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architects
APPLICATION FOR PLANNING PERMISSION &
LISTED BUILDING CONSENT

15 CLEVEDEN GARDENS, GLASGOW

SUPPORTING STATEMENT

DECEMBER 2023

INTRODUCTION //

This document is in support of an application for Planning Permission at 15 Cleveden Gardens for a series of small and sympathetic alterations to the internal layout, namely to the original rear servant's wing and detached garage, as well as bringing the existing original attic space up to a modern habitable standard.

The property lies within the conservation area and is also a Category A listed property.

The property dates from 1904, designed by A N Prentice, and is an Edwardian Renaissance 2-storey villa. Immediately recognisable by its traditional arched windows along the front elevation and ogival cupola to the roof, the property is wonderful example period property, however it has suffered from a lack of regular maintenance and upkeep warrantable of a property of this nature, and the new owners wish to breathe new life back into the property by carrying out small interventions to bring the property up to current living requirements to ensure the future of the building as a single family home.

This application follows a previous application submitted to the Council for more urgent repairs, such as replacement roof and windows, to make the property immediately habitable due to the current situation of disrepair causing issues such as water ingress. The applications are due to be concluded imminently and the references are 23/00899/LBA & 23/00898/FUL.

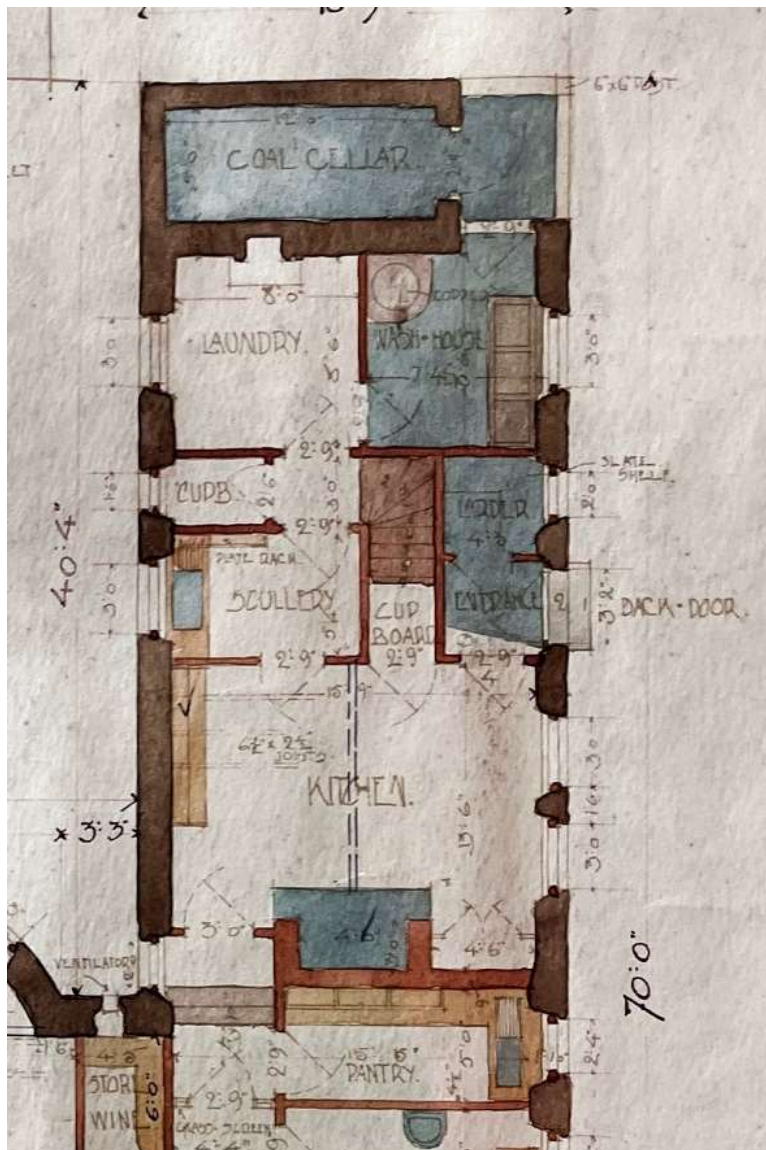
DESIGN PROPOSALS//

KITCHEN, UTILITY AND PLANT ROOMS

The existing kitchen to the main house sits within the rear wing of the plan, in what was originally the servant's wing, as expected of a property of this period whereby the kitchen and servicing areas were hidden away from the main body of the living and entertaining spaces. Naturally, this way of living has changed drastically and this property remains one of the finest examples of a single-family home of this period, which has not succumbed to subdivision. With a new family taking ownership, they wish to breathe new life into the building which is to become their family home for many years to come. As such, some careful

and considered internal alterations are essential to bring the use of the areas up to modern living standards, and the alterations proposed are therefore minimal and sympathetic to the original plan.

Beyond the kitchen, to the rear of the servant's wing, there is a second smaller service kitchen, with staircase leading to the first floor of the property as well as an external coal store. It is worth noting that the current existing layout of this portion of the property is not in line with the original design – the original architect's drawings show a different configuration of the staircase as well as the rooms being laid out differently to include a scullery, laundry room and wash house. At some point in history, the rear has been altered presumably to meet the requirements of the owner at the time of the alterations – there is an historic approval in place for internal and external alterations to the property (96/00891/DC) however the contents of this application are no longer available for online public viewing and so we cannot confirm whether these changes formed part of this approval.



< Original Architect's drawings of the rear of the plan

The above demonstrates that the current layout is not original to the dwelling design, and that there is a precedent set in sympathetically altering the layout to reflect the changing needs of family living.

On the upper level, the current layout similarly does not match the original architect's drawings, with the series of small servants' bedrooms no longer in place, instead these spaces are given over to additional larger bedrooms for use by the main house, which is connected via a corridor to the main upper level. As such, the second staircase, which not in its original configuration and previously used for servant access only, is now redundant in its use as part of a family home. As such, the proposals look to remove this non-original staircase from ground floor to first floor only, also removing the walls around the staircase on ground level within the existing main house kitchen. In doing so, the kitchen becomes a larger and more usable space, proportionally in line with the scale of the overall home and in line with the needs of modern living for a growing family. Within the opening of the staircase, proposed to be removed, we have added a new internal door which now connects the proposed utility room with the main kitchen.

As part of the proposed removal of the walls surrounding the staircase, the side access door and pantry are to be removed. The floor level within the side entrance hall and pantry sits lower than the main kitchen level and as such it is proposed to raise the floor in these areas, denoted on the proposed plan in hatch, to match the level of the kitchen. With an existing external access point from the side of the dwelling into the new Utility room already in place, the second side access door to the kitchen would be redundant; as such, it is proposed to change this door to a new window by raising the existing lintel over the door in line with the lintel of the adjacent window, and in-filling the bottom half below the new sandstone sill in a sandstone finish to match, as closely as possible, the surrounding wall. The new window will be a timber sash and case window to match the existing windows.

One final change to the kitchen area is to consolidate an existing single door and single window to the rear garden elevation. Per the original plans, the existing single door would have originally been a window to the scullery and as such alterations have already been made to this area. Indeed, there is approved applications pertaining to this change (01/02416/DC and 01/02417/DC). We propose to drop the sill level of the second smaller window and remove the section of walling between both openings to create one single opening, installing a set of timber framed bi-fold doors, of a style to match the existing window detailing, to create a better connection with the private landscaped gardens.

The existing external coal store is yet another space which no longer serves its original purpose in today's way of living, and as such it is proposed that this space be used as a plant room to service the needs of the house. As part of making this plant room function efficiently, it is proposed to line the internal walls with insulation to increase the thermal performance of the room.

GARAGE CONVERSION & EXTENSION

The existing garage sits to the rear of the property boundary with access to the garage currently very restricted. It is unclear whether the garage was every originally part of the design of the dwelling, however we do know that the existing driveway entrance was not original to the construction of the dwelling and therefore it can be assumed that the garage

was also not original and instead was a later addition. Furthermore, the positioning of the garage, set beyond the extent of the side of the main property, combined with the very narrow side access to the garage, means that using the garage to store vehicles is extremely difficult, particularly taking account of the increasing size of modern vehicles. As such, the current building is redundant in its current use, therefore in repurposing this we aim to safeguard the building from further deterioration and neglect.

The proposals seek to convert the use of the garage to wellness centre. Internally, the existing brick walls would be strapped with timber battens, insulated and lined in plasterboard, with the existing open pitched roof insulated in a raked manner to retain the height and volume of the existing space. The existing concrete floor would be raised using timber joists sitting on the slab with insulation between, all of which would meet current building regulations for thermal performance of a habitable space.

It is proposed to extend part of the garage in order to facilitate the re-use of this space, by way of a small sympathetic in-fill extension to the existing 'L' shape floor plan, with a new side access door. This extension would be finished in a blonde sandstone to match the traditional style of the existing garage, with the roof hidden behind the external parapet, the roof itself being finished in a grey single ply membrane. Additionally, it is proposed to create a small side extension, to be entirely constructed of structural glazing on the sides and roof, to minimise any visual impact of this side extension and to immerse this into the garden setting. There is an overhanging tree at this point of the garden, and it is proposed to trim the overhanging branches without disturbing the tree itself. The small footprint of this glass side extension means that it does not encroach on the tree or the associated roots.

For the existing vehicular garage door, it is proposed that this is removed and replaced with a timber framed bifold door set, to the existing opening width and height, with a similar raised finish to the bottom to account for the raised floor internally. The new bi-fold doors will have a traditional appearance and be detailed to match the details on the existing main house windows and have a white painted finish. The garage is significantly set back from Clevedon Gardens too (some 40m from the entrance gates) and given its position, is not overly visible from the street. That being said, the change of the door from a white garage door to a white bi-fold partially glazed timber door set would be sympathetic to the overall appearance and reflect the style of the main house front windows.

PRINCIPAL BEDROOM ALTERATIONS

On the first floor, the principal bedroom currently shares the en-suite bathroom with the main house given the bathroom has access doors from both the main hallway and within the bedroom itself. Given the guidance within SG9 relating to in-filling doorways within principal circulation spaces, and in order to provide the principal bedroom with its own separate en-suite facility separate to the main family bathroom, a couple of simple and unintrusive alterations are proposed. The existing door between the bathroom and the bedroom is proposed to be retained to the bedroom side, fixed in a closed position with the associated architraves retained, and the opening in-filled on the bathroom side by way of a new plastered partition, with the architraves removed and the skirting in-filled to match the existing surrounding where present. In doing so, the original door between the bathroom and principal circulation space remains as existing, preventing any loss of character to the hallway. Removing the internal connection route between the two rooms allows a more flexible main

family bathroom layout. In order to provide the principal bedroom with a separate private bathroom, it is then proposed to utilise the access to the existing corner store within the room, removing the small section of internal partition to open into the existing secondary bathroom. This will allow two independent bathrooms to work for modern family needs whilst minimising any disruption to the existing fabric and utilising existing drainage provisions, again to minimise the need for additional waste pipes and branch connections externally.



^ Above: Original Architect's drawing of first floor layout

ATTIC REFURBISHMENT

The existing property has a large attic space that is accessed via an original staircase situated via door access from the secondary bathroom on first floor level, as shown in the above original architect's drawing. The staircase is particularly steep and doesn't comply with current building regulations, naturally due to its age. The attic itself, whilst quite utilitarian in nature, appears to have been used as some form of habitable space historically (decoration and fixtures suggest some form of class room or teaching / children's space). As part of the

works outlined above to the principal bedroom en-suite, the existing secondary bathroom is to be separated from the current access off the corridor by erecting a new partition within the current bathroom. This will allow a formal access to the attic off the main corridor, through the existing bathroom doorway so as not to alter or remove any original doors off the primary access routes.

Given that the proposals are to refurbish the existing attic space to bring it up to modern habitable standards, the intention is to provide a new staircase access from the first floor that is as close as possible to being compliant with the building regulations within the realms of working with a Grade A listed building. To do so, the rise and going of the staircase, and subsequently the pitch of the staircase, will be drastically improved, but this results in more risers to ascend the same distance; as a result, it would be necessary to extend the staircase by allowing this to return into a new access lobby, removing part of the existing wall above the existing door opening between the staircase and existing bathroom to allow sufficient head height as you ascend the stairs. The stairs will still be located in their current position to minimise any disruption to the building fabric and to stay true to the original design as closely as possible.

As part of the refurbishment works, it would be proposed to thermally insulate the walls and roof, doing so by utilising the existing structure – the current outer studs will have insulation fitted between and these would be sheathed in plasterboard, whilst the existing roof trusses would have insulation between and an insulated plasterboard to the sloped areas, retaining the form of the existing roof. The existing horizontal roof ties will be retained and insulation roll laid within the ceiling void. All of these proposals to thermally upgrade the space to current habitable standards will be done sympathetically with little to no disruption to the existing structure.

There are also existing roof lights within the attic which are in a very poor condition. It is proposed that these are replaced with new conservation style rooflights however we would note that this proposal is covered under the original applications 23/00899/LBA & 23/00898/FUL and therefore does not form part of this application for consideration.

EXTERNAL WORKS

Aside from the works to the side door in the kitchen becoming a window, and the proposal to enlarge the opening on the rear garden elevation, the external alterations covered under this application proposal are minimal.

The first proposal would be to paint the current front timber storm doors in a white finish to match the surrounding timber windows. The current timber storm doors are not original and appear to be a relatively recent replacement (considering the life span of this property) which have a brown wood-stained finish. This is a contrast to the existing frontage and indeed is out of character with the other properties in the area, which all either have a white or black painted finish. SG9 also makes reference to controlling the painting of woodwork in listed buildings and itself suggests a white or black painted finish to listed properties, therefore the proposal aims to bring the current dwelling more in line with planning requirements. The final external proposal would be to install an electric vehicle charging point to the front corner of the side elevation (noted on the drawings) to allow suitable charging facility access from the driveway. The fixing of the charging device itself will be through mortar joints only and not through the sandstone itself. This proposal again would allow the property to be suitably future proofed to sustain its use as a family home for many years to come.

PRE-APPLICATION RESPONSE //

A formal pre-application submission was made to GCC in August 2023, with the subsequent response issued in November 2023 (application reference – 23/02166/PRE).

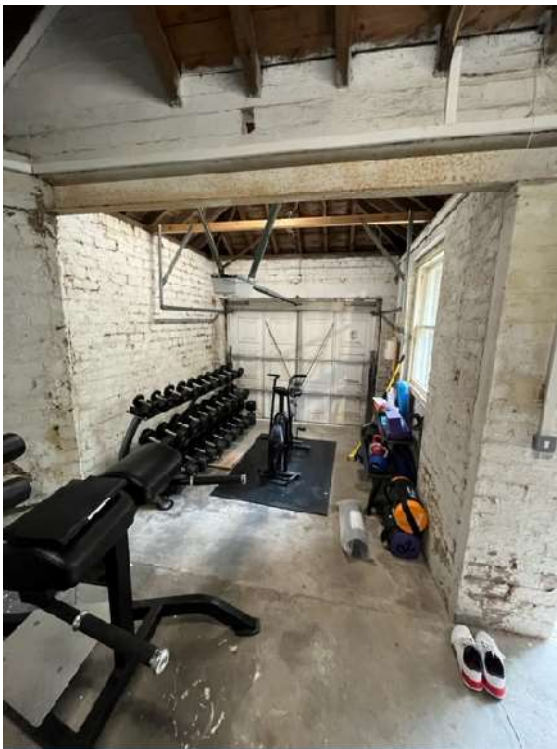
The response from the council noted that they were supportive of all aspects of the application proposals contained within this submission, subject of course to a formal review of the detailed design contained within a full planning and listed building consent application. During the assessment of the pre-application submission, we met with the Planning Officer and Heritage Team to discuss the proposals in detail which occurred prior to the pre-app response issued.

The application proposals contained within this subsequent full application remain in line with the proposals submitted as part of the pre-application submission, albeit some minor tweaks have been made in response to comments and feedback within the pre-app response. The design of the proposed extension to the garage has been developed further at this stage, however it was noted that the principles of extending and converting the garage could be considered acceptable subject to a review of the detailed design at this full planning submission stage.

Given the positive outcome from the pre-application stage, we have therefore proceeded with the submission of the full planning application and listed building consent application.

PHOTOGRAPHS //





^ Existing garage internals as existing



^ Existing garage internals as existing



^ Garage door as existing



^ Garage pedestrian door as existing



^ Existing attic as existing



^ Existing attic as existing



^ Existing attic staircase



^ Existing access from bathroom to attic



^ Existing door from bedroom to bathroom



^ Existing door and cupboard within bedroom