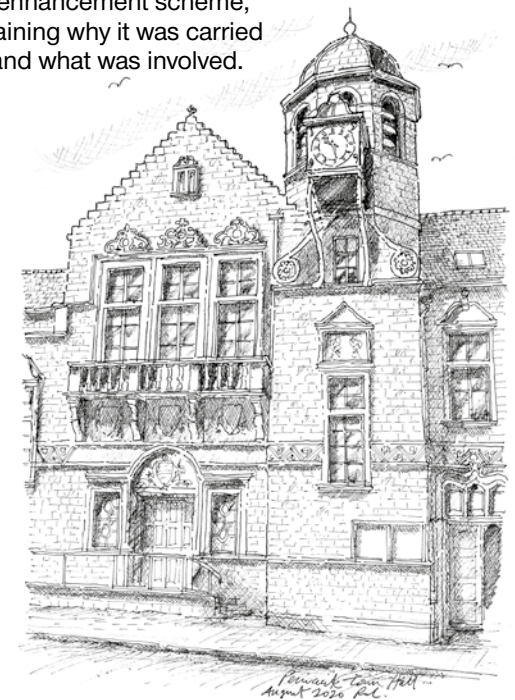


Penicuik Heritage Regeneration



The Restoration and Enhancement of Penicuik Town Hall

This is a leaflet to mark the completion of the restoration and enhancement scheme, explaining why it was carried out and what was involved.



What work was involved to restore and enhance Penicuik Town Hall?

Grants were obtained from the Penicuik Heritage Regeneration Project and the Government's Town Centre Capital Fund to restore and enhance the external fabric of the building and to provide a more efficient sustainable energy system



The external stonework was restored with new stone provided where necessary

and new pieces of carved stone where existing stone was badly weathered. The stonework was carefully repointed in a lime mortar.



Photo courtesy of Ashwood Scotland Ltd.

The roof was also restored with new slates to replace existing where necessary and all the rainwater goods were upgraded. Parts of the rear roof were stripped and re-laid using as much of the original slates as possible. New lead work was provided where necessary and chimneys and other roof features such as the turret were restored.

A new combined heat and power boiler was provided to replace existing gas boilers which had reached the end of their life and photovoltaic panels provided on the rear roofs as a source of renewable energy.



BEFORE:
front elevation



Photo courtesy of Ashwood Scotland Ltd.

Why did the property require grant assistance?

The building was in need of restoration and enhancement. The external fabric required attention and internally the heating boilers were coming to the end of their useful life. As a first phase of improvement all the windows were replaced with new sash and case timber windows to match the original and retaining crown glass where necessary. (This was not grant aided by the project)

The second phase of improvements involved restoring external stonework which in areas had weathered badly, repointing in a lime mortar and restoring the roofs.

The scheme also addressed the energy performance issues with solutions that would reduce carbon using renewable technology where possible.



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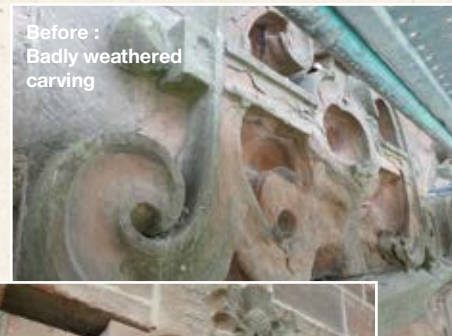
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The Restoration and Enhancement of Penicuik Town Hall

Stone restoration and replacement

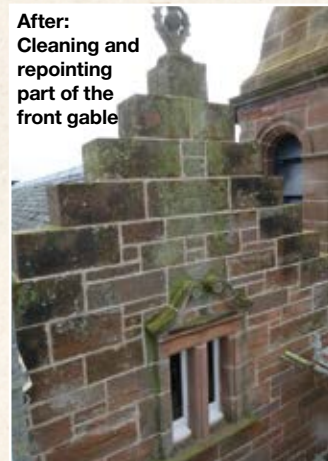
Some badly eroded stones were replaced with new to match from the same quarry as the original for the front and side elevations. A stone analysis was carried out by the British Geological Survey in Edinburgh. Two different stones were used on the building, the red free-stone from Moat Quarry near Carlisle on the front and side elevations and a buff sandstone at the rear of the building. This latter stone was from a local quarry but now no longer in existence so a match was recommended and a Dunhouse sandstone was used.



Before :
Badly weathered
carving



New carving being installed



After:
Cleaning and
repointing
part of the
front gable

Much of the existing mortar was raked out and replaced with a lime mortar to match the original.



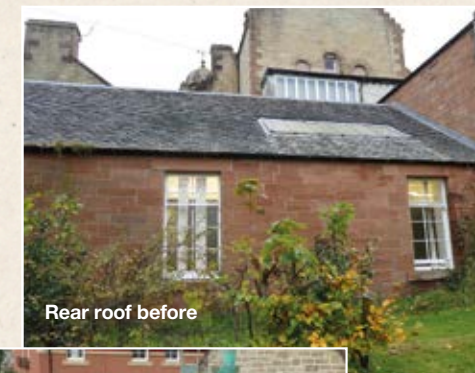
Before:
Part of the
front gable

Moss, lichen and vegetation growth has been removed from the stonework using a benign water based solution to avoid damage to the sandstone.



Roof Work

Roof restoration was carried out, replacing missing slates and lead work where necessary. Parts of the rear roof were stripped and re-laid with as many of the existing slates as possible. The chimneys, roof turret, and other features were restored and enhanced. All the gutters and downpipes were restored and some replaced where necessary.



Rear roof before



Rear roof from above, re slated and photovoltaic panels installed



Chimney before



Chimney restored, repointed and with new CHP flue

Sustainable Energy

A new Combined Heat and Power boiler has been installed in the basement. Photovoltaic panels have been erected on some of the rear roof slopes.



Windows

Most of the windows had been replaced in the first phase of work (not grant aided by this project). There were a few however which were not and were replaced with new timber windows to match the originals.



Circular window
after

Circular window
before

Other Architectural Features

The clock had been restored as part of previous work but some restoration was carried out as part of this scheme.



Clock roof restored

New bronze lettering on the front façade of the building has been provided to replace the lost stone carved lettering which says "The Cowan Institute".

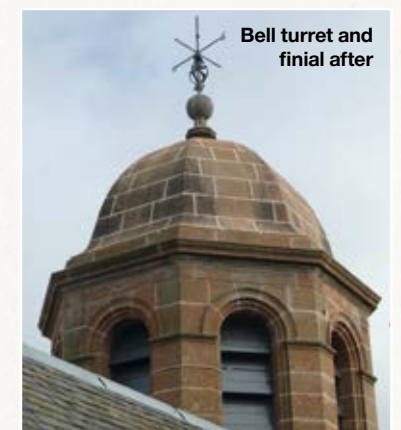


Photo courtesy of Ashwood Scotland Ltd.

The ball finial on the bell turret was also restored.



Bell turret and
finial before



Bell turret and
finial after

Funding Partners

The grant funding partners are Historic Environment Scotland, The National Heritage Lottery Fund, The Scottish Town Centre Capital Fund and Midlothian Council with support from Penicuik Community Development Trust and the Penicuik and District Community Council.

The Design Team

Architects : Smith Scott Mullan Associates
Quantity Surveyor and Project Manager , Hugh Meikle Midlothian Council
Mechanical and Electrical consultant , RSP
Structural Consultant , David Narro
Contractor for the fabric restoration , Ashwood Scotland Ltd
Contractor for the energy scheme , FES Support Services Ltd



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Penicuik Town Hall

Penicuik Town Hall known originally as the Cowan Institute was built with funds provided by Alexander Cowan, one of the founders of Alexander Cowan & Son papermakers of Penicuik. The building was built in 1893 for the benefit of the people of Penicuik.

Messrs Campbell, Douglas and Morrison of Glasgow were the architects and a local firm of builders, James Tait were contracted to carry out the work.

The architects designed the building in the "Scottish Baronial Style" using a red free-stone from the Moat Quarry near Carlisle. The building contained a large hall, a library, reading room, gymnasium, billiard room, recreation rooms for men and women and a flat for the caretaker.

In 1959 alterations were made to the interior of the building to enable the Town Council to move into the building. In 1975 when the Town Council ceased to exist the building was passed to Midlothian District Council. After 22 years a further re-organisation of local government took place and the building passed to Midlothian Council.

Plan of Penicuik Town Centre late 1770's before the Town hall was built

The Historic Importance of the Building and its Contribution to the Townscape of the Area

The Town Hall is a prominent historic building at the top end of the High Street. It is grade C listed building within Penicuik town centre conservation area.

It is a good example of the Victoria "Baronial Style" with quality detailing on the front façade. The 1901 clock is a copy of the Canongate Tolbooth clock which was opposite the Cowan family town house in Edinburgh.

The High Street in Penicuik is at the historic core of the town and the Town Hall was testament

to the importance of Penicuik at the time, at the heart of a prosperous paper making area. The building is not only important due to its architectural and townscape quality but also due to its civic importance, being the seat of local governance and providing accommodation to benefit the local community in terms of education, health and wellbeing.

Plan of Penicuik Town Centre 1904 with the Town hall

