

70 WELLINGTON ST

GLASGOW G2 6UA

# 70 SOURCED

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Clydebuilt Limited Partnership

# INTRODUCTION



# 70 SOURCED

It has been proven that all stages of the construction cycle can have a negative impact on the environment. In the UK, approximately 45% of the total carbon footprint is attributed to the construction, operation, and maintenance of the built environment, with a quarter coming from the construction process. The industry is also responsible for a significant proportion of all landfill waste with 32% of total landfill waste in the UK resulting from construction and demolition projects. The construction industry and built environment therefore need to play a critical role in combatting climate change and protecting the planet. An awareness of this and a desire to deliver a considered and sustainable approach to the refurbishment of 70 Wellington Street in Glasgow, the concept of '70 Sourced' was born.

## Core Principles:

### 1. Local Sourcing

- Directing product research and selection within a 70-mile radius
- Prioritising products manufactured locally

### 2. Circular Economy Focus

- Maximising recycling and repurposing
- Recovering materials and products on-site or from another site for reuse

### 3. Local Collaboration

- Engaging local consultants, contractors, manufacturers, and suppliers
- Operating within a 70-mile radius for project execution

### 4. Operational Maintenance Review

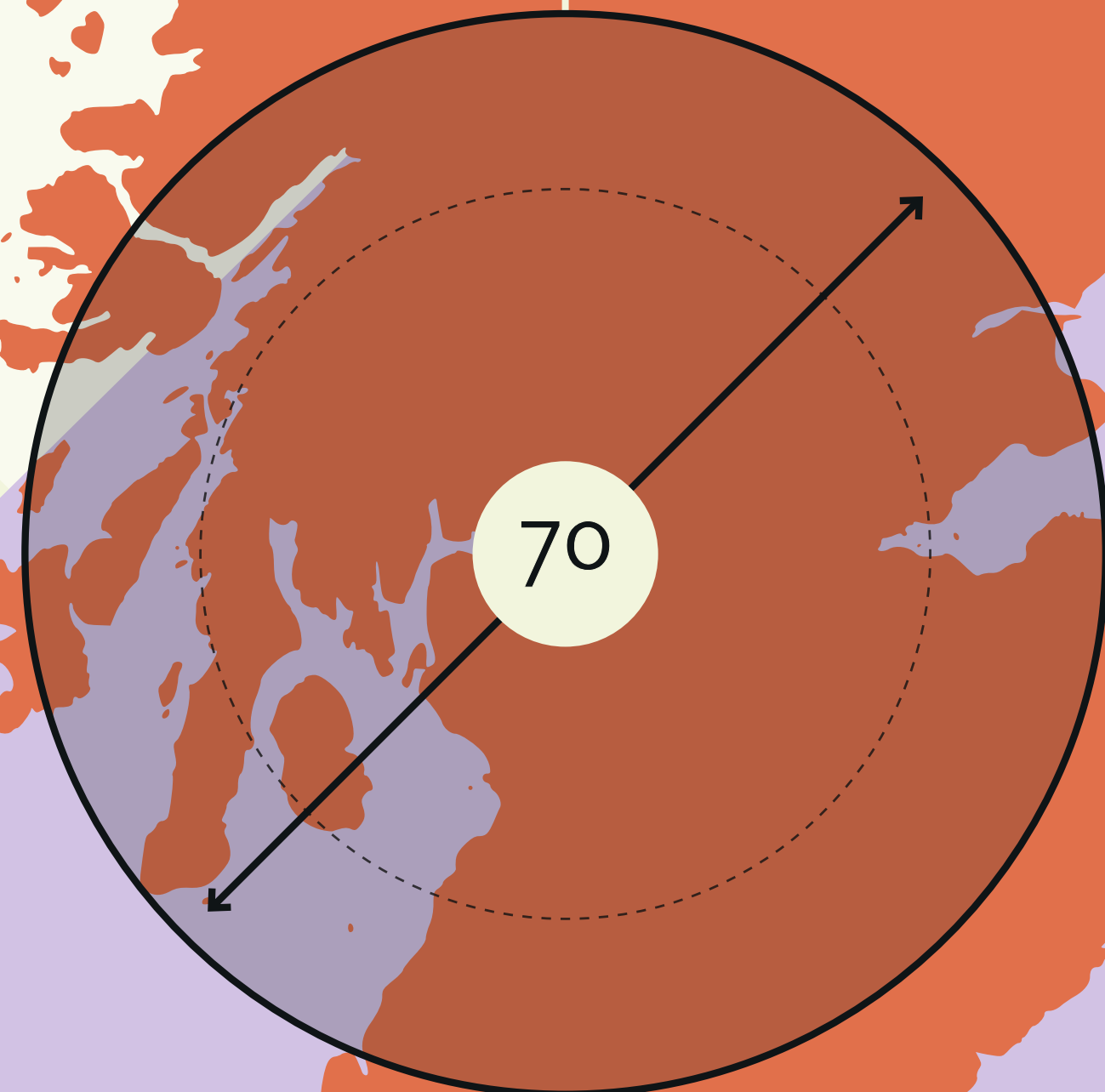
- Reviewing existing building maintenance practices
- Prioritising local companies within a 70-mile radius for maintenance contracts

## Objectives:

- Responsible sourcing
- Minimise waste
- Reduction of transport emissions
- Support local businesses and encourage local employment opportunities

## Benefits:

- Reduction of the project's environmental impact and carbon footprint
- Boost to the local economy

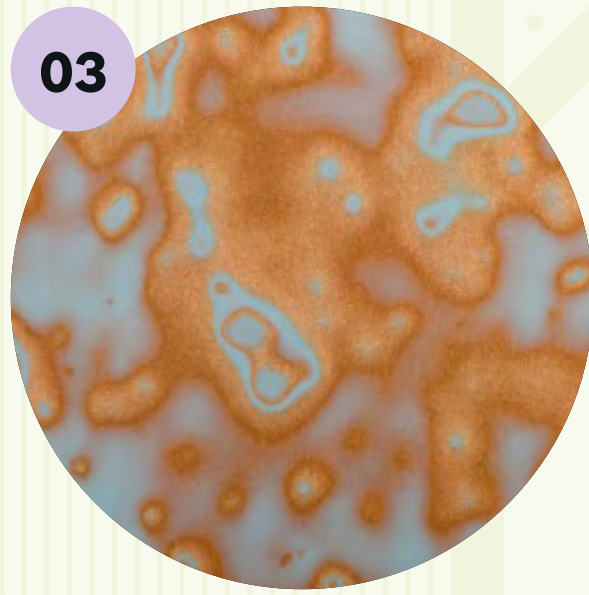




01



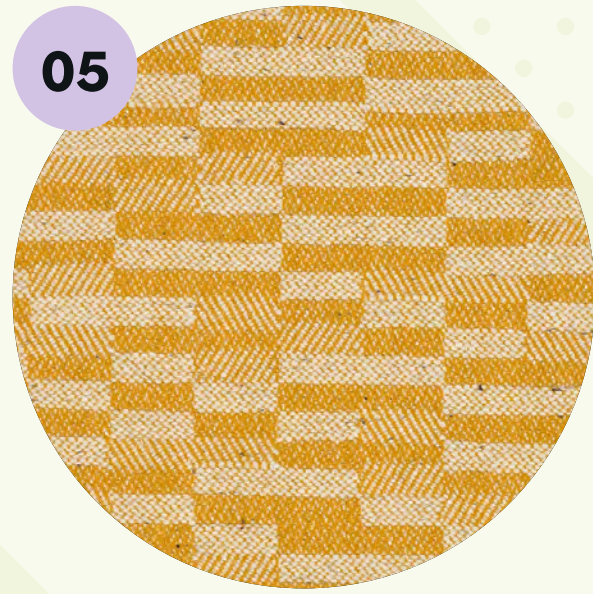
02



03



04



05



06



07



08



09



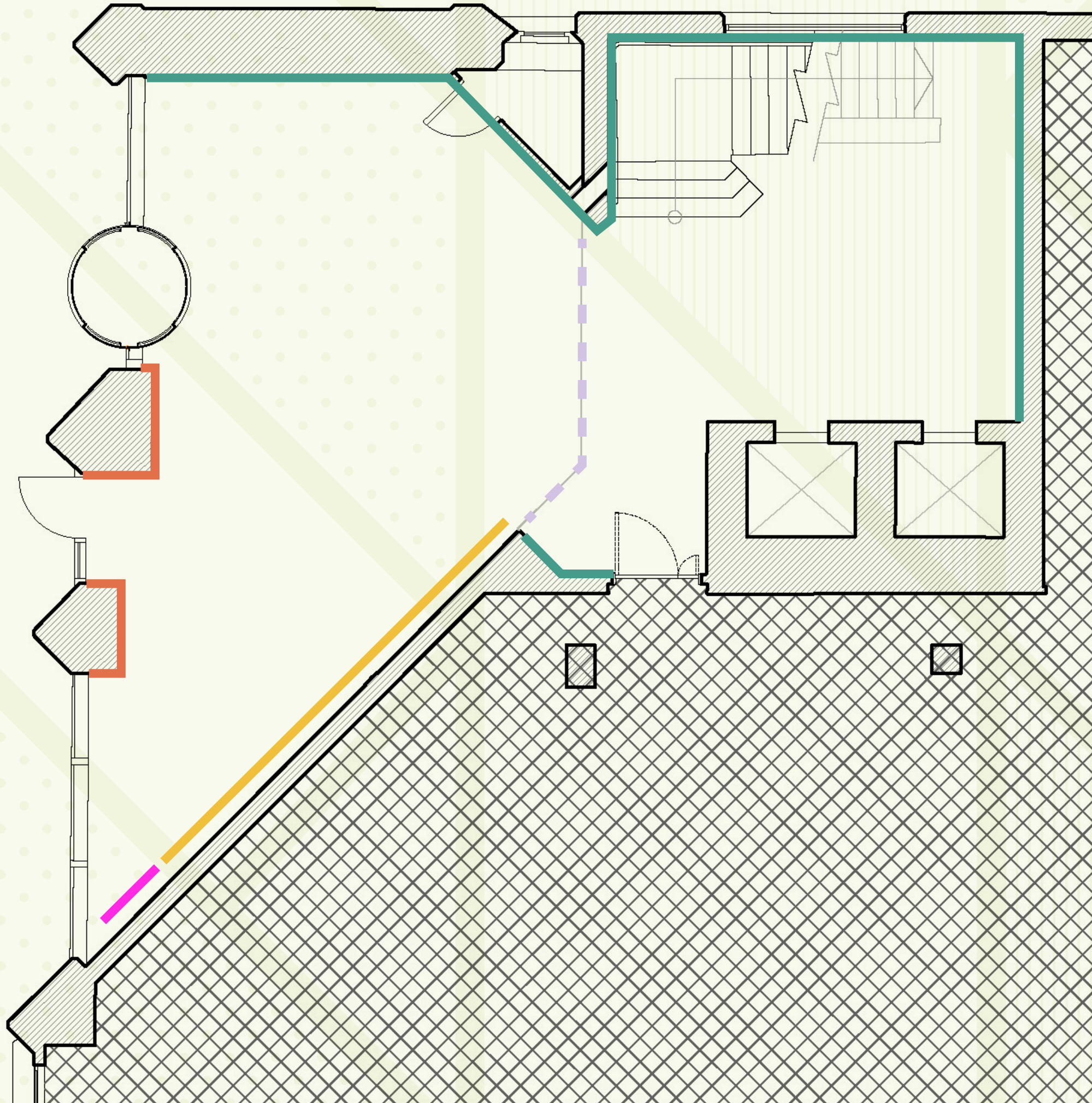
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# 70 SOURCED PRODUCTS

- 01 Paint Craftsmen White  
(Craig & Rose, Dunfermline)
- 02 Paint Jet Black  
(Craig & Rose, Dunfermline)
- 03 Solid Surface Reception Desk and Vanity Units  
(Mirrl manufactured in Glasgow and desk and vanity units manufactured in Glasgow by Advanced Building Contractors)
- 04 Re-upholstered Seating in Houndstooth  
(Bute Fabrics, Isle of Bute. Reupholstery by LECS Upholstery, Larbert)
- 05 Re-upholstered Seating in Buchanan  
(Bute Fabrics, Isle of Bute. Reupholstery by LECS Upholstery, Larbert)
- 06 Painted Timber  
(Recycled locally sourced)
- 07 Refurbished Cable Trays  
(Existing, on site)
- 08 Brick Slips  
(Glasgow Brick Yard, Glasgow)
- 09 Pedestal Base for Relocated Angel  
(Manufactured by Advanced Building Contractors, Glasgow and materials supplied by Skerry Steel, Blantyre). Angel statue relocated within building. The statue originally stood on the roof of building, dating from 1884 which formally occupied the project site.
- 10 Digital Wall Graphics  
(Media Co)

# GROUND FLOOR





# WALL FINISHES

## W1

PRODUCT  
REF  
COLOUR  
FORMAT

Glasgow brick yard brick slip  
Brick slips  
Red brick  
Brick slips

70

## W2

PRODUCT  
REF  
COLOUR  
FORMAT

Timber battens/perforated and routed panels applied to walls with Craig & Rose paint  
Vintage colours 1829  
Jet black  
Wood and wall paint

70

## W3

PRODUCT  
REF  
COLOUR  
FORMAT

Craig & Rose paint, matt emulsion  
Vintage colours 1829  
Jet black  
Wall paint

70

## W4

PRODUCT  
REF  
COLOUR  
FORMAT

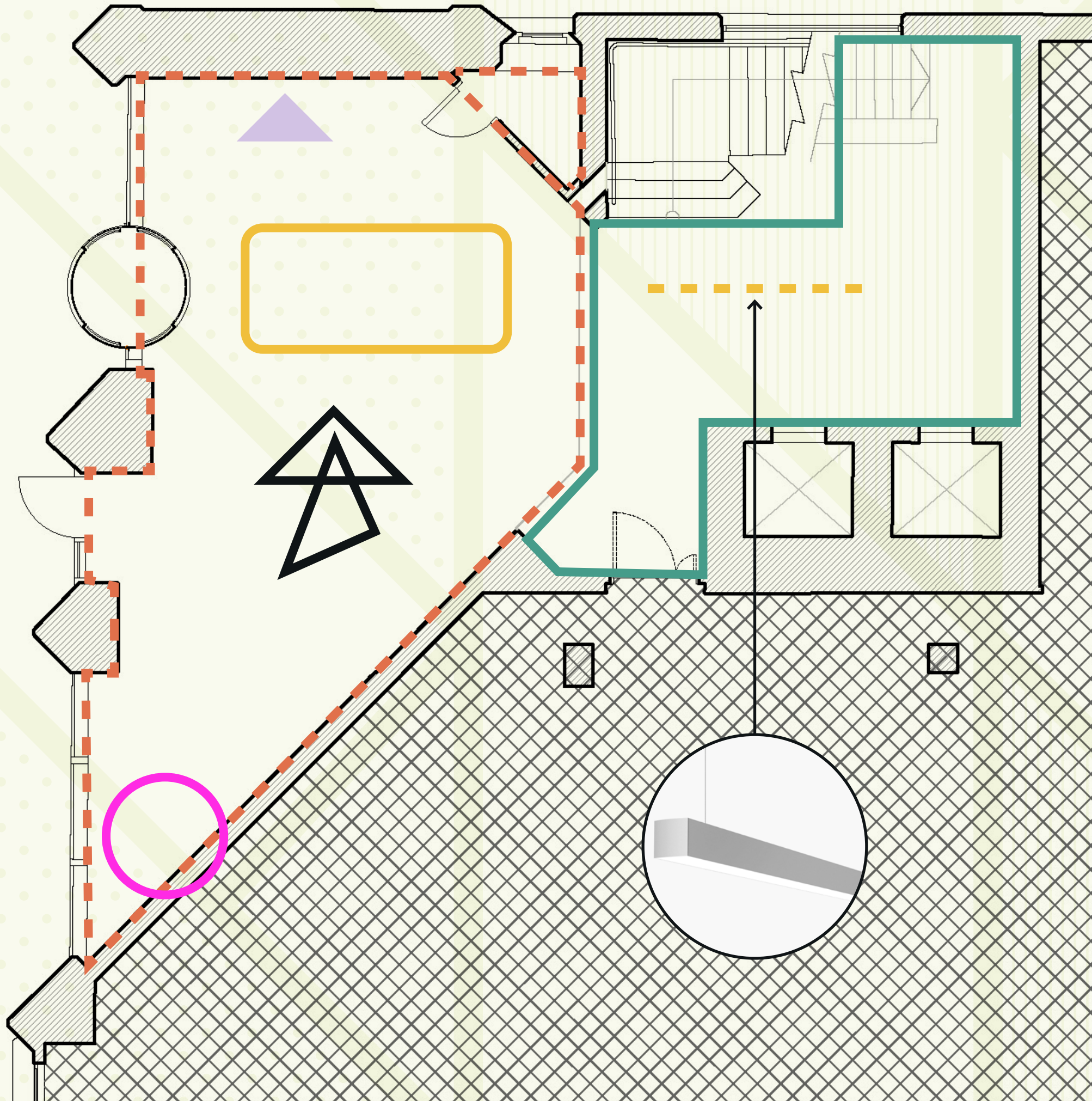
Existing metal cable trays painted with Craig & Rose paint, gloss finish  
Nine gloss  
Troubadour, Victoria, Gloriana, Fleurie & Persian Rose  
Metal paint

70

## W5

Existing brickwork to be left exposed

70

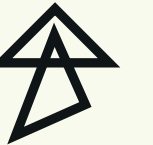


# CEILING & LIGHTING STRATEGY

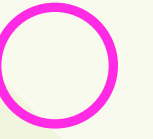
**L1**  
**PRODUCT** LedsC4 - RS6U 00X9AZDU05 - Geometric rectangle pendant light  
**COLOUR** Black finish



**L2**  
**PRODUCT** LedsC4 - TS4S-009AZDU14 - Geometric triangular pendant light  
**COLOUR** Black finish



**L3**  
**PRODUCT** Bespoke 10,000mm circular colour changing suspended light  
**COLOUR** Black metal finish



**L4**  
**PRODUCT** Recycled LED linear lighting  
**COLOUR** Helio Coridor U-S in black



**C1**  
**PRODUCT** Existing high ceiling  
**COLOUR** Painted Craig & Rose jet black 1829

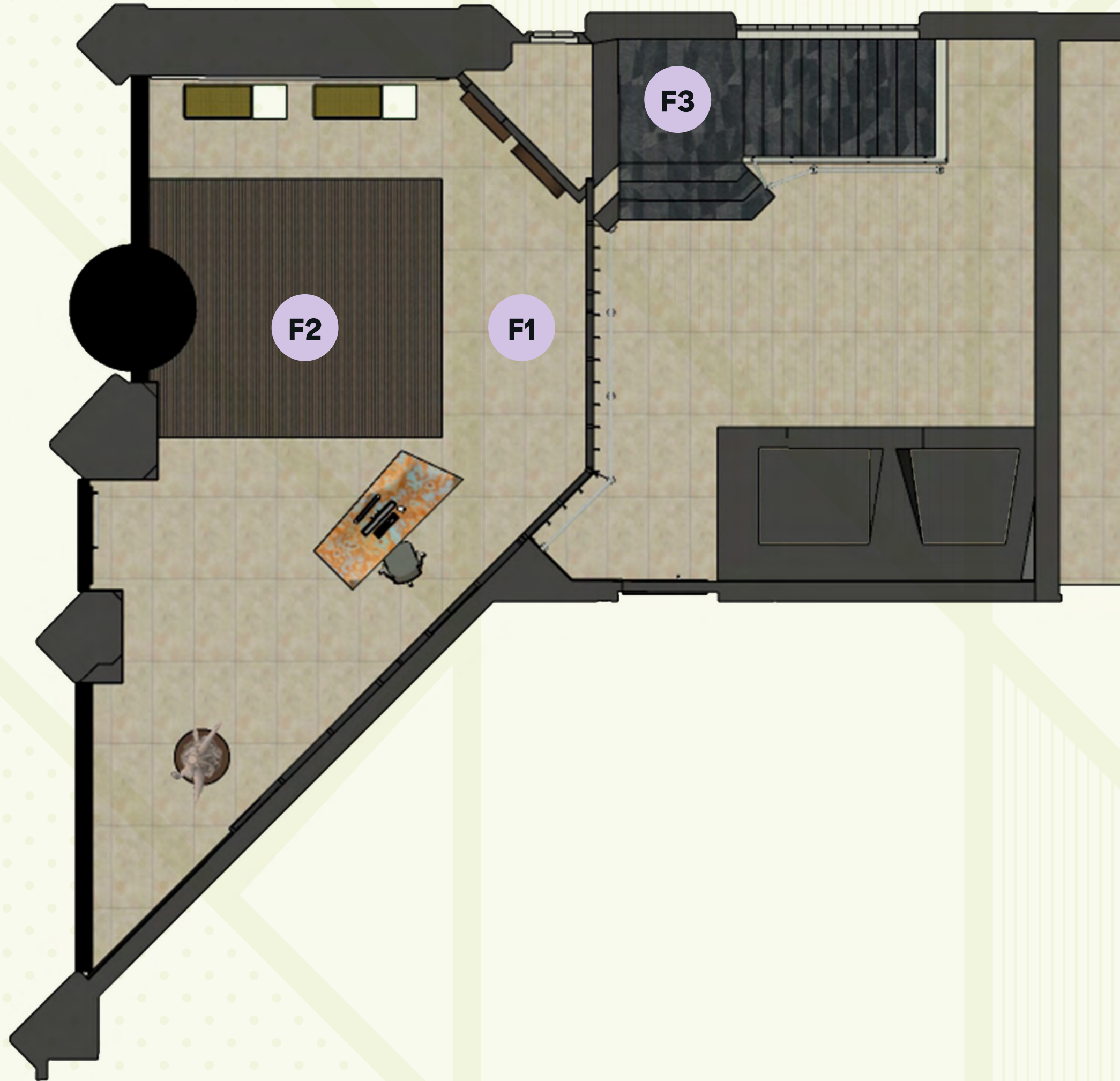


**C2**  
**PRODUCT** Existing lift lobby plasterboard  
**COLOUR** Painted Craig & Rose jet black 1829



**PRODUCT** Ceiling mounted projector  
**COLOUR** Black





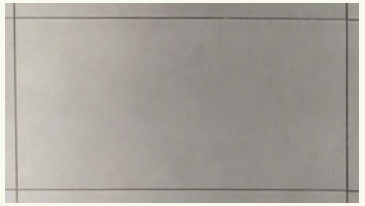
# FLOORS & FINISHES

## F1

**LOCATION**  
**PRODUCT**  
**REF**  
**COLOUR**  
**FORMAT**



Reception and lift lobby  
Existing ceramic floor tile  
N/A  
N/A  
N/A



## F2

**LOCATION**  
**PRODUCT**  
**REF**  
**COLOUR**

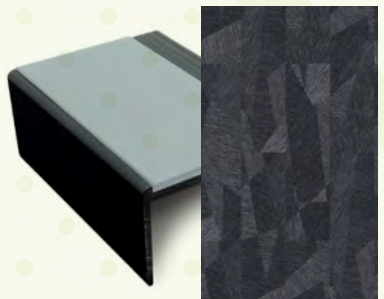
Revolving door and arrival  
Forbo - nuway tuftiguard, manufactured in Telford, Shropshire, supplied by CL Flooring, Glasgow.  
166531 Tuftiguard  
Black anodised with classic grey wiper



## F3

**LOCATION**  
**PRODUCT**  
**REF**  
**COLOUR**  
**FORMAT**  
**NOSING**

Stair (ground to first floor)  
Forbo - Flotex converge planks, manufactured in Shipley, Derbyshire, supplied by CL Flooring, Glasgow.  
Prism 141001  
Dark grey/black  
Gradus 100 x 25mm  
RXT711 -PVC-u with black channel and glazier insert





# RECEPTION – VISUAL 1



02 GROUND FLOOR

# RECEPTION – VISUAL 2

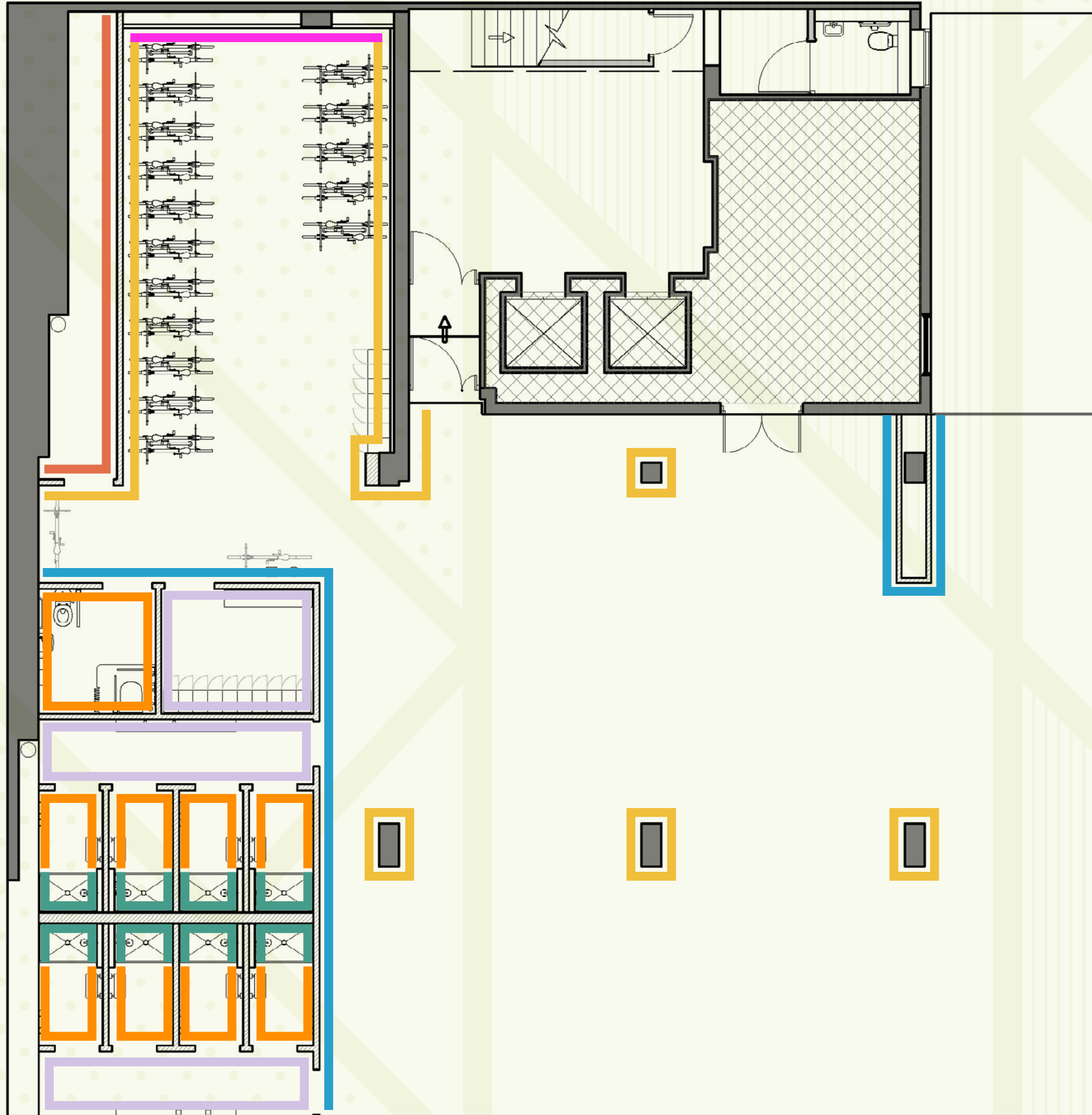


# RECEPTION – VISUAL 3



**BASEMENT**

**OCRB**



# WALL FINISHES

## W1

PRODUCT  
REF  
COLOUR  
FORMAT

Craig & Rose Paint matt emulsion  
Vintage colour 1829  
Craftsman's white  
Paint

70

## W2

PRODUCT  
REF  
COLOUR  
FORMAT

Craig and Rose Paint matt emulsion  
Vintage colour 1829  
Monogram (dark grey)  
Paint

70

## W3

PRODUCT  
REF  
COLOUR  
FORMAT

Bathroom wall panels  
Selkie - textured concrete)  
Mid grey  
Wet wall panel

70

## W4

PRODUCT  
REF  
COLOUR  
FORMAT

Craig & Rose Paint matt emulsion  
Vintage colour 1829 - eggshell bathroom  
Craftsman's white  
Paint

70

## W5

PRODUCT  
REF  
COLOUR  
FORMAT

Glasgow brick yard brick slips  
Brick slips  
Red brick  
Brick slips

70

## W6

PRODUCT  
REF  
FORMAT

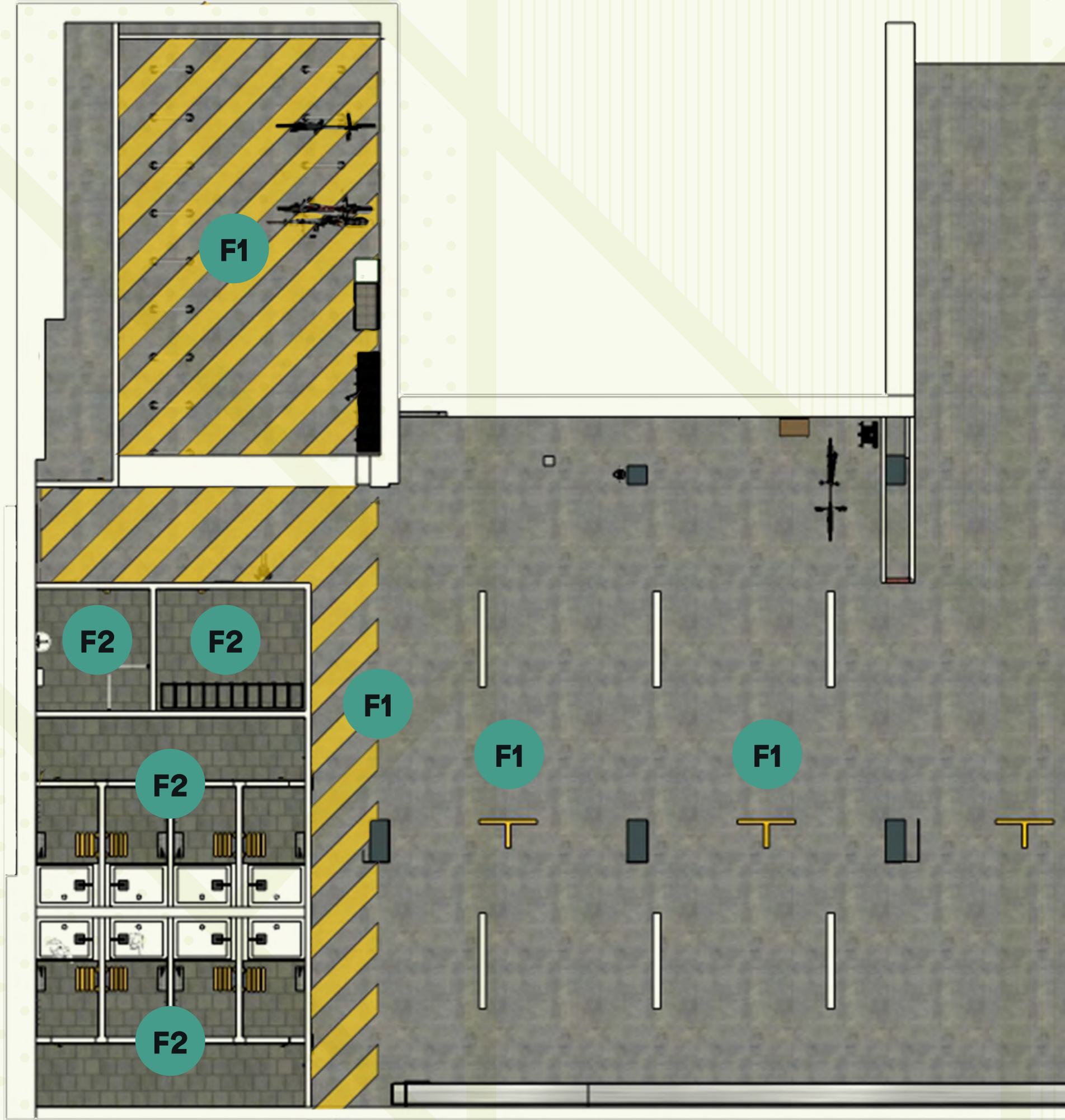
Tektura graphic wallpaper (UK manufactured)  
Digital print fabric backed vinyl covering  
Danny MacAskill on the Finnieston Crane

70

## W7

PRODUCT  
COLOUR  
FORMAT

Johnson Tiles (UK manufactured)  
Arctic white gloss to be used with grey grout  
Wall tile



# FLOOR FINISHES

## F1

**PRODUCT**  
**REF**  
**COLOUR**  
**FORMAT**



Trimite Scotland - monolac  
Floor paint  
RE463  
To match RAL 1021 colza yellow floor paint



## F2

**PRODUCT**  
**REF**  
**COLOUR**  
**FORMAT**

Johnson Tiles - Atrium graphite grip, 36+ PTV in wet for barefoot, manufactured in Portugal, installed by M&R Tiling, Glasgow.  
ATRM4G  
Dark grey  
592 x 592 x 10mm





# CEILING & LIGHTING

## C1

**LOCATION** Cycle store/car park area  
**PRODUCT** Existing ceiling over boarded with Cladco roofing fibre cement board for construction, exterior grade, 2.2m x 1.2m x 6mm.  
**FORMAT** Product colour (grey)



## C2

**LOCATION** Toilet area  
**PRODUCT** British Gypsum plasterboard ceiling  
**COLOUR** Painted to match RAL 000 45 00 (dark grey)



## C3



**LOCATION** Lift lobby  
**PRODUCT** Recycled plywood to create ceiling down stand  
**COLOUR** Painted to match RAL 000 45 00 (dark grey), central existing plasterboard area to be painted in RAL 000 45 00 (dark grey) also.



## L1

Suspended linear fitting up and down light.  
 L1 (A) in black and L1 (B) in yellow.



## L2

Downlights - black.

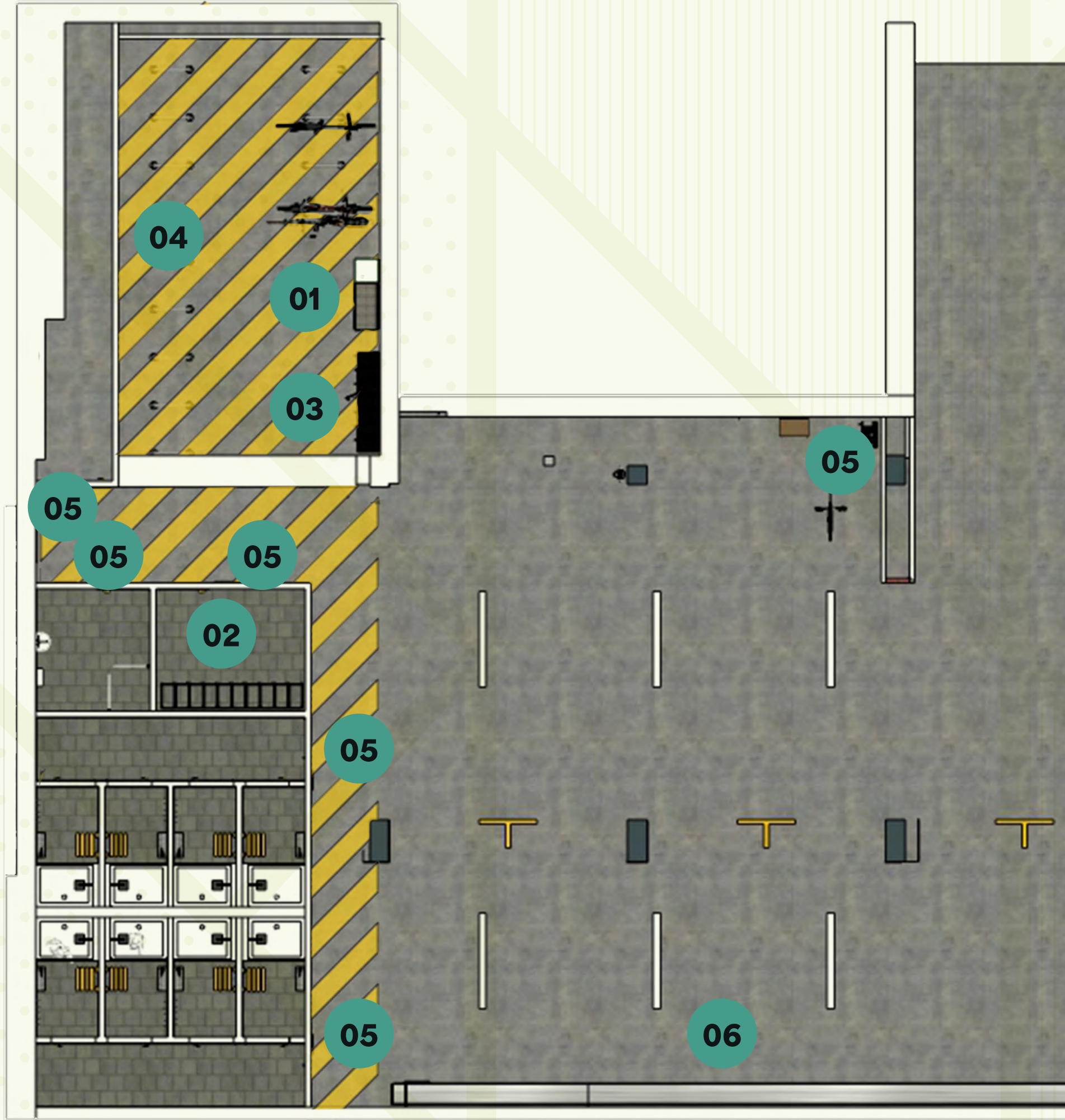


## L3



Recycled LED linear light fittings.  
 Helio Coridor U-S fittings (in black).

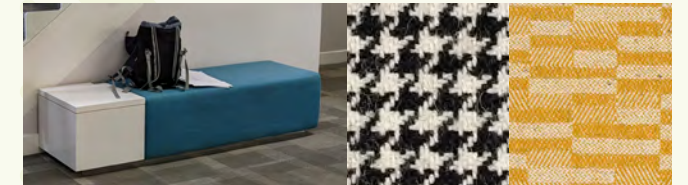




# CYCLE AREA PRODUCT SELECTION

**01** <sup>(70)</sup>

Re-upholster bench in Bute Fabric (0101 Houndstooth and Buchanan). Manufactured on the Isle of Bute, and paint the attached side table to match yellow RAL. Bench reupholstered by LECS Upholstery, Larbert.



**02**

(UK) Stakrak Limited.  
Wire mesh lockers, height 1,600mm, depth 457mm, length 9,150mm (set of three).



**03**

(UK) Nationwide lockers.  
Aluminium lockers, height 1,800mm, depth 450mm, width 300mm. Custom finish.



**04**

Bike Doc Solutions UK.  
Traditional Sheffield Bike. Stand in galvanised finish. BS22123. 16 no.



**06**

Garo GLB Wallbox.  
Electric car chargers. 7.4kw in black.

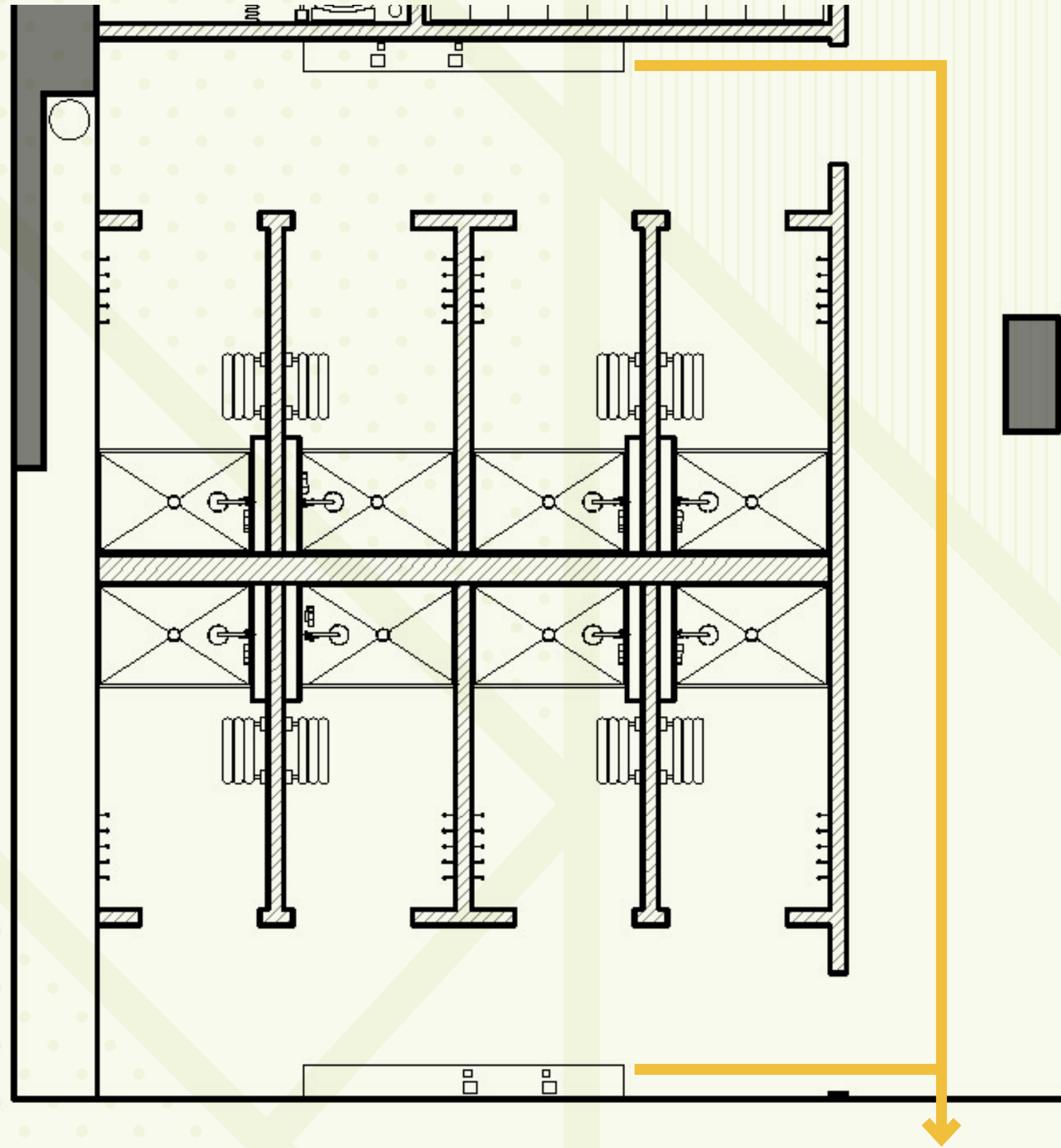


**05**

(UK) Perspex Distribution.  
Signage manufactured in the UK from 30mm 'ecoplastic' composed of recycled acrylic. The finish will be white.







# SHOWER ROOM SPECIFICATION

## Floor Tile

Supplier: Johnson Tiles (UK Supplier and installed by M&R Tiling, Glasgow)

Product: Atrium graphite grip 36+ PTV in wet for barefoot, manufactured in Portugal

Spec: 592 x 592 x 10mm, ATRM4G (dark grey)

## Vanity Ledge 70

Supplier: Mirrl unit manufactured in FabRefit Workshop, Broxburn

Spec: Bespoke vanity ledge in Tundra. 500 x 200 x 26mm, 70mm diameter circular cut out to hold hairdryer

## Wall Tile

Supplier: Johnson Tiles (UK manufactured), manufactured in Stoke-on-Trent, installed by M&R Tiling, Glasgow

Spec: Artic white 400 x 150mm, white gloss tile with dark grey grout

## Coat Hooks 70

Supplier: TBC (UK manufactured)

Product: Coat/clothes hooks

Spec: Vintage sputnik coat rack, product to be second hand or manufactured in the UK as a bespoke item by Rustic Fittings Shop

## Mirror

Supplier: Intaglio

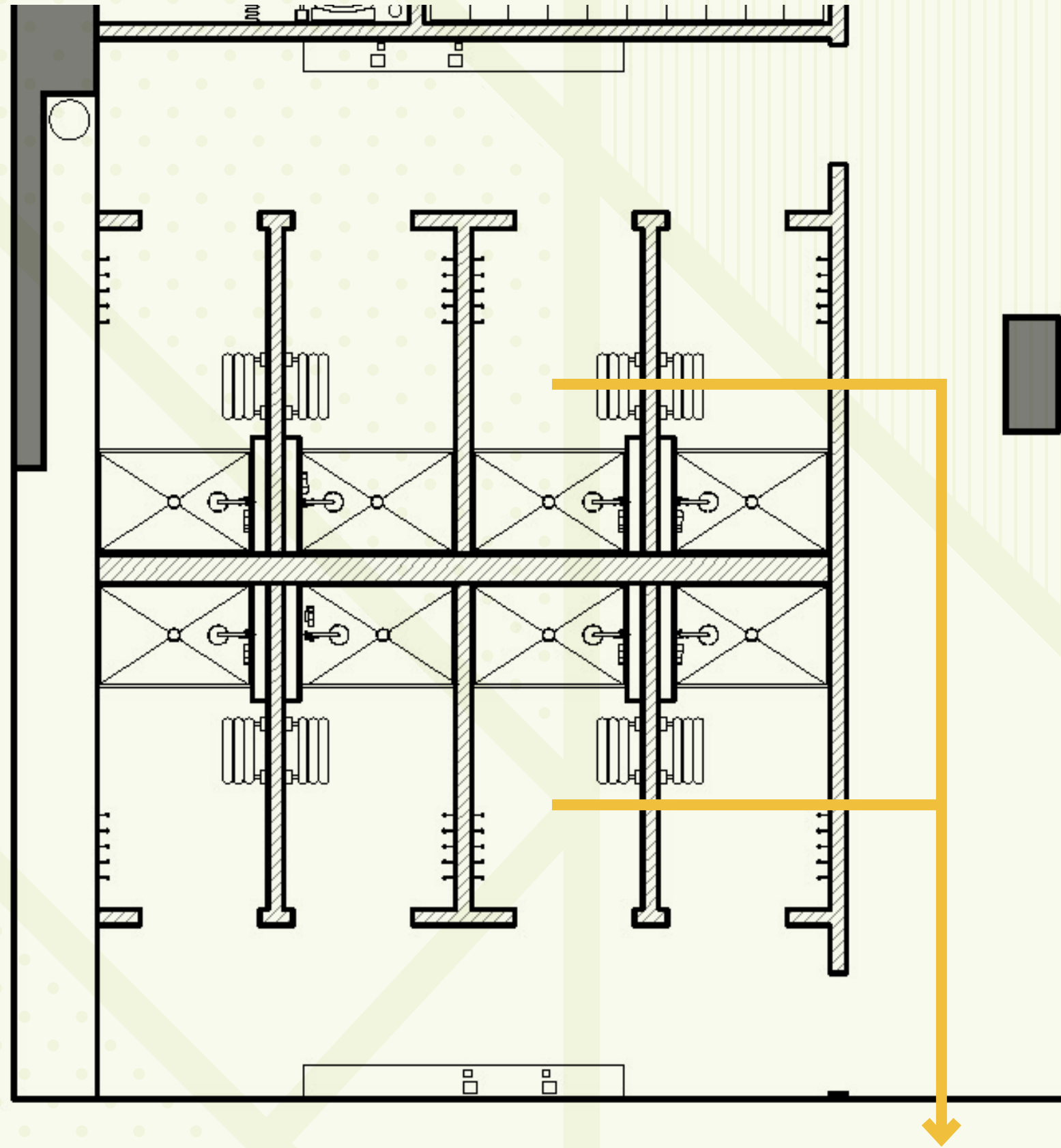
Spec: Bespoke Mirror. One to be fixed above vanity unit and one below to create full length mirror effect, total length 2,200 x 500mm

## Paint 70

Supplier: Craig & Rose

Spec: 1829 matt emulsion paint





# SHOWER ROOM SPECIFICATION

## Shower Panels 70

Supplier: Rearo  
 Product: Bathroom wall panel  
 Spec: Selkie 'textured concrete' 4400-S62024  
 1,200 x 2,400mm

## Shower

Supplier: Triton (UK manufactured), manufactured in Nuneaton, Coventry  
 Product: Amore electric shower with shower head - gloss black  
 Specification: ASPAMO8GSBLK

## Shower Enclosure

Supplier: Lakes showering spaces (UK manufactured since 1986)  
 Product: Shower slider door  
 Spec: Wave black slider door - matt black anodized finish, 1,950mm in height

## Doc M Toilet Pack

Supplier: Neville Lumb Bathrooms and Washrooms  
 Product: Doc M toilet by Nyma (UK manufacturer and supplier). Product sourced from Glasgow based Neville Lumb Bathrooms  
 Spec: Sanitary fittings to be white with contrasting grey toilet seat and grab rails

## Doc M Shower Pack

Supplier: Neville Lumb Bathrooms and Washrooms  
 Product: Doc M Shower Pack by Nyma (UK manufacturer and supplier). Product sourced from Glasgow based Neville Lumb Bathrooms  
 Spec: Fittings to be white with contrasting grey grab rails

## Doc M Shower

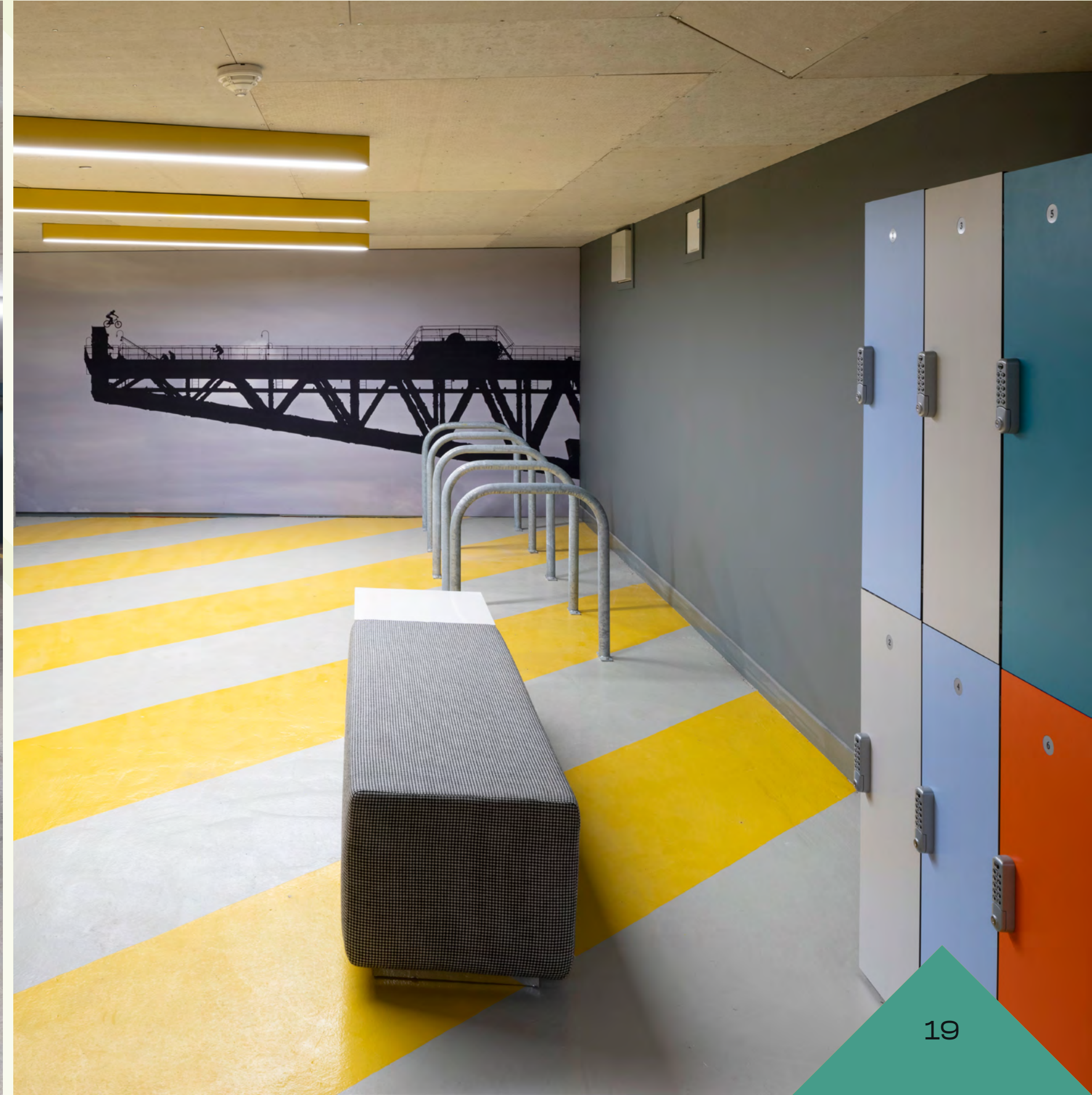
Supplier: Triton (UK manufactured)  
 Manufactured in Nuneaton, Coventry  
 Product: Doc M Electric Shower with shower head  
 Spec: Sanitary fittings to be white with contrasting grey toilet seat and grab rails

## Shower Seat

Supplier: Mira (UK manufactured)  
 Product manufactured in Leicestershire  
 Spec: Foldable shower seat 2.1536.128



# BIKE STORE – VISUAL 1



# BIKE STORE – VISUAL 2



70 WELLINGTON ST

# 70 SOURCED

For further information or to arrange an inspection please contact the joint letting agents:

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