

Friends of Milngavie Reservoir (FoMR)

Position Paper: Reservoir Ironworks - railings(including boundary railings and entrance gates) and other ironworks (including Mugdock and Craigmaddie draw-down towers and straining wells etc)

Background:

Historic Environment Scotland (HES) considers the majority of the ironwork dates back to the original time of construction and: *'that the ironworks make a considerable contribution to the character of the two reservoirs.'* (Email communication to East Dunbartonshire Council dated 29th Oct 2018). HES raised concerns about a lack of maintenance, *'in particular of ironwork more directly connected to the function of the reservoirs (boundary railings, draw-off towers and straining wells etc) and these structures should be treated as a priority.'*

HES is supportive of regular painting of the ironwork to prevent the ironwork from rusting and falling into disrepair and for the need to have careful replication of original detailing to maintain the character of the reservoirs.

Scottish Water (SW) as part of its submission to East Dunbartonshire Council (EDC) for Listed Building Consent (LBC) in November 2016, proposed to strip back, prepare and re-paint all accessible boundary railings, handrailing, steps and platforms (except handrailing lost in vegetation) and to remove and repair ironwork or replace it like for like.

However, rust re-appeared on the painted surfaces within a matter of a few months and SW has now accepted that the paintwork is failing in many locations due to poor preparation which was not carried out in accordance with its Contract Specification.

FoMR has provided SW with a considerable amount of photographic evidence to support this in the production of following listings:- Ironworks with Defective Paint Treatment, Ironworks Painted but not Repaired or Replaced, Ironworks still to be Repaired and Painted.

FoMR has identified several examples where the work to date does not comply with SW's Supporting Statement and therefore the LBC, as follows:

- Repair of cracks to the bases of several stanchions with a flexible compound which is deteriorating and supporting organic growth.
- Broken fence rails in several locations
- Missing fence rail.
- Broken and missing sections of stanchion bases.
- Missing covers to stanchion mechanisms in three locations causing corrosion to lifting mechanisms.
- Missing capping to stanchion.

- Poor and non-conforming stanchion capping repairs.
- Severely damaged and corroded sections of gate, which have not been replaced.
- Severe corrosion to the steel lattice bridge at the Craigmaddie causeway which could have compromised its integrity and safety although SW have not carried out any inspections.

Conclusions:

FoMR is of the view that SW should continue to progress with a programme of work as part of the Refresh Strategy that includes addressing the defective paintwork of railings, handrailing, steps and platforms of structures.

FoMR supports actions raised by HES in regard to works to be carried out to the reservoir ironworks which includes the following:

1. Boundary railings including handrails

- To remove plant growth and have a maintenance programme in place to ensure regrowth is addressed at a much earlier stage
- To carry out regular painting to help prevent ironwork from falling into decay.
- To replace sections of the railings with replicate sections to maintain the character of the reservoir. For example, near Craigmaddie straining well to replace the new C-sections with replicas of the original I-section.
- All works to be carried out by specialists experienced in high quality conservation work.

2. Draw-down towers

- To remove plant growth from the masonry to prevent any distortion and possibly damage to their ability to function well.
- To undertake re-pointing of the stonework if required by experienced stone masons.
- To have a maintenance programme in place to ensure regrowth is addressed at a much earlier stage
- To inspect and assess repairs necessary in restoring these structures connected with the functioning of the reservoir. This work to be undertaken by a Conservation Engineer.
- To carry out regular painting to help prevent ironwork from falling into decay.
- All works to be carried out by specialists experienced in high quality conservation work.

3. Straining wells

- To inspect and assess repairs necessary to restore these structures which are connected with the functioning of the reservoir. This work to be undertaken by a Conservation Engineer.
- To inspect the covers of the straining wells and advise of a suitable sub-cover that will allow for the removal of unsightly health and safety fencing. This work to be undertaken by a Conservation Engineer.

- To carry out regular painting to help prevent ironwork from falling into decay.
- All works to be carried out by specialists experienced in high quality conservation work.

4. Entrance gates

- To carry out repairs to gates with careful replication of original detailing to maintain the character of the reservoirs
- To carry out regular painting to help prevent ironwork from falling into decay.
- All works to be carried out by specialists experienced in high quality conservation work.

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