

Project

27 Kingsborough Gardens Hyndland, Glasgow G12 9NH

Date

June 2021

Stage

Heritage Impact Assessment

Heritage Impact Assessment (HIA)

For

Proposed changes to a private dwelling at

No.27 Kingsborough Gardens, Glasgow

Issue: 01

18/06/21

Note:

Conservation Area, Glasgow City Council

GLASGOW WEST (CA634)

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Part 1

1. Introduction

- 1.1. In October 2020 Loader Monteith Architects were commissioned by the homeowners of 27 Kingsborough Gardens, Glasgow, Glasgow, G12 9NH to produce plans for altering and extending the property to improve the amenity of the current accommodation.
- 1.2. This Heritage Statement has been produced in support of an application for Planning and Listed Building Consent to refurbish and extend 27 Kingsborough Gardens, Glasgow, Glasgow, G12 9NH. These works will include internal reordering of the basement of the listed building, and the construction of a new rear extension.
- 1.3. This report has been produced by Jamie Mack and Iain King of Loader Monteith Architects. Iain King is an accredited RIBA Specialist Conservation Architect (SCA) and RIAS Conservation Accredited Architect.

2. The Application Site

- 2.1. The property of No.27 Kingsborough Gardens, Glasgow is category B listed in the statutory lists of buildings of architectural and / or historic interest. Typically, category B Buildings are of regional or more than local importance; or are major examples of some particular period, style or building type, which may have been altered.
- 2.2. The listing covers the whole building including the interior and exterior at the statutory address on the listed building record. This also covers structures around the building as part of the curtilage of the listing.
- 2.3. The property is located in the western edge of Dowanhill, which is situated within the designated conservation area of 'Glasgow West' (CA634).
- 2.4. The property at No.27 was built in 1902 as a single dwelling house, which forms part of a terrace. The terrace is part of a collective grouping of terraces, villas and tenements commonly recognised as 'Kingsborough Gardens'. Kingsborough Gardens, circa 1900–5, represents the latter development of the former Buchanans' Dowanhill estate, which had been identified as a desirable suburb of the west of Glasgow in 1850 and remains a desirable residential area.
- 2.5. The property is of red ashlar sandstone, within an economic use of decorative cornice and cill details. The entrance to the property is elevated from ground level and is characterised by its double leaf panelled storm doors with side glazed slot windows and fanlights with leaded glass. The front, principal reception rooms contain a dominant four-section bow window, which continues the full height of the elevation and is topped by a conical slated roof. The eaves are projected and band the top of the bow window and roof, with timber boxing and supporting decorative modillions to the underside.
- 2.6. The rear of the property is of stugged finished red sandstone articulated with traditional plain timber sash and casement windows. The elevation is void of any projecting built element, either original or extension. It is noted that along the terrace there are examples of interventions that extend to the rear of the properties.
- 2.7. The statutory listing's statement of special interest identifies the property as being listed 'part of Kingsborough Gardens B group'. This means that the appearance of the façade facing the garden is the most important element of the building. Its rear elevation, which backs onto a lane and faces the rear gardens of the four storey tenements that front Hyndland Road contributes little to its listing.
- 2.8. The internal accommodation is arranged across three floors and remains a single dwelling house. Much of the original sub-division and configurations of the floors and rooms remain intact with exception of the lower ancillary spaces i.e. lower basement as well as the ground floor kitchen and dining room. Works undertaken in the 2000's saw the kitchen and dining rooms consolidated at ground floor level to make a single kitchen/dining space.

Part 1

- 2.9. Historical internal adaptations were undertaken some years ago by previous owners however much of the original fixtures, fireplaces, architraves, panelling, ceilings, cornices and other features have survived unchanged within all the public rooms and spaces i.e. entrance hall, stair and reception room.

Part 2

3. Establishing Significance

- 3.1. Significance is a collective term for the sum of all the heritage values attached to a place.
- 3.2. A place has a broad scope and includes natural and cultural features. A place can be large or small: for example, an individual building or group of buildings, the location of a historical event, an urban area or town, an industrial plant etc.
- 3.3. The Burra Charter provides the following definition of cultural significance:
'Cultural Significance means aesthetic, historic, scientific, social or spiritual value for the past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.'
- 3.4. The idea of 'significance' lies at the core of conservation, where conservation is the practice of and means by which a place is managed so as to retain its cultural significance.
- 3.5. People value historic places in many different ways; these can be grouped into four categories: Evidential, Historical, Aesthetic & Architectural and Social & Communal Value..

4. Grading Significance

- 4.1. The various elements of the building have been assessed and graded to assist with the future conservation and management of the property as well as inform the design proposals. Grading of the individual elements of a site is based on the contribution each element makes to each component of significance, (i.e. historic, archaeological, architectural and aesthetic, landscape, social and spiritual etc) whether it is at a local (Glasgow), regional (Scotland), national (United Kingdom) or international level.
- 4.2. The condition and integrity of each part contribute to the grading of significance, though for the most part significance is not downgraded where the element is capable of repair and restoration. The following definitions indicate the different degrees of significance:
- 4.3. **Exceptional:** An element of national or international importance either architectural or historic, or fine little-altered examples of a particular period, style or building type.
- 4.4. **Considerable:** An element of regional or more than local importance, style or building type, or elements of national importance which may have been altered.
- 4.5. **Moderate:** Elements of local significance or of regional importance, which have been compromised by alteration.
- 4.6. **Neutral:** Elements of relatively little significance, which may include additions or elements made to accommodate changing requirements. Some of these elements may be expedient and ephemeral. In some cases, their impact on the significance of the building(s) can range from neutral to moderately intrusive.
- 4.7. **Intrusive:** Intrusive items which, in their present form, have an adverse effect on the significance of the building.
- 4.8. There should be an underlying conservation approach to all works undertaken in relation to buildings that are regarded as having a positive significance. Intrusive elements should be removed as far as practicable.
- 4.9. A conservation-orientated approach does not imply that there should be 'no change'. Indeed, long-term conservation of historic buildings often requires change to facilitate their ongoing use, compliance with statutory legislation and fitness for purpose. In many cases, such change will involve adaptation and extension to facilitate the servicing of the original building(s) while minimising the impact on their original historic fabric and architectural integrity
- 4.10. It is also important to understand that virtually all buildings do evolve and change to suit the technical, social and legislative requirements of each generation. There are virtually no historic buildings, even in the category 'A' listed grouping, which remain unaltered. What is important is that there is a thorough understanding of the original building fabric, design intent and previous change in order that new proposals are in the context of maintaining a continuum which is a 'natural' part of the evolutionary process which is an element of conservation, despite the interpretation of some that all change is detrimental to conservation philosophy.

5. Assessment of Significance

Evidential Value

- 5.1. Evidential value comprises the potential of a place to yield evidence about past human activity. These can be gleaned from archaeological, architectural, artifactual or documentary evidence for example.
- 5.2. The evidential value of No.27 Kingsborough Gardens lies in its contribution to the west terrace of the gardens, which is evidence of the late 19th century development of this part of Glasgow.
- 5.3. Although the west side of Kingsborough Gardens is very simple in its variety and detailing as a whole, No.27 does not hold any further evidential value other than as part of a group. Internally there is a fair amount of evidence of the original plan form although later 21st century alterations have occurred and are sympathetic in their arrangement.

Assessment of Evidential value:

Moderate

Historical Value

- 5.4. Historical value concerns the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative in nature.
- 5.5. The historical value of the site is its illustrative value as part of the facades in Kingsborough Gardens. Although they are relatively simple architectural examples, as part of the group, they are important in representing a significant change in the building style of terrace developments in this affluent aspiring part of Glasgow.
- 5.6. The name of the architect responsible for the design of the terrace is an architect of little notoriety. There are also no known notable residents. Therefore there is no particular associative value attached to the buildings.

Assessment of Historical value:

Moderate

Aesthetic & Architectural Value:

- 5.7. The aesthetic value of a building refers to the ways in which people draw sensory and intellectual stimulation from a place and to its architectural quality.
- 5.8. No.27 has aesthetic value as part of the terrace on the west side of Kingsborough Gardens. The facade is relatively unaltered. As part of the group, it makes a beneficial contribution to the streetscape and provides a good setting for the more noteworthy facades on the East side of Kingsborough Gardens.
- 5.9. The rear elevation was not designed to be a public façade and is much simpler in its design.
- 5.10. Internally the spaces have been little altered and significant features, such as the main staircase remains intact. Where alteration has taken place there has been some architectural salvage with door architraves, linings and paneling retained.
- 5.11. Overall the main significance of the building is found in its front elevation for its contribution to the overall heritage value of Kingsborough Gardens and the conservation area.

Assessment of Aesthetic & Architectural value:

Front Elevation - Considerable

Interior - Neutral / Moderate

Rear - Neutral

Social & Communal

- 5.12. The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 5.13. The buildings at Kingsborough Gardens have always been used as private residences since their construction and therefore they have not been accessible by the general public. Some communal significance arises from the contribution that the buildings make to the composition of Kingsborough Gardens as a whole, which forms a streetscape and garden that the local population can enjoy.

Assessment of Social & Communal value:

Main Façade - Considerable

Interior - Neutral

Rear - Neutral

Part 3

6. Outline Proposals

- 6.1. The proposals prepared by Loader Monteith Architects have been supported and informed by the above assessment of significance with due consideration to minimise the impact of the proposals on those aspects which are of value and contribute to the context of the terrace, the immediate environs of Kingsborough Gardens and the wider conservation area.
- 6.2. The proposals are have arisen out of a need for the client to improve the organisation and function of the property with a linked open plan kitchen and living room. This requires breaching a separating dividing wall and will result in the loss timber panelling to the rear reception room. This requires minor alteration and reconfiguration of doors.
- 6.3. The proposals include for the removal of a latter extension to the lower ground floor and replacing this with an infill extension.
- 6.4. The proposals to the basement are limited to rooms that have previously undergone extensive alterations and are historically secondary spaces of the property.

Part 4

7. Heritage Impact Assessment

- 7.1. The impact assessment is concerned with the impact of proposed change on the heritage value of No.27 Kingsborough Garden and its wider historic context in both direct and indirect terms. Both adverse and beneficial impacts are assessed. The impact assessment adopts ICOMOS assessment criteria to provide an unbiased, logical assessment of the proposed changes to help inform the planning decision.
- 7.2. Broadly speaking, the key potential heritage receptors are:
- The category B Listed property at No.27 Kingsborough Gardens
 - The Glasgow West Conservation Area
 - Surrounding Listed Buildings
- 7.3. Changes that may affect these heritage receptors (both negatively and positively) as a result of development include:
- Alterations to the external appearance of the properties
 - Internal alterations to the property

8. Assessment Criteria

- 8.1. In order to fully understand the effect of the impact of the proposed changes on the heritage value of the properties, we have used criteria based on that recommended by ICOMOS. This defines, firstly, the “Level of Change” proposed and, secondly, the “Effect of Overall Impact”. This latter is in the form of a matrix setting the “Level of Change” against “Heritage Value” to determine the subsequent “Effect of Overall Impact”, ranging from “Neutral” to “Very Large”, either beneficial or adverse.

Level of Change

Level of Change	Description
Major Change	Results in a substantial visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset
Moderate Change	Results in a significant visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
Minor Change	Results in some visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
Negligible change	Results in a negligible visual or physical change to the form, appearance or context of a heritage asset.
No change	No visual or physical change to the heritage asset

- 8.2. Whilst this methodology provides a degree of objectivity in assessing impact, in reality assessment is never a mechanical process and requires considerable professional judgement. Whatever methodology is used, therefore, some anomalies (particularly when using a matrix) are inevitable. This is because the impact of change on a particular heritage asset depends, to a considerable degree, on a wide range of issues that can differ significantly case-by-case.

- 8.3. The severity of change can be judged taking into account direct and indirect effect, whether the change is temporary or permanent, reversible or irreversible. The level of change is allocated without regard to the value (significance) of the asset. The table above clarifies what is meant by 'Level of Change' and is modified from guidance set out by ICOMOS.
- 8.4. Once the heritage value (significance) of a heritage asset and the Level of Change exerted on it as a result of the development proposals has been understood, the two ratings can be combined to reach an overall impact rating according to the following formula:

Heritage Value (Significance) + Level of Change = Overall Impact.

- 8.5. The outcome of this process is detailed in the table below as set out by ICOMOS.

Effect of Overall Impact (Adverse or Beneficial)

Significance / Heritage Value	Level of Change				
	No change	Negligible Change	Minor Change	Moderate Change	Major Change
Exceptional	Neutral Impact	Slight Impact	Moderate / Large Impact	Large / Very Large Impact	Very Large Impact
Considerable	Neutral Impact	Slight Impact	Moderate / Slight Impact	Moderate / Large Impact	Large / Very Large Impact
Moderate	Neutral Impact	Neutral / Slight Impact	Slight Impact	Moderate Impact	Moderate / Large Impact
Neutral	Neutral Impact	Neutral / Slight Impact	Neutral / Slight Impact	Slight Impact	Slight / Moderate Impact
Intrusive	Neutral Impact	Neutral Impact	Neutral / Slight Impact	Neutral / Slight Impact	Slight Impact

9. Impact Assessment

- 9.1. The following section assesses the effect of overall impact of the proposed changes on the heritage significance of the site. The judgments are made based on the table provided in the previous section, which judges the Heritage Value (significance) against the assumed level of change.
- 9.2. For clarity the impact of the proposals are broken down and addressed on a component by component basis starting with the property, and then broadening the overview to cover its curtilage (including views and landscape features) and then its wider setting and context.

9. Impact Assessment (cont.)

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT
Works to the exterior of the Building			
Glasgow West Conservation Area	Considerable aesthetic, communal and historic significance as a result of local designation.	Moderate Works proposed to the visible exterior of the buildings are limited to conservation repair to the main elevation that would include light touch, like for like replacement and the removal of unsympathetic accretions to the rear elevation of the building.	Moderate beneficial impact. Cumulatively, these works will have a beneficial impact on the overall quality and appearance of the conservation area.
Main Kingsborough Garden elevation Category B Listed	Considerable aesthetic, communal and historic significance.	Negligible Change to the main elevation of the building would be limited to targeted conservation repair on a needs basis only. There would be no visible change to the principal elevation appearance of the building as a result of these works.	Slight beneficial impact.
Rear elevation	Neutral aesthetic and historic significance.	Major change Works to the rear elevations of no 27 include the dountaking of a portion of the walls at GF level to allow for slappings through to a new single storey extension. At FF level new windows will replace the existing allowing for opening action to a terrace. The windows have been to designed to match the appearance of the existing.	Slight / Moderate Impact

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT
Works to the exterior of the Building			
New Extension	Neutral aesthetic and historic significance.	<p>Major with mitigating factors</p> <p>A new single storey extension at the rear of the property. Glazed balustrades have been employed to minimise the visual impact above the extension.</p> <p>The new lower ground floor windows have been positioned in alignment with those above.</p> <p>The red sandstone to the extension wall is in keeping with the materiality of the terrace.</p>	<p>Slight impact.</p> <p>Cumulatively, these works will have a slight/moderate impact.</p>
		These mitigating measures are put forward to reduce the impact of the change	

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT
Works to the interior of the Building			
Lower Ground Floor			
<p>Re ordering of the internal configuration of the basement level.</p> <p>Breach of lower rear wall to form new extension.</p>	<p>Neutral aesthetic and historic significance.</p>	<p>Moderate change</p> <p>This change will alter the historic sub division of the basement ancillary spaces and will result in the loss of some historic fabric.</p> <p>However, the breakthrough of the rear wall has been sympathetically evolved to preserve wall nibs to preserve the historic alignment of the wall.</p>	<p>Slight Impact.</p>

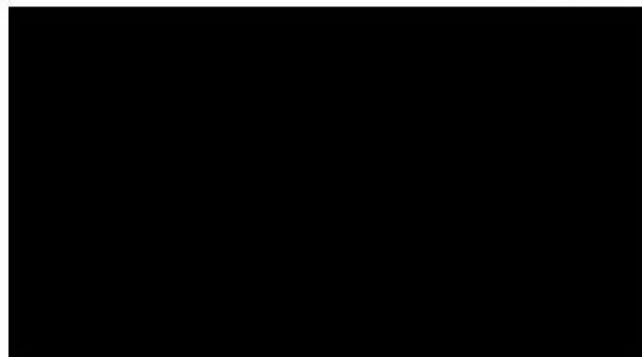
9. Impact Assessment (cont.)

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT
Works to the interior of the Building			
Lower Ground Floor			
Structural alterations of supporting walls and excavation to underbuild solum / coal store to the front of the property.	Neutral aesthetic and historic significance.	<p>Minor change</p> <p>It is proposed to excavate the half height store / solum to the front of the property to develop this as gym and storage area.</p> <p>Structural alterations will be required to the underbuild supporting walls to form the proposed arrangement.</p>	Neutral / Slight impact.
Removal of internal walls defining the secondary lower ground ancillary spaces.	Neutral aesthetic and historic significance.	<p>Minor change</p> <p>It is proposed to remove the wall separating the existing bathroom from lower ground floor living room reconfiguring the rooms to improve their amenity.</p> <p>These walls are likely to be part of the original floor plan of the building.</p>	Neutral / Slight impact.

KEY AREA OF IMPACT	HERITAGE VALUE	LEVEL OF CHANGE	OVERALL IMPACT
Works to the interior of the Building			
Ground Floor			
Reconfiguring of bi-part windows	Moderate aesthetic and historic significance.	<p>Moderate change before mitigating measures.</p> <p>It is proposed to remove the existing sash and case windows at GF level, as well as the sandstone cill,mullion and the sandstone directly below the windows to the floor level.</p> <p>It is however proposed that the window is replaced by a unit that in visual appearance resembles the existing and is simultaneously engineered allow for a functioning opening action</p> <p>These mitigating measures are put forward to reduce the impact of the change</p>	Moderate

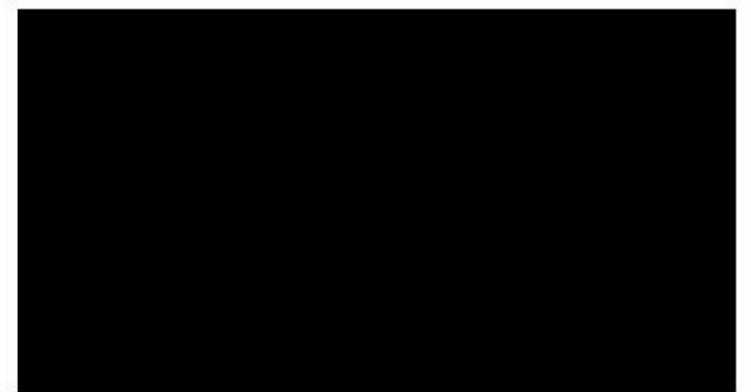
10. Conclusion

- 10.1. The baseline assessment has identified that the heritage value of No. 27 Kingsborough Gardens is predominantly its external appearance to the front, its relationship to the terrace set piece of Kingsborough Gardens and its contribution to the overall character of the Glasgow West Conservation Area.
- 10.2. The proposals seek to enhance this heritage value through the use of considered conservation repair on the exterior to the front elevation.
- 10.3. The proposed works to the exterior of the building are considered to be neutral in terms of their contribution to the conservation area, the historic townscape and the aesthetic quality of the property itself.
- 10.4. Internally, the property has been subject to some early 21st century remodelling largely as a result of social changes in contemporary ways of living. The recent alterations have not been detrimental to the heritage significance of the properties or resulted in a heavy loss of heritage features and understanding of the historic arrangement.
- 10.5. In general terms the proposals drawn up by Loader Monteith Architects are considered to be predominantly neutral or slight in their impact. Where the proposals are located little by way of historical features survive and those that do are of little aesthetic or architectural quality. Where the impact of the proposals is moderate or slightly adverse, for example the breach through the rear elevation to form the living room and bedroom at the lower ground floor level, the extent of the impact has been mitigated through the considered scale of the intervention and balance within the room.
- 10.6. The material choice of the new extension has been selected to match that of the existing masonry in order to reduce the impact of the development. The principles that have guided the placement of the new windows reflect the principles used by the original designers to locate the fenestration.
- 10.7. Overall, the scheme has been developed to reflect the historic value and integrity of the property and is limited to areas that have been subject to change previously. While some adverse impact has been identified within the impact assessment, it is considered that these are limited and low-level impacts that will enable greater heritage benefit elsewhere across the property.
- 10.8. On balance the overall impact of the changes proposed to the property is considered to be **neutral/slight** in nature.



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