

20 May 2022

NORTH PLANNING & DEVELOPMENT

Glasgow City Council  
Development and Regeneration Services  
231 George Street  
Glasgow

2<sup>nd</sup> Floor  
Tay House  
300 Bath Street  
Glasgow  
G2 4JR

Dear Sirs,

**DANOBE SECURITIES LTD: PROPOSED REPLACEMENT WINDOWS AT 115-117 QUEEN MARGARET DRIVE, GLASGOW.**

On behalf of our client, Danobe Securities Ltd, we hereby submit an application for full planning permission and in respect of the following proposed development:

*Proposed replacement windows at 115-117 Queen Margaret Drive, Glasgow.*

Enclosed with this letter are the requisite forms and information required as part of our client's applications and accordingly please find enclosed the following:

- Completed application forms
- Form 1 Certificate of Ownership
- Planning application fee.
- Full Architectural drawings package
- Window specification details prepared by Blairs Timber Windows

**The Application Site**

The application site, as illustrated on the submitted location plan, is located at 115-117 Queen Margaret Drive, Glasgow comprising an existing residential tenemental property, set within the Glasgow West Conservation Area. The property at 115-117 Queen Margaret Drive is not listed.

The existing building at 115-117 Queen Margaret Drive, comprises a basement level plus four storeys and is predominantly finished in blonde sandstone. The existing windows on the front and rear elevations are UPVC 'tilt and turn' products which are dated and are impacting on the environmental and thermal performance of the property. The existing windows are also oversized, with many starting to fail due to them being too large and heavy for their fixings, with potential safety issues.

In terms of the site's context, the application premises form part of a terrace of tenemental properties which have frontage onto Queen Margaret Drive. At present there are varying window styles throughout the street, including a variety of UPVC window types together with more traditional sash and case windows, in various states of repair.



**NPD1: 115 – 117 Queen Margaret Drive Front and Rear Elevations**



**Application Proposals**

The full extent of the application proposals are illustrated on the submitted plans and drawings that accompany the submitted application, but the following sections of this letter provide a description of our client's proposals.

Our client controls the full tenement property at 115 Queen Margaret Drive which is currently let to Glasgow City Council. Our client has a planned programme of investment and this application seeks planning permission to replace all of the 75 windows at 115 Queen Margaret Drive, something which will significantly improve the environmental performance of the property, whilst also improving its appearance, making a positive contribution to the Conservation Area.

Specifically, it is proposed to replace all of the windows on the public facing Queen Margaret Drive elevation, with new timber windows, supplied by Blairs Timber Windows. On this elevation our client is proposing a timber window which is sash and case in style, incorporating horns, astragals and spacers. The only difference between the proposed timber window and a traditional sash and case window is that it incorporates a swing mechanism, something which allows for easier cleaning and maintenance, but this has no impact on its appearance as a timber sash and case window. Details of the proposed window specification are submitted with the applications.

To the rear of the property, it is proposed to replace the existing UPVC windows with like for like replacements, albeit with windows which have a superior environmental performance and which match the historic window proportions.

### **Planning Policy**

In this instance, the development plan relevant to the application site comprises the approved Clydeplan Strategic Development Plan (July 2017) and the Glasgow City Development Plan which was adopted by the Council in March 2017. In this instance the proposed development does not raise any matters of strategic importance and as such we have given prime consideration to the content of the adopted City Development Plan and its associated Supplementary Planning Guidance.

***Policy CDP1 Placemaking Principle*** establishes that in order to be successful, new development should aspire to achieve the six qualities of place as defined in Scottish Planning Policy and reinforced by Creating Places and Designing Streets.

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

The policy advises that the Council will also expect new development to be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage. The policy includes a range of criteria which proposals are required to address, including the following:

- Making the City an appealing place to live, work and visit;
- Embedding community facilities and local shopping facilities in communities and recognising the needs of all members of society
- Delivering sustainable buildings, areas and spaces that are attractive and enhance the quality of life for everyone;

- Respecting the historic and natural environment by responding to its qualities and character and encouraging their appropriate use.

The application proposals will bring about a significant improvement in the building's appearance, making a positive contribution to the characteristics of the surrounding area in accordance with Policy CDP1.

***Policy CDP9 and SG9 'Historic Environment'*** advises that the Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. It explains that the Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings and conservation areas. The policy adds that the Council is unlikely to support development that would have a negative impact on the historic environment.

As noted above, the proposals involve reinstating timber windows on the principal, public facing, elevation of the application property, something which will enhance the appearance of the building, taking full account of the building's location within the Glasgow West Conservation Area.

### **Material Considerations**

Glasgow City Council Windows Design Guidance for the Repair and Replacement of Windows in Listed Buildings and Properties in Conservation Areas (March 2017)

In advancing the submitted proposals reference has been had to the above guidance prepared by Glasgow City Council. The guidance note provides advice on the replacement of windows in conservation areas, commenting that any proposed windows, visible from a public area, such as a road, must match the historic design exactly in terms of materials, proportions, profiles and dimensions of frames and astragals and method of opening. Proposed windows on rear or side elevations, not visible from a public area, must match the historic proportions, but may have a different material and/or method of opening.

### **Assessment and Conclusions**

In considering the proposed replacement windows against the aforementioned policies and material considerations, we consider that the proposed replacement windows and associated alterations can be viewed positively.

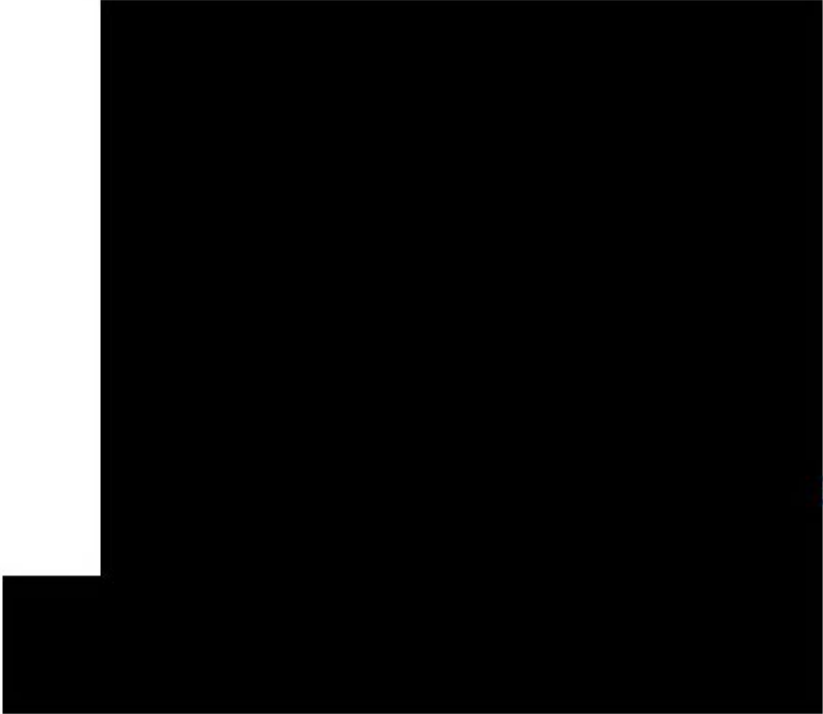
Our clients are proposing to replace all 75 windows across the premises at 115 Queen Margaret Drive a very significant undertaking, representing a considerable level of investment in the fabric of the building.

The application premises and the surrounding tenemental properties, currently comprise varying window types and styles. The submitted proposals will bring about a significant qualitative improvement in the appearance of the building, introducing timber sash and case windows on the public facing façade, improving its contribution to the local street scene and activating the ground floor level.

The only variance with the Council's design guide is that the proposed timber windows will have a swing opening mechanism, something which will allow easier cleaning and ongoing maintenance. This is an important feature, particularly given the scale of the proposed replacement and the need to maintain the timber frames on a regular basis. Moreover, this mechanism will have no bearing on the window's appearance as a timber sash and case window and when the full benefits of our client's proposals are taken into account, we consider that the proposals are compliant with Policy CDP9 of the adopted CDP and the associated supplementary guidance.

Having regard to all the foregoing points and the proposal's compliance with the development plan and relevant material considerations, the proposed development is commended to Glasgow City Council and we respectfully requested that planning permission be granted.

I trust that the enclosed information is in order and that our client's application will be registered as valid and duly progressed. Should you require any further information; please do not hesitate to contact me.



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