



DESIGN STATEMENT

Alterations & Renovation
of
82 Highburgh Road, Glasgow

Project No. 0010
12/09/2023



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Outline Client Brief

The principle aims of the Client is to reconfigure the layout of the apartment to remove non-original and unsympathetic alterations in order to restore the original grandeur of the rooms, while create a home that allows modern standards of living. This includes improved kitchen and sanitary facilities, as well as home working space, all while retaining and restoring the original character of the building.

The proposed works includes the removal of the cramped, non-original, non-compliant mezzanine level, kitchen, bathroom and access stairs. The kitchen will be relocated to the front room to create a living-dining-kitchen in line with modern living, while a new bathroom will be created centrally in the floorplan. This will allow the stairs and boiler to be removed from the bedroom and for a study area to be created in the spare room, with the original ceiling height and full length windows restored.

To achieve this will involve remedial repairs, replacement of later incongruous additions and the new alterations to improve the quality of the accommodation provided. Traditional, natural and sustainable materials and products are prioritised through all elements of the build.

The Clients recognise their responsibility to maintain and repair their listed property and acknowledge that this application is the start of a continuing process. These proposals have been developed in line with all available guidance from the latest City Development Plan, Supplementary Guidance and with reference to the Conservation Area Appraisal.

Analysis of Existing Location



Aerial Photo

Conservation Area

The flat sits within the Glasgow West Conservation Area, in particular the Dowanhill character area.

Area

The flat is located in the residential area of Dowanhill in the West End of Glasgow. The terrace is on the South-facing slope of the hill, with private communal gardens to the North and Highburgh Road to the South.

The flat sits within a terrace of 10, similar 2bay town houses, many of which have been sub-divided at some point. At the western end of the terrace is a block of modern flats. Opposite there is a two storey terrace that is a mixture of original and recently build replica houses.

Existing Building - General

General

The dwelling is a ground level flat, situated within a subdivided terrace comprising of a Lower Ground Floor, Ground Floor, 1st Floor and 2nd, Attic Floor. The separate dwellings are all accessed via a communal shared hall and stairway. There is a sloping, shared garden to the rear, accessed from the Lower Ground Floor.

The dwelling sits within a terrace of 10 similar properties, many of which have also been converted from townhouses and subdivided into flats.

The building is constructed from blond sandstone, with bay windows to front and rear, with a slate roof featuring two dormer windows to the front elevation. The property is entered from the Ground Floor level, via a set of stone steps.

The building is Category C Listed.



Front of property



Rear of property

Existing Building - Listing

Listing:

66 – 84 (Even nos) Highburgh Road
<https://portal.historicenvironment.scot/designation/LB32523>

Description - (all external)

Circa 1874.

Astylar terrace of 10x2-bay houses; truncated at W.

2 storeys, attics and basement.

Polished ashlar, stonecleaned; some doorpieces painted.

Each 2-bay elevation:

To right, steps oversailing basement to architraved, consoled and corniced doorways;

double-leaf panelled storm doors. Single light architraved window above door.

To left, 2-storey canted window rises from basement; corniced over each floor with blocking course at 1st.

Sash windows, plate glass glazing. Band course at eaves, plain cornice.

Architraved dormers with pilasters supporting arched pediment inset into deep panel parapet, with surviving terminal die pedestal at No 66. Mostly 4-pane glazing to dormers.

Cornice axial stacks; mostly octagonal cans slate roofs.

Plain cast-iron railings to steps and basement; absent at No 82.

Flank to Hyndland Street: 3-bay; all windows single light with architraves. Main cornice with deep parapet and two pedimented dormers.

Rear elevation stugged ashlar with alternately 2-storey canted windows, or tripartite windows at ground and 1st; bipartite windows to attics.

Vestibule doors tripartite with glazed sidelights and fanlight, some with acid etched glass eg 78.

Statement of Special Interest
Formerly Foremount Terrace.



Entrance

Exterior of Building

Exterior Walls

The exterior walls are constructed from blonde ashlar sandstone and generally in good condition. To the rear, the Lower Ground Floor has been painted white.

Front of property



Rear of property

Guttering

Guttering is generally cast iron, although it has been heavily re-routed and modified to the rear in an irregular fashion. Some of this is rusting and shows evidence of leaking.

Existing Windows



Divided window to rear room

Windows

The windows are timber sash-and-case and in generally very poor condition. Please see attached condition report. There are two bay windows, one to the front and one to the rear, in the bedroom. To the spare room there is a pair of 2-sash windows that have been painted closed and blocked by the mezzanine floor and dividing wall between kitchen and bathroom.

See Condition Report for full details.



Divided window from Mezzanine



Divided window from Kitchen



Divided window from Shower room

Existing Windows



Bedroom Window



Detail of Living Room window

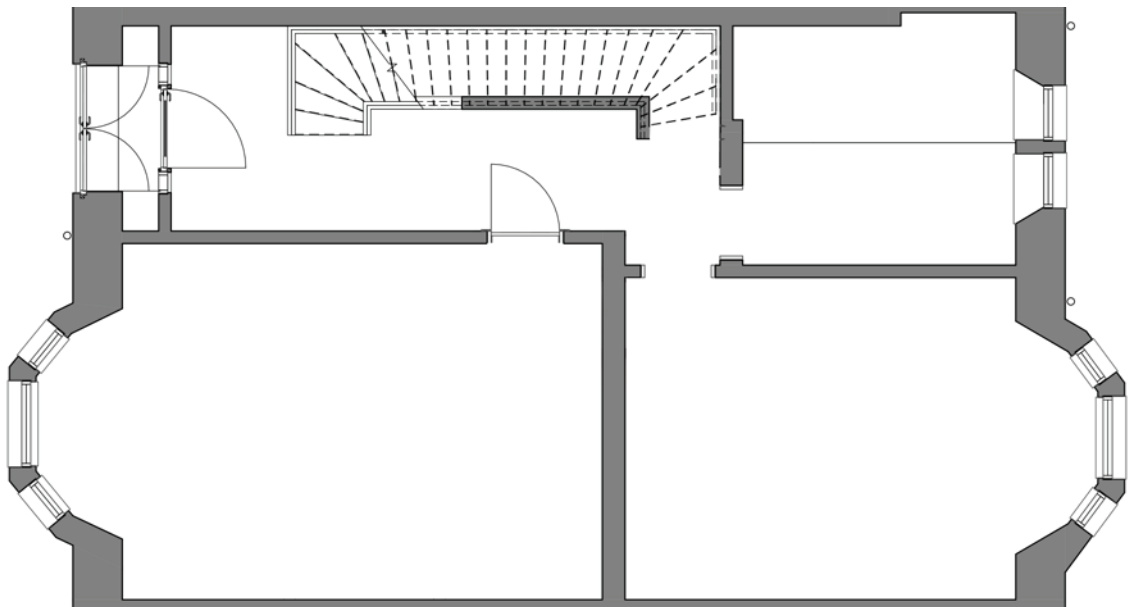


Shutter to Bedroom Window

Original Layout

General

The apartment has been heavily modified in the past, probably at the time the property was sub-divided into flats.



Original Layout

Original Layout

Originally, the apartment is housed on what would have been the main Ground Floor of the townhouse.

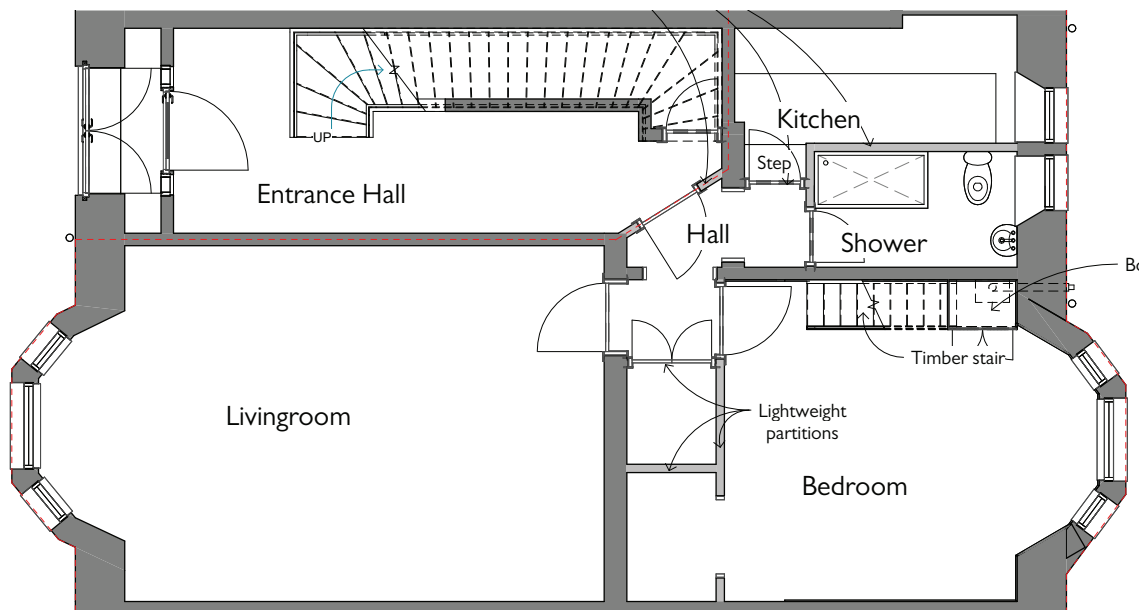
This floor comprised of the large entrance hallway, which now forms the common access stair, and three separate rooms. These comprise of the lounge to the front, with a bay window and access originally directly from the hallway. To the rear, now the bedroom, was another large room with a bay window. The 3rd room, which now houses the kitchen, shower-room and mezzanine, was smaller than the other two.

All these rooms had tall ceilings and direct access to the hallway.

Current Layout

Current Layout

When the townhouse was sub-divided, many alterations which were not in-keeping or good quality were made to create a separate apartment.



Current Layout

Current Layout - Hallway



Hallway

Hallway

In the entrance hallway, a diagonal lightweight wall was installed to create a new front door to the apartment. This contains a small, plain door and the wall has cut through the original cornice of the entrance hall.

This provides access the apartment's hallway, which is small, dark and awkwardly shaped making access difficult, particularly for wheelchair users, or people with mobility issues.

The hallway has a lowered ceiling which changes in height irregularly and there is no natural light.



Hallway



Front door from communal close

Current Layout - Living Room

Living Room

To the front, the living room retains many of the original features, such as the ornate cornice, ceiling rose and timber shutters. Some of the plasterwork has minor cracks and the walls are covered in woodchip wallpaper. The doorway appears to have been moved from it's original location to provide access into the new hallway. It appears that the original panel door has been retained, but covered by a thin mdf facing, so may be salvageable.



Living room



Living room cornice detail



Living room

Current Layout - Bedroom

Bedroom

The bedroom to the rear was divided to provide room for the new hallway, as well as some cupboards by creating a lightweight timber partition. This has decreased the size of the room and has likely damaged some of the original cornice behind the partition. Some of the cornice has remained intact on the original walls, but the partition is plain, with no cornice and has some unsightly shutters at high level. There is no ceiling rose.



Stair to mezzanine with boiler cupboard



Bedroom window



Boiler cupboard in bedroom



Existing partition to bedroom

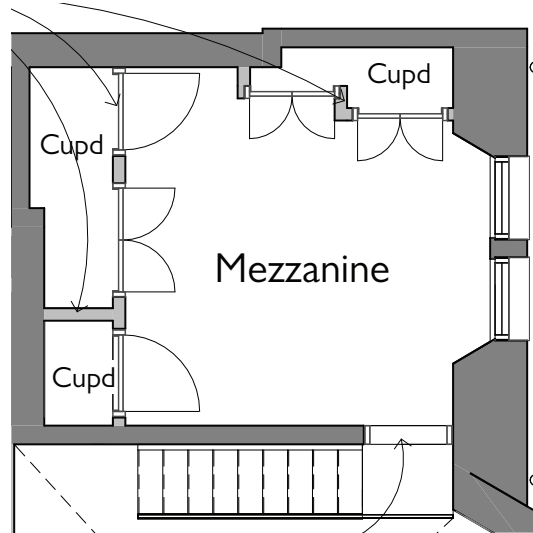
The bay window still features half height timber shutters, which are likely original.

To the wall adjoining the spare room, there is an open tread timber stair leading to a small opening (roughly 1.5m tall) in the wall at high level which provides access to the mezzanine. Below the stair, in a small cupboards is the boiler. The stair is non-compliant and dangerous to children. It appears that the original door has been retained, similarly to the living room, but has been repositioned into the new partition wall.

Current Layout - Rear Room

Rear Room

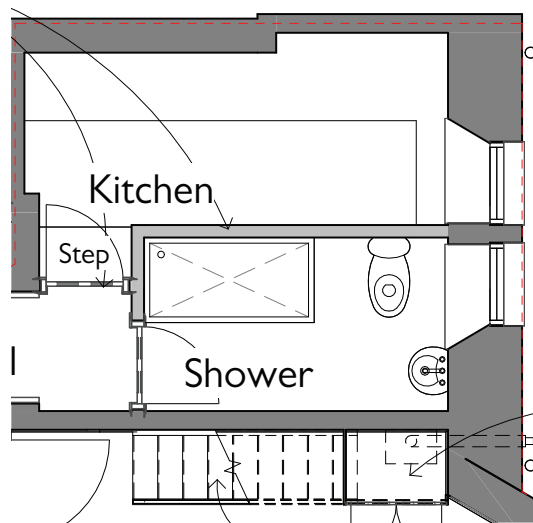
The other room to the rear has been unsympathetically divided into three rooms as well as access. This is the kitchen, the shower room and the mezzanine.



Existing mezzanine plan



Stair to mezzanine with boiler cupboard



Existing plan of rear room

Current Layout - Rear Room (Shower Room)



Shower room window

Shower Room

The shower-room is access directly from the hallway, has limited headroom of 1.96m, and very little manoeuvring space. The sanitary facilities are worn out, aged and combined with the lack of appropriate headroom and access, this room is not compliant on current building regulations. There is limited ventilation through the part of the window that has been shared with this room.



Shower room

Current Layout - Rear Room (Kitchen)

Kitchen

To access the kitchen, there is a step down, making it inaccessible to wheelchair users. The ceiling level varies across the room and there is a single run of units to one wall. Ventilation is again limited, as the window has been sealed shut and this room would not be compliant under current building regulations.



Kitchen showing low roof



Kitchen showing step and roof void



Kitchen

Current Layout - Rear Room (Mezzanine)



Entrance to mezzanine

Mezzanine

The mezzanine, accessed from the bedroom, is only 1.7m in height and splits the original window, sealing it closed. It does not have adequate ventilation, headroom or access to be classed as a habitable room. There are several lightweight store cupboards that further divide this room. No cornice or original features are evident. The floor to the mezzanine is very thin and probably not strong enough to house any weight, let alone soundproofing.



Mezzanine window



Entrance to mezzanine seen from bedroom



Cupboards in mezzanine

Current Layout - General

General Condition

Generally, the alterations made to subdivide the property are unsympathetic to the historic structure of the building, of poor quality workmanship wise and below the standards wanted or even required for modern living. There is very poor access to the facilities needed for everyday life, and the rooms are often cramped, poorly designed and with limited headroom, light, ventilation and level access.

Where the original features remain, they are generally in quite good condition and ornate in fashion. The original rooms are well proportioned with generous head height and good amounts of natural light from the tall sash-and-case windows.



Cupboard to hall



Step in kitchen entrance



Partition from bedroom, showing cupboards



Bedroom cornice

Proposed Design

Proposed External

Window Repair, Restoration and Replacement

The sash-and-case windows are to be sensitively replaced with new sash-and-case windows as per the attached documents. All repair and restoration work will be in line with the guidelines in “design guidance for the repair and replacement of windows in listed buildings and properties in conservation areas” document and other appropriate guidance.

Drainage

To the rear, the drainage and downpipes that are out of place will be straightened to a more suitable route once the boiler flue has been relocated. Replica metal pipes will be used and coloured to match the existing in colour and size.

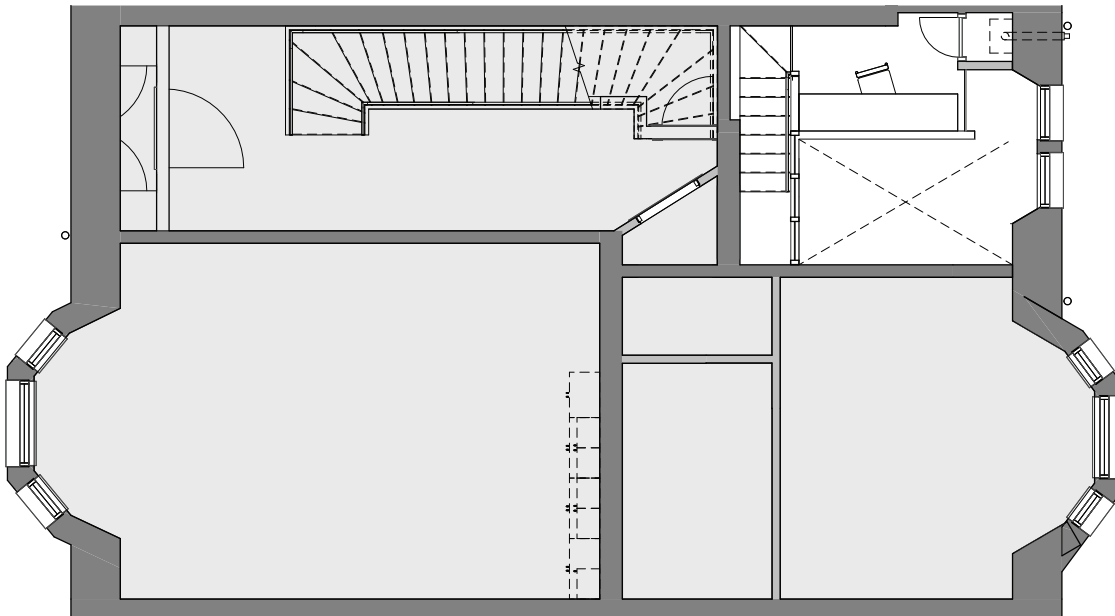


Front of property

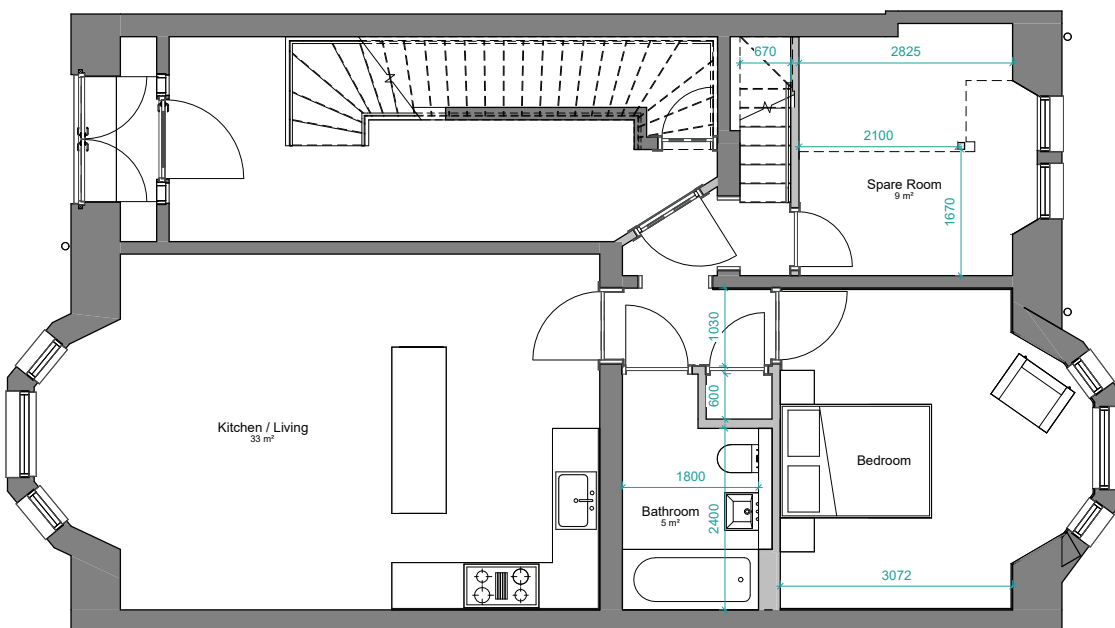
Proposed - Aims

Aims

The client wishes to restore the original grandeur of the property, retaining and repairing original features, restoring the windows and bringing back the height, light and proportions to the rooms as properties of this age deserve.



Proposed Mezzanine Plan



Proposed Ground Floor Plan

Proposed - Kitchen-Dining-Living Room

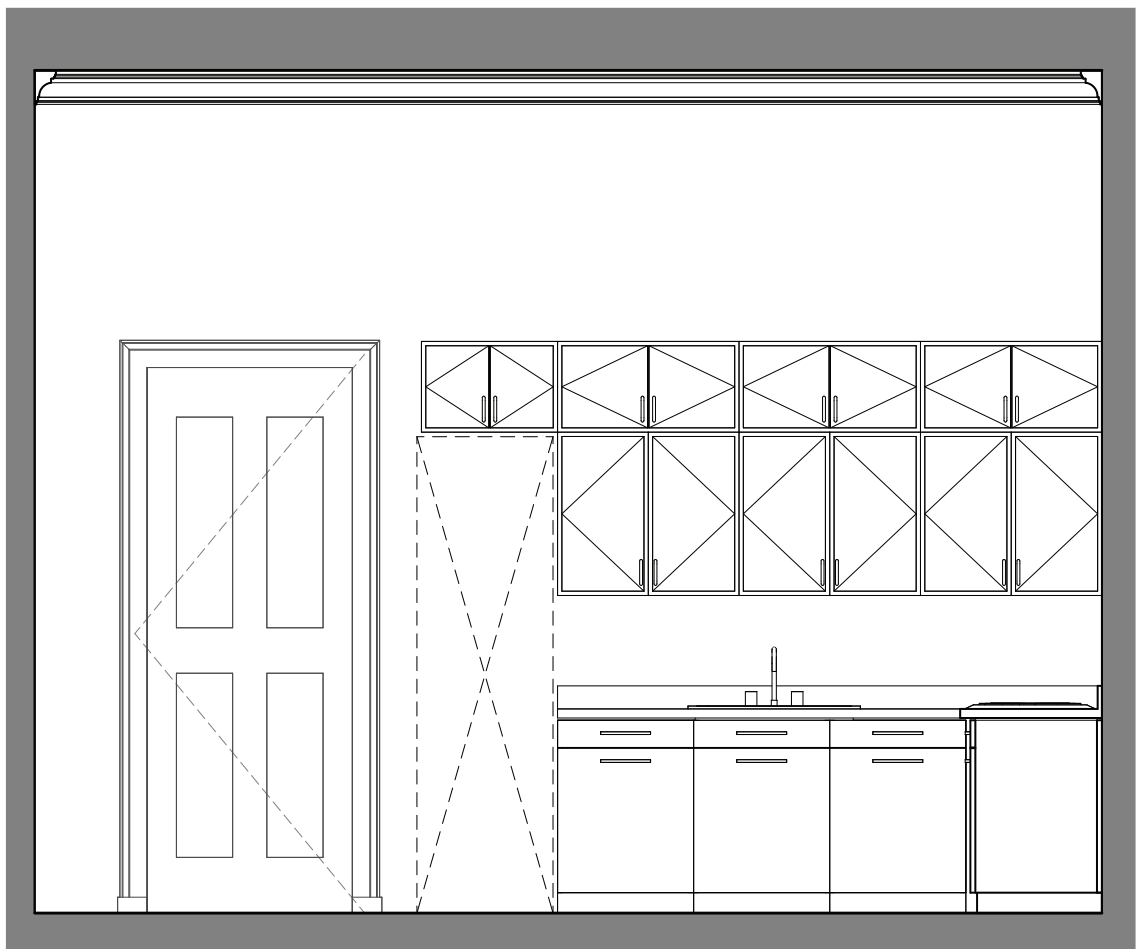


Living room features to be retained

Kitchen-dining-living room

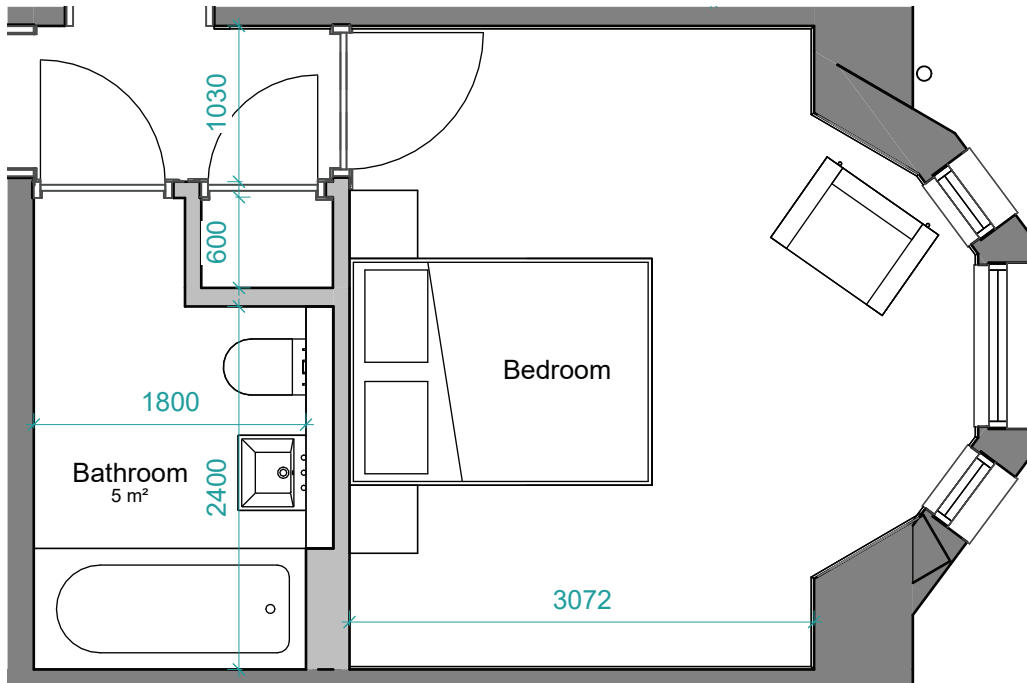
The front room is to become the main hub of the house, with the kitchen re-located to this grand room. The original features of the cornice, ceiling rose and timber shutters are to be retained and repaired. The original door will be stripped of its mdf covering, refurbished and reinstalled.

The kitchen will be located to the rear wall of the room to provide the appropriate manoeuvre space and equipment needed for modern living. The kitchen is designed so as not to dominate the room, allowing the original features and proportion of the room to be the star.



Proposed section through kitchen area

Proposed - Bedroom

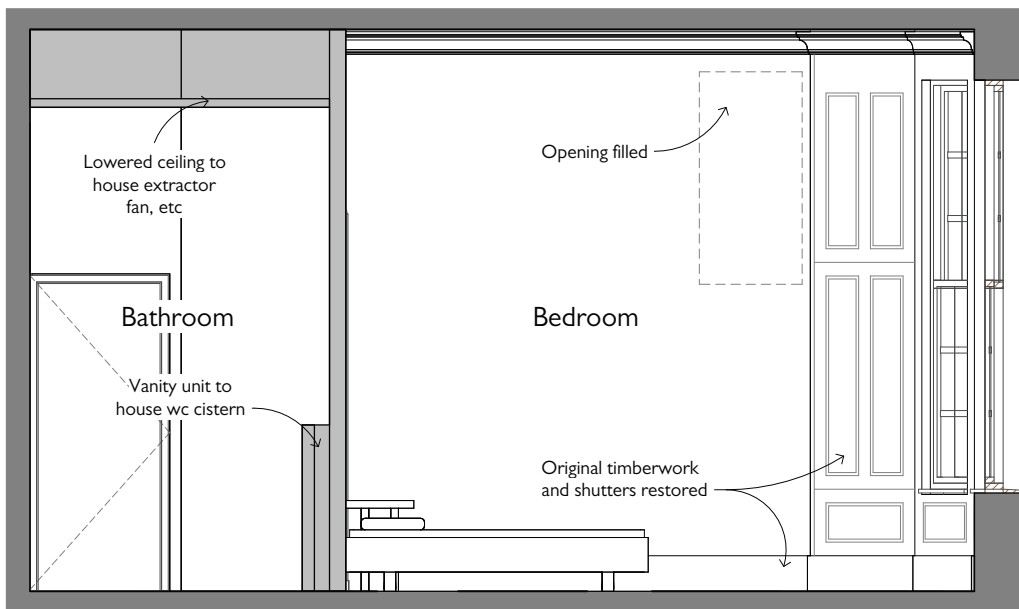


Proposed Bedroom & Bathroom Plan

Bedroom

The main bedroom will change slightly in layout to allow the incorporation of the bathroom. The new partition wall will be constructed in a sympathetic fashion, and will incorporate a cornice to match the existing cornice found on the other walls. Details such as the door frame and skirting boards will be designed to

match the existing features as much as possible. The existing original features will be retained and restored. The unsightly access stair and boiler cupboard, which currently dominate the room, will be removed to allow the natural proportions and balance of the room to be restored. The original door will be stripped of its mdf covering, refurbished and reinstalled in the new wall.



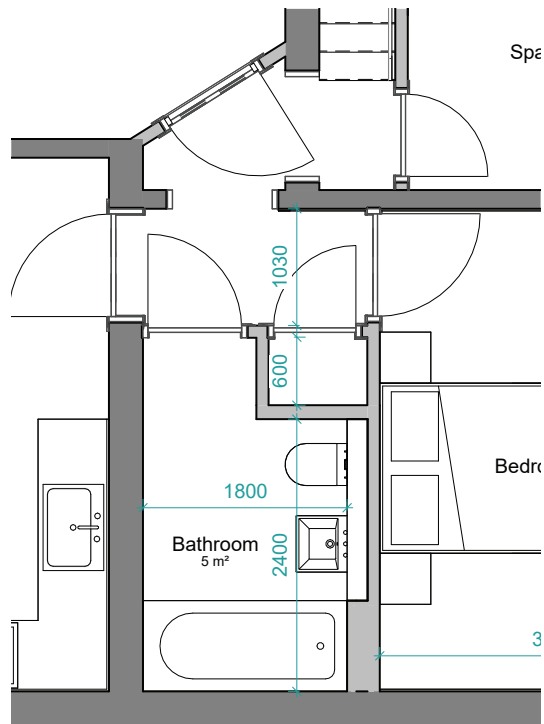
Proposed Section through Bathroom and Bedroom

Proposed - Bathroom

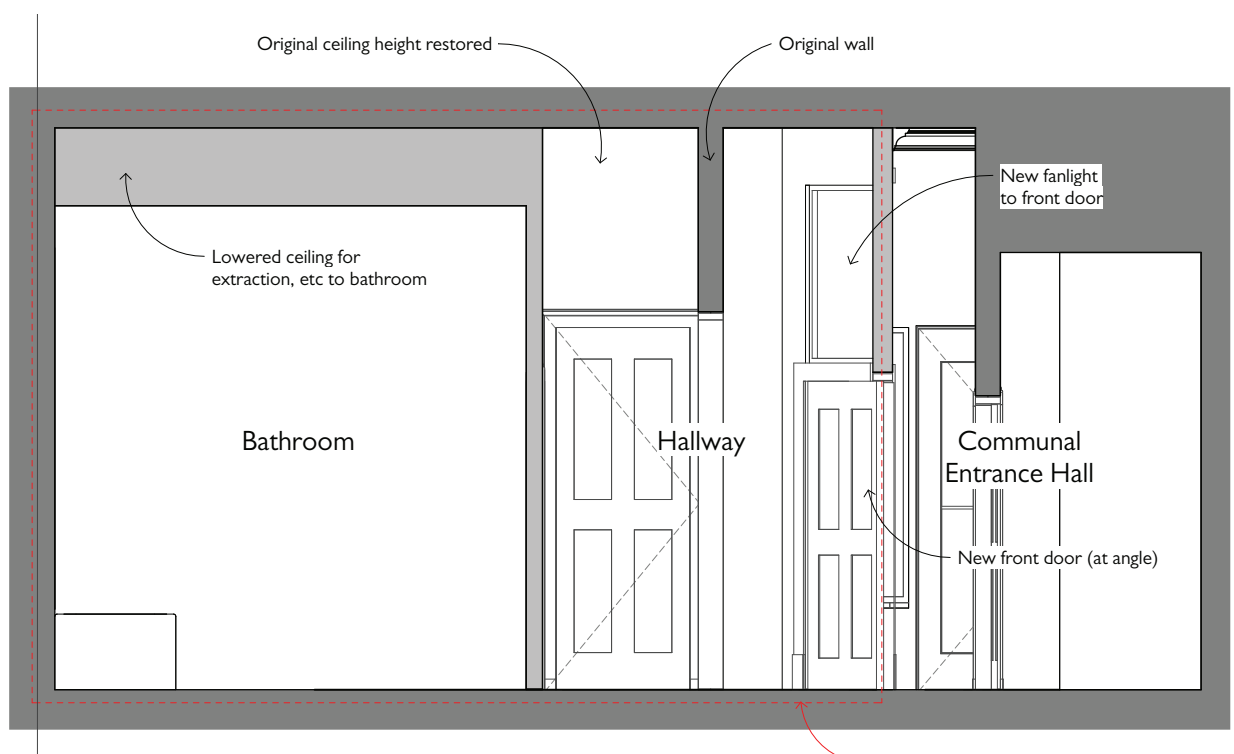
Bathroom

The bathroom is being relocated to a central location, between the bedroom and front room, with access directly from the hall. It roughly occupies the space where the cupboards are currently situated.

To allow the necessary manoeuvre space, as required by building regulations, the lightweight partition wall (which was a later addition) is required to be removed to allow a wider room. As the existing partition is of poor quality and non-original, its removal and replacement will not effect the character of the property, or further damage the original walls. The proposed bathroom has a compact layout and allows space for a small utility cupboard, accessed from the hall.



Proposed Bathroom Plan



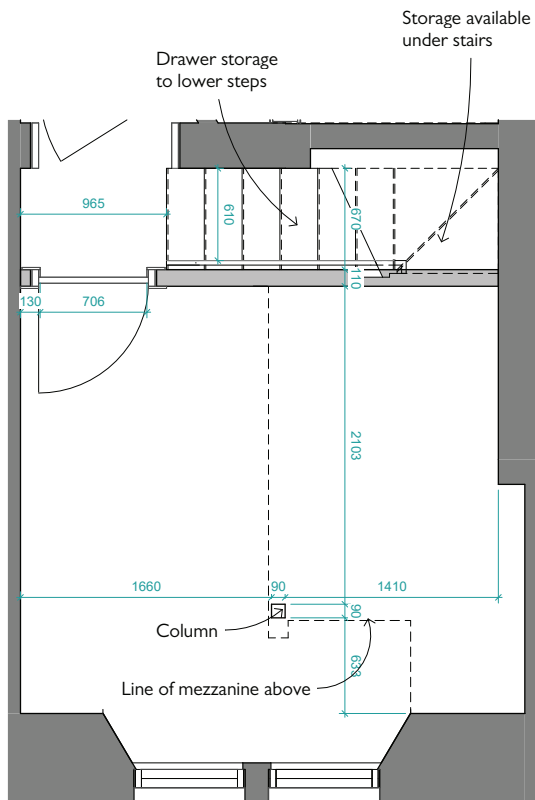
Proposed Section through Bathroom and Hallway

Proposed - Spare Room

Spare Room

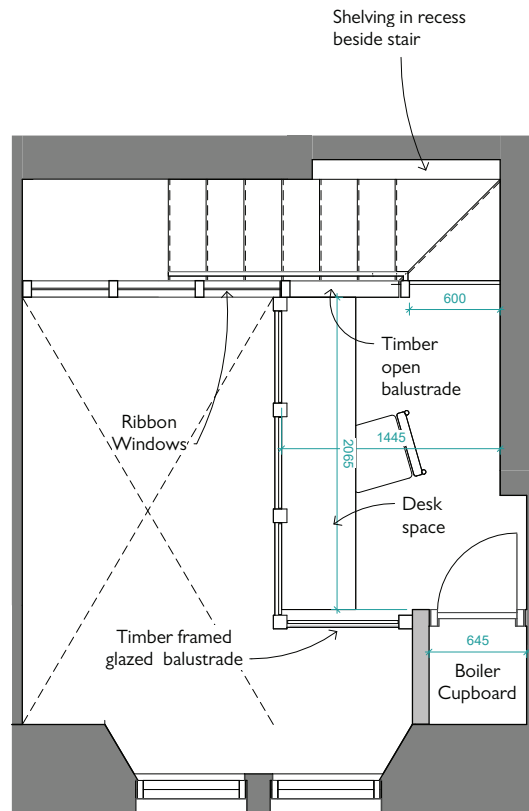
This area was worst effected by the previous alterations, which divided the room into three separate rooms and divided up the window. The lightweight partitions and existing mezzanine floor are to be removed to allow the original form of the room to re-emerge. The window will be replaced and restored to working use.

The client wishes to maximise the use of the room, while restoring the original ceiling level, window and overall form of the room. The proposal is to create a study space, as well as the potential for a second bedroom in the flat.



Proposed Rear Room Plan

1
1 : 25
Proposed Ground Floor Plan

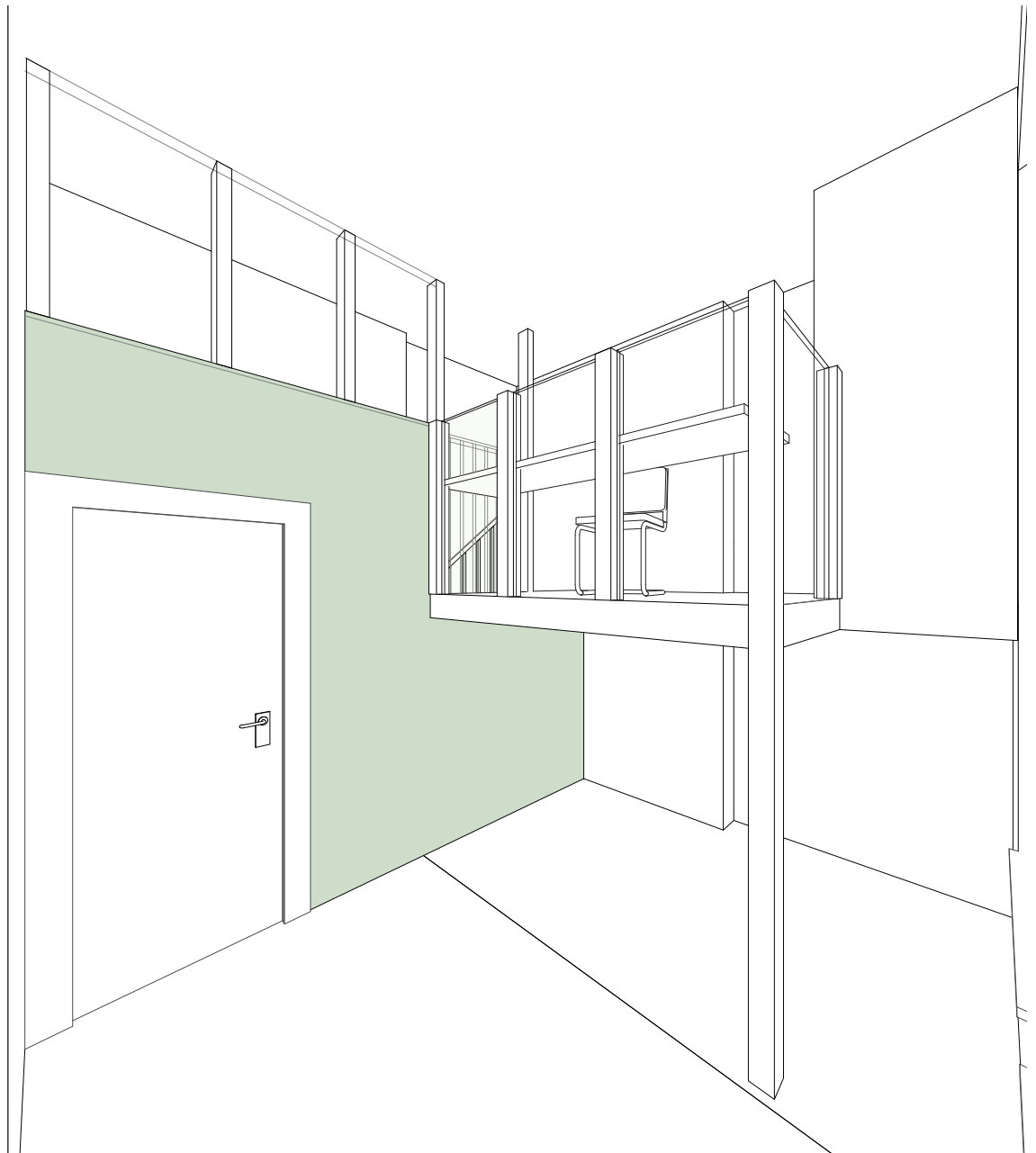


Proposed Mezzanine Plan

2
1 : 25
Proposed Mezzanine Plan

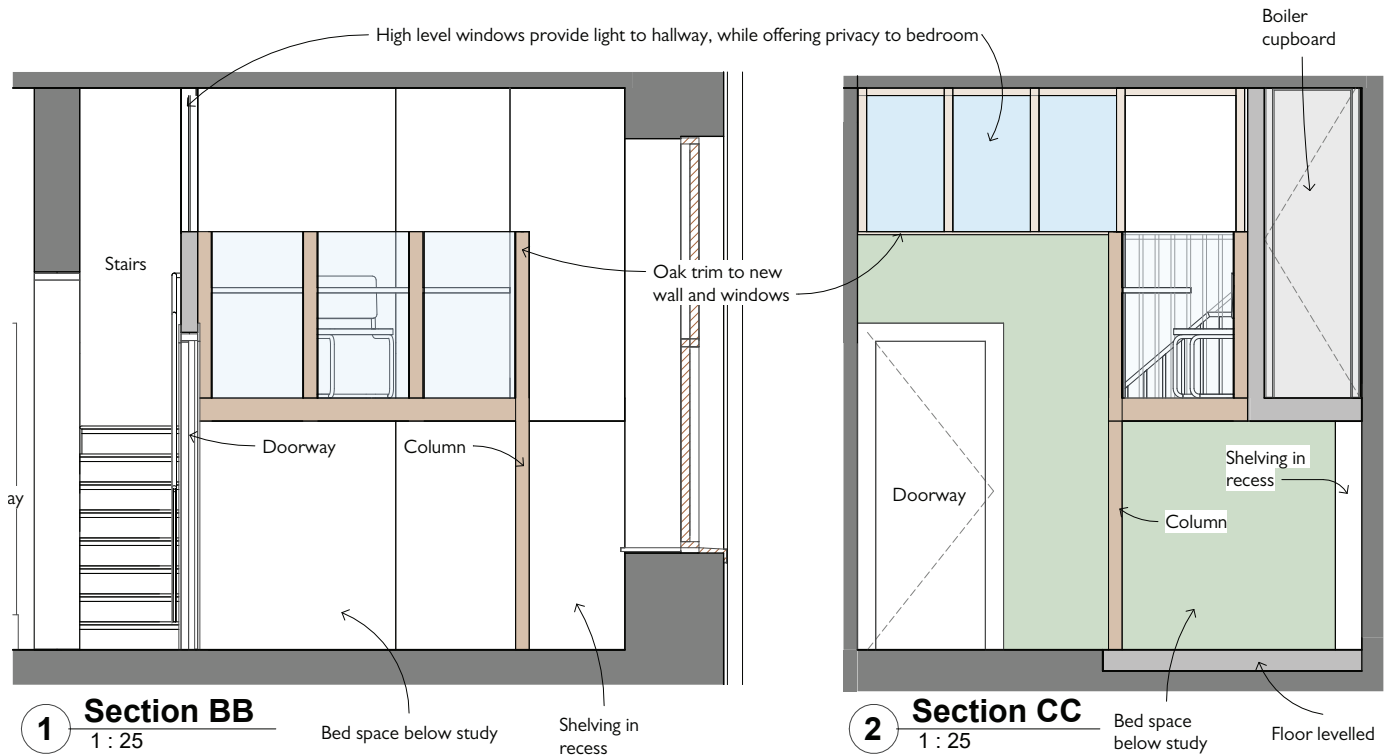
Proposed - Spare Room

To achieve this, we are proposing to create a small, well detailed mezzanine space that sits within the room and appears like a large piece of furniture, while creating the privacy and separation needed for each space. A small stair provides access to the study mezzanine, which will have over 2m headroom and benefit from direct daylight from the windows.



Proposed 3D Image of Rear Room

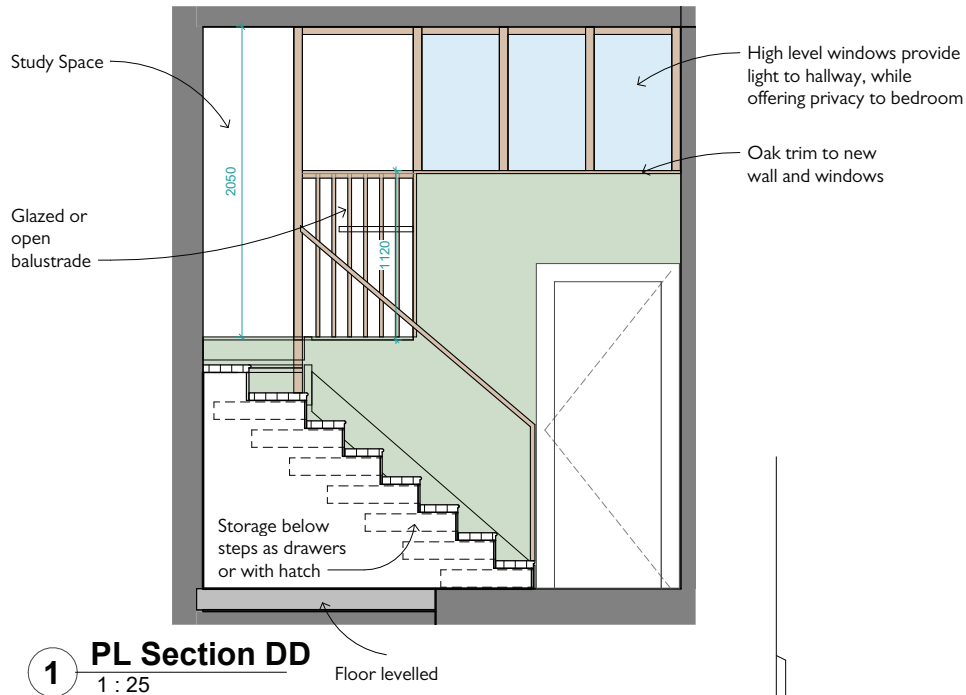
Proposed - Spare Room



Proposed Rear Room Sections

Also on this level is the re-positioned boiler cupboard. Below the stairs are fitted cupboards, allowing useful storage space to be tucked out of the way. Below the mezzanine, there is space for a double bed or sofa to be tucked underneath.

Proposed - Spare Room



Proposed Section showing Stair

The clerestory windows above the partition, and a 1100mm high balustrade visually reduce the height of the walls, meaning that the overall volume of the room is retained. This is designed to feel like an item within the room, rather than two separate rooms. This way the original character of the room is still evident. This also allow natural light into the hallway, brightening the whole dwelling.



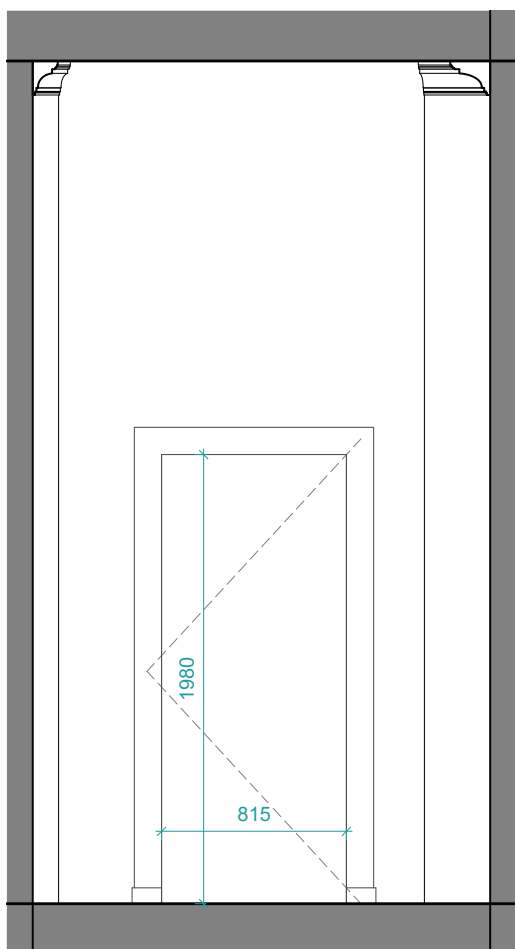
Proposed 3D Image of Stair to Study Area

Proposed - Front Door

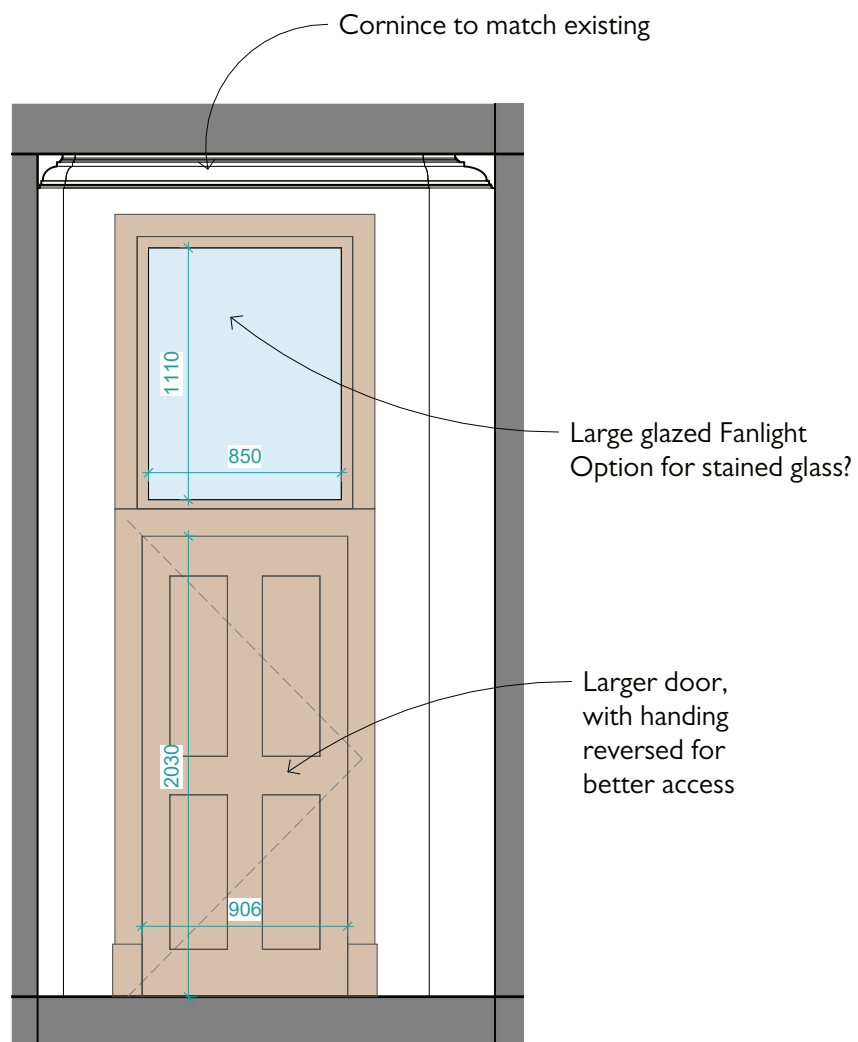
Hallway

A few changes are being made to the hallway to allow it to have the necessary manoeuvre space required for access, as well as to improve the natural lighting and general use of the space.

The front door is to be enlarged, with a new 4-panel door with fanlight, that feels more suited to a property of this heritage. The door handing will also be reversed to provide better access. To the communal entrance hall, a cornice will be introduced to the wall housing the front door, which will match the original cornice found in the hallway.

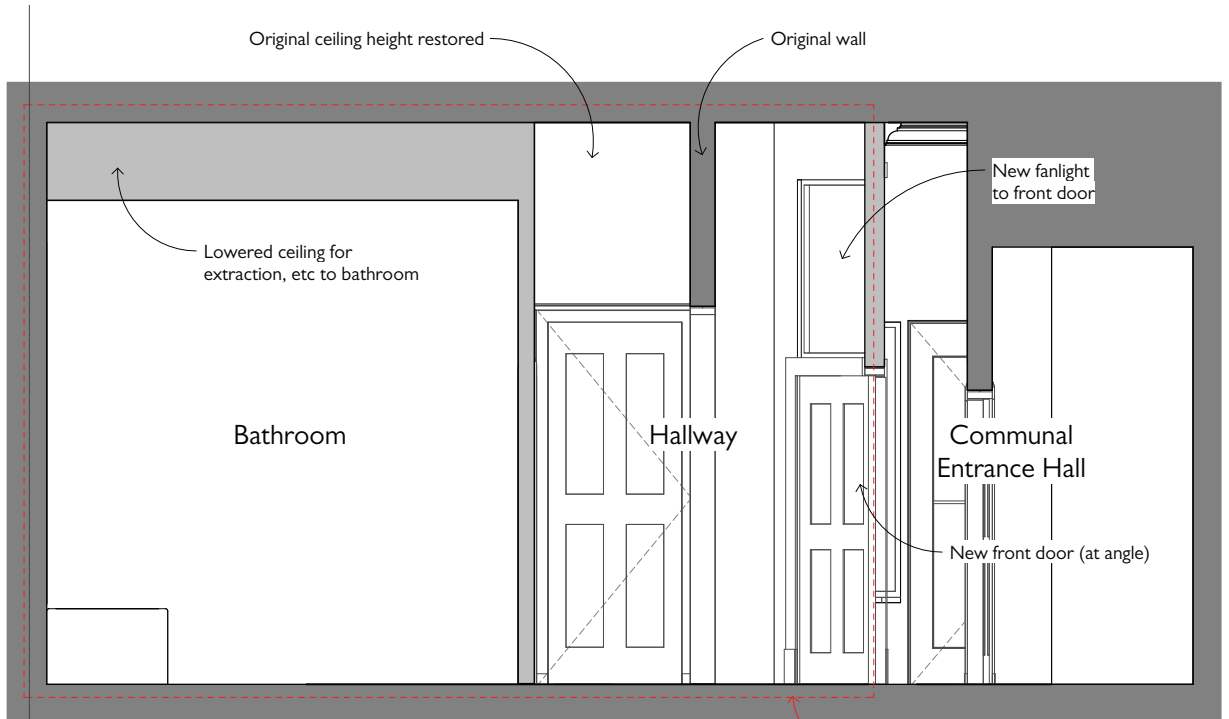


Existing Entrance Elevation

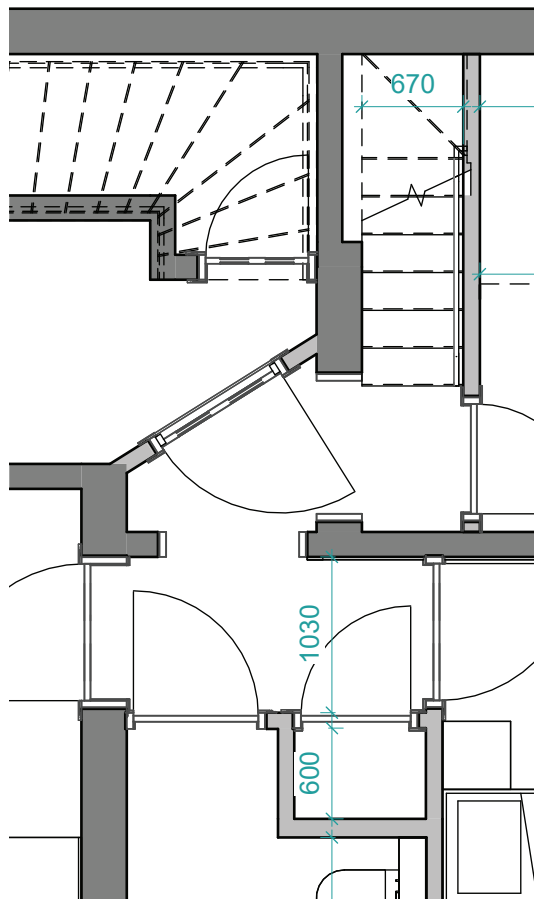


Proposed Entrance Elevation

Proposed - Hallway



Proposed Section through Hallway



Proposed Hallway Plan

Within the flat, the false ceiling in the hallway is to be removed to allow the original height of the property to re-emerge. This, along with clerestory windows to the spare room and the fanlight to the front door will allow natural light into this space, reducing the need for artificial lighting.

Proposed - Conclusion



Conclusion

In conclusion, the proposed works will help to undo some of the damage done by previous unsympathetic alterations, while bringing the property in line with current building regulations and modern living standards. The client wishes to preserve and restore the historic character of the building, highlighting original features and removing unsympathetic later additions. New additions to the front room and bedroom are to be indistinguishable from the original, while the more contemporary additions to the spare room are to be light-touch, reversible and respectful of the original character.



Relevant Planning Policy

City Development Plan (Adopted 2017)
CDP9 Historic Environment

Supplimentary Guidance
SG9 Historic Environment
2.9, 2.52, 2.54, 2.56, 2.86, 2.112, 2.115

Other Guidance
Glasgow West Conservation Area Appraisal

Design guidance for the repair and replacement of windows in listed buildings and properties in conservation areas.