

CASE STUDY

RESTORATION AND REPAIR OF A CLASS A LISTED BUILDING

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RESTORATION AND REPAIR OF A CLASS A LISTED BUILDING

SITE ADDRESS: 100 PRINCES STREET, EDINBURGH

CLIENT: ROYAL OVERSEAS LEAGUE

ACTING ON BEHALF OF THE CLIENT: HENDERSON SURVEYING LIMITED



START DATE: SEPTEMBER 2012 DURATION OF WORKS: ONGOING

VALUE: £350,000.00



Introduction

In September 2012 Restorex were selected to carry out a significant restoration to the external fabrics of a class A listed building, based in the heart of Edinburgh.

History

Built as The Windsor Hotel and designed by Robert Paterson in 1879, it is one of several grand Victorian developments constructed along Princes Street in the latter 19th-century. Influenced by French architecture, Paterson reflected this in the clubhouse’s steeply pitched mansard roof pitches and towered roofs, finished in grey slate and topped with elaborate cast-iron railings.

Objectives of the project

To fully restore this large class A listed building, currently being used as a hotel by the Royal Overseas League. It is important to carry out the full restoration of this building, whilst recognising the need for the hotel to go about its daily business, with minimal interruption.

Description of works

The designing, erecting and dismantling of significant areas of scaffolding allowing access to carry out the following works:

- ◆ Extensive areas of stone replacement, both structural and aesthetic (highly decorative features)

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- ◆ Extensive renewal of decorative and structural masonry
- ◆ Complete stripping and restating off roof coverings
- ◆ Stripping and replacement of architectural lead work
- ◆ Timber repairs to windows and roofs
- ◆ Flat roofs
- ◆ Renewal of specialist metalwork
- ◆ Redecoration to all windows, doors and rainwater goods

Conclusion

It has been a privilege, for the whole team at Restorex, to be involved in the restoration and repair of such a significant and highly decorative building. It has also been a pleasure working alongside the design team and a client who have been extremely helpful and instrumental in allowing us to do what we do best. Also, allowing a major restoration to progress whilst the Hotel has been in use for the full duration of the project.

Feedback from Henderson Surveying Limited

“ I have regularly worked on repair and restoration projects with the team at Restorex over the last 15 years and have always found them to be responsive, diligent and able to carry out work timeously, but it is their cost certainty and a willingness to work with the design team in recognition of contractual obligations that makes them stand out for me.

Ian Henderson Managing Director
Dip BS MRICS MCI Arb
Henderson Surveying Limited



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(Left to right)
Lead Advisor, Ian Henderson of Henderson Surveying, Major General Roddy Porter, Director General of Royal Overseas League and Restorex Managing Director, Brian Leslie.