



20 - 799 - 8 Mulberry Road, Newlands, G43 2TR

Internal & External alterations and conversion of existing attic space at
8 Mulberry Road, Newlands, G43 2TR

Planning Design Statement
January 2021

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architecture

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The property is located on Mulberry Road to the southern periphery off the Newlands Conservation Area. Mulberry Road and the surrounding locale are a varied mixture of architectural styles and periods including the modern additions of Broom Place and Briar Gate and differs significantly from the traditional Victorian two storey sandstone detached and semi-detached properties which characterise the Newlands Conservation Area.





Surrounding Properties on Mulberry Road

The property at 8 Mulberry Road has unfortunately been neglected for a number of years and has fallen into significant disrepair. The windows are of a poor-quality aluminium double glazing. The roof is a poor-quality concrete tile, and the external stone has been painted. The driveway and garden require attention and the detached garage is a concrete panel flat roof construction.



8 Mulberry Road - Existing



8 Mulberry Road - Proposed

As part of the project the house requires a full upgrade and refurbishment following years of neglect. Our client plans to modernise the property in a sympathetic way while creating a home for 21st century family life including the existing aluminium windows will be removed and traditional sash & case style timber windows refitted and the concrete roof tiles replaced with a traditional slate roof.

With regards to the proposed upper floor conversion our client is looking to maximise the existing space through the use of a front dormer window, rear gable end and conservation rooflights.

Pre Application Comments: Dormer Windows -

The introduction of new dormer windows will generally be discouraged. New dormer windows on the front elevation of unlisted buildings in Conservation Areas will only be acceptable where dormers form part of the original or early design of an area.

There are numerous bungalow style properties within the conservation area and within close vicinity of the property with front & side facing dormers including the direct neighbouring property at 6 Mulberry Road:



6 Mulberry Road

Surrounding Properties on Briar Road





The proposed dormer is positioned below the ridge-line of the roof and set back as far as is practicable from the existing eaves line.

The proposed dormer is designed in a traditional character, with vertical proportion and alignment and centred on the ridge line above the front entrance doors.

The dormer window mirrors the other new traditional style windows and doors in the property, (not the existing windows and doors which are in poor condition and character) in character, proportion and alignment and reflect the character and proportions of the building and conservation area as a whole.

The haffits and roof of the dormer are finished in slate to match the proposed slate roof finish, not the existing concrete tile finish.

The addition of the gable end significantly benefits the internal space and does not detract from the character of the bungalow from the street. There are two large gable ended extensions to the rear of 10 Mulberry Road and directly opposite to the rear of 17 Briar Road. The addition of the Juliet balcony detail does not have any greater impact in terms of overlooking than a traditional window would have on the neighbouring property to rear, it is not a 'Balcony' where the occupier cannot go beyond the line of the window or sit out, it is simply a full-length window with an external balustrade for safety. Whether the person stands at the window or leans out there is no difference between the window or the full-length window.



17 Briar Road and surrounding from 8 Mulberry Rear Garden

The distance to the rear boundary with the neighbour measures 11 metres at its narrowest and 12.5m at its widest point from the rear of the house. The direct straight-line distance

from the window to the rear boundary is 11.7m and 22m from the rear of the property at 15 Briar Road and 22.5m to 17 Briar Road. Please note this is also measured at an obscure angle so there is not direct window to window issue, therefore no significant overlooking/privacy issue or significant loss of amenity to the neighbouring properties.

The rear elevation design is of a high-quality contrasting contemporary design which should be supported and complements the character of the Conservation Area. Together with the significant improvements to the property proposed can only be considered as a positive addition that will enhance the quality of the locale and Conservation Area.

