



22.11.2021

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 separate space which formed 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 and glass doors formed by lowering and reusing the existing sandstone cill and replacing the sandstone mullion with a new one of the same specification, will provide access to the balcony and steps.

These glazed doors complete with the original timber facing, will be extended to skirting level with the lower panels in timber to echo the previous location of the original window cills.

These two new doors 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. 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.

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 as well as increased natural light to this dark area of the property. We propose improving the natural daylight to this dark space and visual connection to the garden by lowering the sandstone cill of the existing kitchen 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 conservation 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 by virtue of the glazed door and screen.

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.

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 fireplace with a design in harmony with the period of the house (researched through photographs of this particular fire position and surround from the neighbouring properties within Kingsborough Gardens where this fireplace remains intact). This serves to reinstate the important focal point and architectural balance in this grandly proportioned principal room overlooking the Gardens to the front as originally intended by the architect.

All cornices, skirtings and doors and facings will remain unaffected.

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. This master stonemason will also be responsible for creating the sandstone mullion between the two proposed glass doors at the upper ground level.

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=LLDXOAX0G500>

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>

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=NJRR18EXW4000>

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

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

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