

APPLICATION for LISTED BUILDING CONSENT

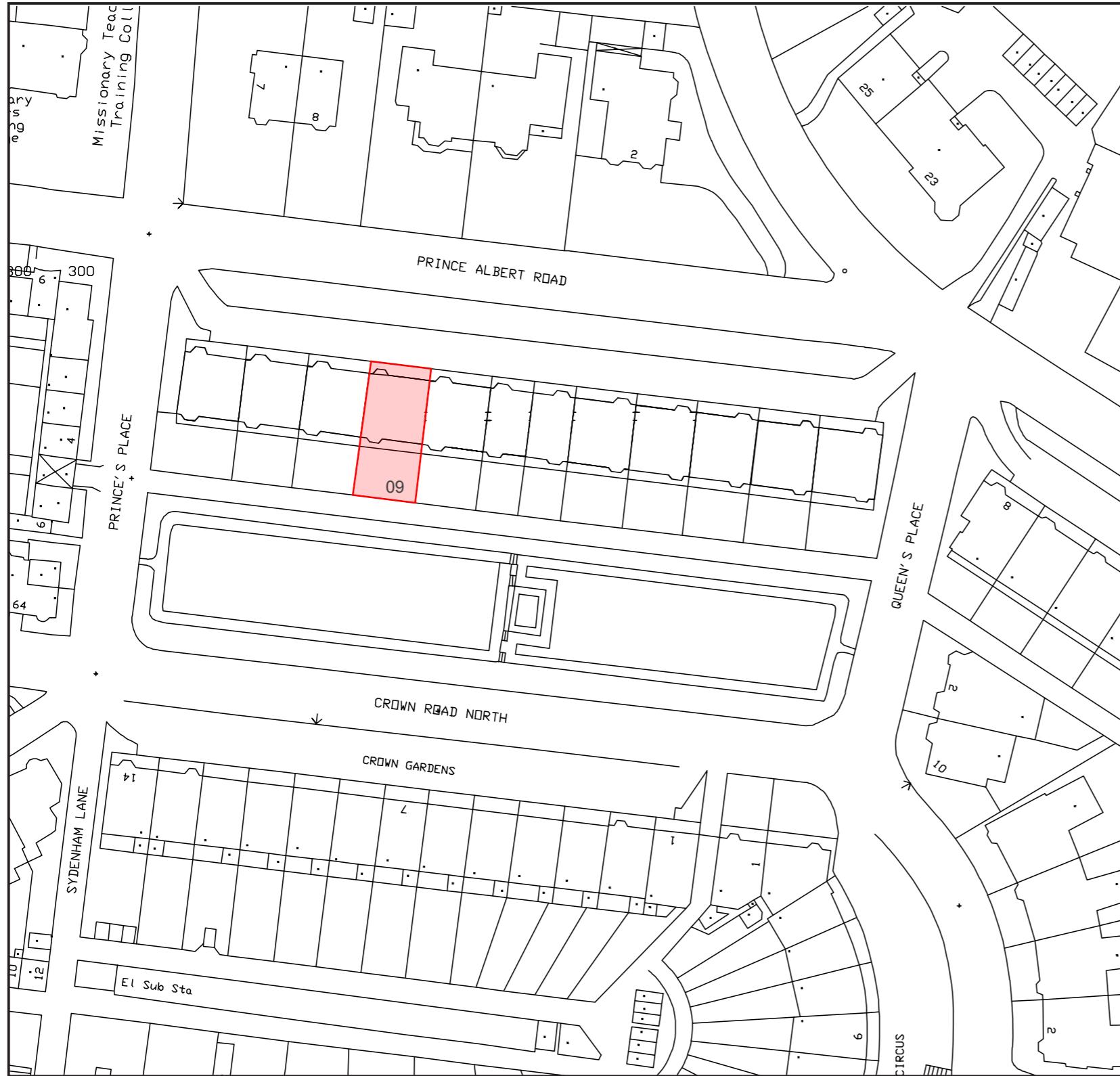
Design Statement

njca | Jan. 2021 | 0025-A-03-LB-DC-ZZ-0001 |

09 princes terrace

09 princes terrace
Glasgow | G12 9JP

summary



- location plan | nts | 09 Princes Terrace | G12 9JP

This application seeks consent for the proposed refurbishment, internal and external alterations to the residential property at 0/2, 09 Princes Terrace, Glasgow, G12 9JP. Works include; creation of mezzanine platform; introduction of service provisions; and external penetrations for associated services; general refurbishment and fabric upgrades.

This statement is to be read in conjunction with the associated drawings:

- 0025-A-03-LB-DR-OS-0001
- 0025-A-03-LB-DR-ZZ-0100

Document history:

- First Issue 210128

09 princes terrace



• 09 Princes Terrace [street front]



• 09 Princes Terrace [rear]

09 Princes Terrace is a 4 storey townhouse that occupies a northern plot of the Category B listed terrace, designed by James Thomson and constructed circa. 1870. Notable qualities of the Terrace, designating the listing, include the external fabric and its ornamental features of the Princes Terrace [north] facade.

The dwelling at 0/2, 09 Princes Terrace is a single bedsit room that occupies what was originally a reception room at ground floor for the 19th Century townhouse. The remaining townhouse is subdivided into 5 other separate tilites [dwellings]; 2no. 1 bedroom [at lower ground floor]; 2 bedroom [at ground floor]; 3 bedroom [at first floor]; 3 bedroom [at second floor].

The entrance to the residence is from the main door of the townhouse, over a stone arched bridge and steps, from Princes Terrace. From the main entrance is a shared lobby with access to the ground floor common hall and staircase.

The design decision making has been informed by a clear understanding of the building's significance with particular attention given to those areas where interventions are proposed. To promote a more successful use of the building some limited and careful change is required. The assessment of significance is undertaken against seven criteria:

- 1 - Townscape
- 2 - Historical
- 3 - Architectural
- 4 - Social
- 5 - Cultural
- 6 - Aesthetic
- 7 - Artistic

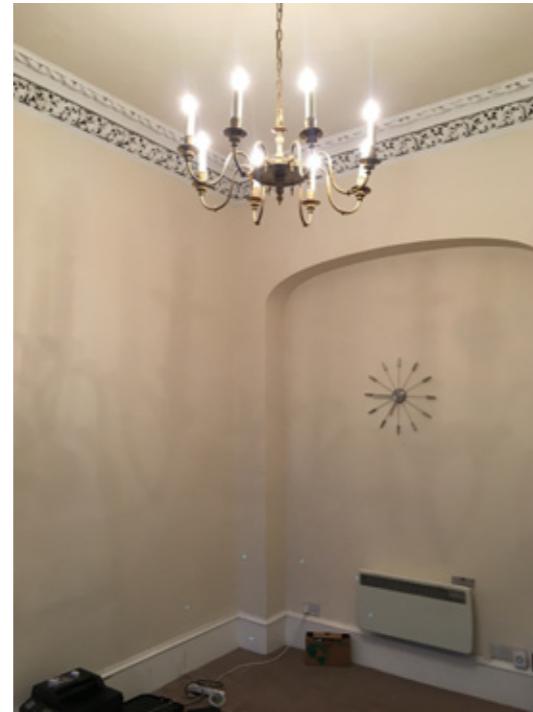
And considered on a five point scale:

- 1 - Exceptional significance
- 2 - Considerable significance
- 3 - Moderate significance
- 4 - Little/neutral significance
- 5 - Detrimental

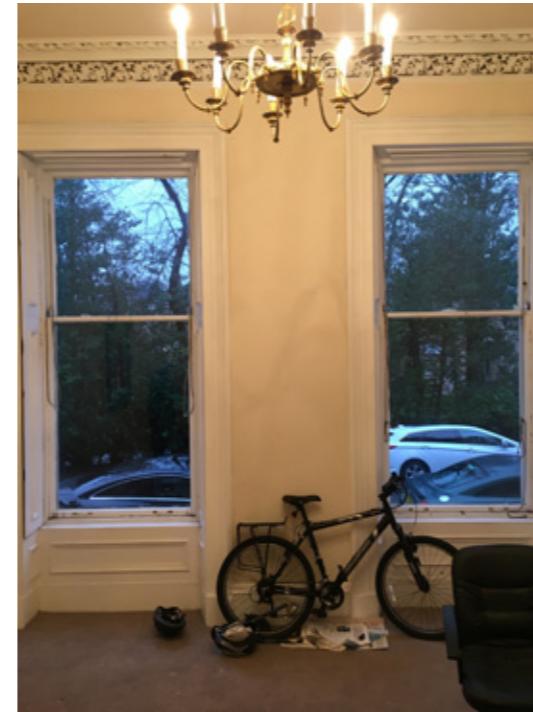
existing condition



• common hall



• existing space [ornate decoration]



• existing space [windows]

Previous alterations and sub-divisions to the property at 09 Princes Terrace have divided the property into 6 self contained dwellings [with separate titles - including the reception room] with 5 currently occupied. No.09 was the first townhouse on the terrace to be subdivided circa. 1960 where the subject space was used as a bedsit for approximately 15 years. However, the conversion was delivered without sufficient provisions for appropriate living standards insofar as mains plumbing, sanitary provisions and drainage.

- The historic subdivision of the townhouse has provided a dwelling that is impractical for contemporary residential use, insofar as, the dwelling does not have a working centralised or modern heating system, domestic hot water or service provisions.
- It has been a common approach within the west-end and at Princes Terrace for the subdivision of existing townhouses. Where most properties have provided self-contained dwellings per floor; with use of the staircase and hallways as communal spaces, the arrangement at ground floor for the Princes Terrace townhouses has meant that the reception room to the front of the house is not advantageously placed for access to common service areas; mains water supplies; central drainage systems and so where the separate floor dwellings are provided, this space has required alternative means for servicing [whereby drainage is taken from the front of the property into existing downpipes].
- Other conversions of the space in the Princes Terrace townhouses include: home office [No.10]; self contained studio [No.11]; bedroom with vertical access to lower ground [No.12].

proposal



• interior rendering

Proposals are sought, principally to improve the condition of the property and provide a more habitable dwelling, fit for purpose and suitable for modern residential use for a studio apartment. As per the **SG09 [1.5.B]** the key aim of the proposal is ,to '*enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use*'.

Without adequate and reasonable development, there is no purpose for such a space which risks the promotion and protection of Glasgow's heritage assets [SG09; 1.5; A].

- Provide a self supporting internal structure that includes; an ensuite facility; kitchenette; vertical access [staircase]; mezzanine bed platform; storage and associated servicing. Fittings and furnishings will be 'built-in' to provide the most efficient use of the space.
- Introduce contemporary central heating system for domestic heating and hot water with an electric multi-point heating unit. Services will run within new partition build-ups and between joists for minimal impact to the existing fabric. Existing chimney flues will be lined to provide servicing for mechanical extract ducts.
- There is some existing Georgian aesthetic to the internal fabric insofar as the ornate ceiling, door and window mouldings. As such, these will be retained and the proposed fittings and furnishings are reversible [albeit it with some minor fabric alterations for a foul water service penetration] as per **SG09[B:2.110]**.

proposal



• sash and case windows



• sash and case windows

The proposal aims to provide the necessary levels of comfort and amenity required for modern day living as outlined in the key considerations for such a proposal relative to Glasgow City Council's supplementary planning guidance;

- CDP01 - The Placemaking Principle
- CDP02 - Sustainable Spatial Strategy
- CDP09 - Historic Environment
- SG01 - The Placemaking Principle
- SG09 - Historic Environment

Comfort [Daylight & Ventilation]

• As per Scottish Building Regulations, each apartment should have a translucent or glazed opening equivalent to 1/15th of the floor area. It is impractical to provide dual aspect due to the listed nature of the property however as per **SG01 [2.52:A]** the proposal will provide reasonable and adequate daylighting. The studio apartment has two large sash and case windows that each provide a surface area opening of 3sqm [1.10m x 2.70m]. The total opening area is 6sqm. Relative to the minimum requirement the proportionate relationship is:

- Ground floor area = 18sqm
- Mezzanine floor area = 8.5sqm
- total = 26.5sqm
- minimum glazing proportion = $26.5 / 15 = 1.7\text{sqm}$
- Therefore, the studio provides almost double the natural lighting provision required.
- In addition, the proposed studio is set back from the main road [Albert Road] on a quieter terrace and is situated on a raised ground floor above the street level with a tree line opposite and the nearest habitable room window is at a 36 metre distance.
- As per Scottish Building Regulations, each apartment should have a minimum opening area ventilator of 1/30th the floor area it is serving. The sash and case windows each provide an opening of 1.5sqm [1.10m x 2.70m / 2]. Relative to the floor area [26.5 / 30 = 0.83sqm] this is almost double the required amount and would be suitable for the proposal.
- Appropriate mechanical ventilation for kitchen and sanitary spaces will be provided as required. These will utilise existing chimney flues to avoid unnecessary wall penetrations.

proposal



- refuse provisions for townhouse.



- Albert Road [peak time parking]



- [private] communal garden amenity



- [private] communal garden amenity

Refuse

- as per **SG05 & SG01[7.4]** the standard refuse provisions for a typical flatted block [of 6 flats] will require: 3 x 240 litre bins for general waste; 2x Blue 240lt bins for mixed recycling; 1 x Grey 240lt bin for food waste. As the townhouse currently has 5 occupied dwellings the current refuse provisions have the capacity to manage an additioinal dwelling. The current refuse provisions are as follows: 6 x 240 litre bins for general waste; 2x Blue 240lt bins for mixed recycling; 2 x Grey 240lt bin for food waste. The general and food waste provisions are double the minimum requirement. Access to the refuse storage is via the communal hall and staircase to the lower ground floor. Access to the rear lane is provided through the communal garden at a distance of 18 metres [with the 20 metre minimum travel distance].

Amenity

- as per **SG01 [2.53:A]** the proposed dwelling will need to consider garden space. The townhouse has a private garden of 134 sqm. This is currently shared between the 6 dwellings and 7 current residents of the block. There is also a private communal garden to the south of Princes Terrace for use of the terrace residents. This is 2524 sqm and currenly shared between approximately 100 dwellings [this changes annually due to associate memberships]. The garden is significantly underused. Overall, this would provide a proportionate amenity space of 22sqm private garden space and 25sqm of garden space as a communal share. Overall this is more than adequate compared to typical flatted dwelling outdoor garden space.

Parking

- Princes Terrace has 12 townhouses subdivided into 47 separate dwellings. The current parking provisions for Princes Terrace include 40 on street parking spaces with 6 private spaces for number 11 [to the rear lane]. The on street parking spaces are approximately 90% full at peak hours. Prince Albert Road, directly adjacent to the terrace provides 50 on street parking spaces with an additional 10 separate dwellings to the north side of the road [which have over 10 private parking spaces]. The on street parking spaces at peak times are 5% in use. Therefore, the 57 dwellings on both sides of Prince Albert Road have 90 on street parking spaces which as per **SG11 [3.1;i]** is an overprovision of approximately 60% and would therefore comfortably manage an additional vehicle should a full time resident occupy the dwelling with car ownership.

document end
