



FLAT 2,
33, HYNDLAND ROAD,
GLASGOW G12 9UY

APPLICATION FOR
LISTED BUILDING CONSENT

INTERNAL ALTERATIONS TO THE RESIDENTIAL DWELLING AT THE ABOVE ADDRESS.
SUBMITTED BY 16:11 DESIGN LTD, ON BEHALF OF MRS C MCGEADY

NOVEMBER 2020

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This second floor apartment sits within a well-known terrace of townhouses and apartments opposite Western Tennis Club on Hyndland Road. It has a central location within a run of 10 houses that make up the A-Listed terrace, designed by the renowned Alexander Greek Thomson. Broadly speaking the building appears reasonably maintained, it's ashlar frontage and walled back court behind.

Internally the 'block' itself has some wonderful examples of historic plasterwork, timber details, and floor tiling; cupola above the stairwell, ionic columns to the entrance, corinthian columns within the foyer and some more detailed plasterwork. The relative grandeur of the foyer has all but disappeared by the time we reach the second floor and Flat 2 has little in the way of historic features. These features tend to be more traditional timberwork around the windows and ingoes; cornicing in the bedroom and to the larger of the front rooms. There is less elaborate cornicing elsewhere, if indeed any at all. You can see from the photographs that there have been fairly piecemeal alterations in the past. We are looking to harmonise the apartment as a whole.

Proposals

The property been the subject of modifications in the past as you can see from the photographs. Our client seeks to upgrade the apartment by:

Reconfiguring the entrance into the current kitchen at the rear of the property, to create a new entrance to a bedroom.

Relocate the kitchen to the front of the property and remove the wall between the small room and the large room to create one open plan kitchen / living / diner.

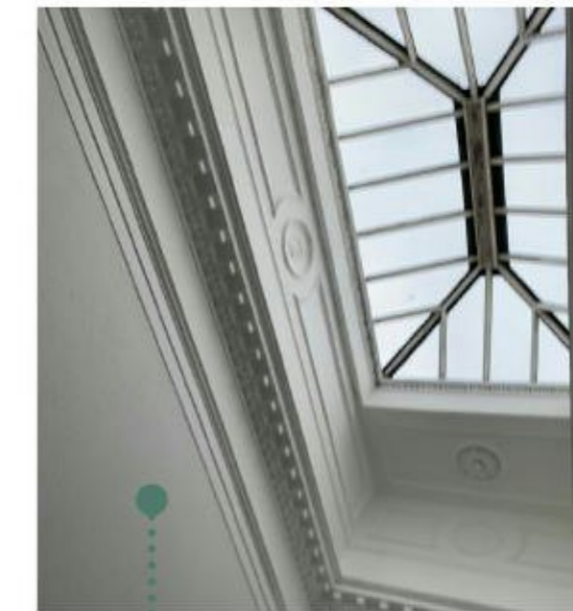
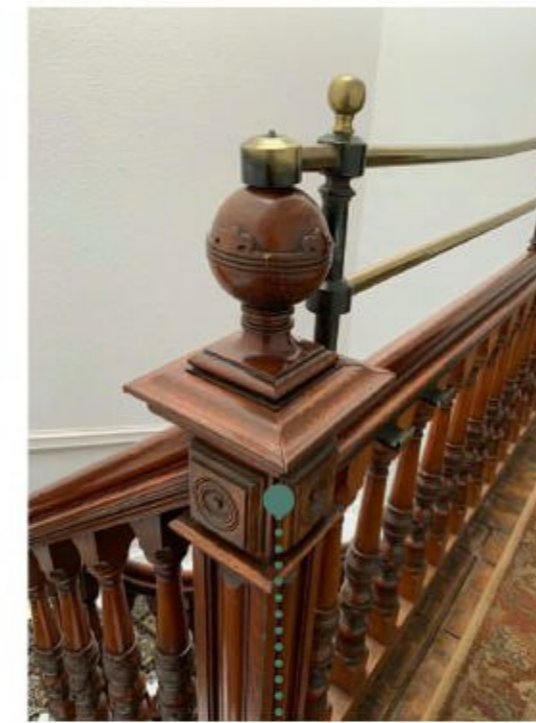
Turn the storage cupboard into a shower room / wc and create a new en-suite in what is currently an empty space.

Remove the uncomfortable angled wall to the bedroom and create a new entrance to the bedroom.



Ground floor floor tiles within the foyer

Tiles, columns, plasterwork within the foyer



Beautiful architectural detailing



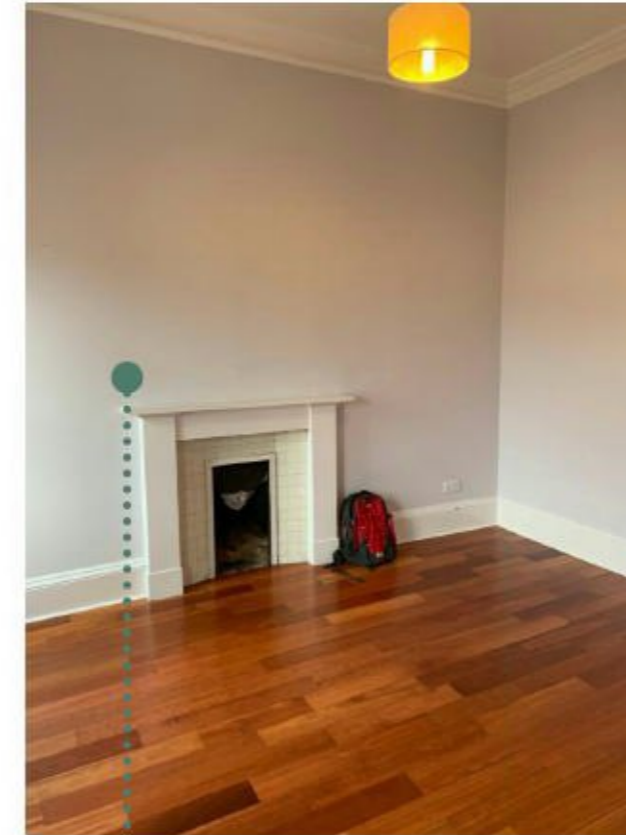
Living room as existing; fireplace and more ornate cornice

...CONTINUED...

Approach to Conservation

Conservation and preservation, respect for the quality of this apartment and building as a whole is at the core of these proposals. They have been prepared with cohesion and flow in mind, with respect for the historic features that we do have and we feel there could be a happy balance between old and new, bringing everything together to suit contemporary urban living.

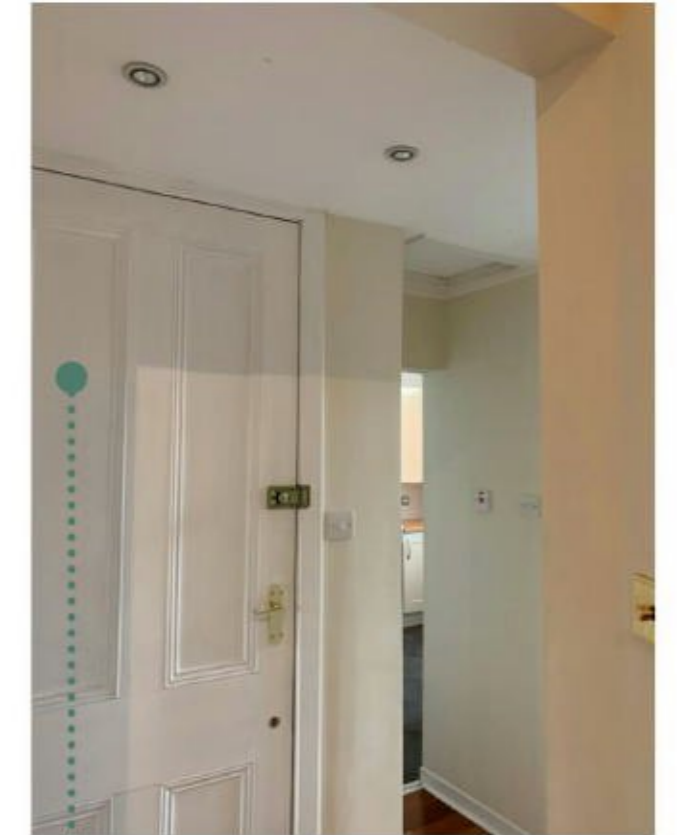
In summary, we seek to embrace the quality of this apartment within its context, and give it new life and a fresh future in keeping with modern urban living. This should not come at the cost of architectural heritage but recognise how old and new can sit together.



Smaller room to the front and proposed kitchen



Existing bathroom



Hall looking back towards the kitchen



Existing bedroom



Existing bedroom



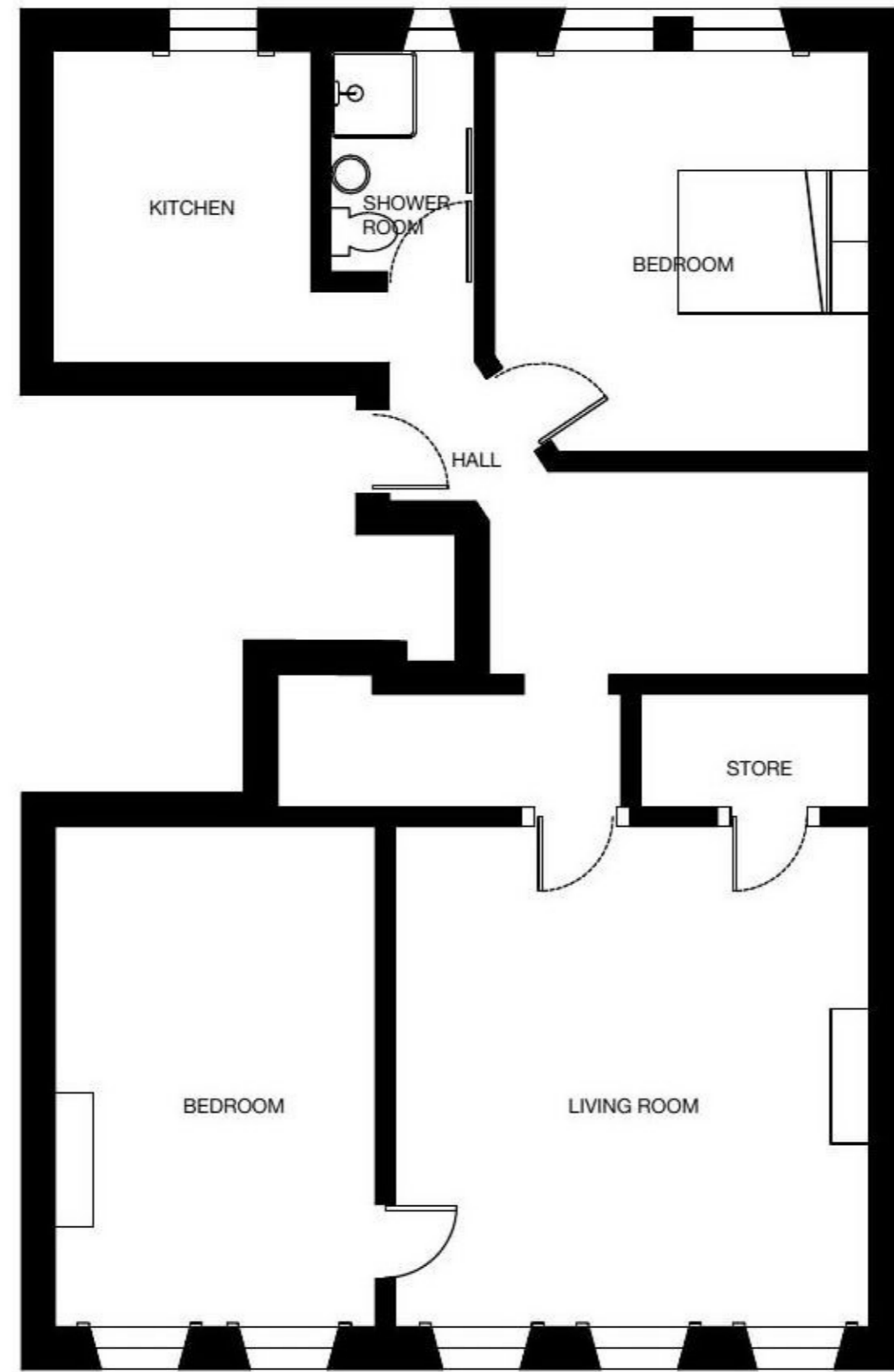
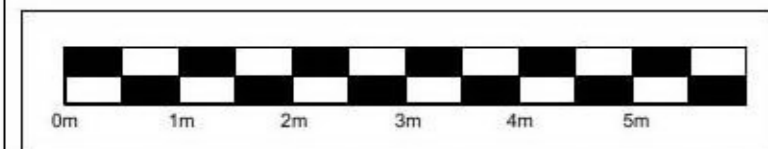
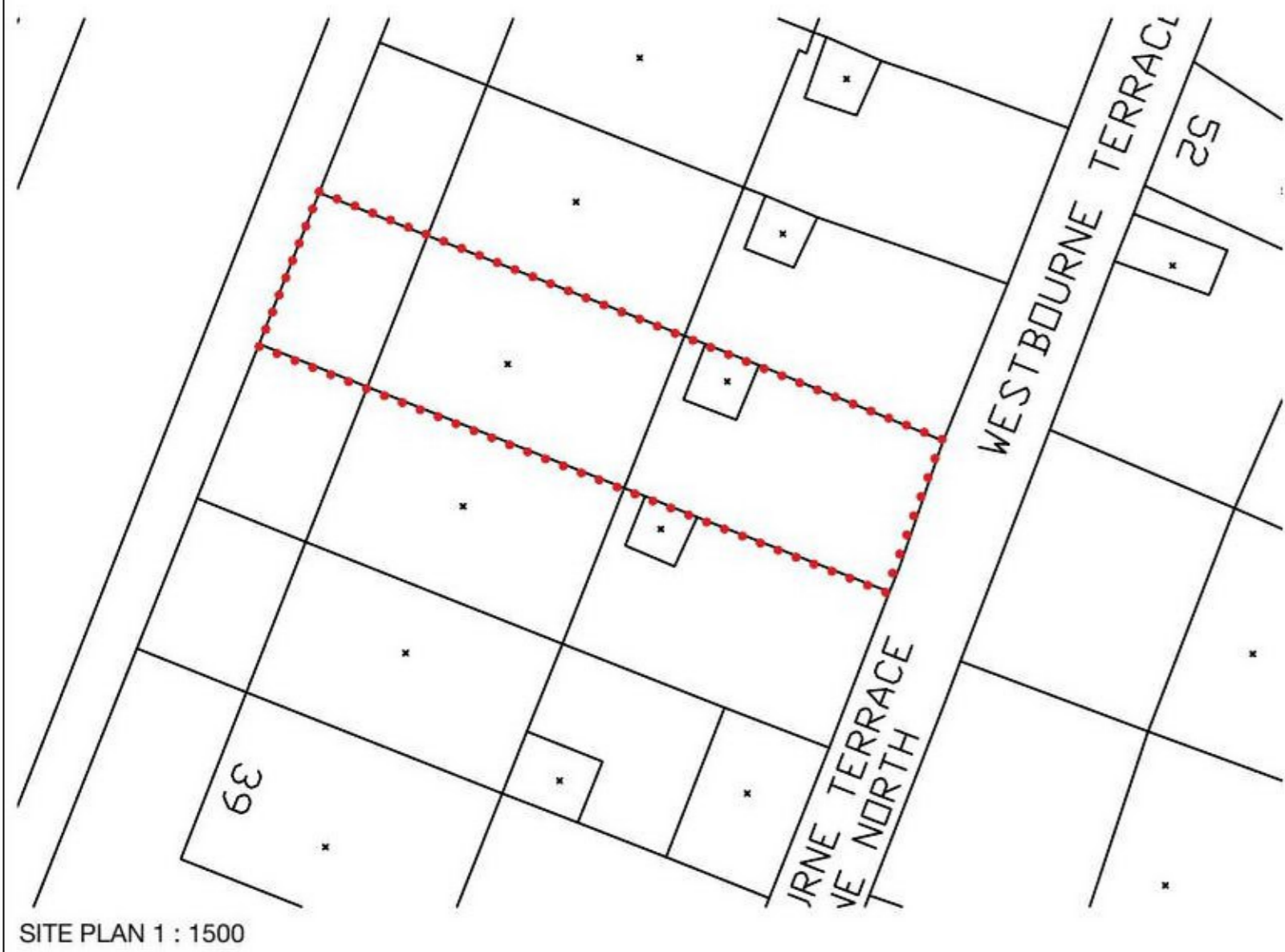
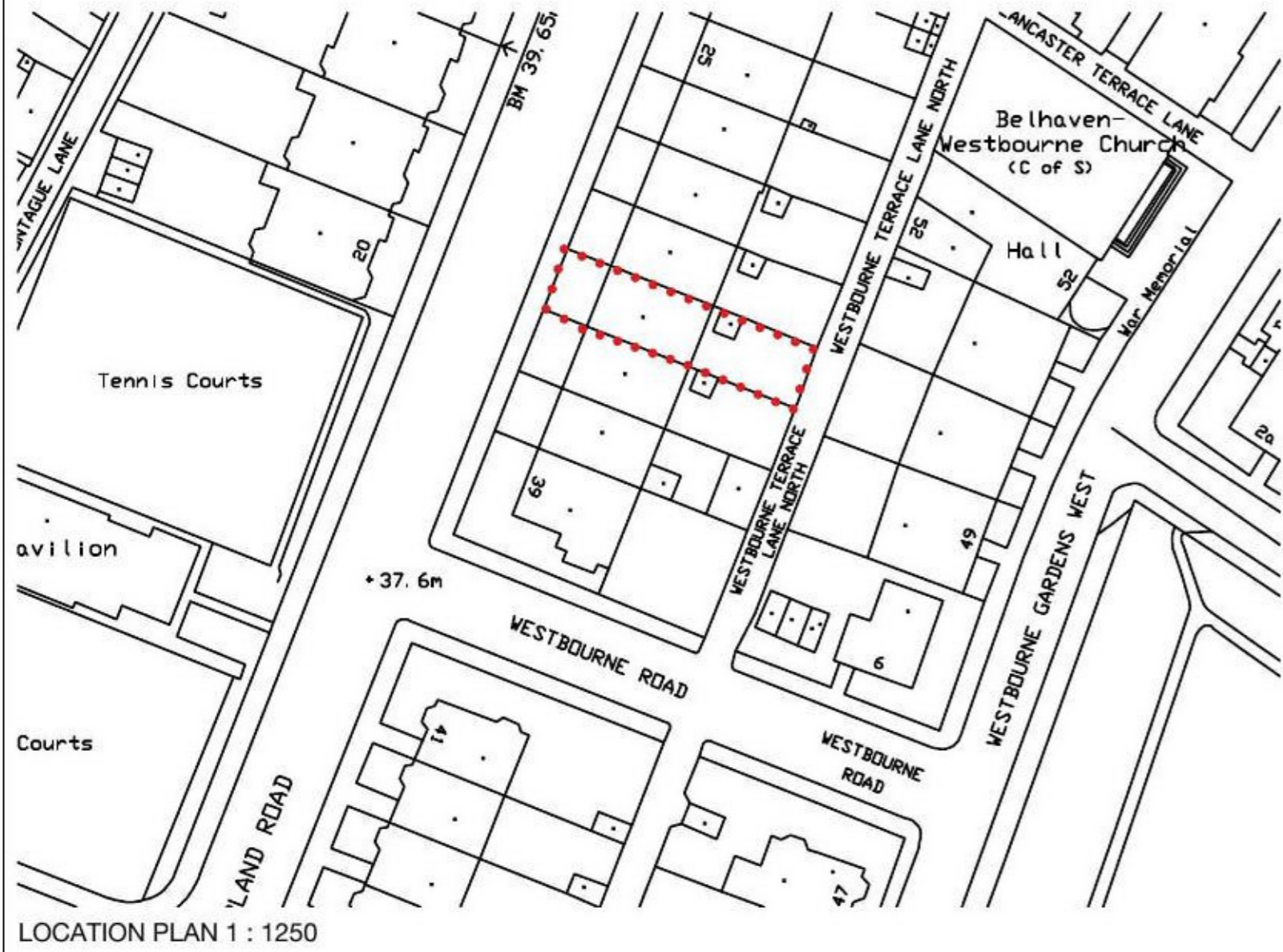
Existing bedroom



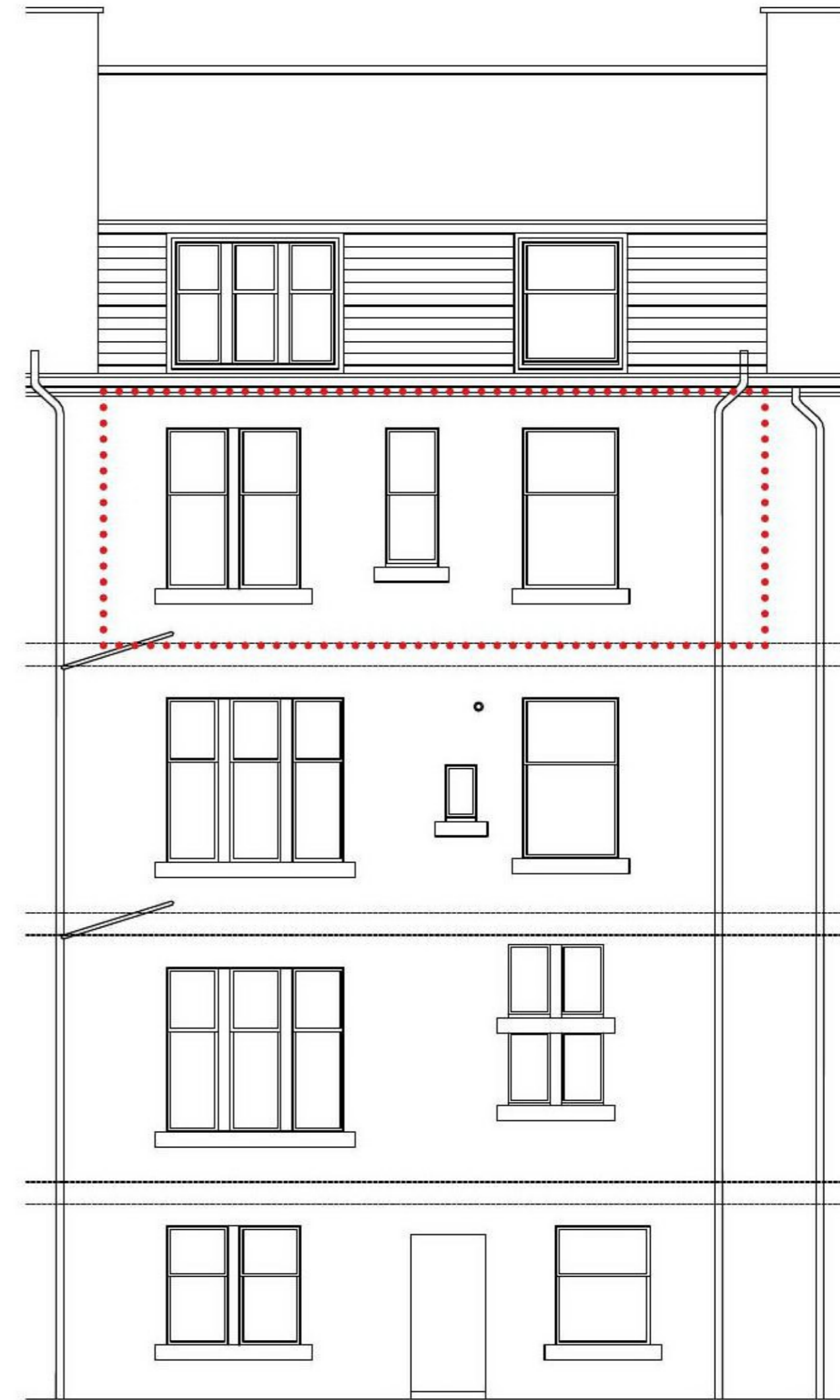
Existing living room

FLAT 2, 33 HYNDLAND ROAD, GLASGOW

EXISTING LAYOUT DRAWINGS



EXISTING LAYOUT PLAN



EXISTING REAR ELEVATION

These plans have been prepared for the purposes of submission to the Local Authority as part of a Listed Building Consent application. These drawings are not to be used for any other purpose without the express consent of 16:11 Design Ltd.

16 : 11 DESIGN LTD

85 MIDDLE WATCH
SWAVESEY
CAMBRIDGESHIRE
CB24 4RW

PROJECT /

PROPOSED INTERNAL ALTERATIONS AT:
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CLIENT /

MRS C MCGEADY

STATUS /

LISTED BUILDING CONSENT

DRAWING /

PROPOSED LAYOUT DWGS

DWG NO /

20.04 LBC-02

REV /

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SCALE /

1 : 100

DATE /

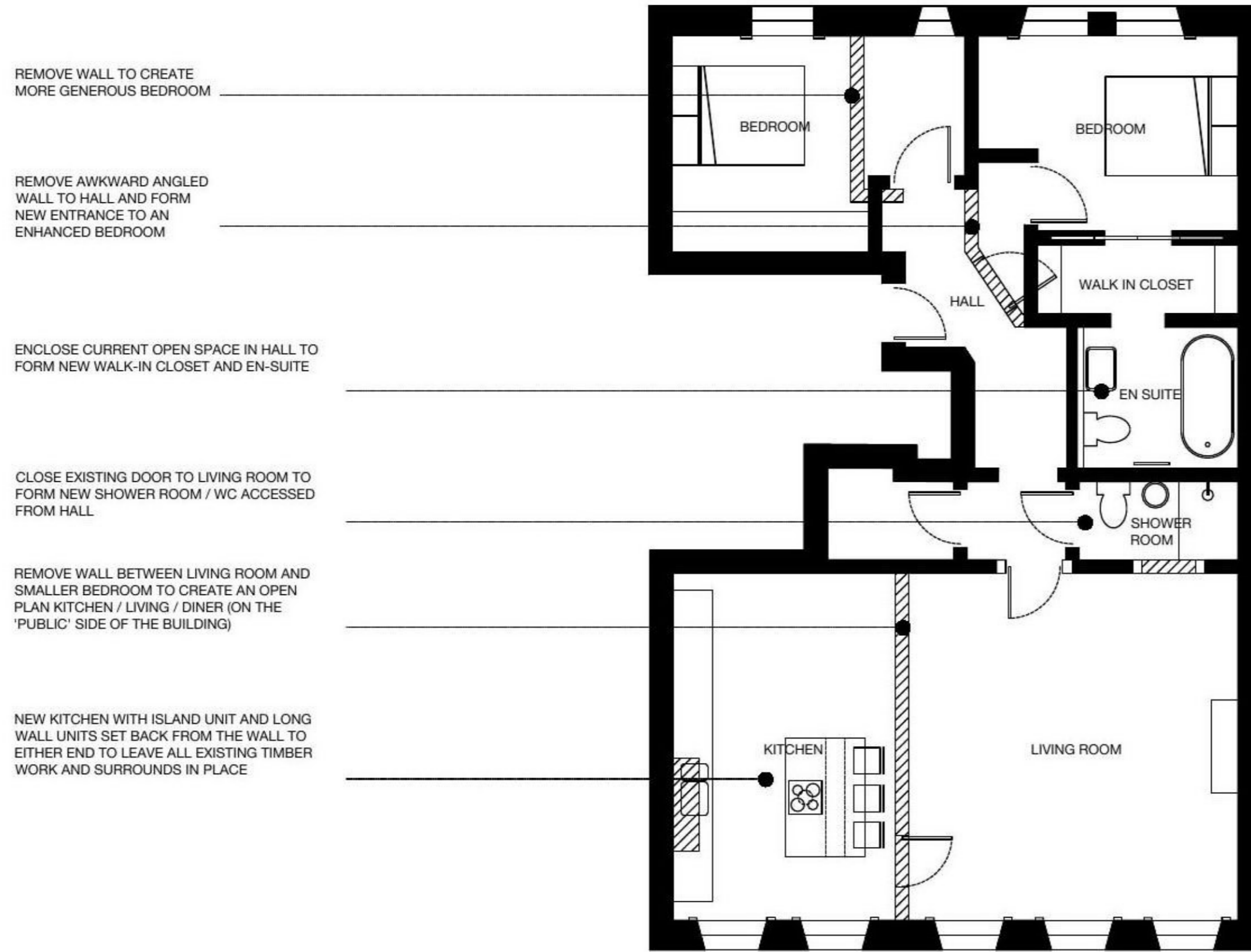
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FLAT 2, 33 HYNDLAND ROAD, GLASGOW

PROPOSED LAYOUT DRAWINGS



PROPOSED LAYOUT PLAN

REMOVE WALL TO CREATE MORE GENEROUS BEDROOM

REMOVE AWKWARD ANGLED WALL TO HALL AND FORM NEW ENTRANCE TO AN ENHANCED BEDROOM

ENCLOSE CURRENT OPEN SPACE IN HALL TO FORM NEW WALK-IN CLOSET AND EN-SUITE

CLOSE EXISTING DOOR TO LIVING ROOM TO FORM NEW SHOWER ROOM / WC ACCESSED FROM HALL

REMOVE WALL BETWEEN LIVING ROOM AND SMALLER BEDROOM TO CREATE AN OPEN PLAN KITCHEN / LIVING / DINER (ON THE 'PUBLIC' SIDE OF THE BUILDING)

NEW KITCHEN WITH ISLAND UNIT AND LONG WALL UNITS SET BACK FROM THE WALL TO EITHER END TO LEAVE ALL EXISTING TIMBER WORK AND SURROUNDS IN PLACE



PROPOSED REAR ELEVATION

INDICATIVE POSITION OF NEW VENT FOR BATHROOM EXTRACTS

NOTES /

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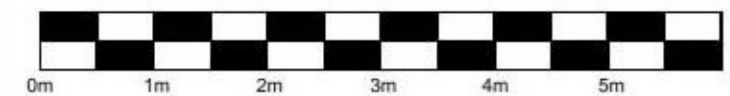
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THANK-YOU

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