

Kelvingrove Art Gallery and Museum

Infrastructure Support Conservation Plan
August 2025

Project Objectives

Informed Conservation Plan for Kelvingrove Art Gallery & Museum

Imminent Port
Cochere Repair
Strategy

Phased Repair
Strategy for
Building as a whole

Early Contractor
Engagement

Scope informed by
Site Investigations

Scope aligned with
GCC Heritage Team

Considerate of
operational
requirements +
internal spaces

Project Team



GLASGOW LIFE

Client team: Special Projects,
Facilities Management, H+S
and Museums.



CITY BUILDING

Main Contractor including
their specialist supply chain.



ZM ARCHITECTURE

Design & Conservation
Architects.



NARRO ASSOCIATES

Conservation Structural
Engineers.



GARDINER + THEOBALD

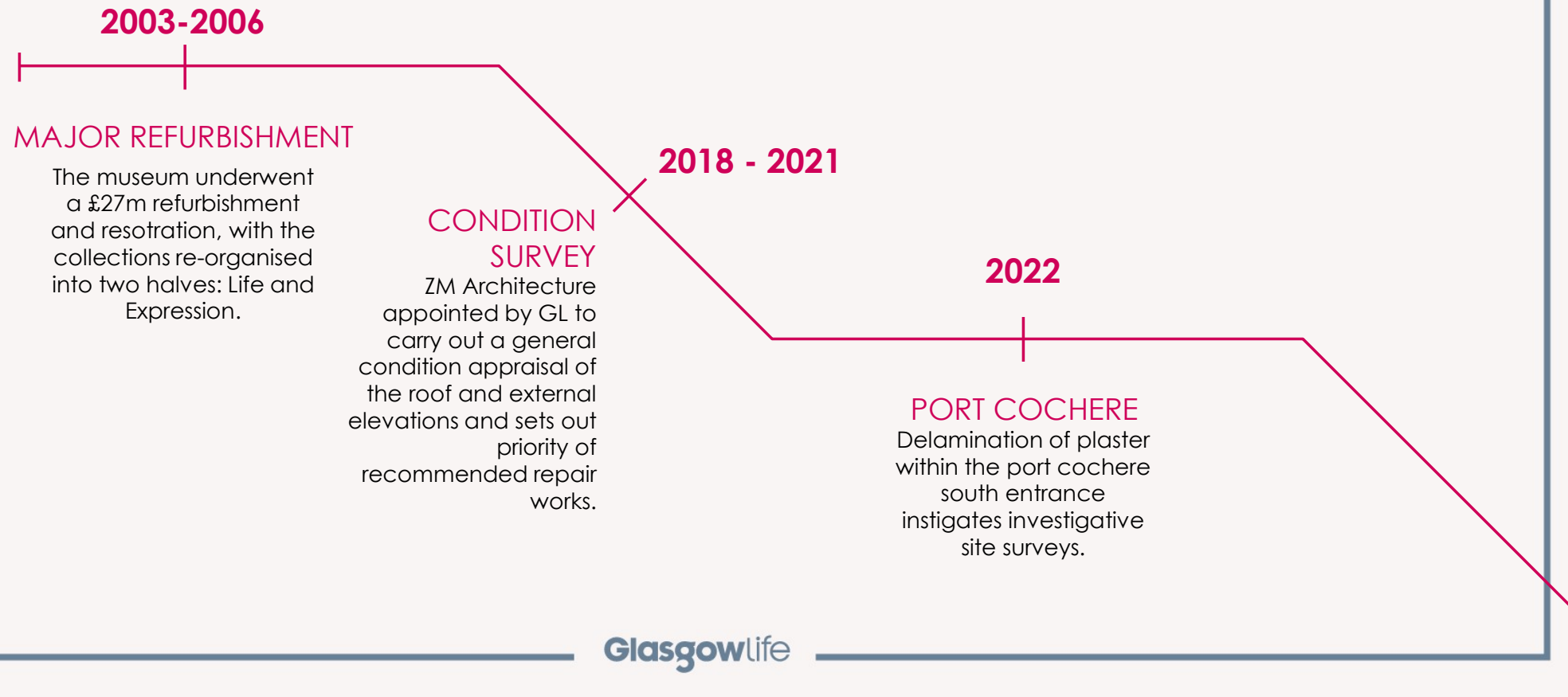
Cost management specialist.



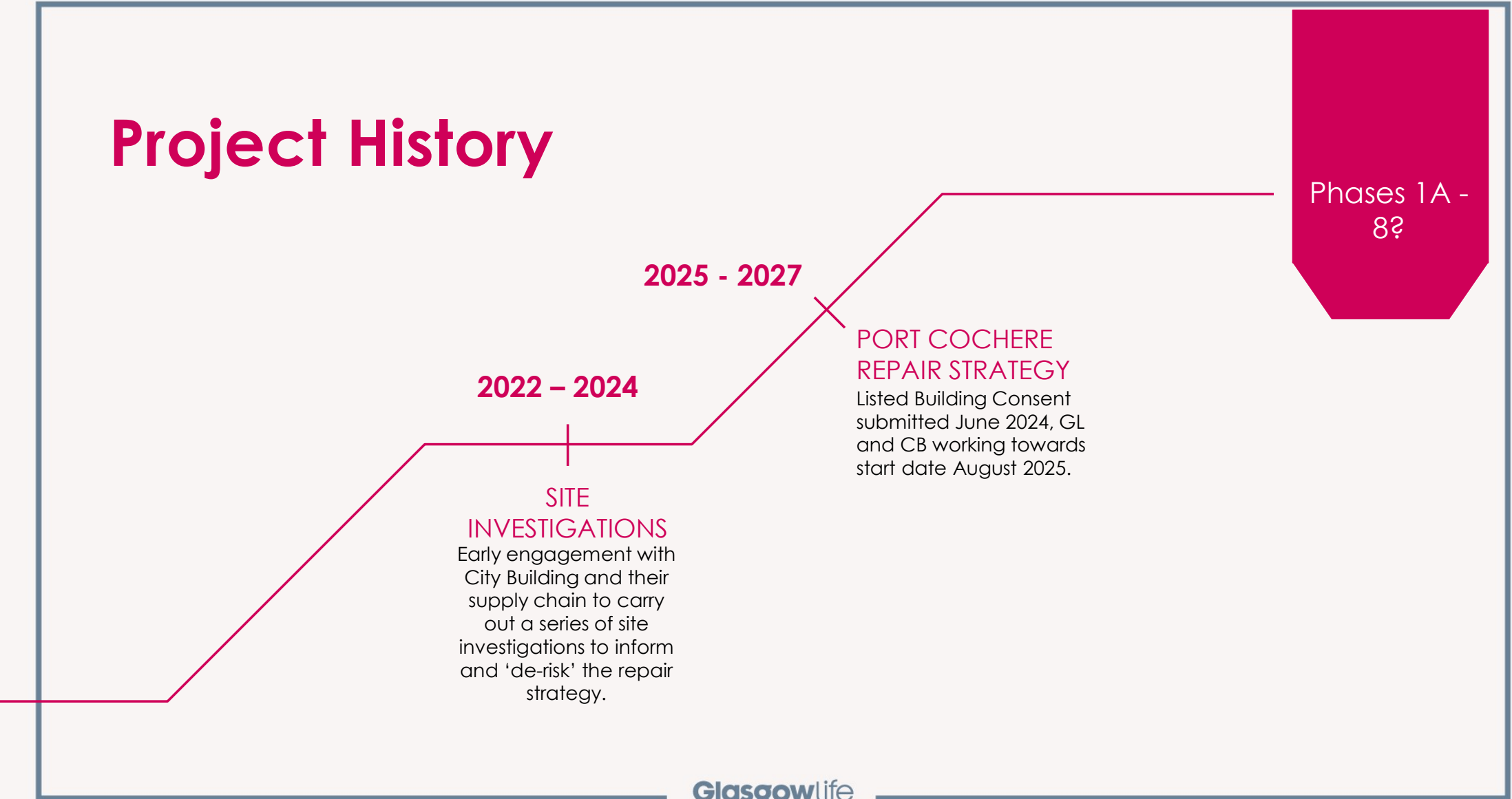
STATUTORY AUTHORITIES

Planning and Building Control.

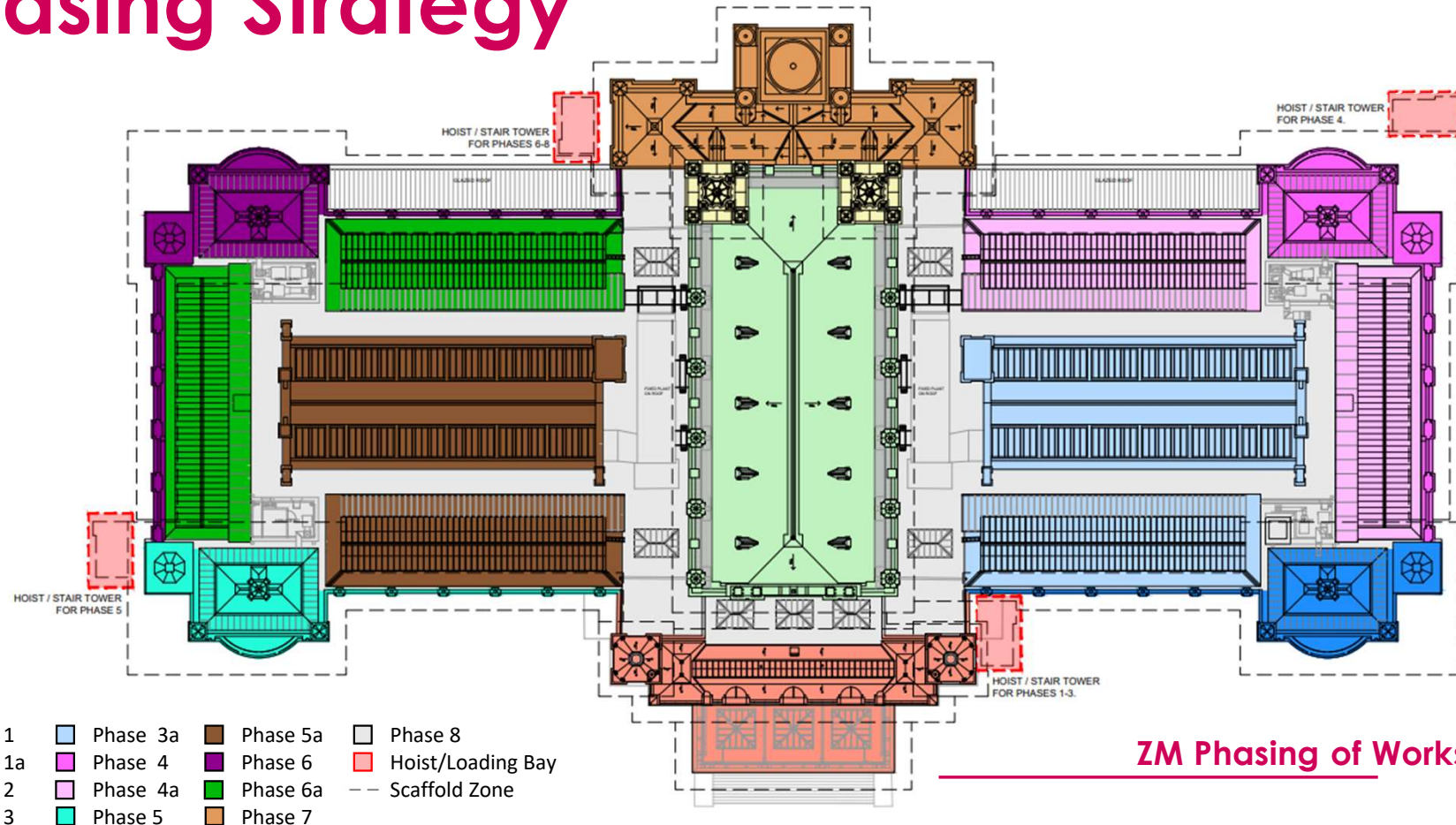
Project History



Project History



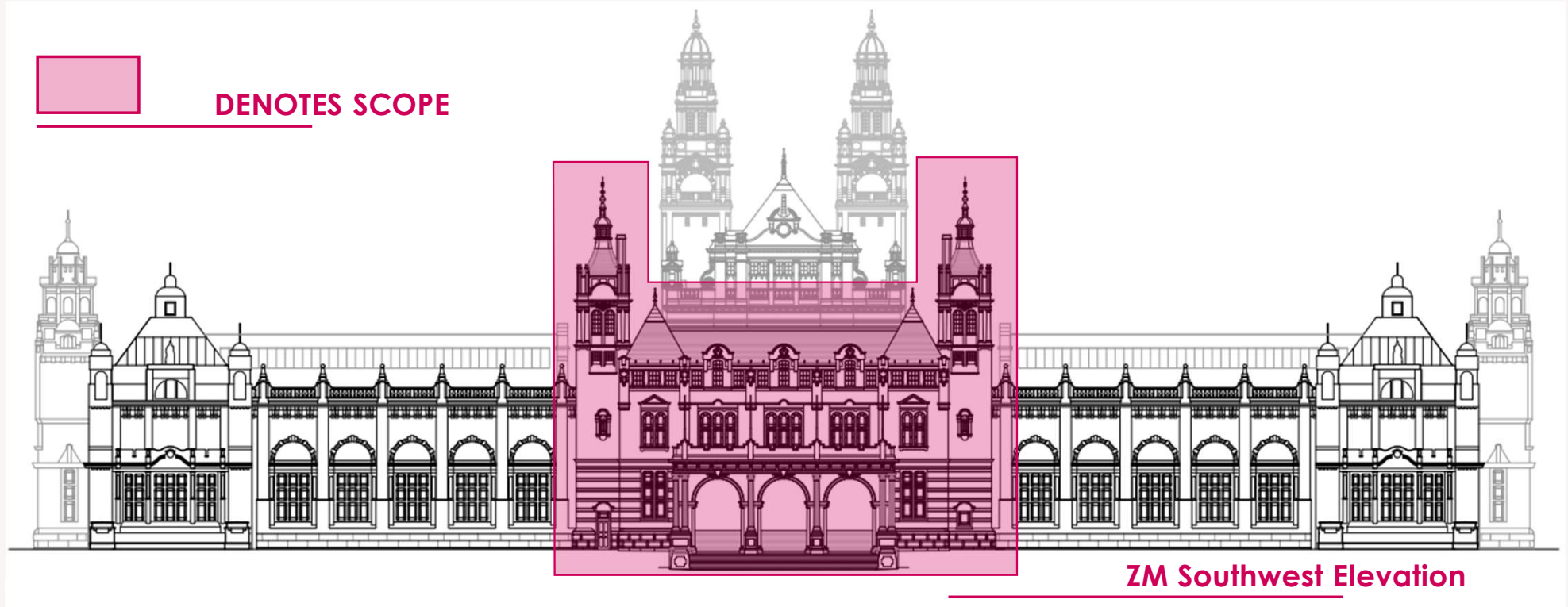
Phasing Strategy



ZM Phasing of Works Diagram

Phase 1: Port Cochere Scope

Key considerations for defining the scope



Phase 1: Port Cochere Scope



STONework

Investigations:

Digital Scan, Removal of Cementitious Repairs, Removal of greening to stone, Mortar Analysis, Petrographic Analysis.

Recommendations:

Repoint on 100% basis using lime-based mortar.

Limitations:

Adjustments to DoFF cleaning methodology required to obtain consent.

SLATERWORK

Investigations:

Digital Scan, Slate Analysis to determine the origin.

Recommendations:

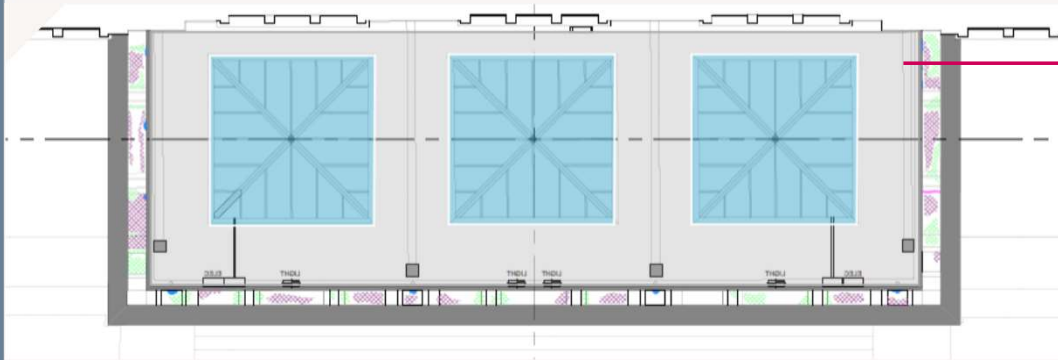
Replace with new slate, Westmorland Greens.

Limitations:

Long lead in time for procurement.



Phase 1: Port Cochere Scope



ASPHALT ROOF

Investigations:

Sampling taken to determine build up.

Recommendations:

Repairable rather than full replacement, however, replacement now planned to ensure longevity.

Limitations:

Previous repairs poor.

WINDOWS

Investigations:

Visual Inspection by Shepley Engineers, Trial Window Removal, ACM Refurbishment Survey.

Recommendations:

Treat corrosion, reglaze, refinish, repaint.

Limitations:

Repairs need to be carried out in situ.



Phase 1: Port Cochere Scope



ROOF STRUCTURE

Investigations: Visual Inspection.

Recommendations:

Repair damage to substructure caused by water ingress.

Limitations:

More invasive intervention may be required e.g. welding and cutting.

ROOF LANTERNS

Investigations:

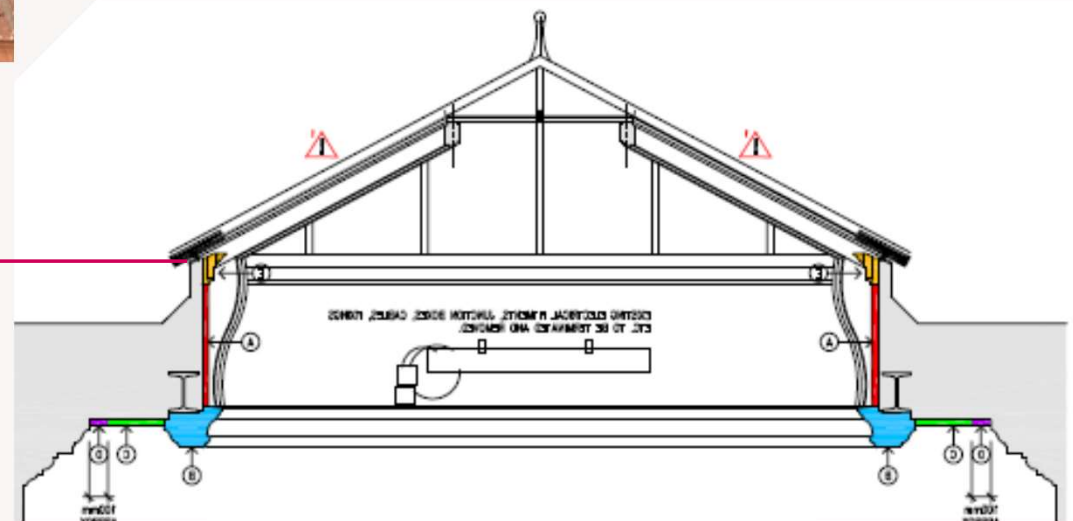
Visual Inspection and Rot Survey.

Recommendations:

Condition of lanterns allowing rainwater to penetrate, replacement glazing, flashings and glazing bars required.

Limitations:

Scope to be determined post removal.



Phase 1: Port Cochere Scope



ROOF DRAINAGE

Investigations:

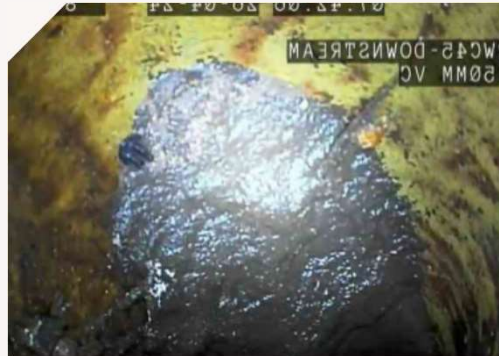
Visual Inspection and CCTV Survey.

Recommendations:

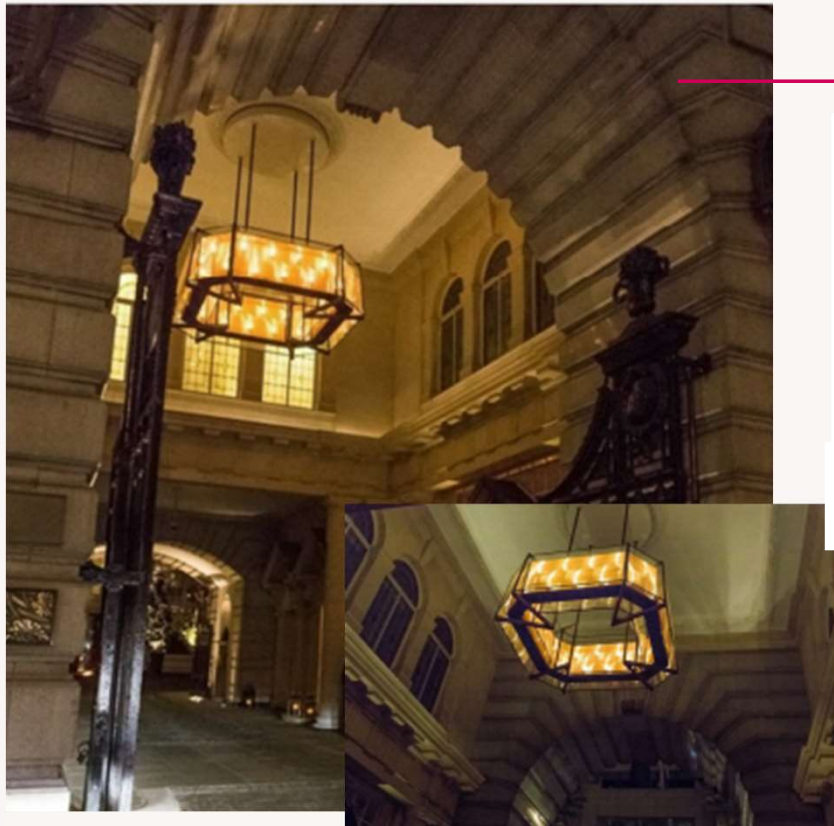
4 conductors blocked; further action required to establish issues, consider future maintenance options.

Limitations:

Breach in pipework, removal of stonework panel may be required.



Phase 1: Port Cochere Scope



LIGHTING

Investigations:

Existing lighting design traced and disconnected and site survey by Clancy's.

Recommendations:

Existing light fitting aesthetically poor and does not reflect the status of the building, suggest reverting to original design intent with pendant lighting.

Limitations:

Lack of evidence depicting original design intent therefore, planners may reject this proposal.



Project Funding

Key considerations for project funding and procurement

AVAILABLE PROJECT FUNDS

£4.2m available for Phase 1 CAF Funding/Capital Investment Programme. Future phases will likely form part of a significant business case ask to GCC.

PHASE 1 BoQ

G+T have developed a Bill of Quantities for Phase 1 scope.

PHASES 1A - 8

G+T are currently developing high-level cost estimates for the remaining phases this will help inform the business case.

SLATE PROCUREMENT

Slate is only available from one quarry in the UK, this quarry can only fulfill a certain amount of slate orders per year, meaning orders need to be placed far in advance. Therefore, order for slate is required as soon as possible to meet project timeline.

01

02

03

04

Scaffold Access Strategy



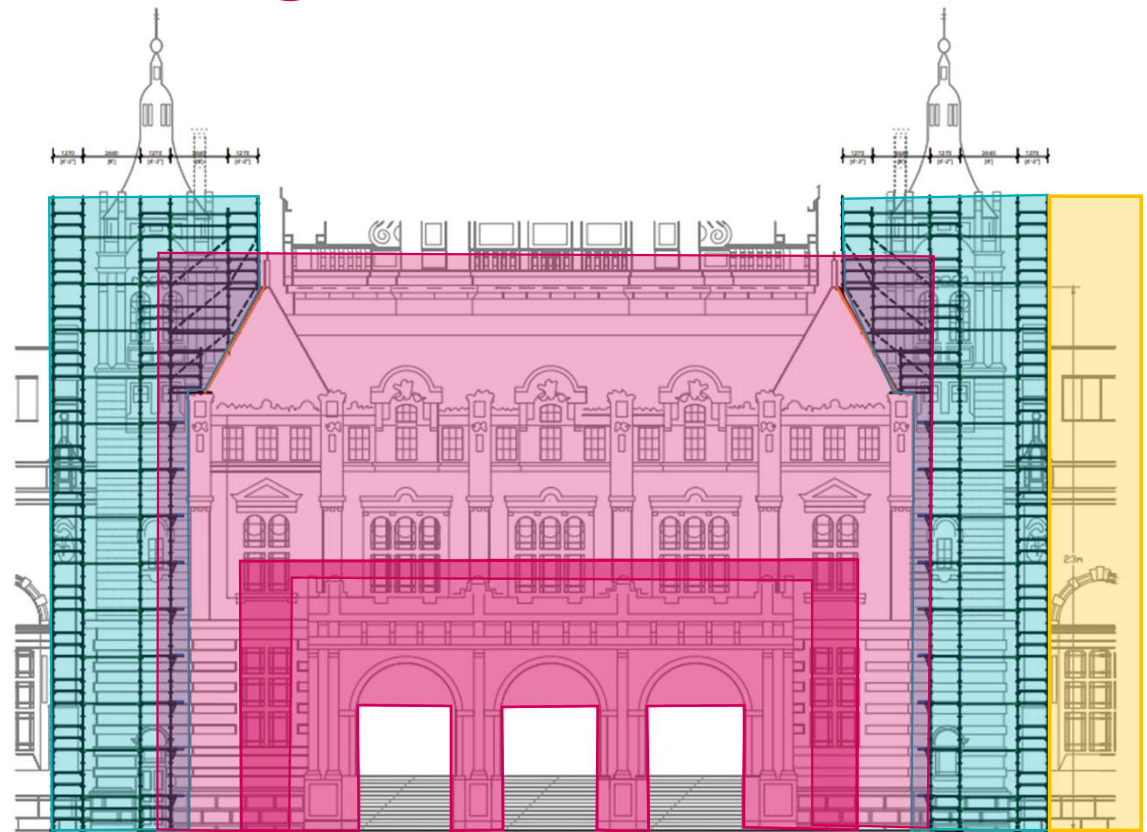
1. LOADING BAY



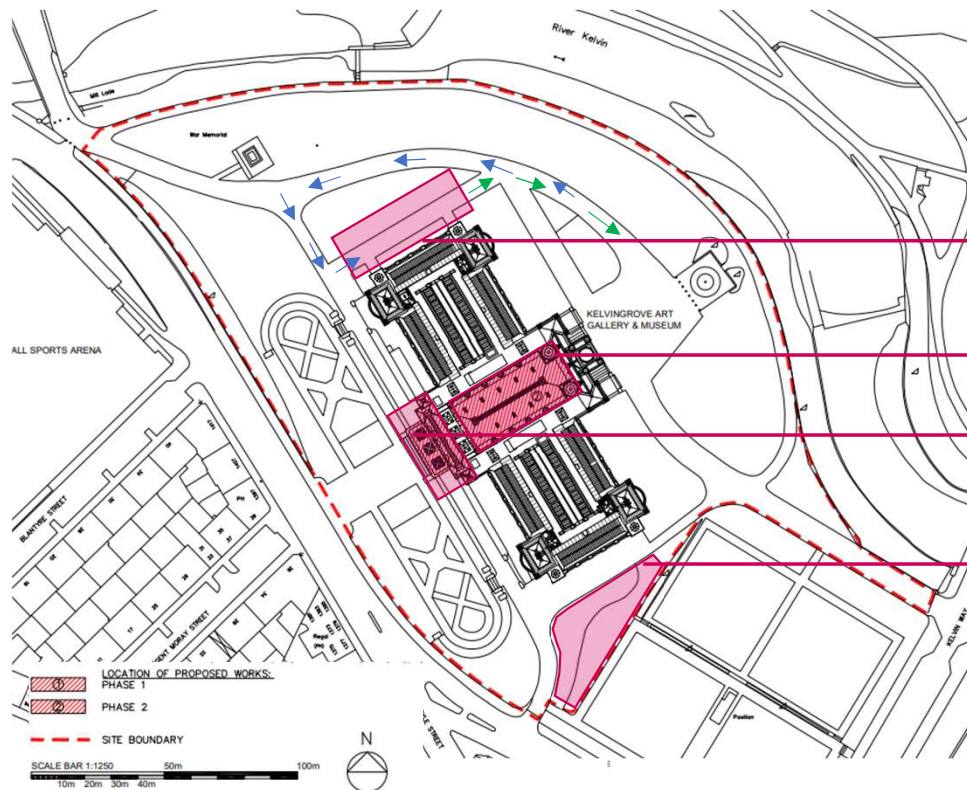
2. TOWERS



3. ROOF/ELEV



Site Set Up



SITE SET UP

PHASE 2

PHASE 1

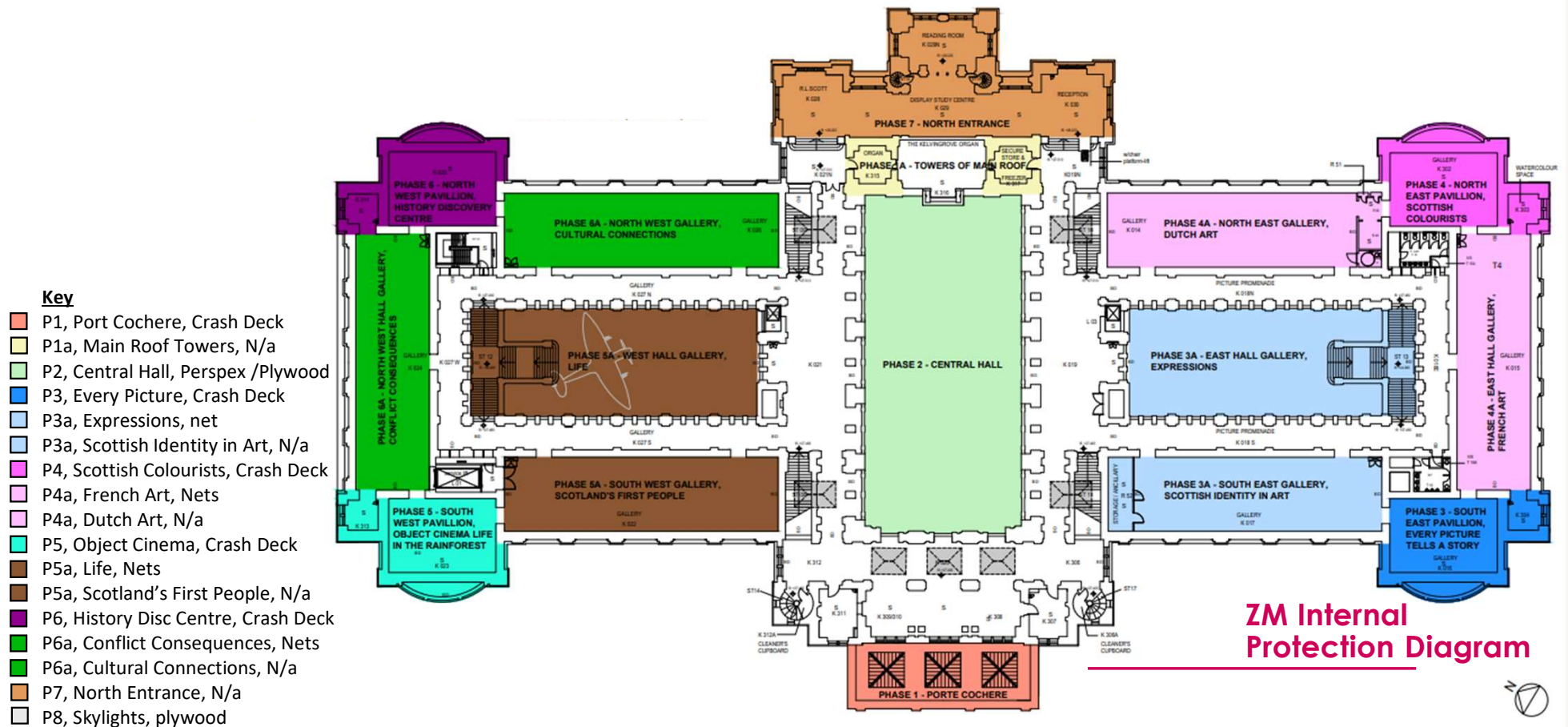
SITE STORE



1 no pallet 1120x1120x740mm
 Slates are packed proud of the top of the box therefore; boxes cannot be stacked.
 Average of 1.25 tonnes per box.

Roof no.	Roof	Area	Estimated quantity including cutting and wastage	Approx. No. of boxes
11	Port Cochere	206m ²	11 tonnes	9
10	Main roof	1093m ²	59 tonnes	48

Protection of Internal Spaces



Summary

01

PROJECT SCOPE

GL have de-risked the proposals through early contractor and design team engagement to ensure the scope is aligned with the findings from recent site investigations resulting in a scope of works that is appropriate for a Grade A Listed Building.

02

PHASE 1

Phase 1 comprises of a logical group of works which will attempt to fully repair all external elements to the area as such that future interventions on an individual basis will not be required.

03

FUTURE PHASES

Future phases will form part of a larger business case ask to GCC.
Phase 1 will act as a 'sample panel' for the remaining phases giving GL time to refine our approach and apply lessons learned to future phases.

04

FEEDBACK/QUESTIONS

Please feel free to provide feedback/questions, thanks for listening!