



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 MR A MCGEADY

NOVEMBER 2020

# FLAT 2, 33 HYNDLAND ROAD GLASGOW G12 9UY

**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

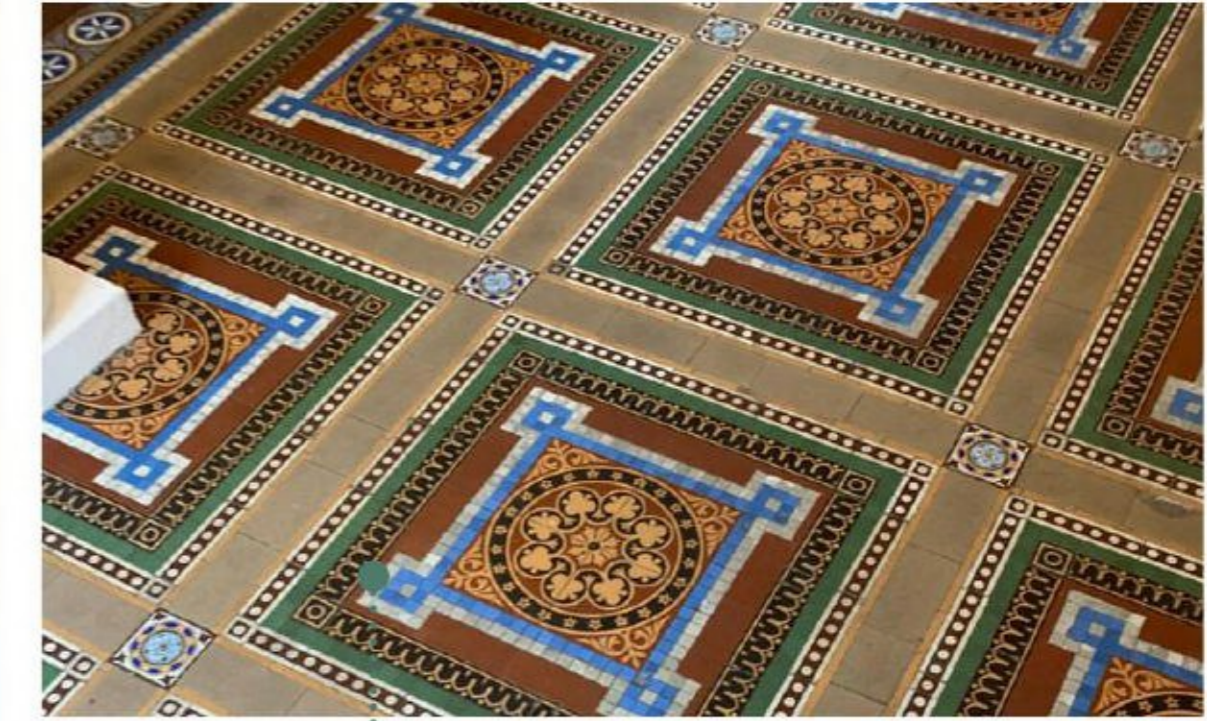
The property been the subject of modifications in the past as you can see from the photographs. Our client seeks to upgrade the apartment by:

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.

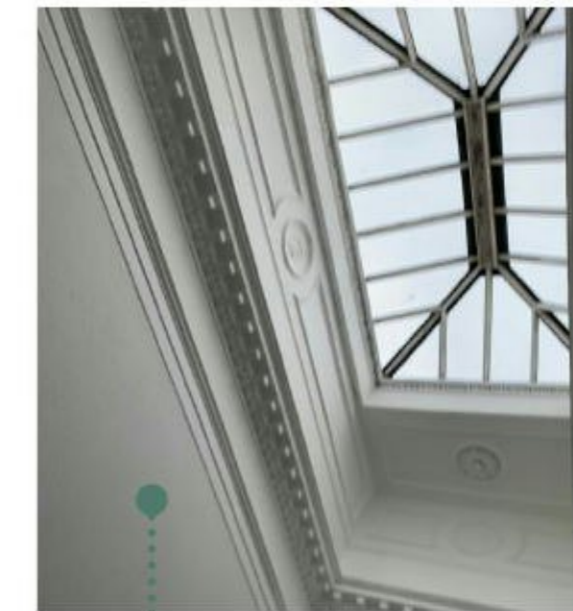
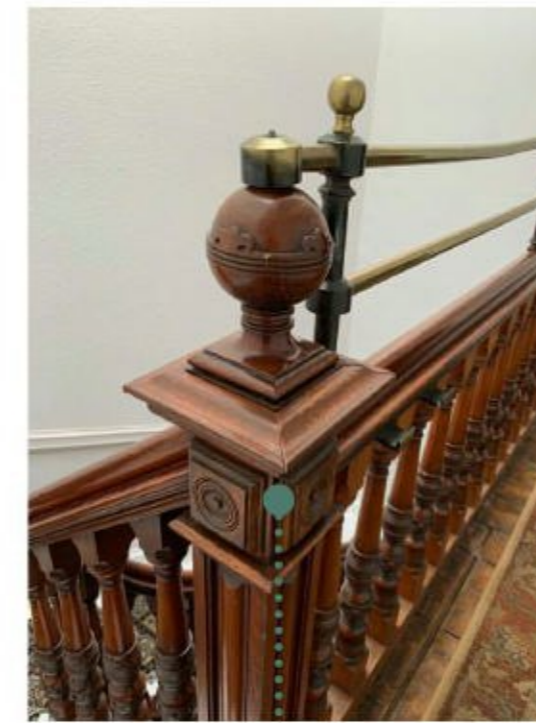
Turn the storage cupboard into a shower room / wc and create a new en-suite in what is currently an empty space.

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

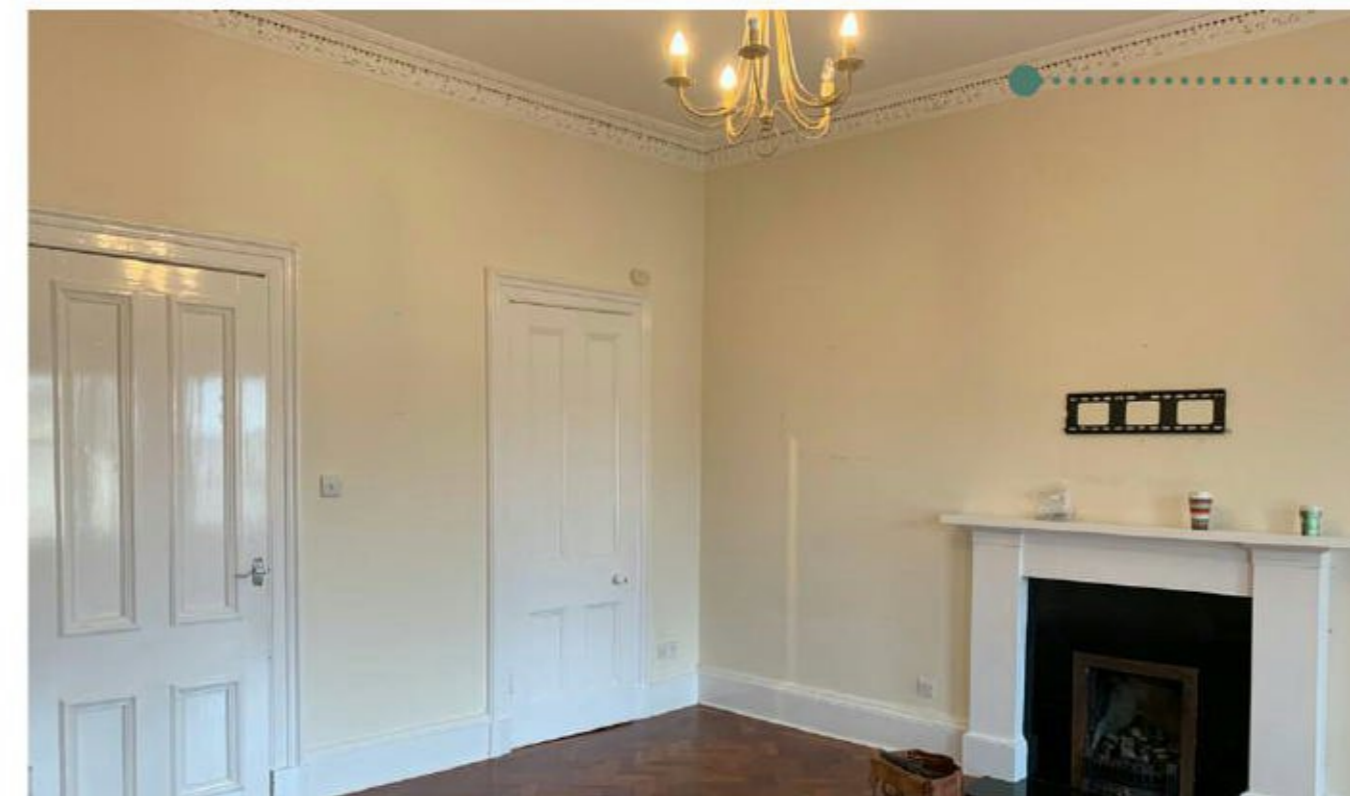


Ground floor floor tiles within the foyer

Tiles, columns, plasterwork within the foyer



Beautiful architectural detailing



Living room as existing; fireplace and more ornate cornice

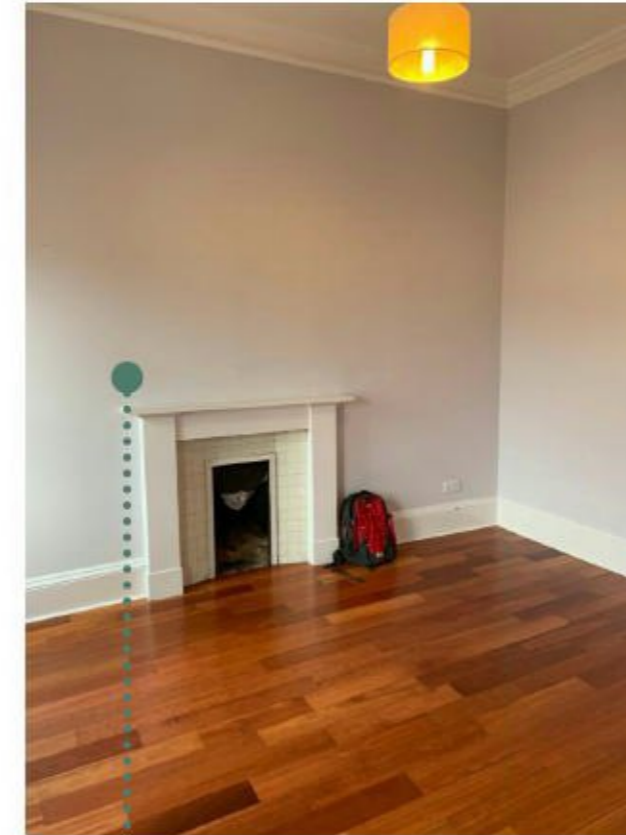
# ...CONTINUED...

## 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 of space in mind, whilst respecting the historic features that we do have. We feel there is a happy balance to be obtained between old and new, bringing everything together to suit contemporary urban living.

The property has been the subject of earlier alterations by others, it is evident to see in the lack of cohesion such as different cornices, no cornices, lowered ceilings to allow for downlights, exposed brick wall in the hallway, etc. The chamfered wall in the hall has the feeling of an alteration rather than part of the original layout. In the small areas where there may be a loss of cornice we would suggest reinstatement and where there is none perhaps we bring some cohesion with the basic cornice in the smaller front room / kitchen.

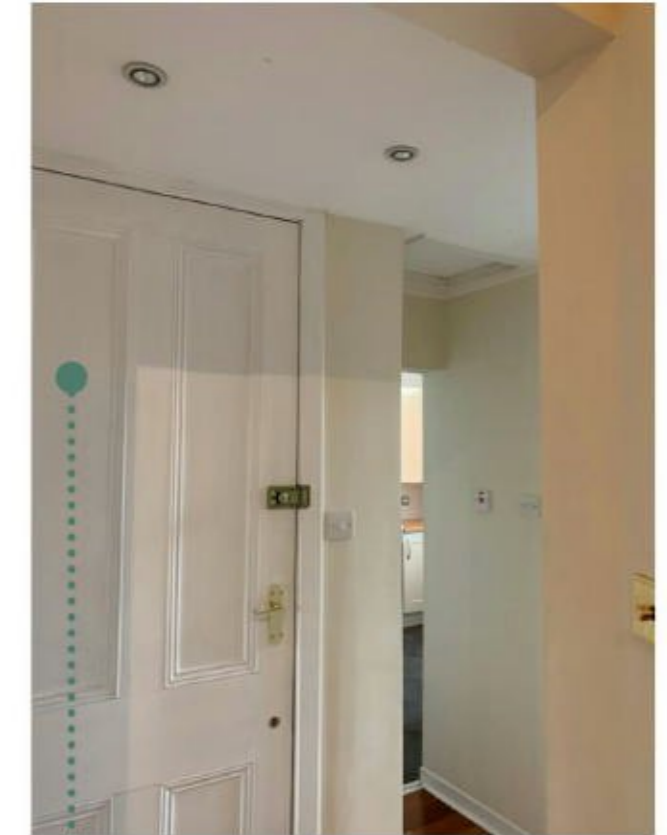
**In summary**, we seek to embrace the quality of this apartment within its context, and give it new life and a fresh future in keeping with modern urban living. This should not come at the cost of architectural heritage but recognise how old and new can sit together.



Smaller room to the front and proposed kitchen



Existing bathroom



Hall looking back towards the kitchen



Existing bedroom



Existing bedroom



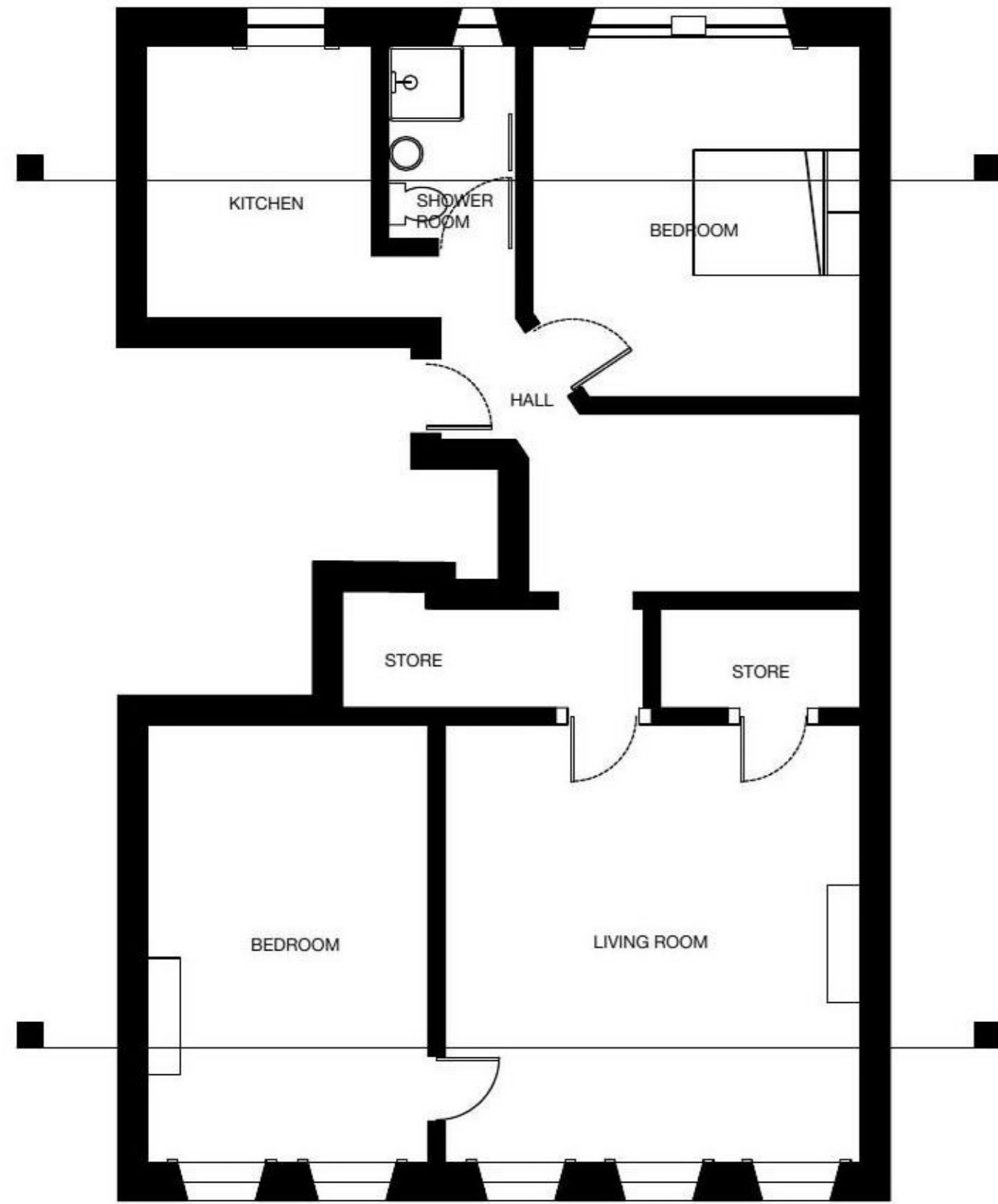
Existing bedroom



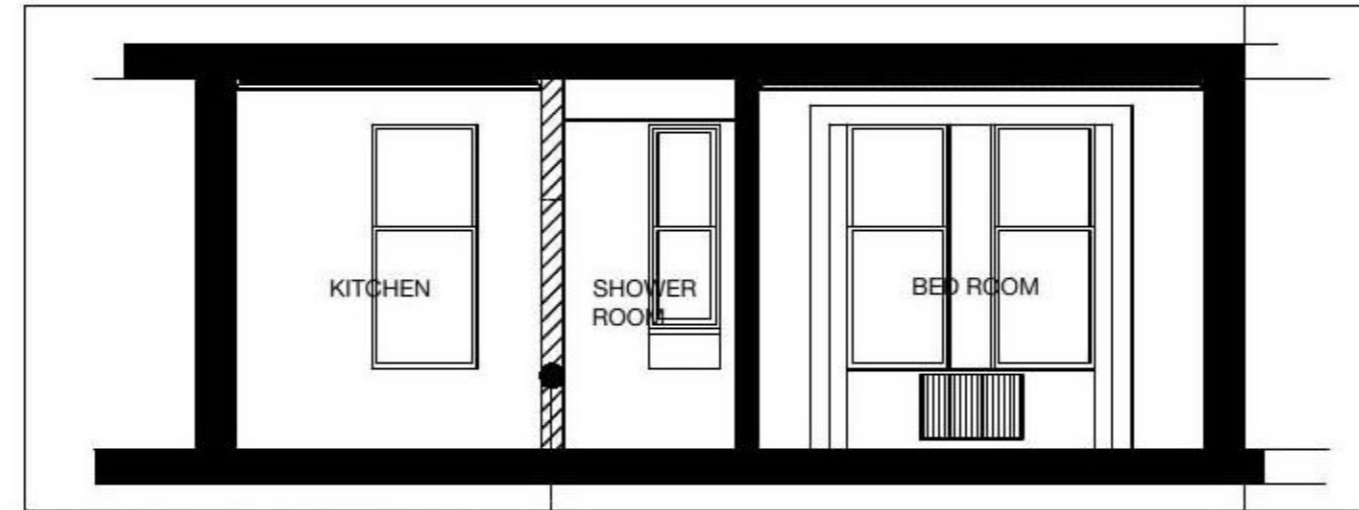
Existing living room

# FLAT 2, 33 HYNDLAND ROAD, GLASGOW

## EXISTING LAYOUT DRAWINGS

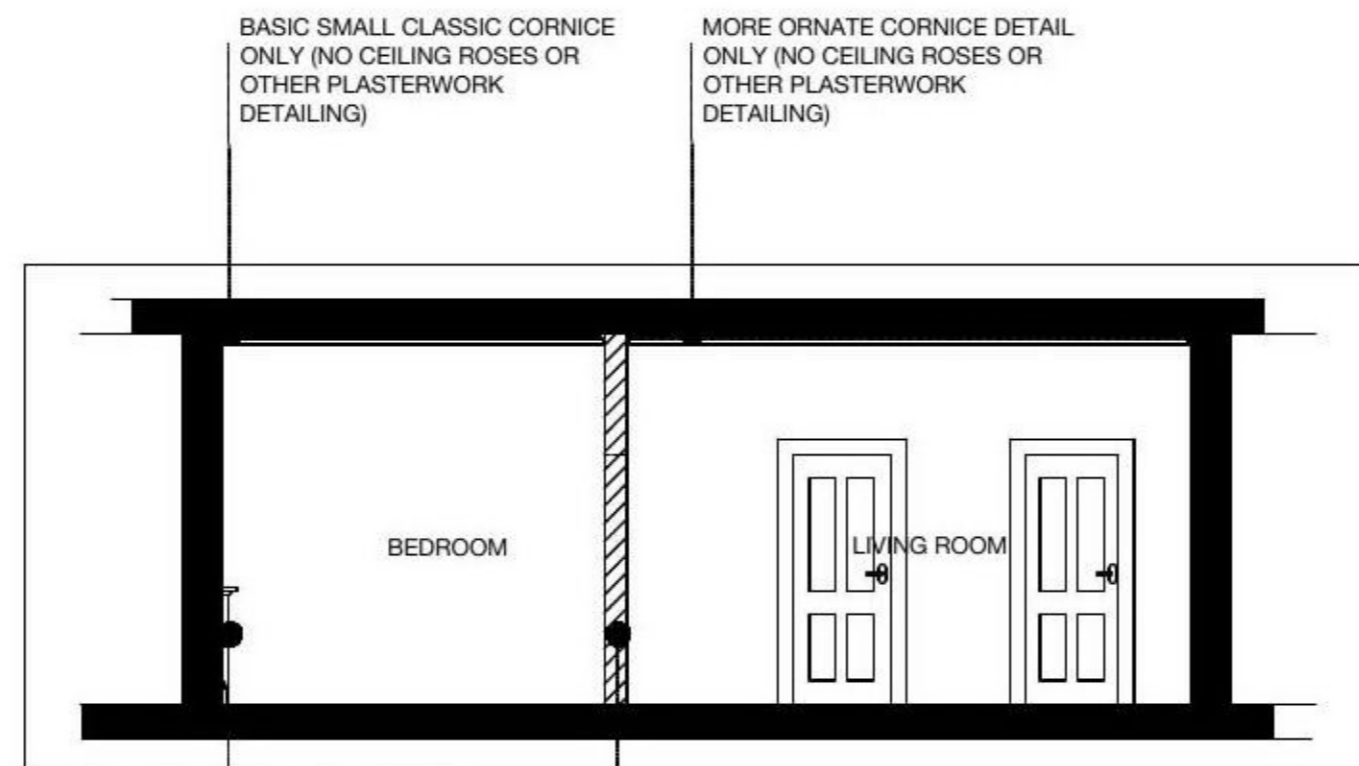


EXISTING LAYOUT PLAN



EXISTING REAR SECTION

HATCHED WALL BETWEEN BEDROOM AND SHOWER ROOM TO BE REMOVED TO CREATE A LARGER BEDROOM. EXISTING BASIC CLASSIC CORNICE TO BE REINSTATED ON THE 'BEDROOM' SIDE. NO EXISTING CORNICE TO BATHROOM - SUSPENDED CEILING FROM HISTORIC ALTERATIONS BY OTHERS



EXISTING FRONT SECTION

FIREPLACE (NOT ORIGINAL) TO BE REMOVED TO ALLOW FOR NEW KITCHEN

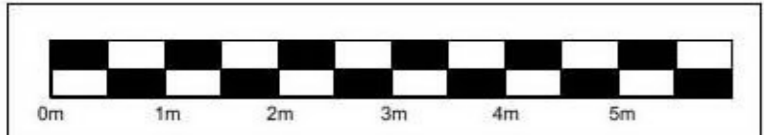
HATCHED WALL BETWEEN TO BE REMOVED TO CREATE ONE OPEN PLAN ROOM. CORNICES ON BOTH SIDES CAN EITHER REMAIN INTACT OR BE REINSTATED (DEPENDING ON ENGINEER'S DETAIL)

BASIC SMALL CLASSIC CORNICE ONLY (NO CEILING ROSES OR OTHER PLASTERWORK DETAILING)

MORE ORNATE CORNICE DETAIL ONLY (NO CEILING ROSES OR OTHER PLASTERWORK DETAILING)



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**

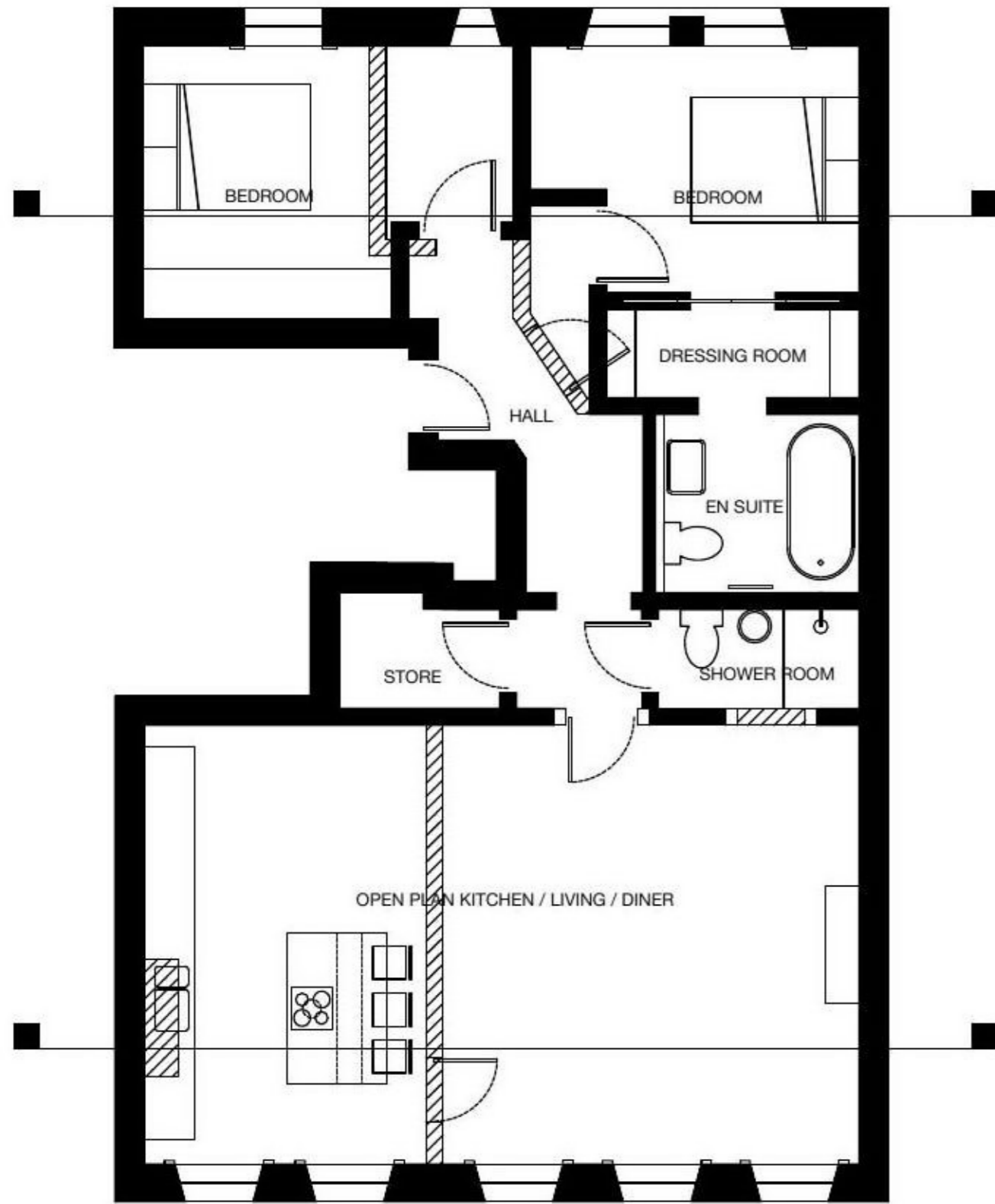
85 MIDDLE WATCH  
SWAVESEY  
CAMBRIDGESHIRE  
CB24 4RW  
T / +44 7311 212 022  
E / JO@ORMOND-DESIGN.COM

PROJECT /  
**PROPOSED INTERNAL ALTERATIONS AT:  
FLAT 2,  
33 HYNDLAND ROAD,  
GLASGOW  
G12 9UY**

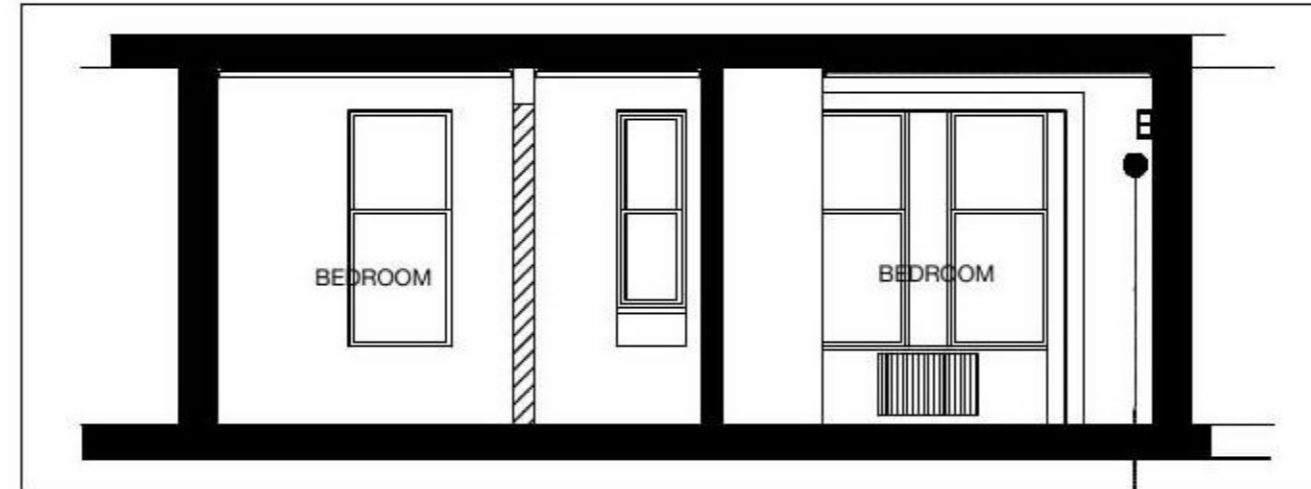
CLIENT /	MR A McGEADY	
STATUS /	LISTED BUILDING CONSENT	
DRAWING /	EXISTING LAYOUT DWGS	
DWG NO /	20.04 LBC-02	REV / --
SCALE /	1 : 100	PAPER SIZE / A3
DATE /	NOV 20	

# FLAT 2, 33 HYNDLAND ROAD, GLASGOW

## PROPOSED LAYOUT DRAWINGS

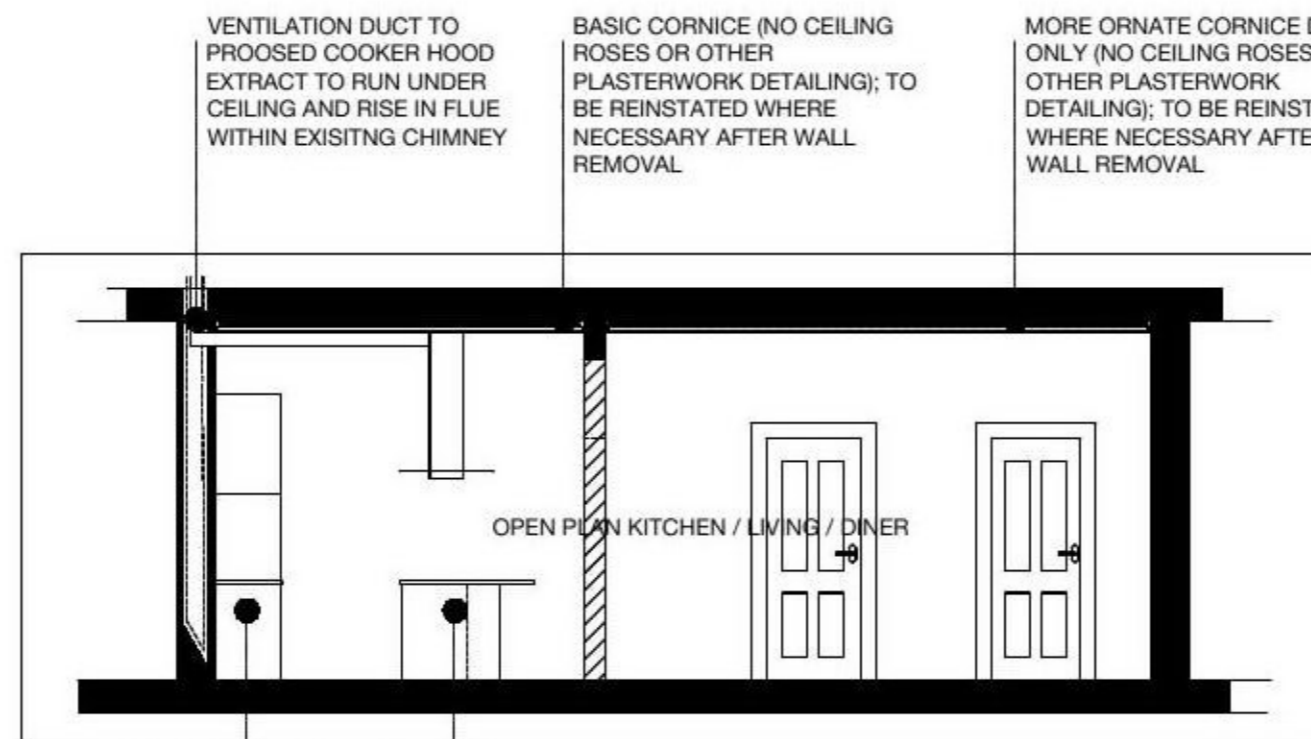


PROPOSED LAYOUT PLAN



PROPOSED REAR SECTION

'PICTURE RAIL' TO SIT BELOW CORNICE AND HOLD VENTILATION DUCTING FOR SHOWER ROOM AND EN SUITE. CAN BE USED FOR FINISHES SUCH AS PENDANT LIGHTS TO BEDSIDES, OR BOOK SHELF ETC



PROPOSED FRONT SECTION

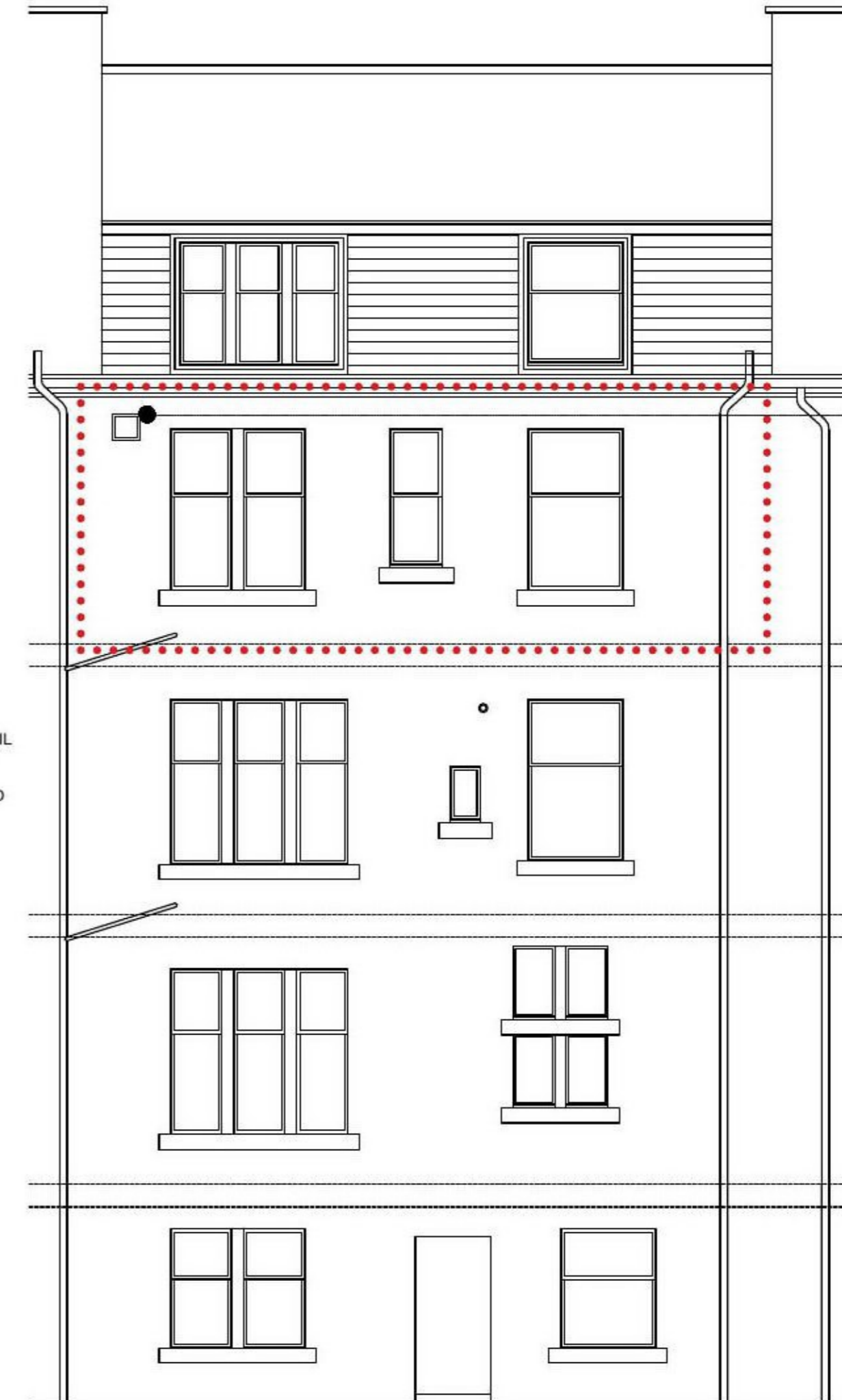
PROPOSED ISLAND

PROPOSED KITCHEN UNITS

VENTILATION DUCT TO PROPOSED COOKER HOOD EXTRACT TO RUN UNDER CEILING AND RISE IN FLUE WITHIN EXISTING CHIMNEY

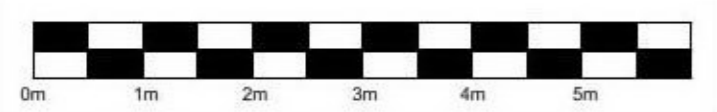
BASIC CORNICE (NO CEILING ROSES OR OTHER PLASTERWORK DETAILING); TO BE REINSTATED WHERE NECESSARY AFTER WALL REMOVAL

MORE ORNATE CORNICE DETAIL ONLY (NO CEILING ROSES OR OTHER PLASTERWORK DETAILING); TO BE REINSTATED WHERE NECESSARY AFTER WALL REMOVAL



PROPOSED REAR ELEVATION

INDICATIVE POSITION OF NEW VENT FOR BATHROOM EXTRACTS



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

T / +44 7311 212 022  
E / JO@ORMOND-DESIGN.COM

PROJECT /  
**PROPOSED INTERNAL ALTERATIONS AT:  
FLAT 2,  
33 HYNDLAND ROAD,  
GLASGOW  
G12 9UY**

CLIENT /  
**MR A McGEADY**

STATUS /  
**LISTED BUILDING CONSENT**

DRAWING /  
**PROPOSED LAYOUT DWGS**

DWG NO /  
**20.04 LBC-03**

REV /  
**--**

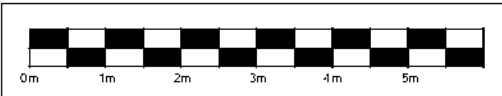
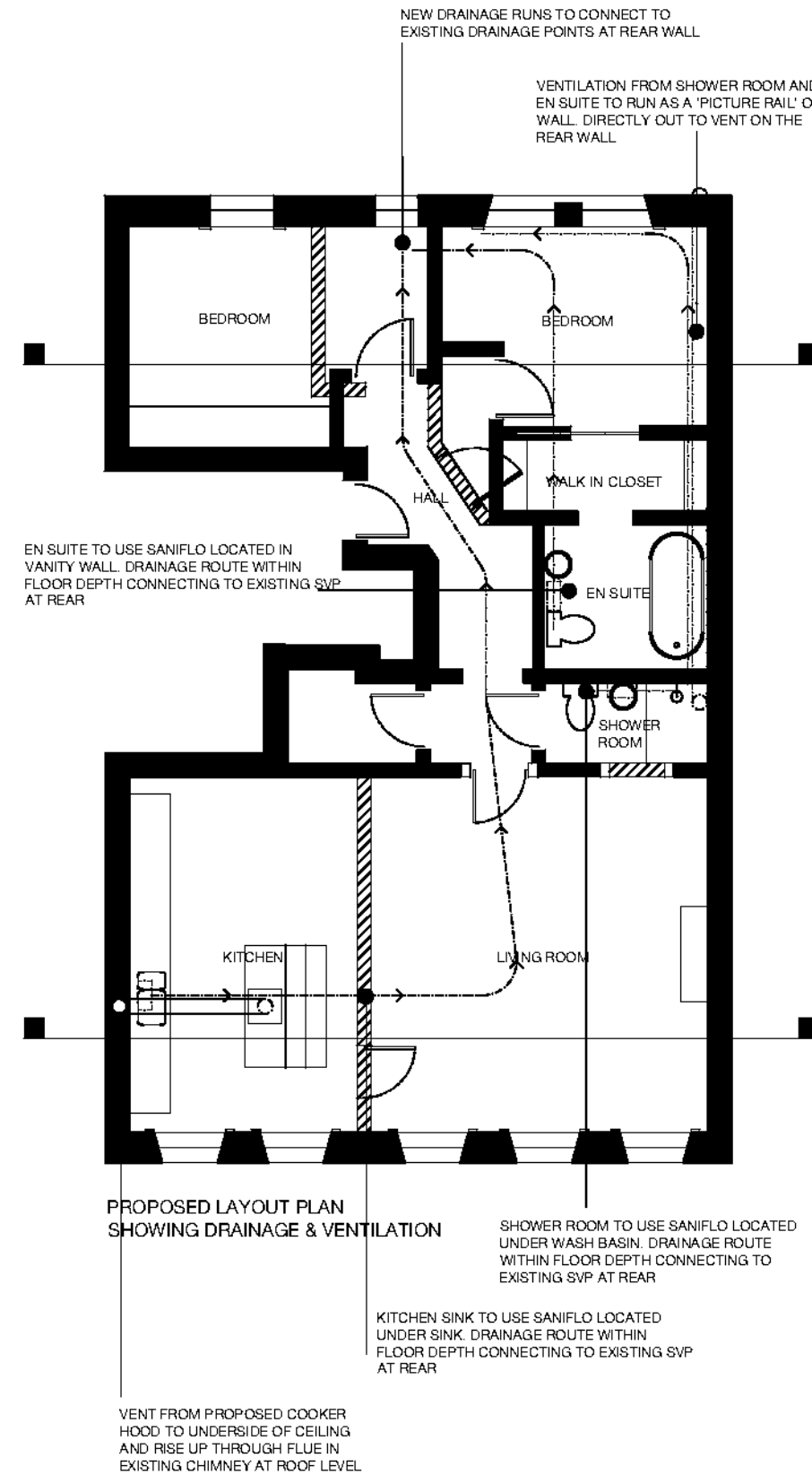
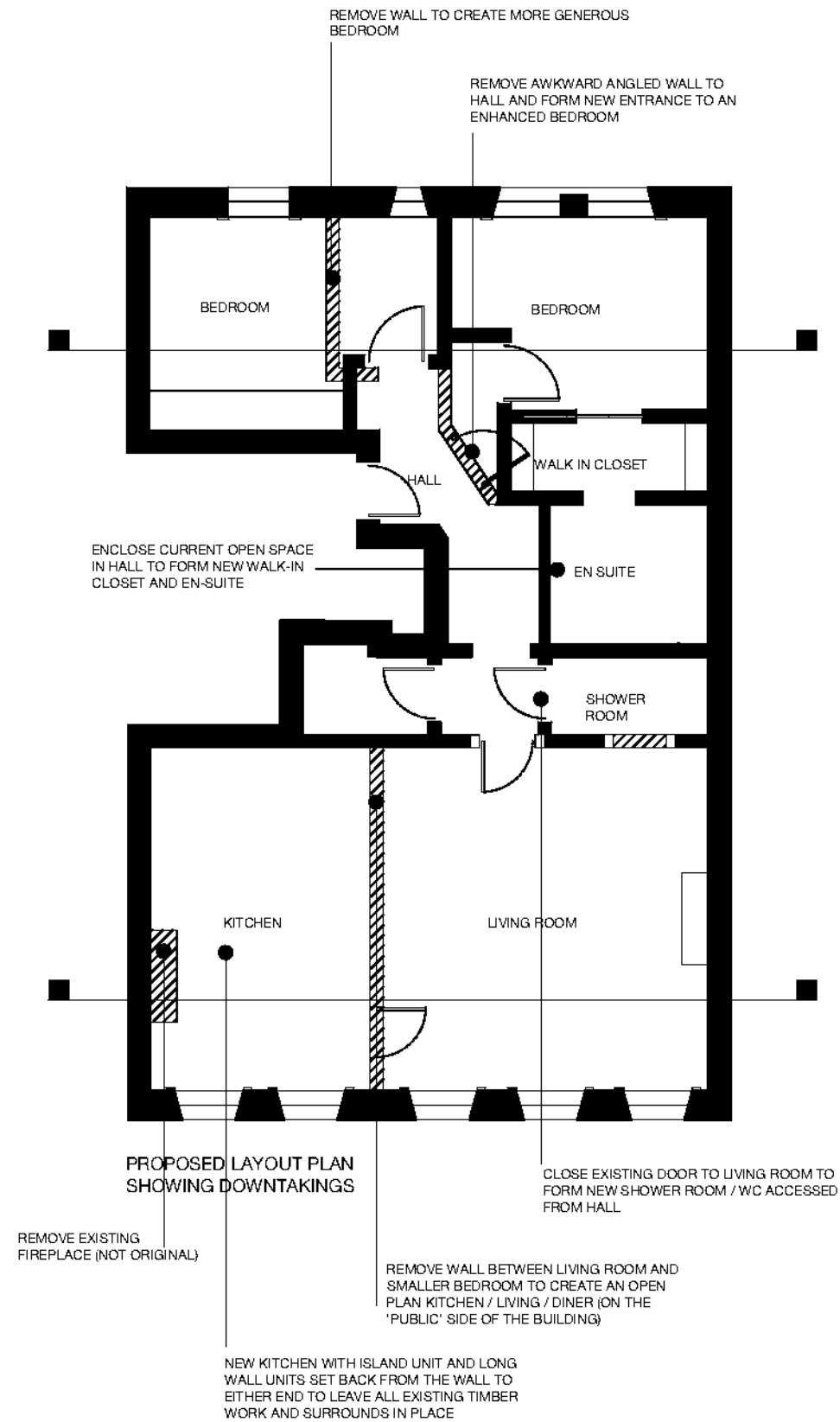
SCALE /  
**1 : 100**

DATE /  
**NOV 20**

PAPER SIZE /  
**A3**

# FLAT 2, 33 HYNDLAND ROAD, GLASGOW

## PROPOSED LAYOUT DRAWINGS



NOTES:  
These drawings 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 M.E.I.I. Design, Ltd.

85 MIDDLEWATER  
GLASGOW G3 7JY  
CANBRI 02525-74  
0204-4700  
T: 144 7311 212 022  
E: JORDY@MEI.DESIGN.COM

PROJECT:  
**PROPOSED INTERNAL ALTERATIONS AT:  
FLAT 2,  
33 HYNDLAND ROAD,  
GLASGOW  
G12 9UY**

CLIENT:  
**MR A McGEADY**

STATUS:  
**LISTED BUILDING CONSENT**

DRAWING:  
**PROPOSED LAYOUT DWGS**

DWG NO: **20.04 LBC-04** REV: **---**

SCALE: **1 : 100** DATE: **NOV 20** PAPER SIZE: **A3**

THANK-YOU

16 : 11 DESIGN LTD

85 MIDDLE WATCH, SWAVESEY  
CAMBRIDGESHIRE CB24 4RW

T/ + [REDACTED]