

0423 23 Bank Street, Hillhead, Glasgow

Supporting Document for Retrospective Planning and Listed Building

Consent Applications

November 2023

23 Bank Street is a B listed townhouse built in the late 1800's. It is one of 12 three storey houses forming the terrace previously known as Bothwell Terrace. Many have been converted to flatted dwellings but this house has been retained and refurbished by the current owner.

When the property was purchased in 2010 it was in need of refurbishment. There had been an extension added to the rear many years before and a very narrow bathroom formed from part of the main lounge area. On the upper floor the second bathroom, accessed from the hall, was very small with restricted access from the adjoining main bedrooms.

In 2012 the current owner refurbished the property, remodelling the lower-ground floor and removing the bathroom from the ground floor. This allowed the reinstatement of the main lounge and cornicing to original proportions. The small window in the bathroom, which had been added to the rear elevation, was blocked from the inside. It has now been fully removed and natural stone inserted.

At this time the upper floor bedrooms were also refurbished with coving added where the original cornicing had been removed. The cramped bathroom on this level was extended, taking a small amount of floor space from the front bedroom, to create an accessible facility to future proof the family home.

It is the removal of the redundant external window at ground floor level, and the alteration of the upper floor bathroom area, that the applicant wishes to apply for retrospective Planning Permission and Listed Building Consent for. The stepped party wall between the 2 front bedrooms will be reinstated to the

original location following feedback at the Planning Pre Application stage. This will prevent any projection in front of the windows to either of the bedrooms.

The Owner has ensured that the windows, doors, flooring, roof and external walls of the property have been refurbished to a very high specification in keeping with the style of the property. With existing properties of this age there is a balance to be made between respecting the fabric of the building and providing a family home in keeping with current and future lifestyle requirements.

We have added some photographs below to illustrate some of the works carried out, for which we are now applying for permissions, but would be happy to supply more information or arrange a site visit if required.



Existing small window to rear blocked from inner face of lounge.



Window opening infilled with natural stone to match existing.



Existing lounge and cornicing reinstated following removal of bathroom conversion.



View from upper hall into front bedrooms



View into front bedroom with projection from shower room.

No cornicing existed in upper rooms. Client added coving to wall head.



View from front bedroom to hall with projection from shower room.

No cornicing existed in upper rooms. Client added coving to wall head.

dam architects

13 Bellshough Place Kelvinside, Glasgow G12 0PF

T: 0141 339 2244 F: 0141 339 2244

E: monica / fiona@damarchitects.co.uk

Partners: Fiona Dempsey ARB RIAS Monica Moran ARB RIAS