

Proposal:

Alterations to 3rd floor Mansard Roof at Botanic Crescent elevation to replace existing double velux rooflights with a lead clad frameless glazed dormer window and a small roof terrace.
Replacement of existing UPVC barrel vaulted rooflight with a traditional 'heritage style' lantern rooflight to match others along the terrace

Existing building & environment:

14 Botanic Crescent is part of a group of Victorian 3 and 1/2 storey townhouses (1-15) built around the curve of Botanic Crescent within the Glasgow West Conservation Area. Ground, First and Second floors are in blonde sandstone (some painted) and of uniform original appearance. Roofs are primarily of natural slate and lead and there is unifying lead clad parapet at gutter level between numbers 10-15. There are a variety of later rooflight and dormer additions at third floor, some of which form part of a considered approach across nos. 10-13.
To the North East, from number 16 onwards, Botanic Crescent becomes tenemental with 4 storey red sandstone blocks arranged around central closes. Despite an open aspect to the South and West, Botanic Crescent can be only be viewed from Kelvin Drive due to the topography of the River Kelvin cut and extensive landscaping to the north of the adjoining Botanic Gardens.

14 Botanic Crescent is Category B Listed (since 1992) as part of 1-15 Botanic Crescent (LC33754). Extract from Historic Scotland Listing Statement below:
Circa 1870. Terrace of 3-storey and basement 2-bay houses all with modern attics, partly stepped up the hill and built on a curve. Built of ashlar now painted. Each house with wide pilastered and bracketted corniced doorway at the lower level raised over near ground-level basements, good panelled storm doors, some etched glass in inner doors; canted window from basement to 1st floor; 1 single architraved corniced window over door; 3 windows in 2nd set in plain architraves with bracketted cills linked to cill course; sash and case windows. Ground and 1st floor windows on cill course; simple cornice over ground floor. Modillion main cornice. Variety of unfortunately detailed attics. Decorative cast-ironwork to rails on steps.

Relevant City Plan Policy:

SG1 - The Placemaking Principle (Part 2)

2.14 Dormers, Roof Terraces and Balconies (including inverted balconies) - Dormers should:

- a) be well below the ridgeline of the roof;
- b) be finished to match the materials of the existing roof;
- c) have a front face predominantly glazed;
- d) match the style of any existing dormers present on the roof/adjacent buildings;
- e) be well drawn back from the eaves by at least 300mm;
- f) not extend more than 50% of the width of the roof (two small dormers on the same elevation would be preferable to one larger dormer);
- g) not be over-dominant in relation to the existing scale of the property; and
- h) relate to windows and doors below in character, proportion and alignment.

2.15 Dormers, roof terraces and balconies should not be located where they could infringe the privacy of neighbours, by directly looking into their windows or private gardens (exceptions may be made where the space the dormer serves is clearly non-habitable). Obscure glazing is not considered an acceptable means to mitigate against privacy issues.

2.16 The alteration to the roof should also not have a significant effect on the appearance of the roof. The cumulative effect of dormers and other roof alterations on the appearance of the dwelling will also be taken into account.

SG9: Historic Environment

2.43 Roof Extensions - Roof extensions (including roof level conservatories, inverted dormers and roof gardens) are not normally acceptable on listed buildings. On unlisted buildings within conservation areas they should not give rise to one or more of the following issues:
a) where buildings are significantly higher than neighbouring buildings, including those which have been extended in the past;
b) where a roof extension will harm the architectural integrity, character and setting of a building or the unity of a building group, or where the existing original roof warrants preservation due to its architectural or historic interest;
c) where the provision of a roof extension would have an adverse impact on the integrity of the design and proportions of the building or building group e.g. terrace; or
d) where the building roof or party walls form views from public spaces and the proposed roof extension would adversely affect those views.

2.44 All proposals will require to respect the proportions and architectural form of the building and be smaller in scale so as not to dominate the existing building, group of buildings or townscape. Roof terraces will first have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.

2.45 Roof terraces will not be supported where they have the potential to detract from the appearance of a building and disrupt the architectural unity of a group of buildings.

2.46 Dormer Windows - The introduction of new dormer windows will generally be discouraged.

2.47 New dormer windows on the front elevation of unlisted buildings in Conservation Areas will only be acceptable where dormers form part of the original or early design of an area. Where a strong case is made for the creation of additional rooms within the roof space of an unlisted building dormers:
a) should be located on the rear elevation and must be positioned below the ridge-line of the roof, even if the roof has a shallow pitch;
b) should be drawn back as far as is practicable from the eaves;
c) relate to existing traditionally designed dormers in character, proportion and alignment;
d) mirror other traditional windows and doors in the property, in character, proportion and alignment and reflect the character and proportions of the building as a whole;
e) The haffits and roof of the dormer should be finished in materials to match the existing roof; and
f) where original traditionally designed dormers exist, their repair and/or replacement will be encouraged if the design and materials match the original.

2.48 Features such as finials and decorative bargeboards should be retained. Poorly designed dormers should be replaced by one of a traditional design. Dormer windows will also have to meet the privacy and overlooking standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.

Design Response

Materials:
All new materials will be of the highest quality and selected either to be traditional and match others adjacent in the terrace (eg lead) or for their neutrality and lack of visual impact (eg. glass / thin frame metal doors)

Massing:
The new dormer addition is set back 2.3m from the parapet, further than the adjacent dormers at nos. 10-13. The height of the eaves above roof line is also less than that of the adjacent dormers. Balustrading is of clear structural glass with no handrail to minimise visual impact and is set back c. 600mm from the front face of the existing parapet.
The terrace is set within the roof pitch with a horizontal extension that will not cause overlooking nor impact on the privacy of neighbours - see figures 2 & 3 below for clarification.
Dormer width is maintained at that of the existing velux windows which at c.3m represents c.35% of the overall roof width and the window is sited roughly at the centreline of the two sash windows at 2nd floor and the bay windows below.

Compliance with City Plan Policy:
The proposals are compliant with all relevant policy under SG1 & SG9 with the exception of the following:
1. Siting on the Front Elevation
2. Discouragement of new dormer windows in general

The new dormer will clearly have an impact on the appearance of the property. We believe that in this case,



FIG. 2 VIEW FROM VELUX LOOKING NORTH WEST



FIG. 3 VIEW FROM VELUX LOOKING SOUTH EAST



FIG. 4 INTERIOR OF 3RD FLOOR LOOKING TOWARDS FRONT ELEVATION VELUX WINDOWS



FIG. 1 PHOTOMONTAGE OF BOTANIC CRESCENT FROM KELVIN DRIVE



14 BOTANIC CRESCENT - DESIGN STATEMENT
REF. 21002-DS



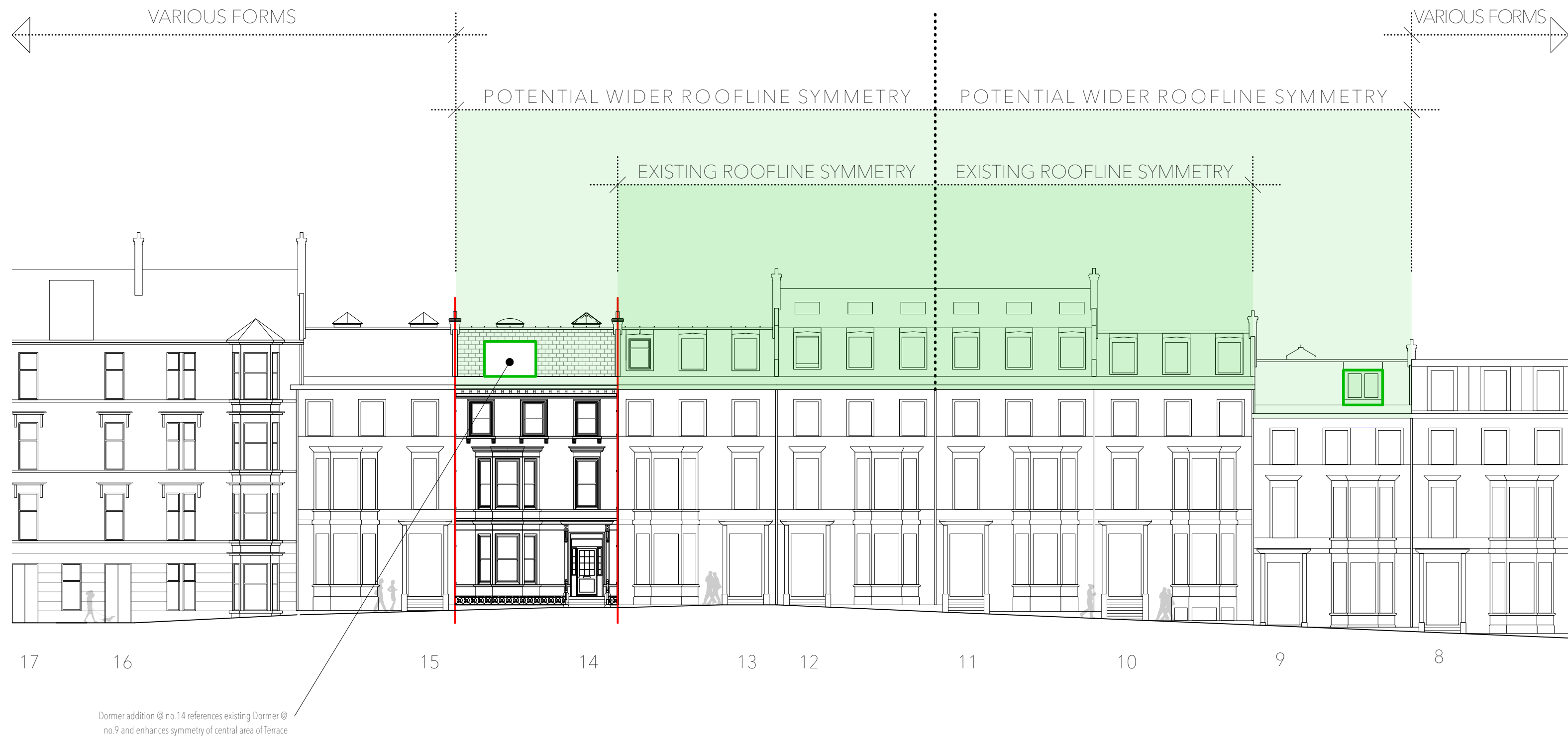


FIGURE 5 - PART STREET VIEW OF BOTANIC CRESCENT ILLUSTRATING POTENTIAL TO ENHANCE SYMMETRY AT ROOF LEVEL



FIGURE 6 - PART STREET VIEW OF BOTANIC CRESCENT ILLUSTRATING PROPOSALS AND EFFECT ON TERRACE SYMMETRY