

SUPPORTING STATEMENT

20 Sandyford Place Glasgow G3 7NG

Subdivision of office to form office and 2 no. flatted dwellings and associated external alterations.

Property History

The subject of the above applications is a tenement property spanning the addresses 20, 21 and 22 Sandyford Place. In its original configuration it appears to have had accommodation over 5 floors with the central close at No 21 accessing the second floor directly with secondary staircases into the attic space forming duplexes; the lower ground and ground at No 22 being a duplex with a main door; and the lower ground, ground and first floor of No 20 being a triplex with a main door. Both duplex and triplex had access to the lower ground floor via a lightwell to the front and directly at the rear.

In common with many of the properties in the area the tenement changed from residential to office use which led to the property at No 20 being extended to the rear to cover the majority of the back court on the west side.

In 2000 / 2001 the property at No 22 was subdivided with the lower ground converted back to residential use and an office at ground floor with a new access being created into the common close.

In 2007 the use of the 2nd floor and attic of the property was changed to residential and the duplexes subdivided with the close staircase being extended up to serve the attic. It appears that at this time the rear courtyard with the parking spaces was allocated jointly to the residential properties.

Proposals

The property has been severely neglected by its previous occupants and is currently in a very poor state of repair needing extensive refurbishment work to make it habitable. This will include extensive plaster repairs to almost all the internal walls and ceilings and repair and re-levelling to all of the floors, none of which are in an original state.

There are few original features remaining within the building, however those that are will be retained as part of the proposals, including cornicing, timber surrounds and doors, and decorative archways and ceiling roses. Skirting boards will be replicated to match the original where they are missing. These repairs to the fabric will be carried out in a manner sympathetic to the property and the electrical services, plumbing, drainage and ventilation will be brought up to modern standards.

We have also explored wider external repairs to the tenement as part of the joint factoring agreement with the other residents, which the applicant is now an active member of. Along with the internal repairs these would be of significant benefit to the wider context of the subject properties.

Alterations to Common Close

At present the whole tenement is self factored by a committee of the residents. We have met with them and they have expressed their support for the proposals and appreciate the beneficial impact of bringing the property into residential use and indeed there have been no formal objections to the proposals from any of the notified neighbours.

We are aware however that the consent of the other owners will be required for alterations to the common close and as such have obtained written consent for this from each property owner. This also includes a right of access across the common back court to allow the resident of the ground and first floor property to access the amenity space and refuse storage internally via the common close as the resident of No 22 does.

We will back this written consent up with the appropriate legal adjustments to the titles should planning consent be granted. In this regard we would propose that a condition be added to the consent to allowing that the legal work to be undertaken before occupation but after consent is granted.

Application History

This application replaces the applications 23/00945/FUL & 23/00946/LBA and 23/01218/FUL & 23/01219/LBA which were separate applications for the ground / first floor change of use and the lower ground change of use. We had extensive discussions with the planner regarding these proposals and the subsequent design changes necessitate the withdrawal of these applications and the resubmission of the revised proposals as one combined application.

We have outlined these discussions below and they could now be considered 'Pre-application Discussions' which have informed the current proposals.

SG1 2.52

Proposals for conversions and subdivisions should comply with the following general standards: d) there should be internal access from each dwelling to both the front and rear of the building, to enable occupants to reach refuse/recycling facilities and private/communal amenity space (an exception may be made in properties where a path is provided around the side of the building.)

The planner has noted that the property on the ground and first floor (23/00945/FUL & 23/00946/LBA) requires access to the rear. Our original proposal was for the ground and first floor flat to access the rear via the shared front garden and then the common close, having considered this the equivalent of a path around the side of the building. The planner considered this impractical and so we have amended our proposals to show a new door at ground floor accessing the common close. This mirrors the arrangement for the property on the other side of the close at No 22, and replicates the arrangement that is found in most main door tenement flats throughout Glasgow.

SG1 2.53a

The developer should provide usable communal private garden space for residents; a shared "backcourt" or "backcourts". These areas should be screened from public view and secured from public access. To minimise energy use, provision in these areas should also be made for clothes poles, to allow outside clothes drying.

Our initial proposal had one amenity space provided for the lower ground floor flat (23/01218/FUL & 23/01219/LBA) which was accessed directly from the rear of the building. We have now amended this to show two areas of amenity space individually allocated to each of the new properties.

We are demolishing part of the rear extension to allow us to create this amenity space, and also to provide a direct access to Sandyford Place Lane and a shared refuse storage area for the use of the two proposed properties. The rest of the rear extension will be retained generally in its current form as Class 4 use. Space for bicycle storage has been shown within the individual amenity spaces.

The planner has requested we show the final drainage and ventilation proposals for each flat. Our rear elevation shows the locations of any new extract terminals required by the conversion. There will be no visible internal ducting. As previously noted due to the building currently being Class 4 office use there are numerous internal service ducts and boxings which have been / will be removed along with the rest of the IT equipment.

The planner noted that several skirting boards have been removed from the property as part of the strip out of the office equipment. These skirting boards were all altered / damaged beyond repair due to the extensive installation of cabling to serve the office which was a specialist IT company. These skirting boards will be replicated to match the originals.

The planner considers the cornicing in the front middle room difficult to replicate despite their being numerous companies who specialise in this. However as noted by the AHSS in their consultation response SG9 para 2.112a notes that original front and rear rooms, and other principal spaces,

should be left intact or reinstated if previously subdivided. Therefore we have amended our proposals to show this room left intact.

AHSS also note that widening the doors into the main hallway would detrimentally impact the character of the property (SG9 para 2.111) therefore we have amended our proposals to retain these as single doors.

The planner has requested we retain the original staircase between the ground and lower ground floor. As the proposal is to subdivide the property this staircase will be redundant however we have shown it as being retained and boxed in on the lower ground floor, with the ground floor being floored over to form a cupboard.