

DESIGN STATEMENT

Proposed Refurbishment

Flat 1-1, 14 Cleveden Crescent, Glasgow

For

Mr A Singh



1.0 Introduction

This document forms part of a submission for Planning Permission to refurbish an existing first floor flat at 14 Cleveden Crescent, a Victorian townhouse that has been subdivided into separate properties.

The original townhouse was used briefly as a guesthouse from 1986, as a multiple occupancy residence from 1989 and subdivided into 3 individual flats in 1991, which remains the current condition. Flat 1-1 is the flat formed within the first floor of the original house and has been subject to various minor alterations since 1991. Much of the original cornicing has been removed and none of the original fireplaces are intact.

The elegance of the original interior has been lost by poor decoration and poorly conceived alterations. It is the applicant's intention to refurbish the property to a high standard, restoring and reinstating the existing period features where possible and introducing high quality modern fittings and finishes. No alterations are proposed to the external elevations other than a refurbishment or like-for-like replacement of the timber sash & case windows, dependant on a detailed condition survey.

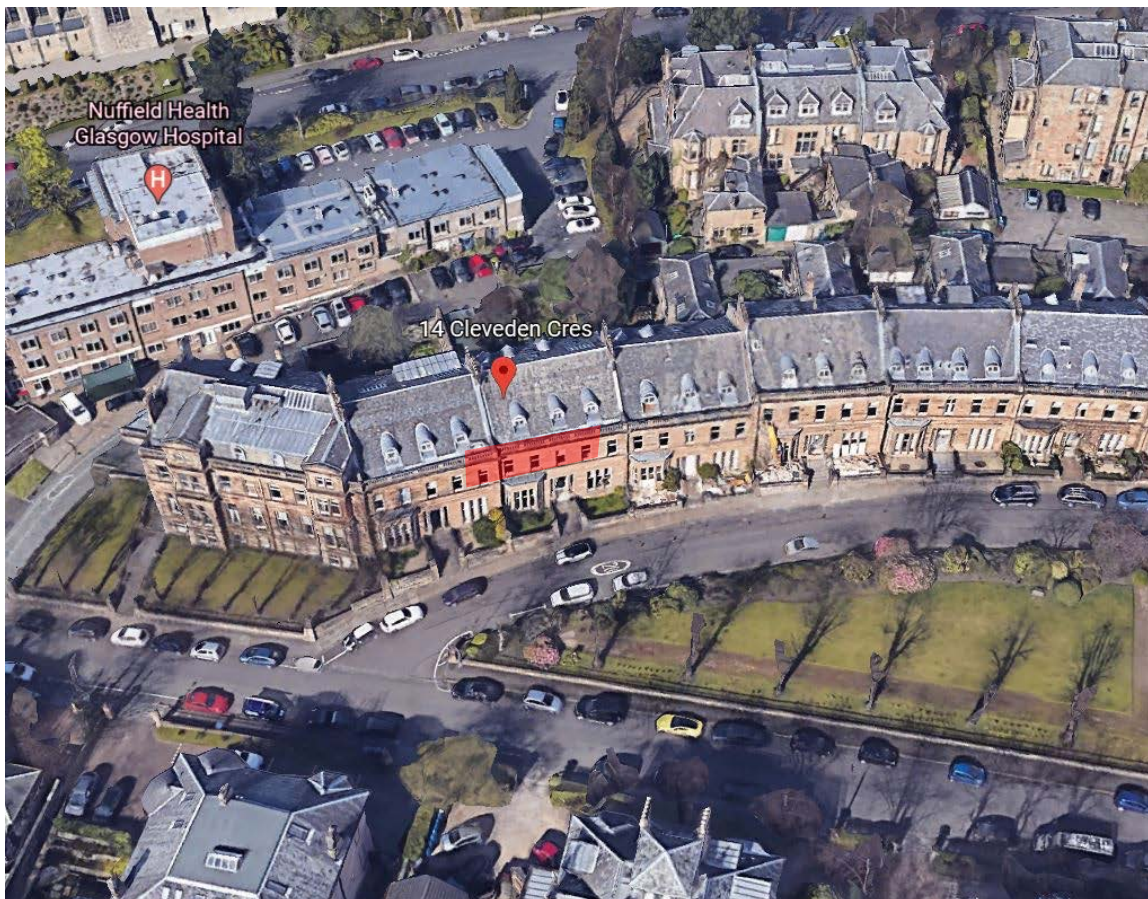


Fig 1 Aerial view of site

2.0 Site & Surrounding Area

Clevedon Crescent is a classical blonde sandstone Victorian crescent designed by John Burnet, a Fellow of the Royal Institute of British Architects and President from 1876 – 1878. Designed in 1876, the crescent was not completed until the turn of the century.

The Crescent, located within the West End conservation area, is known as a 'book end crescent' and has a Grade B listing. It is a classical, symmetrical terrace of 3-bay houses with 6-bay central pavilion at Nos 8 and 9 with Polished ashlar to the front elevation, channelled at the ground.

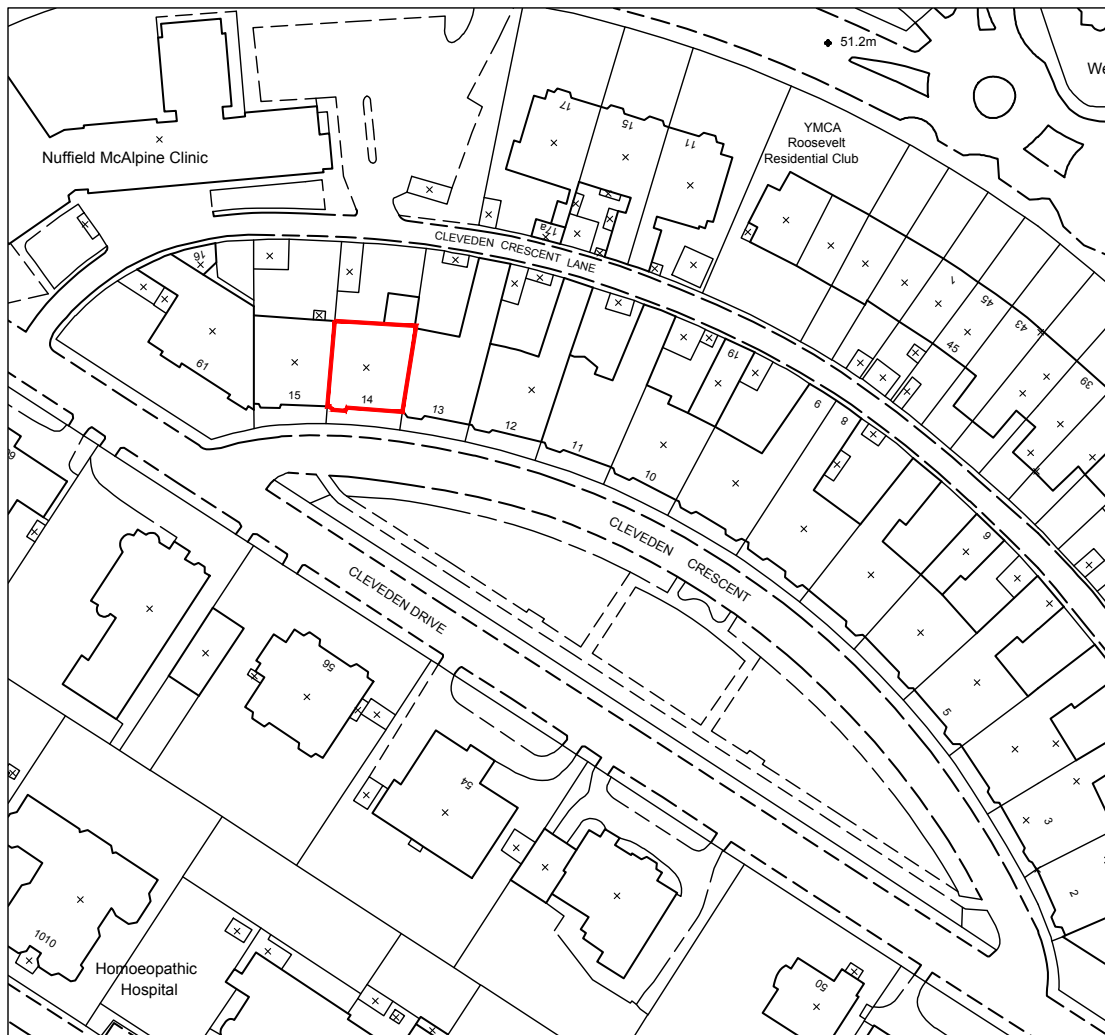


Fig 2 Siteplan

3.0 Existing Property

3.1 The listing for the building is as follows:

“2-15 CLEVEDEN CRESCENT: 2 storeys and attic. Steps with solid parapet, oversailing basement to tripartite doorpiece with glazed sidelights. Double-leaf doors; vestibule doors with glazed fanlight; good leaded glass panels to No 14. To right (Nos 2-8) or left (Nos 9-15) corniced canted window to ground with 3 front lights remaining ground floor window tripartite.

At 1st floor, 5 single light windows. Plate glass sashes. Disc band over ground floor, cill course to 1st floor, string course over lintels. Plain main cornice; die balustrade to parapet. Tall corniced axial stacks, tunnel dormers behind parapet. Terrace adjoins 61 Cleveden Drive at W and 1 Cleveden Crescent at E.

Rear elevations coursed stugged ashlar with single light windows. Scrolled wallhead stacks.

Coursed ashlar boundary/retaining walls to gardens with polished coping. Pairs of gatepiers, rusticated at base, polished top section, some supporting cast-iron lamp brackets.

Low ashlar retaining wall to gardens with gatepiers to carriageway and to Cleveden Crescent Lane (South Numbers). Lane with stugged coursed ashlar boundary wall with mews range of single storey and attic cottages at Nos 8, 16, 19, 20.”



Fig 3 View from Cleveden Crescent

3.2 The flat is in good condition and many period features still exist despite the poor-quality internal decoration that has been carried out over the years. The original, modest ornate corning in the principal rooms has been replaced with a simplified art deco cornice and much of the corning to the rear rooms has been removed entirely. All the windows are original and it would be the intention to refurbish the sash & case frames of possible or replace them with new timber sash & case units if not.



Fig 4 Typical Door Detail



Fig 5 Typical Window Detail



Fig 6 Window/Fireplace/Cornice Detail



Fig 7 Window / Cornice Detail



Fig 8 Typical Door Details



Fig 9 Internal door junctions



Fig 10 Existing internal alterations



Fig 11 Existing bathroom

4.0 Planning Policy

Upon investigation of the Glasgow City Development Plan, the main policies which appear relevant are those noted below:

- CDP1 The Placemaking Principle
- CDP9 Historic Environment
(*SG9 Historic Environment*)

4.1 - CDP 1 The Placemaking Principle

The proposals have taken account of this policy as follows:

- a. They respect the historic environment by responding to the original qualities and character, whilst encouraging their appropriate use.
- b. They create a beautiful place to live within the City of Glasgow.

4.2 CDP 9 – Historic Environment (*SG 9 The Historic Environment*)

The proposals address the guidance contained in this policy as follows:

- a. Grade B listed fabric will not be altered in any way.
- b. Original internal features, which are currently in good condition, will be retained, restored and protected.
- c. The alterations seek to conserve and enhance the original floorplan by retaining the original room proportions. A section of wall is proposed for removal to create an enlarged living room & kitchen. This would only be removed to door height, with the wall above, picture rail and cornicing all retained to demonstrate the existing room proportions. Where a new en-suite shower room is proposed to the rear bedroom, the new walls would only extend to picture rail height, with the original room proportions remaining apparent.



Fig 12 Common Entrance Hall

5.0 Proposals

The proposal is to refurbish this property to create a private residence of a quality similar to that originally envisaged by the Victorian developers. A high quality, modern apartment that reflects a contemporary lifestyle while retaining the original features of the original, historic building.

The proposals are noted on the drawings contained as part of the planning application and try and retain the existing detailing and room proportions. Where accommodation is to be included within larger rooms it would be the intention to have partition walls stopping at picture-rail height within the main room, allowing the original cornicing to continue above. Similarly, with new openings it is the intention to have there at a height lower than the picture rail to preserve the room proportions.

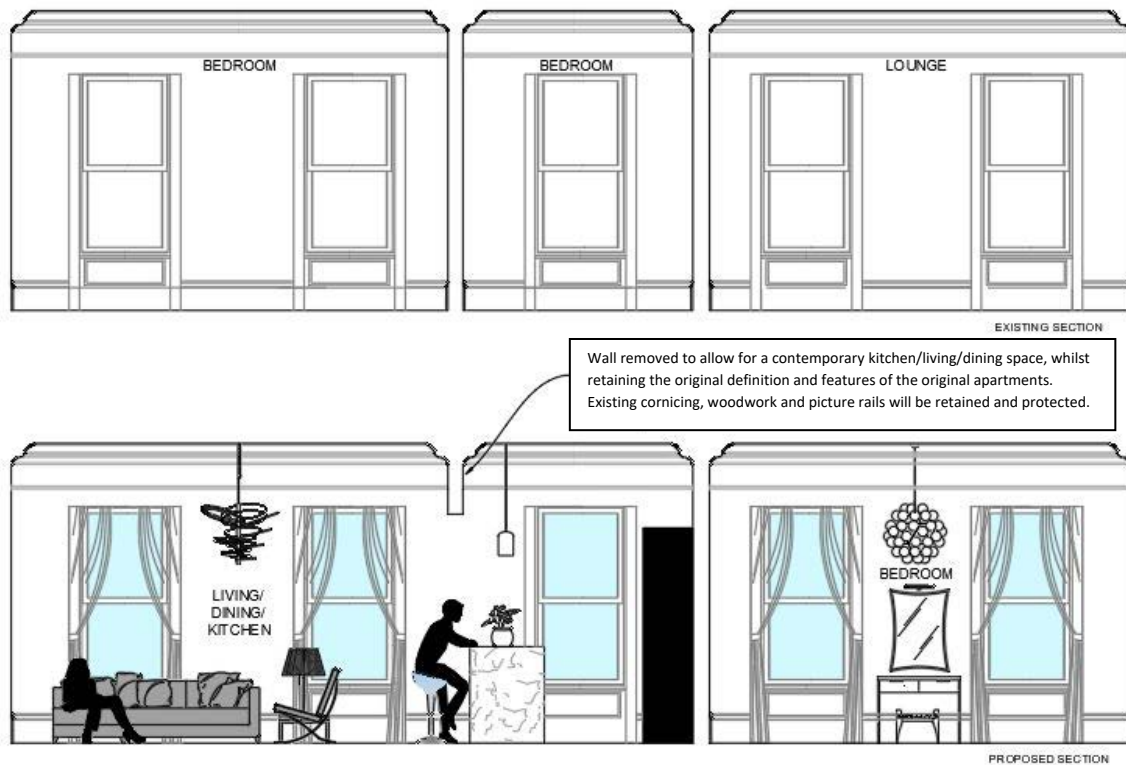


Fig 13 Existing and Proposed Sections

6.0 Conclusion

We consider the proposals to be in accordance with the development policies and that the proposed works is appropriate for the building, maintaining the architectural quality while providing modern residential accommodation

The appearance and integrity of the Grade B listed terrace will not be affected by the proposals.



Fig 14 External View