

DESIGN STATEMENT

Description: James Thomson, architect; circa 1873. Astylar symmetrical terrace of 4 bay houses. 36 bays arranged 12-12-12, 2 storeys, attics and basement with 3-storey central pavilion.

The building is Category 'B' listed.

The flat has been subject to previous alterations in the past, much to the detriment of both the interior and exterior of the flat. This is particularly noticeable at the rear Hall and Kitchen area where the layout is discordant, and the finishes are unsympathetic to the original building. Externally, the windows at both the front and rear have deteriorated and appear unsightly, especially at the front elevation compared with neighbouring flats.

The current owners are keen to preserve and enhance the character of the flat by careful interventions where appropriate.

I herein set out the proposals to preserve and enhance the character both internally and externally:

- The existing kitchen is to be removed and replaced with a new high-quality En-Suite to serve the new Master Bedroom. The rear-facing windows at the En-Suite will be fitted with a proprietary opaque window film that will ensure privacy
- The glazed wall panels at the existing Kitchen will be infilled with plasterboard. The top-light above the door in to the new En-Suite will be retained
- The floor levels at the rear Hall and new En-Suite are to be lowered, which will improve the circulation locally, removing steps down to the En-Suite. New steps at the Hall will be constructed to suit the new floor levels. This also improves headroom beneath the existing beam in the Hall
- A new high-quality Kitchen is to be installed at the existing rear bedroom. The kitchen will be in-scale and will not affect the existing architectural features in the room. An example being the top of the high-units sitting below the line of the existing picture rail
- The existing door position at the new Master bedroom is to be infilled, and relocated off the stair landing. This again improves circulation and access locally at this area
- The existing library is to be turned in to a new spacious Dressing area to serve the Master Bedroom
- Within the Master Bedroom, the existing niche in the wall will be infilled up to the picture rail, and thus preserving the line of the existing picture rail. This will provide a solid backing, against which to position a double bed with side tables
- All the windows at both the front and rear will be fully refurbished and painted, preserving and enhancing the character of the listed building
- Finishes in general to be high-quality, such as fitting new white panelled doors to match existing, new architraves to match existing and new high skirting where required to match the original style

There is an existing basement that is in very poor condition. There are no architectural features in this area, and the rooms are rudimentary in their nature. The owners will be undertaking general improvements in this area but the work does not involve the creation of new spaces with new functions. So it was decided not to include these works within this application.

status planning	job number .	drawing 500	rev. .
	scale	date 20.01.24	drawn ic
project Alterations to, 10 Crown Terrace, Glasgow, G12 9EZ			
title Design Statement			
client Mr and Mrs McCann			

Do not scale. Use figured dimensions only. Any discrepancies to be reported to the Architect.

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