



0/1, 8 PARK CIRCUS PLACE,  
GLASGOW G3 6AN

APPLICATION FOR  
LISTED BUILDING CONSENT

INTERNAL ALTERATIONS TO THE RESIDENTIAL DWELLING AT THE ABOVE ADDRESS.  
SUBMITTED BY 16/11 DESIGN, ON BEHALF OF MR A MCGEEDY

JANUARY 2021

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This ground floor apartment sits within a converted townhouse property typical of this district within the city. It forms the book-end of an A-Listed terrace of period homes, fronting Park Circus Place and Park Terrace Lane (East). Broadly speaking the building appears well maintained, it's ashlar frontage and private parking courtyard behind.

Internally the apartment has wonderful examples of historic plasterwork and details; fine detail cornices, ceiling roses, corinthian columns, pediments, timber panelling around the bays, etc to the main spaces. The entrance hall, bathroom and upper floor are much less grand and have little if any of the grandeur of the main spaces.

## 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:

Removing the kitchen / en suite partition arrangement, which appears out-of-place in the corner of the room rather than embracing the volume of the space itself.

A new mezzanine within the main space that is light and open, kitchen below and work space gallery space above. This gives better sense of space within the main room, creating an open space rather than one that has areas closed off. This is clear of interfering with any historic detailing.

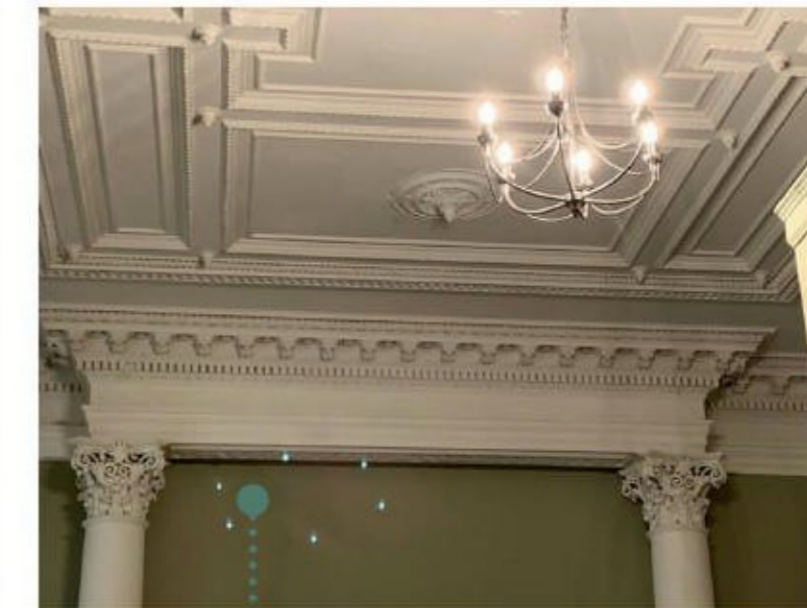
There are existing double leaf doors between the two living spaces. We seek to maintain the width of the opening yet increase the height of the opening to create a greater sense of grandeur moving through the apartment between these corinthian columns. We envisage these as tall glass doors allowing glimpses through the spaces leading the eye.

The existing master bedroom is generous and we seek to create a new master suite. This would involve the bed facing the bay window, a screen and behind it a simple raised platform with ensuite and closet. We see this being open with exception of the ensuite of course.



Existing double leaf door between dining area and living room

Existing kitchen



Beautiful architectural detailing



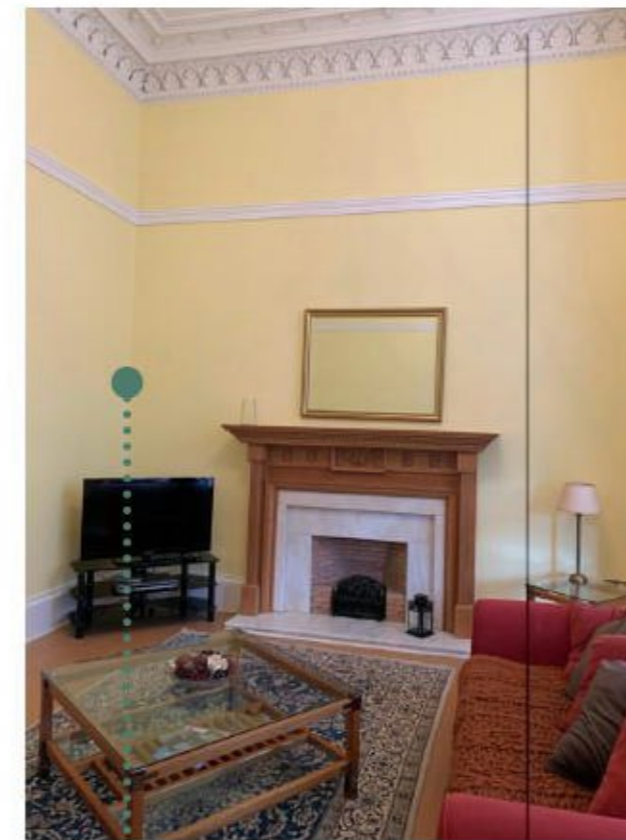
Existing master bedroom with two existing openings lending itself to splitting the space

# ...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 volume of space and conservation / preservation in mind. We recognise the architectural quality of the space, in volume and proportion, light and flow; as well as the obvious detailing. It is paramount that alterations must be carried out and prepared with minimal intervention - these proposals are prepared with that in mind.

**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 flourish together.



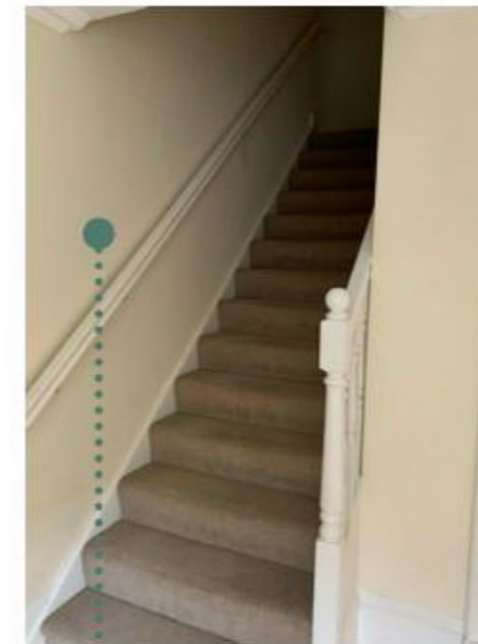
Existing living room



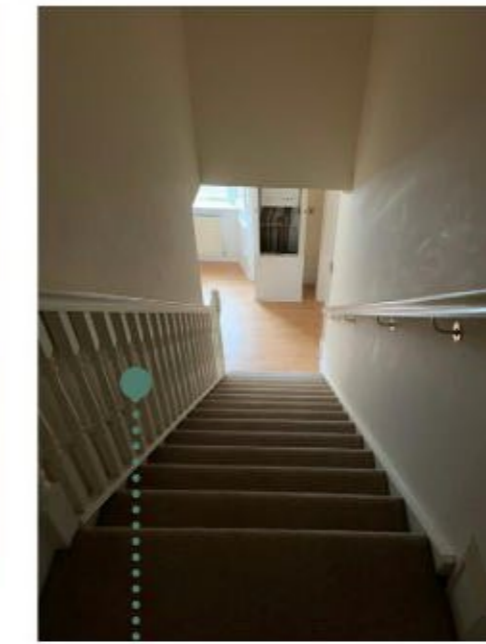
Hallway and entrance, door to living room



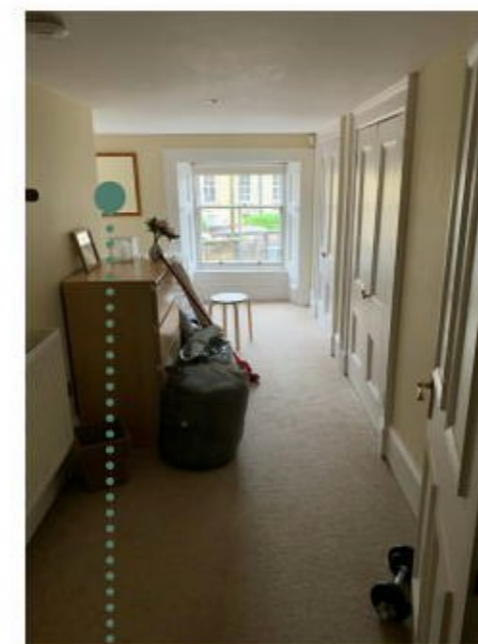
Bathroom



Staircase to upper floor bedroom



Staircase looking down to hallway



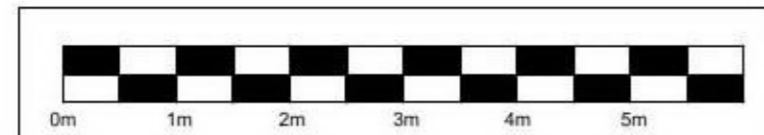
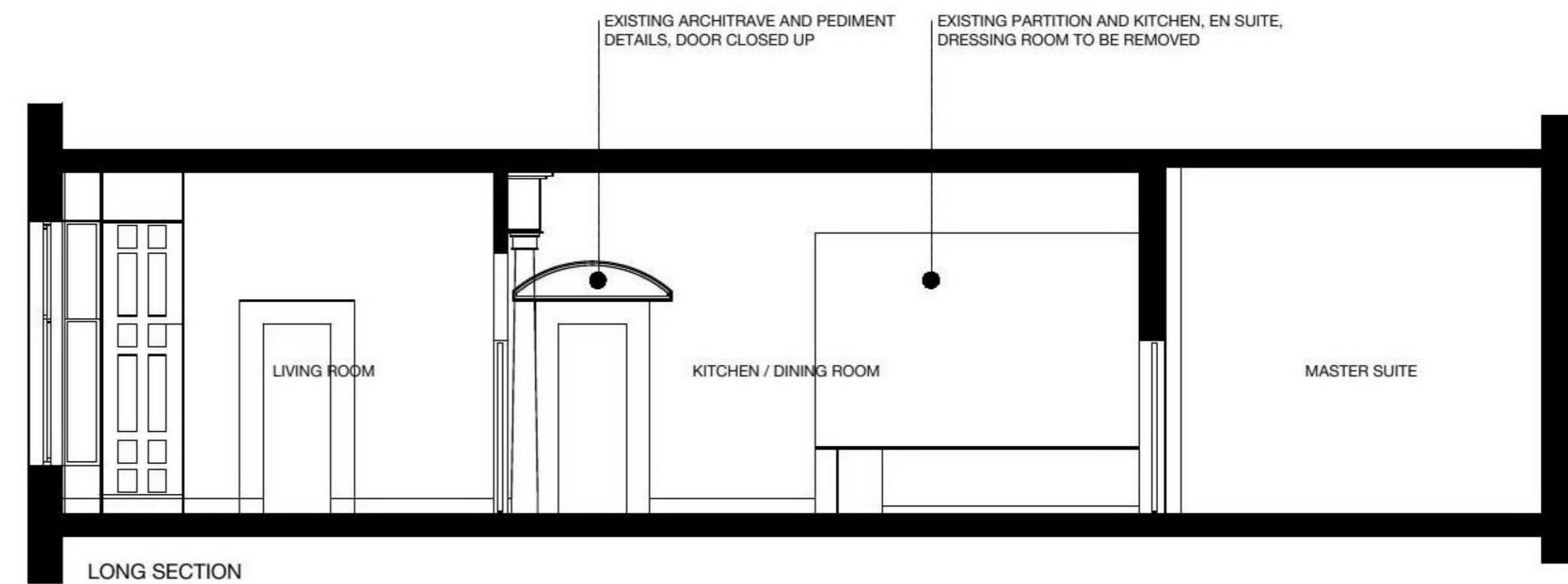
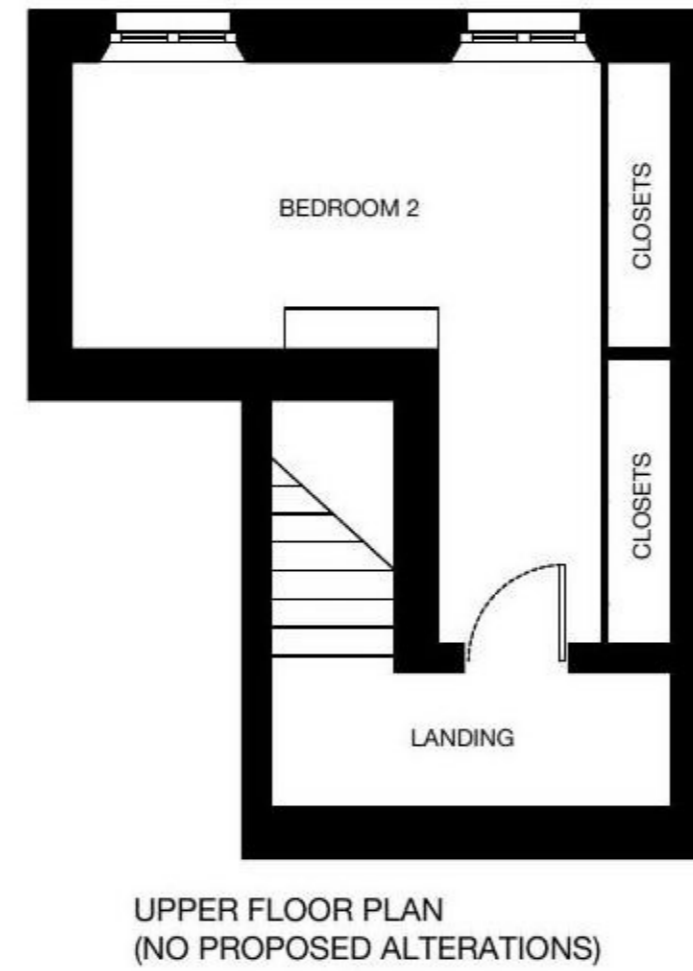
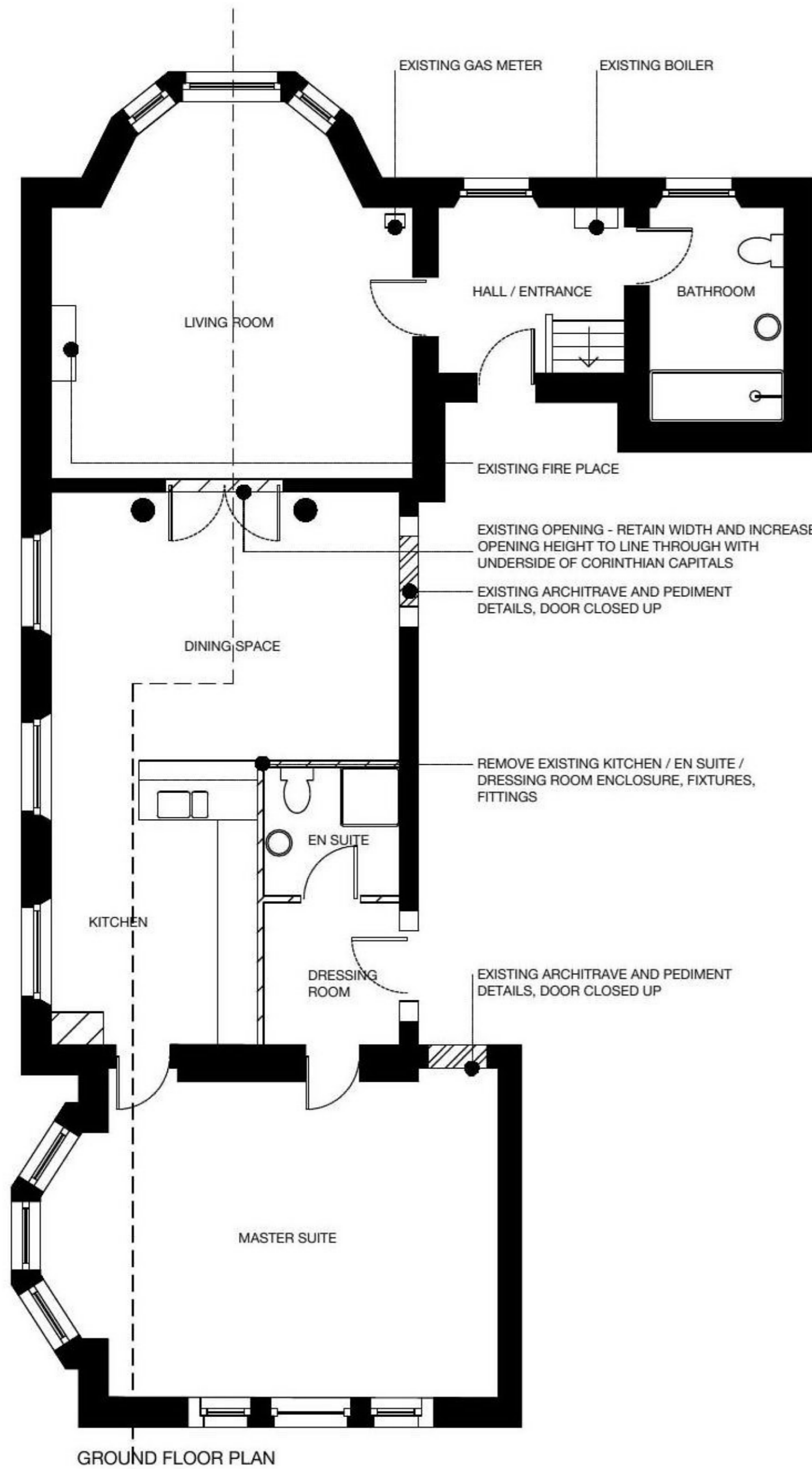
Upper floor bedroom



Upper floor bedroom

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## EXISTING LAYOUT DRAWINGS



NOTES /

These plans have been prepared for the purposes of submission to the Local Authority as part of an application for Planning Permission. These drawings are not to be used for any other purpose without the express consent of 16/11 Design.

Adjacent pavement height for illustrative purposes only.

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CLIENT /

**MR A MCGEADY**

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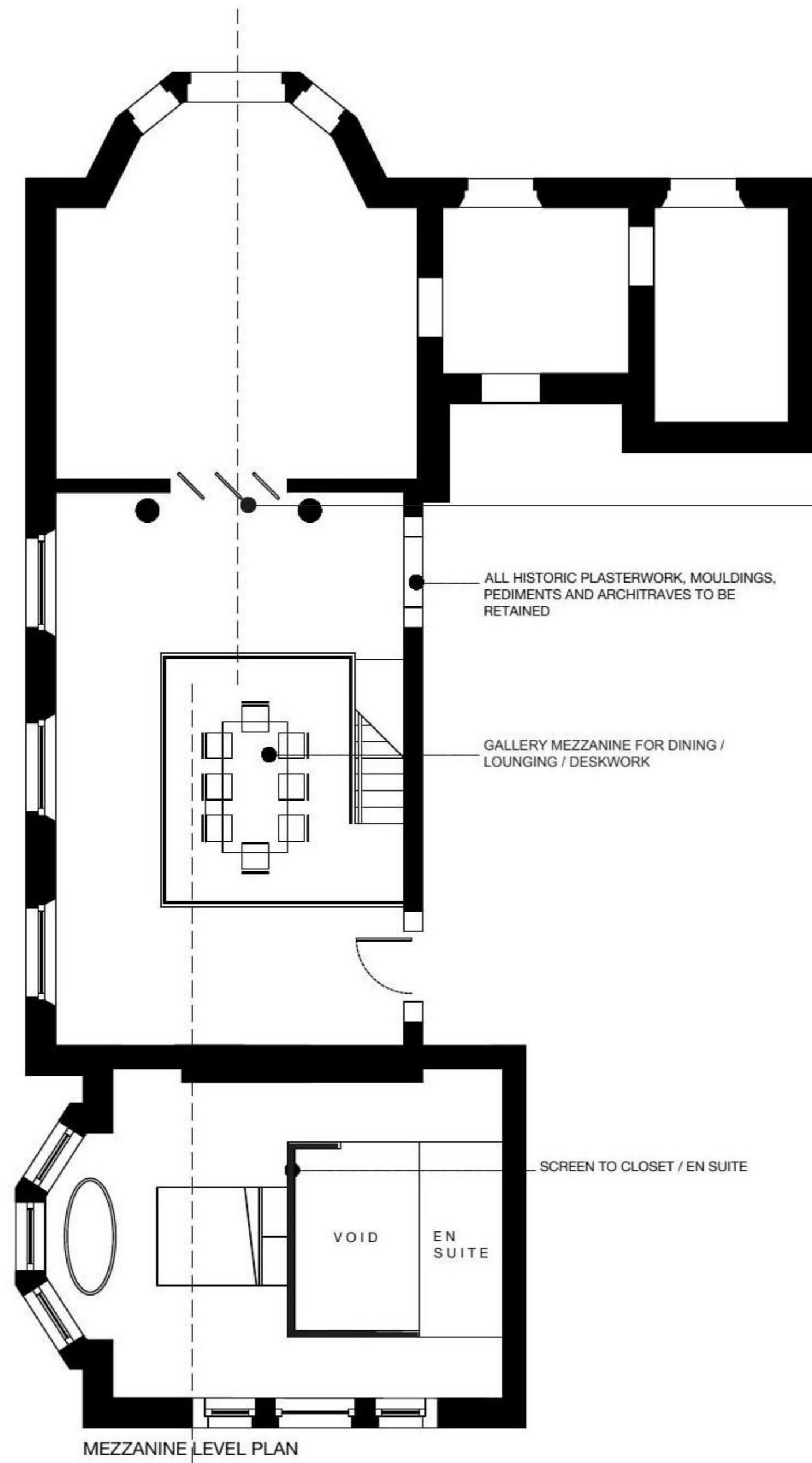
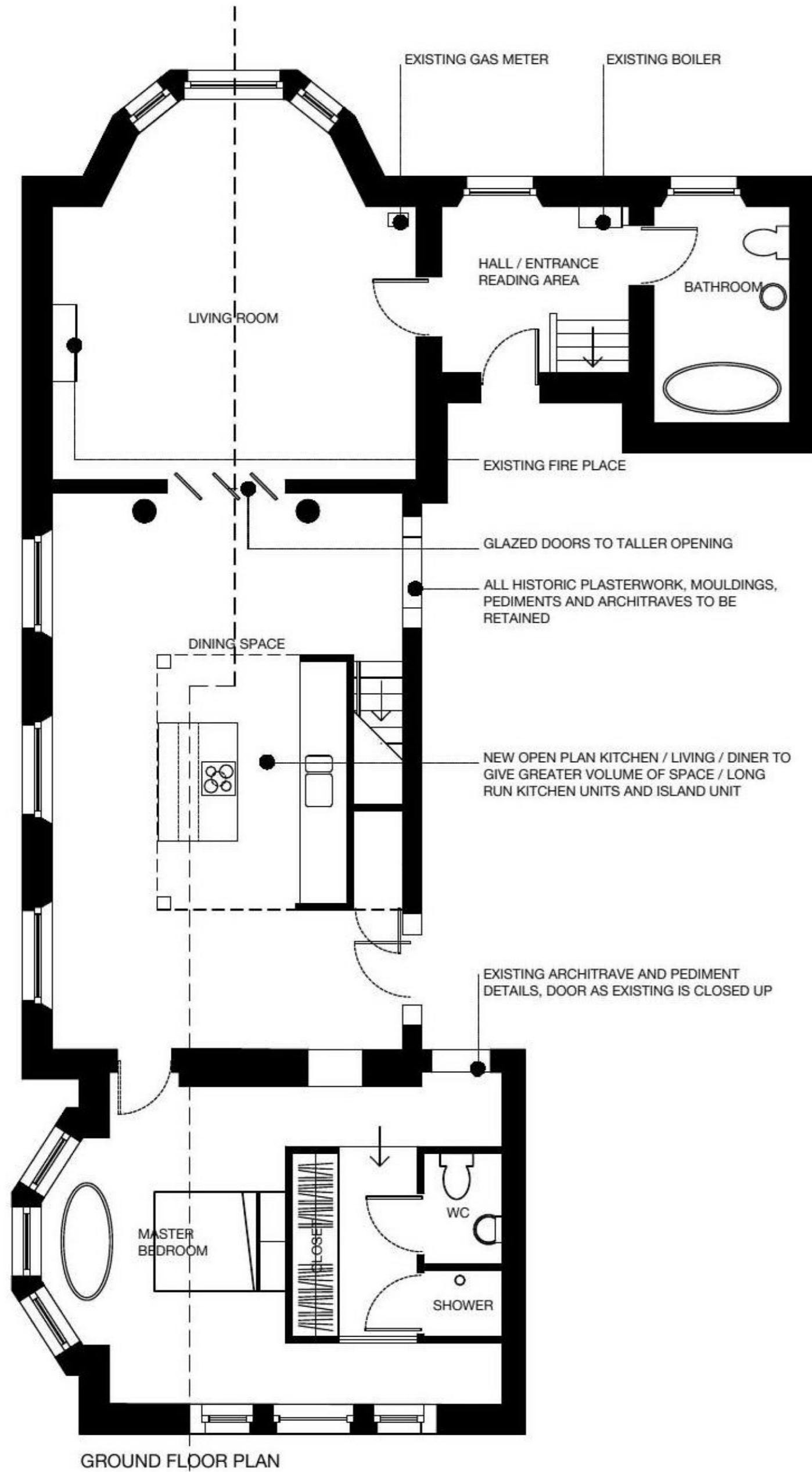
DRAWING /

**EXISTING LAYOUT DWGS**

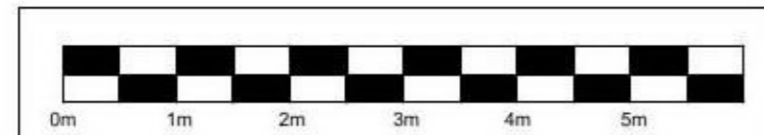
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<b>1 : 100</b>	<b>A3</b>	

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## PROPOSED LAYOUT DRAWINGS



PRECEDENT TALL GLAZED DOORS, BLACK METAL FRAME



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## PROPOSED LAYOUT DRAWINGS



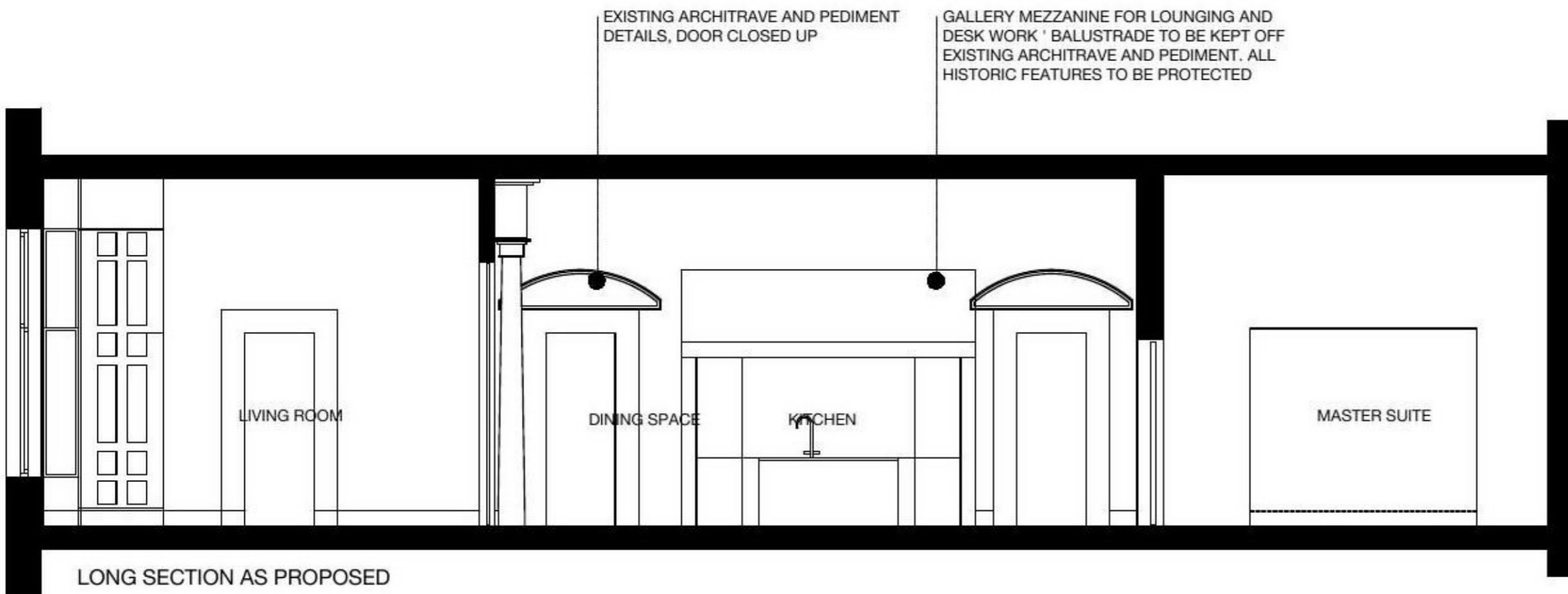
INDICATIVE POSITION OF NEW VENT FOR KITCHEN HOOD EXTRACT

REAR ELEVATION TO PARK TERRACE LANE AS PROPOSED

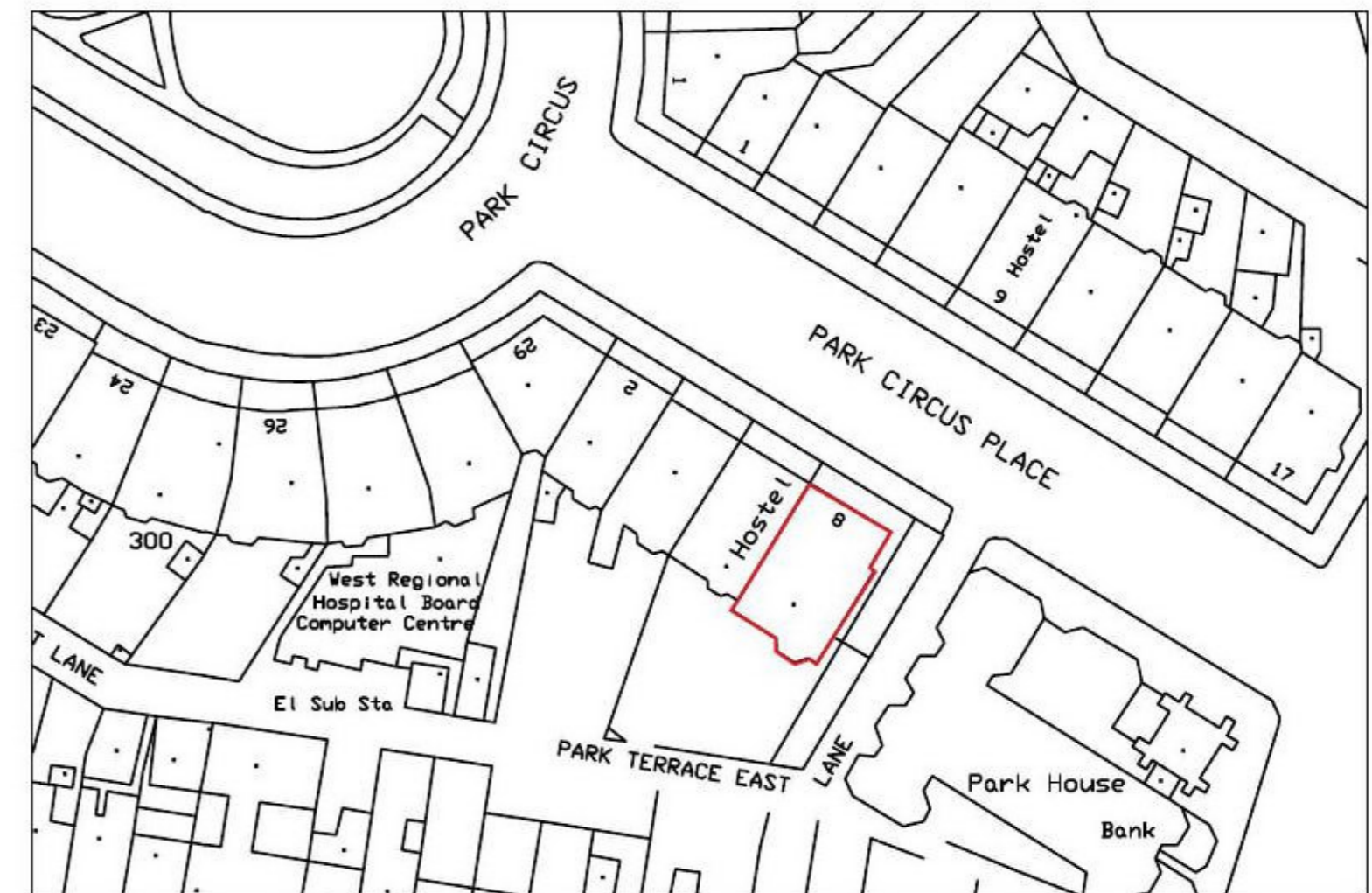


SITE PLAN 1 : 500

COPYRIGHT ORDNANCE SURVEY



LONG SECTION AS PROPOSED



LOCATION PLAN 1 : 1250

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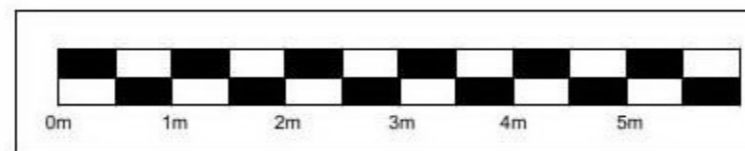
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THANK-YOU



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