

# SUPPORTING PLANNING STATEMENT

## 21 ELMBANK STREET, GLASGOW, G2 4PB

**CHANGE OF USE OF RETAIL & OFFICE ACCOMODATION (CLASS 1, 2 & 4) TO FORM FIVE RESIDENTIAL APARTMENTS (SUI GENERIS)**

### BACKGROUND INFORMATION

21 Elmbank Street is a three storey and attic category B listed townhouse built mid 1850s, forming part of a terrace of similar townhouses individually developed on the western side of Elmbank Street predominantly for residential purposes. The building was converted to its current retail/ office use around 1920 when the Boy Scouts Association took occupation. A two storey rear extension under flat roof construction was added during the 1960s to form two additional floors of open plan sales / storage space, both accessible from basement and ground floor levels of the original townhouse. A front cantilevered sales display bay window was added to the front elevation during the same period.



Today the cellular nature of the townhouse building and the large sales floors are not conducive to meeting modern commercial tenant requirements. Indeed, the current tenant no longer uses all of the floorspace. The building in its current format is no longer functional and is effectively obsolete, such that the tenants are looking to relocate to alternative premises better suiting their operational requirements.

The shift in office occupational demand has been widely acknowledged by Glasgow City Council in various papers, development plans and policies which actively promote the conversion of these now obsolete townhouse buildings back to their original residential use.

The external fabric of the building was comprehensively refurbished in 2017 which included extensive overhaul of the existing slate roof covering, leadwork repairs/replacement, repointing/ stonework repairs, external redecoration and replacement of the flat roof over the rear extension.

## PROPOSAL

The proposed development would see the conversion of this retail/office building to form 4 bespoke two bedroom apartments (one apartment per floor) and a two bedroom duplex/mews contained within the altered rear extension. Each apartment would enjoy good space standards provision with quality fixtures and fittings throughout. All apartments would have lounges with high end open plan kitchens, two double bedrooms, bathroom, and en-suite provision. Access to each apartment will be via the existing staircase accessed from street level.

The property is B listed, however there is a noticeable absence of features of interest internally with limited intact cornicework due to formation of various lightweight partitions, replacement ceilings, past services installations and extensive rot works. Fireplaces have been removed and the original panel doors have been replaced with flush ply finished fire doors, although the majority of door and window mouldings remain intact and would be retained.

Many of the original features appear to have been removed during the 1960s renovation works, when the projecting sales bay was added to the front elevation. Large sections of the original cornicework have been removed during historic rot repairs to timbers and joists adjacent to the front elevation within the first floor front room. Similarly, historic alterations in the front reception room at ground floor level has also resulted in damaged/ missing sections of cornice as well as numerous penetrations made for services. Sympathetic plasterwork repairs will be completed within the feature rooms at ground and first floors where economic.

The existing room configuration will in the main be retained, with only lightweight partitioning added or removed to enlarge or sub-divide existing accommodation within rear facing rooms. Both feature front rooms at ground and first floors will not be sub-divided. Structural alteration to the external fabric will be limited to the partial demolition of a small section of the rear extension roof and ground floor below to allow natural daylight/ ventilation to the townhouse lower levels.

The cantilevered bay window sales display added to the front elevation will be taken down and the front elevation returned to "as built" format (original windows remain in-situ and are currently boarded over). The bay structure is of lightweight construction – see photos below. Wrought iron balustrade and access gate will be reinstated to the front elevation with a new staircase formed leading to the front stairwell thereby allowing daylight into the lower ground apartment. Dedicated bin stores and cycle shelters will be provided within the enclosed courtyard area between the buildings to the rear.

## **CITY CENTRE LIVING STRATEGY GLASGOW VISION**

Redevelopment of this obsolete building to provide five quality apartments is an appropriate use and one which would complement rather than conflict with surrounding uses and would be in keeping with the “city living and re-population of the city centre” strategy advanced in **CCLSV2035**. Precedent has already been established with planning permission previously granted for No 11 Elmbank Street in recent years, and the proposal would enhance a fine example of Victorian architecture whilst improving the visual appearance of the building and the terrace by removing the totally out of keeping sales display bay window.

The location of the application sits within the City Centre Outstanding Conservation Area places an onus on the applicant to ensure that any changes to the character of the area or the fabric of the building are carefully managed. These considerations have been considered and addressed in the proposed development. While little of the original interior still exists the design of the interior proposed will respect the character of the internal spaces as originally planned. The creation of the proposed four residential apartments would be achieved with limited impact on the original external fabric of the building, and will only be enhanced with removal of the later bay addition. Where any external fittings are proposed, such as nameplates or house numbers these will be selected to respect the heritage of the property.

The proposed development will be contained within the existing envelope of the building so there will be no impact on the surrounding properties, so issues of scale, massing, dominance will not arise, and the development will be in keeping with the surrounding environment.

In meeting housing needs, the proposed development will contribute to the range of accommodation already on offer in this location by providing apartments which will enjoy excellent space standards, high quality fixtures and fittings, all within the fabric of a fine Victorian building in the heart of the city centre.

## **CONCLUSION**

The proposed development of 21 Elmbank Street would see this dated and effectively

obsolete building converted to provide five quality residential apartments which meet the recommendations set out in the City Centre Living Strategy document. The proposed new use will also ensure that this excellent example of Victorian architecture is protected and brought back into economic use.

**DPL Chartered Surveyors**

**03.11.2023**



Over stair cupola with dated obscure skylight (to be replaced).



Services in front of boarded over ground floor window



Rear Extension Elevation from Elmbank Lane



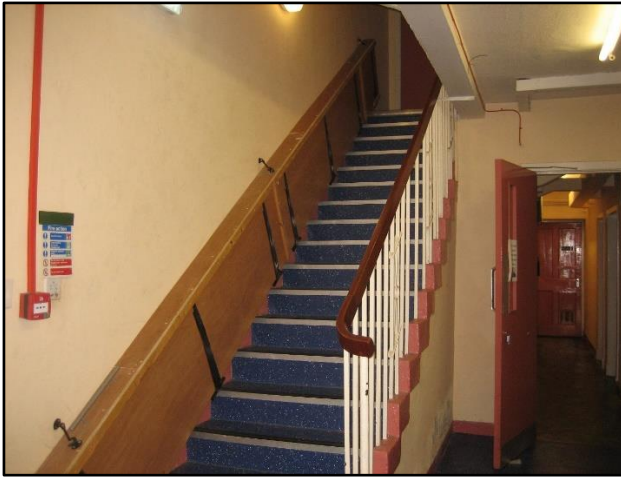
Typical services



Reception Hall



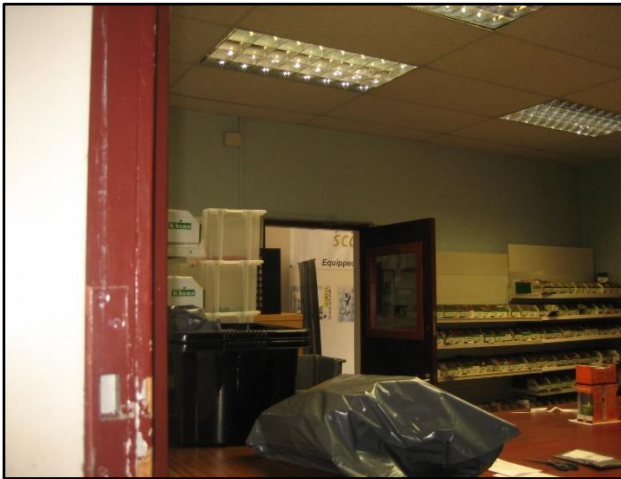
Area beneath projecting sales bay to front elevation



Staircase from ground to lower ground level



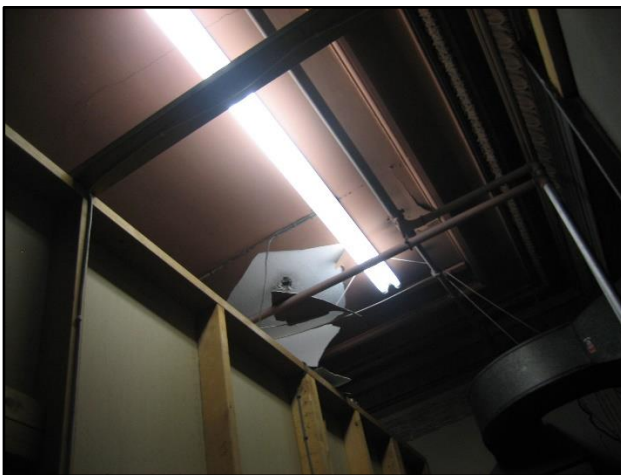
Reception hall leading though to rear sales area



Ground floor rear room with frame & tile ceiling



First floor office showing missing cornice/ services penetration



Ground floor Front Room cornice



Basement sales/ storage