

38 Lansdowne Crescent, Glasgow

Design and Access Statement to support the Planning Application and Listed Building Applications for a “Change of Use” from commercial to residential.

23 November 2021

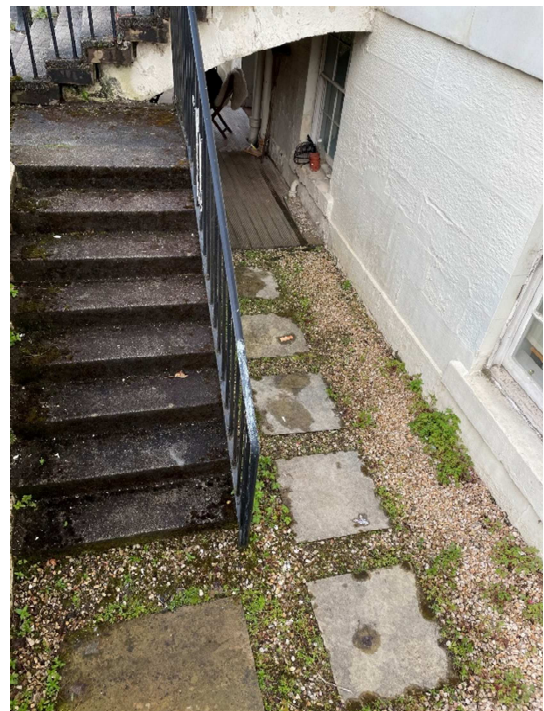
1.0 Location and Description

The building is grade B listed and located in the Glasgow West Conservation Area: Character area 3 Kelvinside and North Kelvinside.

Description as noted on Historic Environment Scotland website.

“Circa 1855-6; astylar terrace with 5-bay flank to 388- 400 Great Western Road. 2 storeys, attics and basement with 3-storey pavilions at Nos 33-35; 43 Lansdowne Crescent and 388-400 Great Western Road. Polished ashlar, channelled at ground, painted or stone cleaned.

Steps oversailing basement to architraved consoled and corniced door-pieces with 3-pane fanlights. Ground floor windows at tripartite. 1st floor windows single-light above door, otherwise tripartite; all with consoled cornice. 3-storey pavilions with Roman Doric pilastered doorpieces with fanlights. All windows single-light; architraved corniced and consoled at 1st floor; architraved at 2nd floor. Sash windows, mostly 4-pane glazing. All with continuous band course over ground floor and at eaves. Eaves cornice, pierced balustraded parapet; blocking course at pavilions. Axial stacks, slate roofs.”



Title and Access Arrangements

The previous owner of the building was the Legion of Mary, Archdiocese of Glasgow. They also had ownership of 39 Lansdowne Crescent. The title for the two properties was altered circa 1982 when no 39 was sold on to a Developer and split into four flats. The access arrangements and ownership of the rear gardens was rearranged at this time. A copy of the title drawing for no 38 is attached to this document, it should be noted that this drawing has been superseded by the drawing prepared by the Register of Scotland, while the information on the drawings are consistent with each other the older drawing provides more clarity and detail.

Our drawing AL(0)005 replicates the title arrangements for the rear gardens.

A garage building was constructed in the 1960s the building is divided in three, one section is in the ownership of 38 Lansdowne Crescent. The garages are brick construction with a profiled roof covering. The original covering was asbestos profiled sheet, this was removed and replaced over the section of building that is in the ownership of 38 Lansdowne Crescent. Copies of photographs are included in this document.

There is a change in level in the back court about 1 m high formed with a masonry retaining wall. The remaining areas in the back garden are finished in insitu concrete. An area adjacent no 39 which has been overlaid with a timber deck.

An external steel stair provides access from the first floor to the garden of 38 Lansdowne Crescent.

2.0 Proposal to change the use to Residential

A successful change of use approval will enable the building to revert to the original residential use. The works associated with the change involve the following,

- Removal of all equipment associated with commercial use.
- Installation of new bathrooms, sub-dividing secondary rooms
- Installation of a new kitchen.
- Installation of a new external door under the flying stair to the front elevation.
- Part removal of the external staircase from first floor to ground floor.
- Alter a first floor door to the rear elevation to a window to match the adjacent window.
- Alterations to the lower ground level to facilitate a Granny or Grandad flat.
- Alter an upper ground floor window to accommodate a door to enable access to the stair.
- Installation of services to accommodate a residential use.

The construction of the external door to the front elevation complies with SG9: Historic Environment Supplementary Guidance section 2.78

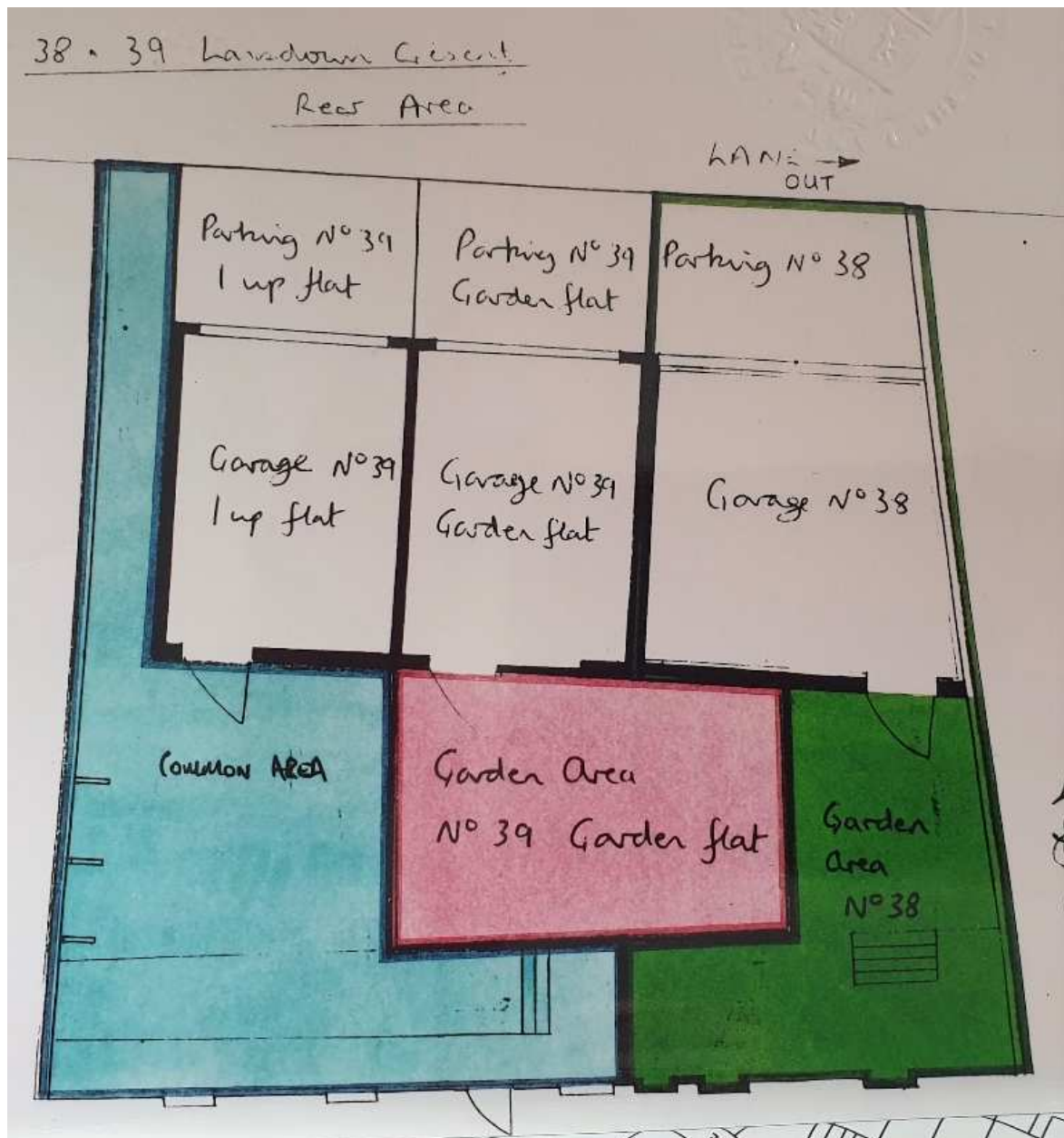
The reduction in height to the external stair case will have significant visual impact for all neighbours, it is understood that this is consistent with the Council Policy to remove all redundant external fire escape stairs.



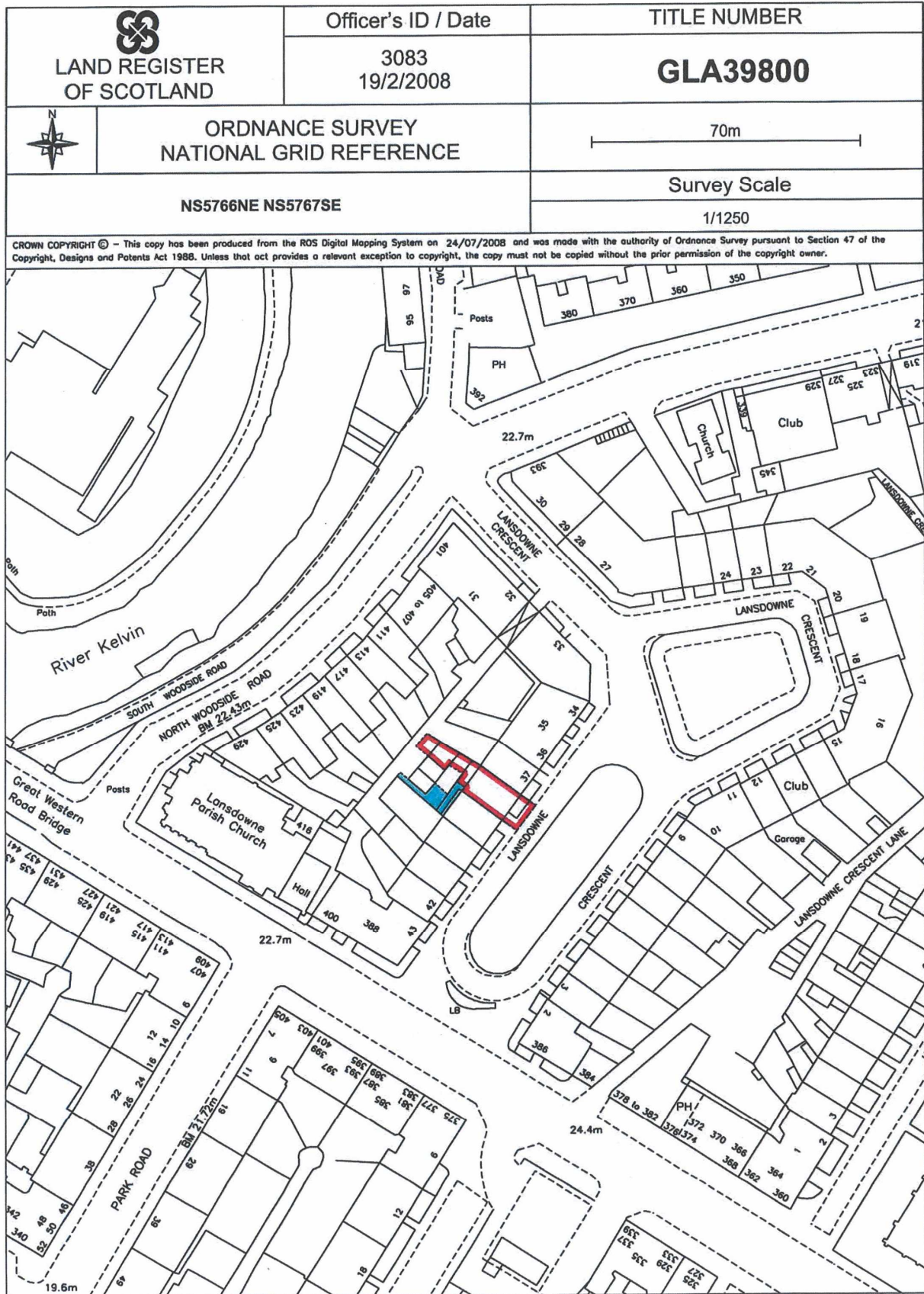
Fire escape to rear, proposed to reduce this to Ground Floor Level



Garage structure to rear. The area associated with this application is the light coloured roof. The garages and store appear to date from the 1960's.



Drawing indicating land ownerships from 1982



Land Certificate Title Drawing 2021