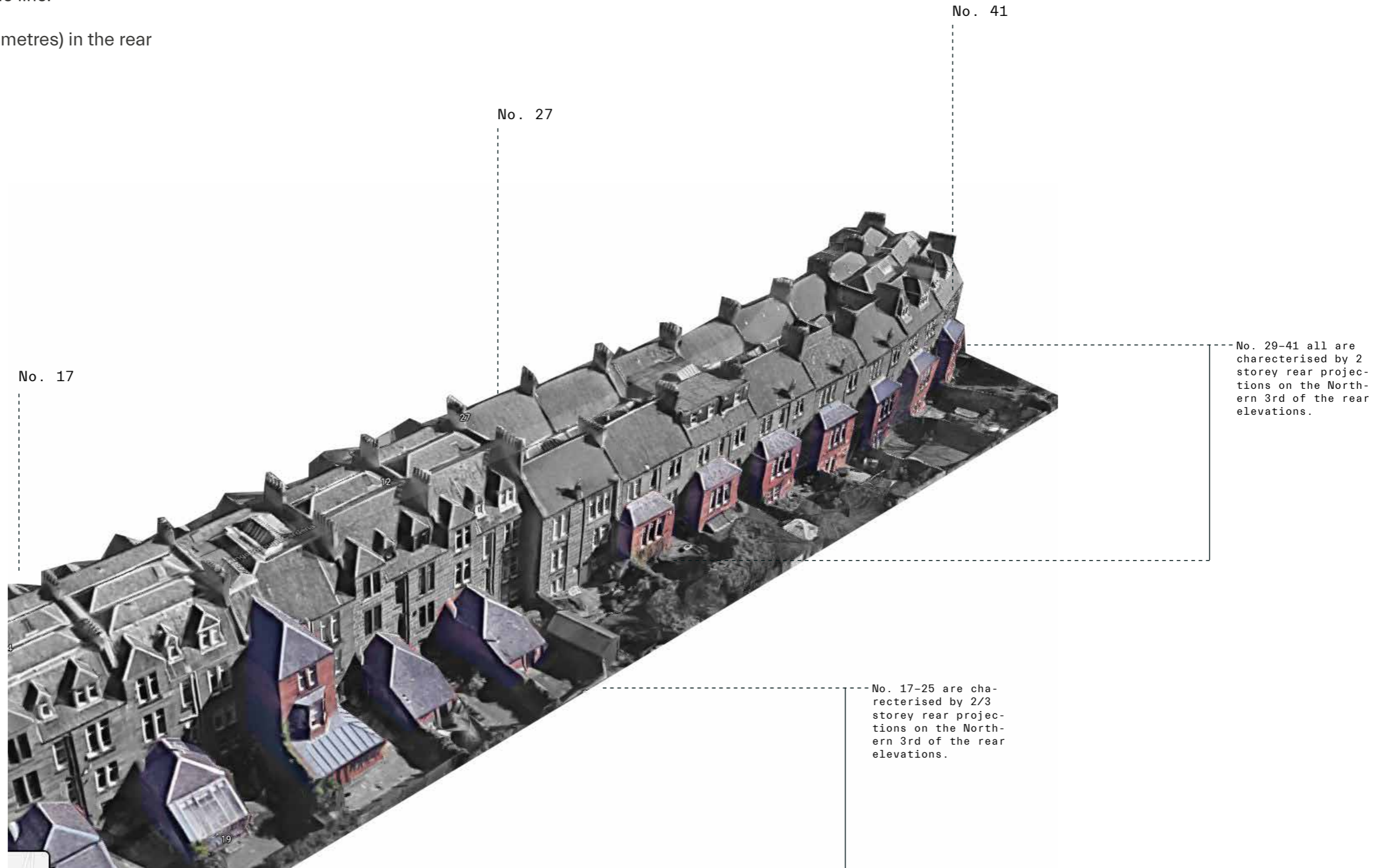


3.0 Context

Kingsbororogh Rear Elevation Study

The rear west facing elevations of the odd numbered Kingsbororogh terrace are characterised by significant 2/3 sandstone projections. Uncharacteristically for the Terrace no. 27 has no projection beyond the rear facade line.

This may be because of the step (of 1.5 metres) in the rear elevation that occurs here.





> Rear elevation of no. 27 - currently the only elevation on the terrace without a projection.

3.0 Context

Survey Drawings

The site of the terraced house sits across a half storey level change. The GF level is elevated from the street by several stone steps. The GF level at the kitchen is raised above the rest of the floor level. The basement or lower ground floor is accessed from the back garden. Generally the property is provided with large well maintained rooms typical of a town-house of the period, decorative features such as cornices and porticos are in good order. Timber flooring throughout the majority of the spaces, the sanitary spaces have tiled floors and the stairs have been carpeted.

Listing Statement

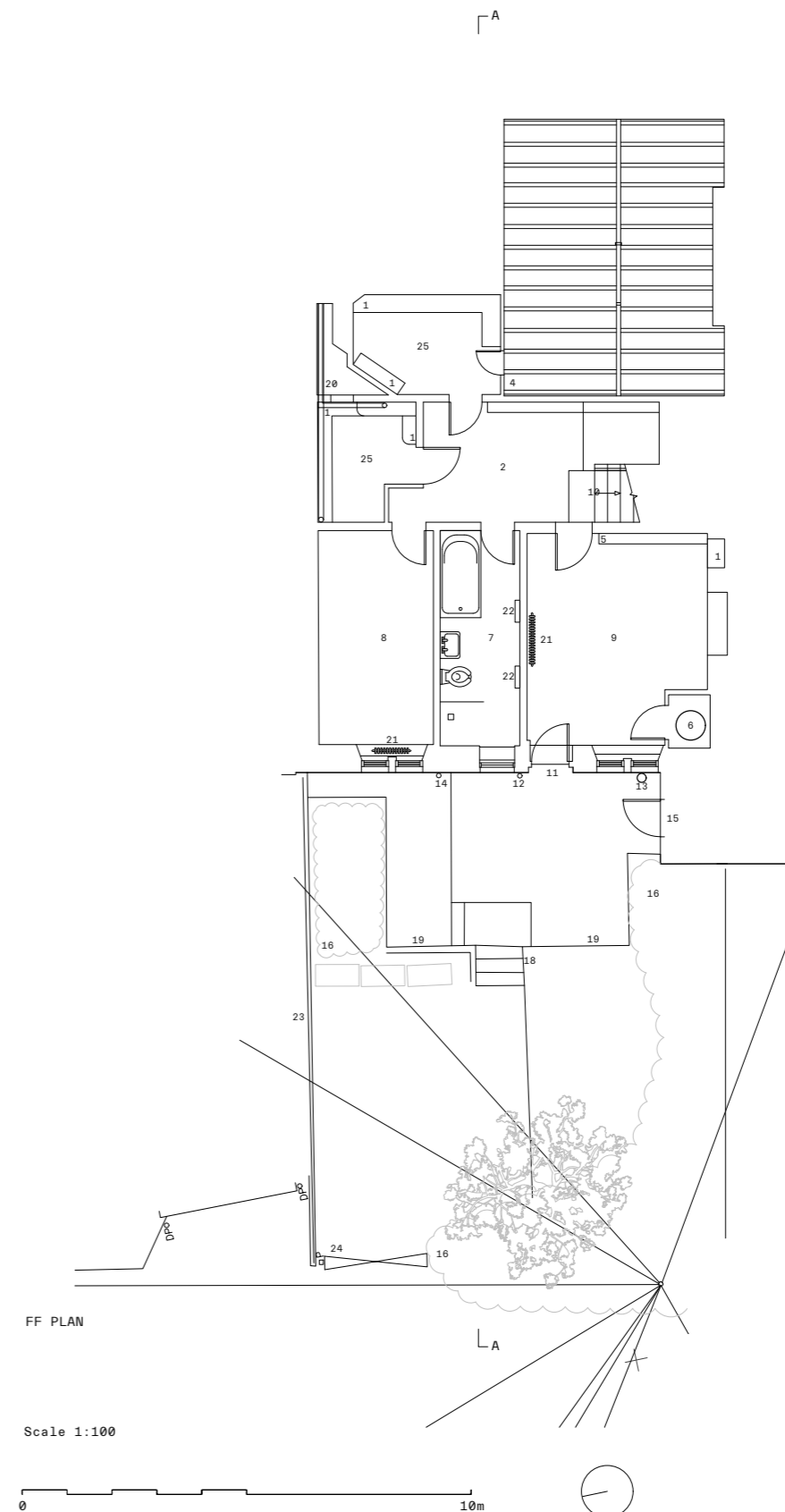
The relevant text from the HES listing has been extracted and placed below. Long terrace of 14 2-bay houses, all to similar facade design; Nos 1–37 by D Woodburn Sturrock, 1902; Nos 39–41 by William Benzie, 1903. Terrace curves gently at S (Nos 35–41) and is stepped down a slope; truncated at S. Polished red ashlar, bull faced at basement.

To left, steps oversailing basement to doorpiece with double leaf paneled storm doors; glazed fanlight. Flanking door, 2 narrow lights, mostly with leaded glass. Above door, bipartite window with bracketed cill. To right, full height 4-light bow window, corniced over ground. Plate glass to lower sash, upper often with leaded glass. Band course at ground and over eaves, timber modillions support eaves. Skews at party walls, corniced axial stacks, some octagonal flues.

Slate roofs, tile ridge.

Rear elevation stugged ashlar, mainly bi-or trientrance sash windows. Plate glass glazing to lower sashes; small pane glazing to upper sashes.

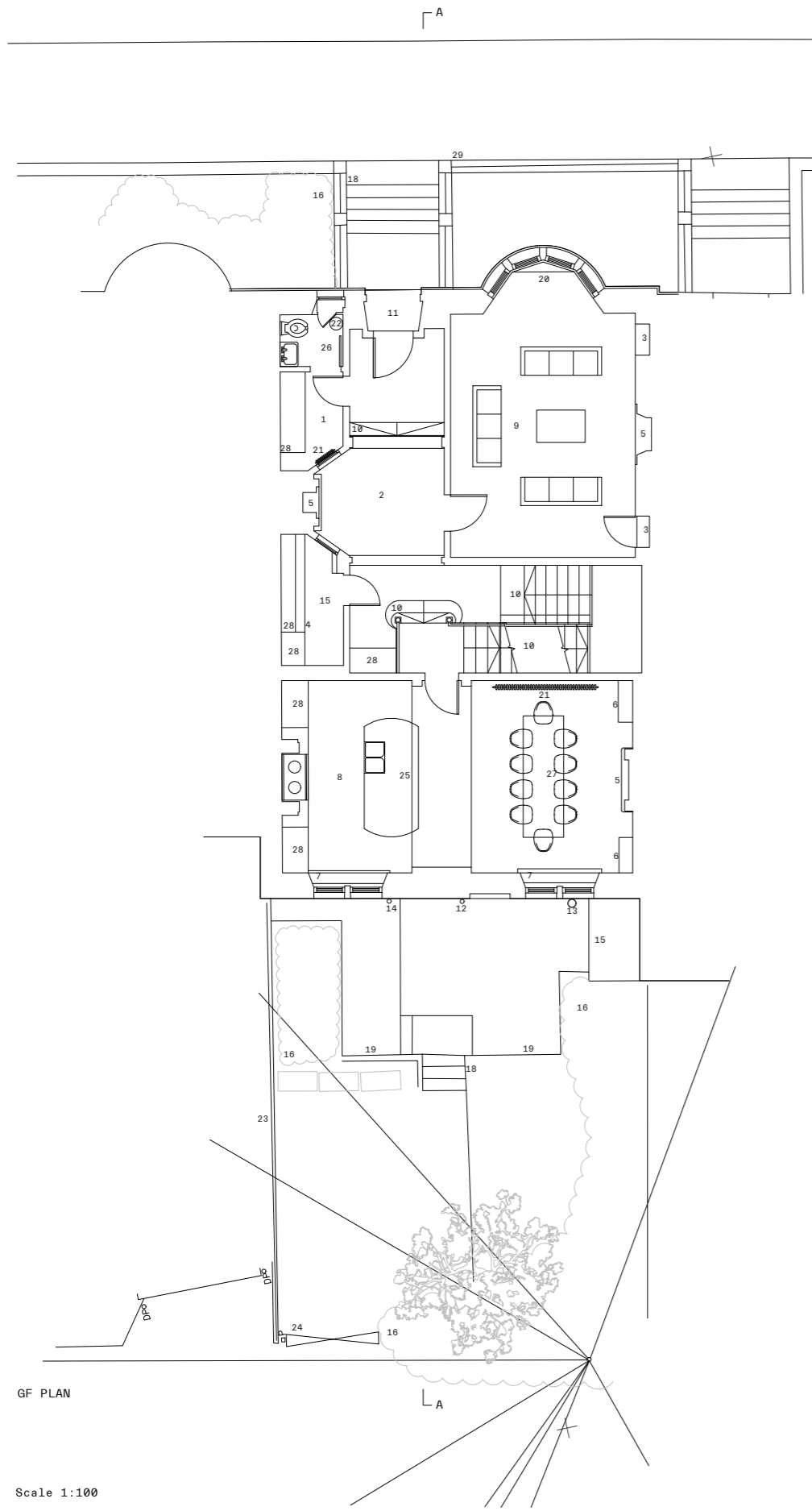
- LEGEND
1. Shelving
 2. Hall
 3. Shelving
 4. Undercroft
 5. Ledge
 6. Water Tank
 7. Bathroom
 8. Bedroom/Sitting Room
 9. Sitting Room
 10. Stairs
 11. Rear Door
 12. Drain Pipe
 13. Flue
 14. Rainwater Pipe
 15. External Store Door
 16. Vegetation
 17. External Paving
 18. External Steps
 19. Retaining Wall
 20. Service Pipes
 21. Radiator
 22. Towel Rail
 23. Fence
 24. Gate
 25. Store



^ 1:200 Site Section
> Topographic Survey

Notes
Project No.
130
Revision
Drawing No.
L1-1001

- LEGEND
1. Store
 2. Hall
 3. Shelving
 4. Worktop
 5. Fireplace
 6. Cabinet
 7. Window Seat
 8. Kitchen
 9. Lounge
 10. Stairs
 11. Front Door
 12. Drain Pipe
 13. Flue
 14. Rainwater Pipe
 15. Utility
 16. Vegetation
 17. External Paving
 18. External Steps
 19. Retaining Wall
 20. Bay Window
 21. Radiator
 22. Towel Rail
 23. Fence
 24. Gate
 25. Kitchen Island
 26. WC
 27. Dining Room
 28. Cupboard
 29. Stone Wall

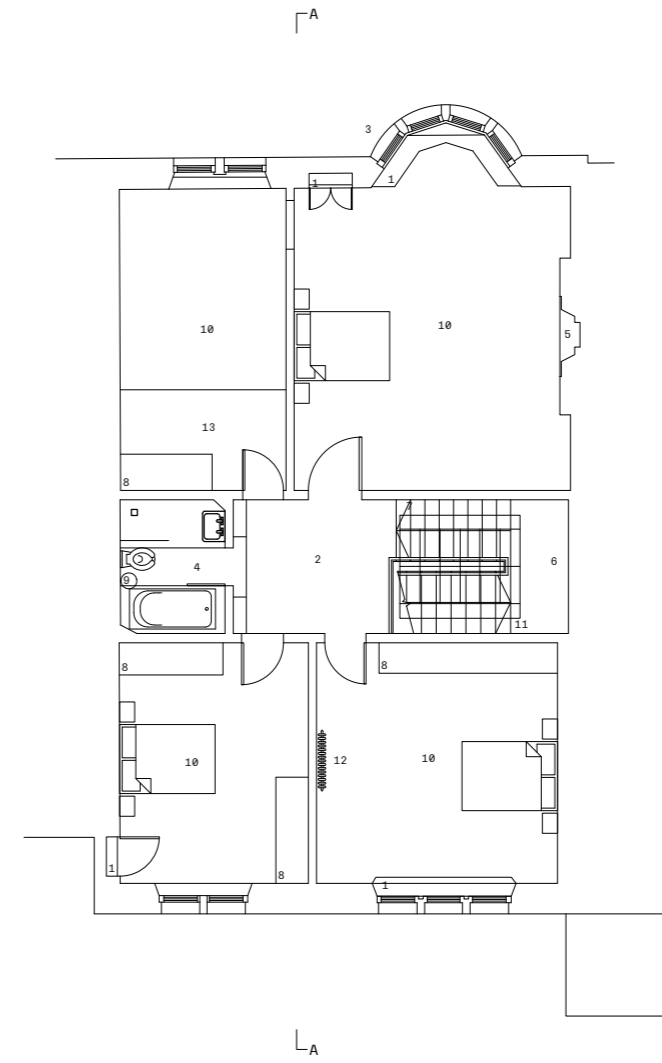


GF PLAN

Scale 1:100

0 10m

- LEGEND
1. Shelving
 2. Hall
 3. Bay Window
 4. Bathroom
 5. Fireplace
 6. Landing
 7. Stairs
 8. Cupboard
 9. Towel Rail
 10. Bedroom
 11. Skylight Above
 12. Radiator
 13. Flooring Removed



FF PLAN

Scale 1:100

0 10m

3.0 Context

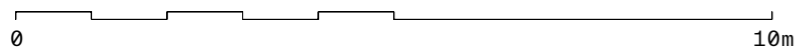
LEGEND

- 1. Bedroom
- 2. FF Landing Hall
- 3. Cupola
- 4. Kitchen
- 5. GF Hall
- 6. Porch
- 7. Stairs
- 8. Store
- 9. Basement Hall
- 10. Bathroom



EXISTING SECTION A

Scale 1:100



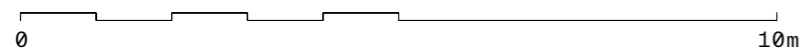
LEGEND

1. Existing red sandstone rubble wall
2. Timber painted sash and case window with sandstone sill
3. Cast iron rainwater downpipe/gutter
4. Cast iron foul water downpipe/vent
5. Slate roof
6. Lead ridge roll
7. Chimney (red sandstone)
8. Security light
9. Lead dressing
10. Painted timber back door
11. Metal Flue
12. Outlet
13. Security alarm
14. Obscured glass window to bathroom
15. Cast iron gutter
16. Fence
17. Vegetation



REAR ELEVATION

Scale 1:100



4.0 Planning Requirements

Relevant Planning Policy

Relevant Statutory Planning Policy

We have sought to look at the relevant planning policy, which along with the assessment of both the existing building and the surrounding landscape has led to a response which is appropriate in mediating between the demands of the client brief, and those of the listing and conservation area. Here are the relevant extracts to which we have responded throughout the genesis of the design:

Glasgow City Plan DG DES 3

The Council encourages the sensitive alteration and extension of listed buildings where this will not harm their special interest. To this end, proposals for the alteration of a listed building must:

- _respect the original layout and plan form of the building;
- _not result in the loss of historic fabric, including fixtures and fittings, which contribute to the building's special interest;
- _incorporate detailed design and materials which reflect the period, style and architectural character of the building;
- _replace missing traditional features, such as period doors or decorative plasterwork with good quality replicas of the originals; and
- _follow the guidance for repairs, alterations and extensions detailed in development guide DG/DES 3

Historic Scotland. Managing Change in the Historic Environment: Interiors

The interior of a historic building is important in defining its character and special interest. If a historic building has the protection of statutory listing then this includes the interior, whether or

not the list description itemises interior features. Listed building consent, which is administered through local authorities, is required for any works affecting the character of a listed building.

The significance of a historic interior, or part of an interior, is usually derived from a number of factors, including those set out in the paragraphs below. The degree to which an interior remains intact from key periods in its history, and its rarity in a broader context, are also important considerations.

- Plan Form
- Decorative Schemes
- Materials and Craftsmanship
- Fixtures and Fittings
- Archaeological Potential
- Historical, Cultural and Social Associations

Alterations to historic interiors should be considered in the context of the type and quality of the existing interior and plan form. Interventions should at all times respect and complement the interest and significance of the historic interior. A Heritage Statement, and if appropriate a Design Statement, may help assess and inform the appropriateness of any proposed changes.

Historic Scotland Guidance from New Design in Historic Settings:

Places and their context change over time and indeed we tend to celebrate these historic changes when viewed from the present day. In taking their place in the evolving character of historic places new designs can also help realise their full economic, and cultural potential. there is a view that new buildings in historic settings should seek to replicate existing buildings in design, appearance and materials. While this may be appropriate in specific

circumstances, for example where part of a larger architectural composition had been lost, in general we believe that new interventions in historic settings do not need to look 'old' in order to create a harmonious relationship with their surroundings. Some of the best recent examples are contemporary design responses. this approach suggests an honesty and confidence in our modern architecture which will be valued by future generations.



^ SEPA Floor Risk Map: site is largely unaffected with surrounding areas having some exposure to low rising surface water

4.0 Planning Requirements

Relevant Planning Policy cont.

Following a pre application enquiry reference 21/00317/PRE we have sought to take outline how the proposal deals with the following items of the supplementary guidance.

2.6 Privacy and Overlooking - The following guidance applies:

a) there should be no adverse impact on existing or proposed accommodation;]

b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;

c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;

d) above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18m apart and at least 10m from the site boundary. These distances do not apply to rooflights; and

e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.

2.7 Exceptions to these distances may be made in situations where windows are at an angle to each other, or, for ground floor rooms, effective permanent screening either exists, or can be erected. Decking is unlikely to be acceptable where, if there is a requirement for the erection of new permanent screening, the screening itself would have a detrimental impact on residential amenity.

2.8 Daylighting and Sunlight - Extensions to properties may cast a shadow over a neighbour's house or private garden that reduces their daylight or sunlight, and therefore adversely affect their amenity.

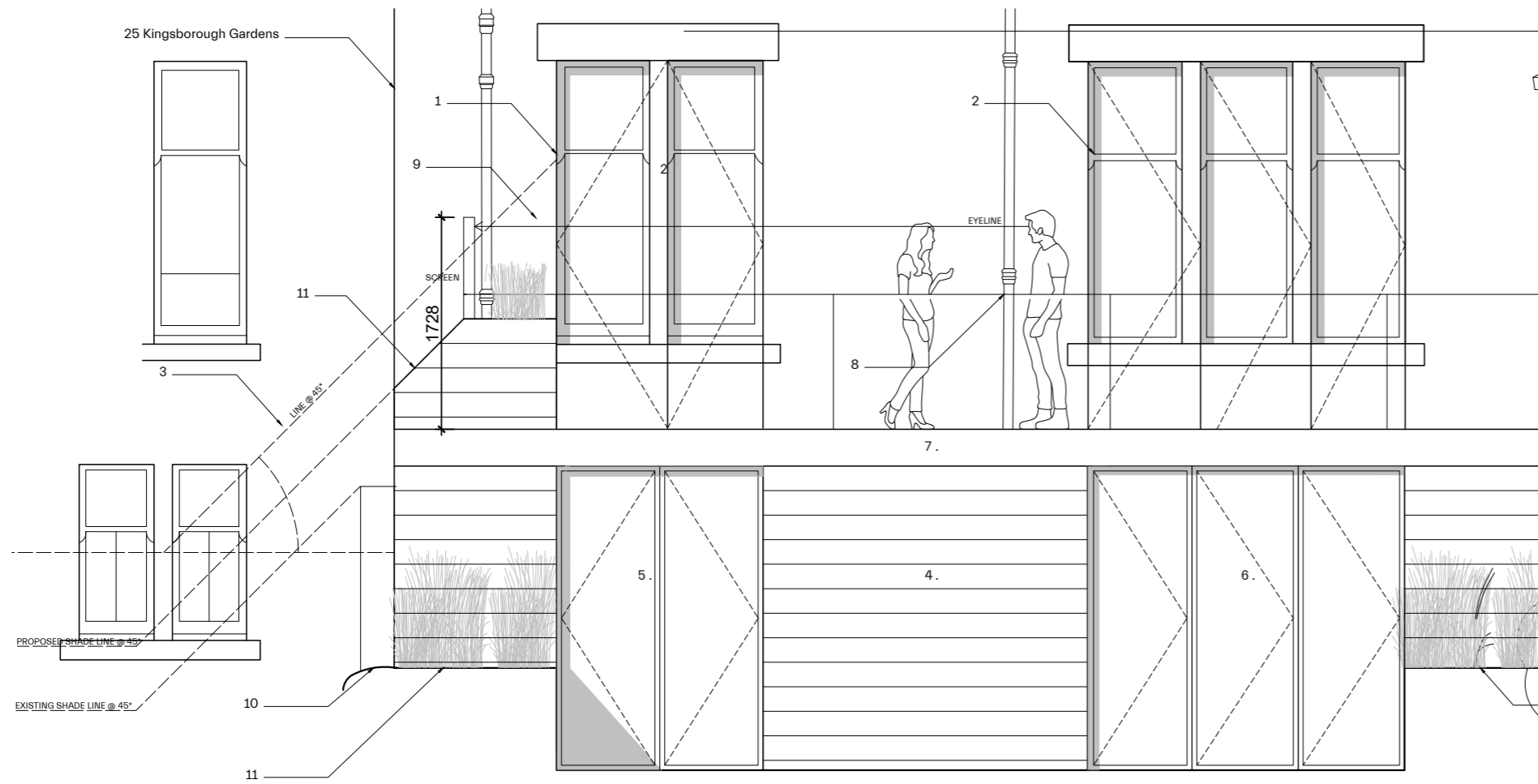
2.9 Extensions should not cause a significant loss of daylight to any habitable room (see Definition) of neighbouring properties, or significantly block sunlight to adjacent private gardens. There should be no significant adverse impact on either existing adjacent properties, or the proposed accommodation.

2.10 The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', second edition (PJ Littlefair, 2011) will be used to assess any impact on daylight or sunlight.

2.11 Where deemed necessary, applicants shall be required to provide the following assessments as detailed within the BRE guide to good practice:

a) single storey extensions will be assessed using the 45* test. Failure on both the elevation and plan would result in a significant loss of daylight to the habitable rooms in the neighbouring house and will not be acceptable; -(SEE DRAWING OPPOSITE)

c) the impact of extensions on private garden ground should be assessed, where considered necessary, using the 'Calculation of Sun on the Ground' test. Applicants should submit this information where requested using three points in time: 9a.m, 12midday and 3pm, for the Spring Equinox. The impact of the original dwelling house must be shown at these times as well as the impact of the proposed extension, to see whether the proposed extension will significantly increase the effect on neighbouring property.(SEE STUDY OVERLEAF)



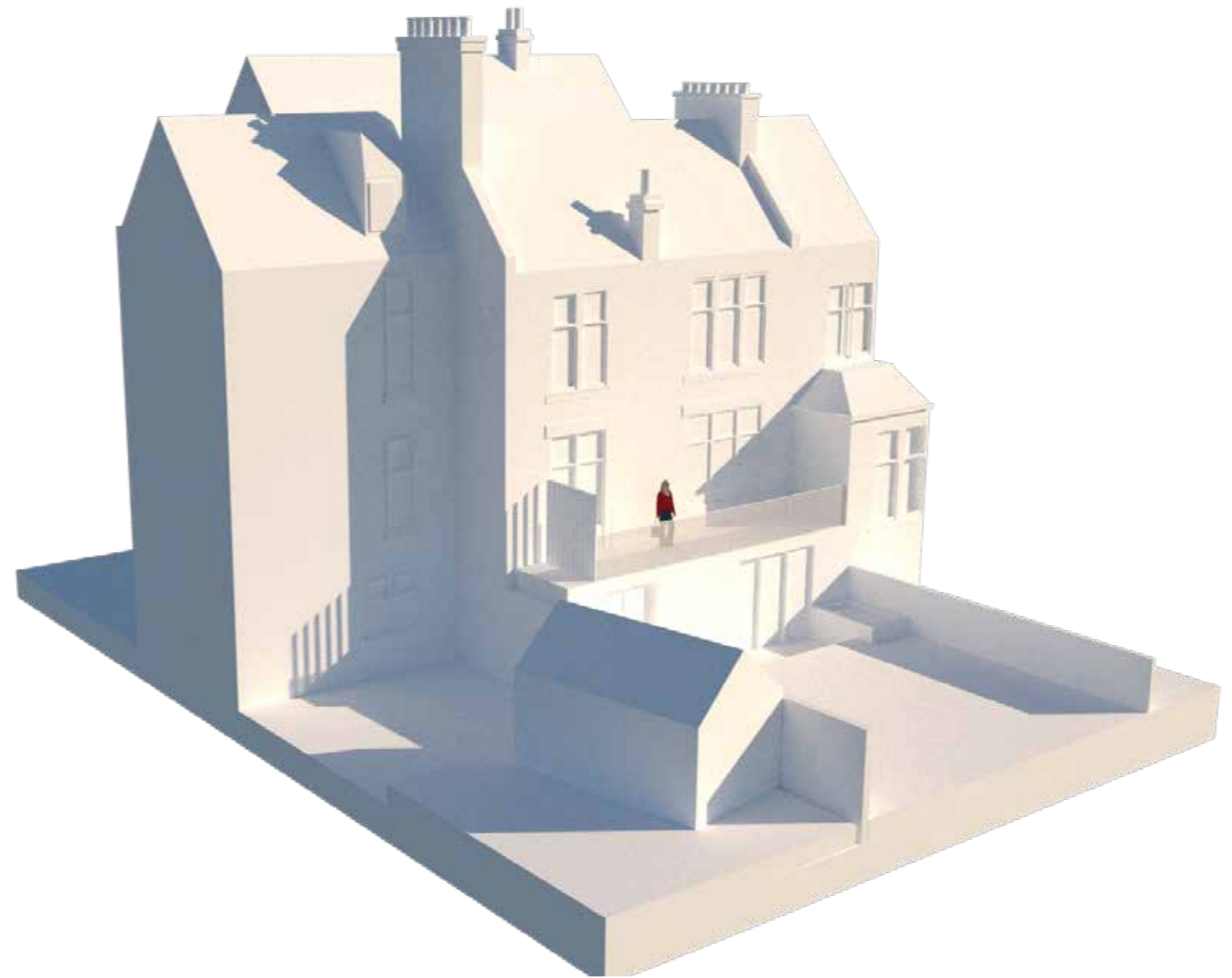
^ 45° Test, we see that the building's location allows for the 45° test, this also includes the location of a screen. We have measured both from the centre of the pane on the right as well as the centre of the window unit.

4.0 Planning Requirements

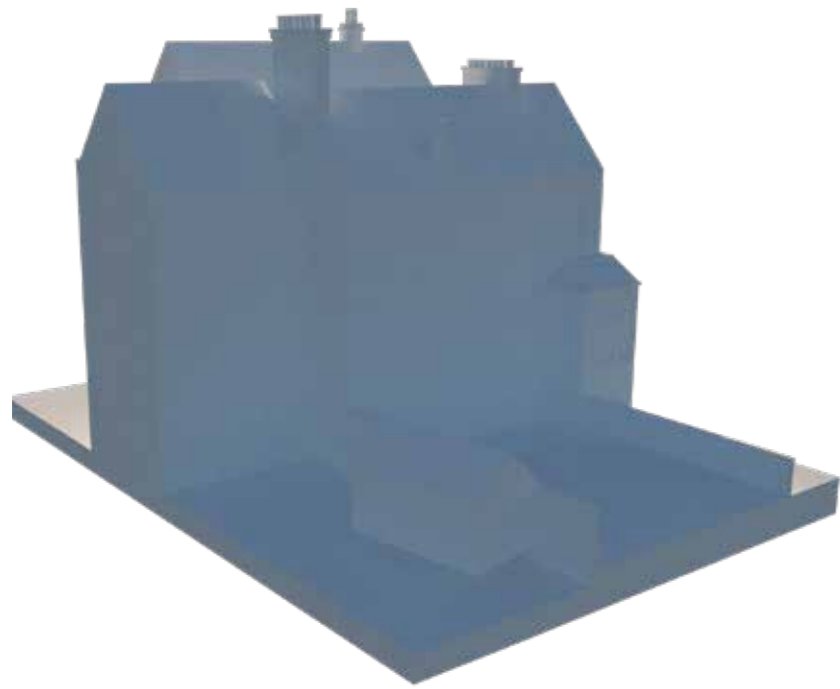
Lighting Analysis

Methodology : Using 3D modelling software we have geo-located models of both the existing and proposed conditions. Using the same software we have sought to display the shading of the neighbouring property (no.25) to the north at the three times highlighted within the planning policy SG01.

We can see from the attached-analysis that the location of the existing boundary fence casts a significant shadow on the neighbouring property,. We have carried out the tet at the three times stipulated within the planning guidance.



^ Shadows being cast into the Garden of 25 Kingsborough Gardens at 3pm on the Spring Equinox.



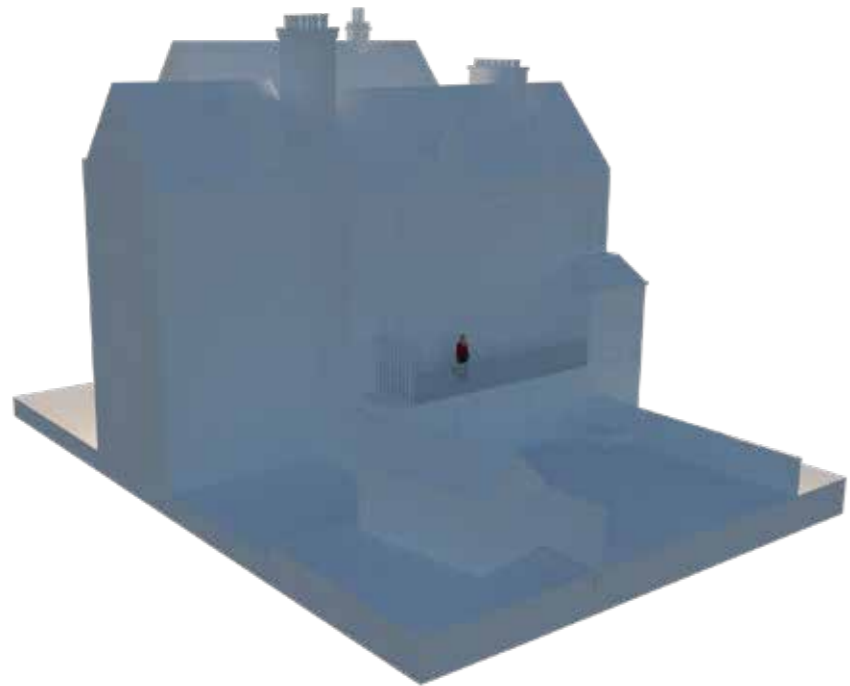
9am - Existing



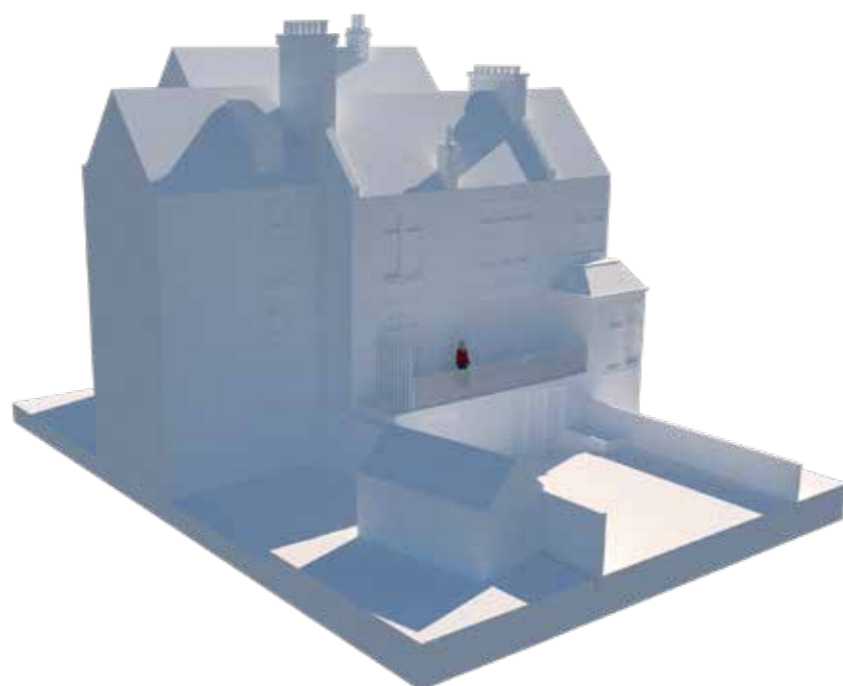
12 noon - Existing



3pm - Existing



9am - Proposed



12 noon - Proposed



3pm - Proposed

4.0 Planning Requirements

Local Planning Applications

There are several planning applications and approvals that have been processed within Kingsborough Gardens over the years. Loader Monteith Architects have recently completed a project successfully submitted for planning at 13 Kingsborough Gardens. On the same terrace no. 13 is also a B listed townhouse.

The adjacent drawings describe the scheme,

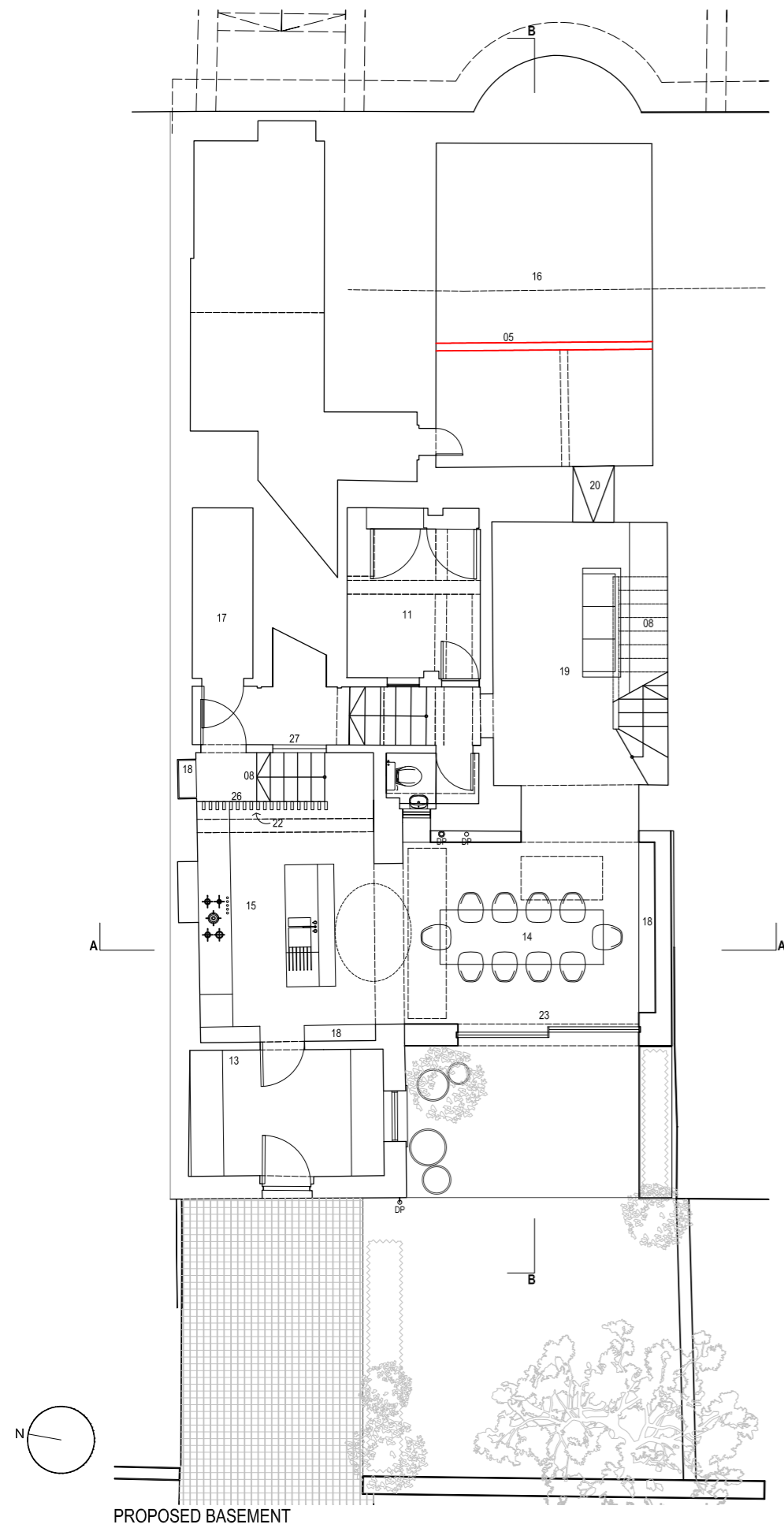


- LEGEND
- 01 Existing red sandstone rubble wall
 - 01a Existing themex carefully removed and stonework repaired
 - 01b New red sandstone (Irish, Irish - booted in with mortar to match existing
 - 02 Timber painted sash and case window
 - 03 New fifth format glazing within existing opening
 - 04 Cast iron rainwater downpipe/gutter
 - 05 Cast iron foul water downpipe/vent
 - 06 Slate roof
 - 07 Lead ridge roll
 - 08 Chimney (red sandstone)
 - 09 Painted timber fascia/soffit/board/bargeboard
 - 10 Lead dressing
 - 11 Painted timber back door
 - 12 Painted duct extract
 - 13 Low level skum vent
 - 14 New flush fitting conservation roof light with lead dressings
 - 16 All cornices to remain intact
 - 17 Relocated existing door
 - 18 Corten weathered steel cladding
 - 18a As 18 but punched with water-cut holes to dapple light
 - 18b Plaster formed of corten cladding
 - 19 Large format wet cast cope stone
 - 20 PPC aluminium upstand

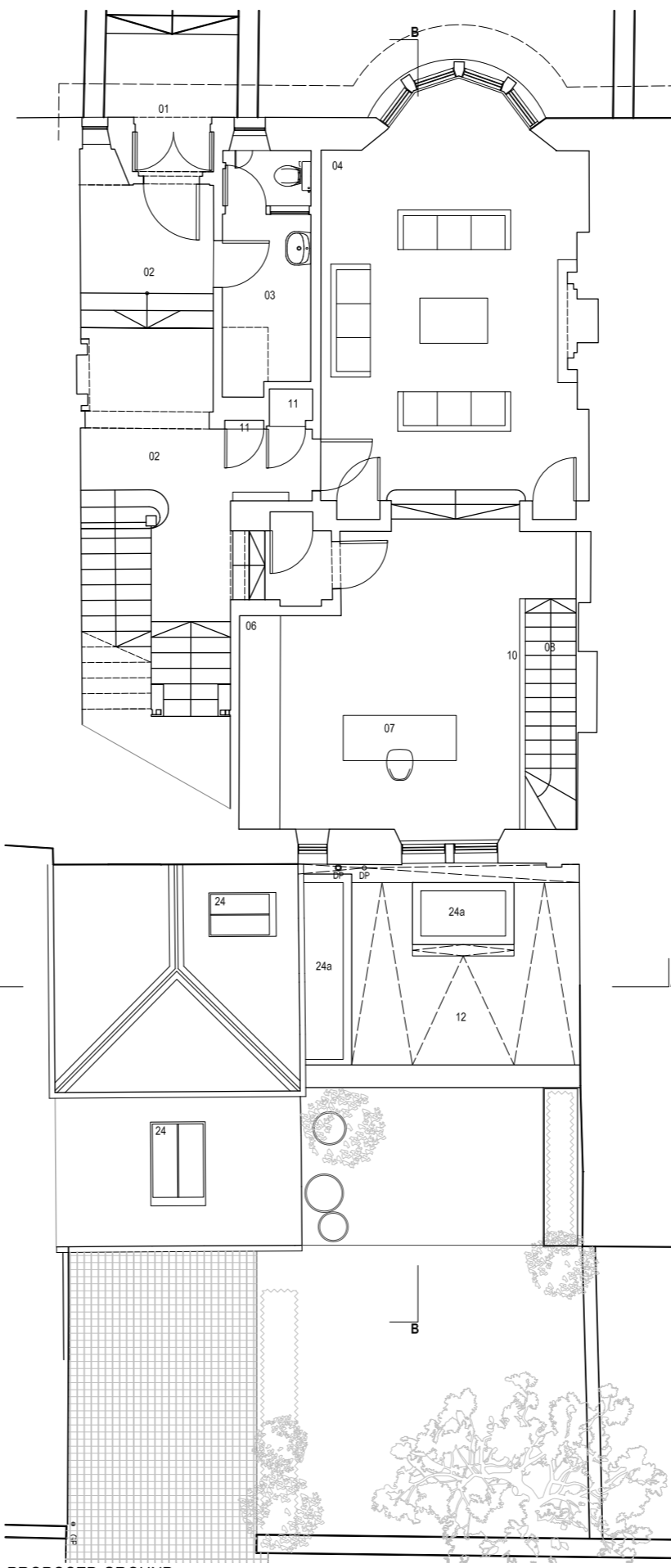


PROPOSED WEST FACING REAR ELEVATION
// SCALE 1:50

^> Completed single storey rear extension by Loader Monteith Architects at no. 13 Kingsborough Garden. Completed 2020.



PROPOSED BASEMENT



PROPOSED GROUND

LEGEND

- 01 Entrance
- 02 Hall
- 03 Existing WC/droakroom
- 04 Main living room
- 05 Wall to be removed
- 06 Mezzanine - storage
- 07 Mezzanine - office/study area
- 08 New staircase to lower area
- 10 1100mm high balustrade
- 11 Store/utility
- 12 New single ply roof
- 13 Boot room
- 14 Extension (dining)
- 15 Kitchen
- 16 New space below living room, structural alterations pending
- 17 Below stair store maintained
- 18 Open storage
- 19 Play room
- 20 Reduction/removal of ramp to be reviewed following scrape & lower
- 22 Below stair storage - potentially open for crockery, glassware, etc.
- 23 New thin format sliding glazing
- 24 New flush fitting conservation roof light
- 24a New frameless triple glazed 5" roof light
- 26 Timber hit and miss balustrade (ref. Orangerie)
- 27 Glazing to kitchen

Approved plans completed single storey rear extension by Loader Monteith Architects at no. 13 Kingsborough Garden. Completed 2020.

4.0 Planning Requirements

Local Planning Applications

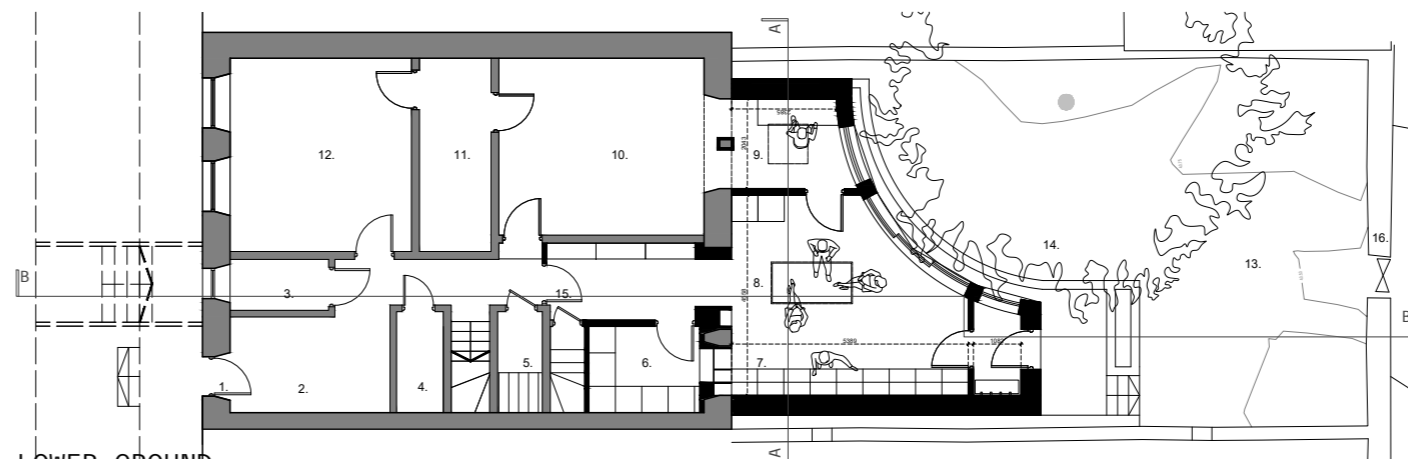
Loader Monteith Architects have recently successfully gained planning permission for a single storey extension to a B listed property at no. 11A Westbourne Gardens.

The adjacent drawings & images describe the scheme.



PROPOSED ELEVATION
SCALE 1:50

> Planning approved elevation for single storey extension to Number 11 Westbourne Gardens. By Loader Monteith Architects approved 2020.



^ Planning approved model for single storey extension to Number 11 Westbourne Gardens. By Loader Monteith Architects approved 2020.

Balconies/Alterations to Rear Fenestration

Below are the rear elevations of several approved planning applications in the local vicinity.



^ Bifold doors at no. 39 Kingsborough Gardens. Approved.



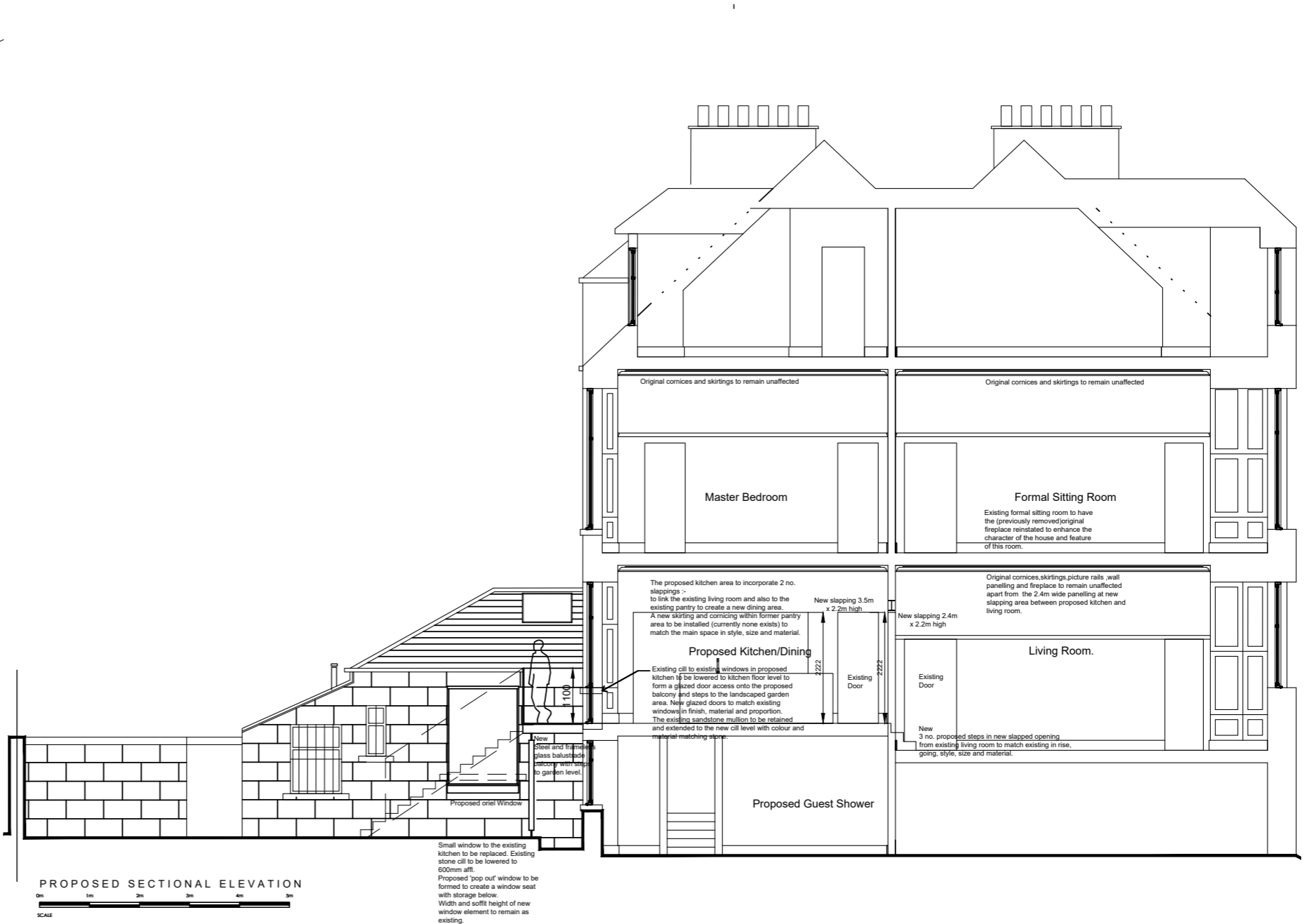
^ Balcony with glass balustrade no. 50 Clevedon Drive. Approved



^ Balcony with glass balustrade no. 111 Downhill. Stair access to garden. Approved.

Below are the principle drawings describing a terrace and "sill dropping" scheme at no.17 Kingsborough Garden's (pending consideration).

It is noted that the below scheme is going through a revision process similar to that outlined in the pre-application response 21/00317/PRE.



^> Balcony with balustrade no. 17 Kingsborough Gardens. Stair access to garden. Pending consideration.

5.0 Concept Design

Proposal

The proposal involves two sets of intricately engineered doors to access the terrace from the GF kitchen. The terrace is book-ended to the south by a roof-light (flush with the neighbouring two storey projection). To the north a brass louvre screen provides mitigation against the possibility of overlooking while maintaining the 45* rule. The louvres have been angled to also allows some light through to further reduce the impact on the neighbouring garden. See Sunlight Study for further details.

The door openings maintain the precise proportions of the existing elevation - this is further explained in the submitted scale drawings section. The three leaf opening will create a strong relationship with the inside and the terrace.

At basement level another rectangular space is created while again planters bookend this space.

At the lower ground floor a TV room/snug has been formed with secondary seating space below a rooflight, Large sliding doors enhance the relationship between this level and then garden. A secondary bedroom and an en-suite also open out to the garden via a set of sliding doors.

Below the GF living room we have provisionally proposed the location of a gym, the head height of this room will need to be explored and the extents of the excavation are to be confirmed.

Extension Gross Internal Floor Area: 18m2 (includes the floor area where existing external wall has been removed)

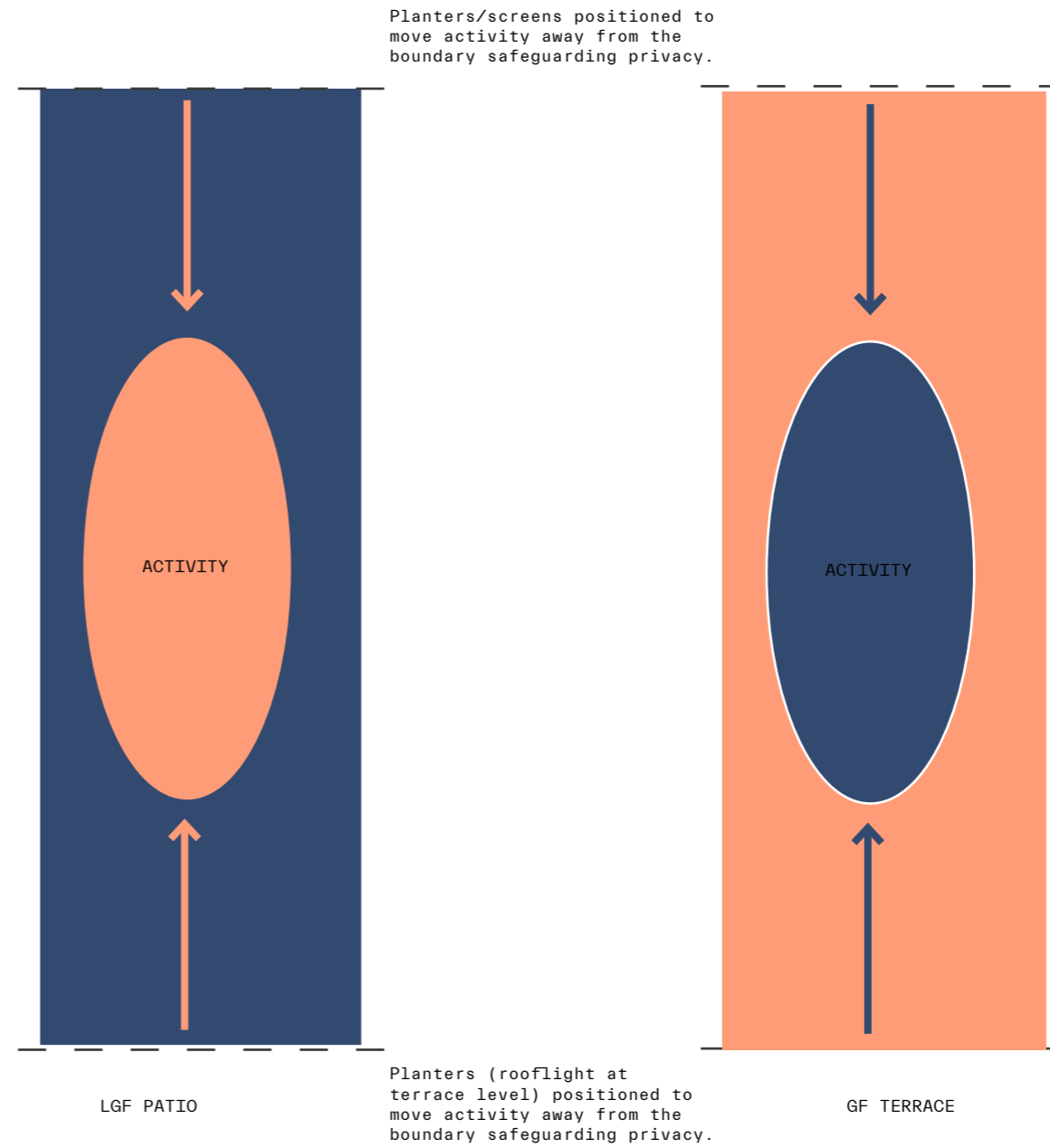


> Axo.

5.0 Concept Design

Proposal cont.

The accompanying diagram illustrates how the location of the planters and the roof light, encourages activity to take place within the central portion of both the LGF and GF levels



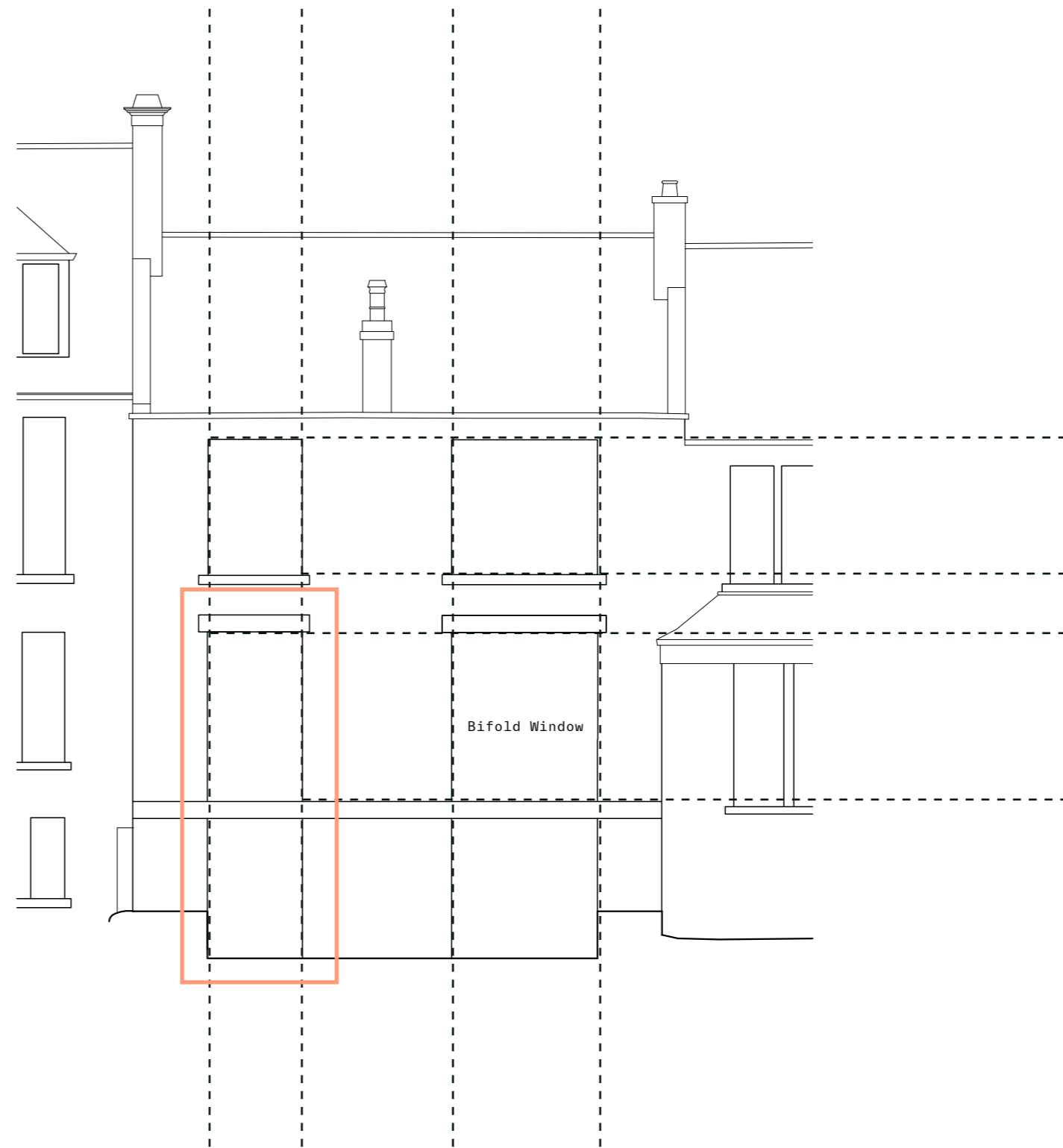
5.0 Concept Design

General Principles

As the building is listed we have taken a sensitive approach to maintaining the proportions of the windows to the rear elevation. While we have increased the width of the opening at the bi-fold doors we have sought to ensure that the fenestration now lines through.

We have also sought to maintain the proportions of the existing windows, to achieve this the bottom sections of the windows are formed in and red sandstone slips.

Please refer to the submitted scale drawings for further information regarding the windows.



^ Elevation openings have been arranged to vertically line through.

Materiality

We have outlined a possible material palette to form the extension. The materials chosen should compliment the both the form of the extension and the materials and vernacular of the existing building.

Red ashlar sandstone to form the walls of the extension. This material matches the existing terrace. Red Sandstone is found commonly throughout Glasgow, the material was originally quarried from Ayrshire and Dumfries. The presence of red sandstone tends to indicate a more recent construction date than the blonde sandstone (quarried from Glasgow and the surrounding area).

Large format glazing to the rear elevation, the glass forms a neutral material that can give a contemporary feel without contradicting the existing listed building. Large format glazing has been chosen to allow as much light as possible into the deep basement plan. Strengthened glass to form balustrade.

Brass to form the louvred screen, mitigating against overlooking of the garden at no.25

Pre-cast concrete to form the lintel above the proposed GF window.



6.0 Pre-Application Correspondence

21/00317/PRE

In March of 2021 after submitting proposals to the planning department we received the letter embedded opposite.

Please see below how we have sought to address the issues raised below.

"Having considered your proposal, should you wish to proceed with a formal application for planning permission you should consider the following information in your submission:

*City Development Plan Policies & Guidance
CDP01 - The Placemaking Principle
CDP09 - Historic Environment
SG01 - The Placemaking Principle
SG09 - Historic Environment -
Glasgow West Conservation Area Appraisal"*

Generally we have familiarised ourselves with the above policies and sought to understand their holistic aims of ensuring high quality design that maintains and where possible enhances the characteristic of the local environment. In response to this we have along with the client sought to create a high quality piece of architecture that uses materials and design rationale that reflects the high quality of those used by the original architects of the area. Specific issues raised within the above policies are answered below.

It is noted that the proposals seek to reconfigure the living accommodation, forming a balcony/terrace to be accessed via considerable alteration to the original fenestration to the rear of the listed building together with a single storey extension. Whilst I can appreciate the design rationale - with respect to the above Policy for listed buildings - there are elements of the proposed alterations which would not be acceptable.

In response to the concerns regarding the "considerable alteration to the original fenestration" we have re-designed the new openings to match the visible proportions of the existing fenestration. And while the bi-folding window at GF level does mean the opening is made larger, the principle of lining through the openings, as explained in the general principles sections, is one that corresponds with the approach to design that exists within the conservation area generally. We see windows in the conservation area almost exclusively lining through from floor to floor and it is somewhat of an

anomaly that this was not the existing condition at 27 Kingsborough Gardens. See figure 6.1.

The principle of a single storey extension could be developed however the window arrangement to the upper ground floor should be retained as existing. Furthermore, Policy SG9 advises that the formation of a balcony is unlikely to be supported in terms of the impact on the appearance of the listed building/terrace as a whole and conservation area.

We have specified frameless glazing to the guardrail, this material provides as little an impact as possible, please see figure 6.2. The design of the openings will allow for any impact on the buildings character to be mitigated. There should be no perceivable difference between the balcony accessed extension and a single storey extension.

There may also be concerns with respect to the provisions of SG1 in terms of privacy/overlooking given the proximity to the mutual boundary although planters have been specified to this effect. With reference to previous and current Applications for works of a similar nature - each case is considered on its own merits and the live Application at No 17 Kingsborough Gardens has not yet been determined. The same advice has been provided in this respect.

We have provided a screen to avoid the issue of overlooking and maintain the privacy of the neighbouring property, we have set the screen back from the edge of the boundary to insure that the structure passes the 45* test - this is further outlined in the attached scale drawings.

Further to this we have carried out a lighting analysis that displays how louvres could be used to maintain privacy while allowing light into the neighbouring property. The analysis also shows the limited impact the design has on the existing condition.

We have noted the comments regarding the Application at no.17 and have sought through this rigorous report to display clearly that this proposal stands on it's own merits.

With reference to Alison Farrell's comments regarding the down takings at LGF level, we have reduced the extents of the down takings between the living room and the extension at the LGF lounge.



^ Fig 6.2 Frameless glass balustrade at another Loader Monteith Project



^ Fig 6.1 27 Kingsborough Gardens presents the only instance where the FF and GF windows do not line through with on another.

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**Development and Regeneration
Services**
Glasgow City Council
231 George Street
Glasgow G1 1RX
Phone 0141 287 8555
Fax 0141 287 8444

Our ref: PRE APPLICATION ENQUIRY - OUTCOME
GCC Application Ref: **21/00317/PRE**

Loader Monteith Architects
Matt Loader
36 Battlefield Road
Glasgow
G42 9QH

5 March 2021

Dear Sir/Madam

SITE: 27 Kingsborough Gardens Glasgow G12 9NH

PROPOSAL: Erection of single storey extension to rear of dwellinghouse

I refer to your pre application request, reference 21/00317/PRE.

Having considered your proposal, should you wish to proceed with a formal application for planning permission you should consider the following information in your submission:

[City Development Plan Policies & Guidance](#)

CDP01 - The Placemaking Principle
CDP09 - Historic Environment
SG01 - The Placemaking Principle
SG09 - Historic Environment
Glasgow West Conservation Area Appraisal

It is noted that the proposals seek to reconfigure the living accommodation, forming a balcony/terrace to be accessed via considerable alteration to the original fenestration to the rear of the listed building together with a single storey extension. Whilst I can appreciate the design rationale – with respect to the above Policy for listed buildings – there are elements of the proposed alterations which would not be acceptable. The principle of a single storey extension could be developed however the window arrangement to the upper ground floor should be retained as existing. Furthermore, Policy SG9 advises that the formation of a balcony is unlikely to be supported in terms of the impact on the appearance of the listed building/terrace as a whole and conservation area. There may also be concerns with respect to the provisions of SG1 in terms of privacy/overlooking given the proximity to the mutual boundary although planters have been specified to this effect. With reference to previous and current Applications for works of a similar nature – each case is considered on its own merits and the live Application at No 17 Kingsborough Gardens has not yet been determined. The same advice has been provided in this respect.

The following applications and supporting documents will require to be submitted with your application(s) to ensure a timeous assessment of your proposal. You can [Apply for Planning Permission](#) online. Failure to provide these supporting documents may delay the decision on your application.

Application for Planning Permission
Application for Listed Building Consent
Existing and proposed scale drawings with scale bars
1:1250 location plan with site boundary outlined in red and north point
Design Statement

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Please note that the above advice is without prejudice to the formal consideration of any subsequent application.

Should you require any additional information regarding this pre application request, please contact **Alison Farrell** at alison.farrell@drs.glasgow.gov.uk or on **0141 287 8683**, who will be happy to help you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alison Farrell'.

Head of Planning and Building Standards

7.0 Precedents

In the course of researching for this project we looked at a number of projects that were similar, directly or indirectly, to the requirements of the brief, type of client or character of the proposals.

The photos on this leaf comprise of the client precedents, these images give an impression of the clients desire to create a contemporary well considered extensions that complements the historic building extended.

The images opposite comprise images of our own work (the two on the left) as well as precedents of extensions that create strong relationships to the garden at lower ground floor level while allowing for a terrace above.

All precedents presented create a strong sense of place in their response to the context of a high quality existing terraced building and a narrow site.

While lower ground floor extensions of high architectural quality are often found across London (exemplified by the precedents shown), Glasgow is also increasingly playing host to this typology and the high quality of the existing context demands a high quality response.





8.0 Summary / Next Steps

8.1 - Overview

The design detailed within this report takes a sensitive approach that simultaneously meets the brief of our client as well as compliance with the relevant planning requirements. The high quality of the materials as well as their careful application creates a simple but quality piece of Architecture. The materials have been chosen to marry with and compliment the existing building. The client's have sought to maintain and even enhance the symmetry within the fenestration to the rear elevation. The clients have also attempted to with-old activity from zones either side of terrace to lessen the impact on the neighbouring properties.

sufficient to move forward to planning, we do however value highly the input of the planning department and will seek to work together work together to move the project forward.

8.2 Costings

na

8.3 Structure

At this stage, we believe that there are a number of structural solutions which are likely to be possible to achieve all of these designs. The most cost effective solutions are likely to include timber frame construction, and it would be advisable to develop this with a structural engineer following the further development of a preferred option up to planning / warrant stage. Steelwork will be required where the slappings occur.

8.4 CDM (Construction Design Management)

As a domestic project, it is expected that a CDM coordinator will be required to provide input into the pre-construction health and safety plan, and to advise and monitor the main contractor's on-site operations and methodologies, and their diligence in relation to the construction phase health and safety plan.

8.5 Summary

We believe that the design detailed within this report is

