

# Design and Access Statement

83 Langside Drive, Glasgow, G43 2SX



*Image extract from google maps.*

# 1.0 Introduction

This document accompanies the formal Planning & Listed Building Consent Applications for sub division and change of use of the existing property from a care home (class 8) to form 1 no. house (class 9) and 2 no. flats for short term let (sui generis class 9). External alterations include reinstatement of driveway and additional parking. It has been prepared in accordance with the guidance set out in Planning Advice Note 68: Design Statements.

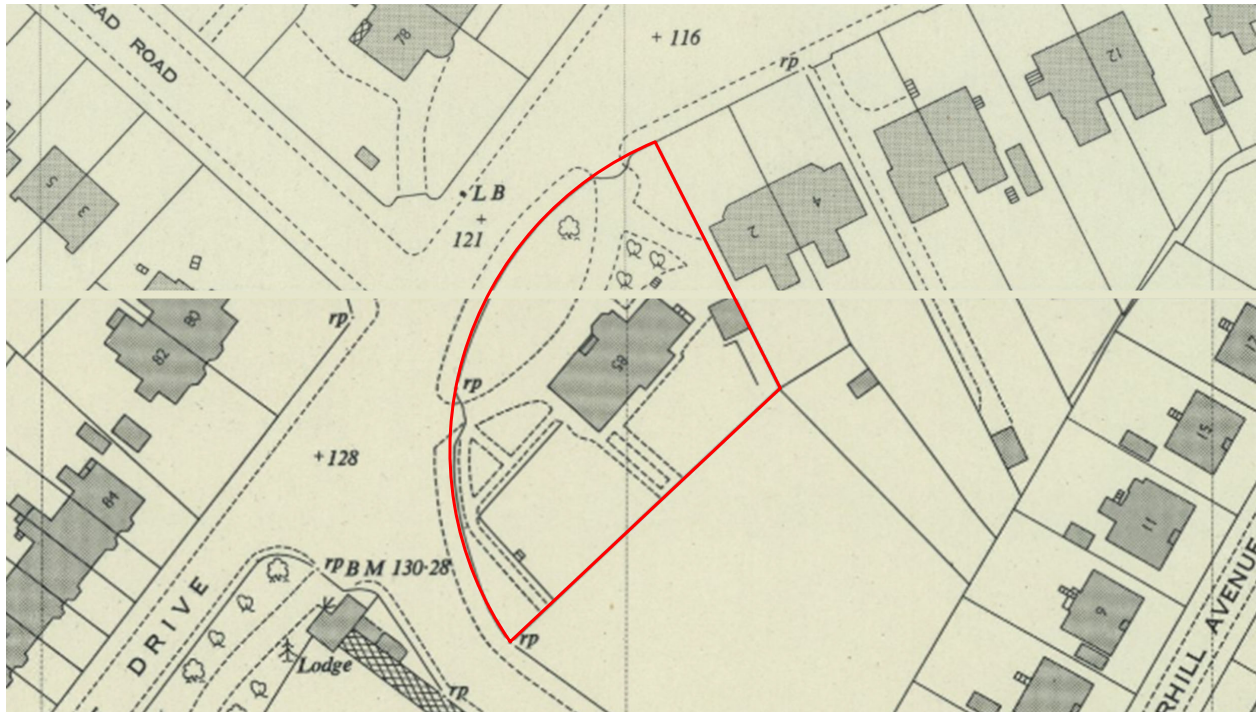
This report provides initial analysis associated with the proposed change of use and alterations to The Beeches, 83 Langside Drive, Glasgow, G43 2SX.

The client's brief was to refurbish, convert and sub-divide the existing property from a care home (class 8) to form 1 no. family home (class 9) and 2 no. flats for short term let (sui generis class 9).

## 2.0 Property, Location & Context

The Beeches, 83 Langside Drive, Glasgow is a B-listed blonde sandstone villa that is located within the Newlands Conservation Area. The villa is situated in a large corner plot with mature trees and garden.

The map below is an extract from an OS map surveyed in 1952. It illustrates the original site layout including the sweeping driveway and site access points.



Extract of OS map surveyed in 1952. Published 1953. Source National Library Scotland.

*"The original building was converted from a single residence to a nursing home in the 1960s. This involved significant internal reconfiguration. This was followed with a new extension to the rear housing additional sleeping accommodation. In 2004 the original building was subject to a devastating fire which is understood to have originated in the front first floor bedroom. The fire caused the destruction of the roof and attic as well as significant fire smoke and water damage to the first and ground floors. Following the fire the then owners provided temporary protection in the form of a flat roof and while efforts were made to ensure that the building remained weather tight, further water ingress not only caused damage in itself, but encouraged the already extensive dry rot. The current owner purchased the building in this condition. With a grant from the Glasgow Historic Buildings' Trust the current owner obtained Listed Building Consent and reinstated the roof. These works were completed in 2012. It was clear however that as a consequence of the prolonged period of water ingress following the fire that severe dry rot was present throughout the entire building. Where possible original timber features were either retained in place or laid aside however it was clear that with the exception of some features around the main stair, all timber fabric required to be stripped out and replaced."*

*(Exert from previous Honeyman, Jack and Robinsons Design Statement, ref 14/02363/DC)*

Recently the owner has undertaken refurbishment and decoration works to the interior of the original B-listed building to bring it up to a habitable state. In the process he has saved or repaired the few remaining original features. Planning enforcement have since visited the site and confirmed this.

## 3.0 Planning History

The property has an extensive planning history that has been copied below for ease of reference. Originally the building would have been a single dwelling, it was then converted to a nursing home and significantly extended to the rear. Permission was obtained for the demolition of the non-original extension and the erection of a separate flatted development to the rear, as well as various interior permutations over the years, within the listed building. Permission was also obtained to reinstate the original villa roof after the fire in 2004.

86/01737/DC - Use of dwelling as residential home for the elderly - Grant Subject to Condition(s)

87/03325/DC - Extension of residential home for the elderly - Grant Subject to Condition(s)

90/03570/DC - Installation of window to home for the elderly and internal alterations - Grant Subject to Condition(s)

91/02163/DC - Extension to residential home for the elderly (including removal and relocation of hedges) - Grant Subject to Condition(s)

95/02970/DC - Internal alterations to form en suite bathrooms - Grant Subject to Condition(s)

04/01336/DC - Use of care home as three houses, one flat and one maisonette, and alterations – Grant, subject to condition(s)

04/01337/DC - Internal and external alterations to form three houses, one flat and one maisonette – Grant, subject to condition(s)

06/03176/DC - External alterations to listed building (former nursing home) to form residential units, and erection of new build flatted development with associated car parking – Refuse

06/03177/DC - Demolition of extension and garage to former nursing home, with internal and external alterations to listed building to form five flats – Granted, subject to condition(s)

08/01152/DC - Erection of residential development and external alterations to listed building to form residential units with associated car parking – Granted, subject to condition(s)

08/01153/DC - Demolition of extension and garage to former nursing home with internal and external alterations to listed building to form five flats – Granted, subject to condition(s)

10/01830/DC - External alterations to listed property to reinstate roof and dormers – Granted, subject to condition(s)

10/01831/DC - External alteration to listed property to reinstate roof and dormers – Granted subject to condition(s)

14/02363/DC - Internal alterations to listed building (part retrospective) – Granted subject to condition(s)

19/03131/FUL - Use of care home (Class 8) as childrens day-care nursery and early learning centre (Class 10) and formation of hardstanding - Refuse

A planning enforcement notice was issued in October 2022.

22/00575/EN - alleged internal works to a category b listed property – case closed

Jackie Conway from the Planning Enforcement Team and Built Heritage Officer Shona Simpson visited the property at 3pm on 3rd November 2022.

During their visit they noted that no alterations have been made that affect the listed building. They observed that the tree stumps were historic and that no trees had been cut down recently. They concluded from the visit that no unauthorised works had taken place. The case was closed on 16th November 2022.

A copy of the correspondence has been included below:

**OFFICIAL - SENSITIVE: Operational**

**OFFICIAL – SENSITIVE  
PLANNING ENFORCEMENT**

Dear Ms Zito

**THE BEECHES, 83 LANGSIDE DRIVE GLASGOW G43 2SX**  
**PLANNING ENFORCEMENT REFERENCE: 22/00575/EN**  
**ALLEGED WORKS TO (AND WITHIN GROUNDS OF) A CAT B LISTED BUILDING LOCATED IN A**  
**CONSERVATION AREA**

I refer to this Services joint site meeting at the above address on the 3 November 2022 and can confirm the following.

After discussion with this Services Built Heritage Officer, this Service is satisfied that no alterations affecting the listed building have been carried out, that would merit the submission of a planning/listed building application(s). The works that have been carried out relate to painting of walls and staining of original wood panelling.

This Service is also satisfied that the wood/tree trunks located within the garden grounds are historic and have not been felled recently.

Given the above this Services is satisfied that no unauthorised works have been carried out and as such, the above planning enforcement case will now be closed.

In the meantime, as discussed at the meeting, please find below links to the Council's guidance on windows and link to Glasgow City Heritage Trust for any potential grant funding application.

**GCC Window guidance**

<https://www.glasgow.gov.uk/index.aspx?articleid=17307>

**GCHT grants page**

<https://www.glasgowheritage.org.uk/historic-environment-grants/>

As already advised at the site meeting of the 3 November 2022, any proposed alterations and proposed planning use will require to be captured within a formal planning/listed building application to this Service, for consideration and determination.

I trust the above information is of assistance.

Kind regards

Jackie Conway  
Planning Enforcement Team

## 4.0 Proposal and GCC Design Guidance

The following Glasgow City Council Development policies have been referred to and taken into consideration in the preparation of the proposal:

CDP - Citywide Policy: CDP1 Place Making Principle  
CDP - Citywide Policy: CDP2 Sustainable Spatial Strategy  
SG1 - Placemaking  
SG9 – Historic Environment  
SG11 – Sustainable Transport

### Listed Buildings and Conservations Areas:

The site is located within the Newlands Conservation Area and is category B-listed.

*2.8 There is a presumption in favour of the retention of all Listed Buildings. Listed Buildings must be allowed to adapt to new uses and the Council will respond favourably to creative ideas and good design, in order to ensure their retention, subject to other policies in the Plan and supporting SG, particularly Placemaking.*

*2.9 The Council encourages the sensitive alteration and extension of Listed Buildings where this will not harm their special interest. To this end, proposals for the alteration of a Listed Building must:*

- a) respect the original layout and plan form of the building;*
- b) not result in the loss of historic fabric, including fixtures and fittings, which contribute to the building's special interest;*
- c) incorporate detailed design and traditional materials which reflect or complement the period, style and architectural character of the building;*
- d) replace missing traditional features, such as period doors or decorative plasterwork with good quality replicas of the originals;*
- e) follow further detailed guidance for repairs, alterations and extensions; and*
- f) seek advice at the outset as to whether the project will give rise to any archaeological issues*  
*(Listed buildings, section 2, SG9 Historic Environment)*

Before the fire in 2004 the building was utilised as a nursing home, since 2004 the site has lay vacant and in various states of disrepair. As a longstanding vacant property, we propose a sub-division and change of use of existing property from a care home (class 8) to form 1 no. house (class 9) and 2 no. flats for short term let (sui generis class 9).

As aforementioned the existing building has had different uses over the years and has suffered from significant severe fire, smoke and water damage resulting in a lot of exterior and interior alterations and the loss of most of the original features. Despite this some features have remained; our client endeavours to retain these and enhance or replace them where possible.

*2.16 All proposals for new development in, or affecting the setting of Conservation Areas, must:*

- a) preserve and enhance the special character and appearance of the area and respect its historic context;*
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;*
- c) protect significant views into, and out of, the area;*
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and*
- e) retain trees which contribute positively to the historic character of the area.*  
*(Conservation Areas, section 2, SG9 Historic Environment)*

As part of our proposed works we plan to retain all existing trees and mature hedging at the boundary as well as the original stone boundary walls and stone piers. New planting will be undertaken as part of the site works. Parking areas will be formed to the side edges of the site and the side of the building to retain as much open space as possible to the front garden and not detract from the building and its setting. Gravel chips will be used for the driveway whilst the bin and cycle store will be located to the rear.

Accessibility and Parking:

The site is located within an area allocated as having base accessibility.

*Base Accessibility - indicates the provision of a minimum acceptable level of public transport service.*

*Base Accessibility*

- *Buses 6+ per hour with 300 metres + 100 metres catchment*
  - *or Trains 2+ per hour with 500 metres + 100 metres catchment*
  - *or Subway 12+ per hour with 500 metres + 100 metres catchment*
- (Annex A, SG11 – Sustainable Transport)*

The site therefore has an acceptable level of public transport in the vicinity.

Section 2 (Location of New Development) of SG11 Sustainable Transport states that the following uses are acceptable in areas of Base Accessibility: Residential, General Industry, Storage and Distribution, Hotels/ Public Houses/ Restaurants, Leisure, Schools, Community Facilities.

The site is in an acceptable location for sub-division and change of use of existing property from a care home (class 8) to form 1 no. house (class 9) and 2 no. flats for short term let (sui generis class 9).

Sheltered cycle parking has been provided on site for 4 no. bikes.

Unit 1 (5 vehicle parking spaces).

Unit 2 (1 vehicle parking space).

Unit 3 (8 vehicle parking spaces).

Vehicle parking has been provided on site for 14 no. vehicles total.

## 5.0 Design Proposal

The client's brief was to refurbish, convert and sub-divide the existing property from a care home (class 8) to form 1 no. house (class 9) and 2 no. flats for short term let (sui generis class 9).

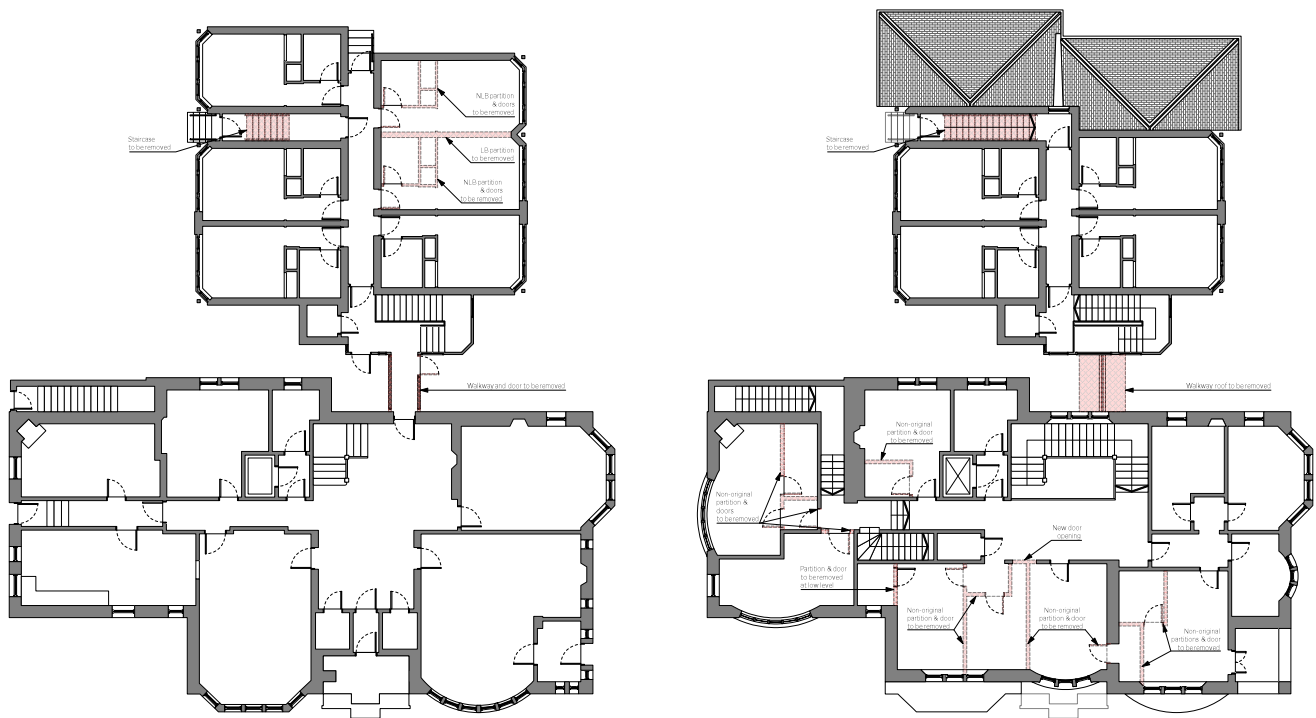
The internal works to the original building include the retention and repair of any remaining original features and the removal of some non-original partitions installed as part of the care home conversion.

Our proposal for the main building is to restore the character of the original villa through removal of as many non-original partitions as practically possible to reinstate the original room proportions whilst simultaneously developing a layout that can function as 1 no. family home and 1 no. flat. Through these works any remaining panelling and cornicing will be repaired or replaced where appropriate/possible. Only two new full height partitions will be added as part of the works.

We have also removed the existing connective walkway between the villa and its ancillary extension to further restore the identity of the building as a standalone, detached entity as originally conceived.

New minor works involve creating new door openings, the removal and installation of low-level partitions in the master bedroom and in the new single bedroom apartment, as well as removing a mostly glazed walkway between both structures.

All proposed works can be easily reversed at a later date for a future use.



Refer to drawings L(18)100 and L(18)101. Drawings illustrate ground and first floor proposed duntakings.



Unit 1:

This unit of the proposal comprises most of the original historic villa, becoming a detached 3 storey family home. The ground floor layout of the original villa will remain unchanged and will accommodate a formal sitting room, formal dining room, a library, kitchen, utility room and cloakrooms.

The first floor of unit 1 is subject to minor alterations as mentioned previously and will accommodate a home office and five bedrooms, one with ensuite, and two bathrooms.

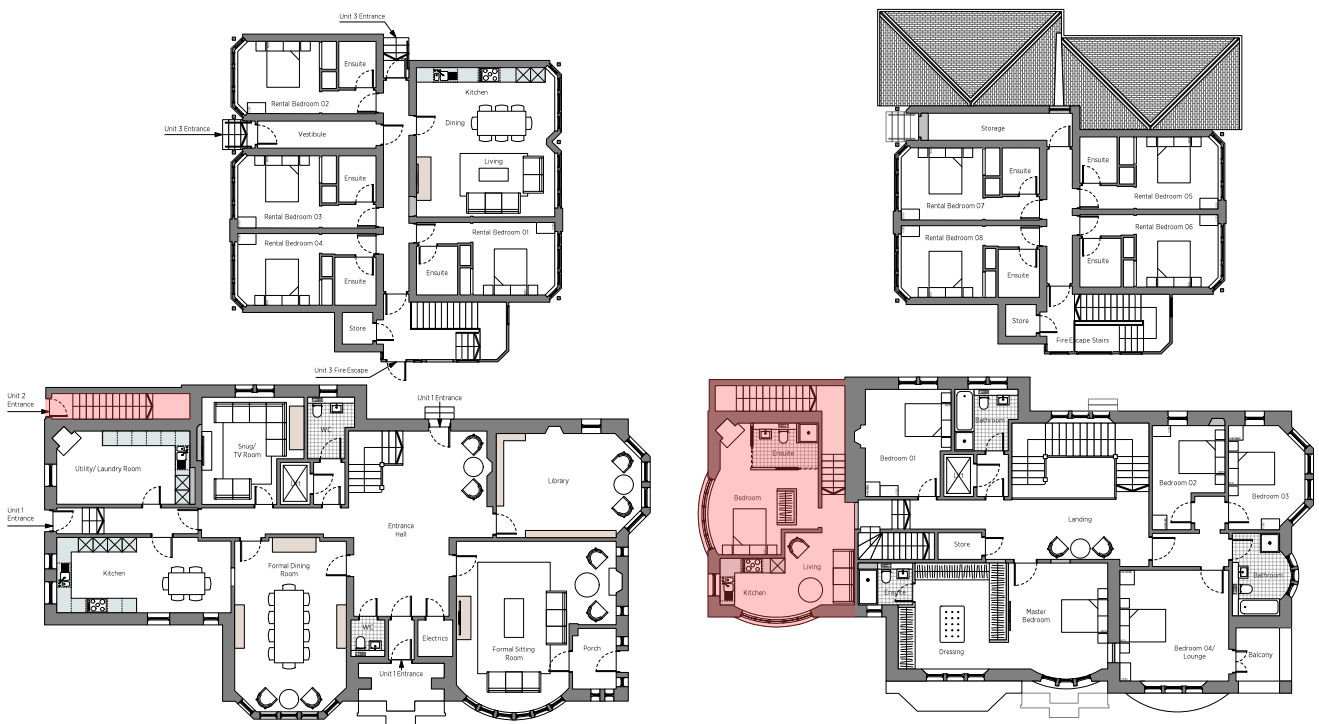
The attic storey will also remain mostly unchanged, with the installation of a protected enclosure for fire safety. The space will function as a leisure space for the family.



Proposed plans with unit 1 highlighted. Refer to drawings P(1)100, P(1)101 and P(1) 102.

Unit 2:

This unit is a main door one bedroom apartment with kitchen and living space and ensuite formed within the first floor of the annex building at the side of the property.



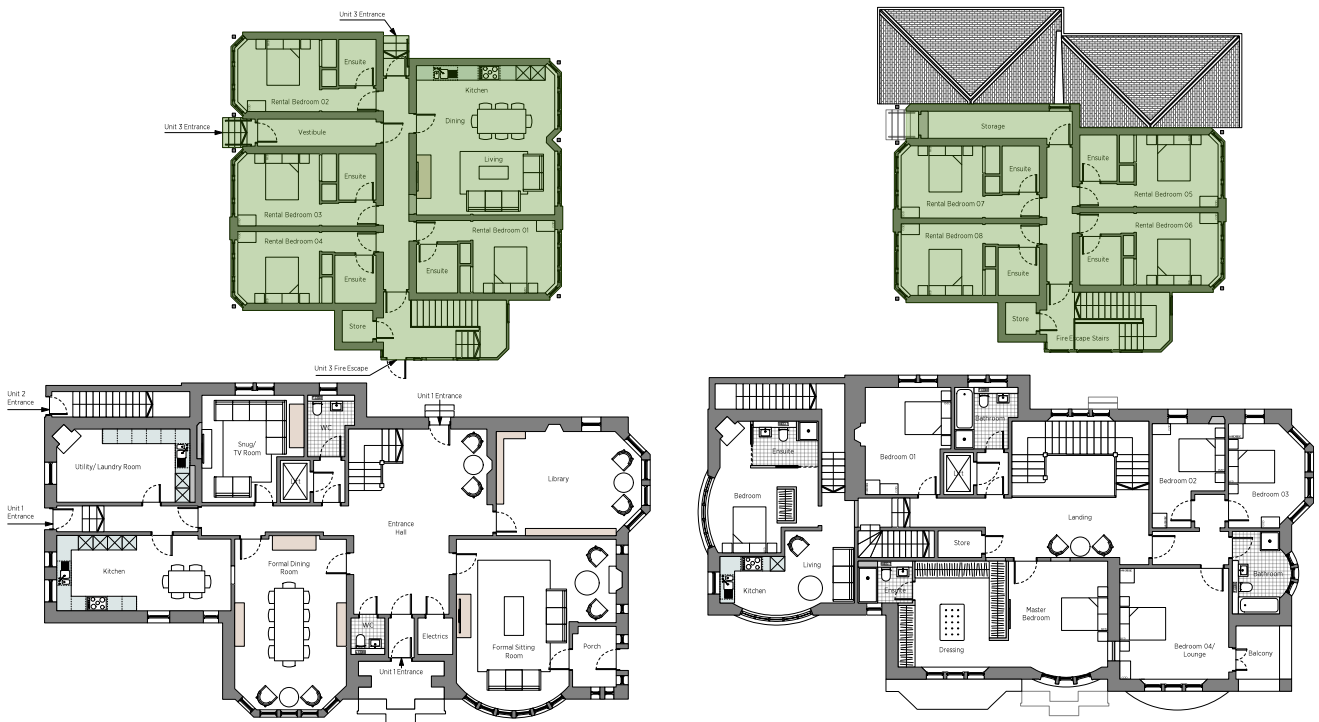
Proposed plans with unit 2 highlighted. Refer to drawings P(1)100 and P(1)101.

Unit 3:

This unit is formed within the extents of the detached ancillary volume to the rear of the villa and is an 8 bedroom apartment with communal kitchen, dining and living spaces.

The only alterations to the property involve the creation of communal space for residents, which will involve removal of 2 existing non-load bearing partitions and one load bearing partition, as well as removal of an existing staircase.

The unit will have 2 separate points of access at its front and side as well as an escape door.



Proposed plans with unit 3 highlighted. Refer to drawings P(1)100 and P(1)101.

The external works include reinstating the sweeping driveway, additional parking to support the proposed use, a new cycle shelter and bin store to the rear. As part of the site works all existing trees shall be retained and new planting will take place to enhance the existing building and surrounding conservation area. The existing stone boundary wall, hedging and decorative stone piers will also be retained. The new driveway will be gravel based and the cycle store and bin store will be placed behind the existing garage to maintain and respect the buildings setting.



Proposed site plan. Refer to drawing no P(1)200.

To conclude, our proposals main aim is to revitalise and reuse this damaged and vacant B-listed building by sensitively renovating, converting and sub dividing it into 1 no. house (class 9) and 2 no. flats for short term let (sui generis class 9). The intention with our proposal is to contribute to the vibrant locale by bringing this wonderful B-listed building back into full use and our hope is that our small interventions and adaptable proposal will safeguard the property for the future.



*Existing original driveway gates on Langside Drive, images extracted from google street view.*