

46 Gray Street

Kelvingrove, G3 7SE (Former Kelvingrove Terrace)

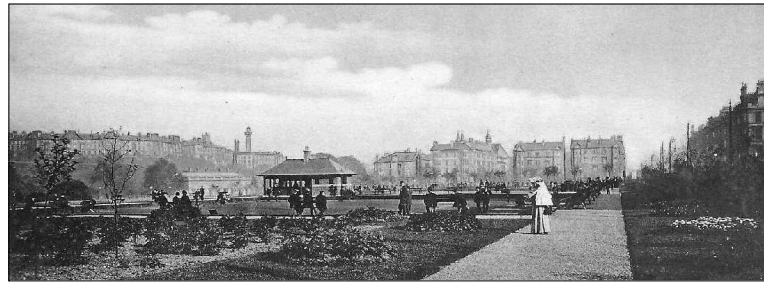
Circa 1880, style of James Sellars. 4-storey and basement classically detailed tenement, 15 x 4 unequal bays. Polished ashlar, channelled at ground floor; rear elevation squared rubble. Alternating flat and canted (full-height) window bays. Each entrance at head of stairs oversailing basement area. Alternating main door and close entries; main doors with pilastered, architraved, corniced doorpieces; some double-leaf, panelled storm doors; plain close entries. Plain entablature to each floor above basement incorporating moulded cill band. Sash and case windows, with stone transoms at 3rd floor; ground floor with moulded cills and aprons; architraves to flat bays. Stepped, bracketted, boldly projecting eaves; corniced axial stacks; slate roof.

ELEVATION TO GRAY STREET: shallow, canted 4-light outer bays. Fluted, cast-iron rhone pipes; cast-iron boundary railings.

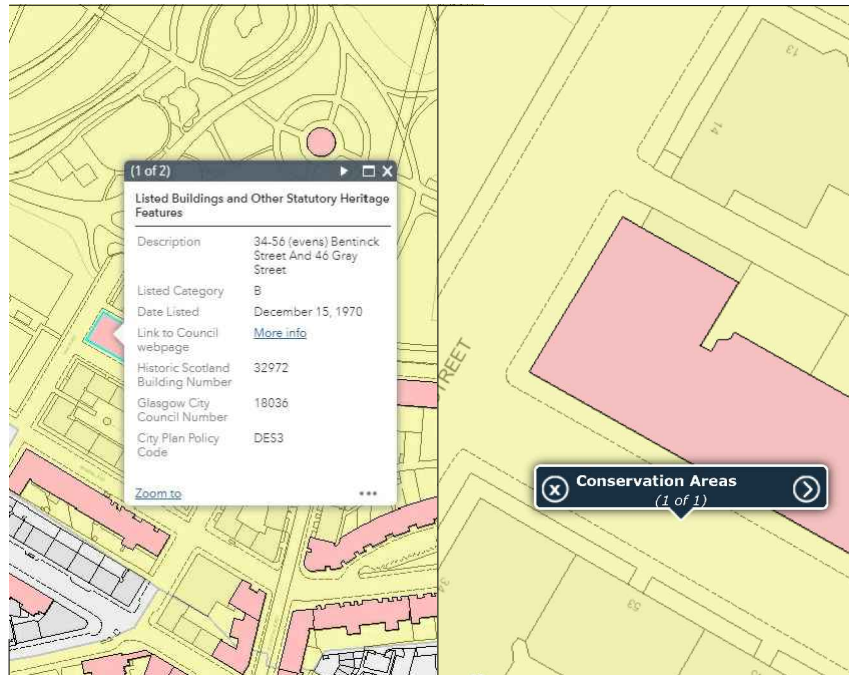
S. R. Archives, D of G, DOPW 19/7287



Survey Map of 1894

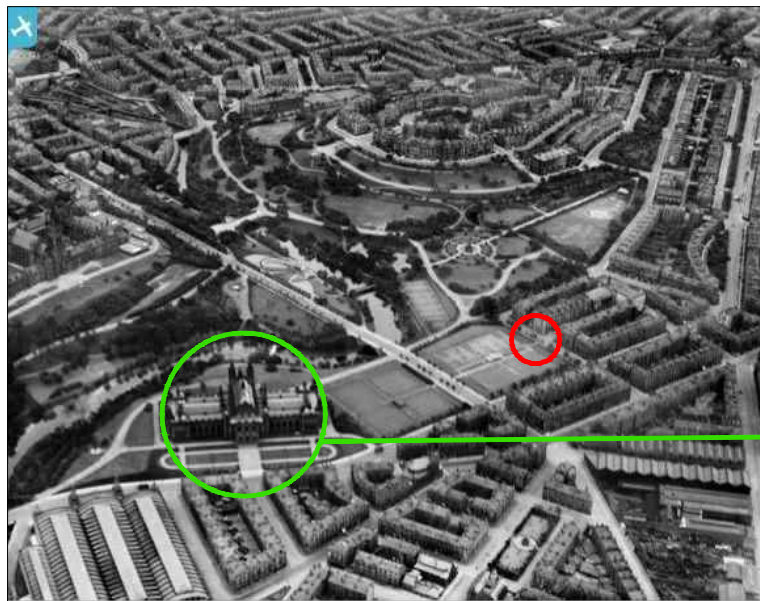


Located within Character Area 01: Conservation Area Park. The building is not listed



Context

The property is located on the south edge of Kelvingrove Park and east of Kelvingrove Bowling Club and Tennis facility.



Proposal Description

This 12 Room family run Guesthouse comprises and addition garage space to the north gable that our Client is proposing to utilise as a main door hotel room with rear external access to the main building. The Guesthouse does not currently provide disable access with a stepped access to the main door upper ground floor. The proposal therefore does not provide disabled provision as detailed in Clause 4.2.9 of the Non-Domestic Technical Handbook.

No stone repairs are proposed to the garage facade to preserve its character and history. The stone will be cleaned and repointed 'like for like'.

The Client is property owner for the the lower and upper ground floors of 46 Gray Street.



Key Landmark Buildings

Kelvingrove Museum



Notes

1. Do not scale from this drawing.
2. All dimensions reported to be checked on site prior to construction and any discrepancies reported to the Architect.
3. Copyright reserved.
4. This drawing is to be read in conjunction with all other relevant documents and drawings.
5. All drawings subject to a full measured survey prior to preparation of construction information and confirmation of all structural items by the Structural Engineer.
6. All structural items to be SER certified.
7. All structural notes to be read in conjunction with relevant SER Certification.
8. All M&E items to be confirmed by specialist design consultant and Building Control prior to construction.
9. Drawings do not form 'Construction Issue'.

Revisions	Description	By	Chk'd	Date
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Status

Statutory Approvals

Client

Mr M Bhatti

Project

Alterations to Property at 46 Gray Street

Location

Glasgow

Title

History and Approach

Scale	Size	Date	Drawn	Checked
NTS	A3	18.11.2023	RD	RD

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Project No.	Drawing No.	Rev.
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