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23 Athole Gardens, Glasgow

Planning Submission Design Statement

July 2022

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Glasgow City Council
Pre Application Enquiry – Outcome
Planning Officer – Patrick Barbour
GCC Application Ref: 21/00972/PRE
20 April 2021

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23 Athole Gardens, Glasgow

This Planning Application follows a Pre-Consultation with the Glasgow City Council (21/00972/PRE). This submission has been prepared by McGinlay Bell Ltd. on behalf of Mrs. Pippa Watson relating to proposed alterations and reconfiguration to Site at 23 Athole Gardens, Glasgow, G12 9BB.

The application site is as the extents indicated within the supplied location plan, comprising 5 Storey Terrace, Front Well and Rear Garden situated within the Glasgow West Conservation Area.

The site is currently sub divided into separate Flatted Dwellings and HMO units split across separate ownership, comprising: (1) Single Aspect Flatted Dwelling at Lower Ground Floor (Front), (2) Single Aspect Flatted Dwelling at Lower Ground Floor (Rear) (3) 2 HMO Bedrooms (Single Aspect) at Ground Floor (4) 3 HMO Bedrooms (Single Aspect) at First Floor (5) Single Aspect Flatted Dwelling at Second Floor (Front) (6) Single Aspect Flatted Dwelling at Second Floor (Rear) *Basement Floor is currently in use as shared storage area but has been habitable space in past.

Access to the shared rear amenity space leading to rear lane, is provided via common circulation with access at basement level to the rear and from street level to Ground Floor at front. Access to the front well is currently only possible via window from (1).

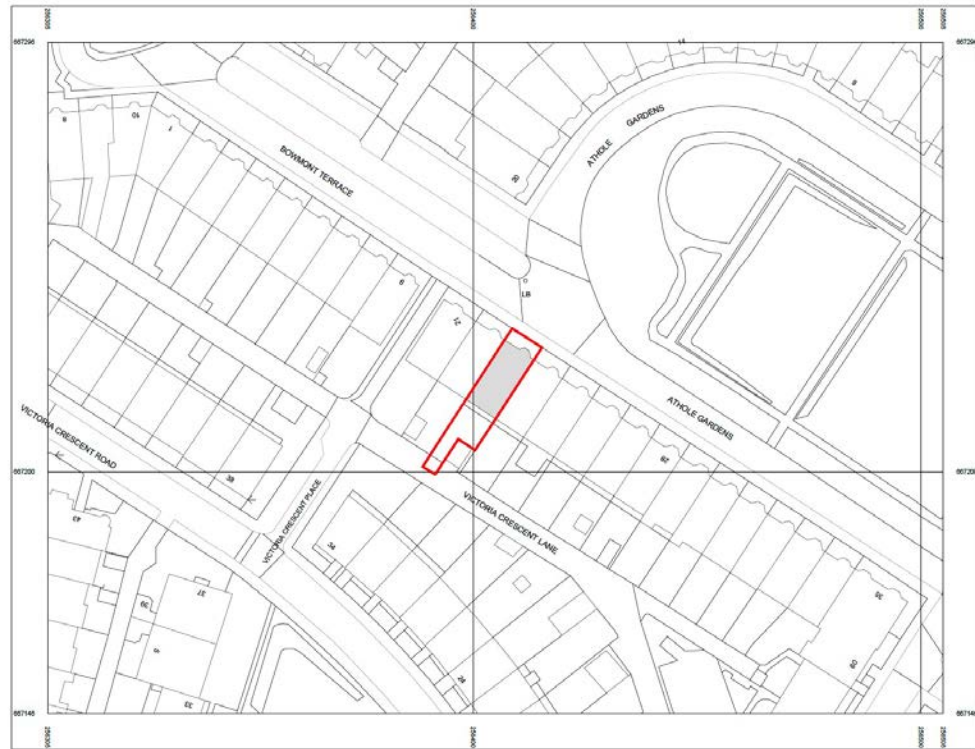
The original terrace has undergone significant alteration to the layout over its history, having been formed into the current configuration of subdivided flatted dwellings and HMO property at some point within this history.

Glasgow City Council
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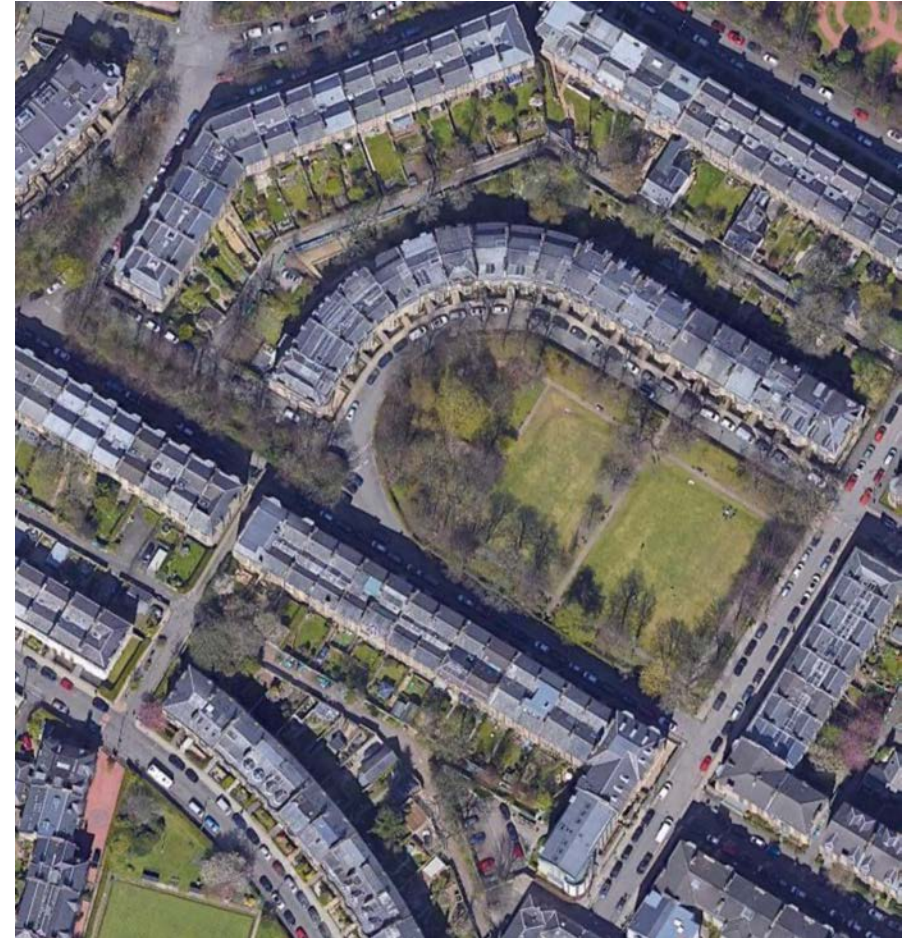
Contents

23 Athole Gardens Location

Ordnance Survey
Ukmapcentre.com



Serial number: 243813
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Planning Context

Policies / Listing / History

Planning Context / Policy

The buildings and site are Unlisted.

The application site is within the Glasgow West Conservation Area.

There are no current applications relating to the site in progress at this time.

The relevant development plan is: Glasgow City Development Plan [29 March 2017].

The Relevant Development Plan Supplementary Guidance is: SG9: Historic Environment [January 2017].

Planning History

The planning history of the site is not fully known, but the below available information relating to applications as listed within the Online Planning Portal are noted:

UPRN: 906700008699

86/00564/DC – Use of dwelling house as multiple occupancy - Status: Decided – Grant

01/01101/DC – Internal alterations to form six flats ## Not Required – Not Listed ## - Status: Withdrawn

01/01070/DC – Use of multiple occupancy as six flats: contrary to subdivision policy of the west end local plan ## Withdrawn ## - Status: Withdrawn

The following Planning Enforcement Enquiry is listed for the property: 96/00255/EN - Status: Case Closed

Recent

21/00972/PRE - Pre Application Enquiry Outcome [20 April 2021].
Planning Officer: Patrick Barbour

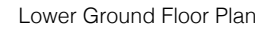
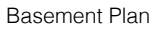
Existing Conditions

Drawings as Existing

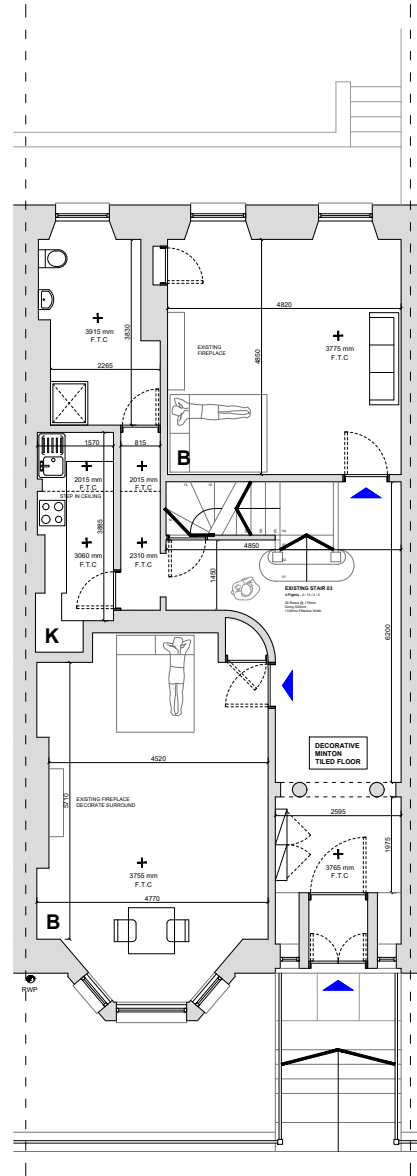
Note - Refer to the scaled drawings as part of the application submission.

- Basement Floor / Lower Ground Floor Plan
- Ground Floor Plan / First Floor Plan
- Second Floor Plan / Roof Plan
- Section
- Elevation (Part)
- Elevation (Context)
- Garden Plan

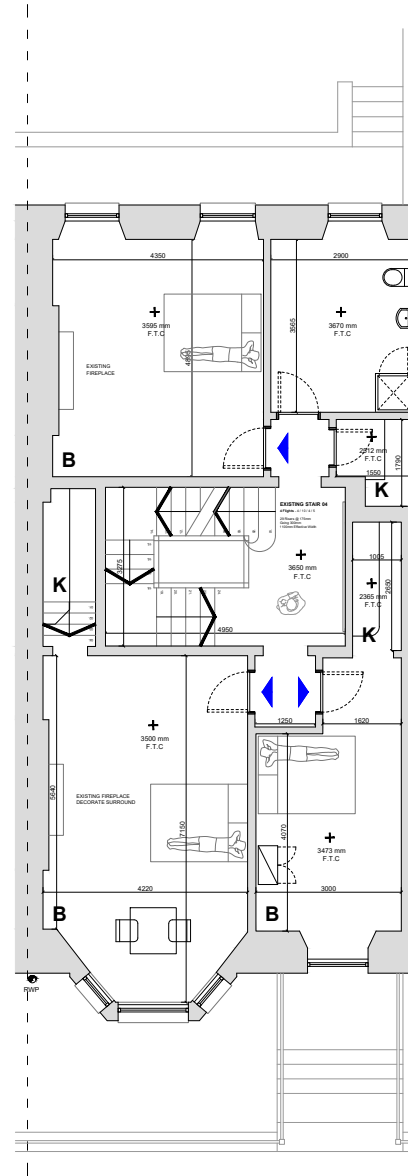
Existing Conditions Drawings as Existing



Existing Conditions Drawings as Existing

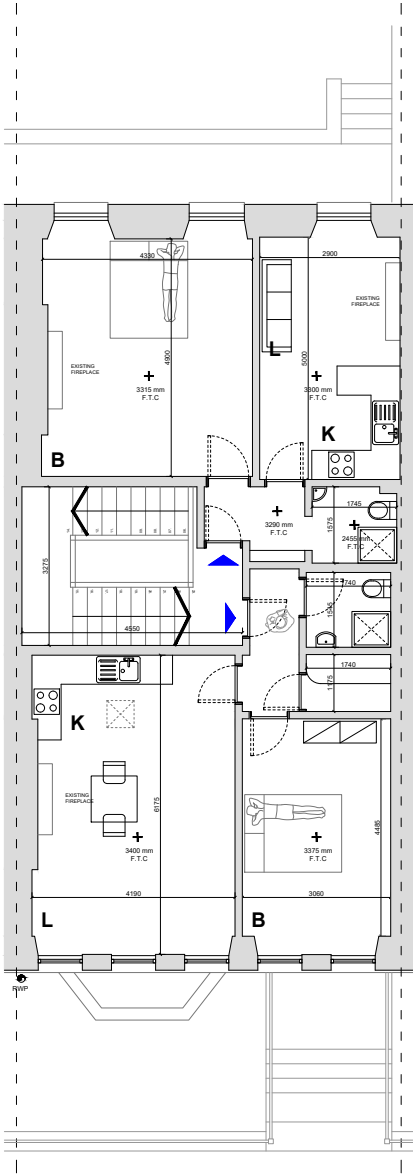


Ground Floor Plan

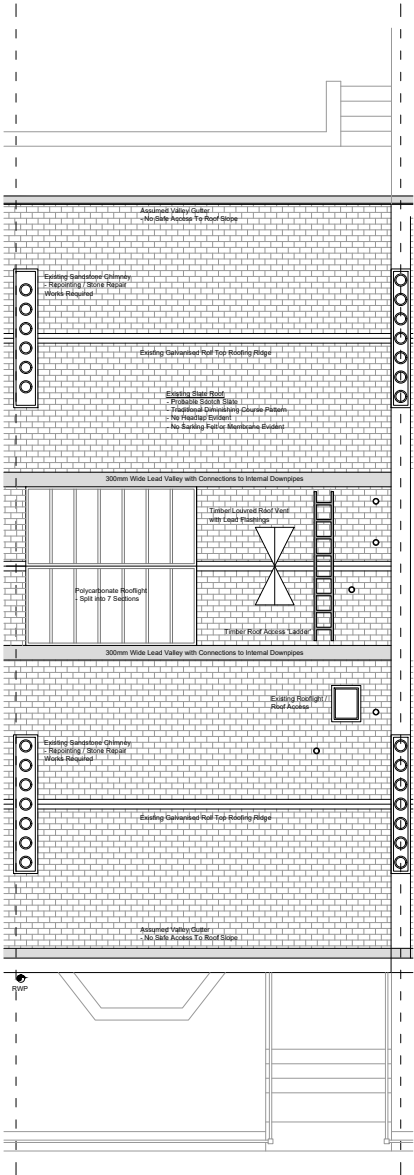


First Floor Plan

Existing Conditions Drawings as Existing

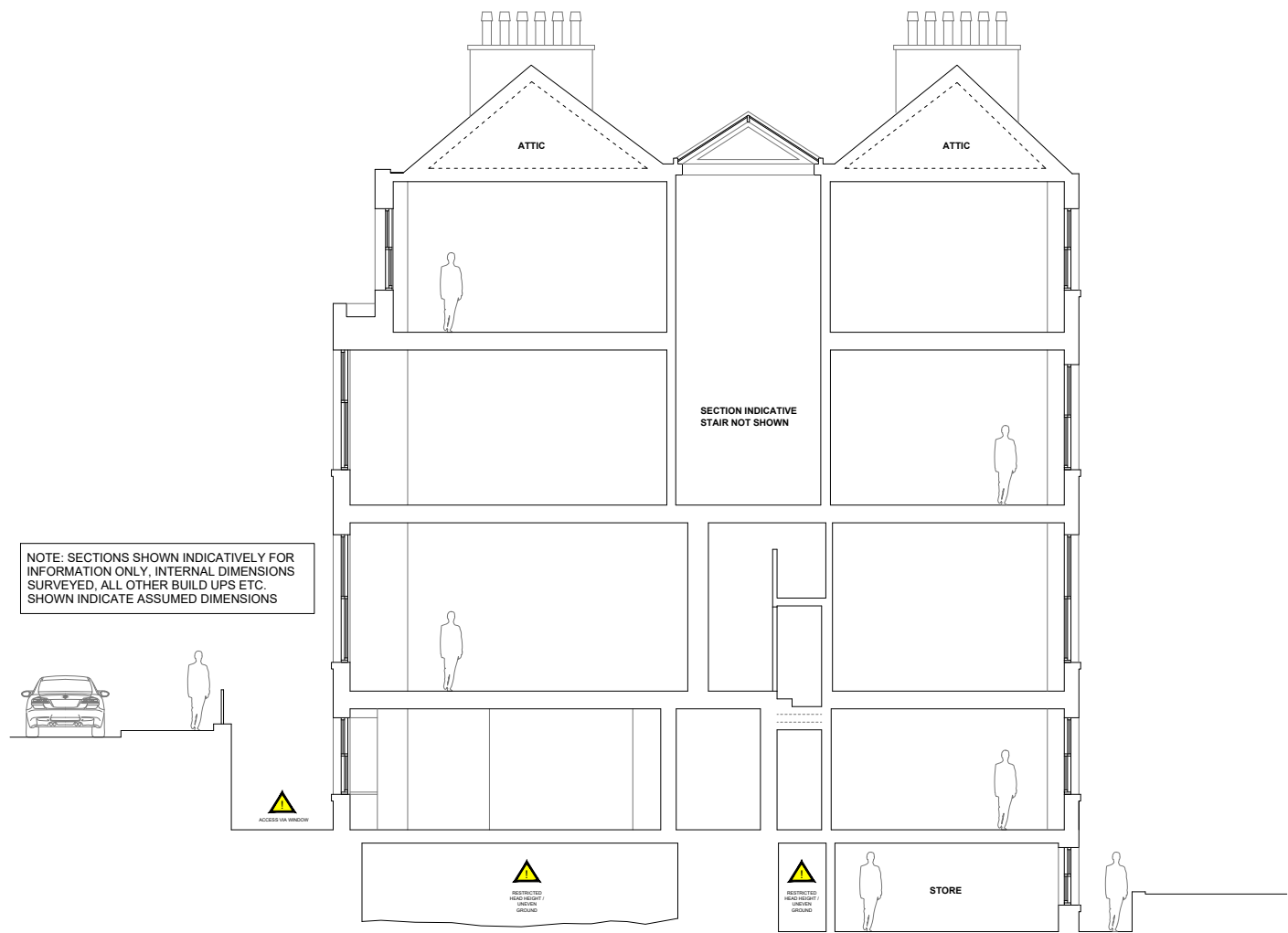


Second Floor Plan



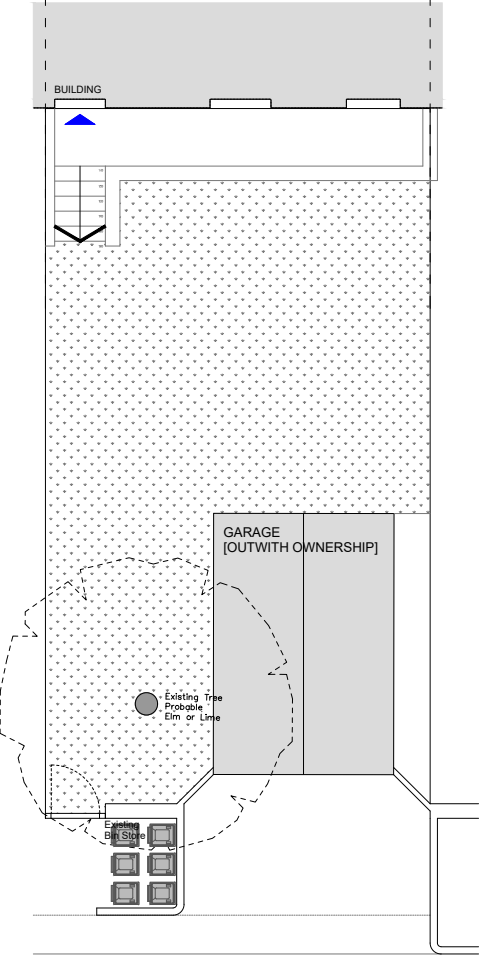
Roof Plan

Existing Conditions
Drawings as Existing

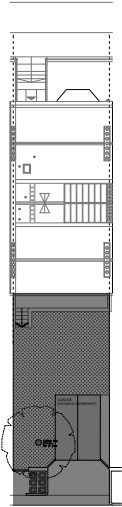


Typical Section

Existing Conditions
Drawings as Existing



Rear Garden Plan



KEY PLAN

Existing Conditions

Drawings as Existing



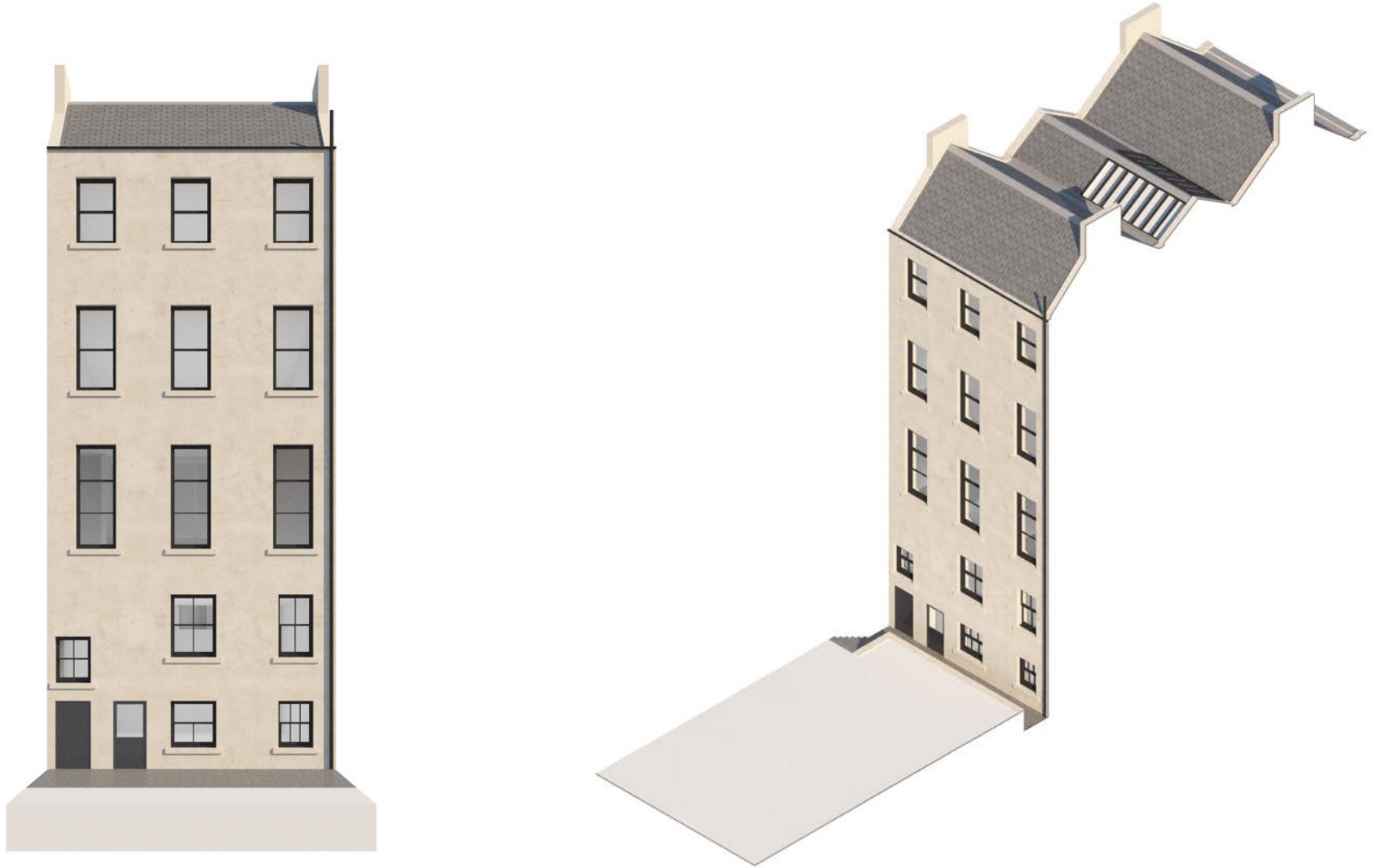
Elevation to Athole Gardens



Elevation to Victoria Crescent Lane

Existing Conditions

Images as Existing



Existing Conditions

Drawings as Existing



NOTE: ELEVATIONS SHOWN INDICATIVELY FOR
INFORMATION ONLY, DRAWN FROM VISUAL /
PHOTOGRAPHIC SURVEY INFORMATION ONLY

24 Athole Gardens

23 Athole Gardens

22 Athole Gardens

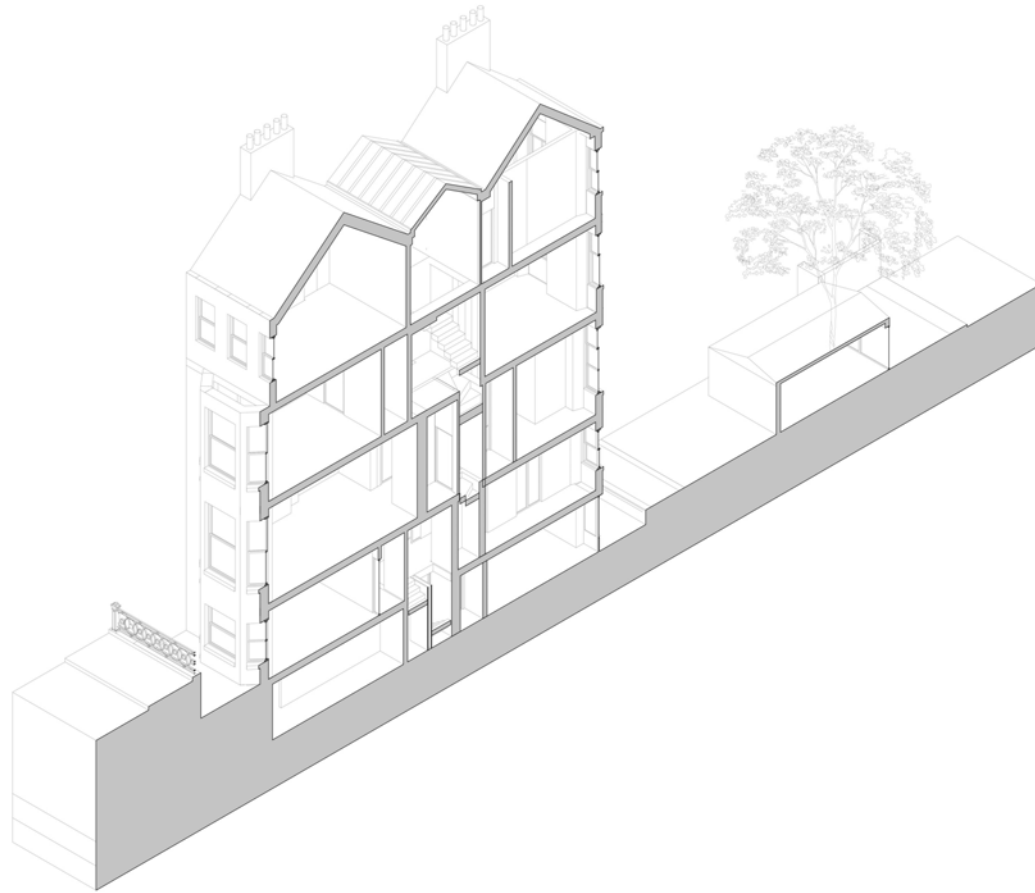
21 Athole Gardens

Existing Conditions
Drawings as Existing



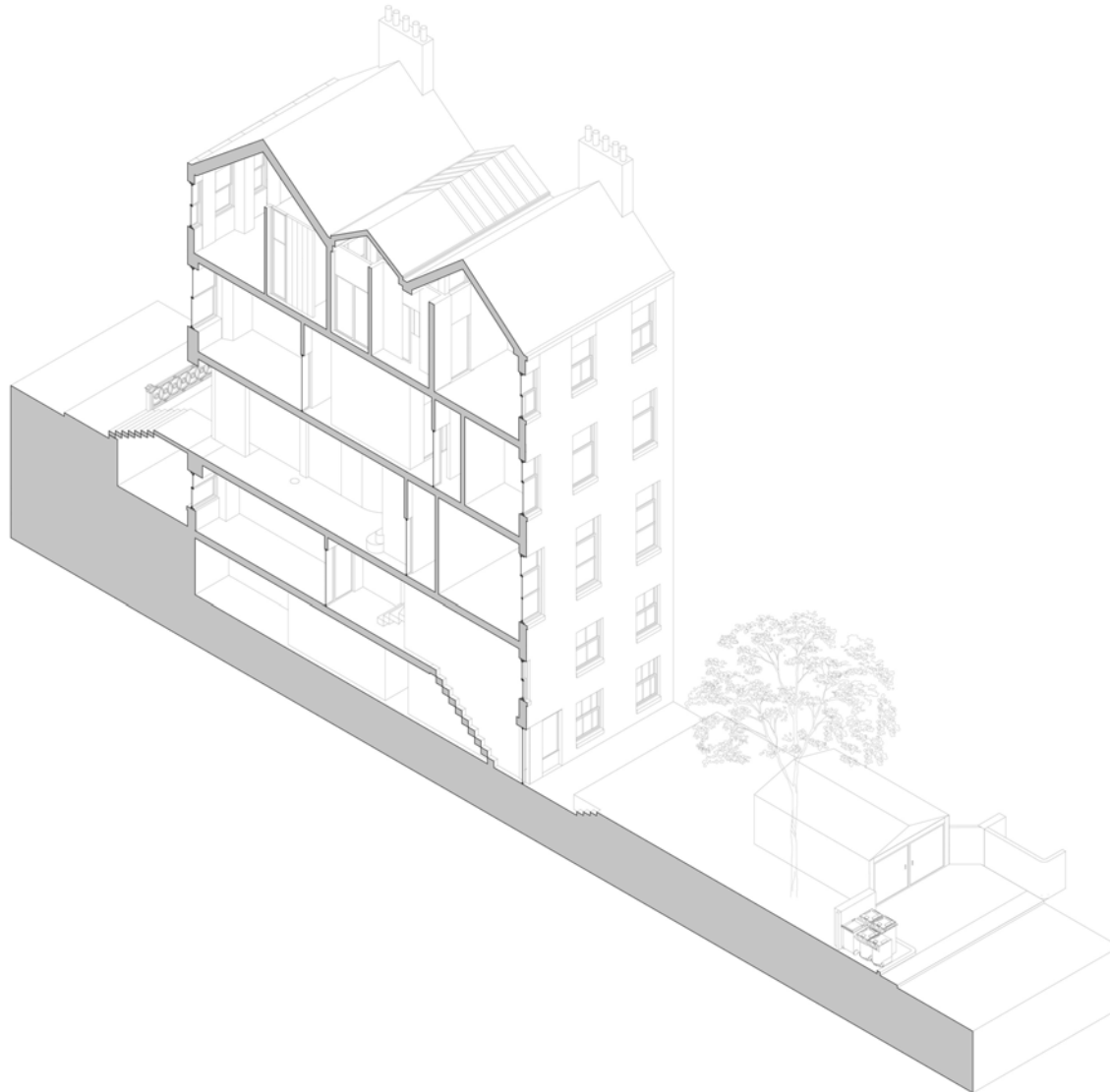
Existing Conditions

Axonometric as Existing



Existing Conditions

Axometric as Existing



Existing Conditions

Photo Record



Elevation to Athole Gardens



Original Features - Cornice (First Floor)



Street – Potential Access to Well



Elevation to Athole Gardens



Original Features – Minton Tile (Ground Floor)



Front Well – No Current Safe Access

Existing Conditions

Photo Record



Rear Elevations



Existing Roof



Rear Lane – Bins / Parking / Garage



Rear Garden / Elevation



Existing Roof



Rear Garden / Garage

Proposals

Description of Proposals

Division (Existing)

As detailed earlier in this document, the site is currently sub divided into separate units comprising 4 No. flatted dwellings and Licensed HMO / Bedsits across 2 floors comprising 5 Bedrooms Total.

We note SG9 – 2.156 relating to the Glasgow West Conservation Area states that:

The council will not support proposals which

- a) subdivide 3 storey terraced property (or any terraced property in Westbourne Gardens, Kingsborough Gardens and Kirklee Terrace);
- b) exceed a maximum of 2 dwellings in a 4 storey terraced property;
- c) exceed a maximum of 3 dwellings on terraced properties of 5, or more, storeys
- d) Seek to form parking space(s) in the rear of terraced properties (in order to preserve the use of garden purposes and refuse / recycling storage).
- e) subdivide, further, properties which have already been divided into self-contained dwellings.

Proposals do not seek to subdivide the terrace further, but rather reorganise to a more appropriate 3 No. flatted dwellings over the 5 Storeys.

The proposals aim to remove completely the Licensed HMO / Bedsit element and retain 3 No. of the current 4 No. self-contained flatted dwellings, whilst utilising the space gained to supplement and enhance each of these dwellings to provide more appropriately sized family orientated housing, each with dual aspect.

Division (Proposed)

It is proposed the 2 No. Single Aspect First Floor Flatted Dwellings (5) and (6) be combined to create a single dual aspect Flatted Dwelling at Second Floor. Access would be provided from the front main door with this dwelling served by the existing original feature staircase, with additional access to and from the rear of the property by the way of common circulation from ground to rear garden (leading to refuse storage and lane) via lower ground floor.

It is proposed the HMO element of the current arrangement at Ground Floor (3) and First Floor (4) be combined into a Single Dual Aspect Flatted Dwelling. Access is provided from the front main door with internal door to the property from the common entrance foyer, with additional access to and from the rear of the property by way of common circulation from ground to rear garden (leading to refuse storage and lane) via lower ground floor.

It is proposed that the 2No. Single Aspect Lower Ground Floor Flatted Dwellings (1) and (2) be combined along with the Basement Area into a Single Dual Aspect Flatted Dwelling. Access would be provided by way of a new dedicated access stair from street level contained within the front well, alongside providing much needed safe access to this area for ongoing maintenance. Access to the rear of the property is provided via the common circulation and from private rear door at basement level. In accordance with SG1 all of the new dwellings now have dual aspect and all habitable rooms would receive daylight and natural ventilation.

Amenity Space

A separate external amenity space is provided for each of the flatted dwellings to the rear of the site incorporating refuse / recycling storage areas, ASHP plant enclosure, and a drying area. An additional private amenity space is afforded to the lower flatted dwelling within the front well and the middle flat via proposed projecting rear semi covered balcony. Each of the dwellings also benefits from access to the significant private (gated) communal amenity space of Athole Gardens to the front of the property.

Proposals

Description of Proposals

Refuse / Recycling

Refuse / Recycling storage and collection is currently at the rear of the properties within Victoria Crescent Lane. It is proposed to retain this placement for refuse and recycling bins for each property with there designated collection point remaining as per the existing condition. This proposal allows for all bins to be located away from the three newly defined private amenity spaces.

Internal Alterations

The existing internal layouts of the building have been altered significantly across the periods of history. Whilst many original features have been lost, and in particularly doors (upgraded to fire doors), some significant internal features including an original staircase and at ground and first floor respectively, minton floor tiling, and decorative ceiling cornicing have survived. Where these situations remain intact the original features will be best preserved and repaired. Furthermore where it is possible to reinstate elements this will be carried out where appropriate and importantly where feasible.

External Alterations

It is proposed to create a new independent access to the new lower flat from street level at Athole Gardens. From the left hand side of the existing main access steps this would be a new sympathetic addition off the street. The formed steps would cause no visual impact on the principal elevation. In accordance with SG9 Placemaking the new stair will be constructed from natural stone and metal vertical balustrade railings. The new gate to the street will be designed to incorporate, and reuse, the existing decorative cast railings.

A new access door to the lower flat would be formed through dropping the cill to existing window under access steps to ground floor, not visible from street level. It is noted that this arrangement has been established at properties within the surrounding area including in immediately adjacent properties at 32 and 35 Athole Gardens and at 4 and 9 Bowmont Terrace. The door will be formed from solid timber panels to align with the existing cill heights offering a glazed panel above.

It is proposed to replace all the existing mixed age, mis-matching windows (including some UPVC) with new context appropriate timber double glazed sash and case windows by PRESERVATION Windows or BLAIRS or equal, reinstating original materials and proportions in a unifying manner.

At Ground Floor Level to the rear elevation, it is proposed to create a semi enclosed projecting metal framed balcony area. Accessed via alteration to an existing window opening, this alongside providing enhanced amenity space to the flatted dwelling this also facilitates escape. The lightweight structure has been well considered in it design intentions to mitigate privacy and overlooking issues to neighbouring properties. The structure incorporates enclosed edges to its constructed frame by solid roof canopy and solid vertical side gables allowing for restricted inward and outward sightlines and privacy.

At Basement Level it is proposed to incorporate a small conservatory sun room extension to provide year round usable amenity and further occupied access to light. The scale and proportion is well considered and constructed using metal work and glazing. Both of the new rear façade additions form counter balance to each over each common in materiality and proportional language. To counteract property privacy issues new perimeter timber fences are proposed as well as low maintenance planting to mitigate any overlooking to neighbouring private amenity spaces.

Parking

Currently there is no dedicated private parking on the site and with only limited unallocated on-street parking available to Athole Gardens.

Note: It is understood that the existing tree shown to the rear garden / potential parking area is dead and likely requires removal in the interests of safety, this is awaiting verification from a Certified Arborist along with confirmation of any necessary / possible replacement planting.

Proposals

Drawings as Proposed

Note - Refer to the sheet drawings as part of the application submission.

Lower Flatted Dwelling (1)

- Basement Floor / Lower Ground Floor Plan

Middle Flatted Dwelling (2)

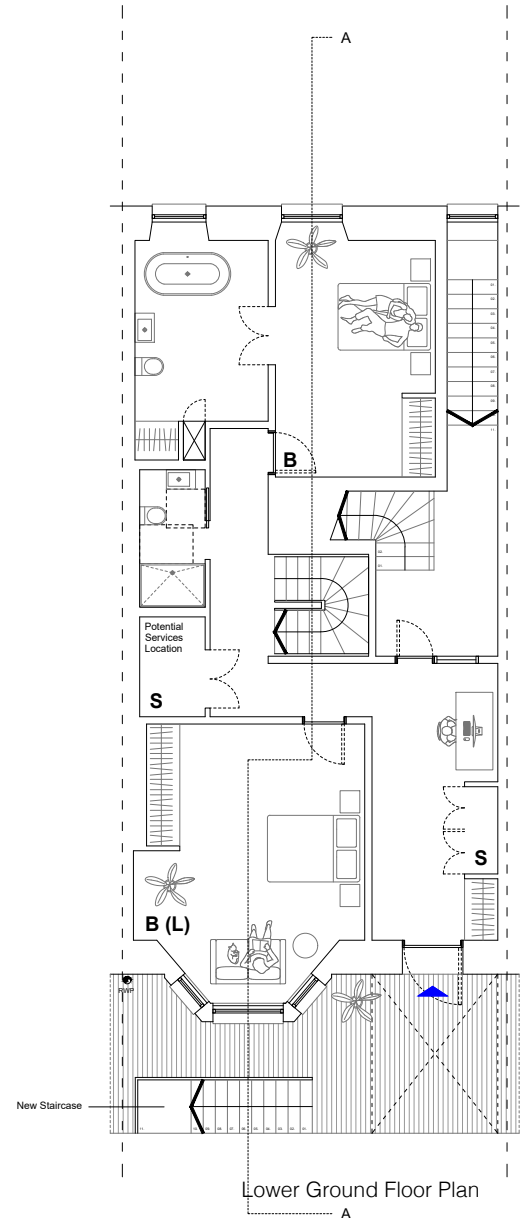
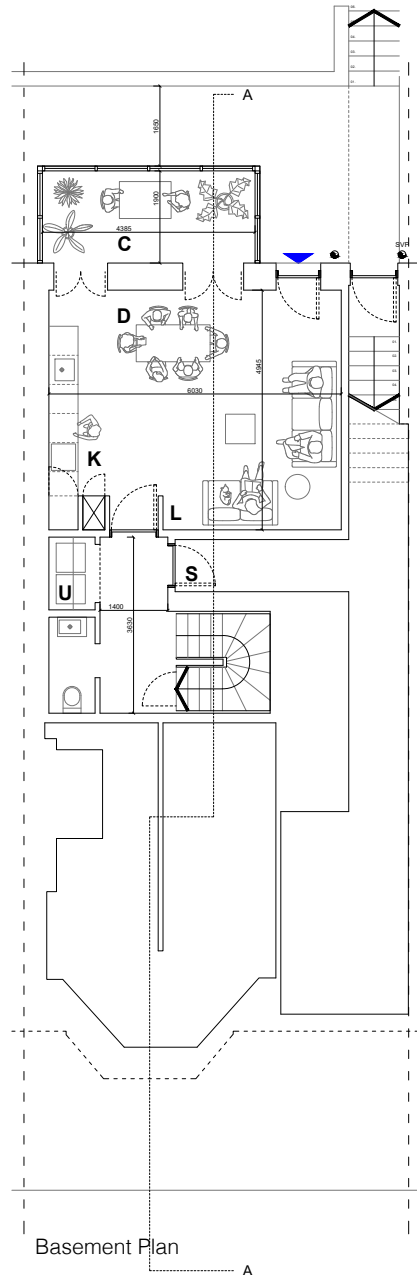
- Ground Floor Plan / First Floor Plan

Upper Flatted Dwelling (3)

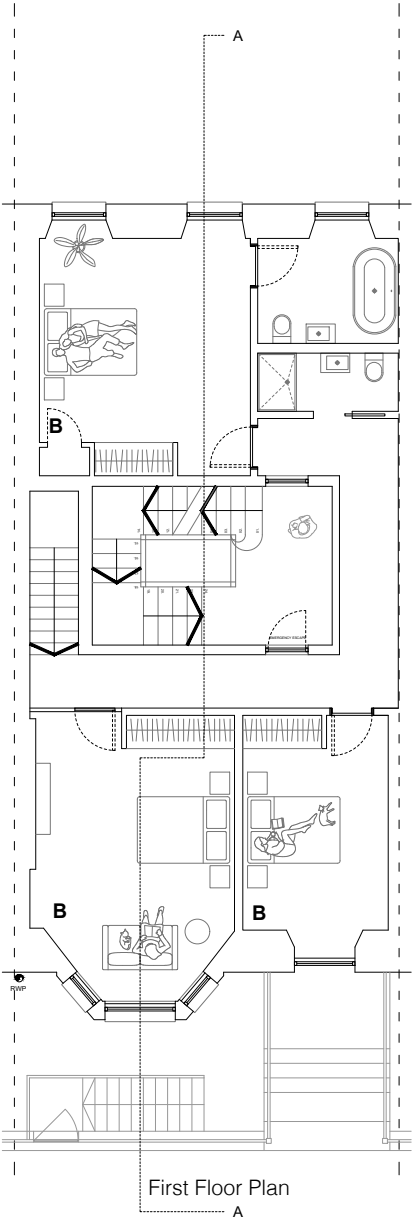
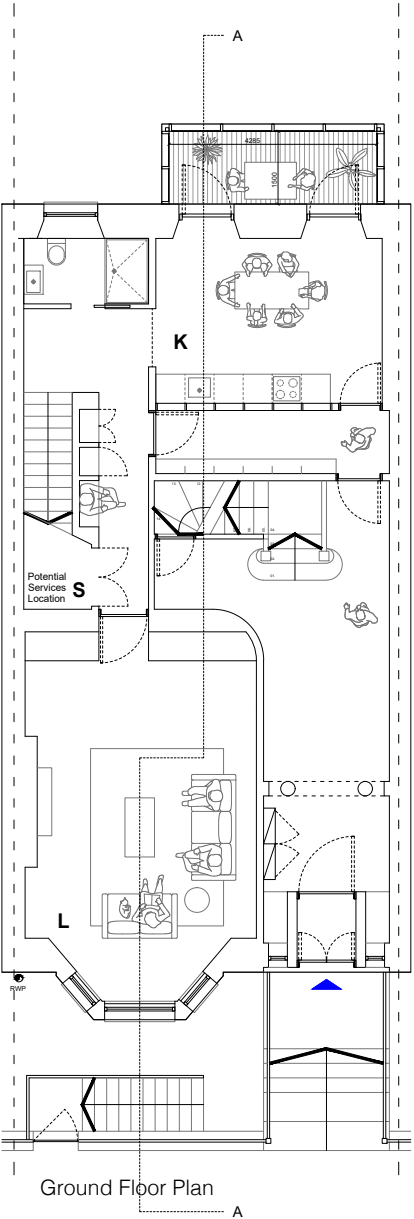
- Second Floor Plan

- Roof Plan
- Section A-A
- Garden Plan
- Elevation (Context)
- Elevation (Part)
- Axonometric
- Images

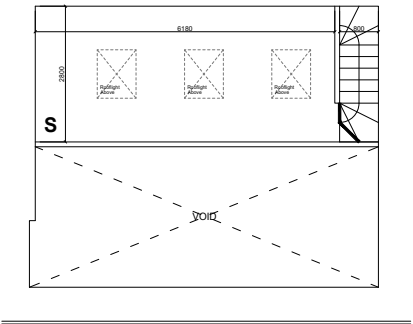
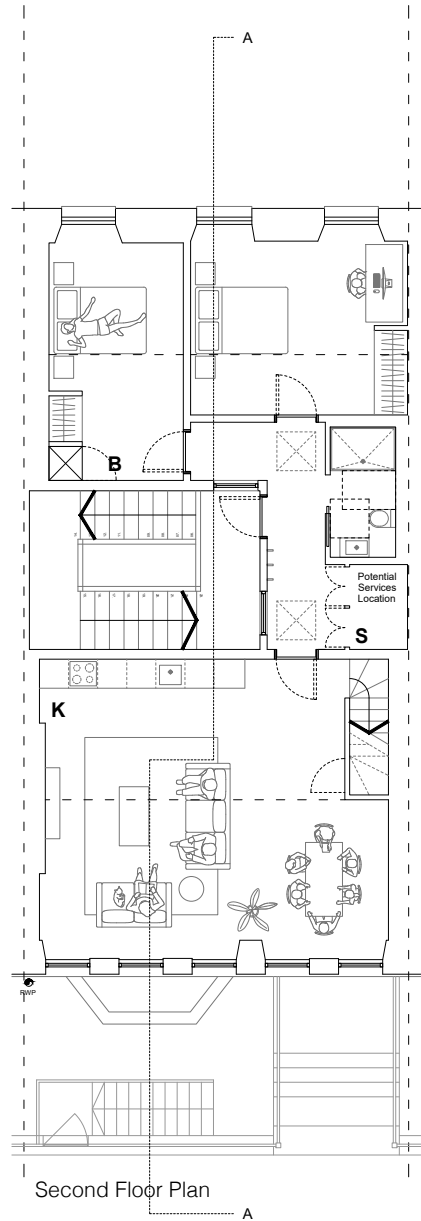
Proposals
Drawings as Proposed



Proposals
Drawings as Proposed

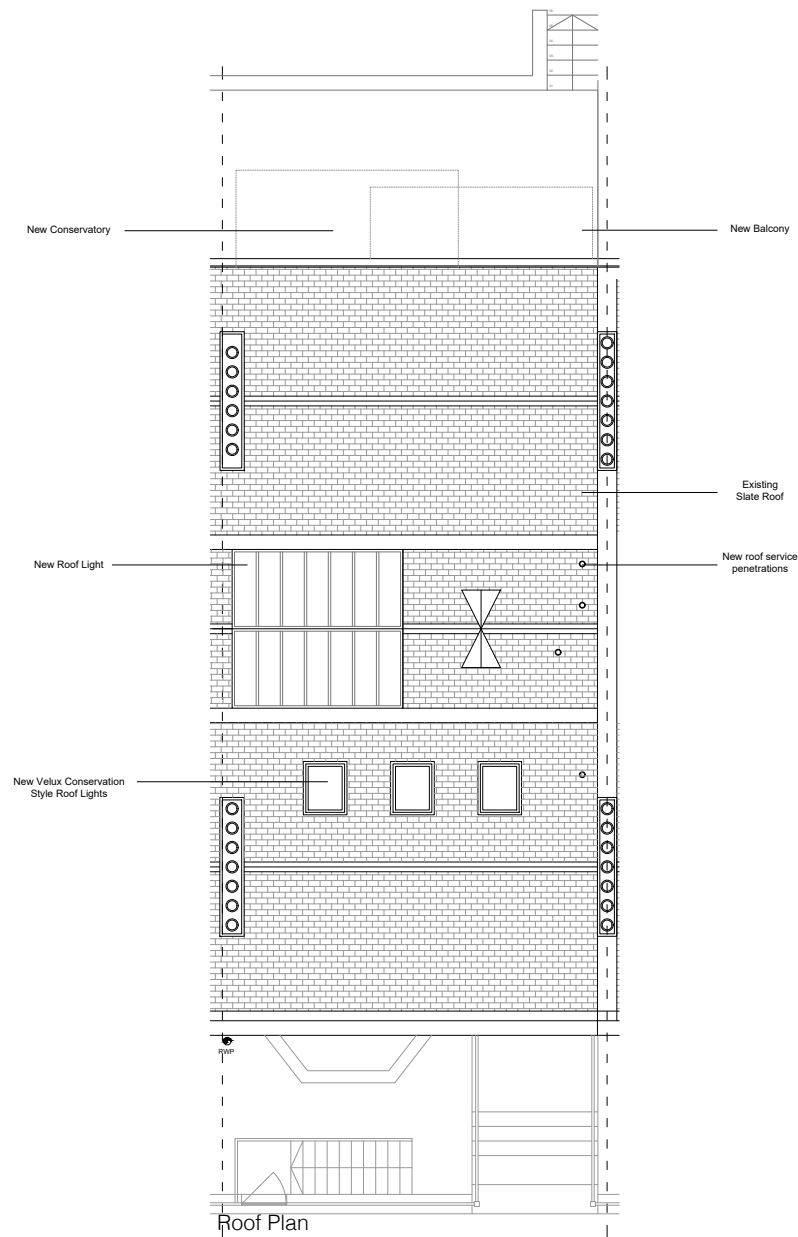


Proposals
Drawings as Proposed

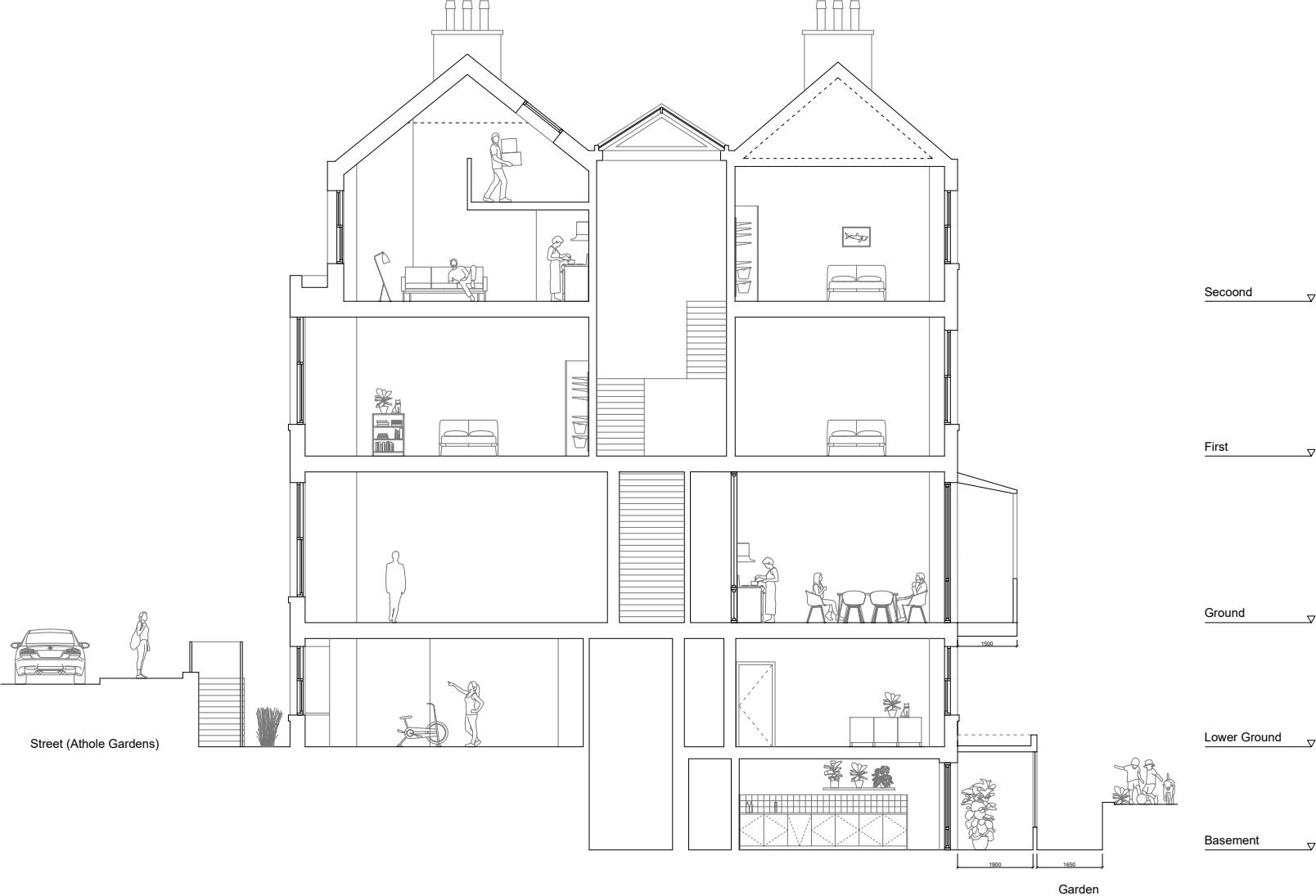


Mezz Plan

Proposals
Drawings as Proposed

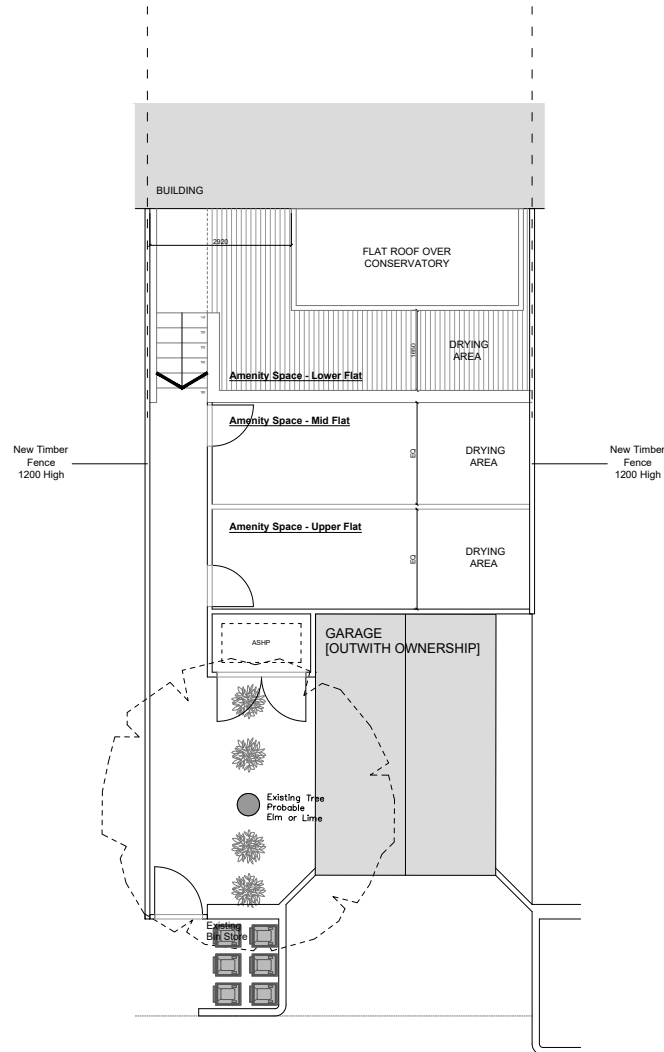


Proposals
Drawings as Proposed



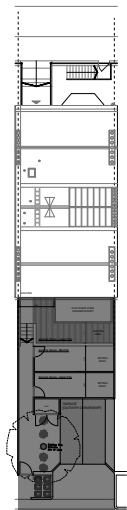
Section A-A

Proposals
Drawings as Proposed



GARDEN AND GARAGE
23 Athole Gardens

Retain Garage
Retain Existing Bin Storage



KEY PLAN

Proposals
Drawings as Proposed



24 Athole Gardens

23 Athole Gardens

22 Athole Gardens

21 Athole Gardens

Proposals
Drawings as Proposed



Proposals

Drawings as Proposed



23 Athole Gardens



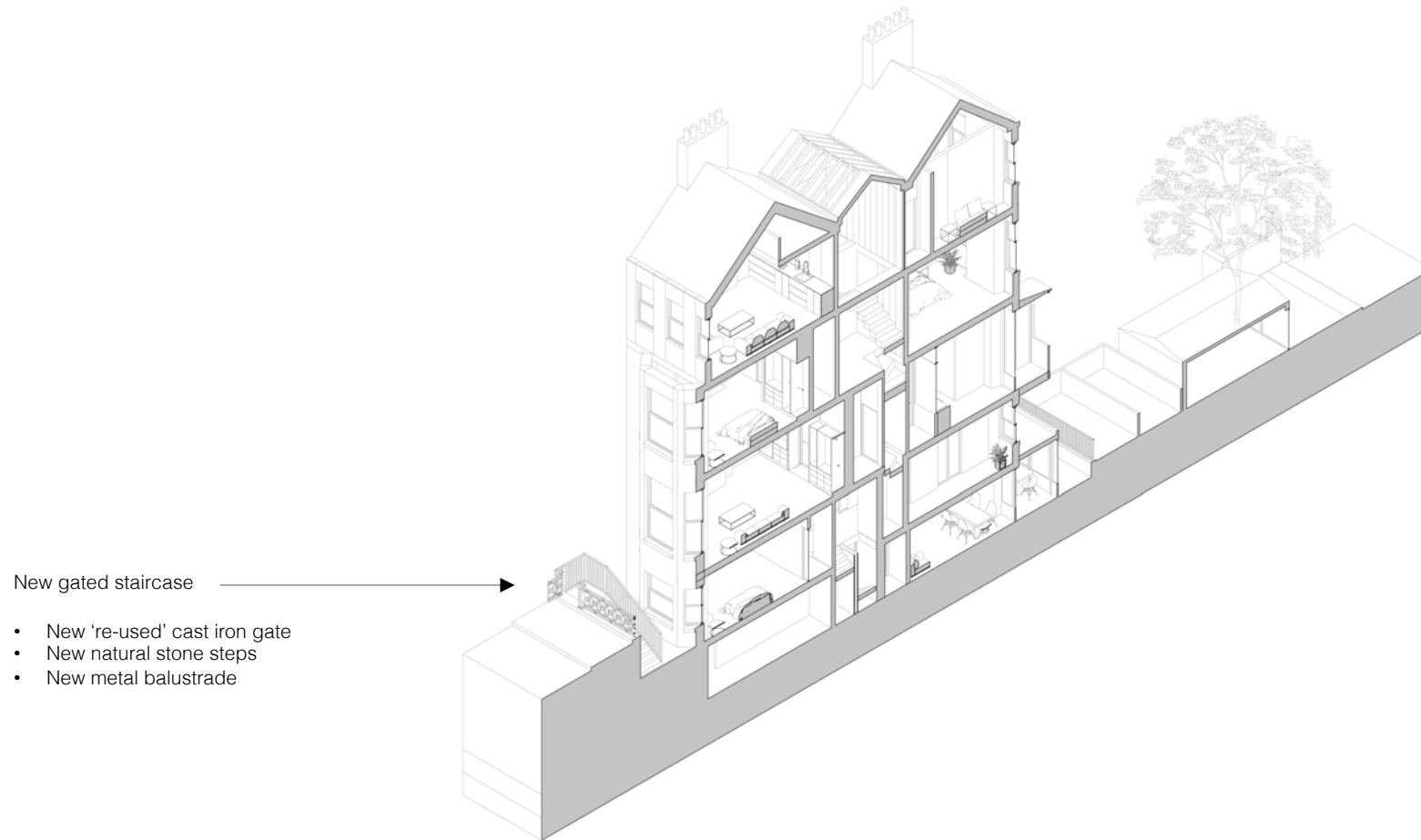
23 Athole Gardens



23 Victoria Crescent Lane

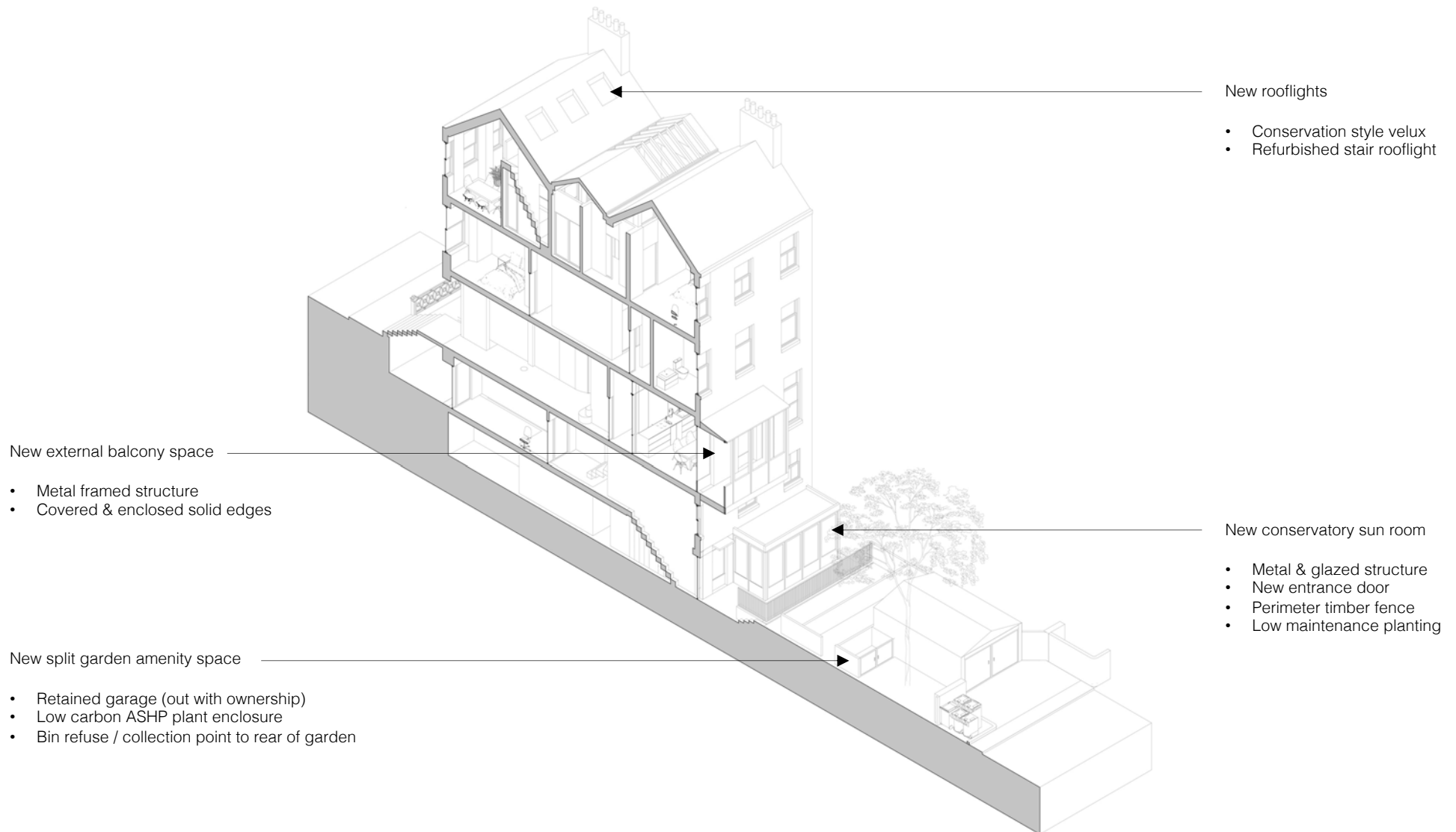
Proposals

Axonometric as Proposed



Proposals

Axonometric as Proposed



Proposals

Images as Proposed



Concluding Statement

23 Athole Gardens

The proposals seek to contribute positively to the area through the reconfiguration of this terrace, reducing the number of flatted dwellings to three number, whilst enlarging each through removal in its entirety of the HMO element of the site to provide more appropriately sized family orientated dwellings, all with dual aspect.

The proposals are mindful of the site and its situation within the Glasgow West Conservation Area and propose to mitigate the impact of previous development through reversing some of the existing sub division to the property.

We consider that the proposals will be a significant improvement from the current arrangement and an entirely more appropriate scale of development within this terrace. Proposals whilst within the Glasgow West conservation area, are within an unlisted building. The proposed external alterations are minimal and respectful of the surroundings, materiality intervention, and seeking to regularise windows to rear of property and provide access to front well as has been established at surrounding properties within the area.

Whilst many original features internally have been lost through the development history of the site, particularly doors (upgraded to fire doors) some significant features including at Ground and First Floor of Minton tiling and decorative cornice have survived. Where these do remain original features will be preserved and repaired, alongside where possible reinstating elements which are more appropriate to the property.

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