PHILIP PAYNE

SECTOR: HERITAGE BUILDINGS

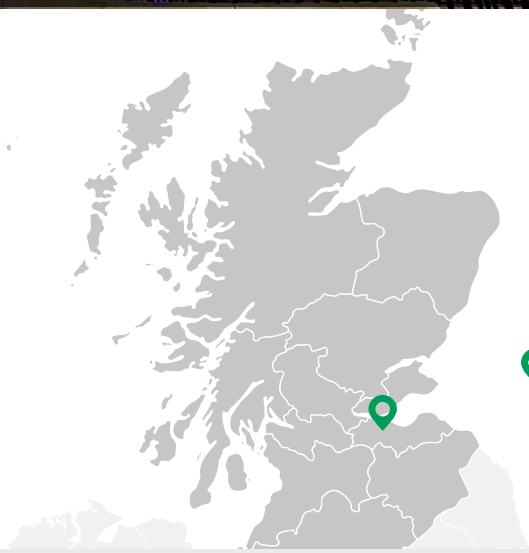


CASE STUDY

TEVIOT ROW HOUSE

OVERVIEW

Teviot Row House, the world's oldest purpose-built student union, reopened in March 2026 following a two-and-a-half-year refurbishment that set out to do something genuinely difficult: bring a Victorian landmark fully up to modern standards without disturbing the character that has made it one of Edinburgh's most loved buildings for over 130 years.



Teviot Row House, Edinburgh



The project demanded that every intervention - from structural repairs to electrical upgrades - respect the building's layers of history. Favourite spaces including the Library Bar and Debating Hall were carefully restored, with heritage features retained or reinstated where needed.

TEVIOT ROW HOUSE REDEVELOPMENT

The result is an interior of considerable variety: richly detailed Victorian public rooms sit alongside more contemporary spaces, each with its own material palette and atmosphere.

philippayne.co.uk

Emergency lighting in a building of this complexity cannot be treated as a single, standard specification. Different spaces demanded different solutions and that is precisely where Philip Payne's portfolio proved its value.

THE SOLUTION

Working across a listed building with multiple distinct interior environments, the project team required emergency exit lighting and signage that could adapt to each setting without defaulting to a generic solution. The warm, dark-toned timbers and ornate detailing of the historic rooms called for finishes with depth and warmth. Lighter, more contemporary spaces required a different approach entirely. A single product in a single finish would have been a compromise in every room.

Working with Philip Payne enabled the project team to develop a coordinated specification across the building, selecting fittings and finishes that responded to each environment on its own terms.

Ongoing compliance management was addressed through Philip Payne's Specto-XT wireless monitoring system. Specto-XT automates the monthly and annual testing required under BS EN 50172 and BS 5266-1, scheduling tests automatically and uploading results to a secure web portal accessible from any device.

For a building of Teviot's character – where access to occupied and heritage spaces requires careful management – the elimination of routine manual testing visits was a significant operational benefit.

Facilities staff can monitor the status of every luminaire across the building from a single dashboard, with automatic alerts if any fitting requires attention.



FIVE DISTINCT EMERGENCY LIGHTING DESIGNS WERE DEPLOYED ACROSS THE BUILDING:

ION Wall / Matt Black
Minimises visual intrusion against dark surfaces and modern joinery.

ION Wall / Penny Bronze
The warm metallic tone complements the restored timber detailing and period ironmongery of the original building fabric.

CELO Wall / RAL 8019 (Grey Brown)
A considered match for the stone and plaster tones of the building's more restrained historic interiors.

CELO Wall / RAL 8004 (Copper Brown)
The fitting's finish echoes rather than interrupts the material language of the room.

CELO Wall / RAL 1024 (Ochre)
Deployed in spaces where the decorative palette carried golden and amber tones.

OUTCOME

The completed installation demonstrates what becomes possible when emergency lighting and signage is treated as part of the design process rather than a post-specification addition.

Across a building of exceptional heritage significance, Philip Payne's range of finishes and products allowed the project team to achieve full compliance without visual compromise in any space.

With Specto-XT providing automated testing and remote oversight, the building's operators benefit from continuous compliance confidence, without the disruption of manual checks in spaces where access and atmosphere must be carefully preserved.

Manufactured in Britain and specified to order, the Teviot Row House project reflects Philip Payne's core purpose: safety that earns its place in the architecture around it.

PRODUCTS SPECIFIED:



ION Wall



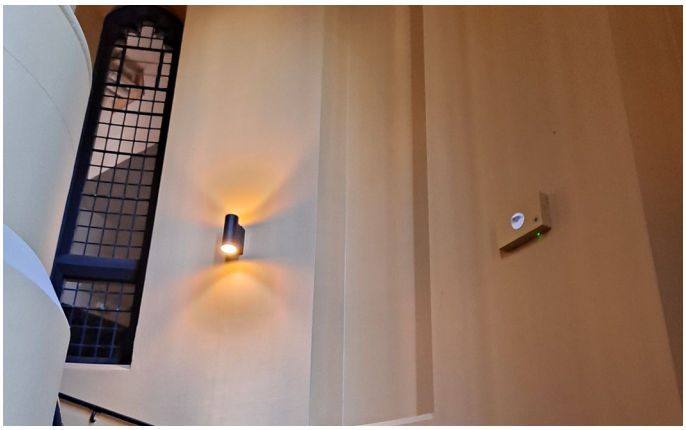
CELO Wall

SUPPLIED IN FIVE FINISHES:



MATT BLACK | PENNY BRONZE | RAL 8019 | RAL 8004 | RAL 1024





13
products from the Philip Payne range

5
finishes matched to the interiors

1
coordinated specification

ALSO SPECIFIED ACROSS THE BUILDING

Alongside the feature fittings, a further eleven products from the Philip Payne range were specified throughout Teviot Row House, giving the project team a single, coordinated source for every emergency lighting requirement in the building.

- Tyke Area
- Uni Pro
- Pro Exit
- 250SL
- ION Ceiling
- 2ni Pro
- MF100
- Sprite Track
- ION Track
- Riga
- Lantis

T: +44 (0) 121 705 2384
E: sales@philippayne.co.uk

philippayne.co.uk

Philip Payne Limited. Thornhill House, Thornhill Road, Solihull B91 2HB