

PROJECT CASE STUDY

Restoration of The Scottish
Widow Head Office, Edinburgh





RESTORATION OF THE SCOTTISH WIDOW HEAD OFFICE, EDINBURGH

Project Background

The Scottish Widows Headquarters restoration exemplifies precision and innovation in building preservation. Concrete Renovation Ltd Focused on **External Cladding** and **Concrete Columns**, as well as utilising the **DOFF Cleaning** system to rejuvenate the weathered facades. The cleaning process, executed with a DOFF machine strategically placed at ground level, showcased a meticulous approach to surface revitalization.

Joints received expert attention with Sika Primer-3N, backing rods, and SikaHyflex 250 Façade mastic for seamless integration. Cladding removal was done with precision tools, was followed by Remmers Restoration Mortar repairs, ensuring a flawless restoration. This dedicated blend of technology and craftsmanship elevated the historical landmark to new architectural grandeur, epitomizing excellence in restoration.

Techniques Used When Restoring

The meticulous restoration of the Scottish Widows Headquarters showcased a blend of advanced techniques to revitalize the external concrete columns. Regardless of their repair status, all columns underwent a rejuvenating treatment.

Remmers Funcosil FC Impregnation Cream or a two-coat clear treatment of Sikagard 740W was expertly applied using a combination of brush and roller techniques, ensuring a consistent and protective layer. This application, at a consumption rate of 0.25 liters per square meter, not only enhanced the aesthetic appeal but also fortified the columns against environmental elements.

In addressing structural imperfections, cracks to the knuckles and columns underwent a precise resin injection process. Injection ports, strategically positioned at 200mm intervals, facilitated the application of Sikadur 31 or a similar sealant to seal the crack surface. The crack was then methodically pressure-injected by hand using a skeleton gun. After curing, the surface sealant was removed, leaving behind a seamlessly restored exterior. This intricate process not only rectified structural issues but also ensured the long-term durability and resilience of the concrete columns, underscoring the commitment to excellence in the restoration of this architectural landmark.

History of The Scottish Widow Head Office, Building

In March 1812, several distinguished Scots convened at the Royal Exchange Coffee Rooms in Edinburgh to explore the establishment of 'a general fund for securing provisions to widows, sisters, and other females.' Scotland's inaugural mutual life office, the Scottish Widows' Fund and Life Assurance Society, commenced operations on January 2, 1815.

By September 1821, Scottish Widows had achieved substantial strength, enabling the acquisition of its inaugural property dedicated solely to its use on St David Street in Edinburgh. In 1824, a £3,000 assurance policy was issued to the renowned novelist Sir Walter Scott.

In the 1970s, Scottish Widows relocated from St Andrew Square to purpose-built Dalkeith Road offices, designed by Sir Basil Spence, Glover & Ferguson. Officially opened in July 1976, the premises won a Royal Institute of British Architects award in 1977. Praised for a 'notable contribution to large office building design,' Dalkeith Road remained the head office until the move to Port Hamilton in 1997, which is where this restoration took place.



Before

The building's façade was visibly grimy, as evident in the before picture, prior to the application of the DOFF cleaner. Accumulated dirt and pollutants had dulled the exterior, highlighting the transformative impact of the cleaning process in restoring the structure's original appearance and enhancing its overall aesthetic



After

The building's façade underwent a remarkable transformation after cleaning, revealing its stunning original features. The removal of accumulated grime unveiled a vibrant, well-preserved exterior, showcasing the architectural details and restoring the building's beauty, leaving it looking truly impressive and revitalised.

PROJECT VALUE: £960,000.00

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Before/During Restoration



After Restoration



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The Scottish Widows Head Office, Building Before & After

Concrete Renovations Ltd exhibited unwavering commitment in the restoration of the Scottish Widows Head Office in Edinburgh. Implementing meticulous techniques, they cleaned external stone and concrete using a DOFF system, ensuring every detail was attended to. Mastic joints were primed with precision, and damaged cladding meticulously repaired. The concrete columns received thorough treatment, including Remmers Funcosil FC Impregnation Cream. Crack repairs were executed with precision, involving resin injection and sealing. Their dedication and skilled craftsmanship were evident throughout the project, showcasing an exceptional effort to revive and preserve the architectural integrity of the iconic Scottish Widows HQ.