



# Tannson

## project

# RESIDENTIAL REFURBISHMENT, BAIRD HALL, GLASGOW

## Refurbishment

## client

### CITY SITE ESTATES PLC

This magnificent, eight storeys high, Art Deco style building was first opened in 1938 for the Empire Exhibition. Named as the Beresford Hotel it was the first "skyscraper" to be built in Glasgow, but its "modern" architecture, at that time, was disliked when it was built, and the original mustard-coloured stonework with red fins was rather unkindly described as "custard and rhubarb architecture". The building was also unique in its construction methods for that time.

Tannson negotiated this £7.2m contract with City Site Estates Plc, to restore and convert this category "B" listed building, latterly used as student accommodation, into nine stories with 112 modern flats comprising of one and two bedroom, with 29 different styles to choose from. The works commenced in May 2005, with a 65-week programme and the contract, completed on schedule in August 2006.

The exterior of the building was brought back to its original style and colour with the main entrance, foyer and Art Deco staircase restored back to their original style, with some changes though, in keeping with the Art Deco theme. The flats were constructed to modern high standards and fitted out with modern kitchens, vanity units, fitted wardrobes and laminate flooring. The building has an inner light well, with steel walkways constructed to access the flats on each level, and the first floor level of the light well was made into a garden area with seating.

## value

£7.2M



An additional floor was built on the roof, to line in with the existing water tank room and therefore avoided having to alter the original skyline. Due to the category "B" listed building restrictions a communal heating system had to be installed, something quite unusual for a modern flatted development. The heat to the communal heating system is provided by two large boilers in the basement and in turn provides the heat to the flats by an under floor heating system with pipes laid into a surefloor screed. This type of heating system is at least 25% cheaper to run than conventional heating systems.

Renovations are notoriously difficult and the logistics of doing a building of this type and its location on Sauchiehall Street proved a challenge, but the project was completed on time with a satisfied Client.

**Tel: +44(0) 1786 461881**  
**Fax: +44(0) 1786 450428**  
**Email: [sales@tannson.com](mailto:sales@tannson.com)**  
**Web: [www.tannson.com](http://www.tannson.com)**