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Loader Monteith

Project

Extension at 27 Kingsborough Gardens West End, Glasgow

Date

June
'21

Stage

Planning

Issue

1



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Planning Statement

Domestic Extension
27 Kingsborough Gardens
Hyndland
Glasgow
G12 9NH

Issue:
01
06.21

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1.0 Introduction

Summary

This feasibility report outlines the strategic brief and aspiration to alter and extend a B-listed Edwardian Townhouse in Glasgow's West End.

The clients have recently purchased a large 3 storey red sandstone town house in one of Glasgow's most architecturally rich areas, the leafy Kingsborough Gardens. The clients have a strong desire to increase the visual and spatial connections to the garden spaces to the rear of the property, principally by extending at basement/lower ground floor level and creating a terrace at ground floor level.

Architectural Commission

Loader Monteith Architects were appointed by the client in 2020 to produce plans for a rear extension with a terrace.

Objective

The objective of this commission is to provide a single storey rear extension that facilitates the terrace connected to the kitchen at ground floor level as well as a spare bedroom with ensuite and large sitting room at basement level with connections to the garden.

The brief of this project will in part be driven by economics - so a simple, robust and appropriate palette of materials and construction methodology is essential in delivering a beautiful and appropriate piece of architecture.

The architecture must be of a quality to facilitate the enhancement of the already exceptional building.

Study Area

The proposal is formed by a rear extension to a B listed 3 storey sandstone town-house at 27 Kingsborough Gardens. The study area comprises the fabric of the building as well as the surrounding built area.

Limitations & Issues

The compilation of this report has been largely unhindered by the ongoing COVID-19 pandemic, with the design team readily adapted to flexible working from home.

Relaxations in the Scottish Government guidance has allowed for the commission of surveys as well as visits to site by the design team.

Project Team

The team for the preparation of this report comprised of:

Loader Monteith Architects:

Matt Loader
Jamie Mack

About Us

Loader Monteith Architects was established in 2016 and is based in Glasgow with a growing portfolio of crafted and considered projects.

Recognised as one of the most talented emerging architects in Scotland by the Architect's Journal, our approach is to produce meaningful architecture that's uncompromising in design.

With our considered approach, we combine inherent beauty with narrative and purpose to achieve emotive impact and practical durability.

We aim to make architecture that helps to enrich peoples lives.



^ Beechwood House

2.0 Client Brief

Outline Brief

Internal reconfigurations and a single storey extension to the rear of the property.

At basement level a single storey extension projecting 2.5–3m out from the rear elevation along the length of the rear elevation. Reconfigurations at this level would comprise of removing the bathroom to create a large open 2nd lounge and en suite for the basement spare bedroom. The clients also desire to investigate the feasibility of creating a gym at basement level.

From the ground floor level the clients desire to be able to access a terrace above the basement extension. Access would be from the existing kitchen.

The precedent images provided by the client's indicate a clear aspiration for an extension and terrace that marry well with and compliment the existing B listed building. Glazing at basement level to create stronger connections to the rear garden, as well as a terrace to enhance the lives of the clients at ground floor level.

Initial Observations

The house sits in one of Glasgow's most beautiful terraces, Kingsborough Gardens. The terrace is fronted by a tranquil private garden and backs onto the rear of Hyndland road and a small lane. The plot is accessed via stairs at GF level to the front and a level threshold at lower ground floor/basement level to the rear garden. The listed red sandstone terrace faces East, the properties on the terrace and in the area generally are of extremely high quality.

Overarching Aspiration:

to create spaces that allow life to happen inside and out



^ Site Aspect Diagram



^ 13 Kingsborough Gardens

3.0 Context

City Wide Context

The house is located in Dowanhill in the West End of Glasgow. The area is approximately two miles west of Glasgow's city centre and hosts a wealth of local amenities and attractions. The site also provides excellent access to Glasgow International Airport, the Queen Elizabeth University Hospital via the Clyde Tunnel, and to local and national rail services via the nearby Hyndland Train Station. Kelvinhall and Hillhead tube stations are also a short walk away.

Local Context

The West End of Glasgow is a desirable place to live, with a wealth of amenities including parks, libraries, museums, coffee shops, restaurants, Glasgow University and sports facilities to name but a few. The house is ten minutes walk from the heart of the West End - Byres Road, although more immediately to the west are Hyndland Road and Clarence Drive, which provide a number of eateries, delicatessens and retail outlets to meet immediate demands (the need for a pint of milk, for example)

The West End of Glasgow is a pleasant place to be; the historical affluence associated with the development of Dowanhill and Hyndland has left behind a series of leafy and handsome Victorian buildings, streets and avenues, the addresses of which remain among the most desirable in the city.

Immediate Context

Kingsborough Gardens is a jewel within the West End. The houses, most of which hold a listing (thus reflecting their significance) are generously sized with well proportioned rooms. While the houses have a series of small back gardens, they also share a significant communal central garden described by the looping roadway. Interestingly, this development pattern of small private gardens attached to large properties and a shared garden has recently been duplicated to great effect by the 2009 Stirling Prize Winning project Accordia in Cambridge. This model has also recently been copied at the nearby town house development at Partickhill Bowling Club on North Gardner Street.



Local Area - Overview (View facing South)



^ Images of local streetscape

^^ Kingsborough Gardens Terrace
^ View of Kingsborough Gardens facing South

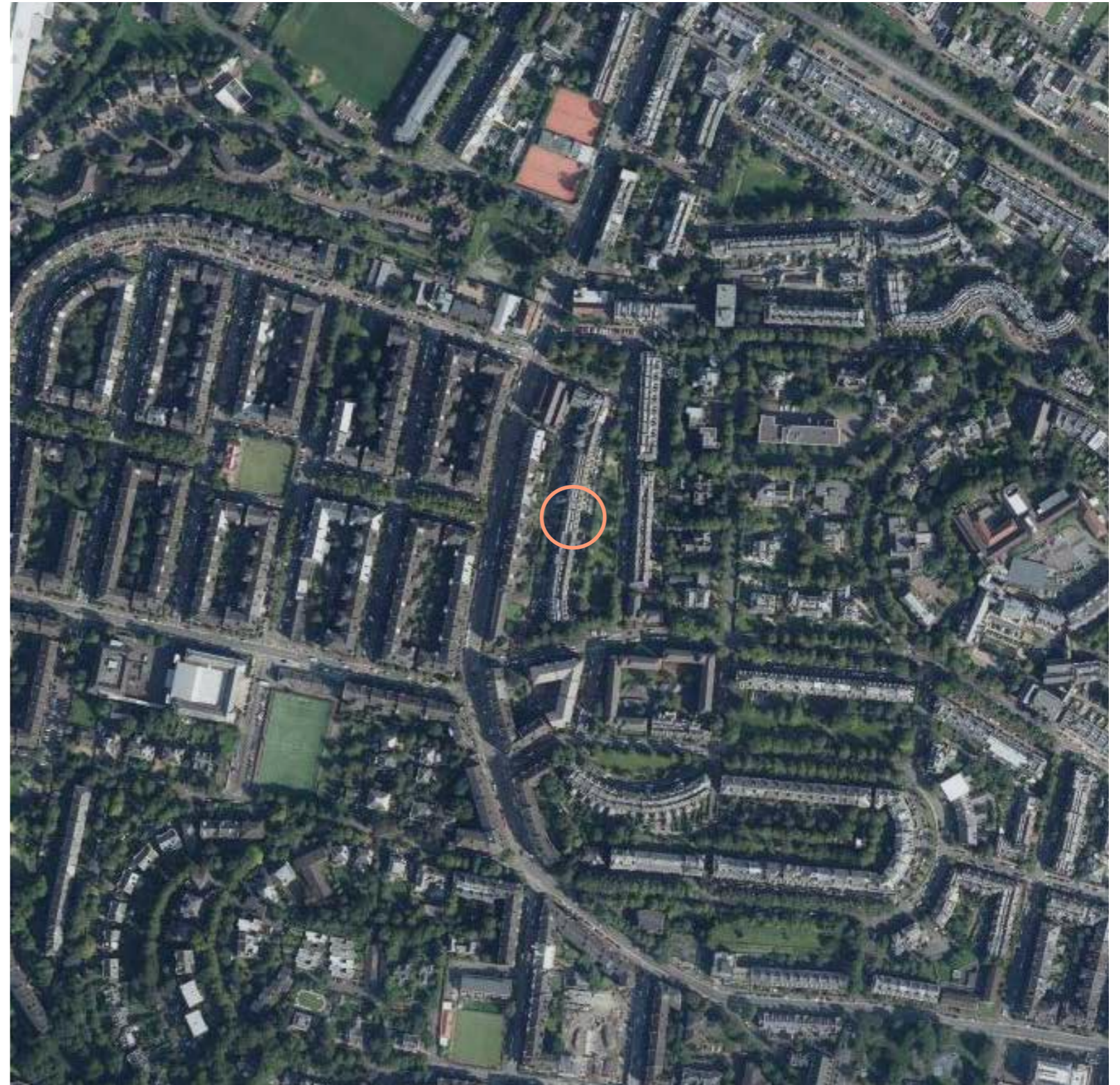
^ Surrounding streetscape
^^ Views of the rear elevations of Kingsborough Gardens and Hyndland Road

3.0 Context

Historic Maps

The historic maps opposite indicate that the property was formed (as the listing statement also confirms) in 19xx - between the 1896 and 1913 ordnance Surveys

Local historic developments adopt both red and blonde sandstone. Stained glass features, cast iron, decorative timber soffits, cornices and slate are also common to the area. As a result of these features the area falls within the Glasgow West conservation area.



^ Current Aerial View




^ 1896 Ordnance survey



^ 1913 Ordnance survey



^ 1932 Ordnance survey

 Denotes the site

Map Sources: Online - The National Library of Scotland

3.0 Context

Heritage Assests

The development of the Application Site has potential to impact on the special interest of several designated heritage asset types, identified below.

Conservation Areas

The Application Site is located within the Glasgow West Conservation Area, which was designated in 1972. Kingsborough Gardens is located in the west boundary of the conservation area, which is delineated by Hyndland Road.

The Glasgow West Conservation Area was adopted in 2011 and it is clear that the area represents a significant period of development in the west end of Glasgow during the late C18th and C19th.

Listed Buildings

The Proposed Development has the potential to indirectly affect the special interest of the following listed buildings by being located within their setting:

- CATEGORY A
- CATEGORY B

Building Address	Date Listed	Category
79 Hyndland Road, Hyndland Parish Church	15 December 1970	A
1, 3 Kingsborough Gardens	28 July 1987	B
5-11 (Odd Nos) Kingsborough Gardens	28 July 1987	B
13-41 (Odd Nos) Kingsborough Gardens	28 July 1987	B
22-38 (Even Nos) Kingsborough Gardens	28 July 1987	B
40 Kingsborough Gardens	28 July 1987	B
42-54 (Even Nos) Kingsborough Gardens	28 July 1987	B



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3.0 Context

Site Observations

In the course of the development of the proposals we have observed a number of changes which have occurred throughout the terrace.

Most prominent of these changes is the concentration of adaption to the rear of the terrace by way of altering windows and extensions.

Many of these alterations and extensions have been carried out in a manner which is either of little or negligible architectural merit but it is recognised attempts have been made (broadly) to be 'in keeping' to the character of the terrace through material or form.

The nature of these changes signifies that the existing utility and accommodation of the original home is not longer adequate to meet 21st century living requirements. In particular is the changing nature of the rear gardens and use.

Their capacity to support the evolution and change to suit the technical, social and legislative requirements of each generation is however a testament to their original construction and design.





The apparent uniformity of the principal terrace elevation facing the private garden disguises the variation between sections of individual dwellings within the terrace.

An aerial of the rear of the terrace serves to demonstrate how the terrace was most likely developed. It can be read that the corner plot 1-3 and nos. 5-11, 13-25, 27-37 (possibly including 39-41) where each allotted to different developer/builders.

On the principal elevation this can be read by the difference in articulation of the bay roof and dormers. Similarly, the sequence is legible by the projecting elements of the rear secondary elevation.

The rear built projections historically contained the ancillary service space of the homes at the lower ground level and would have been accessed from the rear lane. This afforded a separation of the staff and owners.

The narrow site and gentle curve of the terrace has resulted in a series of small inconsequential rear 'backland' garden spaces. However contemporary living has sought for greater use of these individual rear gardens.

It is observed that there has been a pattern of historical development and change to the rear of the terrace properties,

beyond that of landscaping and ad hoc sheds etc.

Excluding 1-3, and 5-11, there is a clear repetition of a single storey hipped slate roof projection at 13-25 and rear two storey bays to 27-41. The exception is at no.21 where this form has been elevated across three storeys including a canted bay window matching that of no. 9 & 11 and at 27 where the building line steps.

No.13 & 15 have infill extension between the projections. No.13 does not feature in this image having been completed in 2020.

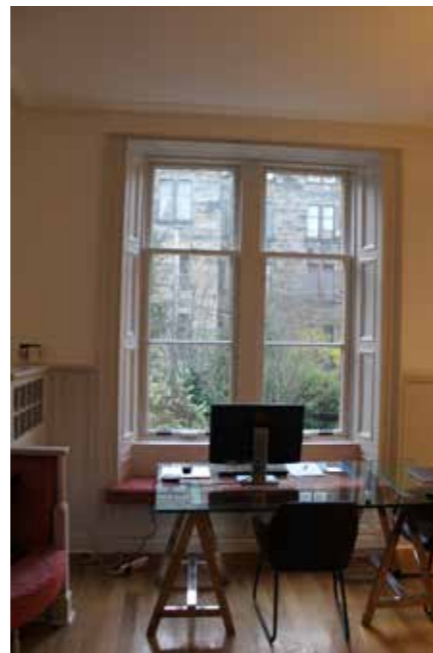
3.0 Context

Site Photos

The adjacent photos highlight the entrance to the building as well as the areas where the modifications will impact.

As the historic maps and listing indicates, the house was built in the first decade of the 20th century. There is an emphasis of stone detailing and stained glass that is common across most of the facades on the street. Rainwater drainage and servicing been pushed to the back of the local developments as is common throughout buildings of this period. the impact of a rear extension on this servicing will need to be taken into account.

As a terraced property, the site footprint is not vast but it benefits from the lengths and depth of the rear garden. The garden features level change as shown in the panoramic photo opposite.



^ Entrance / Kitchen
^^ GF Rear Elevation Windows / Garden



^ Rear Elevation / Garden Panorama
^^ LGF Hall / LGF Bathroom / LGF Bedroom

3.0 Context

Locale Materiality

Right & Opposite: Photographs of materials within and around the proximity of the site.
Below: Colour palette generated from local material details.





Blonde/red ashlar sandstone, like many areas of Glasgow, is the predominant material used for buildings within the area around the site. However, bricks and rougher stone finishes are commonly found within the back elevations of terraces and tenements. The back courts of local buildings are visually striking as a result of the informal layering of old and new materials which contrasts with the formal façades that face the street.

The adjacent photographs showcase particular materials that are common within the locale. Stone, brick, glass and metal (as well as the patination of these materials) all constitute to the character of the area. Slender metallic forms often curve decoratively with various visual motifs. In contrast, local decorative stone have a dense mass with carefully carved details.

The colour chart on the page opposite shows the result of mixing all of the colours on each individual photo into one uniform colour. Consequently, it can be noted that these colours and tones should sensitively respond to the surrounding context.

3.0 Context

Glasgow West Conservation Area

Right & Opposite: Photographs showcasing traditional architectural features within the Glasgow West Conservation area as well as various add ons that have been developed over the years.





The Glasgow West Conservation Area covers a significant number of communities including Dowanhill, Partickhill, Hyndland, Hillhead & Kelvinside. Being a predominantly residential area, the local typologies largely consist of terraces, tenements and villas. The local architecture expresses an array of period styles such as neoclassical, Gothic, Tudor & Jacobean. However, more modern extensions appear to challenge their context in either material or form. The Glasgow West Conservation Area Appraisal (2011) highlights a significant number of additional characteristics and nuisances that are typical of the area.

The location of the site is within the area of Hyndland and is part of a terrace development. The property benefits from a generous communal garden to the South and a residential lane.

