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**Residents in Clarendon Street, Glasgow have moved back to their homes after the building was totally destroyed in a fire two years ago, writes Andrew Mackay**

When a serious fire in 2004 ripped through a tenemental property in Glasgow's Clarendon Street, the damage was so great that all of the building had to be demolished. However, with the support and help of their insurance companies, in conjunction with their loss adjusters, a procedure was soon established to smooth the way towards a return. CRGP Ltd, the Glasgow firm of architects and surveyors were called in to work for the co-proprietors of the building. Their task was to put a plan of action in place that would see the building reinstated to the way it was.

It was quite an onerous assignment because it required dealing with 15 owners with different tastes and liaising with insurance companies and loss adjusters rather than what is normally just one owner. Bryan McFadzean, an architect with CRGP was involved in the fire reinstatement project: "The way the building collapsed meant that we could not keep any of the existing façade. Fortunately, we were able to get new stone that was an exact match to the adjacent properties and it should weather down nicely." There turned out to be two significant elements to the £2.25m reinstatement of the property. New building regulations had to be met that involved modern construction methods and the reinstatement of the elliptical stair. If a similar stair were to be constructed while adhering to current regulations it would have meant a reduction in size of the residents' apartments. A staircase made of steel was built, which was quite a task in itself.

The job was started in October 2004 and now after 18 months the 15 apartments have been wholly restored. "The completed project has meant that residents now have brand-new accommodation," said McFadzean. "Modern-day construction methods coupled with current sound regulations, a sprinkler system, laminate flooring, clean fresh walls, modern gas fires and double-glazed windows give a very solid, secure building." Queen's Cross Housing Association has three properties within the building, it also acts as factor and throughout the course of the reconstruction its senior clerk of works, Peter O'Brien was very much involved: "If you look at the building now from Maryhill Road you would never know that there had been a problem, it looks more like a cleaned building than a rebuilt property. We own three of the apartments within the building and our tenants are all delighted with their new houses. The input from the builders and architects was excellent, they all did a really professional job," he said.

Below the residences are a newsagent's shop, a café restaurant and a pub. Originally, in terms of the main contract, the pub was going to be reinstated as a shell but the architects that were on the job were asked to design the pub, the Thistle Bar which is owned by Punch Taverns.

