



## Design Statement

3/1 2 Harvie Street, Glasgow, G51 1BW

Category B Listed Building

Historic Scotland Designation Reference: NS 56783 64511

### Introduction and brief

The flat at 3/1, 2 Harvie Street is located in a tenement block above shops and bar in the South of Glasgow. It is a dual aspect building, with the entrance to the flat on Harvie Street, but with the flat's principal rooms facing the busy thoroughfare of Paisley Road West. The flat is not on the corner of the block, but only faces Paisley Road West. The building is B listed.

The Applicants property is a top floor flat in the building. The Applicants approached Harford-Cross Architects to see how they could make alterations to the interior of the flat in order to improve the layout, in relation to the kitchen/dining/living provision, making it more suitable for modern day living and also use the space more efficiently.

### History

The flat is typical of the tenement style, accessed at the top floor of a common close. It has large front facing rooms which benefit from South light and the views of the surrounding area. To the rear is a typical back court. Due to the corner position of the block, only the existing bathroom and kitchen have windows opening onto this area.

The interior of the flat would once have had decorative cornicing and woodwork throughout. However, due to extensive re-decorating in the flat's history, the cornices and plasterwork have been lost from the 2 front, principal rooms. The sitting room cornice has been replaced with a modern curved coving. The smaller central front room still has a portion of cornice, but most has been lost to what appears to be water damage. The rear kitchen and bathroom have no decorative features. All the original fireplaces have been removed.

At some stage, the original layout of rooms has been altered, with an opening formed between the sitting room and the central cupboard space. This cupboard space can currently be accessed from both the kitchen and the sitting room.

Although there appears to be no sign of significant structural damage to the flat, it has suffered from years of neglect and is in great need of improvement.

Photographs below show the current principal rooms.

## **Design**

The proposals alter the internal arrangement to enlarge the modest sized opening between the existing sitting room and cupboard space, to allow the kitchen to be located at the rear of the large front sitting room. The height of the widened opening will be well below the ceiling level in the Sitting Room in order for it to appear as a recess, rather than a whole section of wall removed. This will mean the character of the two rooms will be maintained. The existing sitting room is generously proportioned and can easily fit the additional kitchen and dining functions.

The opening to the existing kitchen from the internal cupboard room will be blocked to allow the rear facing room to become a third bedroom.

The other principal front facing room will retain its current function as a bedroom and a new small en-suite bathroom will be fitted into the adjacent cupboard space.

## **Conclusion**

It is hoped that the proposals will provide a better layout, more in line with contemporary living requirements and providing a more efficient use of the space within the flat. The proposals will not affect any of the remaining original features. Where the space has been altered in the sitting room, the original character of the room will still be easily discernible. Should there ever be a desire to do so, it will be easy to reinstate the original design.

The proposals have been formed with a mind to improve the flat for the Applicants and also preserve the fabric and design of this building. It is hoped that these proposals will be supported in their current form, but the Applicants and Architect will remain responsive to any criticism or comment.



Existing Sitting Room



Master Bedroom with door to future en-suite on Left hand side



Cupboard space showing current access to kitchen



Kitchen