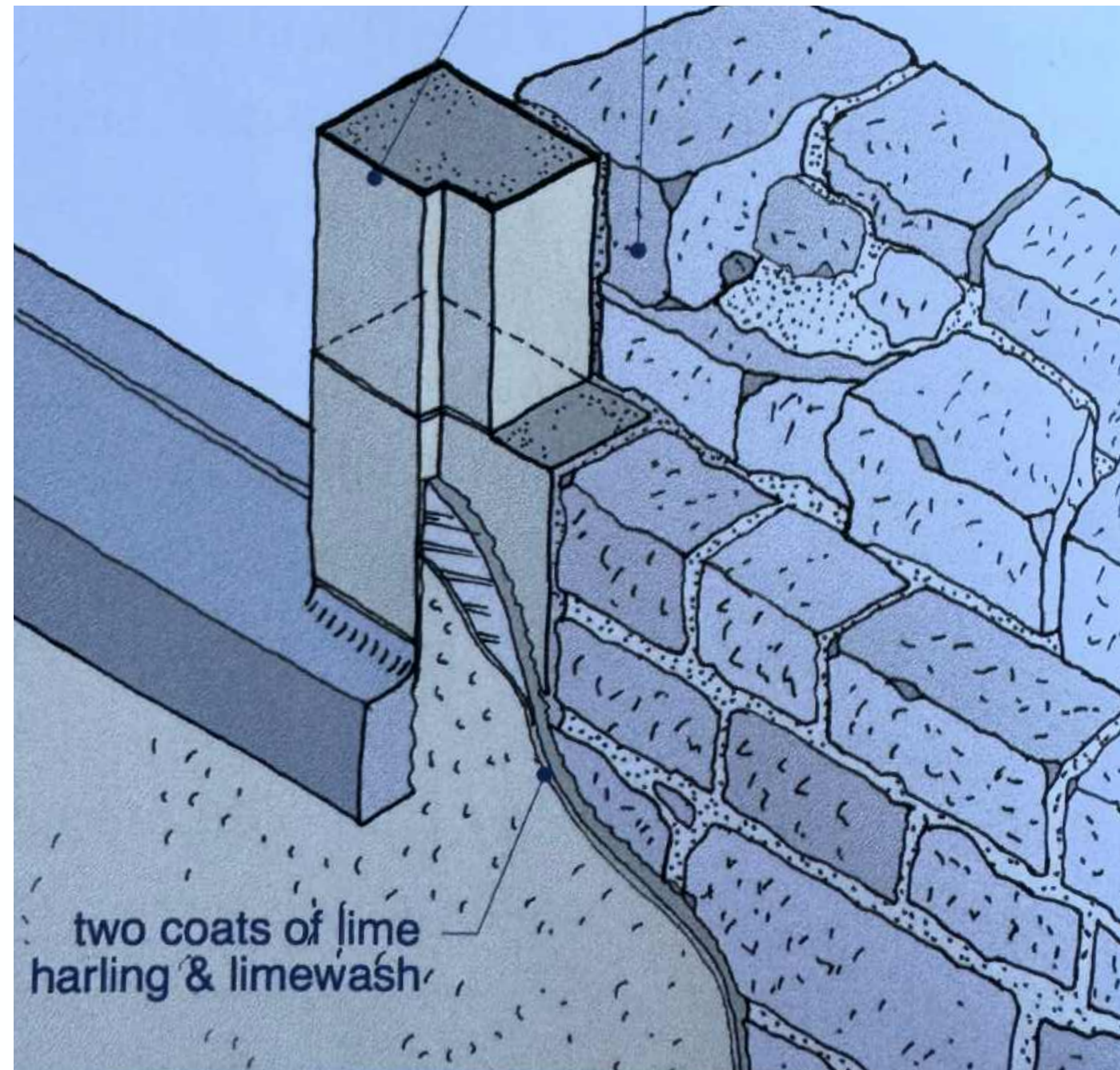


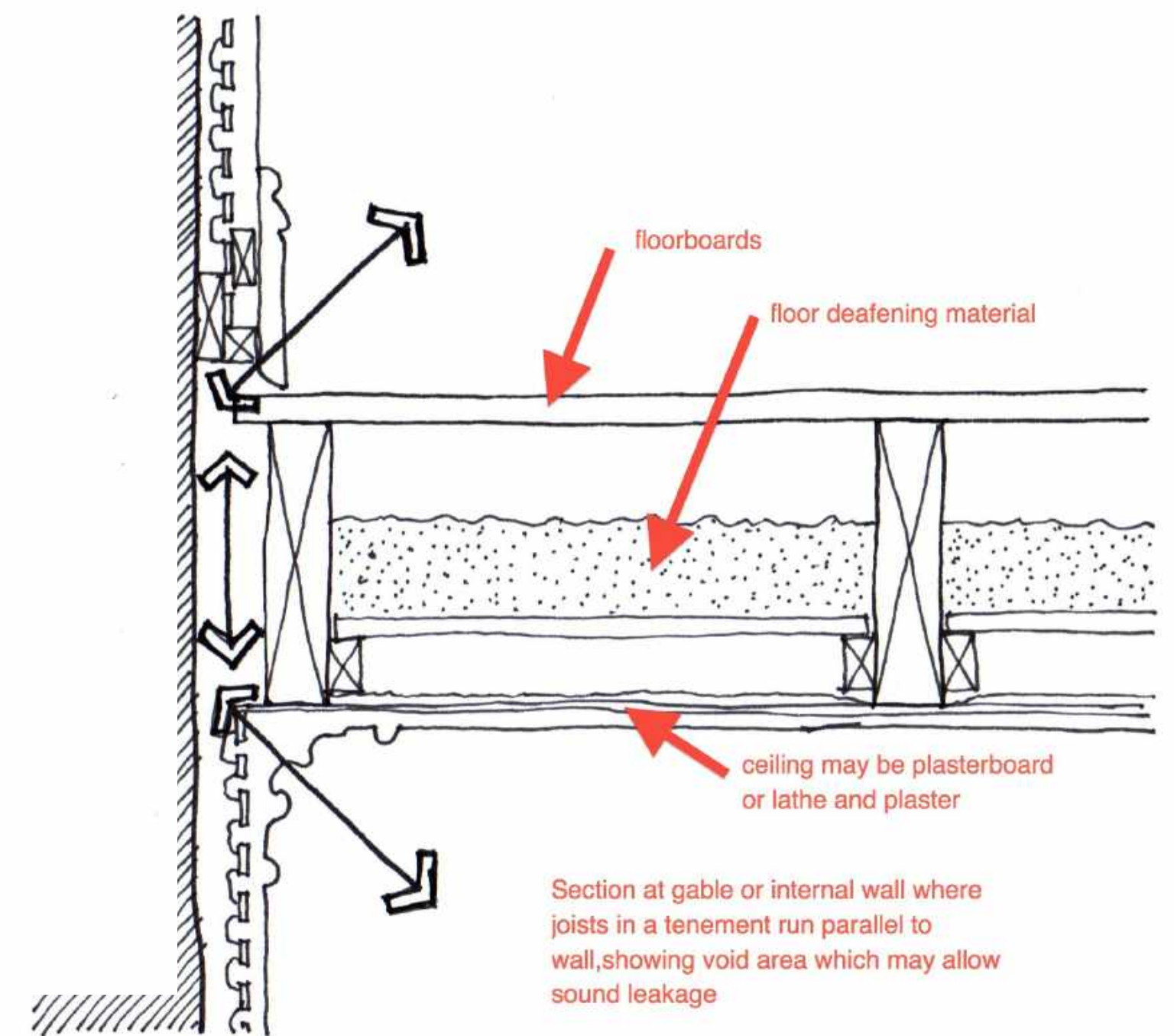
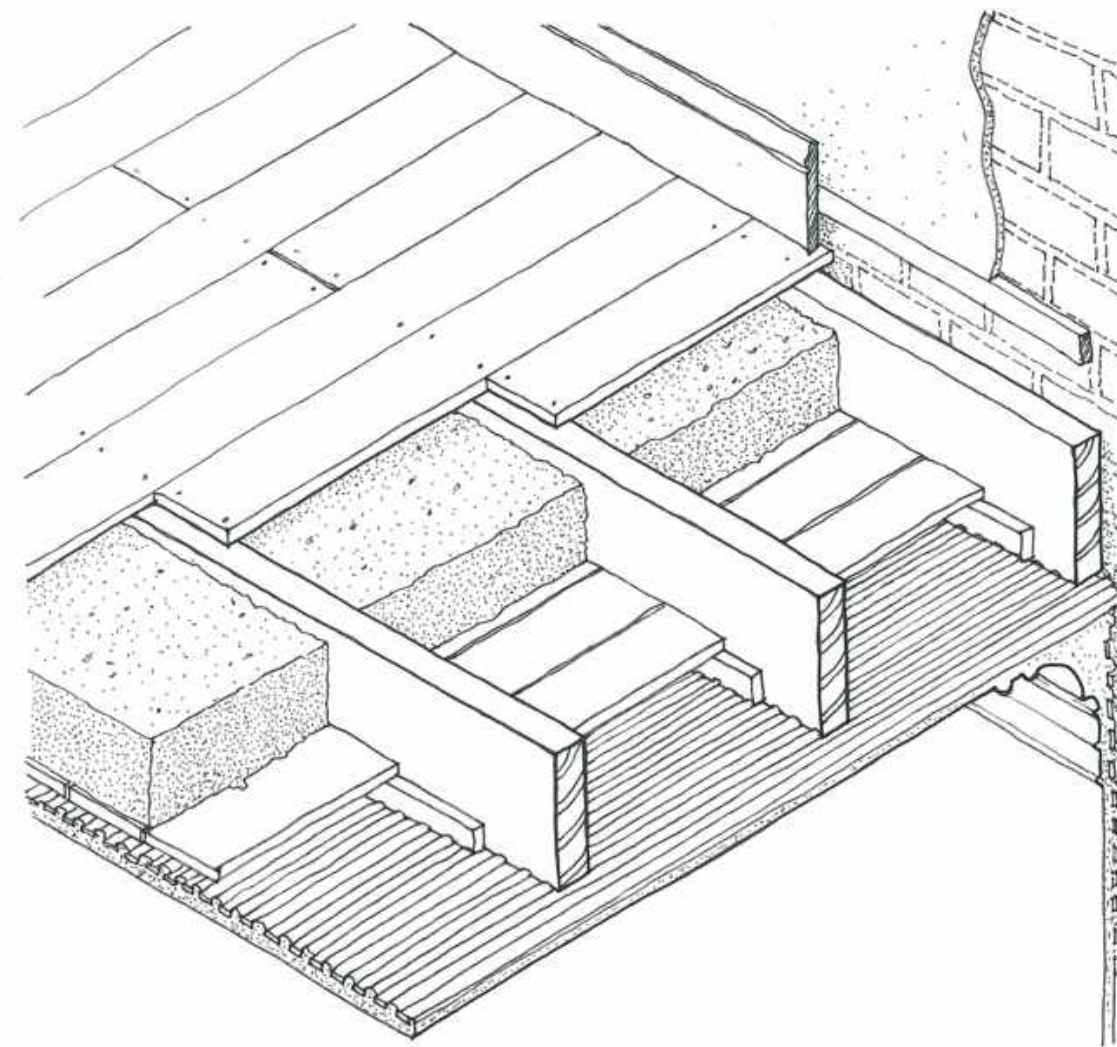
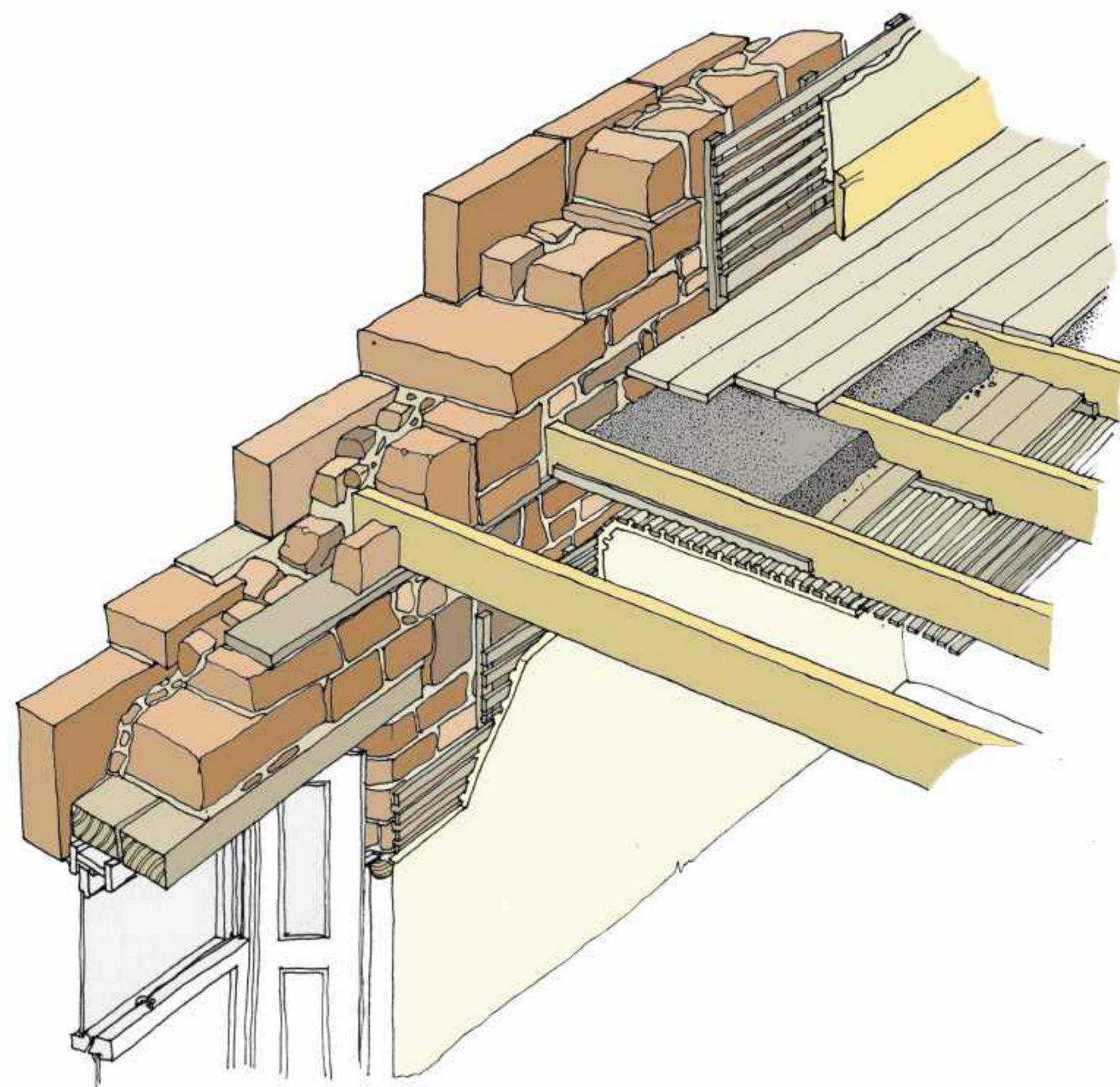
J) Edinburgh 1880-1915

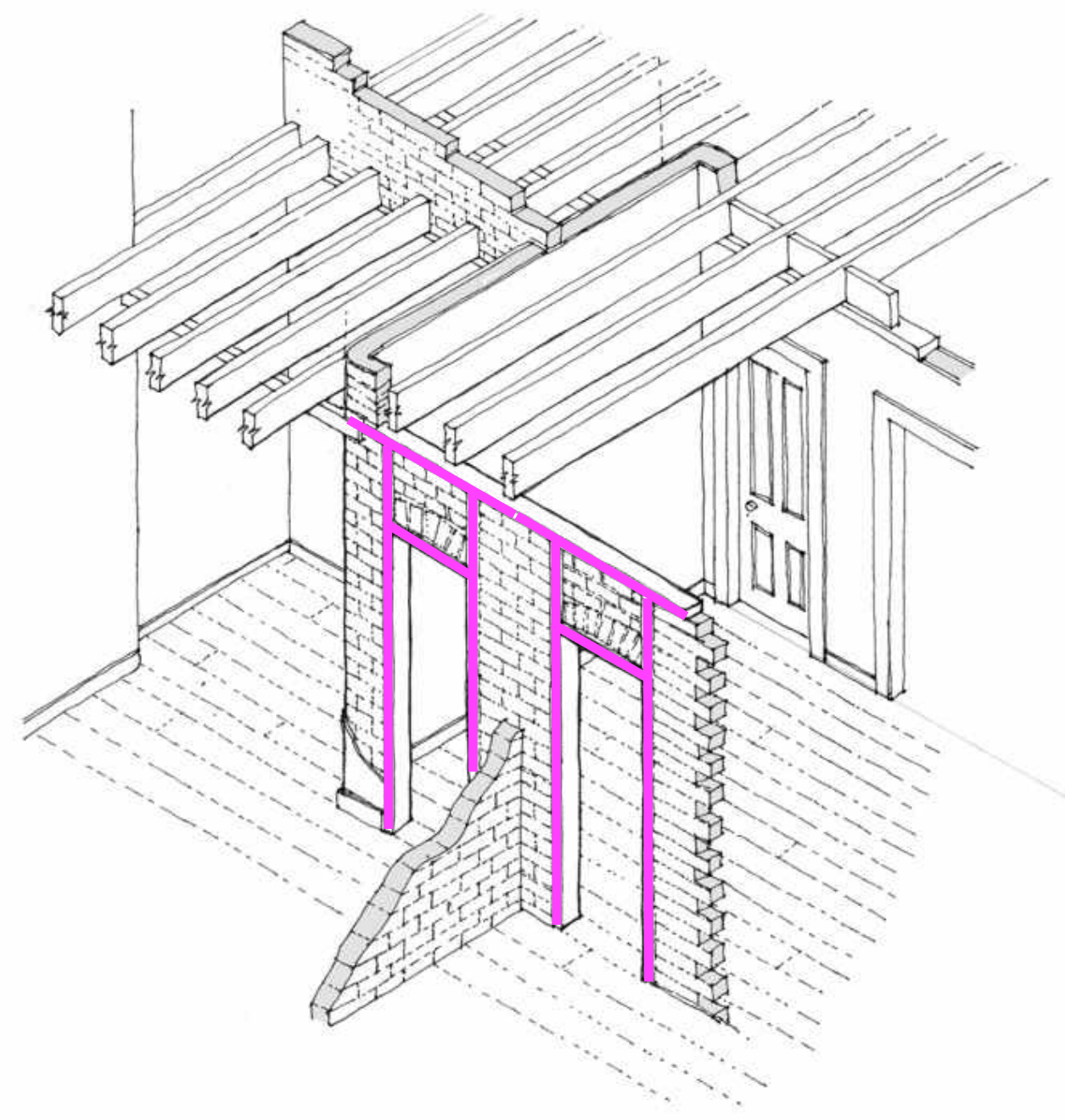


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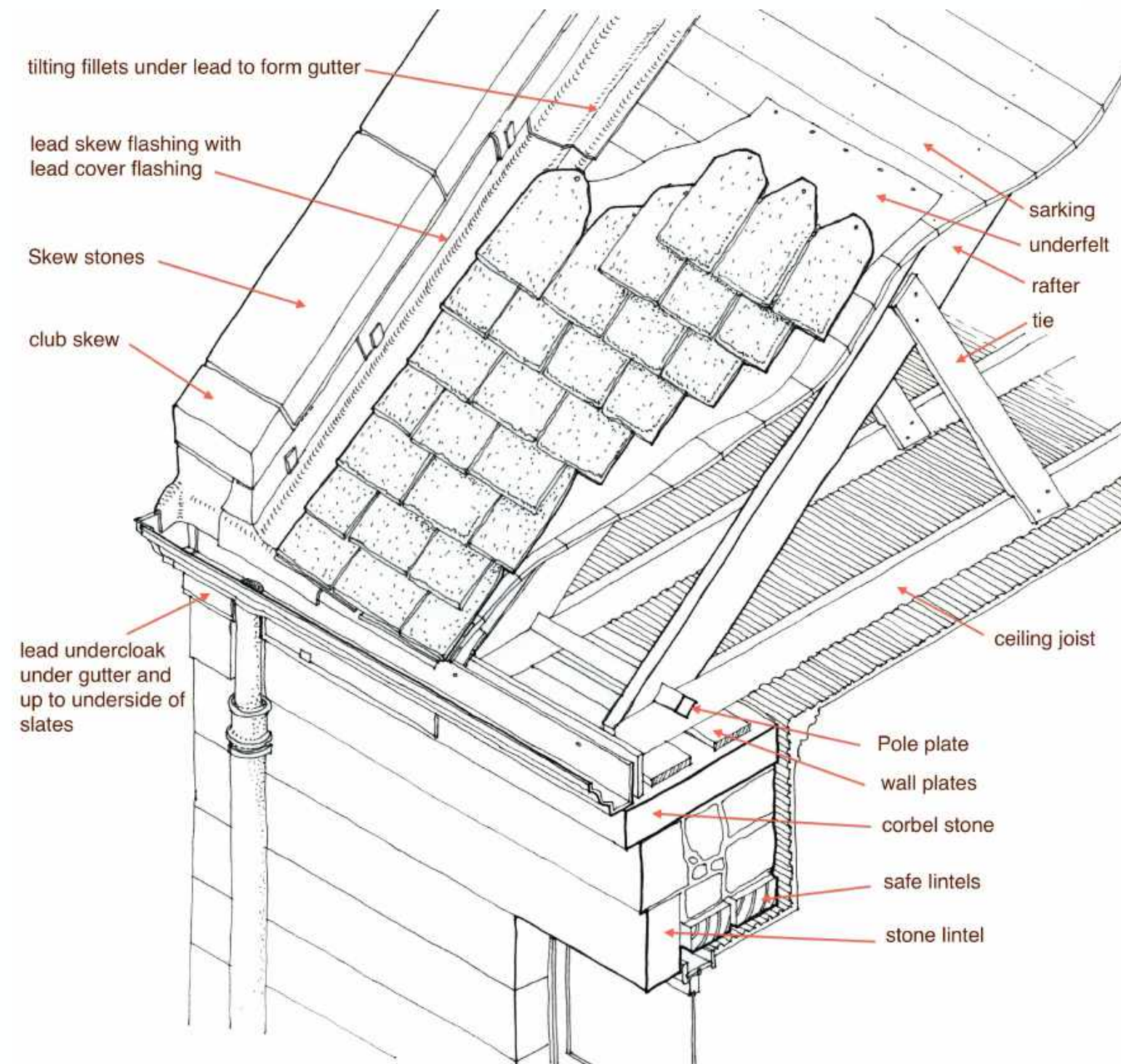
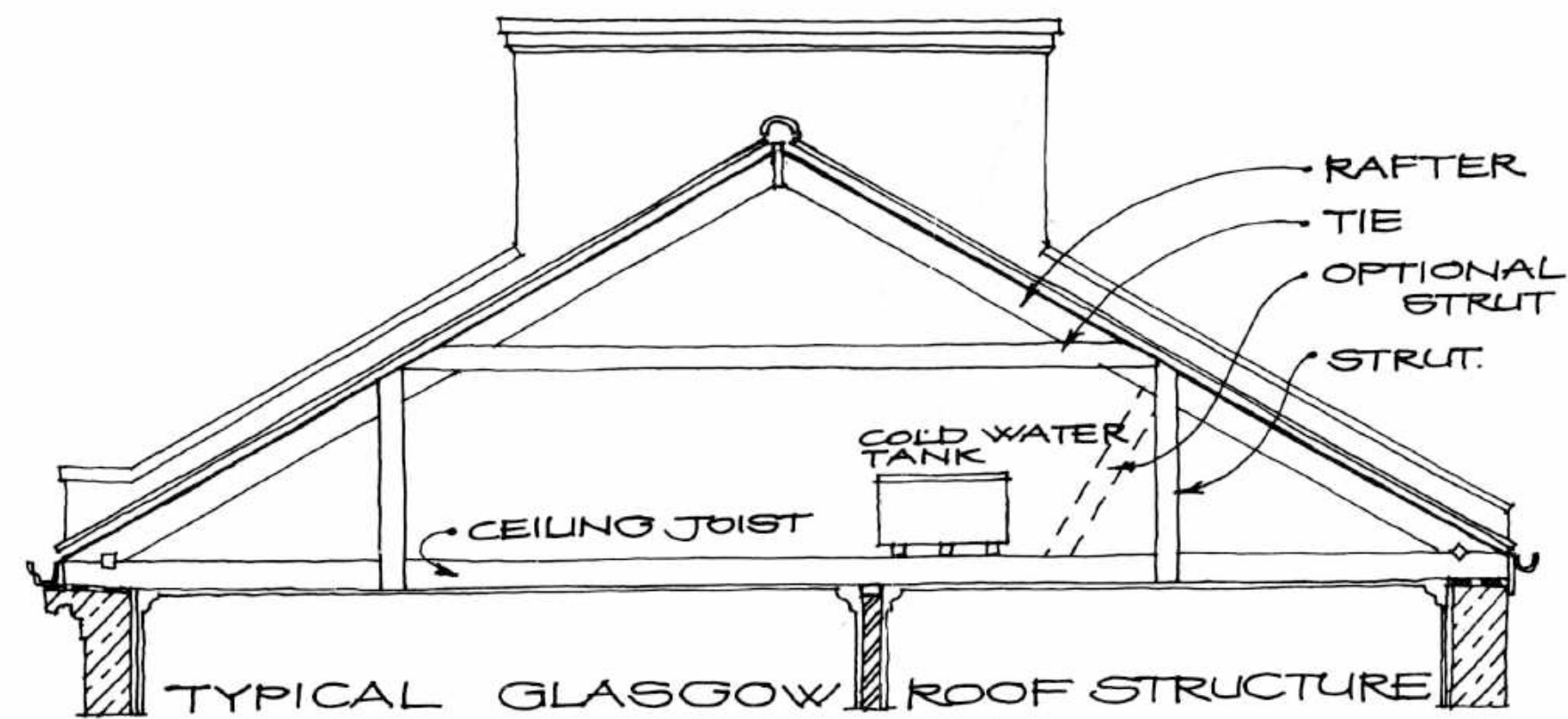
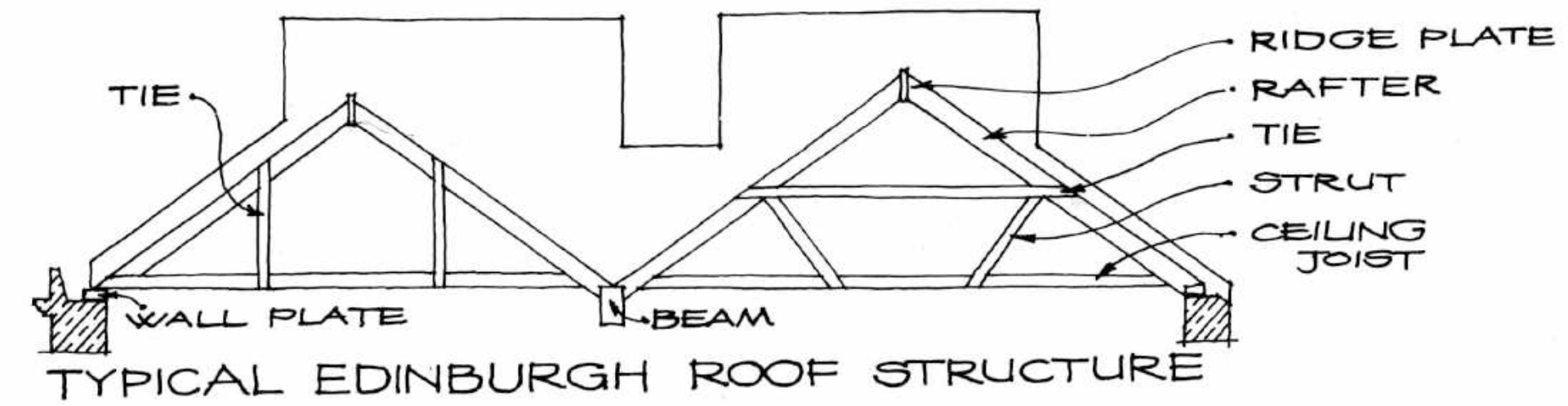


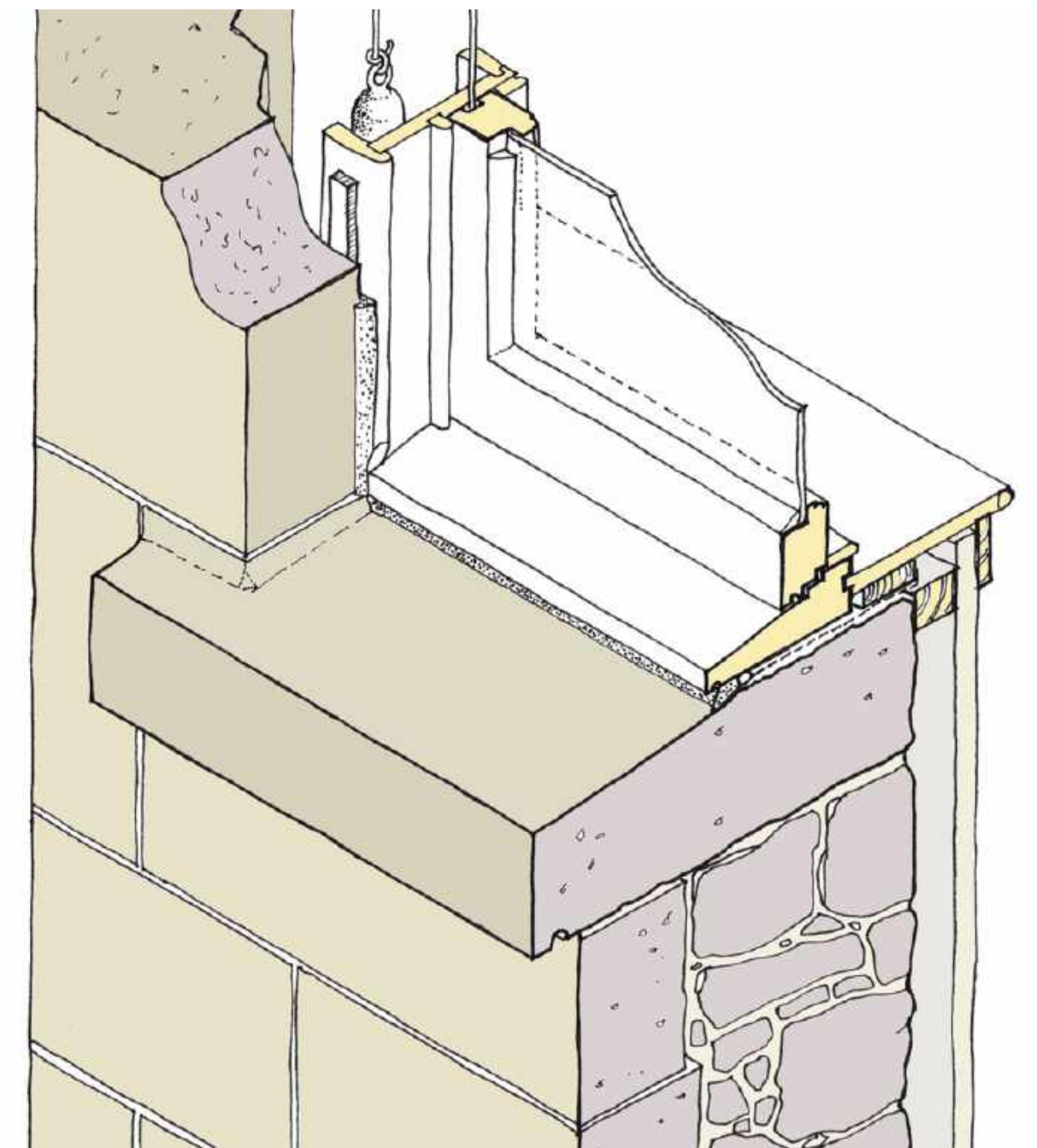
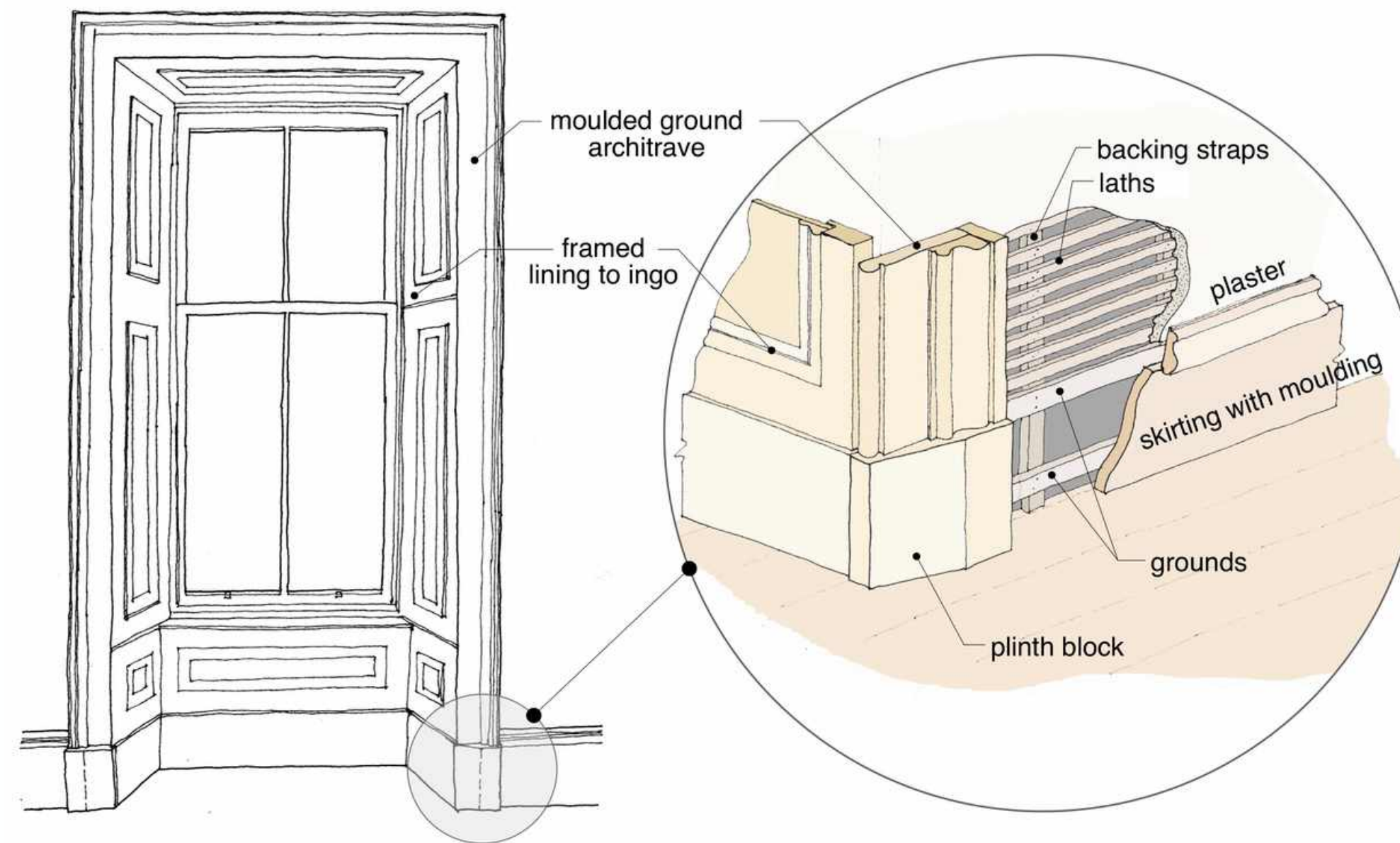
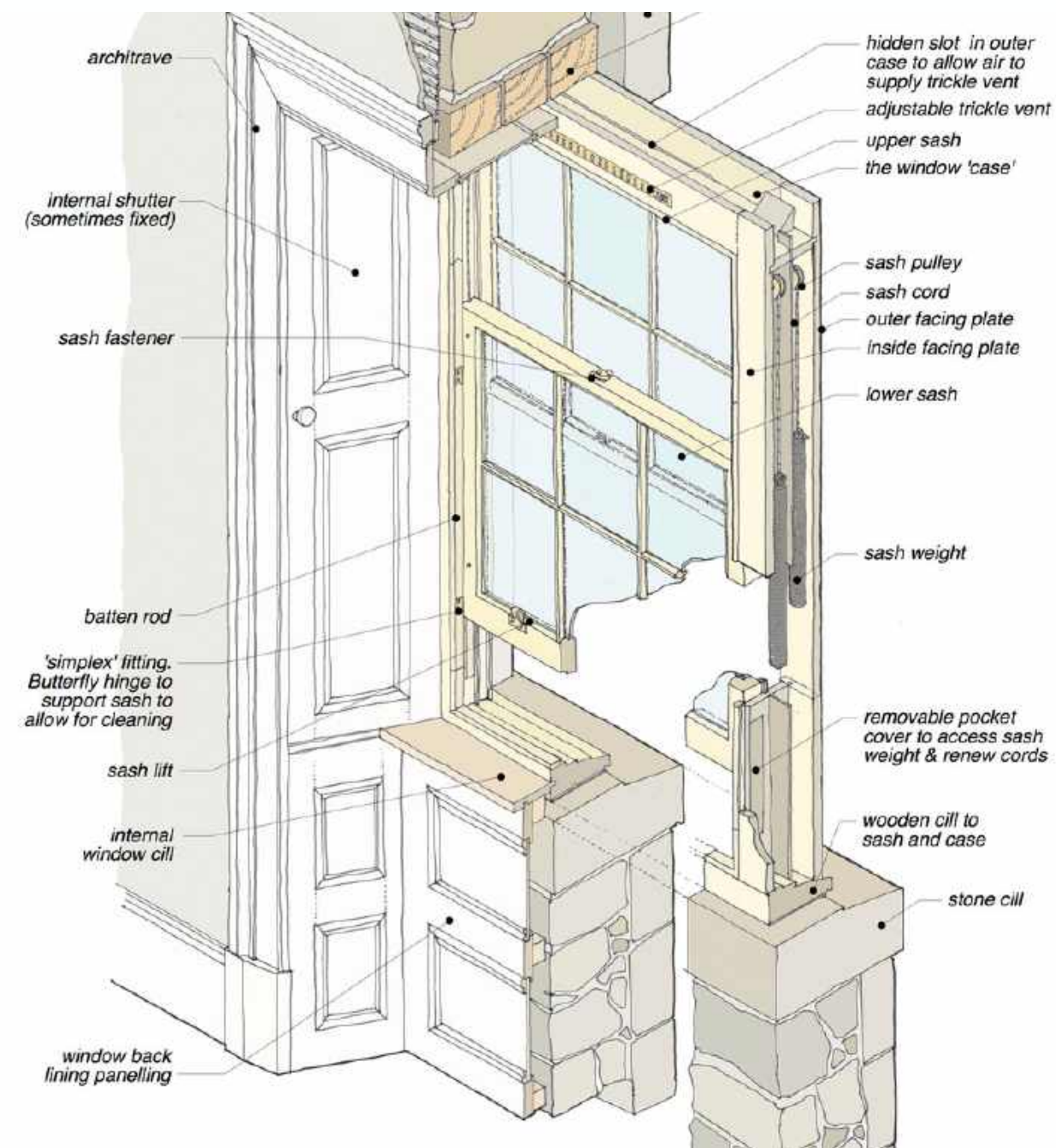


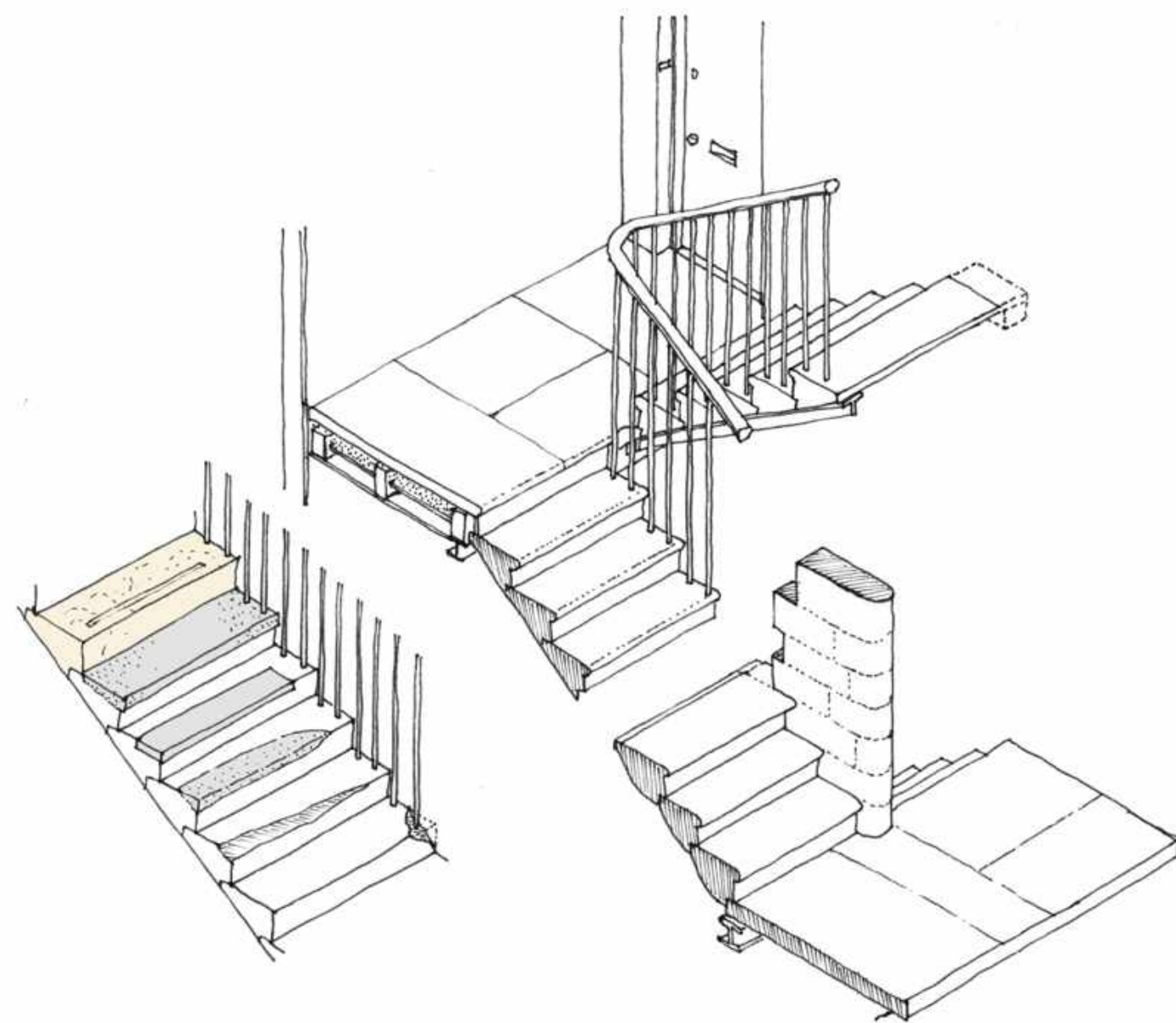


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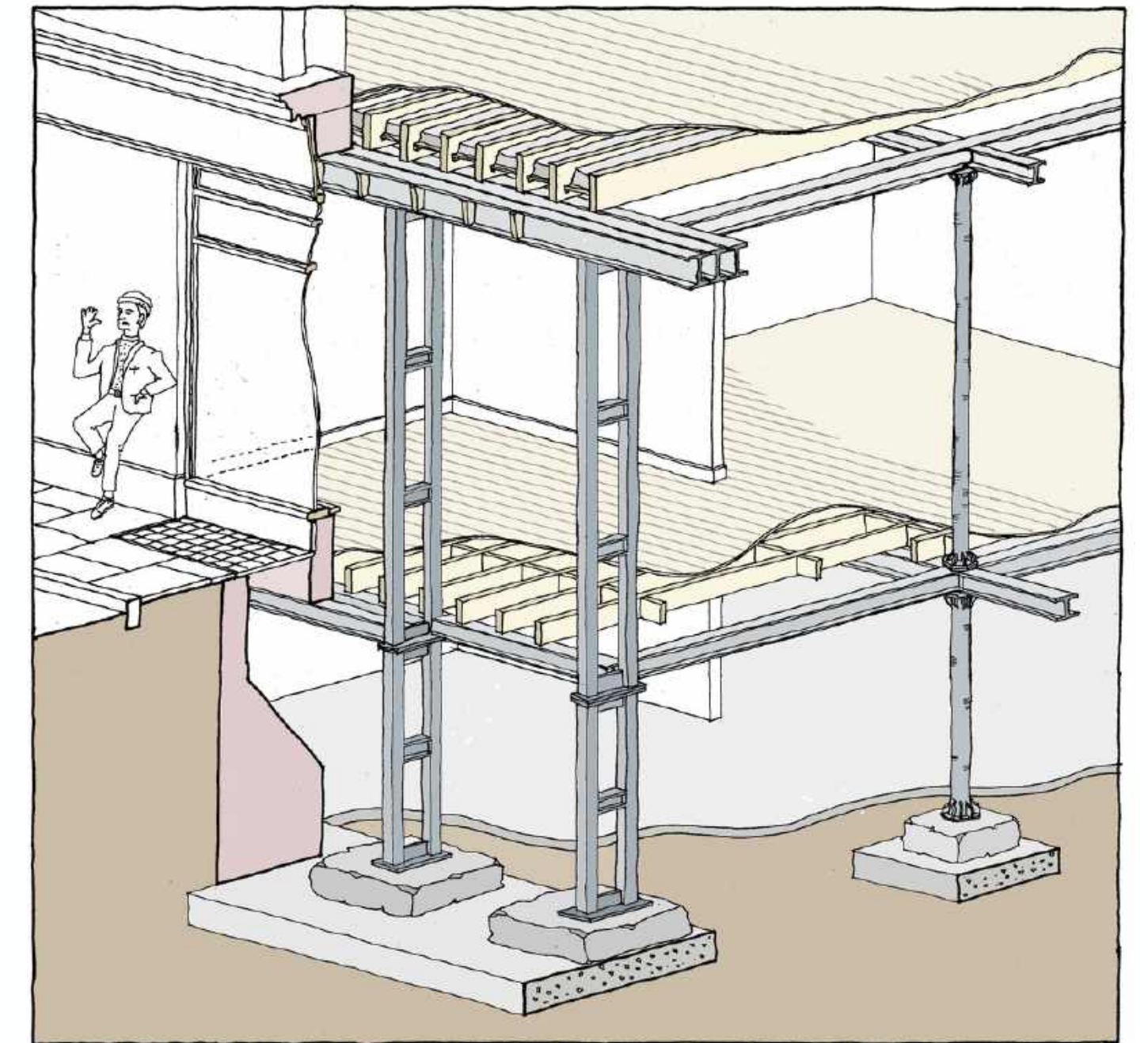
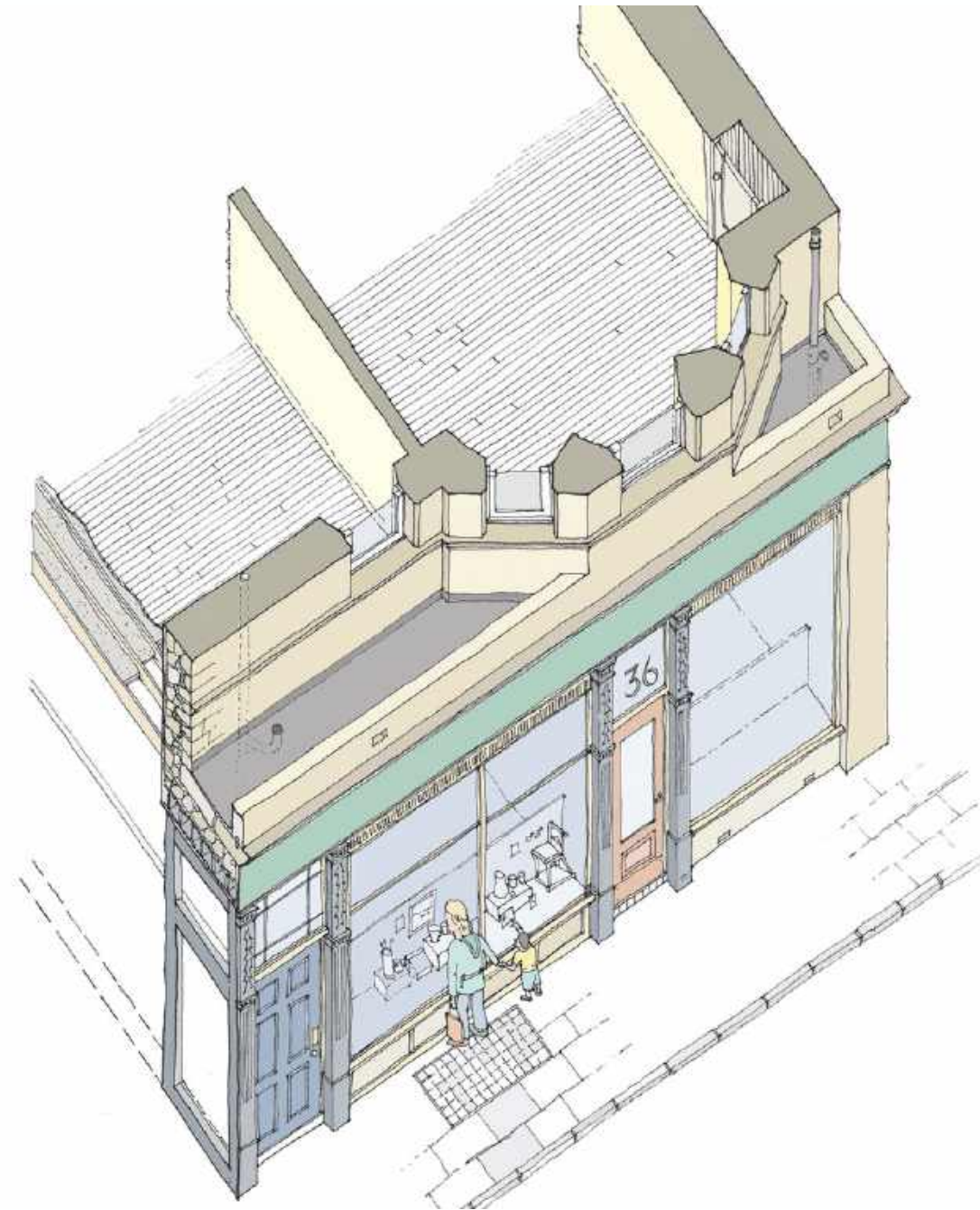
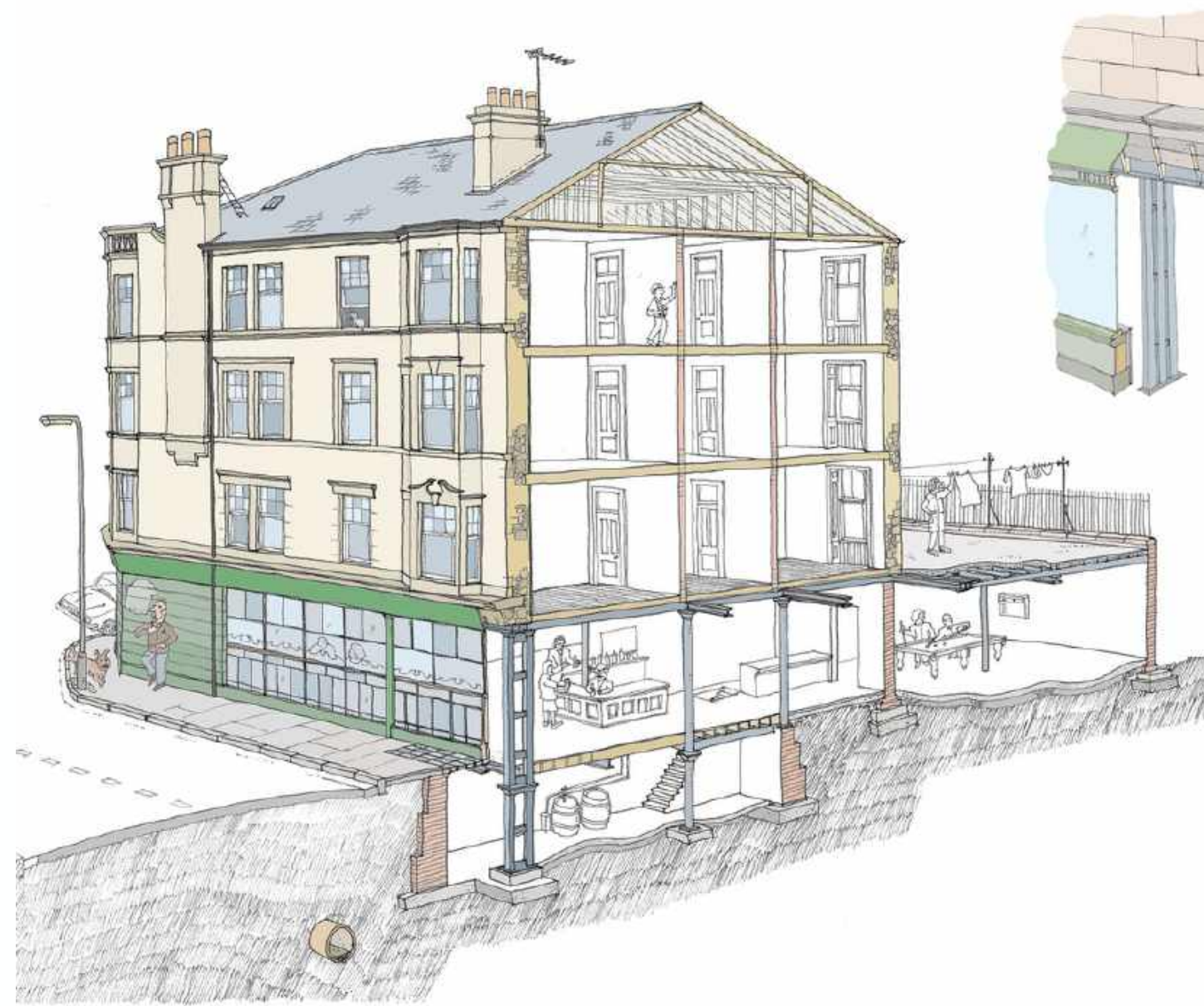






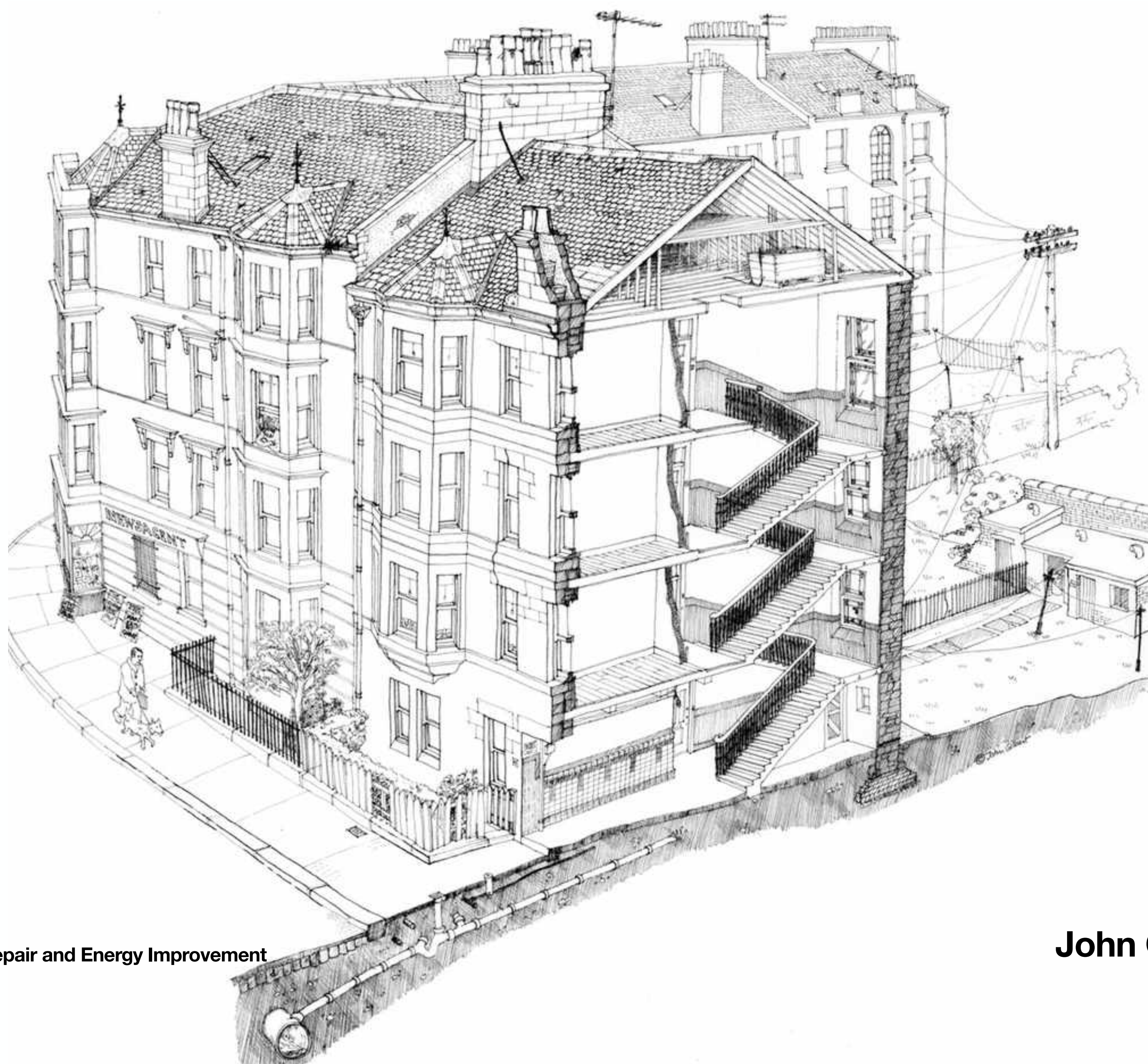
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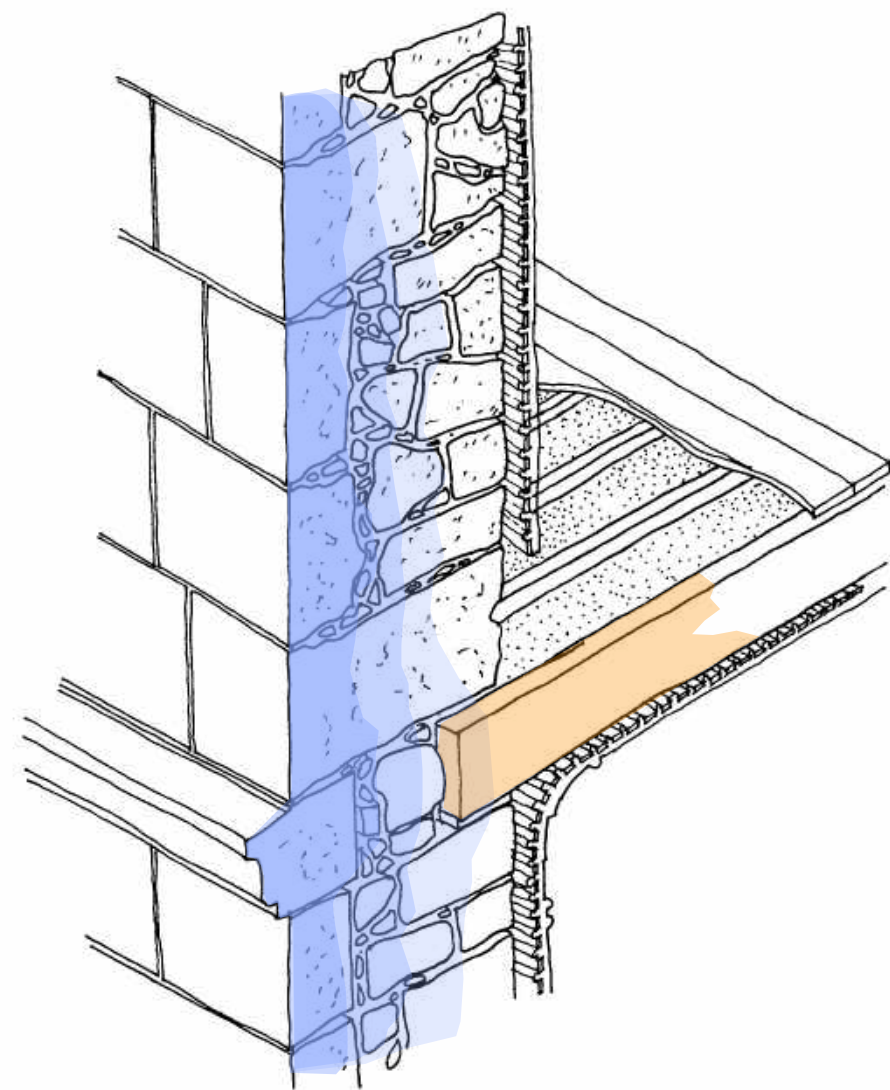
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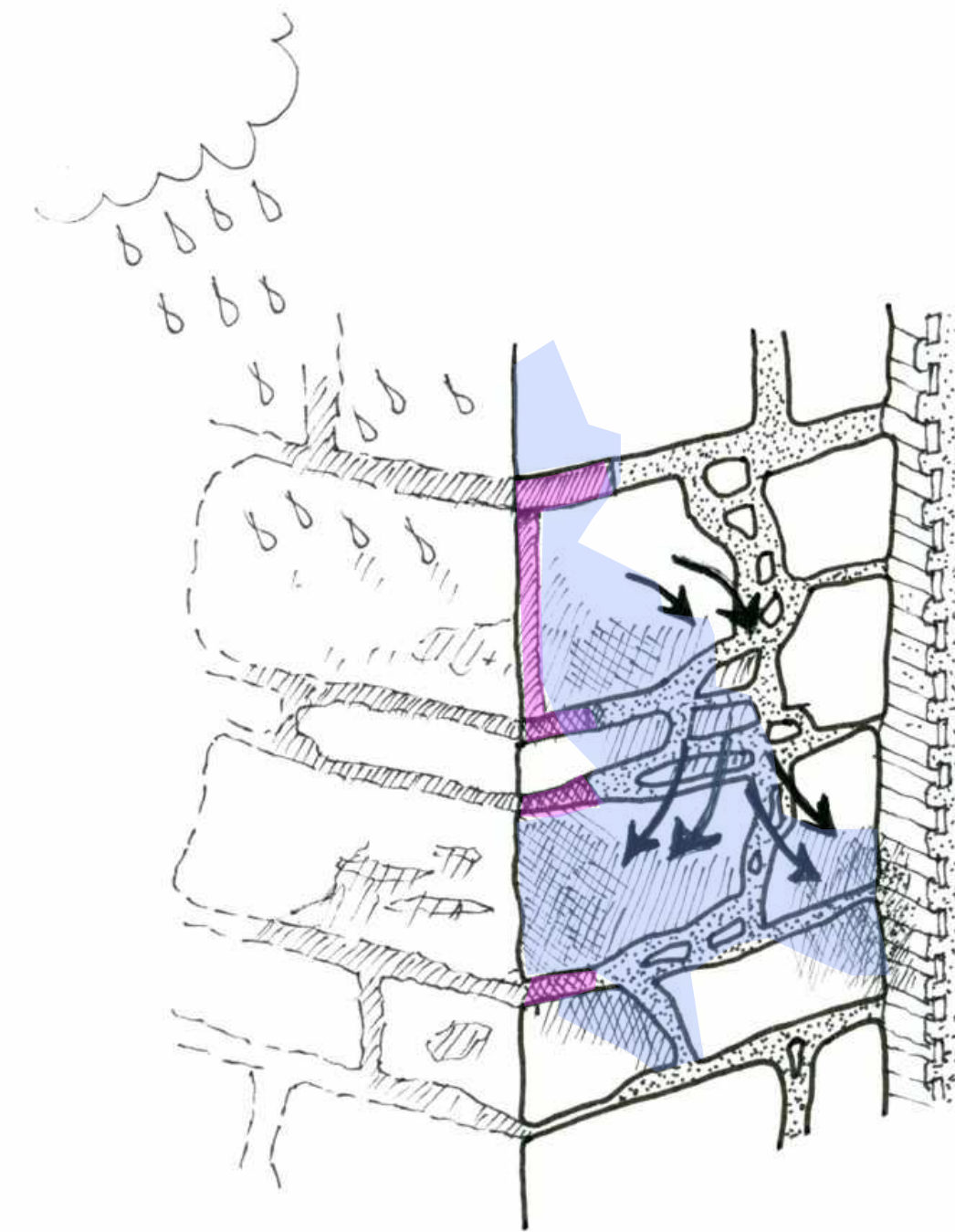
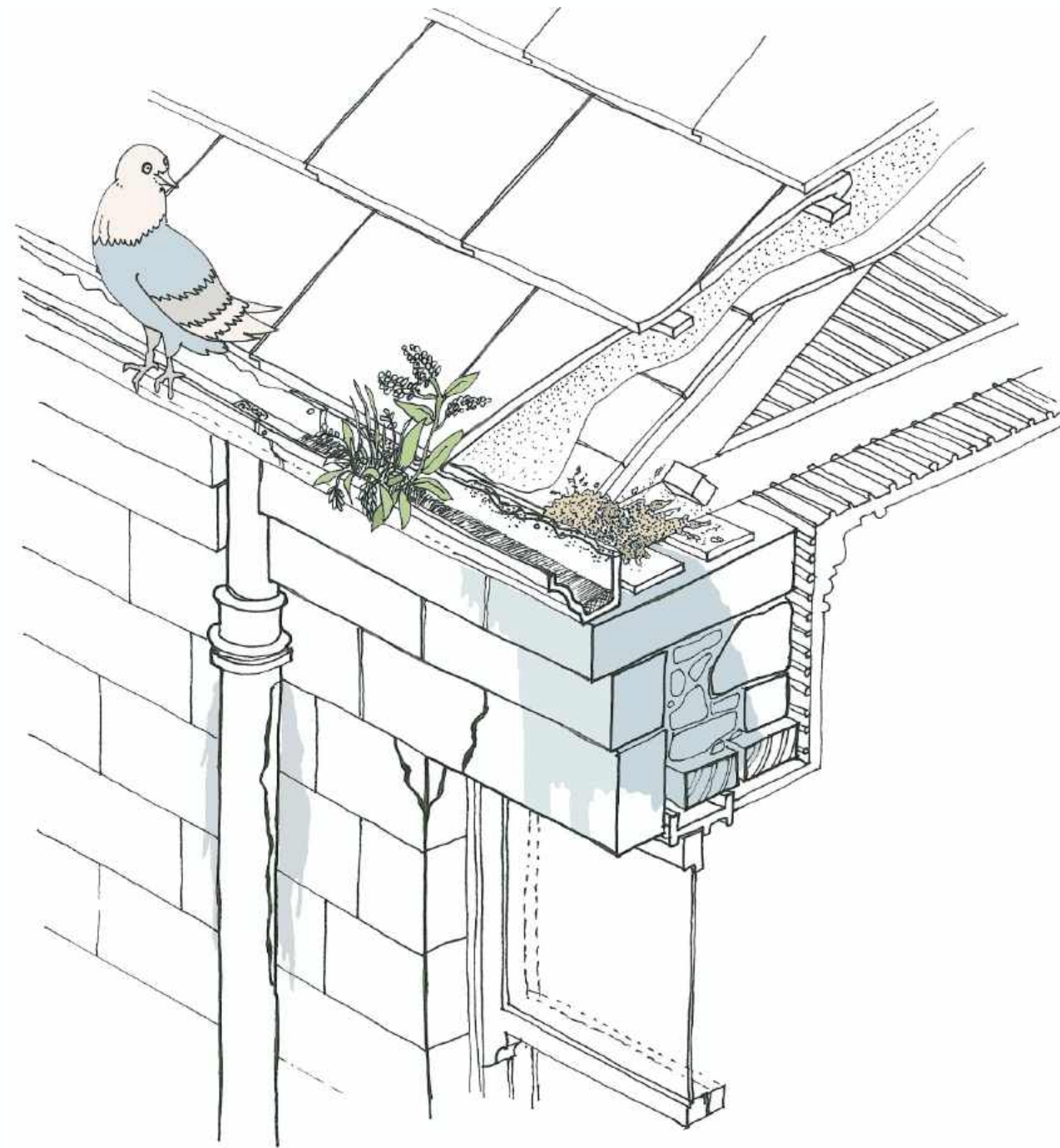


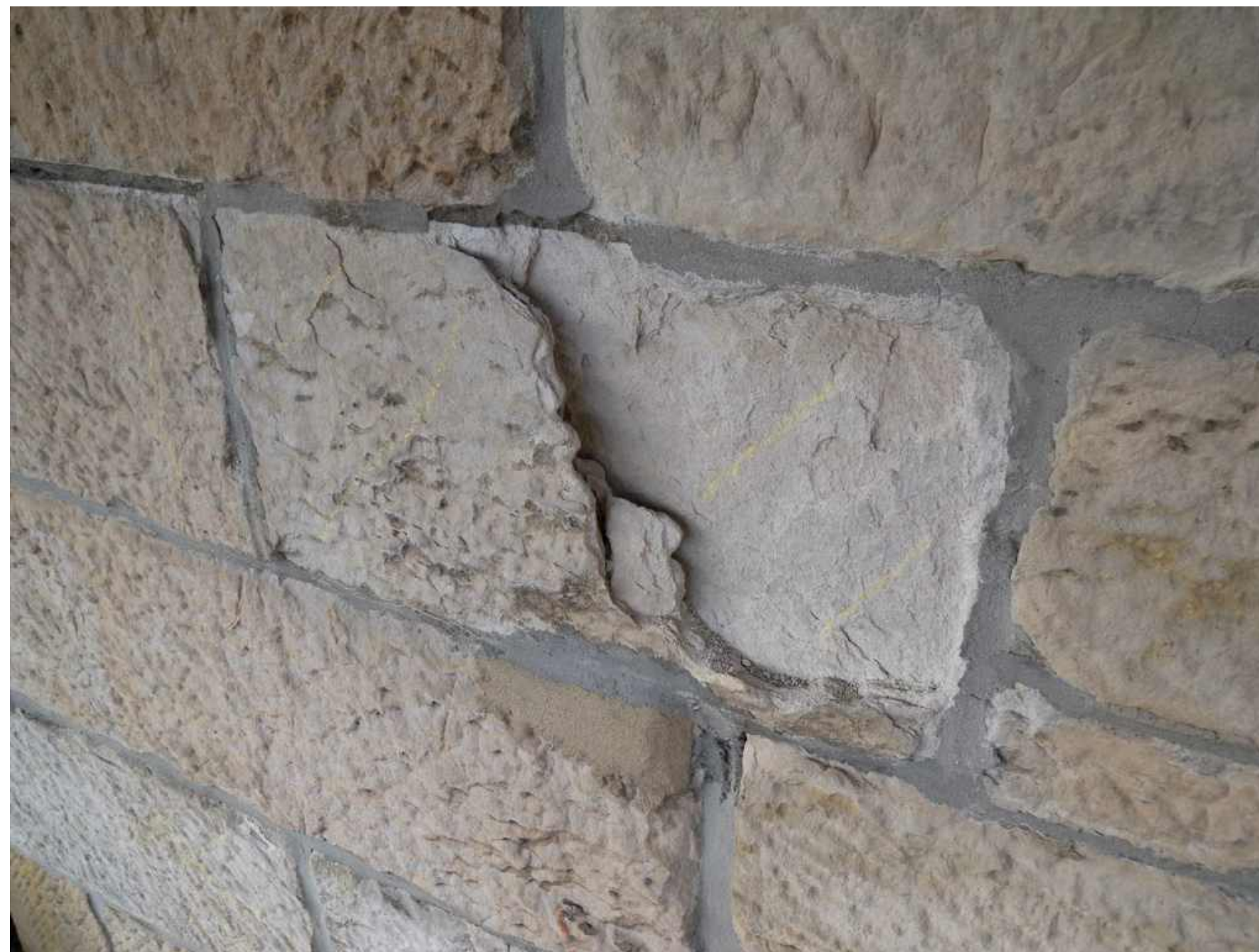
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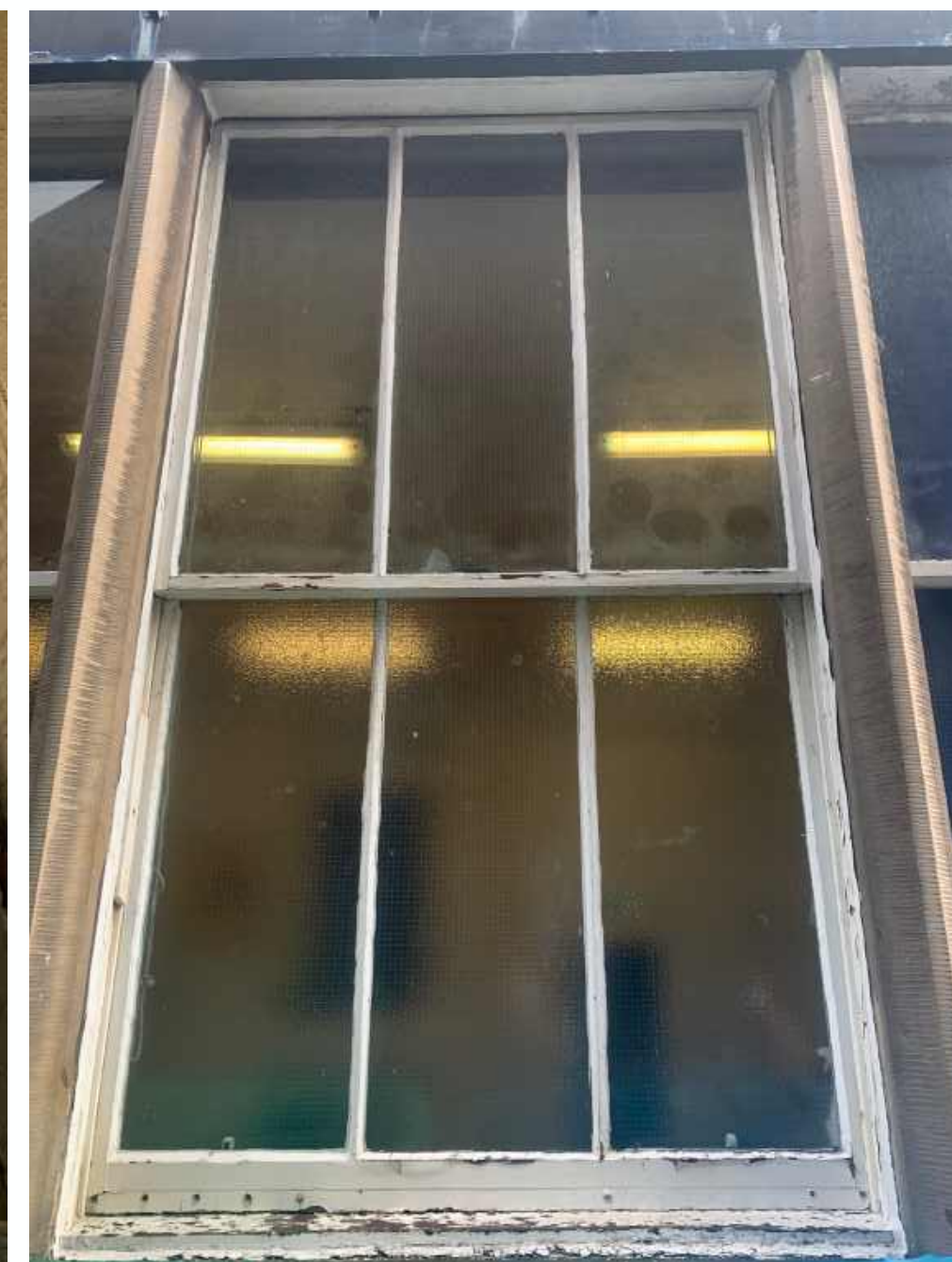
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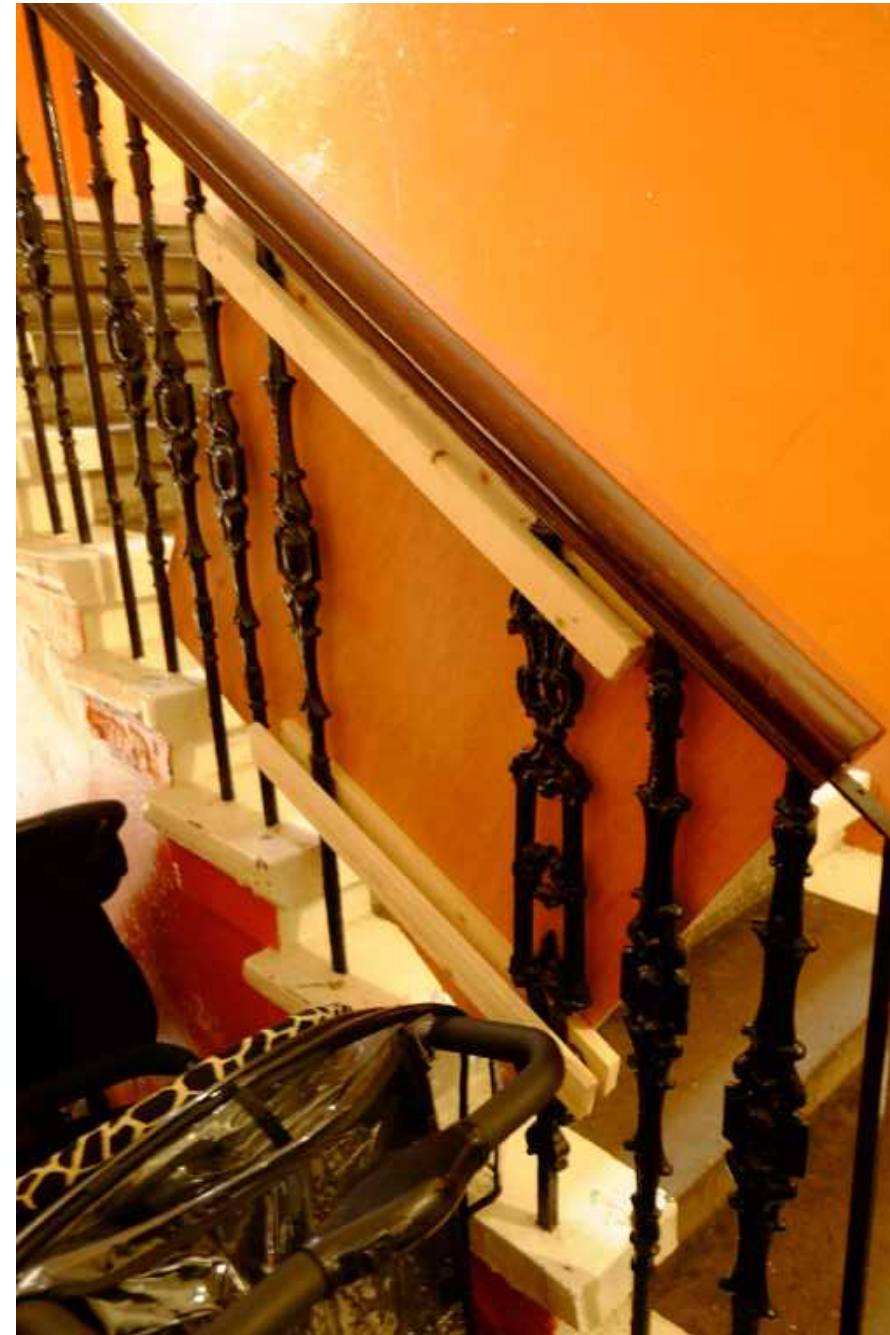
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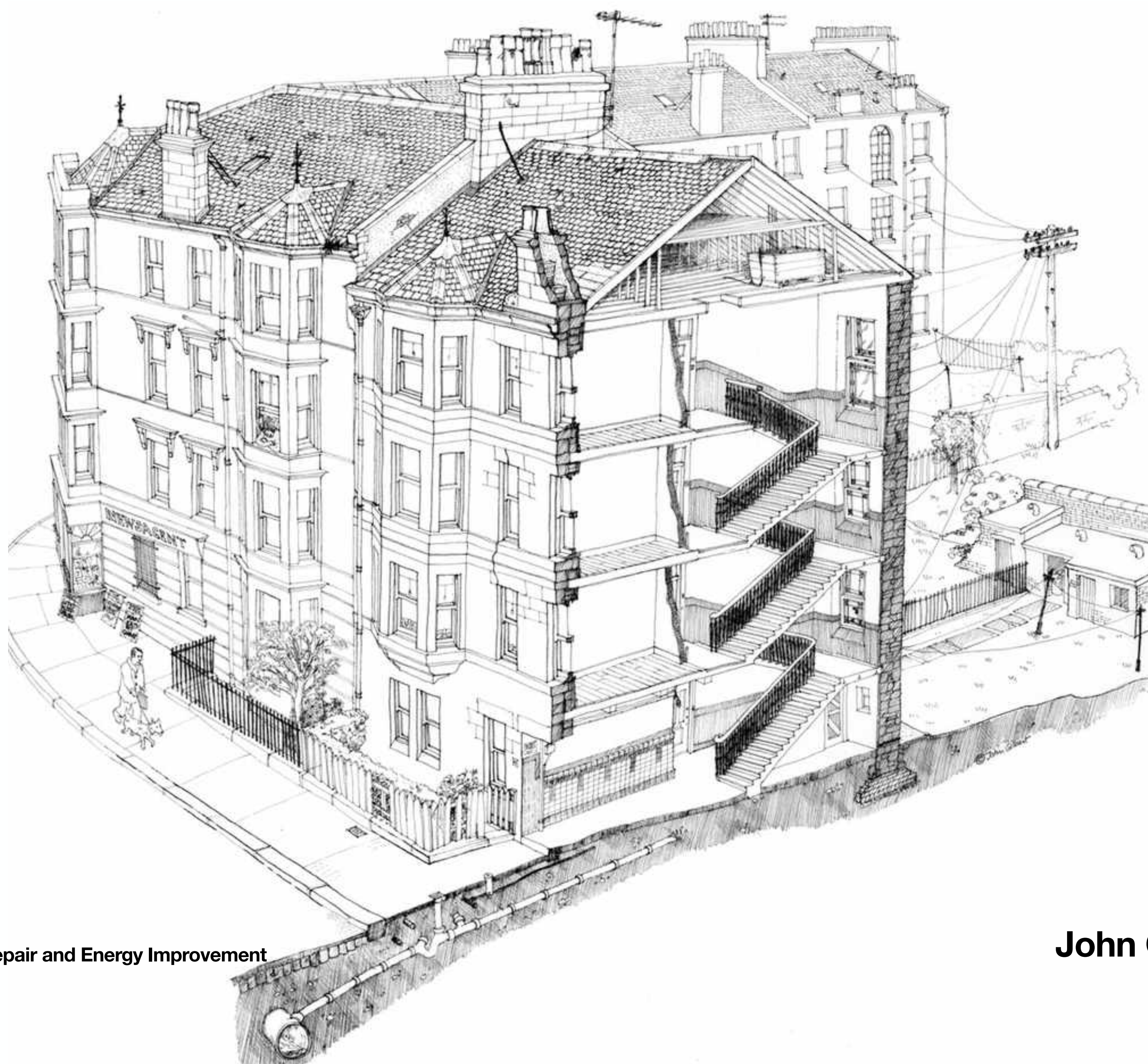
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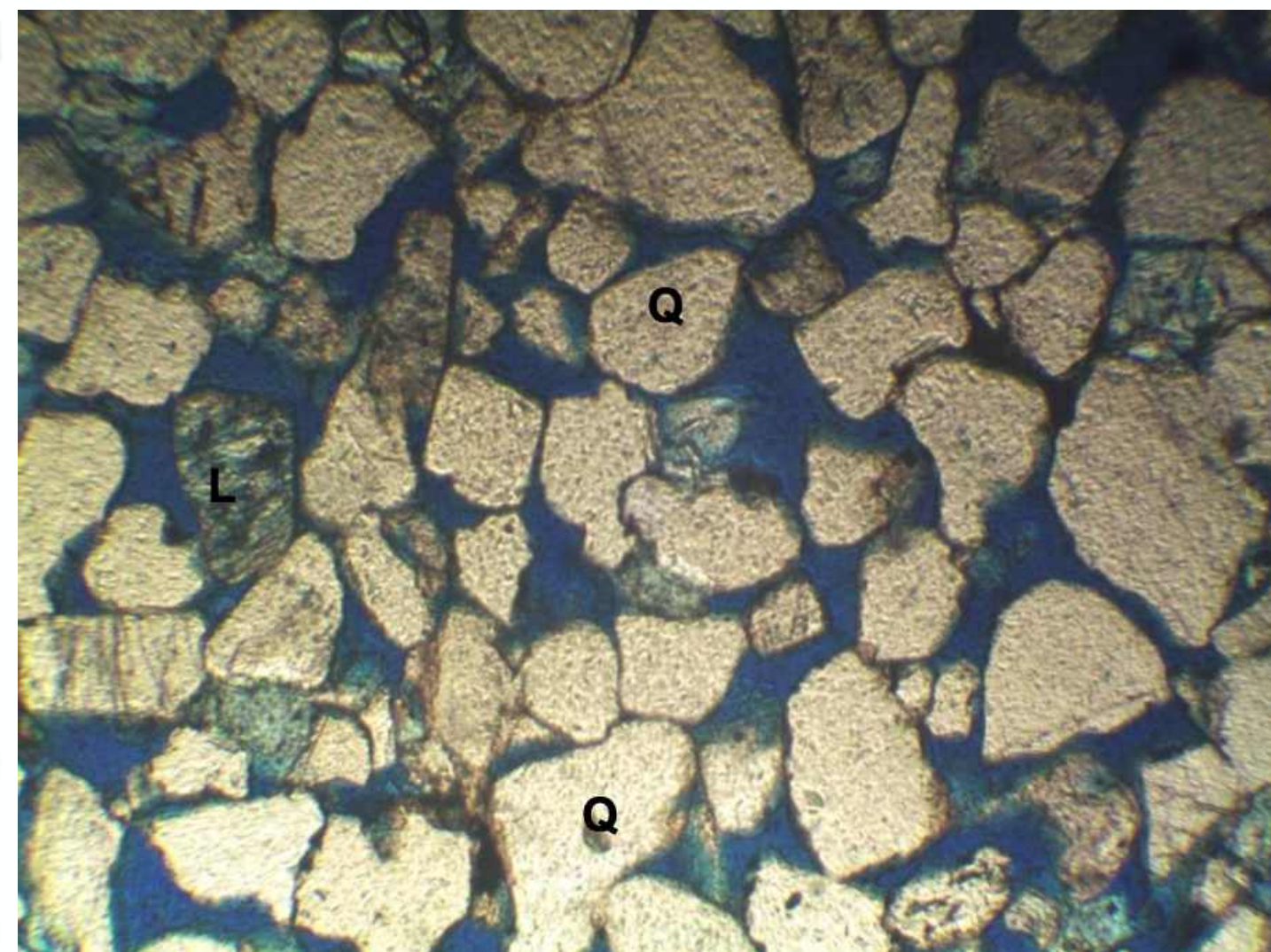
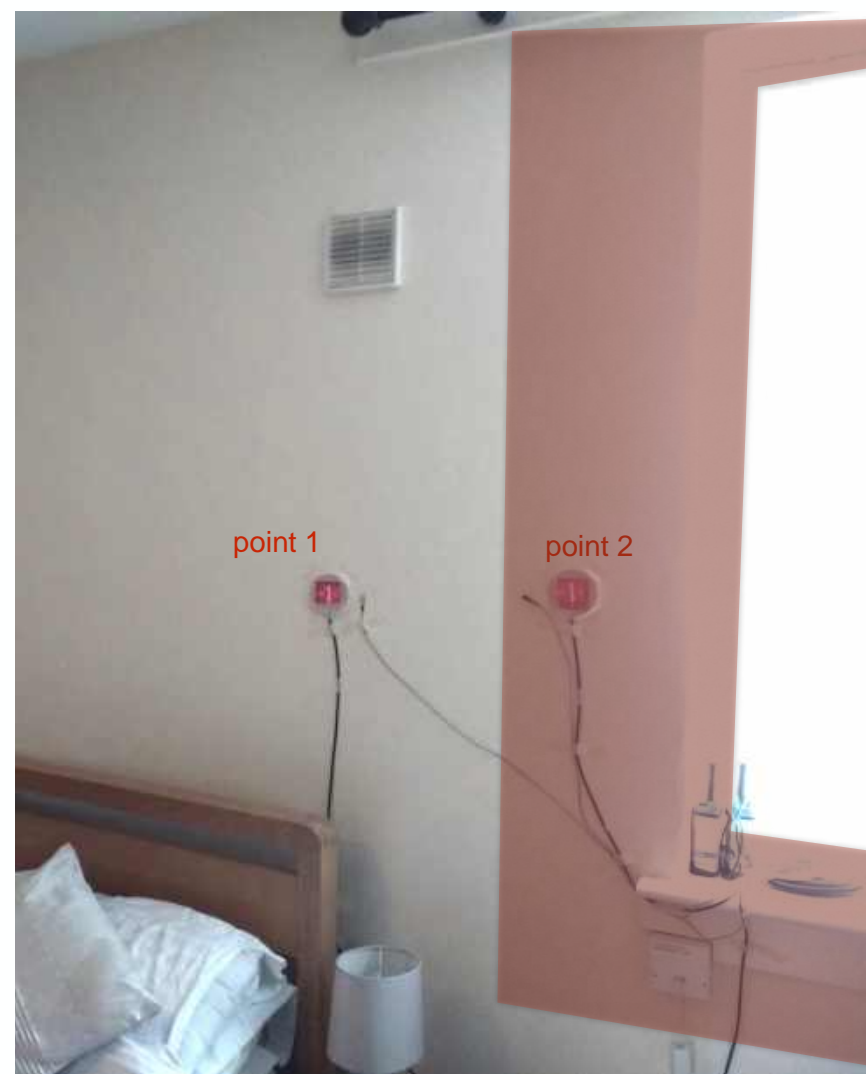
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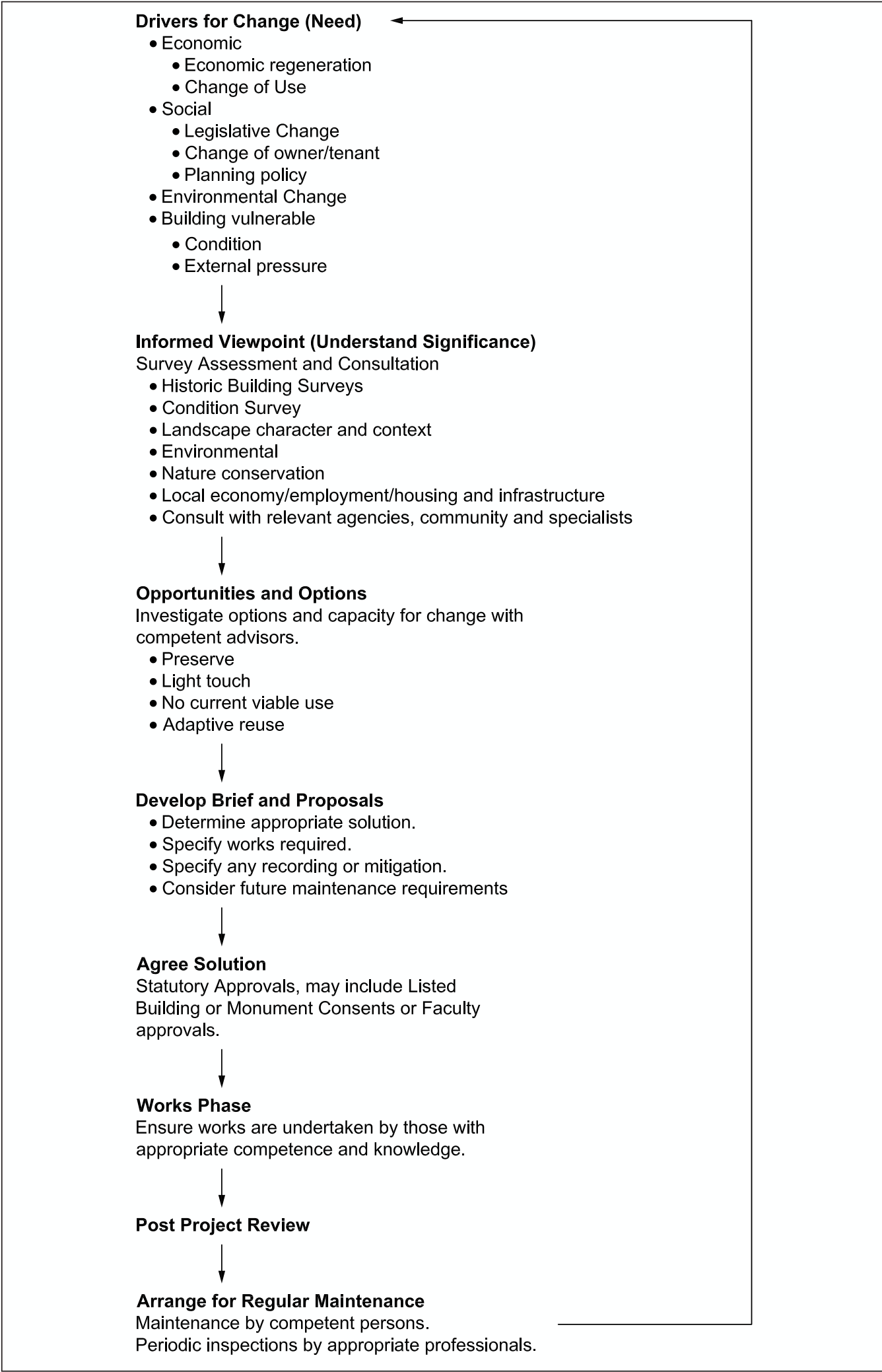


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Stage	Key Focus Areas
1. Understand	History, construction, significance
2. Diagnose	Identify defects and causes
3. Develop a Strategy	Conservation-led, minimum intervention, maximum retention
4. Specify	Compatible materials and skilled craft
5. Execute	Supervision, documentation, and reversibility
6. Maintain	Cyclical care, monitoring, and stewardship

Figure 1 Conservation process



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CONSEIL INTERNATIONAL
DES MONUMENTS ET DES SITES

ICOMOS

INTERNATIONAL COUNCIL
ON MONUMENTS AND SITES

ICOMOS CHARTER- PRINCIPLES FOR THE ANALYSIS,
CONSERVATION AND STRUCTURAL RESTORATION OF
ARCHITECTURAL HERITAGE (2003)

Ratified by the ICOMOS 14th General Assembly in Victoria Falls, Zimbabwe, in 2003

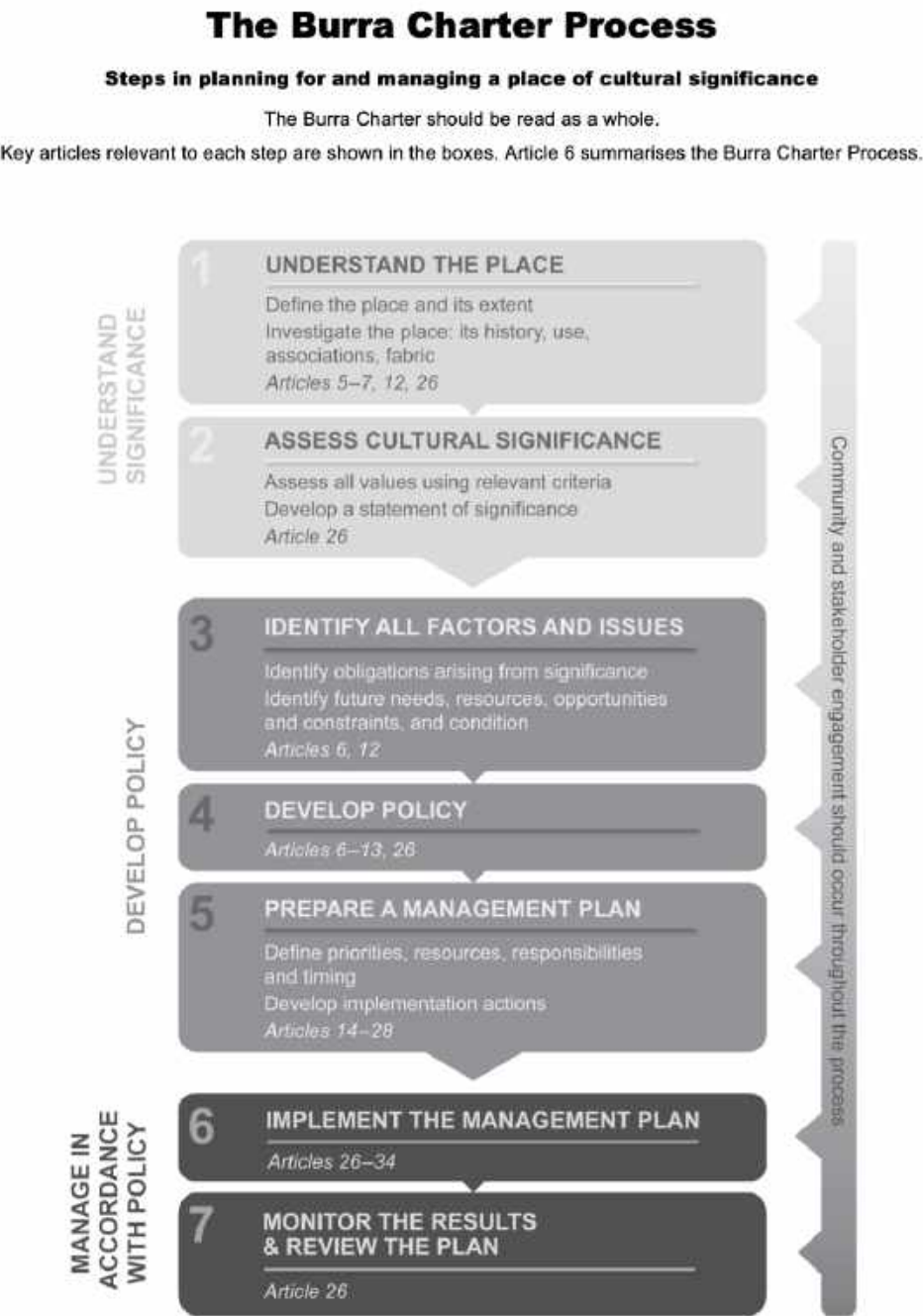
CONSEIL INTERNATIONAL
DES MONUMENTS ET DES SITES

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INTERNATIONAL COUNCIL
ON MONUMENTS AND SITES

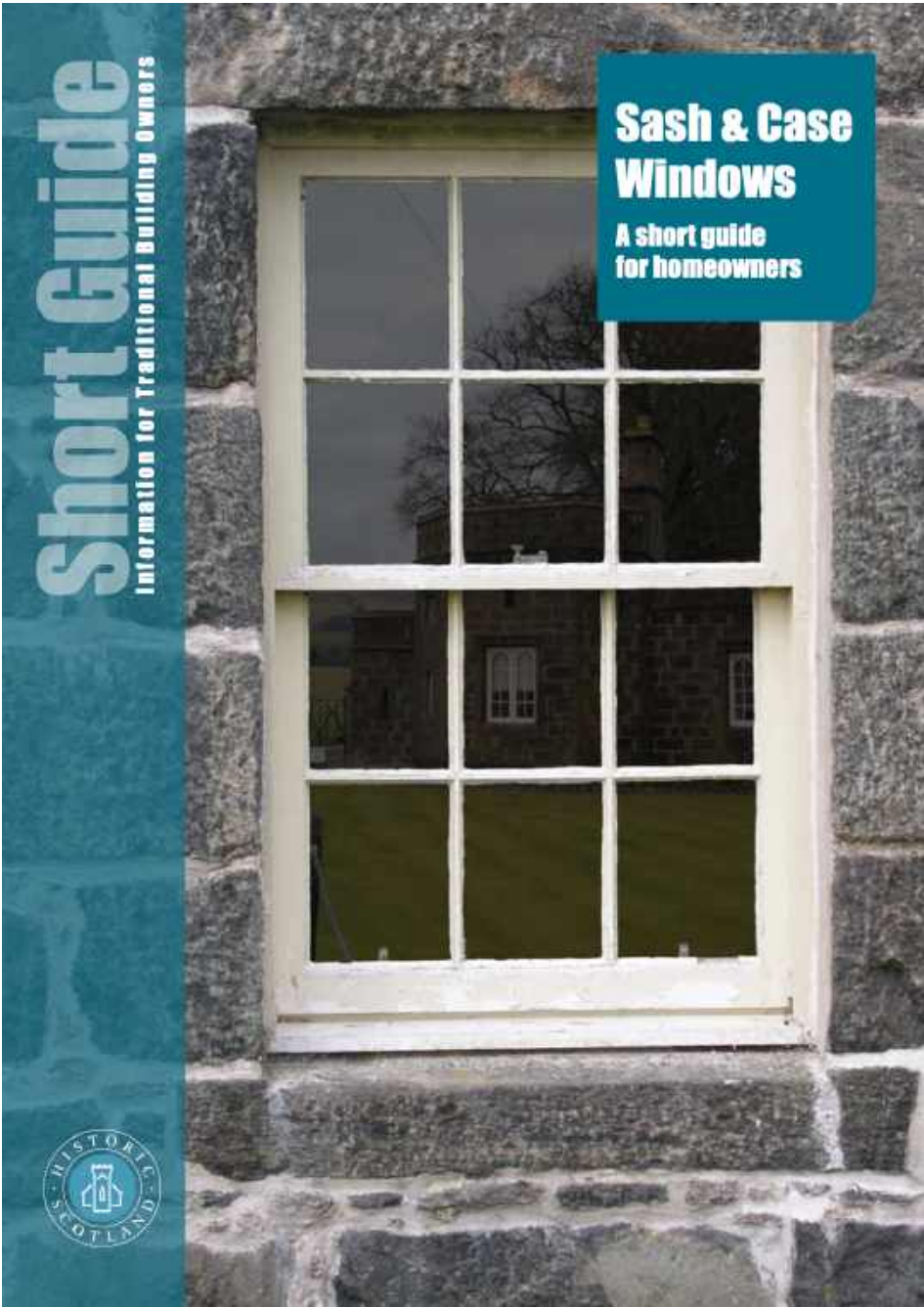
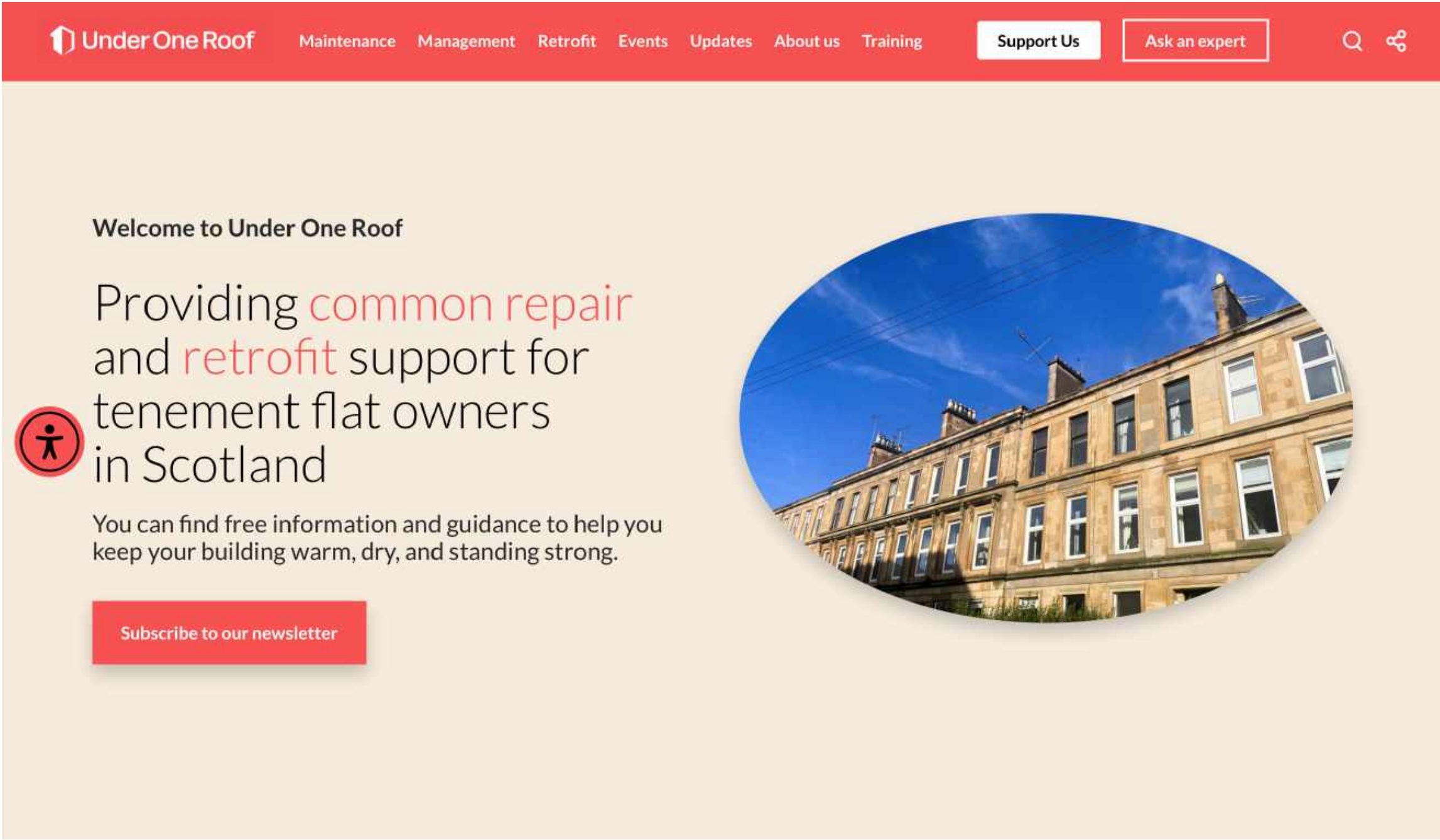
INTERNATIONAL CHARTER FOR THE CONSERVATION
AND RESTORATION OF MONUMENTS AND SITES
(THE VENICE CHARTER 1964)

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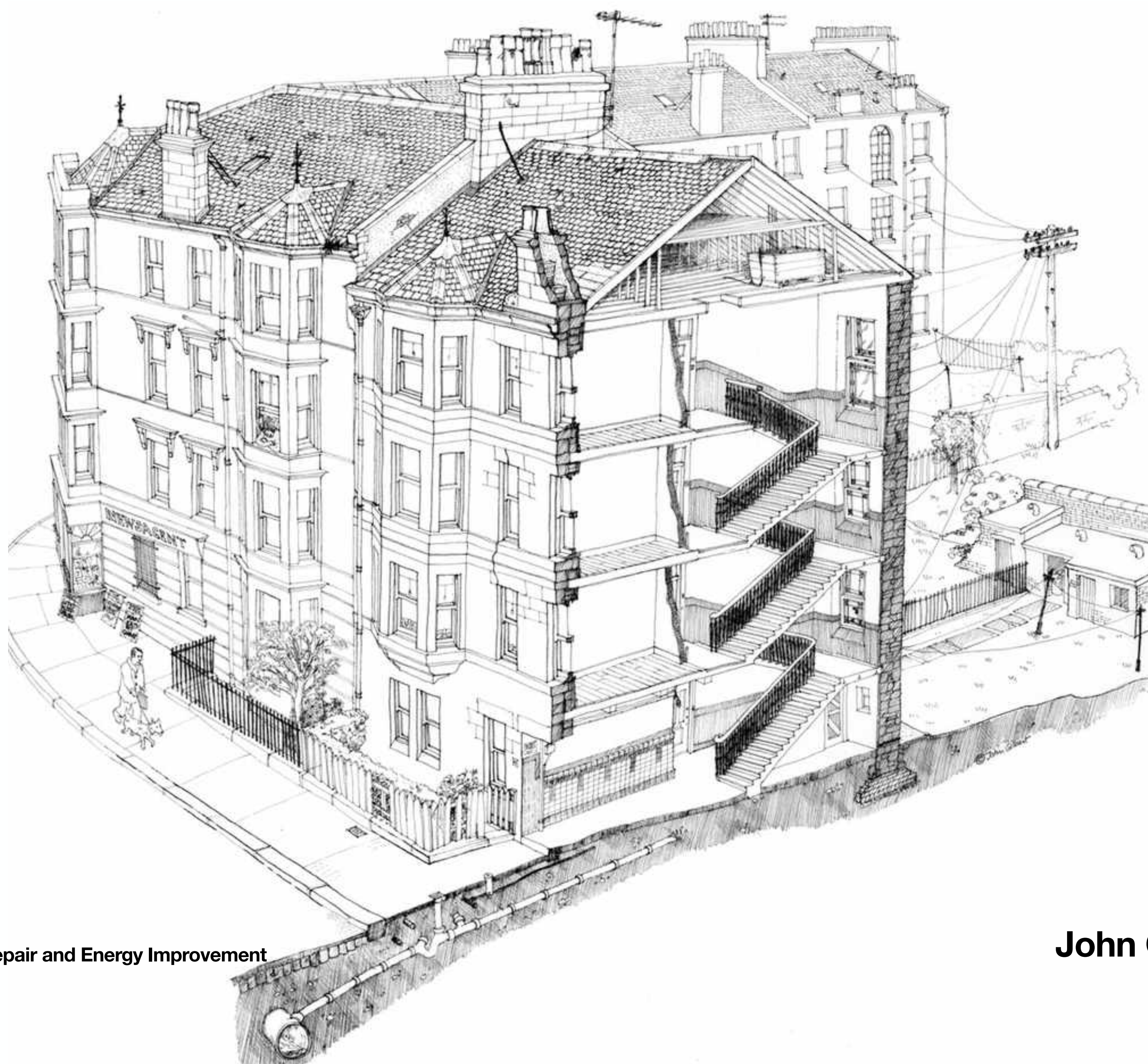




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