

MINISTRY OF DESIGN

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DESIGN STATEMENT

Category B Listed Building

Historic Scotland Designation Reference: LB32222

Circa 1869; terrace stepped down slope. 3-storeys, basement and attics; 2-bay elevation per house. Polished ashlar, mostly stone cleaned, channelled at ground. Wide flights of steps oversailing basements to tall tripartite doorpieces with sidelights. Full-height canted bay windows. 1st and 2nd floor windows architraved; corniced at 1st floor. Sash windows, plate-glass glazing. Continuous band-course at 1st floor cill level; modillion cornice; blocking course. Axial stacks, some octagonal flues; slate roofs. Cast-iron railings to steps and basement. No 1 adjoins Lynedoch Street; 3 bays to balance composition with tripartite ground floorwindows.

No 12 Corinthian porch with moulded entablature and 3-bay flank to N. Full-height canted bay windows to left. Full-height projecting square bay at rear. Interiors: Corinthian columned screen and good cornice plasterwork.

The proposed works to the existing Category B listed property aim to reconfigure the layout to the entrance level, four bedroom duplex. The current layout consists of a maze of adjoining rooms on the entrance level and a poorly lit, snug layout to the upper floor. The Rear hall is not accessible from the rest of the entrance level other than using the communal stairwell or ascending the main staircase and descending the rear staircase to access the existing study/office.

On the Attic level the applicant has asked for an area above the existing rear stair be utilised to form an area for the en-suite vanity WHB unit. This will be formed by cutting out the wall between the en-suite and stairwell and extending the floor joist out to form an area for the WHB to be sited. The walls around will be reinstated to a high standard.

CONCLUSION

Whilst it is acknowledged that the building is Category B Listed, we consider that the proposed internal alterations will not remove any significant or historically important features and will not alter the external character of the listed building and its standing within the wider Lynedoch Place terrace.

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