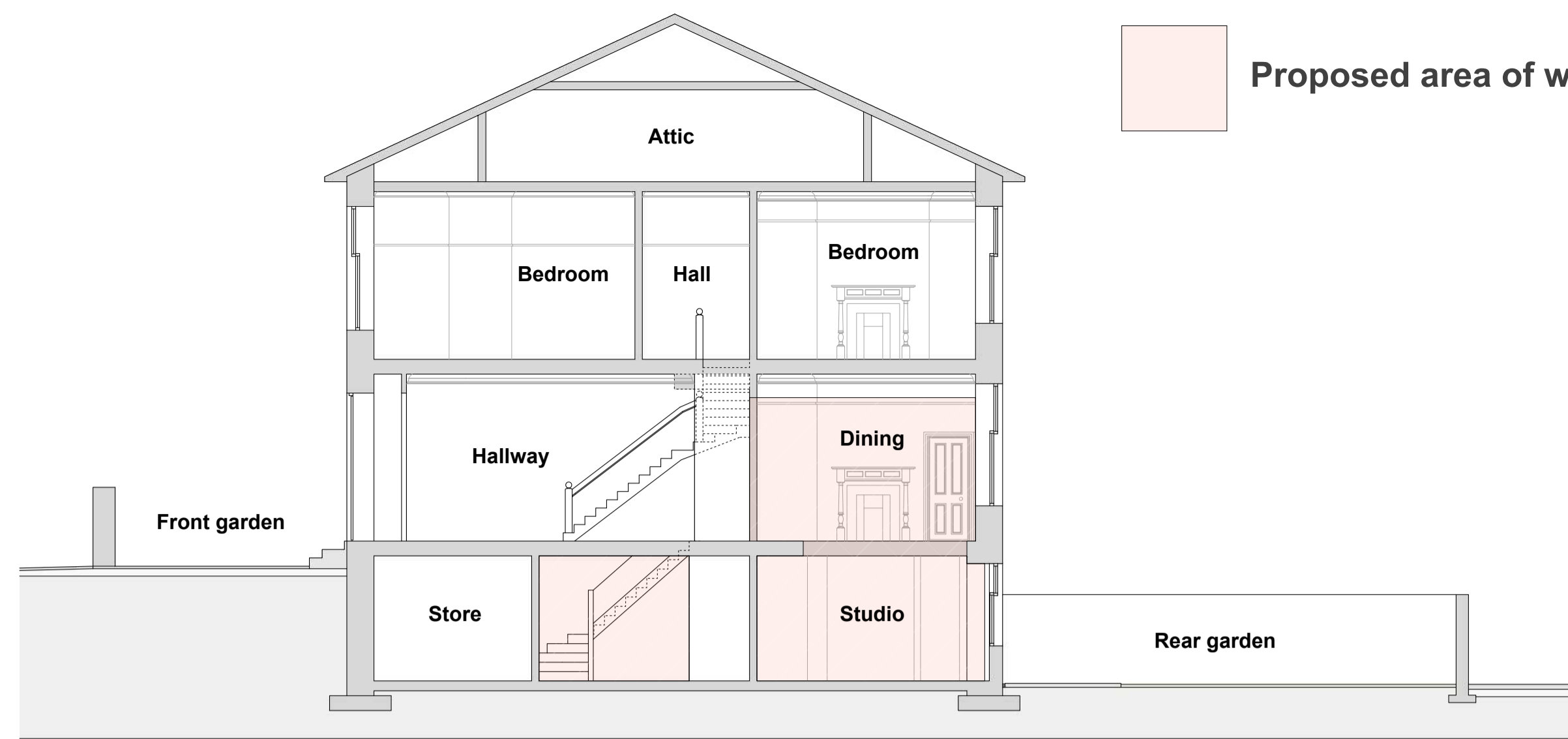
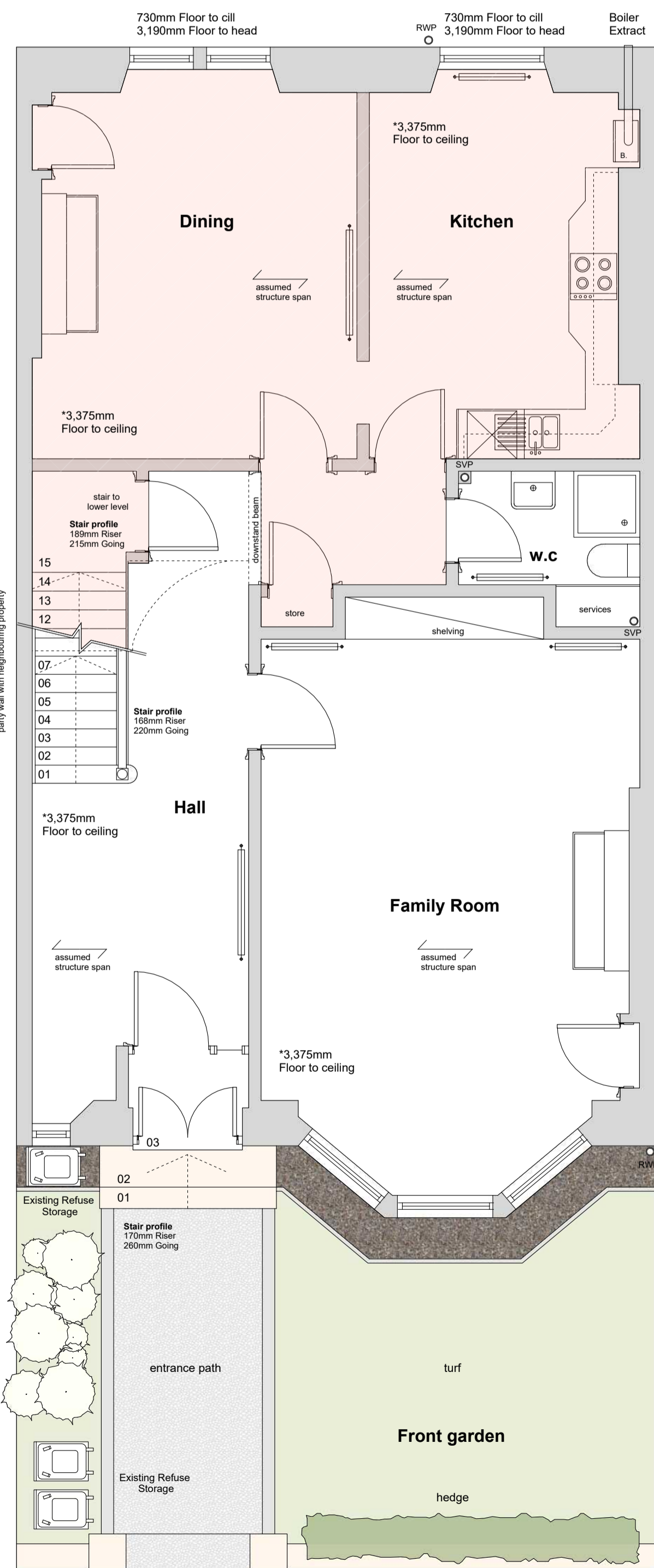


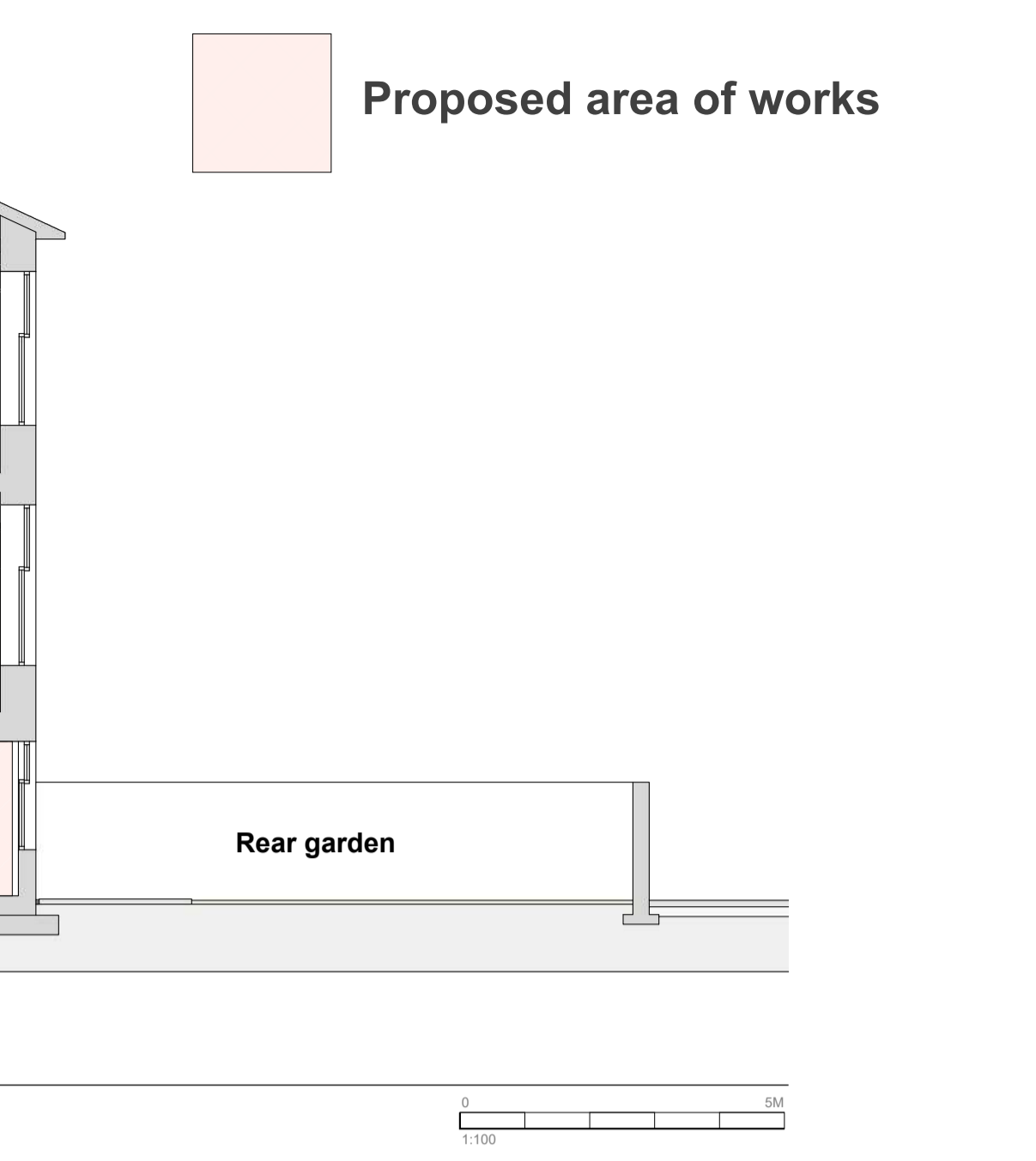
03 Existing Lower Level (rear garden)
Scale: 1:50



01 Existing Dwelling Section A_A
Scale: 1:100



04 Existing Ground Level (front garden)
Scale: 1:50



05 Existing Upper Level
Scale: 1:50

Proposed area of works



02 Existing Rear Elevation
Scale: 1:100

9 Circus Place | Dennistoun | Glasgow | G31 2JJ

The purpose of this application is to seek Full Planning Permission to alter the rear elevation of number 9 Circus Place, Dennistoun. On the lower level to the rear of the property there are 4 openings; a white timber sash and case window, a white uPVC external door leading from a garden room, a small white uPVC window onto a service store, and a wider white timber sash and case window within a room which is currently used as a studio space.

The application seeks approval to combine three of these openings, namely the smaller of the timber sash and case with the external door and the small service window. This would create one new clear and purposeful opening, onto a reconfigured space which looks to relocate the kitchen from the ground floor, to that of the lower garden level.

Internal alterations include the relocation of an internal stair. The existing stair between the ground floor and the lower level is within the remit for stair geometry for the current building regulations, however this is steep and does not have provide a continuous handrail. A new stair is being proposed to the rear of the house, which shall be constructed in generous proportions, with a view to the garden, natural daylight, and enhance the connection between the family social spaces of this townhouse.

Please note that there are no proposals to alter the roof, or the front facade.

The dwelling is located Area Code 07, where Dennistoun is classified as a Conservation Area. A Conservation Area is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". There are listed buildings within this area, however the property at 9 Circus Place holds no listed status. It is understood that Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

ARTICLE 4 DIRECTIONS (document of specific interest)

Reference: Dennistoun: Conservation Area Appraisal (approved 9 June 2005)

In addition to the specific conservation area controls mentioned in 1.2 What Does Conservation Area Status Mean? further controls apply in the Dennistoun Conservation Area called Article 4 Directions. The effect of a Direction is to control minor works which, over time, could erode the character and appearance of the conservation area. Article 4 Directions do not preclude the carrying out of these works but planning permission must be sought. The Dennistoun Conservation Area has Article 4 Directions covering the following Classes of Development: Class 1: The enlargement, improvement or other alteration of a dwelling house.

It would be our proposition that the alterations proposed on drawing 0200 are not in contradiction to the guidance, as the replacement opening shall be in keeping with the original windows, doors and materials.

Date	Revision	Project	
03/11/23	First Issue	9 Circus Place	
		Client	Building
		Created and Mclroy	Residence
Drawing Title		Existing Layout	
Scale		Date	
1:50 / 1:100 @ A1		November 2023	
Drawing Status		Drawing Rev.	
Planning Application		-	
Drawing Name		0064-A-03-PL-DR-ZZ-0100	
5/3, The Connal Building 34 West George Street Glasgow, G2 1JX		Unless indicated, this drawing is for information only and should not be used for construction. Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated. SOMA Studio accepts no responsibility for errors that occur as a result of reviewing this drawing at any other size.	