

29th March 2021

Glasgow City Council

Application for Planning Permission for Replacement of PVC windows with timber double glazed conservation style windows, enlargement of rear side window and internal reconfigurations to flat 0/2 2 Hampden Terrace, G42 9XG.

Dear Sir or Madam:

This letter accompanies an application for Planning Permission and Listed Building Consent for the replacement of PVC windows with timber double glazed conservation style windows, enlargement of rear side window and internal reconfigurations.

Hampden Terrace nos. 1-14 listed building information.
Listed Building no: LB33805. Date listed 16/03/1993 – Category C

Description from listing:

Appearance suggests a building date of circa 1880. Large tenement block, in two parts, viz (a) a long tenement block (Hampden Terrace) stepped to steep slope, part with huge external staircase to closes, and (b) a symmetrical block with shops and with French-roofed ends, fronting Cathcart Road.

All built of polished ashlar, original windows sash and case, mostly with vertical centre divides (ie 4-pane); roof partly covered in modern tiles.

HAMPDEN TERRACE: 3 storeys, numbers 8 onwards also with 'basements'; some houses with dormered attics; each close (or single tenement) with 4 bays, pair bipartites windows at each level set between full-height bay windows. Channelled at ground, bipartites above are all architraved, those at first floor also with cornices. Also from number 8 onwards, houses have iron-railed staircases to closes, number 8 and 9 with huge, snaking double-flights. Ridge stacks rebuilt in brick.

Small front gardens on either side from front driveway, low boundary walls with railings removed.

CATHCART ROAD: Also 3 storeys, but on flat site entrances at ground level; detailing as described above.

Proposed Works

The proposed works comprise (see drawings and images for details / references:

- Replacement of all existing front and rear windows (PVC) with conservation grade painted white timber sash windows with double glazing to match the original windows (see photographs attached of example windows to copy of no.13 Hampden Terrace). Specialist joiner to undertake the design of the windows to ensure replication of proportions to original windows. Double glazing to be slim conservation glazing. Window locations marked W1-W8 on drawings.
- Enlargement of 1 no. rear side window to Bathroom to align its edge with windows above of 1st and 2nd floors. This is to gain more daylight and ventilation to the bathroom with a more rational layout serving the bathroom. Lintel to be in stone to match design and materiality (sandstone) of existing windows. New window to be to same specification as previous note.

- 2 no. new transom windows above kitchen and living room (of proposed layout) to match dimensions and proportions of other transom windows (example referenced in photographs is of Bedroom 1)
- New opening with glazed timber panelled internal bi-folding doors between front rooms (proposed layout Kitchen and Living Room)
- Raised floor and boxed in ceiling removed to regain full height in Bedroom 2 (current dining area)
- Chimney hearth partially removed to achieve flush wall to Bedroom 2 (current kitchen)
- Opening between Bathroom and Bedroom 1 to enlarge bathroom.
- New high level internal timber double glazed window between Kitchen and Bedroom 2 (currently same uses in reverse – see drawings) to gain daylight into proposed utility room.
- New wall in Bedroom 1 to accommodate enlarged bathroom. Cornicing affected by new wall to be matched on new wall to bedroom 1 (there is no existing cornicing to Bathroom)
- Redundant low brick wall / enclosure to be removed to rear

Notes:

- Existing flue location to rear wall to be retained
- Existing plumbing outlets to rear wall to be retained
- All rooms with existing cornicing to be conserved. Alterations (see details above) affecting cornicing to continue in replica cornicing to new walls by specialist.
- All structural work specified by Structural Engineer

Construction, Performance and Quality

All structural work to be carried out by a structural engineer with Building Warrants. All timber windows to be detailed and designed by a conservation timber sash window specialist to ensure the design and proportion is the same of the original windows.

Access

There is no change of access to the site

Summary

The changes made to the property will help to restore some original features and bring up to date a property in need of attention. In particular the window to the rear side will greatly improve the internal conditions and match with the windows above.

Best regards,

Oscar Murray

