

Application to seek change of use including internal and external alterations to a Grade B listed, 4 storey (with rear annex) townhouse at 15 Elmbank Street, Glasgow. For additional information please refer to the supplementary design statements that accompany this application:  
 • 0037-A-03-PA-DC-ZZ-0001

The change of use will repurpose the existing vacant office premises and a proposal for 5no. dwellings to create a flatbed block from the existing townhouse, with one dwelling per floor and a maisonette from the rear annex, including a communal entrance, common stair and associated servicing.

- The dwellings consist of:
- 4 x 2bed (4 person) apartment
  - 1 x 2bed (3 person) apartment

Each apartment has been designed in accordance with the Supplementary Planning Guidance (including the Glasgow Standard) and made suitable, where possible, for an existing building.

- All apartments include (as a minimum):
- dual aspect
  - on average 15% larger dwellings (and living space) relative to the Glasgow Standard (where external space is limited or not possible).
  - utility cupboards for washing and clothes drying.
  - bike storage.
  - appropriate refuse capacity.
  - option for off-street parking.

- Project Particulars (existing):
- Site area: 238 sqm
  - GEA: 677 sqm
  - GIA: 584 sqm
  - NIA: 450 sqm

- Project Particulars (proposed):
- Site area: 238 sqm
  - GEA: 683 sqm
  - GIA: 500 sqm
  - NIA: 437 sqm

**BRE Guidance [on bedroom daylighting - Daylight Factor]**

**bedroom daylighting**  
 BRE guidance where minimum appropriate Daylight Factor is 1%.  
 $W/A \times T^2 / R^2$   
 W = glazing area [m<sup>2</sup>]  
 A = area of walls, floors and ceilings [m<sup>2</sup>]  
 T = transmittance of 6mm clear glass.  
 0 = angle to clear sky.  
 R = diffusion of white paint.

**BEDROOM A [lower ground floor]**  
 $(2.3 / 49.68) \times (0.87 \times 23 / (1 - 0.85)) = 0.046 \times 23.01 / 0.28 = 0.046 \times 71.46 = 3.28\% \text{ DF}$   
 [sufficient daylighting for a bedroom].

**Area Schedule [refer to DWGs]**

TYPOLOGY	No.	AREA [sqm]	GLASGOW ST. [sqm]	LIVING [sqm]	GLASGOW ST. [sqm]	BIKE ST.
2B4P [LG]	1	92 (+ 7.5 external)	73.5	33	27	1
2B4P [GF]	1	74	73.5	36	27	1
2B4P [01]	1	82	73.5	36	27	1
2B4P [02]	1	85	73.5	30	27	1
2B3P [01]	1	100	68	37	29	1

**Communal Refuse Provisions [refer to DWGs]**

TYPE	CAPACITY [ltrs]	No.
General	1280	1
Mixed Recycling	1280	1
Organic/Food	240	2

**Notes:**

- Property Boundary
- Additional [part] Ownership
- Demolition/downtakings
- Area for downtaking

**Drawing Revisions:**

230215	First Issue	-
230313	A	roof info included
230313	B	additional downtakings
230414	C	use class amendment
231215	D	design amendments
240113	E	design amendments
240202	F	design amendments

Unless indicated, this drawing is for information only and should not be used for construction. Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated. The issuer accepts no responsibility for errors that occur as a result of reviewing this drawing at any other size.



Project: 15 Elmbank Street

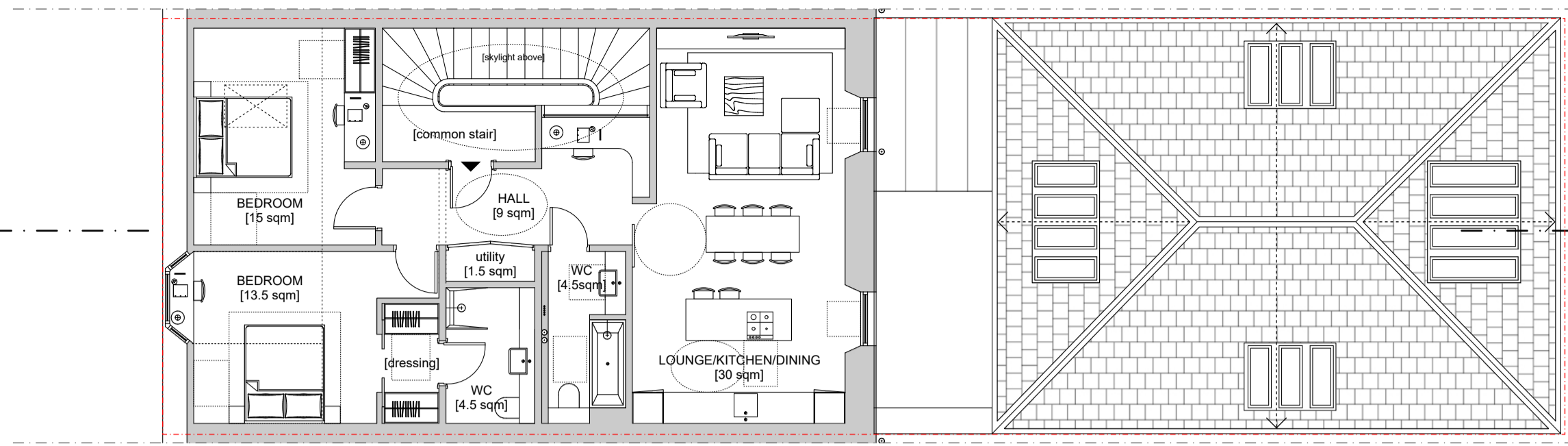
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 Building: Residential Refurb.

Drawing Title: Proposed Layout

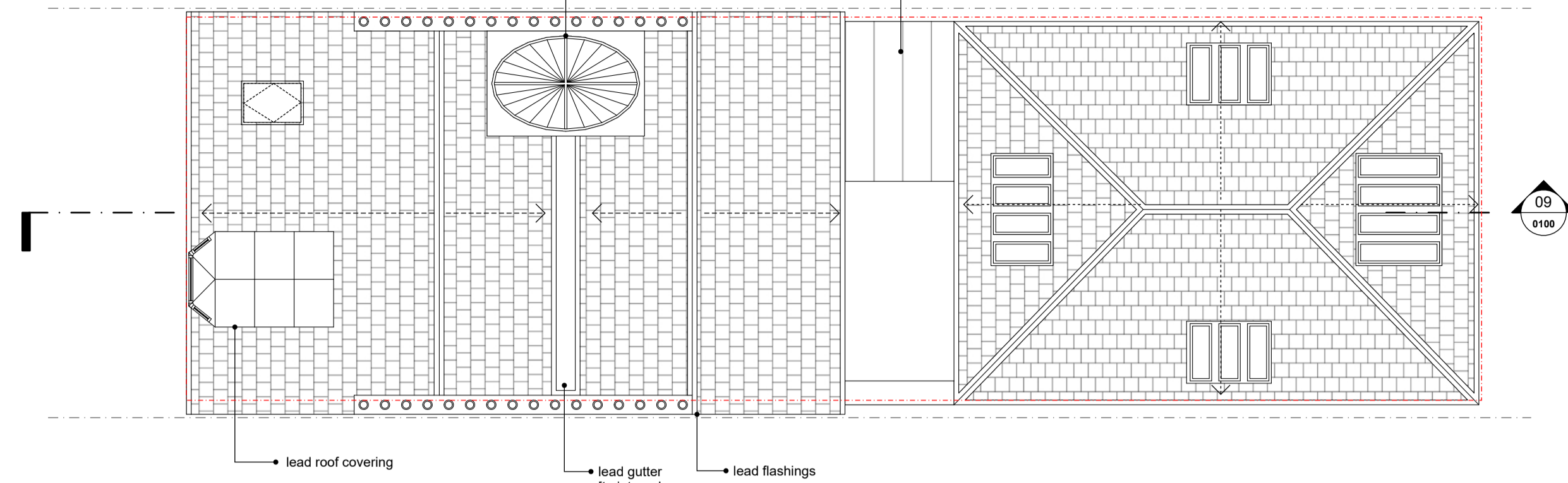
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 Date: FEB 2024

Drawing Status: PLANNING  
 Drawing Revision: F

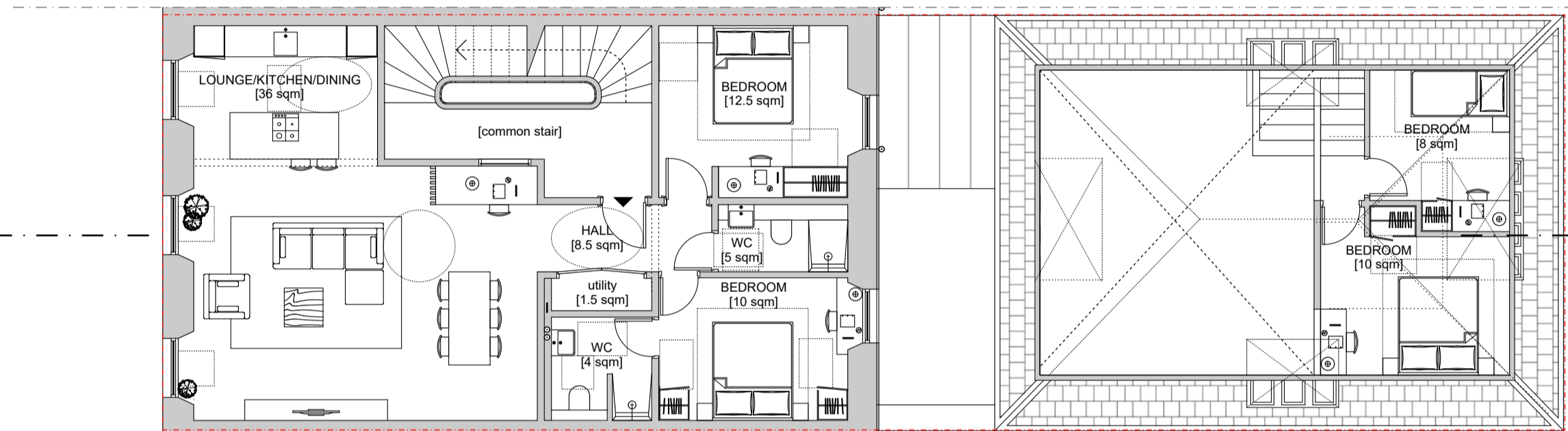
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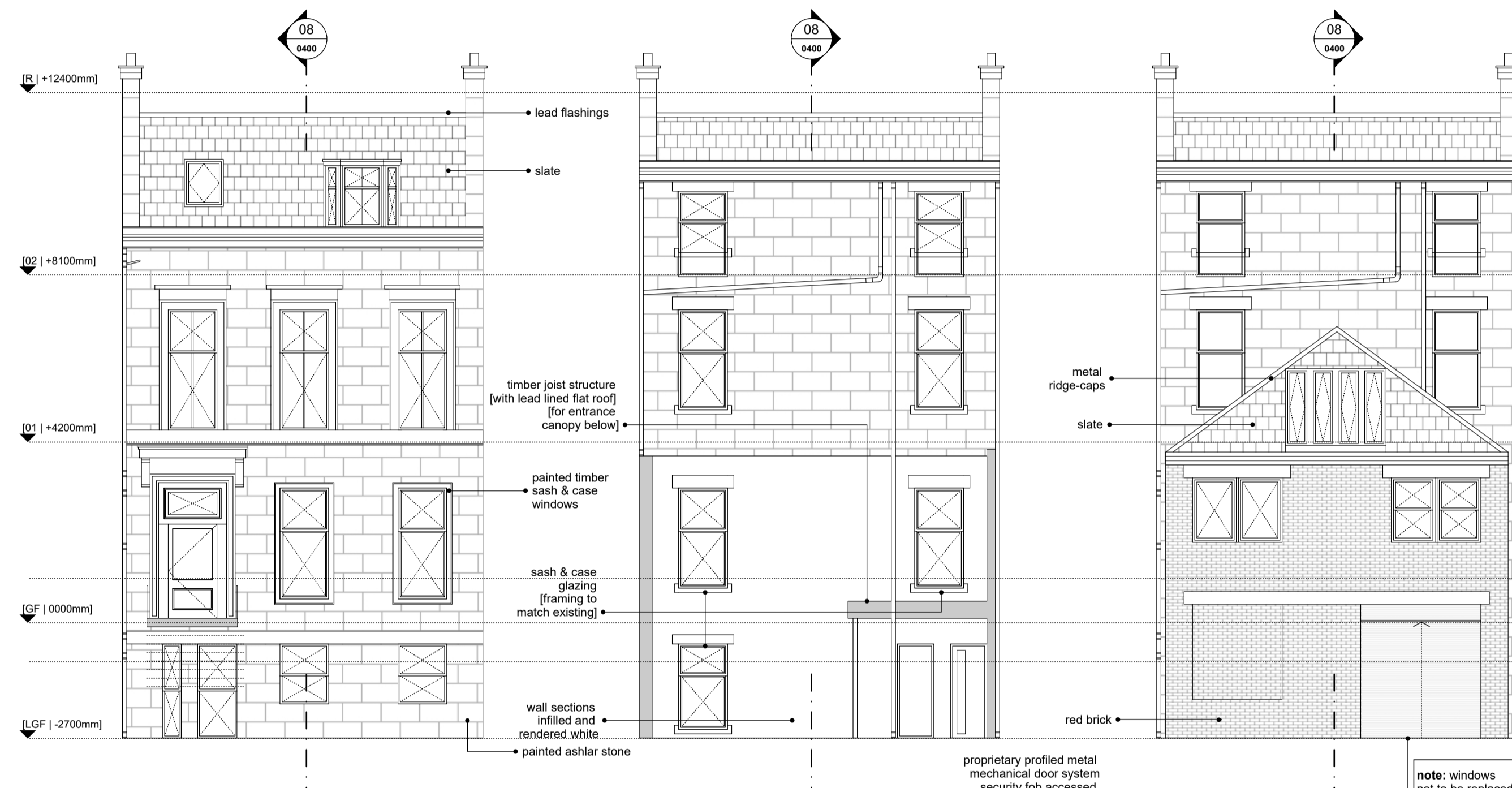
01 Second Floor Plan  
 0400 1:100



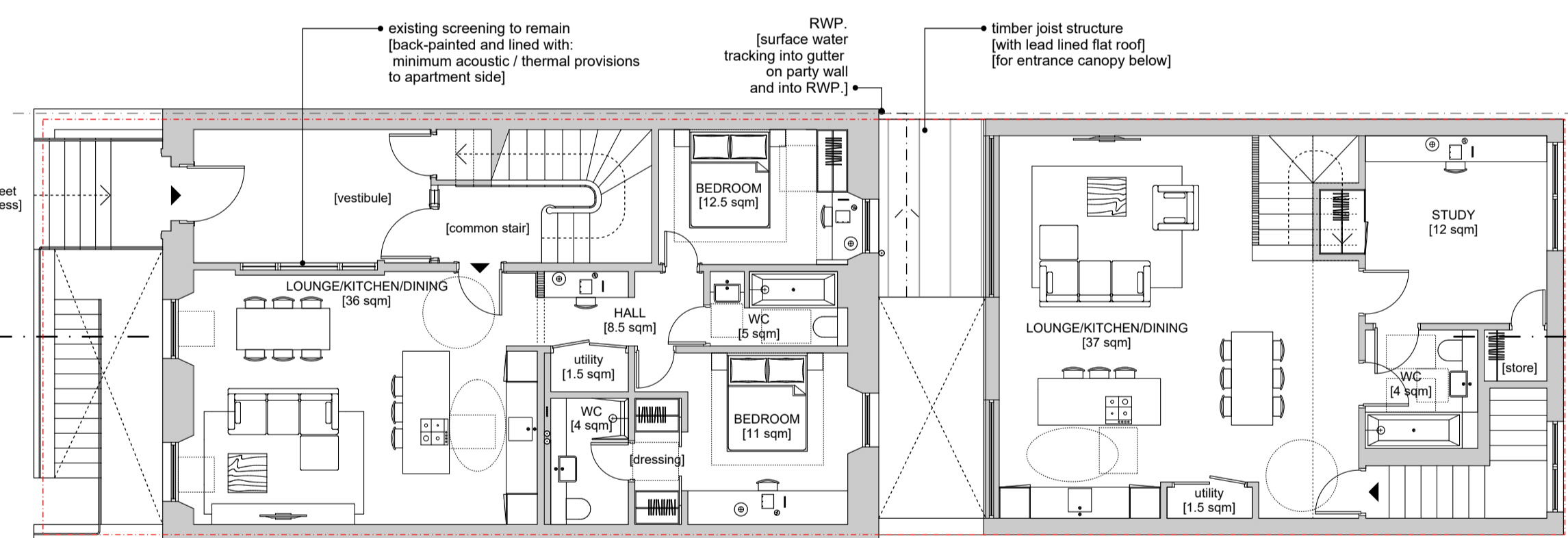
05 Roof Plan  
 0400 1:100



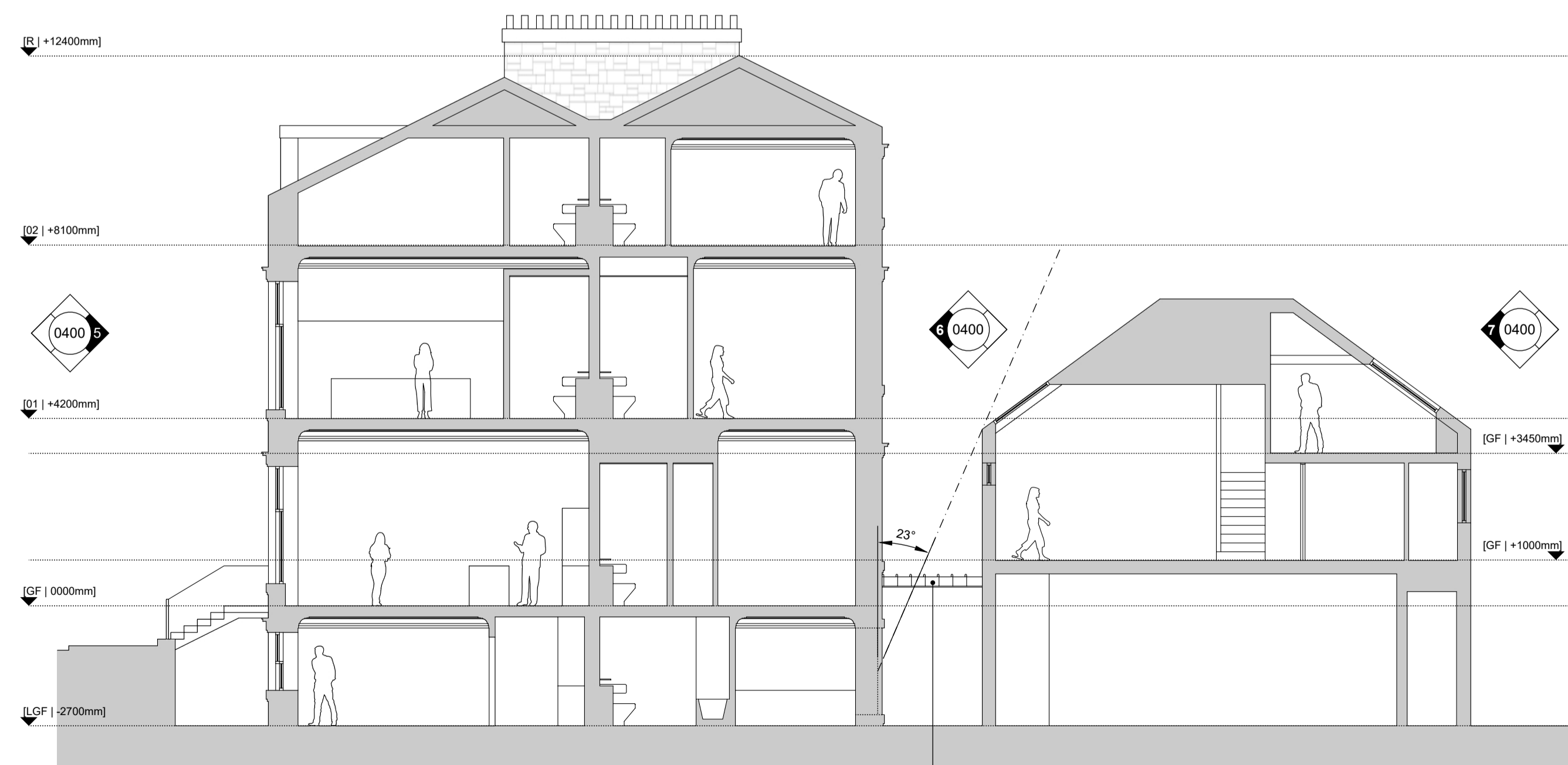
02 First Floor Plan  
 0400 1:100



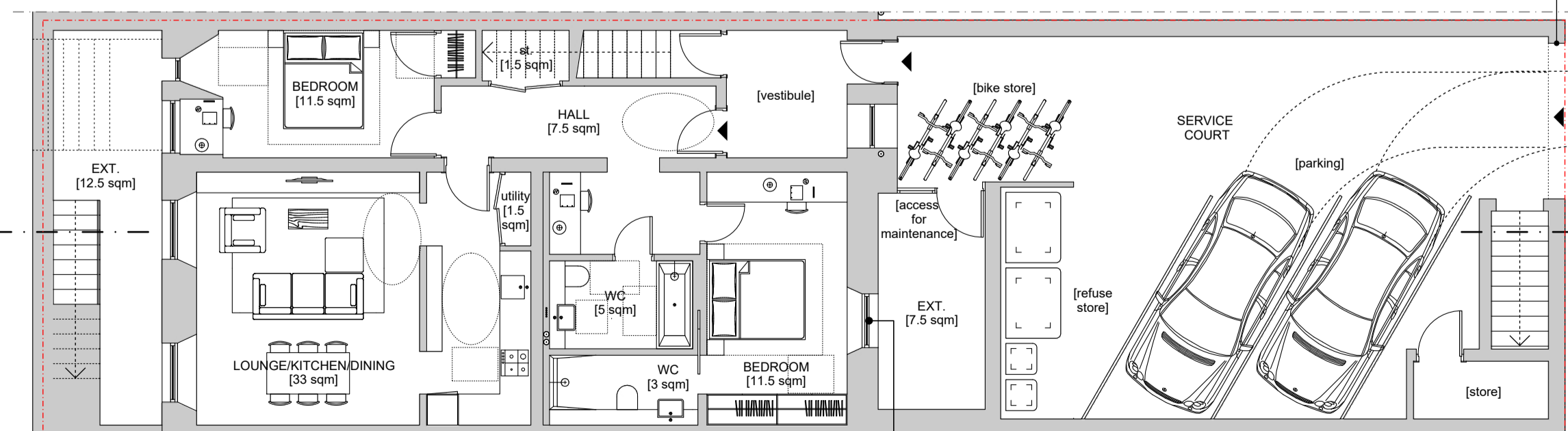
06 East Elevation 0400 1:100  
 07 West Elevation A 0400 1:100  
 08 West Elevation B 0400 1:100



03 Ground Floor Plan  
 0400 1:100



09 Longitudinal Section AA  
 0400 1:100



04 Lower Ground Floor Plan  
 0400 1:100

note: bedroom daylighting BEDROOM A [refer to BRE daylighting factors in general notes]