

george buchanan architects

**GLENDOUNE
996 GREAT WESTERN ROAD**

**DEMOLITION OF GARAGE, NEW BUILD
EXTENSION, GATES + INTERNAL WORKS**

DESIGN STATEMENT



**george buchanan
architects**

t: 0141 946 2433
e: studio@georgebuchananarchitects

www.georgebuchananarchitects.com

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1.0 INTRODUCTION

This Design Statement has been prepared in accordance with Planning Advice Note 68 and is in support of the planning application prepared by george buchanan architects for the proposed refurbishment works to Glendoune, 996 Great Western Road.

Design proposals have been developed to meet the requirements of the necessary Policy Guidelines and Standards to ensure in accordance with Glasgow City Development Plan.

George Buchanan
Director





Views of the property from Beaconsfield Road

DESIGN REQUIREMENTS

Initial briefings were undertaken with the client, beginning in early 2021 in order to determine requirements for the works to the property. The scope of the project has been revised from an earlier application (21/01366/FUL) submitted in 2021, in order to reduce the extent of retaining works.

Project Requirements:

- Demolition of existing garage.
- Contemporary new extension.
- Internal alterations to existing building.
- Landscaping works to rear garden.

Additional Requirements

The client is seeking to achieve a high quality finish, which will enhance the existing period property.

The new extension has been designed



View of the property from driveway

to complement the historic nature of the Conservation Area setting whilst accommodating the demands of modern living.

- Internal alterations shall be carried out in order to create an en-suite to the master bedroom, re-purposing the former kitchen.
- Landscaping works to the rear of the property shall be carried out, including the formation of a new garden stair.
- A new, low level electronic gate to front driveway, facing onto Beaconsfield Road.

2.0 CONTEXT

LOCATION

996 Great Western Road

The existing property lies within the Glasgow West Conservation Area.

The property enjoys a prime position in the Kelvinside area, benefitting from easy access to the West End of Glasgow with a range of amenities and transport links available in the immediate locality.

The property is accessed from Beaconsfield Road, a quiet residential street, adjacent Great Western Road.



PLANNING HISTORY

The property was initially constructed in 1876 as a single family dwelling, with an additional two storey extension constructed to the rear around the turn of the century.

A garage has been present on the site since the mid-20th Century, however it is understood that the current structure may be later in date.

The villa was subdivided into five separate dwellings in 1990, with Glendoune retaining all outbuildings and much of the external area associated with the property.

The property has seen a number of subsequent applications, primarily aimed at creating additional dwellings in place of the current garage.

A previous set of applications were made in 2021 in relation to a former iteration of the scheme as submitted under this application. These applications were granted.

- **Ref. No: 01/03606/DC** - Dec 2001 | Status: Decided - Refuse. Demolition of garage and alterations to listed building (To accommodate new dwellings).
- **Ref. No: 01/03603/DC** - Dec 2001 | Status: Decided - Refuse. Erection of extension accommodating three flats.
- **Ref. No: 03/03063/DC** - Nov 2003 | Status: Decided - Grant Subject to Condition(s). Internal alterations to flat.
- **Ref. No: 08/00739/DC** - May 2008 | Status: Withdrawn (VW). Use of garage as mews dwelling with external alterations.
- **Ref. No: 08/01194/DC** - May 2008 | Status: Withdrawn (VW). Internal and external alterations associated with use of garage as mews dwelling.
- **Ref. No: 21/01366/FUL** - Apr 2021 | Status: Granted. Demolition of garage, erection of single storey extension, installation of replacement windows, alterations to outbuilding, erection of summer house and landscaping works to rear garden.
- **Ref. No: 21/01364/LBA** - Apr 2021 | Status: Granted. Demolition of garage, erection of single storey extension, installation of replacement windows, internal alterations, alterations to outbuilding, erection of summer house and landscaping works to rear garden.

PLANNING POLICY ASSESSMENT

Glasgow City Development Plan governs development across the wider Glasgow area. The Policies and Supplementary Guidance most relevant to this application are:

CDP1 THE PLACEMAKING PRINCIPLE
CDP 9 HISTORIC ENVIRONMENT

and

SG 9 HISTORIC ENVIRONMENT

SG 9 Historic Environment

2.60 All extensions will, firstly, have to meet the standards set out in SG 1: The Placemaking Principle -Detailed Design Guidance on Development Affecting Residential Property. In order to safeguard the quality of Listed Buildings and properties in Conservation Areas, the detailed guidance set out below will apply to all buildings in residential, commercial or other uses.

2.61 Proposals for the extension of a Listed Building must ensure that:

- a)the scale is subservient to the original building;
- b)its location, design, scale, massing and proportion protects the building's appearance,

character and setting; and

c) the detailed design and use of materials complement the building's period, style and character. Developers/applicants should seek advice on materials from the Council; and

d) advice is sought at the outset as to whether the project will give rise to any archaeological issues.

2.62 In accordance with the principles of 'New Design in Historic Settings', (2010) -it may be acceptable for additions to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required together with innovative modern design that is appropriate to its context. In some cases however it may be appropriate to match the new proposals to the existing, in which case the new materials should be carefully specified in response to those of the original property.

2.63 Extensions should be located to the rear or side of the property. Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged.

2.64 Any extensions to a Listed Building, or its ancillary buildings and properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Listed Building and/or Conservation Area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged.

2.65 Materials should complement those of the existing property in terms of their colour, texture and scale.

2.67 Roofs should be ridged or mono-pitched. Flat roofs should be avoided unless the intention is to provide a green roofing system or the design is integral to an overall approved contemporary design.

2.68 Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site.

The proposed scheme accords with guidance in that the scale is subservient to the listed building and located to the side of the property, primarily within the footprint of an existing structure.

Materials have been chosen through careful analysis of the site and wider locality to ensure the new structure assimilates into its conservation area setting.

The roof form is a contemporary reflection of traditional garden and secondary structures, common across the wider Glasgow West Conservation Area.

The footprint largely reflects that of the existing garage, ensuring continuity in the wider streetscape.

Demolition

2.102 Listed Building Consent is always required for the demolition of a Listed Building and Conservation Area Consent is required for the demolition of an unlisted building in a Conservation Area.

2.103 Listed Buildings -There is a presumption in favour of the retention of all listed buildings. These buildings must be allowed to adapt to new uses and the Council is willing to respond favourably to creative ideas and excellent design, in order to ensure and facilitate their retention, subject to other policies of the Plan. Consent for demolition of a listed building is only granted in exceptional circumstances.

2.104 Applicants need to show that they have made all reasonable efforts to retain Listed Buildings in accordance with Historic Environment Scotland Policy Statement, 2016. Where the demolition of a Listed Building is proposed, applicants will be expected to provide evidence to show that:

- a)the building is not of special interest;or
- b)the building is incapable of repair; or
- c)the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or
- d)the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

2.105 Anyone wishing to demolish a building within a Conservation Area must first apply for Conservation Area Consent. The demolition of even a single building and the construction

of a new building or buildings in its place could result in harm to the character or appearance of a Conservation Area, or part of it. In deciding whether Conservation Area Consent should be granted, the Council will take account of the importance of the building to the character or appearance of any part of the Conservation Area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, the Council will always seek to achieve its retention, restoration and sympathetic conversion other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

The demolition of the garage accords with guidance in that it meets several of the criteria as set out above. The building is not of any special interest, having been constructed during the mid 20th Century and is in very poor overall condition.

The quality of construction of the garage building is variable and includes areas of stonework, concrete blockwork and timber. Where possible, stonework shall be salvaged from the demolition to be integrated into the new extension.

SECTION B: ALTERATIONS TO THE INTERIORS OF LISTED BUILDINGS

2.110 Glasgow contains a large number of fine period interiors, many of which have been subjected to a number of unsympathetic alterations over their lifetime. While many rooms and other areas within buildings have survived intact, it is essential that any proposed new interventions preserve and

enhance the most significant interior spaces and detailing including principal apartments, main corridors, entrance areas and stairwells, and decorative plasterwork (cornicing, ceiling roses and any other features), marbled fireplaces, panelled doors (integral architraves and cornices), vestibule doors, timber and stone stairs, handrails, balusters, newel posts, stairwell and room skylights, lantern lights, room and window panelling, close tiles, mosaic floors, and stained or etched glass. As a result of changing circumstances, the uses for which some Listed Buildings were designed are now obsolete. In consequence, conversion schemes which preserve and enhance the features which preserve the essential historic character of the building may be acceptable providing they are consistent with the following:

2.111 In terms of circulation and access, the following guidance applies:

a) existing access arrangements between basements and upper floors should be preserved or re-established;

b) the preservation or reinstatement of circulation spaces including corridors, interior halls and landings and all associated original detailing is encouraged, with any proposed alterations to be submitted in detail for assessment; and

c) original doors, including associated hoods and architraves, should be preserved or reinstated, wherever possible. Where doors within an original principal circulation space are proposed to be infilled, the original doors should be retained in-situ as mock doors with original detailing retained to communal areas.

2.112 In terms of the arrangement of rooms, the following guidance applies:

a) original front and rear rooms, and other principal spaces, should be left intact or reinstated, if previously subdivided. There can be exceptions to this at basement and attic levels, or within original utilitarian spaces such as cupboards and service areas such as plant rooms, where there is little or no significant historical and architectural detailing. Exceptionally, subdivision of rear rooms may be permitted;

b) sub-division of rear rooms may be acceptable providing the front and rear rooms were not designed as a suite. A new partition erected in a rear room should incorporate original detailing including skirtings, cornices and all other detailing to match that within the existing room. Subdivision of a principle rear room that greatly reduces its scale is unlikely to be acceptable;

c) linkages/openings between principal rooms and spaces may be permitted where the proportion and design of the proposed opening is deemed to be appropriate. The maximum size of the opening is normally considered to be that of a double door;

d) original L-shaped rooms at first floor level in residential properties should be preserved or reinstated; and

e) original decorative ceilings should be preserved or exposed and reinstated.

2.114 All proposals to convert or subdivide property for residential use will have to meet the standards set out in SG 1 -The Placemaking Principle, Detailed Guidance on Development Affecting Residential Property.

2.115 In dealing with proposals affecting Listed Buildings, the need to safeguard the architectural character and integrity of the building imposes special considerations. Therefore, proposals should:

a) offer good quality accommodation while preserving historic character;

b) have kitchens and bathrooms situated towards the rear of the building so that pipes or ducts do not disfigure the front elevation or the interior; ensure that any necessary venting is either to a roof valley or to an inconspicuous location to the rear of the building and painted out (no vents should be fitted into glazed areas);

c) have entry phone systems fitted in the door reveal, rather than on the face of the building; and

d) provide television services by a communal satellite dish or aerial, located out of sight from the street.

Proposed Internal alterations will be focused to the rear of the property where original features have been previously been lost.

A single new linkage is proposed to the original fabric of the building, between the master bedroom and former kitchen is proposed in order to create access to an en-suite. Other re-configuration works impact upon later stud partitions installed under the 2003 application.

SECTION C: DEVELOPMENT IN THE CURTILAGE OF LISTED BUILDINGS AND PROPERTIES IN CONSERVATION AREAS INCLUDING NEW BUILDINGS

2.118 The extent of the curtilage of Listed Buildings and properties in Conservation Areas is based on an assessment of the physical layout, pattern of ownership and the past or present use and function of the building.

2.119 Buildings such as coach-houses, dovecots, mews/stable blocks, walled gardens, lodges, boundary walls, garden ornaments and gates, therefore, are all considered to be part of the main Listed Building and are treated as part of the Listed Building, even if they are not individually listed. Any structure

erected before 1st July 1948 within such a curtilage should be treated as part of the Listed Building. The main test in determining what is included within any listing will be what buildings and associated features existed within the curtilage at the date of statutory listing.

2.120 The breaching, realigning or lowering of walls and widening of gates to improve sight lines and access (and any other demolition works associated with the development) will require to be the subject of Listed Building Consent, if the structures affected were built before 1st July 1948.

2.121 The principal elevations of the main subject of listing should not be crowded or obscured by new development that may compromise amenity. Significant views of the Listed Building and the historical context of its position in the landscape/grounds or surrounding urban context should not be compromised.

2.122 Where there are pre-1948 ancillary buildings within a curtilage that are in poor condition, owners will be encouraged to consider sympathetic conversion rather than demolition followed by new development.

2.123 For Listed Buildings, all new development within the curtilage should relate to the main building in terms of materials and design and, in the grounds, it is important not to lose the historical relationship between the main property and any ancillary buildings.

2.124 Work on some Listed Buildings (particularly those with a long or complex structural history) or in their curtilage may raise archaeological issues. Advice on whether this is the case should be sought at the outset of any project.

The proposed extension will occupy the former position of the garage which is proposed to be demolished.

The extension will be constructed of high quality materials, reflective of the listed building. Stone shall be reclaimed where possible from the demolition of the garage, with vertical timber referencing the typical construction of ancillary and garden buildings in the Glasgow West conservation area.

2.132 Domestic Garages, Sheds and Outbuildings

The design of garages, sheds and outbuildings should incorporate a ridged or mono-pitched roof, and walls in a material sympathetic to the main property; green roof systems or designs incorporating a contemporary modern design and materials will be considered on their own merits.

2.133 Alternatively, a good quality timber structure with ridged felt roof may be acceptable dependent on prevailing architecture within the area. Paintwork should match the colour scheme of the dwelling.

2.134 Garages, sheds and outbuildings should be located to the rear of the property or where least open to public view. The structure should be subsidiary in scale and sympathetic in design, and should respect the character of the Listed Building and/or Conservation Area.

The extension shall be constructed of materials that reference the Glasgow West conservation area locality. The new structure shall feature a section of green roof to assist with biodiversity and water management.

The existing outbuildings to the rear of the property shall be retained and made good, bringing them back into use.

SECTION D: DEVELOPMENT AFFECTING THE SETTING OF LISTED BUILDINGS AND PROPERTIES IN CONSERVATION AREAS

Development in the Grounds of a Listed Building

2.149

The curtilage of a building will normally form part of the setting but, it is also important to consider land immediately adjacent to, or visible from, the Listed Building:

a)no building of similar or greater scale should be erected close to the main subject of listing;

b)the principal elevations of the Listed Building should remain visible from all significant viewpoints;.

c)the siting, design, scale, form, density and materials of new development should be sympathetic to the main item of listing and its ancillary development; and

d)new development should not restrict or obstruct views of, or from, the Listed Building(s) or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints.

2.150 Development within the grounds of a Listed Building should demonstrate, by a thorough analysis, that the proposal would not be detrimental to the building's architectural or historic character, or that of the Conservation Area, if relevant. Developments should, therefore, address the following matters in their Design and Access Statement:

a)the physical characteristics of the Listed Building, the material and condition of its fabric, its surroundings, spaces, its relationship with other buildings, etc;

b)the historic, architectural and landscape importance of the grounds/location and the potential for conversion of the Listed Building, if relevant;

c)the context of the site in relation to the type of use; and

d)where relevant, an analysis of the landscape setting of the building (planting which informs part of the original landscape setting of the building should be retained to protect the amenity of the main subject of listing.

Design proposals have been developed to respond to their immediate context in terms of scale, massing and materiality.

The extension sits on the site of the former garage, providing continuation in the density of the streetscape.

The client is seeking consent to extend the property in order to increase living accommodation within the family home. The creation of a contemporary extension includes a family kitchen / living space and additional bedroom required by the family.

Alternative proposals to create these spaces within the footprint of the main building would have a more intrusive effect on the arrangement of the original interiors of the listed property.

Design proposals include significant investment in the listed property while contributing a high quality piece of architectural design to the wider streetscape.

PRE-APPLICATION CONSULTATION

A Pre-Application submission was made to GCC Development and Regeneration Services in February 2021. The following feedback was received from Patrick Barbour in relation to initial scheme proposals:

REF: 21/00582/PRE

Demolition and proposed Extension

From a desktop survey the existing garage and outhouse appear to have been built in the 1940s. If constructed before 1948 these are considered part of the Listed Building and their retention/ conversion encouraged rather than demolition. If proposed for demolition, this should be justified in the context of the heritage value of the site as well as on the merits of any proposed replacement.

From the submitted plans, it would seem that the proposed extension would be of proportionate scale, both subservient to the main dwelling and following a similar footprint to the existing garage. The detailed design and use of materials should complement the building's period, style and character – the use of traditional materials most appropriate the re-use of materials from the existing garage would be welcome. The flat roofed linking area may be acceptable as the intention is to provide a green roofing system. Detailed drawings and elevations detailing materials are required.

Internal Alterations

The internal alterations proposed involve the removal of areas of partition walling in the existing kitchen and rear bedroom 1. It is unclear if these are original but the removal of original partitions is generally not accepted, and in this case it would change the proportions of the rear bedroom as well as the hallway. If the hall wall was retained and those proportions protected it may be possible to create a linkage between the rear bedroom and existing kitchen, though linkages between rooms should generally be limited to double door width and height. In order

to fully assess the internal alterations, a photo schedule of the internal areas of the property should be submitted detailing all original features and historic fabric. All original features, significant historic fabric and historic proportions of the property should be retained.

I would advise looking at SG9 Historic Environment Sections 2.110-2.112 for specific guidance on internal alterations.

Landscaping

Full landscaping details should be submitted with any application, showing existing and proposed landscapes including hard/soft landscaped areas, trees and planting. A Tree Survey may be required in the event of any mature/significant trees being present in the garden. The proposed design of any summer house should also be submitted in detail, including detail of the structures that are to be replaced. The structure should be subsidiary in scale and sympathetic in design, and should respect the character of the Listed Building.

Following the detailed feedback received, a number of revisions were made to the design, including reducing the scope of landscaping works to the rear of the property and retaining the outbuildings to better reflect guidance.

Materials from the demolished garage shall be re-used where possible, including reclaiming stonework to be incorporated into the new extension.

A green roof shall be utilised in connecting the new extension to the existing building in order to encourage bio-diversity and offer amenity to residents of the upstairs property.

The majority of internal alterations impact upon modern studwork partitions, with only one internal slapping proposed to the original fabric of the building .

MATERIALITY

Photographs of materials and surfaces collected in and around the site. A typical material palette has emerged from the study:

- Blonde Sandstone - The primary building material of historic properties in this area. The main villa of 996 Great Western Road is constructed in this way.
- Vertical Timber - Common across many of the ancillary buildings across the wider Glasgow West Conservation Area, typically dark in colour.
- Vegetation - Informal vegetation is common to many of the historic properties in the area, including ivy's to walls and roofs.



ROOF TYPOLOGIES

The proposed extension will provide an ancillary addition to the main villa building at 996 Great Western Road.

Occupying the site of the former flat roofed garage, the form of the extension has been designed to reflect the characteristics of typical ancillary buildings across the wider Glasgow West Conservation Area.

One of the key identifying features of many of the ancillary and garden buildings is the roof form. Whilst many of the garden sheds and uninhabited structures utilise a dual pitch roof, those that were designed for occupation typically use a hip or pyramid hip roof configuration.

It is this roof form that informed the design of the proposed new roof to the extension.



PRECEDENTS

These precedents represent key design influences incorporated into design proposals at 996 Great Western Road. A number have been taken from design schemes already constructed within the Glasgow West Conservation Area and demonstrate the high quality level of finish sought under this application.

- A contemporary but complementary approach to design, enhancing the setting of the listed building.
- High quality materials including vertical timber cladding, reclaimed stone and standing seam zinc.
- A modern approach to a typical hipped roof incorporating a skylight, bringing light into the depth of the plan.



2.0 EXISTING BUILDING

PROPERTY DESCRIPTION

The property is comprised of a ground floor unit of a subdivided Grade B Listed villa, benefitting from private access via an external front door in addition to access via the communal front entrance.

The main villa building dates from around the 1880's, with the rear extension added around the turn of the 20th Century. The villa was subdivided into 5 residential properties in the 1990's.

The property also benefits from a privately owned garage to the West of the main villa building. The garage is mid 20th Century in construction and is in overall poor condition, requiring demolition.

To the rear of the property lies a sizeable private garden, containing two brick built outbuildings. The garden is accessed via stone steps, determined to be in need of replacement. At the top of the garden lies a patio and a summer house as constructed under the previous planning application.

The property also includes a number of additional outbuildings, access strips and paths surrounding the wider villa property.

The property benefits from dual access via both a private front door located the Western elevation of the main building and an internal access from the main communal hallway.

A boundary wall runs the length of the Western property boundary, constructed of stone.

Internally The property comprises, a drawing room, sitting room, 2 bedrooms, a bathroom and kitchen.





SITE PLAN

The property retained ownership of much of the external areas surrounding the villa property during subdivision works carried out during the 1990's.

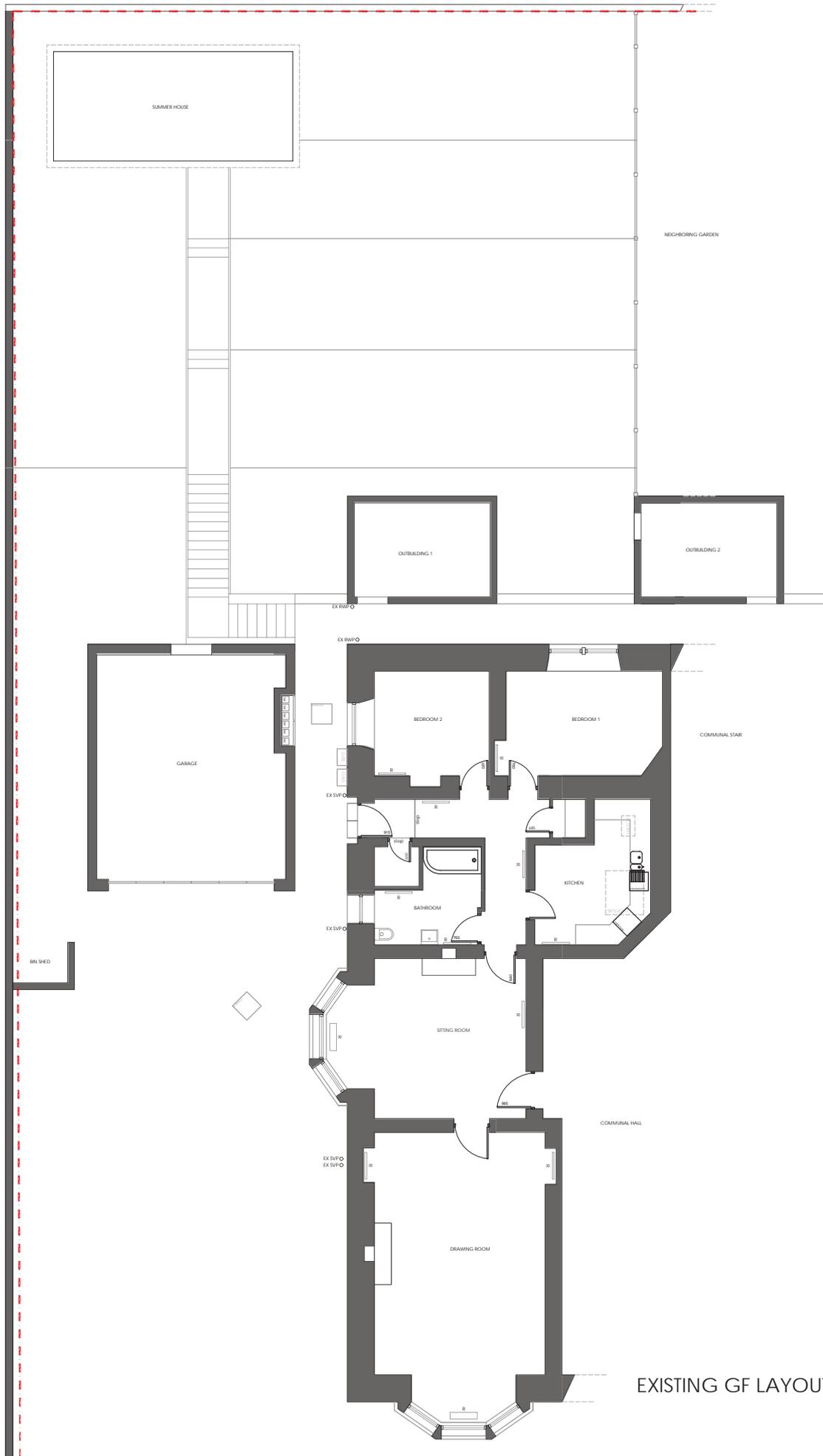
The property retains ownership of access paths across the full extent of the rear of the property and an access strip to the East.

In addition to the garage, the property retains ownership of two masonry outbuildings to the North of the main villa building.



PROPERTY REGISTER INFORMATION

-  Owned Flat - Ground Floor
-  Owned Outbuildings and Strips
-  Owned Land (Paths and Garden)
-  Shared Parking

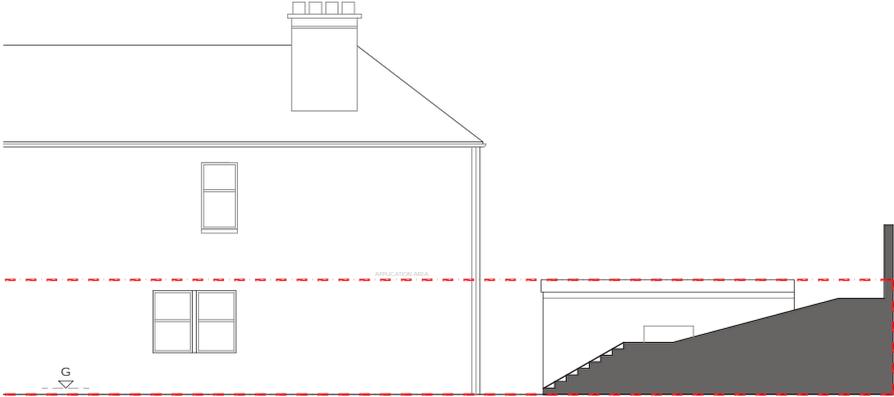




EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

PHOTOGRAPHIC SURVEY



GARAGE

The current garage present on the site was built in the mid 20th Century and is a combination on stone, block and brick construction with timber garage doors to the front.

The following extract is taken from a Building Survey Report carried out by Whitecross Building Consultancy in January 2021:

"The main garage building is generally in poor condition with extensive vegetation growth to the west and north elevations and part roof areas where these are retaining soil to the perimeter. This is allowing water to penetrate the brickwork and the timber clad roof internally is showing signs of historic water penetration and potential rot.

The main flat roof, although covered in snow, is leaking and aged and we also noted a lack of general rainwater goods around the perimeter. Extensive works would be required to ensure the garage is made wind and watertight."



Due to the extensive works required and cost implications to bring the garage back into use, it is proposed that this structure is demolished.

It is then to be replaced with a contemporary extension that meets high environmental performance standards and contributes high quality design to the streetscape.

Bedroom 1 (Location of new opening)



Hallway (To be re-configured)



Utility Room (To be removed)



Kitchen (To become en-suite)



INTERNAL ALTERATIONS

The internal alterations proposed are focused towards the rear of the property. This area of the property has not retained original features as found in the principle living accommodation to the front of the building.

Above are photos demonstrating the interior finishes of the areas proposed for alteration. It is understood that much of this work was carried out between 1990 and 2003. Only the bedroom

wall (top left) is original building fabric, with the remainder a lightweight timber stud construction.

Sitting Room Door (To be nailed shut)



Drawing Room Door (To be re-opened)



INTERNAL ACCESS DOORS

The property has dual access, from both a private external front door from the driveway, plus access from the communal hallway via an original timber door into the sitting room.

It is proposed that the door into the drawing room (above left) is closed over by nailing shut. The door and all fittings shall remain in place.

It is then proposed that the existing door from the

communal hallway into the sitting room (top right) is re-opened. The original door is currently nailed shut in place with some later boarding / shelving over the top, which is to be removed and the original door made good.



LANDSCAPING

Works are proposed to the rear garden including the creation of a courtyard garden to the rear of the new extension.

The garden steps shall be re-configured and replaced in conjunction with gabion basket retaining walls and in line with new levels.

Outbuilding 1



Outbuilding 2



OUTBUILDINGS

The property contains 2 x masonry outbuildings to the rear of the main villa property. These are in overall poor condition and have been unoccupied for a number of years. The client intends to make good these two structures and bring them back into use for storage and office functions.

Outbuilding 1 - A new window is proposed in order to permit daylight. It is proposed that

this window shall face West towards the new courtyard area.

Outbuilding 2 - It is proposed to create a new doorway due to the height of the current doorway. This shall be accessed via new steps in between the two sheds, ensuring the current access path remains clear. The current doorway shall be retained and glazed to create a window. The existing window opening shall be glazed.

4. DESIGN PROPOSALS

DESCRIPTION OF WORKS

Proposals seek to create a contemporary new extension in order to accommodate additional family living space and an additional bedroom.

An open plan kitchen / dining space shall be created with views out onto a new courtyard garden to the rear. A large picture window shall be created to the front elevation, with hit and miss timber louvres, enhancing privacy whilst permitting natural daylight. The louvres will reference the former garage doors and vertical timber cladding used extensively on ancillary buildings across locality.

The roof is a contemporary reflection of a typical hipped roof form found across the wider Glasgow West Conservation Area. Updated with an integrated skylight to bring light into the depth of the plan, it will be finished in zinc, reflecting the colour palette of traditional slate roofing. An area of green roof shall tie the new roof to the existing building, enhancing the aspect of the upstairs property.

Much needed maintenance works shall be

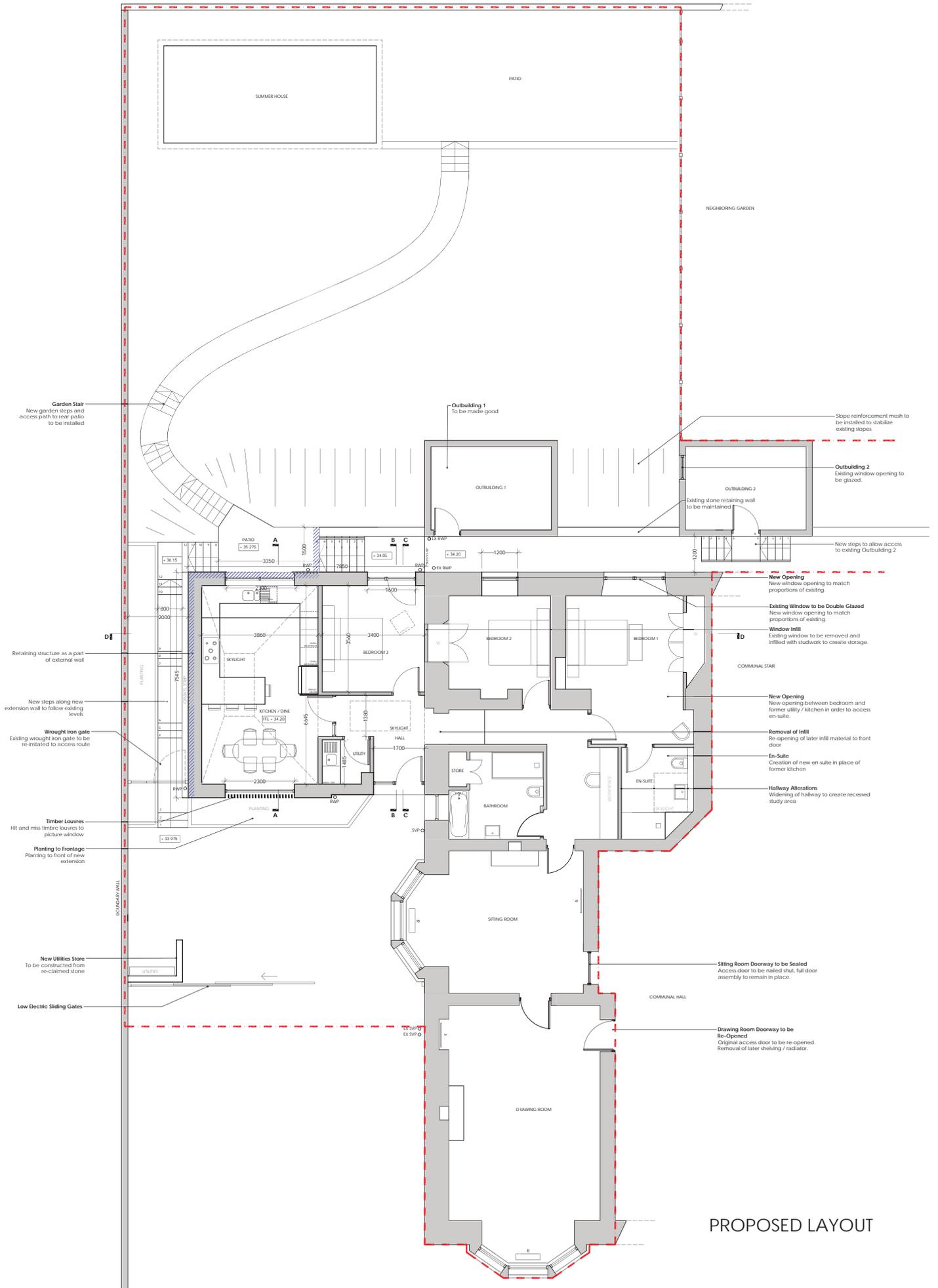
carried out as necessary.

Internally, a new opening shall be created between the kitchen and master bedroom to create an en-suite. The hallway shall be re-configured to create a recess for a small study area.

Stone shall be reclaimed from the demolished garage to be utilised on the front and rear elevations of the new extension, with blonde brick used utilised along the Western elevation as per the current garage.

The design has been developed through careful analysis of the site and wider locality to ensure a cohesive but contemporary approach. Planning guidance has been thoroughly interrogated to ensure that proposed works meet objectives whilst providing a high quality architectural response.





Garden Stair
New garden steps and access path to rear patio to be installed

Outbuilding 1
To be made good

Slope reinforcement mesh to be installed to stabilize existing slopes

Outbuilding 2
Existing window opening to be glazed.

New steps to allow access to existing Outbuilding 2

New Opening
New window opening to match proportions of existing

Existing Window to be Double Glazed
New window opening to match proportions of existing

Window Infill
Existing window to be removed and infilled with studwork to create storage.

COMMUNAL STAIR

New Opening
New opening between bedroom and former utility / kitchen in order to access en-suite.

Removal of Infill
Re-opening of later infill material to front door

En-Suite
Creation of new en-suite in place of former kitchen

Hallway Alterations
Widening of hallway to create recessed study area

Sitting Room Doorway to be Sealed
Access door to be milled shut, full door assembly to remain in place.

Drawing Room Doorway to be Re-Opened
Original access door to be re-opened. Removal of later shelving / radiator.

Retaining structure as a part of external wall

New steps along new extension wall to follow existing levels

Wrought iron gate
Existing wrought iron gate to be re-installed to access route

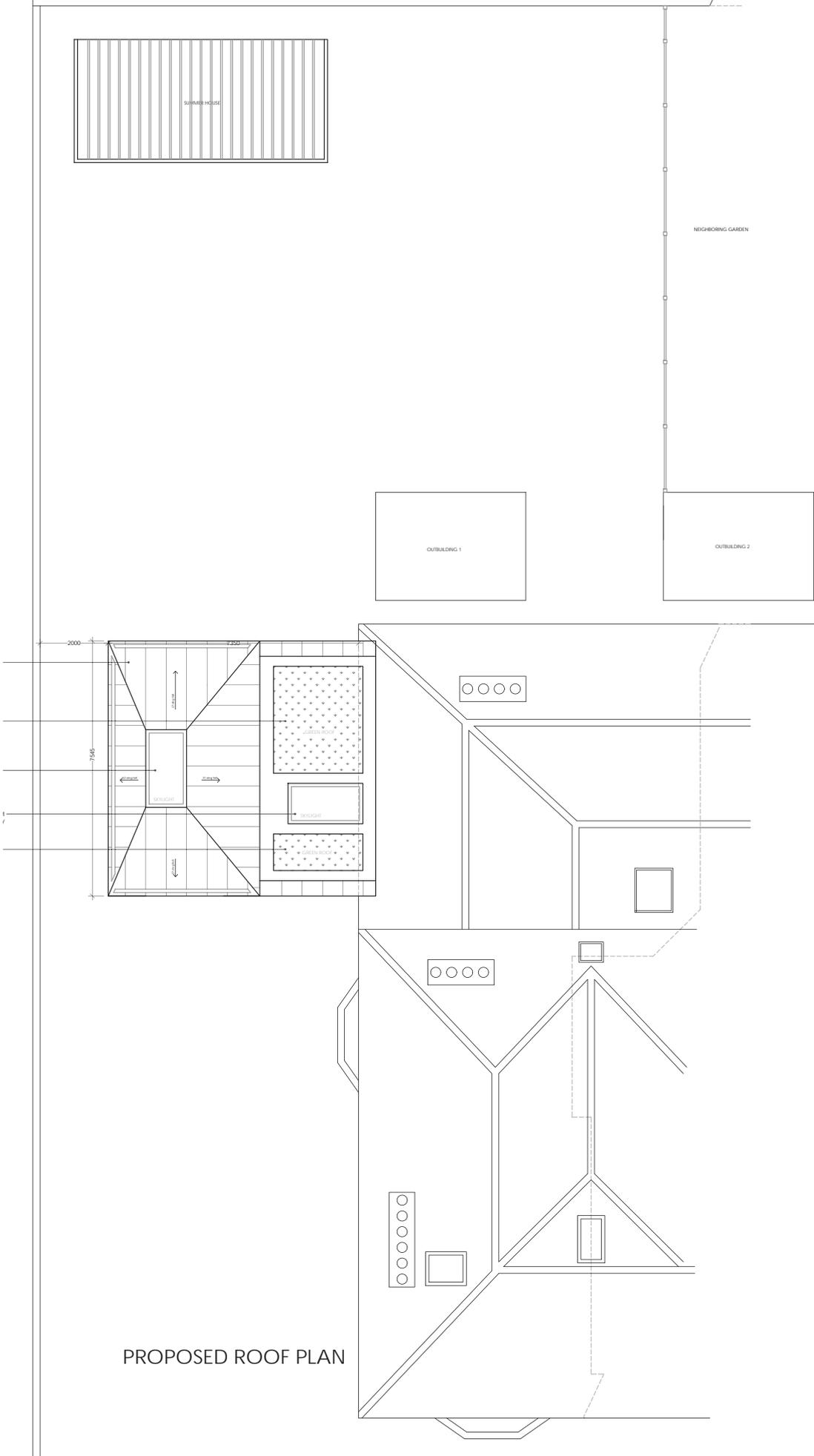
Timber Louvers
Ht and mtd timber louvers to picture window

Planting to Frontage
Planting to front of new extension

New Utilities Store
To be constructed from re-claimed stone

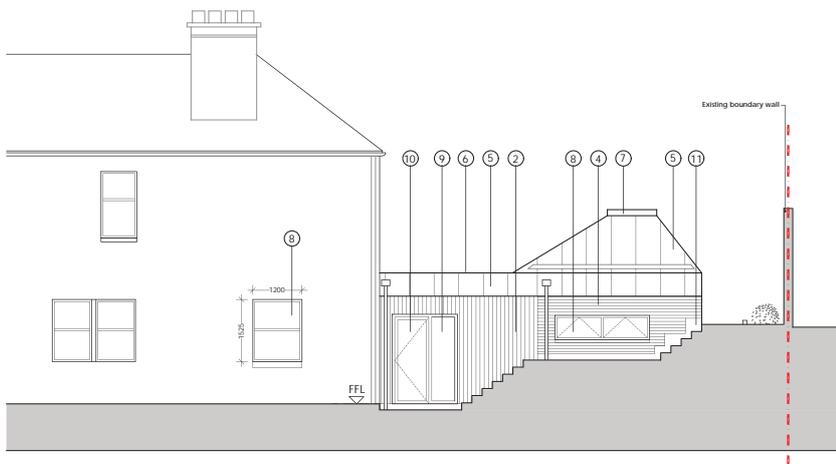
Low Electric Sliding Gates

PROPOSED LAYOUT





PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

KEY

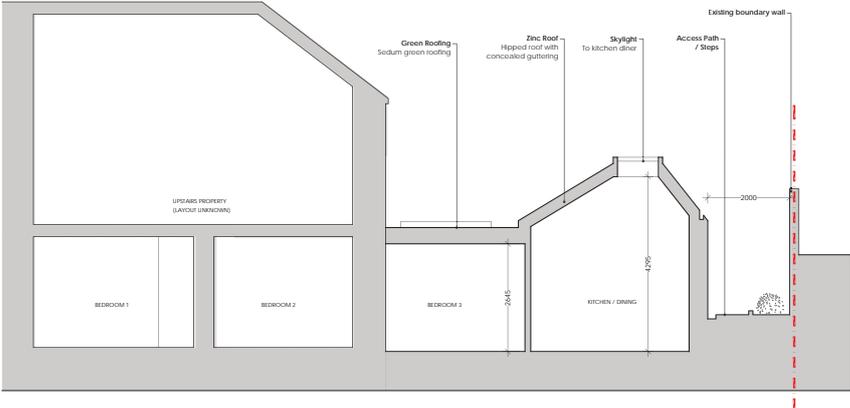
- | | |
|---------------------------------|--|
| 1 - Sandstone Cladding | 7 - Fixed Rooflight |
| 2 - Timber Cladding | 8 - Double Glazed Window |
| 3 - Hit and Miss Timber Louvres | 9 - Double Glazed Fixed Screen |
| 4 - Blonde Brick | 10 - Double Glazed Doors |
| 5 - Zinc Roof | 11 - Concrete Retaining Wall Painted to match brick. |
| 6 - Sedum Green Roof | 12 - Precast Concrete Garden Steps |



PROPOSED SIDE ELEVATION



PROPOSED SECTION AA



PROPOSED SECTION BB



VIEW OF EXTENSION WITH LOW LEVEL GATE FROM BEACONSFIELD ROAD





SECTIONAL VIEW OF EXTENSION



SECTIONAL VIEW OF EXTENSION



AERIAL VIEW OF EXTENSION FROM WEST



AERIAL VIEW OF EXTENSION FROM NORTH

5.0 CONCLUSION

Design proposals for Glendoune have been developed through comprehensive site analysis and understanding of conservation area design guidance.

The extension reflects a desire to complement the Glasgow West conservation area whilst providing a high quality and contemporary piece of architecture, further enhancing the locality.

Materials have been carefully considered to reference the listed villa property and wider locality of Kelvinside. The contemporary form of the new extension references that of neighbouring ancillary buildings and garden structures, ensuring it assimilates within its immediate context. Its asymmetric and roof form has been carefully considered to ensure privacy of the residents and also neighbouring properties.

We believe the proposed scheme represents a sensitive but contemporary addition to the streetscape of Glasgow's West End. We look forward to the determination of this application by Glasgow City Council.