

DESIGN STATEMENT

Category B Listed Building

Historic Scotland Designation Reference: LB33785

Circa 1860. Convex crescent of 3-storey and basement 3-bay houses, (No 163-5, 4-bays) No 147 sympathetic in-fill (1881), stepped down curve. Ashlar frontage and S end elevation, channelled at ground. Cornice over ground floor, cill courses to 1st and 2nd floors, modillion eaves cornice. Tripartite doorways with panelled storm doors. 1st and 2nd floor windows architraved, corniced at 1st Sash and case windows with plate glass glazing.

No 163/5 S-facing elevation 5-bay, (2 set back). 3-storey canted window occupies W 3 bays. Parapet to W and S elevations. Shop inserted at basement. Nos 143/5 and 163/5 with lugged 1st floor architraves. Some cast-iron railing.

The proposed works to the existing Category B listed property aims to reconfigure the layout to a single two-bedroom dwelling, more in keeping with the current character of the area. The property was most recently used as a shop about 3 years ago. This is a use that has little prospect in the area currently, given the volume of similar shops in the immediate surroundings. The current arrangement consists of a large open floor area, with smaller service areas to the rear of the property. There is a small, landlocked external space behind the tenement building, onto which there is an existing opening from the current shop space.

The property recently gained planning and listed building consent for conversion to a two bedroom flat. This new application seeks permission for a revised plan for the two bedroom flat following discussions with the neighbouring property owners

As with the previous consent the layout will be broken up internally to create a generous kitchen/living area to the front of the property. One bedroom will face the rear yard. Following removal of the existing modern bin store structure, a window will be reinstated on the side elevation allowing the second bedroom on this elevation. A bathroom in the middle of the plan will serve both bedrooms.

The current rear shop store will form a new communal bin store for the block.

The proposal seeks to reinstate two former openings to the bay window, currently used as the main door. A new main door opening will be formed on the side wall in a new opening matching the window above. The existing broken boundary wall and railings will be repaired and extended along the lane side elevation.

These proposals improve on the existing permissions as they include removing the unsightly later additions to the side elevation and return the bay window for its original purpose. Incorporating the external spaces between the building and lane mean that this areas will be improved and maintained and will create a cleaner boundary.

The site is 30m from the public external amenity space formed at the junction between Belmont Street and Wilton Street and 75m from an access point to the Kelvin Walkway.

CONCLUSION

Whilst it is acknowledged that the building is Category B Listed, we consider that the proposed internal alterations will not remove any significant or historically important feature and will not alter the character of the listed building. Indeed we are of the view that the scope of works will enhance the character of the listed building and the wider area.