

17 Kingsborough Gardens, Glasgow

Application for Planning Permission and Listed Building Consent

Heritage and Townscape Impact Assessment

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Contents

1	Introduction	1
2	Client Brief: Liaison with Council	2
3	Heritage assets and their significance	5
	Glasgow West Conservation Area	5
	Listed Buildings	9
	Other Heritage Assets.....	14
	Concluding Remarks	14
4	Townscape and Visual Amenity	15
	Character of Kingsborough Lane	15
	Views from Kingsborough Lane	15
5	Synthesis: Listed Building Legislation and Guidance, Heritage Impact, City Development Plan SG9, Townscape and Visual Amenity.....	19
	Heritage	19
	Townscape and Visual Amenity	21
6	Conclusion.....	22
	Application for Listed Building Consent.....	22
	Application for Planning Permission	22

Appendices

- Appendix 1 : Design Statement
- Appendix 2 : Pre-application liaison
- Appendix 3 : Listings

1 Introduction

1.1 This heritage and townscape impact statement is prepared in support of applications for planning and listed building consent for external and internal alterations at 17 Kingsborough Gardens for client Mr Innes and Lesley Thomson.

1.2 The internal alterations, detailed in the Design Statement – Appendix 1, seek to link the kitchen and dining functions by relocating the kitchen function, currently at lower ground floor level, to adjoin and merge with the upper ground floor dining area. This is achieved by removing the wall between the dining room and butler’s pantry at upper ground floor level.

1.3 The external alterations are to the rear elevation:

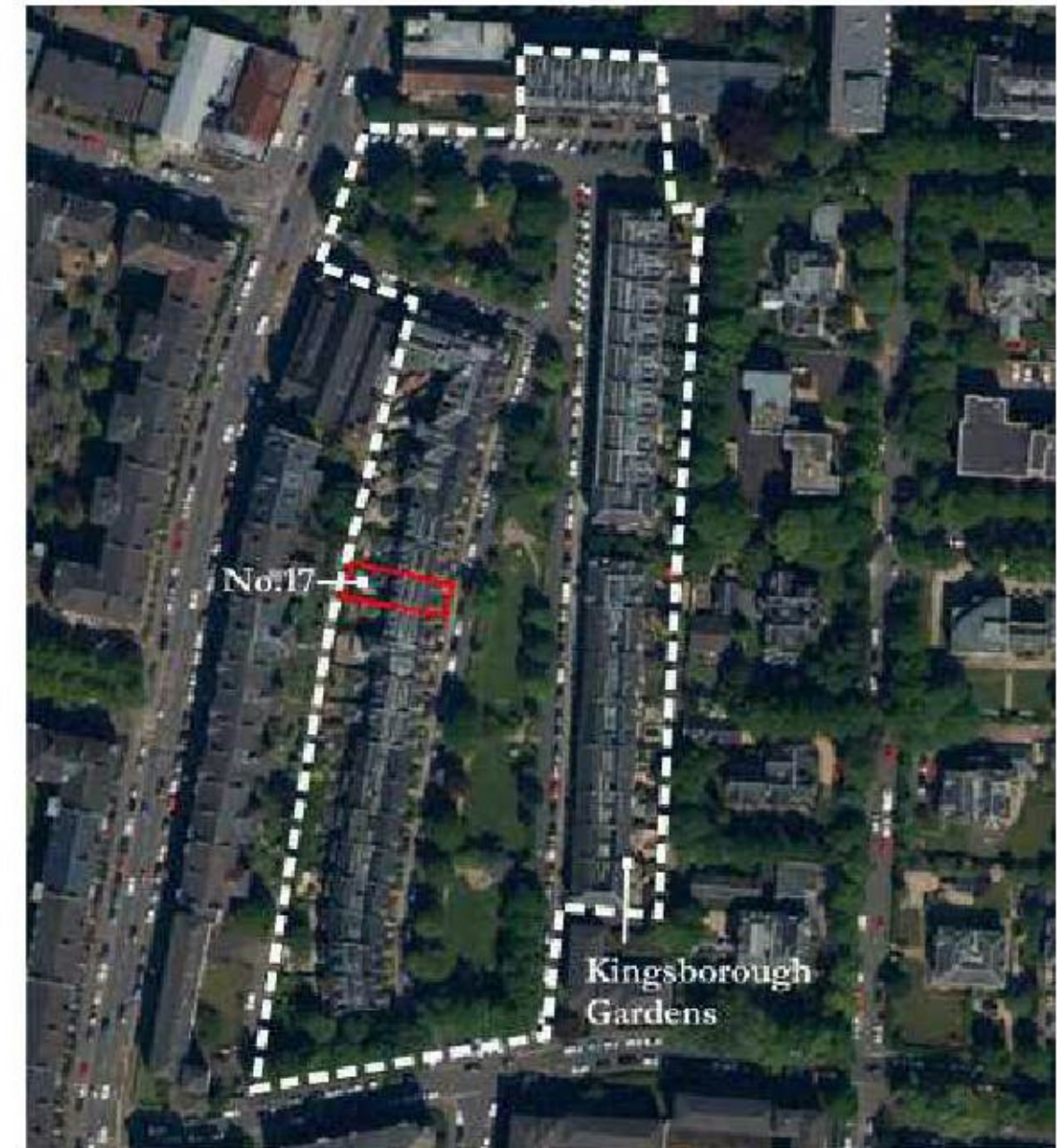
- form doors from proposed kitchen / dining window to proposed stairs.
- platform and steps from the new kitchen diner at upper ground floor to the garden;

1.4 The property is B listed, located in the Glasgow West Conservation Area.

1.5 This statement provides background information and assessment of the proposals in relation to planning policy and also listed building legislation and policy. It is set out as follows:

- Section 2 details the client brief and pre-application liaison;
- Section 3 considers the heritage assets and their significance;
- Section 4 considers how the proposal affects townscape elements and visual amenity;
- Section 5 presents a synthesis of heritage and townscape issues in relation to the City Development Plan and listed building legislation;
- Section 6 concludes that the heritage assets and townscape are not materially affected.

1.6 Whilst heritage and townscape/visual amenity are considered in separate sections, there are important overlaps, given the dense urban environment.



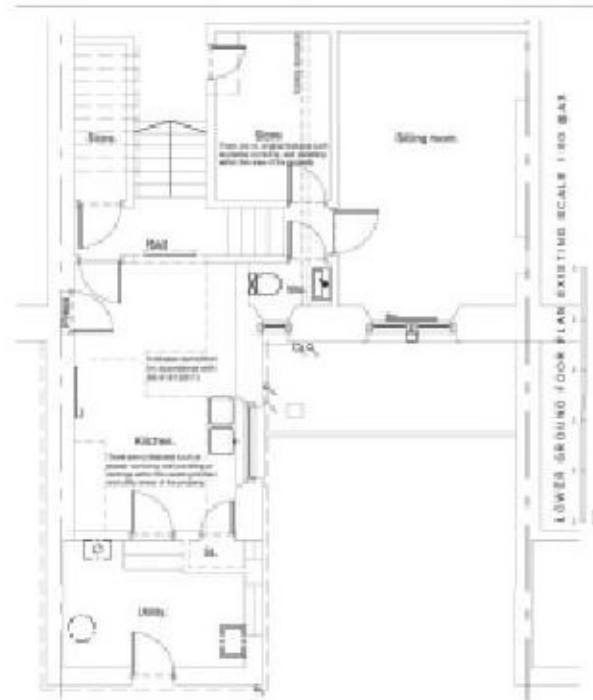
2 Client Brief: Liaison with Council

- 2.1 The clients purchased the property in 2018. Their objective is to respectfully refurbish and restore this attractive townhouse property. In the 3 years that they have lived in the property with their young family they have found a lack of connection between the kitchen and dining room, as well as with the living room. Also, there is desire to improve the connectivity between the proposed kitchen / dining / living area and the garden.
- 2.2 Following careful consideration of the layout and function of the property, including possible options, proposals were submitted to the Council as a pre-application enquiry. The response advised concerns in respect of relocating the kitchen, and stairs to the garden. The original concept was submitted as there are local circumstances which justify the proposals. These are considered in this report.
- 2.3 The liaison between Designworks and the case officer is included in Appendix 2. Designworks' attention was directed to an approved proposal at 13 Kingsborough Gardens. Here, a lower ground floor extension accommodates a dining room, and the kitchen is relocated from the upper ground to lower ground floor. A new second staircase links the living, dining and kitchen areas of the upper and lower ground floors. My clients do not favour this design solution as:
- the original circulation within the property should remain as designed in order to preserve and enhance the character and spatial integrity of the ground floor, i.e. minimal intervention;
 - the connectivity issues presented by modern family life within this listed property can simply and respectfully be solved by the addition of a light steel and glass external platform with access steps to connect the garden to the proposed kitchen/dining area.



Existing Interior

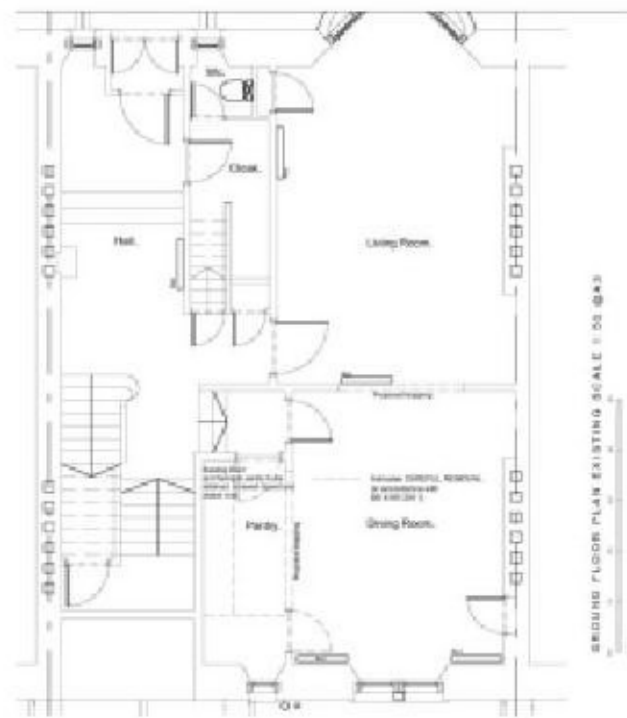
17 Kingsborough Gardens : As Existing



Existing Lower Ground Floor

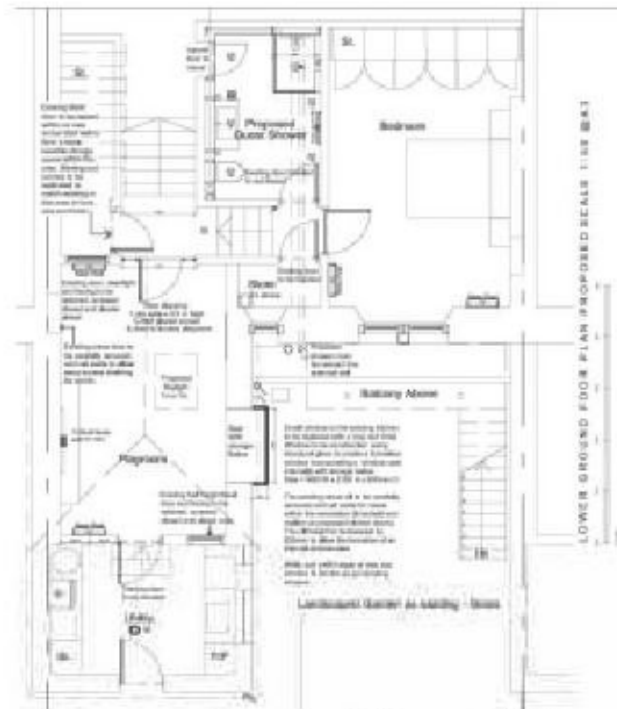


Existing Section and Rear Elevation



Existing Ground Floor

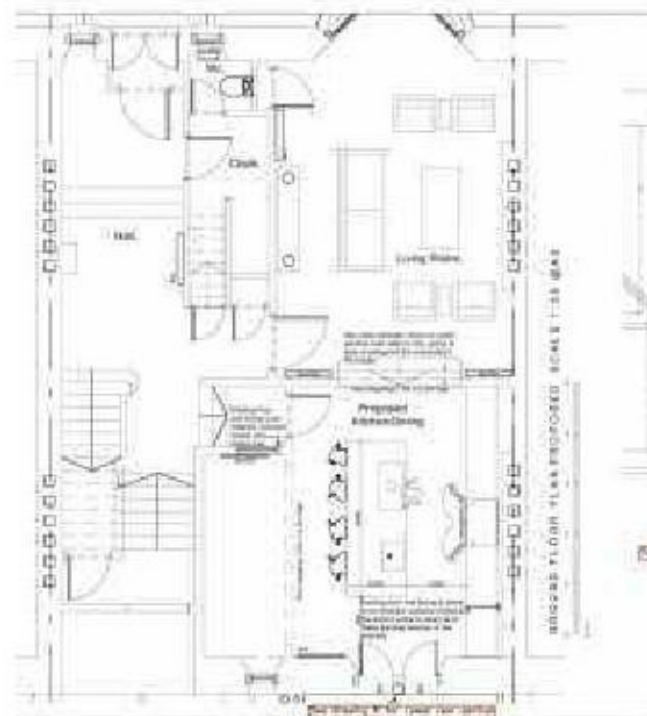
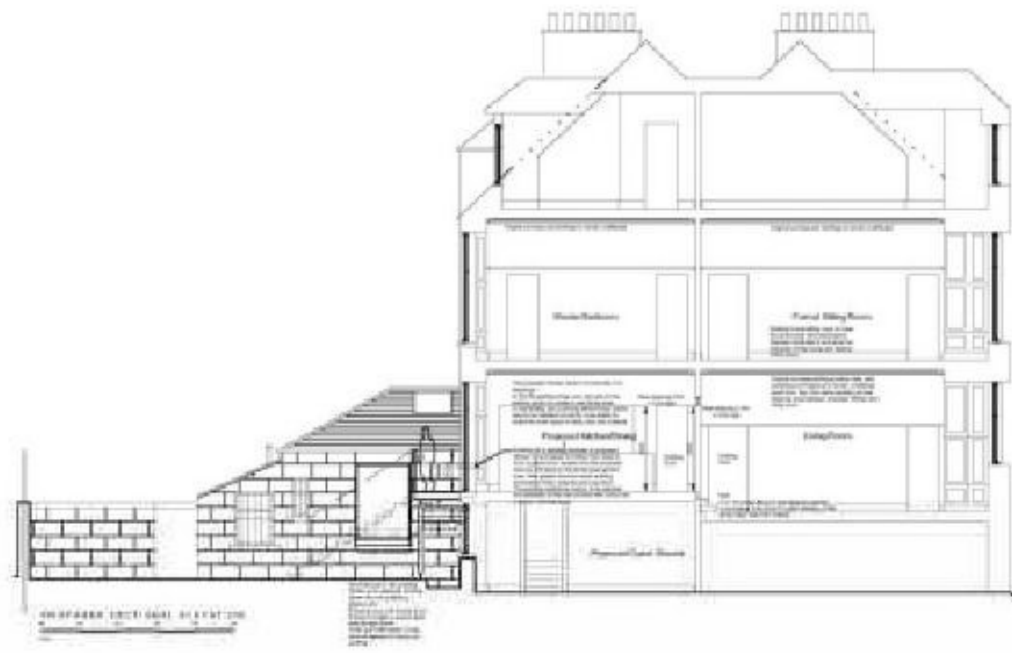
17 Kingsborough Gardens : As Proposed



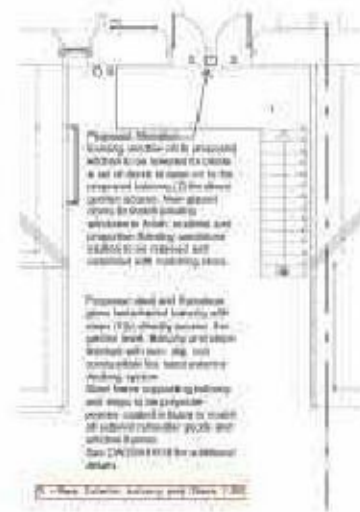
Proposed Lower Ground Floor



Proposed Section and Rear Elevation



Proposed Ground Floor



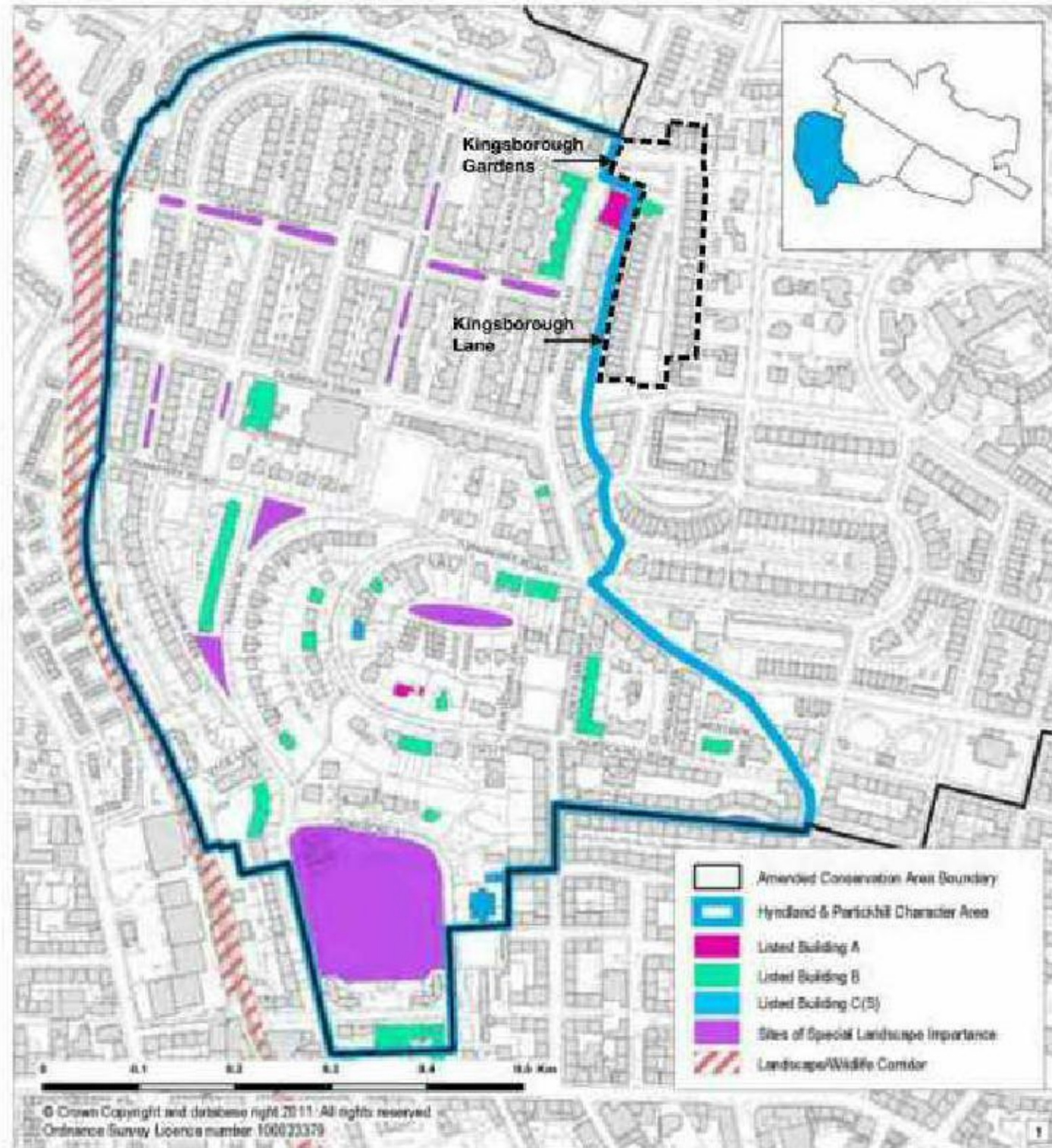
3 Heritage assets and their significance

- 3.1 The cultural significance of the listed terrace and pleasure or communal gardens is examined, particularly its historical development and architectural interest and the contribution made by No.17 to the wider group.

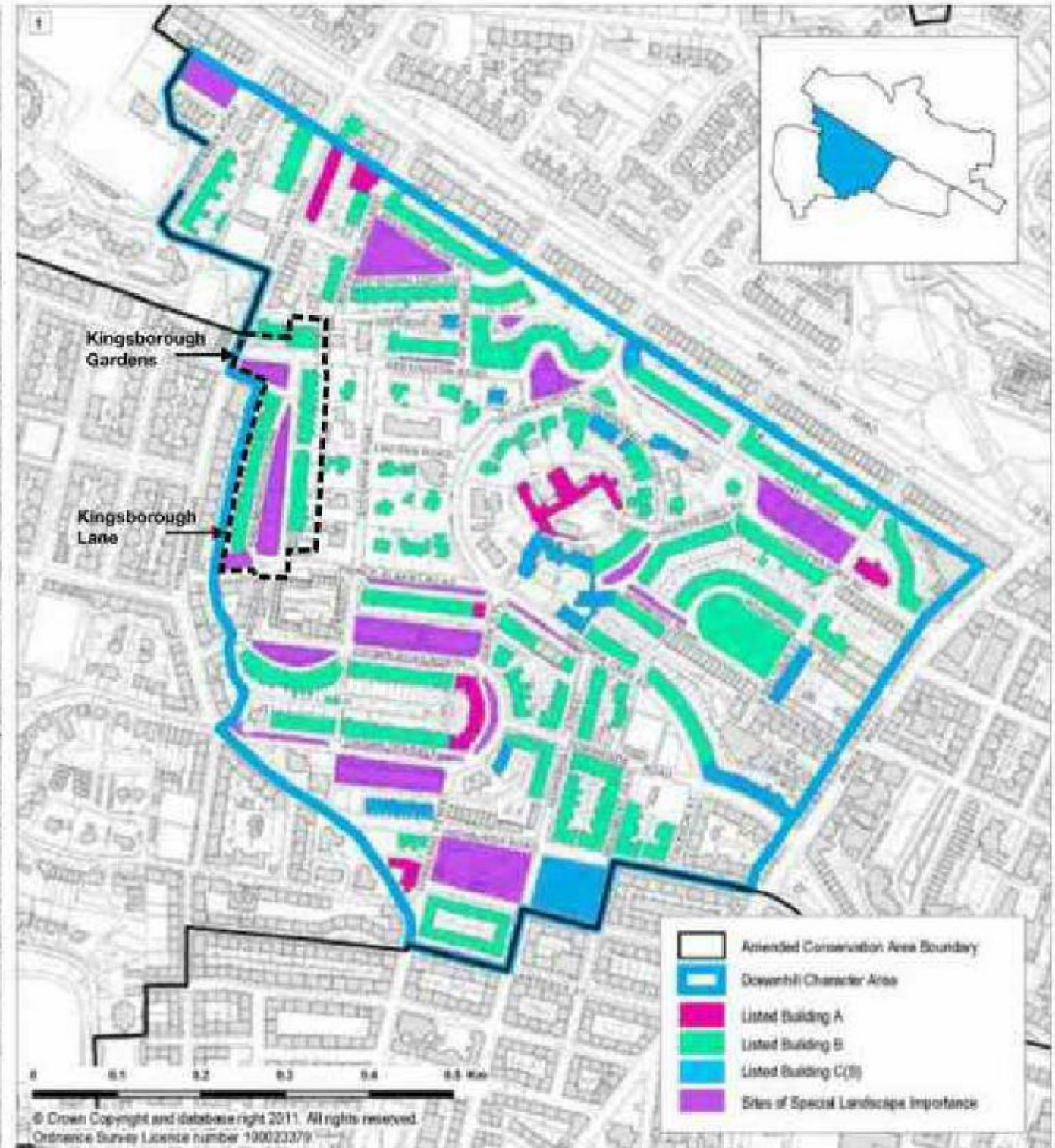
Glasgow West Conservation Area

- 3.2 The application site is located within the Glasgow West Conservation Area, designated in 1972. The Glasgow West Conservation Area Appraisal was approved in 2011.
- 3.3 The Appraisal identifies a number of distinct Character Areas, areas of common characteristics. Kingsborough Gardens lies within Dowanhill Character Area, an area with a street layout of formal terraces, crescents and less formal villa arrangements. Kingsbororough Lane (No.17's back lane) is the boundary between Dowanhill Character Area and the adjoining character area, Hyndland and Partickhill Character Area, a tenemental area (see maps, page 6).

Character Area 4: Hyndland & Partickhill



Character Area 2: Dowanhill



- 3.4 Kingsborough Gardens comprises an integral development of a series of four terraces enclosing pleasure gardens, as annotated on the Dowanhill Character Area Map. The Hyndland Feuing Plan 1897 confirms that Kingsborough Gardens was a planned development.
- 3.5 Glasgow's economic growth during the nineteenth century stimulated a continuous westward growth, principally for a burgeoning middle class. The villas in Sydenham Road adjoining to the east, part of the Dowanhill Estate, were constructed prior to 1860. Within the Hyndland Estate, terraces 10-16 and 22-38 Kingsborough Gardens were constructed prior to 1885, and terraces 01-41 and 40-54 were constructed by 1903. The churches adjoining Kingsborough Gardens, Hyndland Parish and St Bride's Episcopal were constructed in 1887 and 1903 respectively, whilst the adjoining tenement to the west, 81-115 Hyndland Road was constructed in 1903 (see photographs, page 8).



Hyndland Feuing Plan: Glasgow West Conservation Area Appraisal



Views into and adjoining Kingsborough Gardens

Listed Buildings

- 3.6 The Kingsborough Gardens development comprises two central pleasure gardens bounded by four terraces, see Dowanhill Character Map, page 6. No.17 Kingsborough Gardens lies within the terrace Nos.1-41 Kingsborough Gardens where Nos.5-41 of this terrace encloses the southern and larger pleasure garden on its western side, see photographs on page 10.
- 3.7 These four terraces were listed Category B in 1987. The listings' Statement of Special Interest states "Part of Kingsborough Gardens B Group". There are seven separate listings, (see Appendix 3).
- 3.8 More recent development adjoining Kingsborough Gardens has occurred which affects its setting:
- Sydenham Court, between terraces 10-66 and 22-36 Kingsborough Gardens
 - 11, 12, 21, 24 Prince Albert Road
 - 6 Kingsborough Gate
 - 115-125 Hyndland Road

See photographs, page 10



Views of Kingsborough Gardens

- 3.9 No.17 is included within LB32542, 13-41(Odd Nos.) Kingsborough Gardens, see Appendix 4.1. The description states, inter alia:
- “Long terrace of 14 2-bay houses, all of similar façade design; Nos 1-37 by D Woodburn Sturrock 1902”. The description continues, advising that the terrace curves gently at south and is stepped down a slope. There is a detailed description of the front elevation, including dormer windows at 13-25 and 39-41. The description concludes with a reference to the rear elevation: “Rear elevation stugged ashlar, mainly bi-or trientrance sash windows. Plate glass glazing to lower sashes; small pane glazing to upper sashes”. No mention is made of the interior.*
- 3.10 At the time of construction and in line with properties of this value and the associated lifestyles there was a clearly defined separation of family from staff working areas and associated service zones for washing and cooking. This is reflected in the rear elevation along the length of the terrace to Kingsborough Lane where a variety of wash house extensions, bay windows and general design varies greatly from one end of the terrace to the other unlike the strictly formal, carefully proportioned, and detailed design of the main entrance elevation facing the shared gardens as detailed in point 3.13 and 3.14 overleaf.
- 3.11 Modern family life in the 21st Century presented the challenge now inherent within the property of creating the desired connectivity between living, cooking, and dining spaces whilst respecting, maintaining, and restoring (where required) the architectural integrity of the interior.
- 3.12 It was strongly felt that this could be addressed through minimal but highly impactful adjustments to the functions of two existing key areas i.e., the dining room currently located on the upper ground floor and the kitchen currently located on the lower ground floor.
- 3.13 By moving the kitchen next to the dining and living spaces on the ground floor and creating a new connection with the garden via a balcony and access steps to the rear elevation at this level with stepped access to the garden addressed the main challenges of the brief with a low impact light touch to the existing property interior and exterior, keeping intervention to a minimum.
- 3.14 This manner of revitalizing the useful lifespan of a listed property has been carried out many times within this terrace and within several other Listed properties in Glasgow West Conservation Area. No’s 1-7, 27 and 37-41 have upper ground kitchens. It is understood that 3, 5 and 13 have removed the wall between the former butler’s pantry/dining area.
- 3.15 The front elevation of No.17 together with the front elevations of all the listed terraces, have not been subject to any substantial alteration since construction.
- 3.16 The rear elevation of listed terrace 1-41 Kingsborough Gardens has, in certain sections, been the subject of considerable alteration over the years, including extensions, conservatories, dormer windows, outhouses, flues. This is illustrated in photographs on pages 13 and 14.
- 3.17 The differing architectural details of the terrace's original rear elevation are categorised as follows:
- i) Nos.1-11: here, terrace turns corner, variety of detailing, both 3 and 4 storey, some with dormers, differing treatment of bays;

- ii) Nos.13-25: uniform design, 4 storey, with lower ground floor pitched roof wing and dormer windows, except No.21 which has 3 storey pitched roof wing and no dormers;
- iii) Nos. 27-41: similar design, majority are 3 storey with 2 storey extensions, 39-41 have dormers

3.18 The most significant change to the rear elevation has occurred in the middle part of the terrace where No.17 is located:

- i) No.13: lower ground floor extension
- ii) No.15: conservatory
- iii) No.17: no change
- iv) No.19: conservatory
- v) No.21: conservatory
- vi) No.23: no change
- vii) No.25: garage

This significant degree of alteration at the rear of the terrace on either side of No.17 results in the rear of the building making a lesser contribution to the significance of the terrace (see photographs, page 13).

3.19 Furthermore, the rear curtilage of the listed terrace has changed considerably from the original boundary railings bordering Kingsborough Lane. There is now a variety of boundary treatments including garages, brick walls, wooden fences, as well as the original metal railings, all of varying heights. Views into the rear of the terrace are now severely restricted. All this at the rear curtilage further reduces the significance of this heritage asset (see photographs, pages 16, 17 and 18).

1-11 Kingsborough Gardens: Rear Elevation



1 Kingsborough Gardens

3 Kingsborough Gardens

5 Kingsborough Gardens

7 Kingsborough Gardens

9 Kingsborough Gardens

11 Kingsborough Gardens

13-25 Kingsborough Gardens: Rear Elevation



13 Kingsborough Gardens

15 Kingsborough Gardens

17 Kingsborough Gardens

19 Kingsborough Gardens

21 Kingsborough Gardens

23 Kingsborough Gardens

25 Kingsborough Gardens

27-41 Kingsborough Gardens: Rear Elevation



27 Kingsborough Gardens 29 Kingsborough Gardens 31 Kingsborough Gardens 33 Kingsborough Gardens 35 Kingsborough Gardens 37 Kingsborough Gardens 39 Kingsborough Gardens 41 Kingsborough Gardens

- 3.20 The rear elevation of Hyndland Parish Church, a Category A listed building, architect William Leiper, built in 1886, is visible from No.17's rear access on Kingsborough Lane (see photographs, page 16).

Other Heritage Assets

- 3.21 Both pleasure gardens and the open space adjoining No.41 are categorised as Communal Gardens in the Conservation Area Appraisal, and as Sites of Special Landscape Importance in the City Development Plan: IPG6 Green Belt and Green Network.

Concluding Remarks

- 3.22 No.17 contributes to the group value of the terrace as a whole, primarily through the front elevation. Terrace 1-41 shares group value with the three other Kingsborough Gardens terraces and communal gardens. The terraces represent an important phase in the historic development of Dowanhill as it coalesces with Hyndland, making a positive contribution to the Glasgow West Conservation Area.
- 3.23 **Degree of survival:** The central part (which includes No.17) of the rear elevation of the terrace has undergone substantial change and consequently is of a poorer quality. The rear curtilage of the terrace has undergone substantial change along the entire length, accordingly both reducing the quality of the curtilage and restricting views of the rear elevation, including that of No.17.

4 Townscape and Visual Amenity

- 4.1 The townscape of the site and environs is examined, together with the effects on visual amenity. This is based on views from external spaces in the public domain and not from inside buildings or private spaces
- 4.2 The proposed external alterations are on the rear elevation. The only external space in the public domain from where they might possibly be seen is from Kingsborough Lane. The sensitivity of views from this location is regarded as low, given its functional nature and limited usage.

Character of Kingsborough Lane

- 4.3 Kingsborough Lane extends from Hyndland Road between Hyndland Parish Church and 81 Hyndland Road, to Prince Albert Road. It functions as a service road for the terrace of town houses 1-41 Kingsborough Gardens and the tenements and flats of 81-125 Hyndland Road, for refuse collection vehicles, for deliveries, for private garages, and providing pedestrian access to back gardens and courts (see photographs, page 16).
- 4.4 The lane is stone setted and in a poor state of repair. There are street lighting and telegraph poles at intervals along the lane.
- 4.5 On the west of the lane are the back courts with original railings as curtilage at the rear of the five storey Hyndland Road tenement, whilst on the east are the wooden fences, brick walls, garages hedges and original railings of the rear gardens of 1-41 Kingsborough Gardens (referred at para.3.19).
- 4.6 As such the lane has a relatively enclosed and intimate character at the northern end close to No, 17, compared with the southern end where the terrace bends to the east with the gardens becoming longer, and modern flats lie to the west.

Views from Kingsborough Lane

- 4.7 Pedestrian views are focussed along the lane, restricted to the east by the boundary walls and fences. At the northern part of the lane it is possible to see clearly the 1st and 2nd floors and roofs of the terrace. However, is not always possible to be able to completely see the upper ground floor and sometimes only see the upper part of the upper ground floor elevation (see photographs, page 17).

Kingsborough Lane: Character



- 4.8 The external alterations, see para.1.3, involve lowering the cill of the existing dining room windows by some 600mm of the existing dining room window to form two doors leading to the platform with a frameless glass balustrade (see Proposals Drawings, page 4), an unobtrusive design solution. These two doors will match the existing windows in proportion, material and finish.
- 4.9 Specifically with regard to No.17 and the proposed conversion of window to door, it is unlikely that this will be readily seen from the lane, and if so, only a glimpse. It is considered that there would be a barely perceptible change to the view; it would not affect its appreciation. Given the low sensitivity of views from the lane it is considered that the change to the local townscape and visual amenity is not significant (see photographs, page 18).
- 4.10 It is relevant to compare the rear curtilage of 1-41 with that of 40-54 Kingsborough Gardens, the eastern terrace. Here generally, the rear curtilage has not been enclosed and the original railings remain. It is considered that the rear curtilage and elevation of 1-41 is of a lesser quality in terms of townscape and visual amenity than 40-54 Kingsborough Gardens.



Views of 11-21 from Kingsborough Lane

9-27 Kingsborough Gardens: Lane Elevations



9 Kingsborough Gardens 11 Kingsborough Gardens 13 Kingsborough Gardens 15 Kingsborough Gardens 17 Kingsborough Gardens 19 Kingsborough Gardens 21 Kingsborough Gardens



21 Kingsborough Gardens 23 Kingsborough Gardens 25 Kingsborough Gardens 27 Kingsborough Gardens

5 Synthesis: Listed Building Legislation and Guidance, Heritage Impact, City Development Plan SG9, Townscape and Visual Amenity

Heritage

- 5.1 Listed building legislation requires that special regard be given to preserving the building, its setting or any features of special architectural or historic interest, and to preserving or enhancing the character or appearance of the area.
- 5.2 Summarising relevant Historic Environment Scotland policy and guidance:
- Policy HEP1: decisions to be informed by an understanding of its cultural significance.
 - Policy HEP2; decisions ensure benefits should be secured for present and future;
 - Managing Change in the Historic Environment: Setting provides relevant guidance;
 - Managing Change in the Historic Environment: Use and adaptation of listed buildings' states: "For a building to stay in use over the long term, change will be necessary. This reflects changes over time in how we use our buildings and what we expect of them. This should always be considered carefully and avoid harming the building's special interest. A building's long-term future is at risk when it becomes hard to alter and adapt it when needed. Proposals that keep buildings in use, or bring them back into use, should be supported as long as they do the least possible harm"
- 5.3 Section 3 applies this guidance providing an assessment of the cultural significance of the conservation area, the listed terraces and No.17's contribution including its setting, as well as the internal alterations. It demonstrates that the particular significance of this terrace is the front elevation and its relationship with the three other terraces and the communal gardens. The rear elevation is of lesser significance than the front elevation. This significance is reduced by:
- i) the changes that have occurred to the rear elevation in this section of the terrace;
 - ii) the changes to the rear curtilages which restricts the view of the rear elevation: as a result it is unlikely that the alterations will be seen from the lane, at the most there will be a glimpse;

- 5.4 City Development Plan Policy CDP9 Historic Environment seeks to protect, and will assess the impact of proposed developments according to the principles set out in the Supplementary Guidance 9. Para. 2.76 Conversion of Windows to Doors, para. 2.81 Entrance Steps and External Staircases, and para.2.110 et al Alterations to Interiors of Listed Buildings are relevant
- 5.5 Para 2.76 Conversion of Windows to Doors: Two proposed hardwood timber glazed doors formed by lowering and reusing the existing sandstone cill and extending the sandstone mullion will provide access to the platform. These glazed doors complete with original facings, which will be extended to skirting level, will respect the original windows in design, width, details, material, and finish to safeguard the character of the listed building.
- a) the proposed alteration does not impact on the architectural integrity of the building or unity of a building group;
 - b) the proposed doors replicate the design of the existing windows, as far as is practicable.
 - c) the topmost point of the lower panels of the doors align with the existing window cill height;
 - d) the proposed doors are no wider than the existing window.
- 5.6 Para.2.81 Entrance Steps and External Staircases: The platform and steps have been designed in a light aesthetic which we believe respects and complements the historic context and architectural character of the building, without in any way dominating this rear elevation by careful choice of materials and design as per SG01 Guidance and which is also noted as an acceptable approach as part of the guidance in Historic Scotland’s “Design in Historic Settings” regarding new interventions
- 5.7 Privacy and overlooking – there will be no adverse impact on existing or proposed accommodation as per the guidelines in SG01 as the height and location of the platform will not cause an overlooking concern either from or to the neighbouring properties as can be seen on the rear elevation drawing where the height of the buildings on either side afford privacy. The access steps are designed to be as minimum impact and light touch as possible as per our drawing and serve only to access to the garden from the balcony and ground floor area.
- 5.8 Stone stairways and metal stairs are part of the character of the Dowanhill Character Area, both as part of the streetscape and along the back lanes. Examples seen from the street include 106 Dowanhill Street and 48 Dowanhill Road. Examples seen from the back lane include 15 Princes Terrace and 107 Crown Street North.
- 5.9 Whilst it is acknowledged that circumstances vary for each application, we would draw your attention to a number of proposals for stairs at the rear of listed buildings within the Dowanhill Character Area which have been approved. These include:
- 4 Athole Gardens
 - 5 Prince’s Gardens

- 10 Prince's Gardens
- 32 Cleveden Drive – appeal decision

5.10 Para 2.110 Alterations to Interiors of Listed Buildings

Most of the proposed works are internal and will not affect the external Grade 'B' listed external fabric.

In addition, by reinstating the ornate first floor fireplace in the formal lounge, we propose to restore one of the most significant interior spaces in the house to its former glory, an existing feature of several of the neighbouring terraced properties in Kingsborough Gardens, therefore reconstructing and safeguarding the architectural integrity of the house as originally designed.

All original internal features, which are currently in good condition, will be protected during the works and the proposed changes retain the fundamental aspects of the building and are respectful of the original features and spaces.

The overall design intention is to create a high-quality family home, very much in keeping with the original design intentions when the house was constructed. The proposed changes reflect the preferences of modern families in the way the property is used while retaining the original character of the house.

- 5.11 CDP1 Placemaking SG1, Pt 2, para.2.3 The proposals modify aspects of the building but maintain the character and proportion of the house. Protecting and enhancing the unique character of the building, using the highest design and material quality which respects and integrates with the existing historic environment which will contribute towards protecting and improving the quality of the environment.

Townscape and Visual Amenity

- 5.12 Townscape and visual amenity are at the heart of Policy CDP1 Placemaking, demanding a holistic design-led approach for determining planning applications, which is particularly applicable to the historic environment as detailed in CDP9 Historic Environment.
- 5.13 The Section 4 townscape assessment identified the viewpoint, Kingsborough Lane having, a low sensitivity with a lesser quality townscape character. Views towards the terrace and No.17 are restricted and there would be a negligible change to the townscape and visual amenity.

6 Conclusion

Application for Listed Building Consent

- 6.1 The application is located within the Glasgow West Conservation Area, within the Dowanhill Character Area and adjoining the Hyndland Character Area to the rear. Due to its limited scale and exposure, the character and appearance of the conservation area will be preserved.
- 6.2 Due to its rear elevation location within the terrace, it will not have an adverse effect on the special interest of setting, “part of Kingsborough Gardens B group”.
- 6.3 The rear of the terrace is of lesser significance than the front elevation, the central part of the rear of the terrace has undergone substantial change as has the rear curtilage, resulting in further reductions of quality and restricting views of the unobtrusive external alterations.
- 6.4 For all these reasons it is considered that the proposed development does not materially harm the preservation of this listed terrace, and that listed building consent should be granted.

Application for Planning Permission

- 6.5 In addition to the reasons detailed in paras. 6.1-6.4 for listed building consent.
- 6.6 The application will not adversely affect the townscape character and visual amenity of Kingsborough Lane due to its limited scale and exposure.
- 6.7 For all these reasons it is considered that planning permission should be granted.

APPENDIX 1
DESIGN STATEMENT

Design Statement Rev A

For the Proposed Internal Alterations and External Balcony and Steps
at 17 Kingsborough Gardens, Glasgow, G12 9NH
for Mr and Mrs Thomson

1.0 Introduction

This document forms part of a submission for Planning Permission and Listed Building Consent for the internal and external alterations to 17 Kingsborough Gardens, Glasgow. The alterations involve work to the basement level, ground floor and first floor accommodation. The applicants, Mr & Mrs Thomson, wish to upgrade the property to provide family accommodation in line with contemporary standards while retaining the existing character and architectural integrity of the property.

17 Kingsborough Gardens is a 'B' listed red sandstone four storey townhouse, built between 1899 and 1901 by the Architect David Sturrock, designed as a private dwelling and located in the Glasgow West Conservation Area.

The principal entrance to the property is accessed directly from Kingsborough Gardens and a lower rear basement garden level may also be accessed from Kingsborough Lane through the private garden of the property.

Forming part of our background research for the proposals we have noted a few of the most pertinent precedents within the Glasgow West Conservation Area in section 5.0 of this document.

2.0 Proposals: -

2.1 Ground Floor

Our proposal to the ground floor is to create a space where the main family activities may function with ease whilst respecting the architectural character of the house. The present configuration of the property works against this as the primary functions of cooking, dining and living are located on different levels and separate rooms.

Part of our proposed internal re-configuration includes a new family kitchen and dining area within the current dining room and pantry formed by means of a slapping as shown on the proposed plans.

Similar works have taken place in neighbouring properties along this terrace as may be noted in our precedents section.

Within the original pantry, the wall nibs and downstand would be retained, to maintain a sense of the original pantry. A new plaster cornice and timber moulded skirting would also

be added to this proposed dining area, which would be an exact copy of the existing cornice and skirting in the proposed kitchen.

We propose to link the existing living room facing Kingsborough Gardens to this kitchen/dining space visually and physically by means of a second slapping with three connecting steps constructed to match the existing main stair tread design exactly. The existing cornices, skirtings, timber wall panelling, doors and facings will remain intact except for a small section of wall panelling in the living room at the location where the slapping is proposed.

2.2 External Alterations: Balcony and Steps

As part of our ground floor proposal a steel and glass balcony extending across a portion of the rear elevation serves to create a direct link with the garden. The balcony and steps have been designed in a light aesthetic which we believe respects and complements the historic context and architectural character of the building, without in any way dominating this rear elevation by careful choice of materials and design as per SG01 Guidance and which is also noted as an acceptable approach as part of the guidance in Historic Scotland's "Design in Historic Settings" regarding new interventions.

Privacy and overlooking – there will be no adverse impact on existing or proposed accommodation as per the guidelines in SG01 as the height and location of the balcony will not cause an overlooking concern either from or to the neighbouring properties as can be seen on the rear elevation drawing where the height of the buildings on either side afford privacy.

Two proposed hardwood timber glazed doors formed by lowering and reusing the existing sandstone cill and extending the sandstone mullion will provide access to the balcony. These glazed doors complete with original facings, which will be extended to skirting level, will respect the original windows in design, width, details, material and finish to safeguard the character of the listed building.

2.3 Lower Ground Floor

The lower ground floor accommodation currently encompasses a bedroom, small WC, store, kitchen and utility room leading directly to the private rear garden. There are no architectural features of note in any of these areas (except a few panelled doors) such as cornices and skirtings as historically these rooms contained the washhouse, kitchen and laundry.

Our proposal for this level is to convert the existing basement kitchen into a playroom for the children, which has the advantage of direct access to the secure private garden via the existing door from the utility room.

Access to the playroom would be by a new glazed screen and door arrangement complete. This proposed glazed screen is centred on the stair leading from the ground floor creating a natural flow of movement and visual connection from the ground floor when in 'open' position as well as increased natural light to this dark area of the property. The existing radiator in this location currently forms an unwelcome visual focal point from the main decorative entrance hall and would be repositioned out of this sightline as shown on the proposed Lower Ground plan.

We propose improving the natural daylight to this dark space and visual connection to the garden by lowering the sandstone cill of the existing small window and replacing with a new structural glass box style oriel window designed to create incorporate an internal window seat for the children with book storage below. Furthermore, the addition of a rooflight to the south face of the slate roof to this single storey area of the house will vastly improve the quality and quantity of natural daylight within this proposed playroom, and lower hall area.

We propose to convert the existing basement storage space into a guest shower room which would be of benefit to both the existing guest bedroom on this level and the new playroom area and would replace the very small WC on this level.

Rev A:- The private external Garden ground area and boundary fencing to the rear of the property will remain as existing.

2.4 First Floor

We propose to restore the existing formal lounge to its original design with the sympathetic reinstatement of the ornate fireplace with a design in harmony with the period of the house through the use of photographs of this particular fire and surround in the neighbouring properties within Kingsborough Gardens where this fireplace remains intact. This serves to reinstate the focal point and architectural balance in this grandly proportioned space as originally intended by the architect. All cornices, skirtings and doors and facings will remain unaffected.

Within the master bedroom we propose cover the press door. This internal door and facing which is out with the principal circulation space shall be retained intact in its original position and plaster plated over.

2.5 Second Floor and Roof

The second floor and roof of the house remain all as existing. Through all levels the existing access and main circulation arrangements is unaltered.

3.0 City Development Plan Policies & Guidance Referenced in the development of the design

3.1 CDP01 and SG01 (parts 1 & 2) – The Placemaking Principle

The proposals modify aspects of the building but maintain the character and proportion of the house. Protecting and enhancing the unique character of the building, using the highest design and material quality which respects and integrates with the existing historic environment which will contribute towards protecting and improving the quality of the environment.

3.3 CDP09 – SG09- Historic Environment

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

Most of the proposed works are internal and will not affect the external Grade 'B' listed external fabric.

All original internal features, which are currently in good condition, will be protected during the works and the proposed changes retain the fundamental aspects of the building and are respectful of the original features and spaces.

The overall design intention is to create a high quality family home, very much in keeping with the original design intentions when the house was constructed. The proposed changes reflect the preferences of modern families in the way the property is used while retaining the original character of the house.

Sympathetic sandstone stonework repairs to the of the rear elevation be undertaken as part of the building maintenance works by a fully qualified and Historic Scotland endorsed stonemason using masonry and lime/sand pointing that match the original in every respect including density, porosity, colour, texture, profile and coursing pattern, all in accordance with section A 2.20 of the Supplementary Guidance.

4.0 Conclusion

We consider the above noted proposals to be in accordance with the City Development Policies. The alterations proposed will provide a high-quality living environment by improving the relationship between spaces and their functions which serve to enhance and respect the existing architectural character of this family home in keeping with the Conservation area and surrounding properties.

The inclusion of a new garden access via a balcony and steps within the proposed upper ground kitchen/dining area links the garden, which is currently awkward to access and enjoy, and will therefore enhance the flexibility of modern family life.

In addition, by reinstating the ornate first floor fireplace in the formal lounge, we propose to restore one of the most significant interior spaces in the house to its former glory, an existing feature of several of the neighbouring terraced properties in Kingsborough Gardens, therefore reconstructing and safeguarding the architectural integrity of the house as originally designed.

Furthermore, the upgrading of the lower ground floor areas will improve the overall quality of these spaces enormously as well as providing much needed natural daylight from the rooflight and oriel window.

The applicants are keen to maintain the character of the building and as many original features as possible. The original timber windows throughout the house have recently refurbished by our clients to restore the draught proofing and pulley systems of each sash with their desire to preserve and extend the lifespan and efficacy of these important elements to modern standards of comfort and convenience throughout the four storey property. The condition of the building externally is reasonably good however necessary repairs to the stonework of the rear elevation which will be carried out in accordance with Historic Scotland's guidelines and will further extend the life of the property. In addition, the existing and incongruous modern style radiators which were in situ when the clients acquired the property will be replaced throughout with traditional style radiators in keeping with the architectural period of the house.

In summary, all the above noted restorations and refurbishments we believe are of significant conservation benefit to the property and the proposed internal alterations in our opinion, are a measured and carefully considered response to meeting the needs of the

current owners and indeed future generations, without compromising the essential architectural character of the property.

5.0 Precedents

The proposed access to a private garden from an upper ground level by adding glazed timber double doors in lieu of windows and a balcony/steps has been carried out in several nearby properties within the conservation area with listed building status. Also, the addition of new openings both to the pantry and living room areas have also been carried out in properties locally.

Examples are noted below: -

14/00535/DC | Formation of door and stairs at window in listed building. | 111 Dowanhill Street, Glasgow
Image attached

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N20PQMEXW4000>

11/01130/DC | Internal alterations to listed building, installation of French doors and erection of timber decking | 127 Dowanhill Street Glasgow G12 9DN

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LLDXOAEX0G500>

11/01789/DC | Internal and external alterations to category B listed terraced dwellinghouse including repositioning of doorways and installation of windows. | 48 Victoria Crescent Road Glasgow G12 9DE

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LPCUPTEXW4000>

16/00970/DC | Formation of door and external staircase to rear of dwelling house. | 44 Victoria Crescent Road Glasgow G12 9DE

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O670M6EXHNR00>

50 Cleveden Drive - 14/00305/DC | Internal and external alterations to listed dwelling | 50 Cleveden Drive Glasgow G12 0NU

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N0SCA2EX0L800>

1st Floor glass Balcony, Glass, transparent balustrade. Decision Comments attached. See photo below:

Open plan internal alterations that were approved in 2012 at 13 Kingsborough Gardens

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?keyVal=M3EGLUEX0FZ00&activeTab=summary>

Further approvals for Internal Alterations involving slapping front to rear of property at number 3, 5 and 39 Kingsborough Gardens: -

18/01569/LBA – 3 Kingsborough Gardens Glasgow G12 9QA

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P9HD7UEXGLU00>

19/02850/LBA – 5 Kingsborough Gardens

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PY0WVKEXK3T00>

15/00333/DC | Internal and external alterations to listed building 39 Kingsborough Gardens Glasgow G12 9NH

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NJRRI8EXW4000>

1 Beaconsfield Road, Glasgow G12 0PJ – B listed townhouse

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NCCBDREXW4000>

End

Designworks September 2020

Rev A : April 2021- Removal of Proposed Vehicular gates/charging point and hard standing for 1 no. parked car .

APPENDIX 2
PRE-APPLICATION LIAISON

From: Farrell, Alison (DRS) [REDACTED]
Sent: 22 April 2020 12:21
To: Vicky Gibbons; Jim Simpson
Subject: 20/00869/PRE 17 Kingsborough Gdns (OFFICIAL)
Attachments: 20-00869-PRE.pdf

OFFICIAL

Dear Vicky,

Please find attached feedback on these proposals. Happy to discuss further. As I had mentioned on the phone some time ago, balconies are rarely supported wrt listed buildings and especially problematic in this sort of context I'm afraid. The desire to link the kitchen to the garden is a key driver for a lot of the LBAs within Glasgow West and can be difficult to resolve – particularly if as is the case here you are relocating the kitchen to an elevated position. There have been some interesting proposals approved in recent years for townhouses along Kingsborough Gardens which you may wish to consider for reference before moving forward. It is quite rare in my experience to find as is the case here, that the pantry remains intact as a separate space and no opening from front to rear therefore I would anticipate that HES may pick up on this. Please email if you need to get in touch.

Best wishes
Alison

Alison Farrell MRTPI, Senior Planner, Heritage & West, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow G1 1RX, [REDACTED]

Please note that due to Government guidance, I am working remotely. Contact by email is preferable at this time.

OFFICIAL

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Executive Director
Richard Brown

Development and Regeneration
Services

Glasgow City Council
231 George Street
Glasgow G1 1RX
Phone 0141 287 8555
Fax 0141 287 8444

Our ref: PRE APPLICATION ENQUIRY - OUTCOME
GCC Application Ref: 20/00869/PRE

Designworks
Per James Simpson
38 Gibson Street
Glasgow
G12 8NX

22 April 2020

Dear Sir/Madam

SITE: 17 Kingsborough Gardens Glasgow G12 9NH

PROPOSAL: Internal and external alterations to listed building

I refer to your pre application request, reference 20/00869/PRE.

Having considered your proposal, should you wish to proceed with a formal application for planning permission you should consider the following information in your submission:

[City Development Plan Policies & Guidance](#)

CDP01 - The Placemaking Principle
CDP02 - Sustainable Spatial Strategy
CDP09 - Historic Environment
SG01 - The Placemaking Principle
SG02 - Sustainable Spatial Strategy
SG09 - Historic Environment

In particular please refer to SG9 Section B – Alterations to the Interiors of Listed Buildings with regards to proposed internal alterations which should seek to preserve and enhance the most significant interior spaces, circulation spaces, decorative features and detailing. In dealing with proposals affecting Listed Buildings, the need to safeguard the architectural character and integrity of the building imposes special considerations.

It is noted that the proposals seek to reconfigure the living accommodation including moving the kitchen to the ground floor level and forming a connection with the garden via a balcony and steps. As noted above, the provisions of SG9 seek to preserve the original floorplan of listed buildings where this contributes to the special interest of the property. In this case therefore the complete removal of the wall which remains forming the pantry at rear ground floor level may not be considered appropriate. There may also be concerns with regards to the proposed opening between the front and rear rooms and the associated loss of existing decorative timber panelling however it is noted that similar such interventions have been undertaken within other properties along the terrace as a whole. The proposed works to the 1st and 2nd floors appear to be in accordance with Policy. Each property is unique and the proposals would be referred to Historic Environment Scotland for their comment should a Listed Building Application be submitted.

The proposed external alterations will be assessed according to SG9 and SG1 Alterations to Dwellings and Gardens. In the first instance it should be noted that the formation of a balcony is unlikely to be supported in terms of the impact on the appearance of the listed building/terrace as a whole and conservation area. There may also be concerns with respect to the provisions of SG1 in terms of privacy/overlooking given the proximity to the mutual boundary wall. The opening up of a doorset from the rear annexe however may be an acceptable element subject to detail.

Should you wish to proceed with the Application(s), a detailed Design Statement should be prepared in support of the proposals.

The following applications and supporting documents will require to be submitted with your application(s) to ensure a timeous assessment of your proposal. You can [Apply for Planning Permission](#) online. Failure to provide these supporting documents may delay the decision on your application.

Application for Planning Permission
Application for Listed Building Consent
Existing and proposed scale drawings with scale bars
1:1250 location plan with site boundary outlined in red and north point
Design Statement

Please note that the above advice is without prejudice to the formal consideration of any subsequent application.

Should you require any additional information regarding this pre application request, please contact **Alison Farrell** at alison.farrell@drs.glasgow.gov.uk or on **0141 287 8683**, who will be happy to help you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alison Farrell', written in a cursive style.

For Executive Director of Development and Regeneration Services

- - (djb@bryceassociates.co.uk)

From: Farrell, Alison (DRS) [REDACTED]
Sent: 28 October 2020 16:25
To: Vicky Gibbons
Cc: Mason, Iain (DRS); Jim Simpson
Subject: RE: 2020-10-28- Thomson-17 Kingsborough Gardens

Dear Vicky,

Thank you for your email and attached letter. I am of course aware of instances where we have supported such alterations however as before, each case will have been considered on its own merits, local context and Policy at the time. In some instances the rear of the property may previously have been altered or for instance at Victoria Crescent Road, several adjacent properties were observed to have similar alterations already carried out (without the benefit of consent in some cases) to which the Heritage Team at the time did object. I am not aware of any balconies or external stairs having been formed or approved to the rear of this part of Kingsborough Gardens and as per the explicit Pre-Application advice provided, we would not be supportive of the alterations as currently proposed refer to SG9 2.69 **Balconies - The introduction of a new balcony including Juliet or Paris balconies to any elevation of a listed building is unlikely to be considered acceptable. Balconies on unlisted buildings within conservation areas are, generally not encouraged. Where they do form part of a proposal they should not detract from the appearance of a building or disrupt the architectural unity of a group of buildings. Nor should they impact on residential amenity, by overlooking.** You may wish to note the existing consent/recently completed works at No 13 which involved a small extension and the formation of a link stair within the rear dining room to connect the main accommodation to the kitchen space at garden level ref 18/02961/FUL and 18/02963/LBA however again each property is unique and may vary with respect to floor plan, decorative detailing and existing modifications. Given the likely need for considerable revision to the proposals as they currently stand (both internally and externally and thereby the description of the works as notified) it may be advisable and more straightforward to withdraw both Applications at this stage. I would be happy to review further revision directly without the need to submit further formal pre-app in this instance if you would prefer. I await your further instruction.

Regards
Alison

Alison Farrell MRTPI, Senior Planner, Heritage & West, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow G1 1RX, [REDACTED]

Due to the current Coronavirus crisis, it is likely that the level of service provided by the Council's Planning and Building Standards Service will be adversely affected and officers may be unable to answer calls and/or respond to emails within normal timescales. Where possible, we would encourage customers to contact officers via email and they will respond as soon as practicably possible. If calling officers, a recorded voicemail message should provide appropriate email contact information, which we will continue to try and update in response to officer availability. As you will appreciate, this is an uncertain and evolving situation and the Council appreciates your patience and understanding during this time. Please be assured that we are doing everything within our capabilities to maintain a degree of service despite these difficult circumstances.

From: Vicky Gibbons [REDACTED]
Sent: 28 October 2020 11:06
To: Farrell, Alison [REDACTED]
Cc: Mason, Iain (DRS) [REDACTED] Jim Simpson [REDACTED]
Subject: 2020-10-28- Thomson-17 Kingsborough Gardens

Good Morning Alison,
Further to your email of yesterday regarding 17 Kingsborough Gardens, please see my attached letter.

Regards

Vicky



DESIGNWORKS

38 GIBSON STREET
GLASGOW G12 8NX

From: Farrell, Alison (DRS) [REDACTED]
Sent: 27 October 2020 16:40
To: Vicky Gibbons [REDACTED]
Cc: Mason, Iain (DRS) [REDACTED]
Subject: RE: 2020-10-27- Thomson-17 Kingsborough Gardens

Dear Vicky,

Notwithstanding the removal of the access steps, the principle of the formation of a balcony and associated alteration to the rear windows of this terraced property would not be supported and would result in an unwelcome precedent in the area. I am of course aware of the previous cases at Cleveden Crescent however each application is considered on its own merits and that particular building is a detached property as opposed to this terraced situation. I will await your further instruction with regards to any revisions, withdrawal of the Application(s) or indeed proceeding to determination based on the current submission which as I have advised would be recommended for Refusal. You would then have the option to Appeal the Planning decision via the Local Review Board and the Listed Building Application via the DEPA. In the meantime the clock will be stopped on both files.

Regards
Alison

Alison Farrell MRTPI, Senior Planner, Heritage & West, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow G1 1RX, [REDACTED]

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From: Vicky Gibbons [REDACTED]
Sent: 27 October 2020 14:31
To: Farrell, Alison (DRS) [REDACTED]
Cc: Henrietta Simpson [REDACTED]
Subject: 2020-10-27- Thomson-17 Kingsborough Gardens

Dear Alison,

Further to your email of 23rd October advising against the balcony and door set proposal I would like to have a telephone conversation with you if possible regarding this point, prior to the moving forward with the Planning application.

I note your comments that the internal issues may most likely be resolved, however having consulted with my clients they have instructed me to enquire further about omitting the proposed steps from the balcony to the garden however they are very keen to include the glazed balcony and access via the proposed French doors as part of the proposal.

These existing double windows which we propose to extend down to create the glazed French doors complete with original facings to access the balcony will respect the original windows in design, width, details, material, and finish to safeguard the character of the listed building.

Your Pre-App response email of 22nd April stated that "balconies are rarely supported" with Listed Buildings, however a strikingly similar intervention of an external balcony was approved in this conservation area to the first floor level of a large B listed private house in Clevedon Drive. Furthermore, this glazed balcony is clearly visible from Great Western Road, Beaconsfield road as well as the neighbouring properties (Ref:- 14/00305/DC, photos 1-3 attached).

The balcony element we have proposed at first floor level has been designed in a light aesthetic which we believe respects and complements the historic context and architectural character of the building, without in any way dominating this rear elevation by careful choice of materials and design as per SG01 Guidance and which is also noted as an acceptable approach as part of the guidance in Historic Scotland's "Design in Historic Settings" regarding new interventions.

I look forward to hearing back from you on this point and hope we can have a conversation this week when you have availability.

Regards

Vicky Gibbons



38 GIBSON STREET
GLASGOW G12 8NX

From: Farrell, Alison (DRS) <[REDACTED]>
Sent: 23 October 2020 10:42
To: Vicky Gibbons <[REDACTED]>
Subject: RE: 2020-10-23- Thomson-17 Kingsborough Gardens

Hi Vicky,

I note your earlier comments ref amending the proposals to not include the parking area and charging point however I have to advise that as it stands we would be recommending refusal of these Applications as per the pre application feedback given that advised against the balcony proposal and noted various concerns regarding the internal alterations. I would think that the internal issues can certainly be resolved however not the balcony and door set at that level. Please advise how you wish to proceed – I can either stop the clock pending substantial revision, proceed to Refusal based on the current scheme or you may withdraw the Applications?

Regards

Alison

Alison Farrell MRTPI, Senior Planner, Heritage & West, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow G1 1RX, [REDACTED]

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From: Vicky Gibbons [REDACTED]
Sent: 23 October 2020 10:02
To: Farrell, Alison (DRS) [REDACTED]
Subject: 2020-10-23- Thomson-17 Kingsborough Gardens

Hi Alison

Could you possibly give me a call this morning to discuss the progress with 17 Kingsborough Gardens?

Regards

Vicky Gibbons



38 GIBSON STREET
GLASGOW G12 8NX

From: Farrell, Alison (DRS) [REDACTED]
Sent: 09 October 2020 16:59
To: Vicky Gibbons [REDACTED]
Subject: RE: 2020-10-08- Thomson-17 Kingsborough Gardens

Hi Vicky – I will give you a call on Monday morning if that is suitable however if you can email in advance if you have the revisions that would be helpful? Regards. Alison

Alison Farrell MRTPI, Senior Planner, Heritage & West, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow G1 1RX [REDACTED]

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From: Vicky Gibbons [REDACTED]
Sent: 08 October 2020 16:32
To: Farrell, Alison (DRS) [REDACTED]
Cc: Jim Simpson [REDACTED]
Subject: 2020-10-08- Thomson-17 Kingsborough Gardens

Dear Alison,
20/02249/FUL and 20/02248/LBA 17 Kingsborough Gardens Glasgow

I understand that you are the Planning Officer for the above noted property currently submitted for Planning and Listed Building Approval. As such, I am writing to request a phone conversation with yourself if possible to discuss a couple of items in relation to the proposals such as my client's recent request to now remove the proposed electric vehicular gate and paved car park area within their rear garden ground currently noted on the submitted plans.

I look forward to hearing from you.

Regards

Vicky Gibbons



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For the Proposed Internal Alterations and External Balcony and Steps
at 17 Kingsborough Gardens, Glasgow, G12 9NH
for Mr and Mrs Thomson

Dear Alison,

Further to your email of 27th October advising against the balcony proposal and associated alteration to the rear windows, noted by you as partly in response to the terraced location as opposed to a detached property such as 50 Cleveden Drive which I referenced yesterday, I am baffled as to why other B Listed terraced properties (noted below) within this Conservation Area have been granted approvals for balconies and steps to their rear gardens and would be grateful if we could have a telephone conversation to discuss this issue prior to our clients making the decision on how to proceed with the Application.

Our proposed balcony has been designed in a light aesthetic which we believe respects and complements the historic context and architectural character of the building, without in any way dominating this rear elevation by careful choice of materials and design as per SG01 Guidance and which is also noted as an acceptable approach as part of the guidance in Historic Scotland's "Design in Historic Settings" regarding new interventions. The existing double window which we propose to extend down to create glazed doors complete with original facings to access the balcony will respect the original windows in design, width, details, material, and finish to safeguard the character of the listed building.

Precedents for external balconies and steps within Glasgow West Conservation Area which have received Approvals: -

14/00535/DC | Formation of door and stairs at window in listed building. | 111 Dowanhill Street, Glasgow

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N20PQMEXW4000>

11/01130/DC | Internal alterations to listed building, installation of French doors and erection of timber decking | 127 Dowanhill Street Glasgow G12 9DN

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LLDXOAEX0G500>

11/01789/DC | Internal and external alterations to category B listed terraced dwellinghouse including repositioning of doorways and installation of windows. | 48 Victoria Crescent Road Glasgow G12 9DE

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LPCUPTXW4000>

Images attached.

16/00970/DC | Formation of door and external staircase to rear of dwellinghouse. | 44
Victoria Crescent Road Glasgow G12 9DE
<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O670M6EXHNR00>

7 Hughenden Drive Kelvinside Glasgow G12 9XS
Formation of glazed balcony at first floor level in terraced property.

In the meantime, I appreciate and note that you have 'stopped the clock' on both files.

Regards
Vicky Gibbons

Designworks 28/10/2020

- - (djb@bryceassociates.co.uk)

From: Farrell, Alison (DRS) [REDACTED]
Sent: 03 November 2020 10:07
To: Vicky Gibbons
Subject: RE: 2020-11-02-Planning+LBC-Thomson-17 Kingsborough Gardens Glasgow

Dear Vicky,

I would request that you simply submit further justification in photographic form if you feel that this is necessary. I do not consider that a video call would be appropriate or required and we have been quite clear from the outset that a balcony or access stair from the upper ground floor would not be acceptable. Access to the garden already exists and could be enhanced from the lower level of the property. Following your further instruction we will proceed to either determine these Applications as they are or deal with revisions.

Regards
Alison

Alison Farrell MRTPI, Senior Planner, Heritage & West, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow G1 1RX, T [REDACTED]
[REDACTED]

Due to the current Coronavirus crisis, it is likely that the level of service provided by the Council's Planning and Building Standards Service will be adversely affected and officers may be unable to answer calls and/or respond to emails within normal timescales. Where possible, we would encourage customers to contact officers via email and they will respond as soon as practicably possible. If calling officers, a recorded voicemail message should provide appropriate email contact information, which we will continue to try and update in response to officer availability. As you will appreciate, this is an uncertain and evolving situation and the Council appreciates your patience and understanding during this time. Please be assured that we are doing everything within our capabilities to maintain a degree of service despite these difficult circumstances.

From: Vicky Gibbons [REDACTED]
Sent: 02 November 2020 11:11
To: Farrell, Alison (DRS) <[REDACTED]>
Cc: Jim Simpson [REDACTED]; Lesley Thomson [REDACTED]
Subject: 2020-11-02-Planning+LBC-Thomson-17 Kingsborough Gardens Glasgow

Dear Alison,

In light of the fact that site visits are prohibited, my clients propose a Zoom/Teams with you to give them an opportunity share with you directly, their rationale for the internal and external alterations we are proposing and how they could support the case for garden access from the ground level in the form of a balcony.

We appreciate your familiarity with the properties on Kingsborough, and whilst there is uniformity at the front elevations, the internal layout and rear elevations of each townhouse within the terrace have significant differences and adaptations as well as a variety of idiosyncrasies.

My clients feel that having a direct conversation with yourself and a review the property through video call, will allow them to then decide how to proceed with their application.

I look forward to hearing from you.

Regards
Vicky Gibbons

From: Farrell, Alison (DRS) [REDACTED]
Sent: 02 November 2020 10:48
To: Vicky Gibbons [REDACTED]
Subject: RE: 2020-10-30-Planning+LBC-Thomson-17 Kingsborough Gardens Glasgow

Dear Vicky,

Normally yes I would attend however I am afraid that site visits are prohibited at the moment. I have dealt with Applications for this property and others along Kingsborough Gardens previously and so am familiar with the context and the issues with these townhouses and can fully understand your clients aspirations for its adaptation however we were very clear at the outset that a balcony would be unlikely to find support. If you wish to compile a photographic or video schedule then I can review that in conjunction with any revisions you may wish to submit.

Regards
Allison

Alison Farrell MRTPI, Senior Planner, Heritage & West, Development and Regeneration Services, Glasgow City Council, 231 George Street, Glasgow G1 1RX [REDACTED]
[REDACTED]

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From: Vicky Gibbons [REDACTED]
Sent: 30 October 2020 21:09
To: Farrell, Alison (DRS) [REDACTED]
Cc: Lesley Thomson [REDACTED] Jim Simpson <[REDACTED]>
Subject: 2020-10-30-Planning+LBC-Thomson-17 Kingsborough Gardens Glasgow

Dear Alison,

I understand that in normal circumstances the planning officer would attend a site visit to the property to review the proposals however in light of the current Covid restrictions this had not been possible. Having consulted with my clients, may I request on their behalf a call with you perhaps over 'zoom' or 'teams' in order to 'view' the property both internally and externally.

As discussed with you over the last week, where you have highlighted that every application is different in respect of location and context, this would offer the opportunity to communicate my clients reasons for their proposals within this particular townhouse.

If a zoom call is not possible, would an external site visit to the property be an alternative possibility, given that the proposed location of the balcony in particular may be viewed from the rear garden?

Look forward to hearing from you by return,

Regards

Vicky Gibbons



38 GIBSON STREET
GLASGOW G12 8NX

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APPENDIX 3
LISTINGS

Appendix 3:Listings Kingsborough Gardens

5-11 Kingsborough Gardens: LB32541

<http://portal.historicenvironment.scot/designation/LB32541>

1-3 Kingsborough G: LB34540

<http://portal.historicenvironment.scot/designation/LB32540>

13-41 KG LB34542

<http://portal.historicenvironment.scot/designation/LB32542>

10-16 KG LB32543

<http://portal.historicenvironment.scot/designation/LB32543>

22-38 KG LB32544

<http://portal.historicenvironment.scot/designation/LB32544>

42-54 KG LB32546

<http://portal.historicenvironment.scot/designation/LB32546>