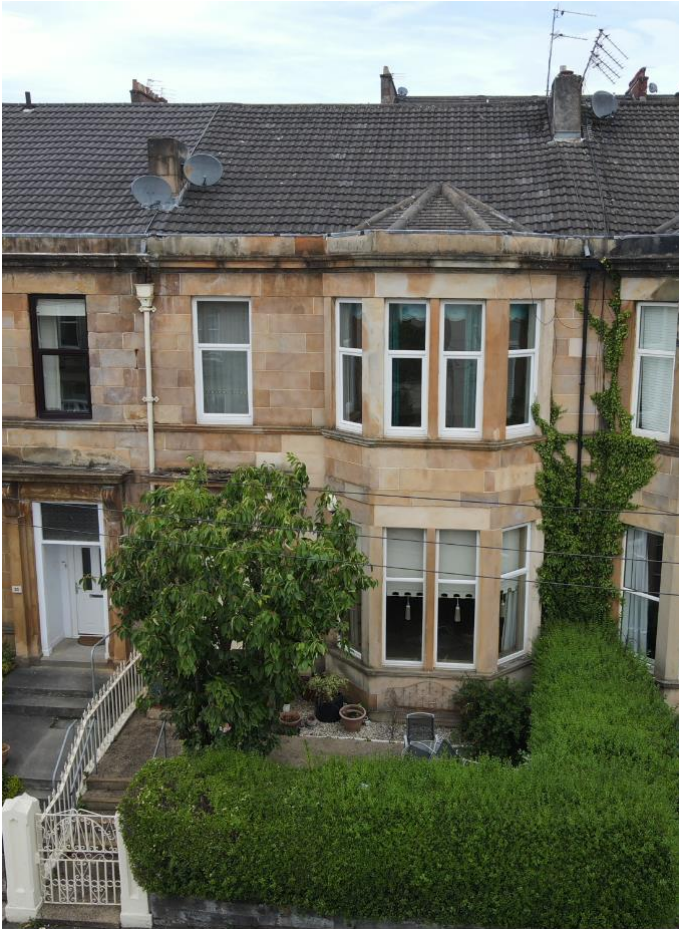
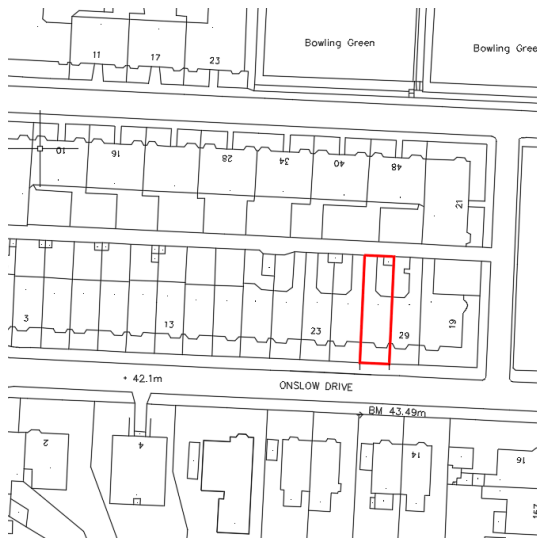


27 Onslow Drive – Conversion to form 2 x Properties

Dennistoun, Glasgow, G31 2LY

Design Statement, January 2024





LOCATION / PROPERTY DESCRIPTION

27 Onslow Drive is a mid-terraced property located in the Dennistoun area of Glasgow. The property is located within the boundary of Dennistoun's conservation area, designated 1975. The property itself is **not** of listed status.

The two-storey mid terrace dwelling comprises of blond sandstone construction with gardens to the front and rear. Adjoining to the rear is non original a two-storey annex. Divided by a party wall, this part of dwellings structure and dual pitched, hipped roof neighbours with 25 Onslow Drive.

Having sat vacant since 2022, the property is in need of extensive refurbishment, inside and out. The works proposed as part of this planning application is required in order to return the property to a habitable condition. Namely; installation of central heating system throughout, critical maintenance comprising damp remedial works, roof repairs, stone repairs.

The property has been in the applicant's family for three generations. The applicant, having been brought up within Dennistoun, has an enlightened plan to re develop the property to support Dennistoun's present day housing requirements. Aside from commercial drivers, the applicant is passionate about retaining all elegance and character the property offers. These proposals will satisfy a much in demand property type within this area of Dennistoun.

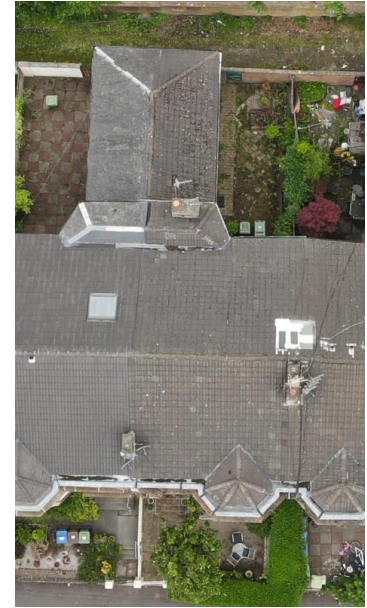
SITE PHOTOGRAPHS



Front Elevation



Rear Elevation



Roof / Site



Overview of Onslow Drive



Overview of rear lane



Overview of rear elevations

LOCAL CONTEXT

The immediate context generally comprises similar sandstone properties, many of which already converted to form multiple dwellings. All similar to the works proposed by the applicant.

Directly opposite consists of freestanding semi-detached properties of a similar scale and mass. In an easterly direction properties consist of traditional red sandstone tenement flats (nr 188 >).

An illuminated lane exists to the rear boundary providing rear access to all properties on Onslow Drive. Large brick retaining walls provide separation to the lane. Higher level brick boundary walls separate the lane and communal gardens of 40 and 48 Craigpark road.

Onslow Drive (Nr 2-19) and a number of nearby streets all have properties which demonstrate examples of remodelling works similar to this proposal. Subdivisions which can be found generally include a mix of two / three property sub-divisions. There is a mix of:-

- 2 Property Sub-Divisions
 - Ground floor property takes ownership of rear annex (both levels). **This is generally the most common layout.** GF property is responsible for rear garden, FF property responsible for front.
 - First floor ownership of rear annex (both levels). FF property is responsible for rear garden, GF property responsible for front.
 - Note: Generally, whichever property benefits from the footprint of the rear 'extension (ground and first floor)' then takes ownership of the rear garden.
- 3 Property Sub-Divisions



WORKS REQUIRED

Accommodation Proposed

The proposal comprises a sub-division of the existing property to form 2nr self-contained dwellings. This will generate two generous sized four (GF) and three (FF) bedroom rental properties for the ever-increasing demand in the Dennistoun area.

The house will be remodelled within its existing footprint only. Internal partitions will be formed to sub divide the properties from communal areas. The ground floor property will extend to 100% of the footprint of the rear annex building (across ground and first). This is generally the most common conversion design in the area. The neighbouring property (25 Onslow Drive) mirrors a similar arrangement.

Access

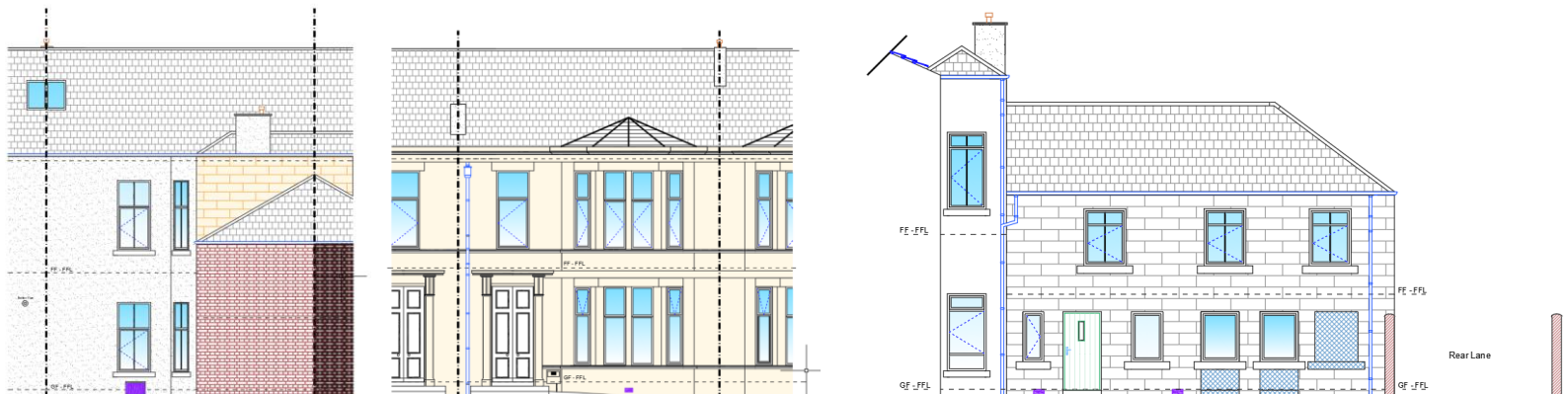
Entry to both properties will be via Onslow Drive, off the pavement and upwards through the original gate and path. Upon entering via the principal entrance, the large open planned entrance / staircase will be fully retained and will provide communal access for both properties. The staircase balustrade, original cornicing and decorative woodwork will all be retained. The ground floor property will benefit from two-point entry via the rear lane by a secure timber gate.

External Space

Neglected and unused front and rear gardens will be refurbished to form accessible and private amenity spaces for the residents. The ground floor property will be allocated the rear garden area. The first-floor property will be allocated the front garden. Hedging to the front is overgrown and will be cut back as part of the works.

The split and allocation of amenity space is proportionate to the footprint of each property. The larger 'Property 1' will be allocated the rear space (45sq.m) and 'Property 2' will be allocated the front garden (32sq.m).

The arrangement proposed is critical to maximising the internal habitable areas with regards to space and functionality. The property is split by the most natural means of separation, matching many successful conversions in the areas as well as elsewhere throughout Glasgow. The nearest example of this is the neighbouring property (25 Onslow Drive). This property conversion mirrors a similar arrangement.



Bicycle Storage / Bin Collection

Amenity spaces mirror similar conversion developments in the area.

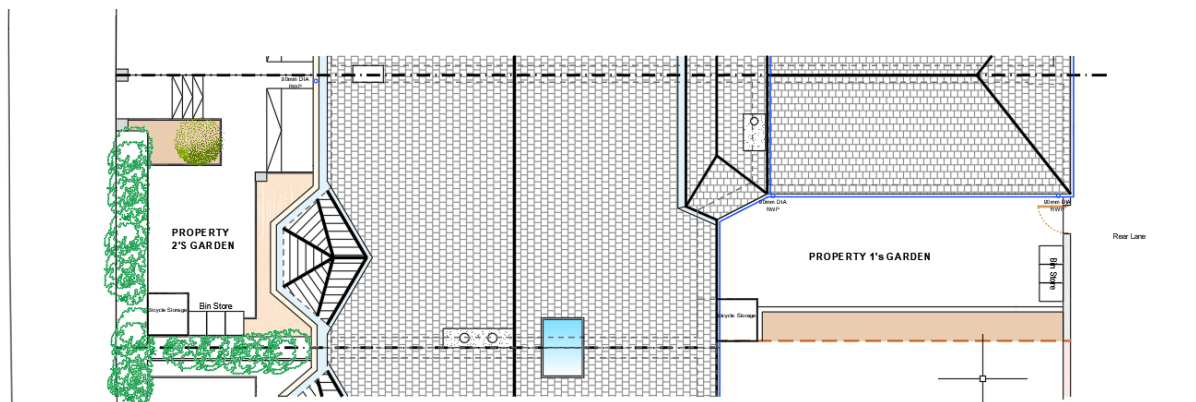
Bicycle storage will be provided for each property, internal and external. Internal provision is provided at the communal front entrance for use by both properties.

Neighbouring properties with a similar GF / FF split currently have bins collected from both the front and the rear. A similar arrangement is proposed. Property 1 (GF)'s bins will be collected from the rear. Property 2 (FF)'s bins will be collected from the front.

Materials / Scope of Works

Outline scope of works includes:-

- Sandstone external walls will be repointed with a lime based mix. Stone repairs will be undertaken where delamination has occurred using lithomix. The finish achieved will be of a colour and texture to match the stone.
- Existing chimney stacks to be retained and repaired as necessary.
- Existing tiled roof to be retained and repaired as necessary.
- Dilapidated UPVC rainwater goods to the rear will be replaced like for like.
- The existing skylight will be stripped and replaced with a velux 'conservation style' skylight.
- All brickwork, including the brick wall to the rear lane will be repaired and repointed as necessary.
- All existing wrought ironwork, fencing and gates are to be refurbished and painted a beige colour (to match existing).
- Steel bars to rear elevations at ground level to be removed.
- Rear access door to property one to be replaced with new Oak 'Cottage' Style door.
- Windows installed to existing door openings to the rear to be white, UPVC double glazed units, matching the existing in size, scale and finish.
- Smooth render to the annex building at the rear will be repaired locally and redecorated to match existing.
- Wet dash render to the rear elevation will be repaired locally and redecorated to match existing.
- All communal areas and both properties will benefit from new, independent M&E installations comprising, electrics, water and drainage.



Dual Aspect / Daylight / Ventilation

Both properties will meet GCC Development requirements in respect of having dual aspect. Where one property overlooks the others amenity space, one-way privacy film will be applied to windows to protect the privacy of the lower-lying property.

All habitable rooms throughout both properties benefit from natural daylight via large modern UPVC windows. Window trickle ventilators provide constant means of ventilation throughout. Kitchens and WC's ventilation will be serviced with mechanical ventilation.

The proposal is design led and aims to achieve sustainable dwellings, meeting current standards within the historic setting whilst ensuring no loss of character or detail.

Massing

The fabric of the existing house will remain unharmed by the proposed works.

Conclusion

We consider the proposals to be in accordance with the development policies and that the proposed work is appropriate to the area, maintaining the historic character while providing modern residential accommodation which the area is in high demand for.

