

APPLICATION FOR LISTED BUILDING CONSENT

1 PARK CIRCUS, GLASGOW, G3 6AX

SUPPORTING STATEMENT

NOVEMBER 2021



This document is in support of an application for Listed Building Consent for internal alterations to the lower ground level of 1 Park Circus, Glasgow. The applicant is the sole owner of the entire property at 1 Park Circus with the basement level forming an apartment used by the family, linked to the main house on the upper levels by the existing staircase. It has an existing external entrance point, accessed off Park Circus Place via an existing external stone staircase. No external works are proposed to the building as part of the application proposals.

The application property is Category A listed, designed by Charles Wilson in 1855-6, with Nos 1-16 Park Circus built between 1857-9. Park Circus is a symmetrically arranged circus of astylar Italianate terraces around an oval garden, intersected by Park Gate (E), Park Street South, and Park Circus Place (W) with 3-bays per house; 3-storeys and basement. The listing on Historic Environment Scotland makes reference to some surviving interior detailing however we would note that the works contained within this application are relative to the basement level only, where no original details of any special interest existed historically.

The proposed works are limited in nature and are solely relating to internal works:

- Removal of internal wall between existing lounge and bedroom to create an open-plan living and kitchen area
- Removal of adjoining internal wall between existing bedroom and corridor to create an open-plan living and kitchen area
- Removal of presumed chimney breast wall within existing kitchen (note, this chimney breast has no sign of an historic fireplace and the chimney breast does not extend upwards beyond the basement level, with the room above being one large room the width of the existing kitchen and corridor combined).
- Removal of lowered plasterboard ceiling (installed by previous owners whilst the property was utilised as offices to hide various cabling no longer required) and the original ceiling height reinstated where possible. Note, any cornicing or ceiling details uncovered will be retained and reinstated.

The proposals generally seek to sympathetically alter a small part of the internal layout in order to bring the basement level accommodation up to modern living standards. It is our feeling that the proposed alterations would not adversely affect the overall character of the full listed property and instead would secure its use as a family home, through additional investment, for many years to come.

EXISTING PHOTOS //



