

# Design Statement

Application for Listed Building Consent for  
705 Govan Road.

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Neil Middleton Architect

## INTRODUCTION

This application for listed building consent concerns a new internal fit out to the ground and basement floor commercial unit of 705 Govan Road.

The unit was most recently occupied by Lloyds TSB bank and the current owners purchased the property in November 2020.

The proposed use is for a facial aesthetics treatment centre. Facial aesthetics are a beauty treatment that involves small, non-surgical treatments that make subtle enhancements to appearance.

The proposal does not require planning permission since the proposed use is class 2 as per the previous use as a bank.



Photograph of original interior, 1906

## HISTORY OF BUILDING

The property at 705 Govan road occupies the ground floor and basement of this four storey building at the junction of Govan Road and Broomloan Road.

The building was built by Glasgow Savings bank and was originally completed in 1906. It is the only surviving period building on this stretch of Govan Road and is therefore a major local feature. It is now flanked by cotemporary flatted developments.

The building is B listed and the listing describes the external appearance in detail including the facade of the ground floor;

'Ground floor, polished granite, corner entrance with Doric columns. Rusticated arcade contains 4 arched windows to E and 3 arched windows and a stairdoor to N.'

In terms of the interior it is only described as 'Interior modernised.'



Photograph of exterior of building, circa 1906

## EXISTING FIT OUT

The previous fit of the space was for the high street bank Lloyds TSB. It was a typical corporate fit out of its time with no relationship to the existing features of the building.

The existing features and dimensions of the space were covered over by an interior fit out of freestanding plasterboard partitions and suspended ceilings.

The central column remains in place although the detail to the base has been removed and the suspended ceiling covers the decorative head of the column.

The suspended ceiling meets the windows at the transom - the true shape of the windows are concealed from inside the space.



Customer area of existing fit out



The entrance area of the bank



Cashier of existing fit out

## DESIGN CONCEPT

The concept for the fit out is inspired by the unique character of the original interior and the surviving original features.

By accommodating the cellular treatment rooms underneath a mezzanine the ceiling is left open to expose the original cornicing, column and full height windows.

Exposing, and restoring where necessary, the surviving existing features such as the central column and cornicing will utilise the rich character of the original building to give the main reception space a rich atmosphere that will invoke the grandeur seen in the original photograph of the bank interior.

The fit out is also further inspired by the original space - wooden paneling reminiscent of the original bank fit out will contribute a great deal of richness and character to the space and the railings/fixtures and fittings will also tie in with the overall interior design.

There is a full-height wall towards the rear of the space to provide a protected door from the mezzanine - it is intended to provide cornicing to match existing along the head of this wall.



Concept image of new fit-out

## CONCLUSION

This fit out will restore the interior to a condition befitting of this prominent building. The original features will be exposed and celebrated and new elements of the fit out will contribute to a rich and characterful interior space. This will have a positive impact on the appreciation of the interior of this important historic building.