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PLANNING STATEMENT

21.4.2024

41 KINGSBOROUGH GARDENS, GLASGOW, G12 9NH

LISTED BUILDING APPLICATION FOR ALTERATIONS TO LISTED BUILDING TO INSTALL WINDOWS IN SIDE GABLE AND FORM TERRACE AT GROUND FLOOR WITH SPIRAL STAIR TO LOWER GROUND

01 Background:

The property at 41 Kingsborough Gardens is an attractive “B” listed end terrace of four floors/dormers, finished in red sandstone.

It is part of the Kingsborough Gardens B Group and is located in the highly fashionable and much sought after Kingsborough Gardens.

Of particular note is the fact that while it is described as an end terrace, it was never intended that it be an end terrace. The reality is that the original architectural scheme did not intend that there be a blank gable, but that the terrace would be completed by an additional dwelling to form a statement endpiece. However for whatever reason this never happened and the result is a truncated terrace which lacks a proper architectural conclusion. Instead of an end elevation similar to the opposite end of the terrace which has a high level of fenestration, this gable is a bland rendered wall of little merit. Perhaps the most positive aspect of this is that an area extending 2metres out from the gable wall is now part of the title of No 41, which has made possible the consideration of windows on the gable elevation.

In 2022, planning permission(22/01188/LBA) was granted for some internal works which as yet have not been implemented, but will be implemented as part of the works proposed in this application.

02 Proposal

Due to changing family requirements there is a need to rework the interior and as those demands express themselves in a need to form more habitable space, ie space having the benefit of natural light, the possibility of forming new windows on the gable became a valid consideration.

While the proposed new openings cannot begin to animate the gable in the way that a completed dwelling would, they do begin to create activity on the gable and lift the gable from a blank canvas to something having an active dynamic in its presentation.

The scale and shape of the new openings has been carefully considered to reflect the proportions and detailing of the existing windows on the property having selected the appropriate ratio of height to width and with the corresponding astragals and sandstone cills and lintols.

In addition to the new openings the proposals also incorporate a new terrace access from the ground floor to the lower ground floor at the rear. This will provide direct access from the kitchen to the rear garden. This will allow the more flexible use of the rooms and access to external space without the need to leave the dining/kitchen, descend into the lower ground floor, simply to access the rear garden. The new deck will permit the more effective use of the kitchen/dining areas allowing activities in those rooms to spill out into an al fresco setting. The terrace itself has been skilfully inserted into a natural set back in the rear elevation which has allowed for a reasonable size of terrace to be integrated into the bigger footprint of the dwelling. Similarly the selection of a spiral staircase has kept the overall impact of the new stair to a minimum.

This will be constructed entirely in metal throughout. A full specification of the structure and the door slap out is on the appropriate drawing.

03 Assessment against Policy:

In determining an application the local authority are required to assess it in the context of the latest, approved and adopted local development(LDP) and such statutory guidance as appropriate, in particular the latest National Planning Framework(NPF), in this case NPF4.

Within these documents is a wealth of guidance split broadly into two parts, those policies which are overarching and broad brush and establish the broad principles which will govern all developments within the local authority area, and those which provide more detailed direction and guidance on a range of specific subjects.

In the case of the LDP the following policy guidance is considered relevant:

Policy CDP1/SG1-The Placemaking Principle

PolicyCDP9/SG9 -The Historic Environment

Within NPF4;

Policy 7 Historic Assets and Places

Taking each in turn:

Policy CDP1/SG1 is a catch-all policy which establishes the aims and objectives of the local development plan and provides the context within which all other policy guidance is set. In doing this it establishes a number of key requirements with which all developments must comply by promoting a design led approach. This policy must be considered in respect of all policies to help the key objective of the development plan.

Developments should seeks to:

- a) Achieve good design
- b) Help to make the city an appealing place to work, live and visit
- c) Respect the environment by responding to its qualities and character

- d) Provide high quality amenity to existing and new residents of the city, and
- e) Ensure that new activities do not introduce unacceptable noises or nuisance

Response:

The works being proposed for the building have been skillfully designed to reflect the architectural qualities of the building and to blend seamlessly into the terrace and the environs. The works have become necessary for the residents fuller enjoyment of the property and have been sympathetically considered to add to buildings qualities.

Policy CDP9/SG9 Historic Environment Section A - Works affecting the exterior of listed and unlisted buildings in Conservation Areas./Policy 7 Historic assets and Places of NPF4– The policy aims to ensure the appropriate protection enhancement and management of the City’s heritage assets by providing clear guidance to applicants. To this end the Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural interest of listed buildings and conservation areas.

Response:

The proposed works to this listed building have been designed to respect and reflect the special architectural qualities and features of the building. The proposed works will begin to redress the unfinished nature of the property and will introduce features into an otherwise bland and featureless gable. The introduction of these openings on the gable will animate the gable, will add interest and a dynamic when viewed as a light source in the evenings. They have been designed to reflect the existing fenestration both in dimensions and in materials. The overall effect is both pleasing and sympathetic to the building.

The introduction of the deck and spiral access similarly contributes to the building as a living entity within which the residents can best enjoy the buildings properties. It is entirely appropriate that there be direct access from what will probably be the two most popular rooms, to the garden. The use of metal is most appropriate and provides a sense of solidity and purpose while complementing the historic and architectural language of the building.

It is apparent from all of the foregoing that the proposed works to this property are in accord with the policies and guidance within the appropriate legislation.

04 Summary:

It is apparent that the proposed works to this listed property in this west end location have been sympathetically and sensitively approached to provide the changes required by the owners and to set these changes within the architectural context of the property. The detailing and choice of materials is from a palette of materials already in evidence in the property.

The over all effect will be to continue to promote quality design in the area and ensure the longevity of the building as a desirable residence.

