

24005

Proposed Conversion of B Listed Commercial Property to Serviced Apartments at 71 Berkeley Street, Glasgow

On Behalf of

Double Z International Ltd.



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Supporting Statement

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to Serviced Apartments
at 71 Berkeley Street, Glasgow



INTRODUCTION

Project:

The application site sits on the site of a former commercial property which now lies vacant within the Charing Cross Area on Berkeley Street, Glasgow and is accessed off Bath Street and North Street.

The planning proposal relates to a change in use from the former commercial property to Serviced Apartments consisting of 9 units within the B-Listed Building .

Applicant

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Agent

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SUPPORTING INFORMATION

Background

This property has been a commercial property for several years however it was originally built as a townhouse. Unfortunately, it has undergone a vast amount of internal alterations in this time and has subsequently been sub-divided into multiple units when being used as a commercial property.

As a result of this, the majority of original features have been either removed or damaged and the original layout of the property has been extensively altered with a substantial extension being added to the rear of the property. Therefore, we believe that it would not be viable to reinstate this property from it's current state back into a full townhouse.

We appreciate this would be the preferred preference of the Planning Department, however due to the large rear extension that would require to be demolished and the amount of alterations which would be needed to restore the building back into use as a single residential property, this would not be an economically viable option.

Taking this into account, this proposal will provide opportunity to provide 9 serviced apartment units, and in doing so, sympathetically reinstating some of the original layouts whilst restoring original internal features where possible within the building which have been damaged or altered as a result of being used as a commercial property.

By changing the use from commercial to residential, the proposed use will increase the amenity of residents and visitors and therefore increase greater human presence and activity on this street out with working hours. All apartments within the property will be serviced apartments and in accordance with 4.6, these occupants will not share any communal areas with neighbouring permanent residents.

Glasgow City Council' document, '*Supplementary Guidance SG10: Meeting Housing Needs*' paragraph 4.1', states that the development of tourist accommodation, including short-stay serviced apartments, can bring positive economic benefits to the City by providing a base for the hundreds of thousands of tourists that visit Glasgow every year. We believe this proposal will provide similar economic benefits to the area due to the following;



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SUPPORTING INFORMATION (Cont.)

Access

As in accordance with *SG10 paragraph 4.5*, the proposal is located in an area with access to extensive active travel routes and frequent public transport services and with high accessibility. It is situated within walking distance of bus and rail links, as well as high quality pedestrian and, with the proposed provision of a bike store, the proposal aims to encourage the use of local cycle routes.

Amenities

The property is also situated within immediate access to amenities found in Charing Cross, Anderson, Finnieston and the wider City Centre and West End of Glasgow. These amenities are not limited to cafes, restaurants, shops etc. but also a number of tourist attractions including the OVO Hydro, Glasgow Science Centre, Kelvingrove Art Gallery & Museum and Kelvingrove Park. Additionally, with options including Skypark and Pacific Quay, there is opportunity for occupants to use nearby business hubs.

Design

As in accordance with *SG10 paragraph 4.6*, there will be no alterations to the footprint or external street facing façade to the existing building. Therefore there will be no visible intrusive addition to the surround area.

The derelict property currently stands in a state of disrepair noticeable from the street, with water ingress through the roof, damp in the basement and internal damage caused by leaking and burst water pipes. The proposal provides the chance to enhance the buildings presence within the townscape of the immediate and surrounding area by repairing and maintaining the upkeep of not only the internal condition but also the external façade of this 19th century building,

Careful consideration has been given to the design in order to reinstate original features and layouts where possible, as in accordance to *Glasgow City Council 'City Development Plan 2017—Section B'*, to provide high quality accommodation and to align with the original condition of this B-Listed property where possible. For example, this has been demonstrated by reinstating the original opening between the front and rear rooms on ground floor level where there was originally a suite. The proposal ensures that principle spaces are left intact to the front of the property, and only sub-dividing rear rooms where the front and rear rooms on that level were not suites. Any cornicing or period features interrupted by the subdivision of rooms will be replaced and reinstated with new cornice/feature to match that of the existing. Similarly, dropped ceilings will be removed and any additional work done to cover surviving original features will be removed to ensure a sympathetic restoration is carried out within all internal layouts where possible.

In conclusion, this property provides a lot of potential however due to unfortunate circumstances lies in a shape of disrepair. This proposal aims to restore and reinstate this building and prevent any further decay which eventually may become unsalvageable if left untreated. Not only will it help to preserve this periodic building, but this proposal will also increase footfall within the neighbourhood out with working hours, and be economically beneficial to surrounding businesses.

