

Lothian House Frontage Update



17th April 2024
Phase 1 Update
Phase 2 Plans
Phase 3 TBC

Working with Edinburgh World Heritage, our commercial and property owners



Phase 1 progress and Phase 2 plans

Phase 1 progress

The progress on Phase 1 of the Frontage project has been slower than hoped as the idiosyncrasies of the 1930's plumbers have complicated the replacement of pipework and the dreadful weather has impacted the speed of the stone repairs and pointing.

The weather has also effected our flat and commercial property owners as water penetration has impacted a number of our premises. The Frontage team would like to thank everyone for their support and forbearance in what, for some owners and tenants, has been a vey difficult time.

In the last months, our contractors and their staff have learned much about the fabric and structure of the building and that now means that the Phase 1 scaffold will be removed soon, revealing the stone replacement, the repointing and the Pilkington Jackson panels.

Edinburgh World Heritage have completed their first inspection of the work to date and they are very pleased with the progress and have agreed to release the first part of their grant to the project. They have provided a banner for the scaffold showing their support which will be displayed in the next few weeks.

Phase 2 plans

Scaffolding on Fountainbridge and further down Lothian Road.

As result of the improved knowledge of the building and the opportunity to progress more quickly, the plans for Phase 4 - Fountainbridge have been accelerated and have been combined with Phase 2 - the main façade on Lothian Road. On Sunday, 21 April 2024 the scaffold will be extended to Fountainbridge and on Sunday, 28 April 2024 the Lothian Road section will be scaffolded. This will allow work of two fronts simultaneously and should allow more rapid progress towards completion which is currently still on track for November 2024.

The timing for Phase 3 will be published as soon as possible.

Update timeline

- Phase 1 scaffold erected and made safe
- Dust netting installed and secured
- Base of scaffold secured with a gate
- Intruder alarm installed on the scaffold
- Welfare facilities in Fountainbridge
- Stonemasons removing lime mortar
- Defective stonework agreed
- Stone orders placed
- Listed building consent granted
- Colour scheme first test panels approved
- Fountainbridge and Phase 1 panels painted
- Pointing, roof repairs and rainwater pipe replacement proceeding
- Individual owners glazing replacement proceeding

