



Detail

6 Cleveden Crescent

Design + Access Statement

7723_P_Doc1

Content



Application site viewed from Cleveden Crescent

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Introduction



3D View of Application Site

This document has been prepared for a Householder Planning Application and Listed Building Consent for the ground floor apartment at 0/1 6 Cleveden Crescent, Glasgow, G12 0PD.

Detail have been asked to reconfigure the apartment to maximise the usable space for the owner.

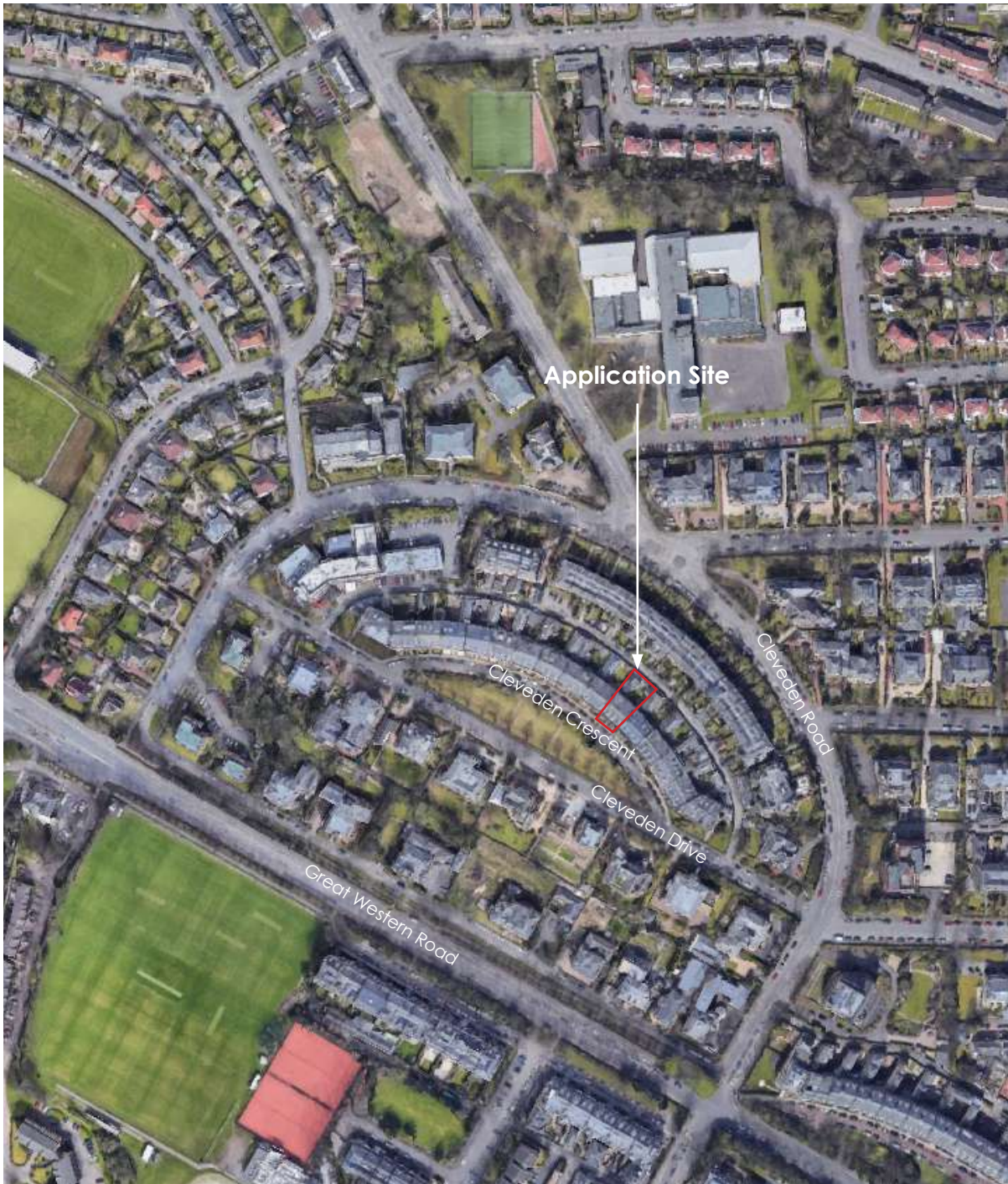
To fulfil the clients brief we have made some careful internal re-configurations. The proposal is respectful to its wider context, the surrounding properties and existing building.

This document is to be read in conjunction with Detail's drawings and documents submitted as part of the Householder Planning Application and Listed Building Consent.

This document has been produced on behalf of Marina Barnard, the current owner of the property.

2.0

Application Site + Setting



Location and Context

The application site is located on Cleveden Crescent which lies within the Glasgow West Conservation area.

The site is easily accessible by car but benefits from nearby bus stops and Anniesland train station which is a twenty minute walk from the site.

Cleveden Crescent is a beautifully presented street with elliptical garden bordering onto Cleveden Drive. To the rear there is a lane with mews houses. The crescent was designed by architect John Burnet Snr in a Thomsonsque classical symmetrical style with 3 bay houses.

Historical Context

The adjacent maps show the historical build up of Glasgow's West End from the mid 1800's to the mid 1900's.

With Cleveden Crescent being built in 1876 the first map shows the area just 16 years prior as agricultural farm land. The second map published in 1897 shows the rapid building growth Glasgow experienced during this period. In just 37 years the Kelvinside area was transformed with large ashlar villas and new streets.

This growth continued with further housing in the area and expansion of the now Gartnavel Hospital on the other side of Great Western Road.



Map dated 1860



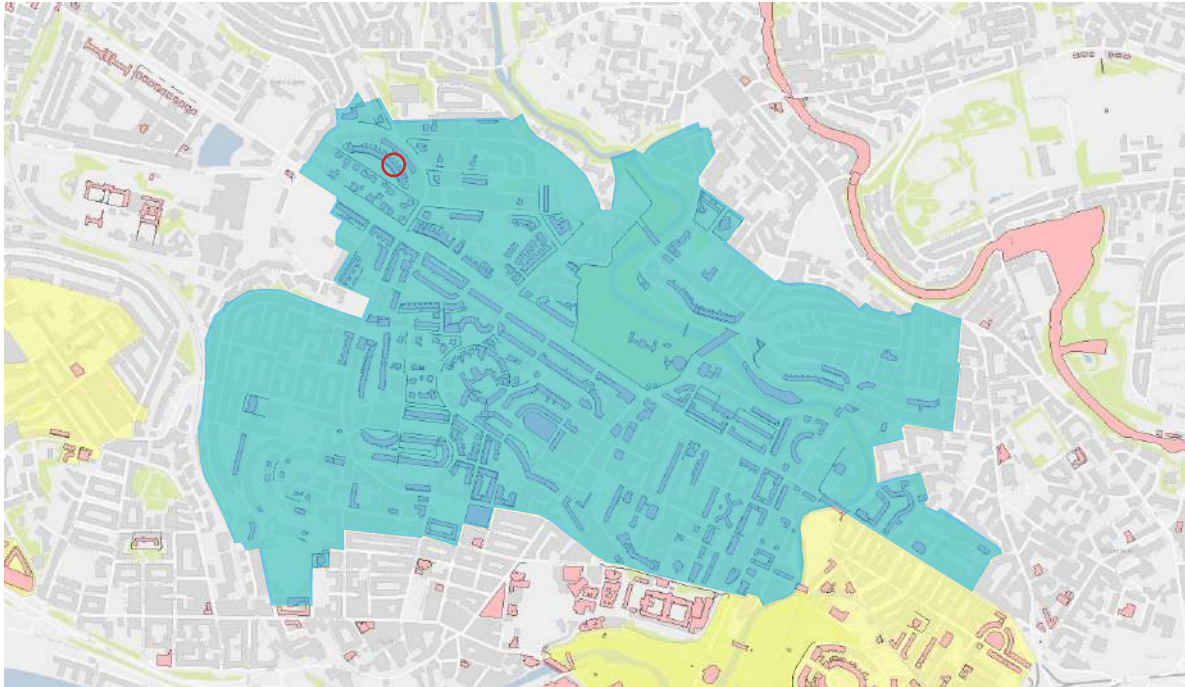
Map dated 1897



Map dated 1968

○ - Red circle indicates application site

Conservation Area



Conservation Area Map

○ - Red circle indicates application site

■ - Glasgow West Conservation Area

The application site is within the Glasgow West Conservation Area which is highlighted in blue in the adjacent image.

The building itself and whole terrace is Grade B Listed.

The crescent is constructed in polished ashlar with the rear elevations in coursed stugged ashlar.

The application site is concerning only the ground floor apartment of the main terraced building. The main building is 2 storeys with an attic.

This proposal does not effect the Conservation area or the locally listed buildings.

3.0

Existing Building

The existing building was formerly a single town house however it has now been divided into individual apartments on each floor.

Apartment 0/1, to which this application refers to is accessed from Cleveden Crescent via a communal access door and hallway. The apartment has a bay window to the right of the communal entrance and three sash windows to the left. The single glazed timber sash windows are traditional one up one down configuration with no dividing astragals.

To the rear the facade is stugged ashlar. There is a single door providing direct access to the rear garden. The sash windows are a mixture of two upper panels with two lower panels and single one up one down sashes. The rear garden is communal with access for the residents above via a metal staircase from a half landing level.

Internally the property has two large main living spaces to the front, one with a mezzanine level. To the rear of the apartment are the kitchen, bathroom, bedrooms and storage.

There is a mews house annexed perpendicular to the apartment reaching into the garden and finishing at the lane. A small part of this mews belongs to the apartment while the rest is a separate property.

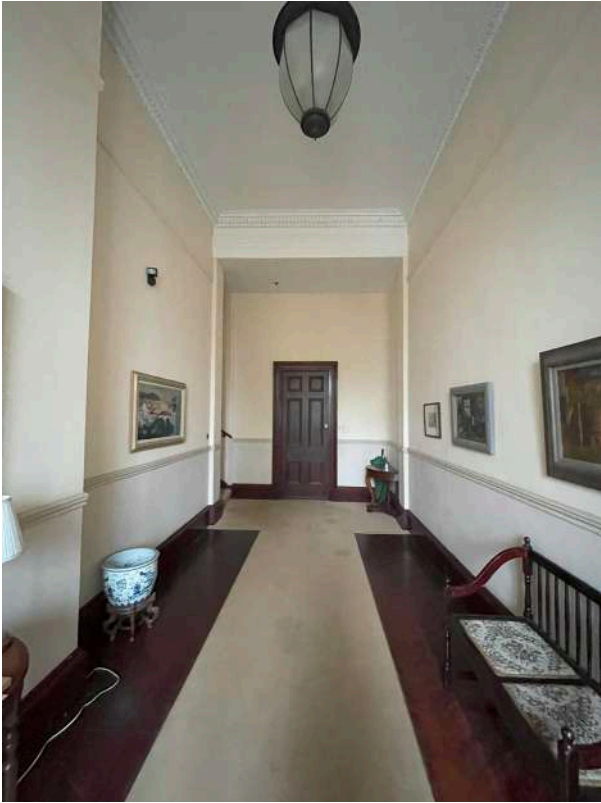
While many of the original plasterwork features and door furniture has been retained there has been some removed and where possible this proposal will seek to reinstate to match as existing.



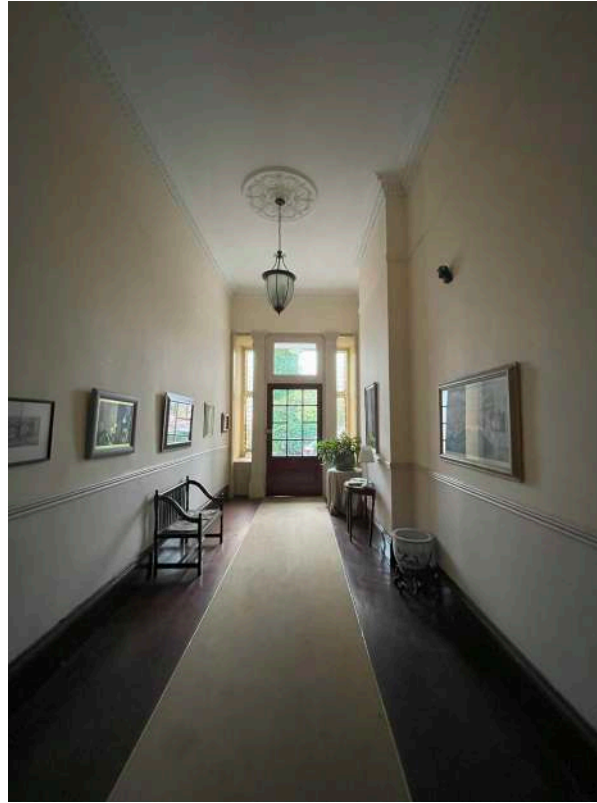
Principle facade from Cleveden Crescent

Existing Photos

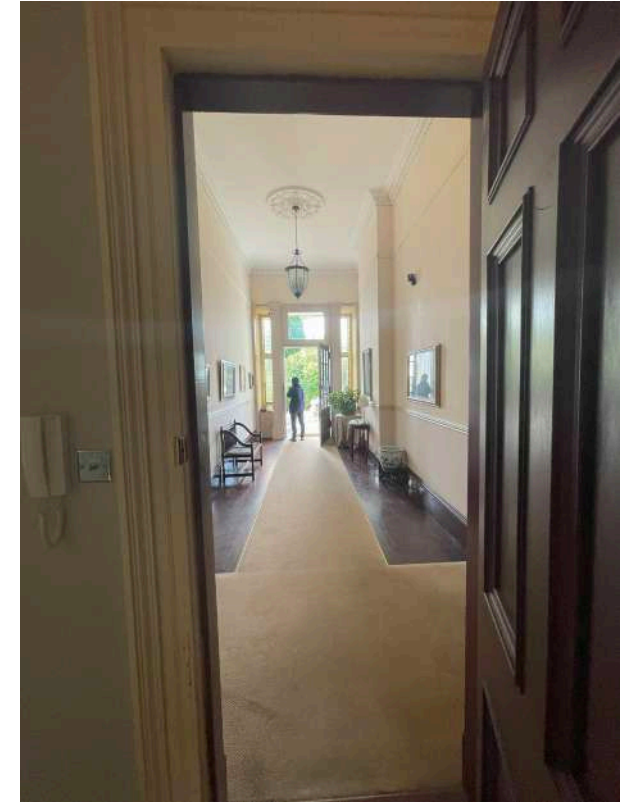
Communal Entrance Hall



View 1

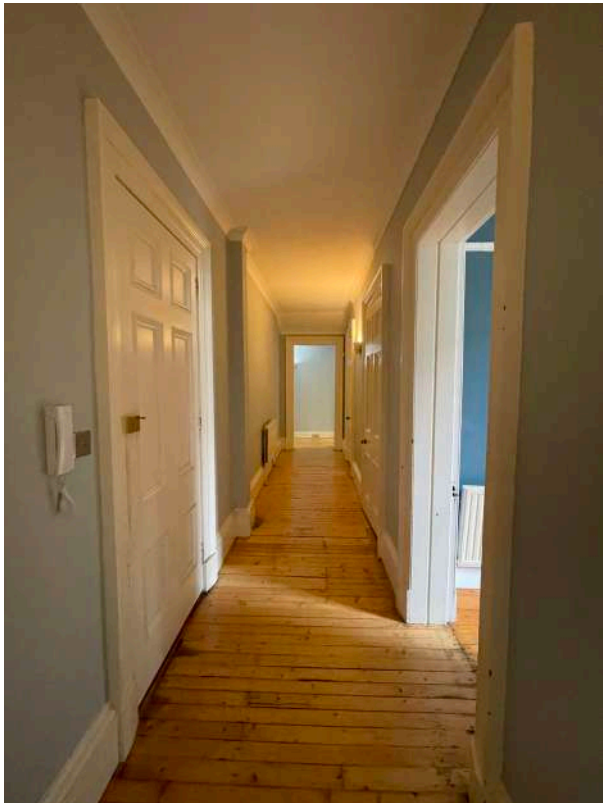


View 2



View 3

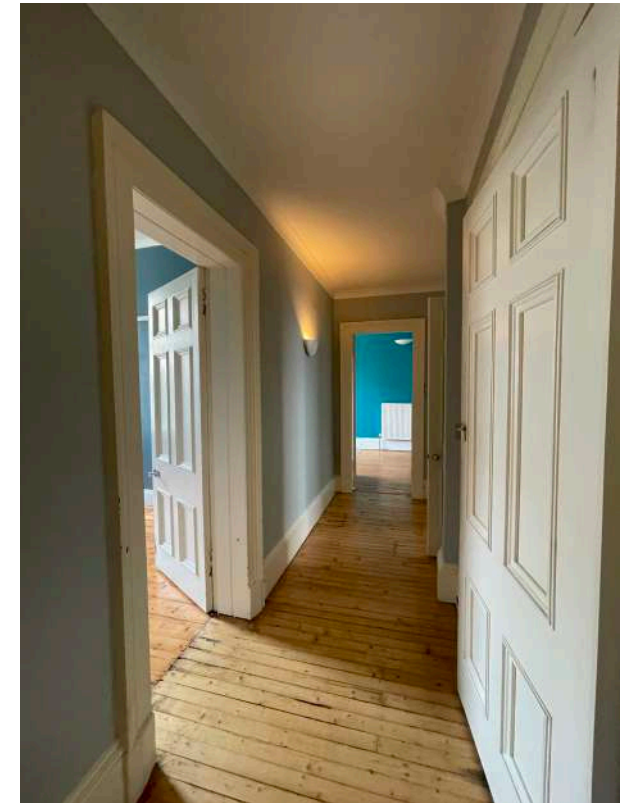
Private Entrance Hall



View 4



View 5

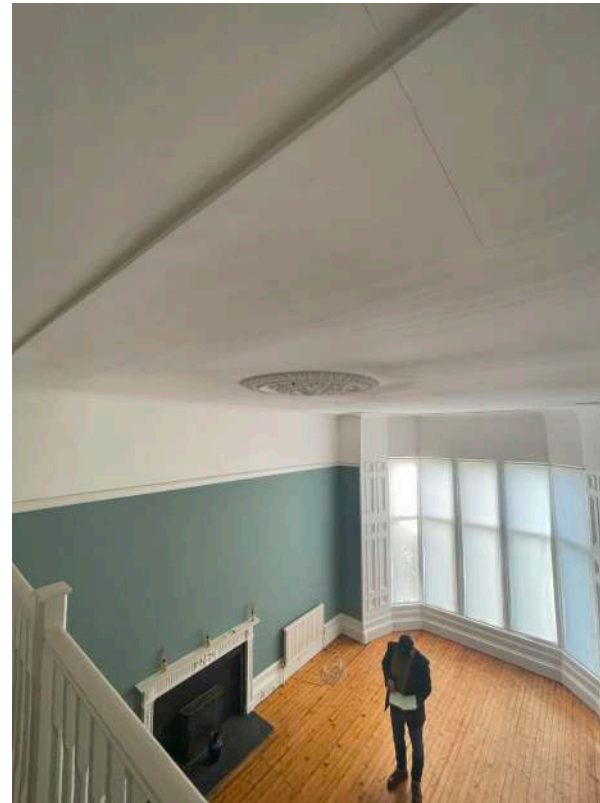


View 6

Living Room



View 7



View 9



View 8

Bedroom 3



View 10



View 12



View 11

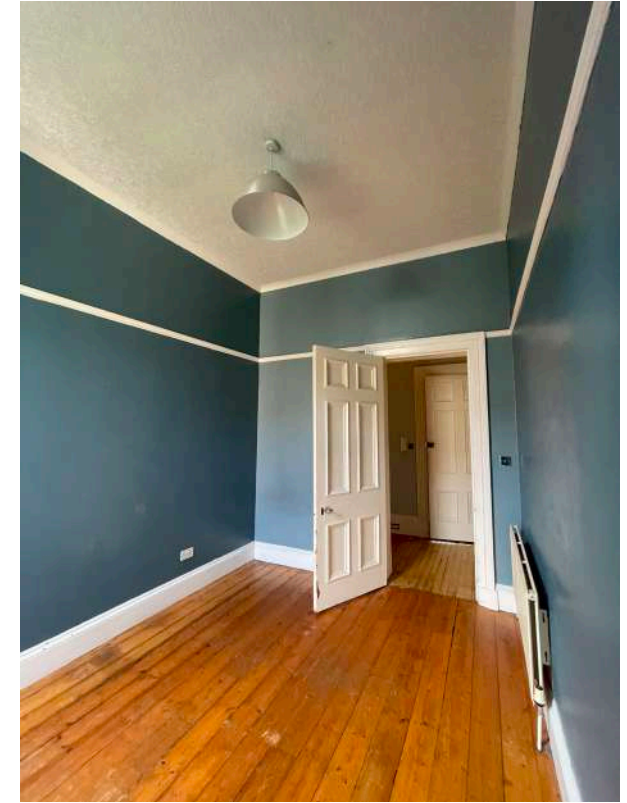
Bedroom 2



View 13

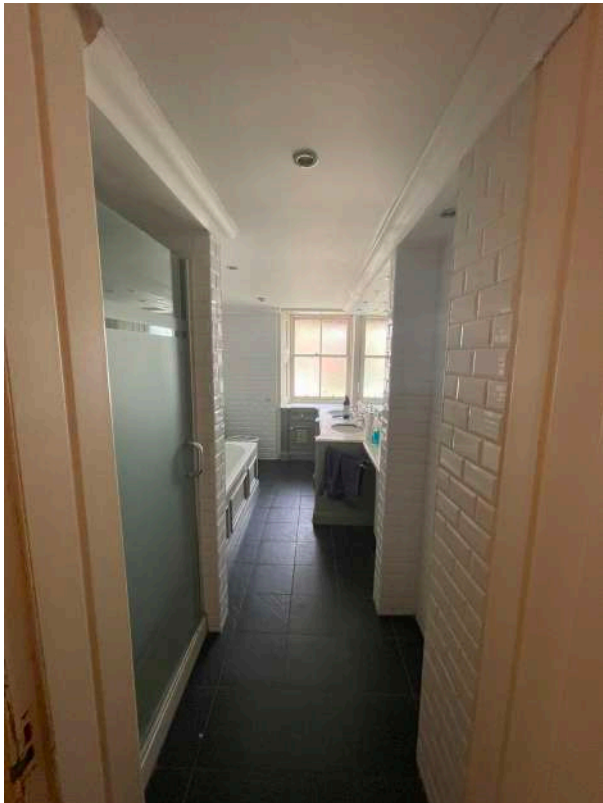


View 14

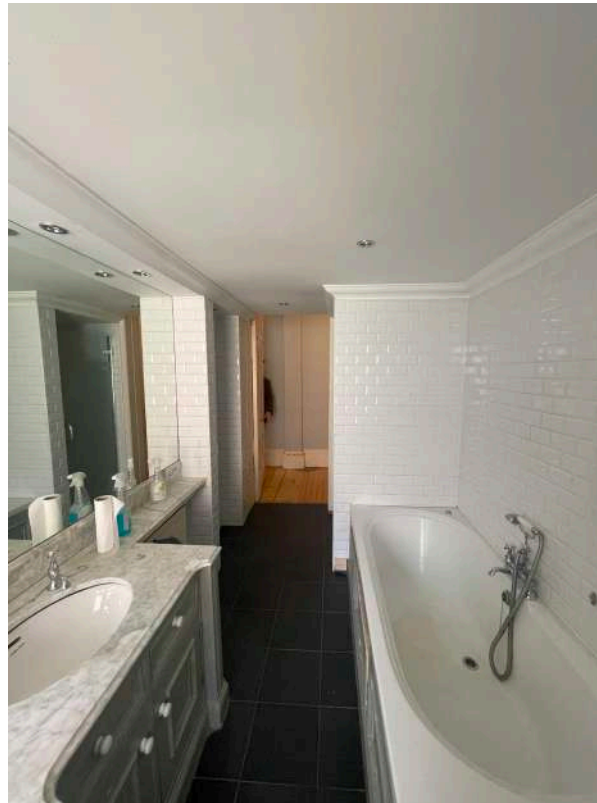


View 15

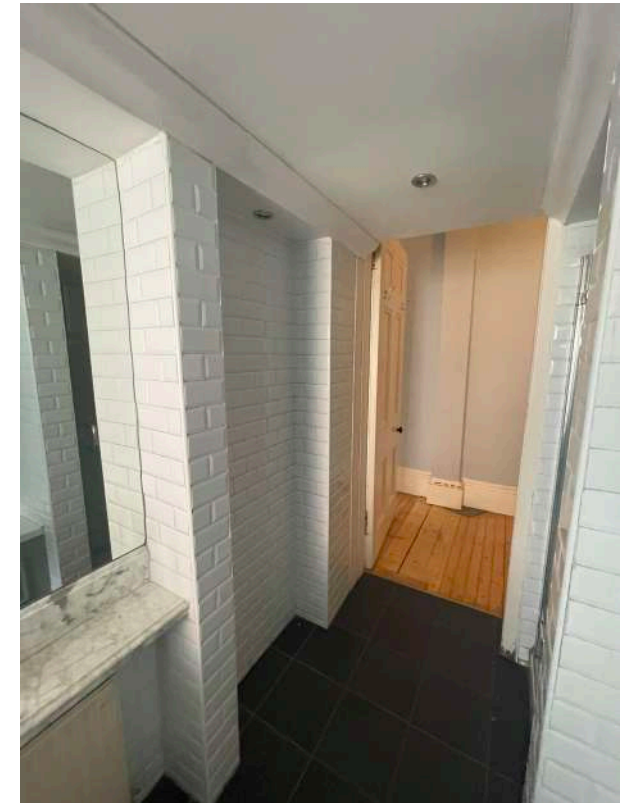
Bathroom



View 16



View 17



View 18

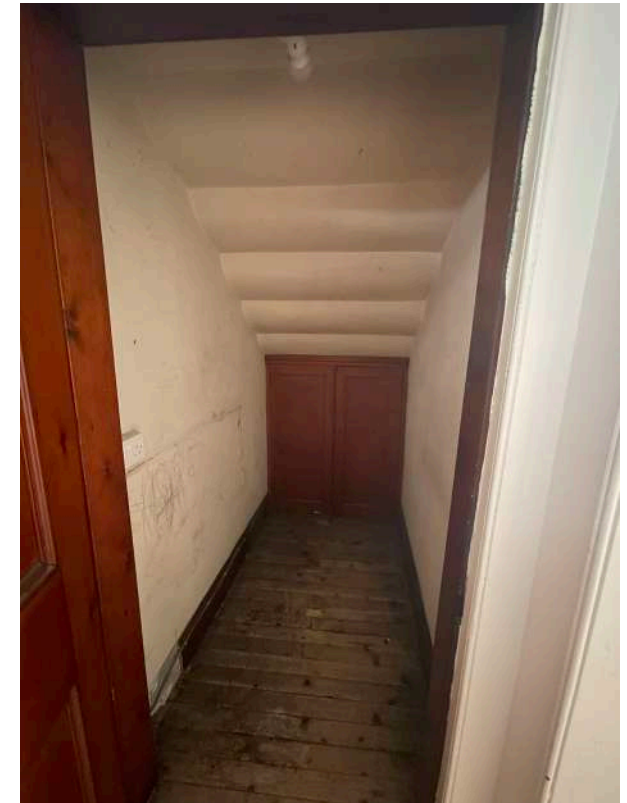
Stores



View 19



View 20

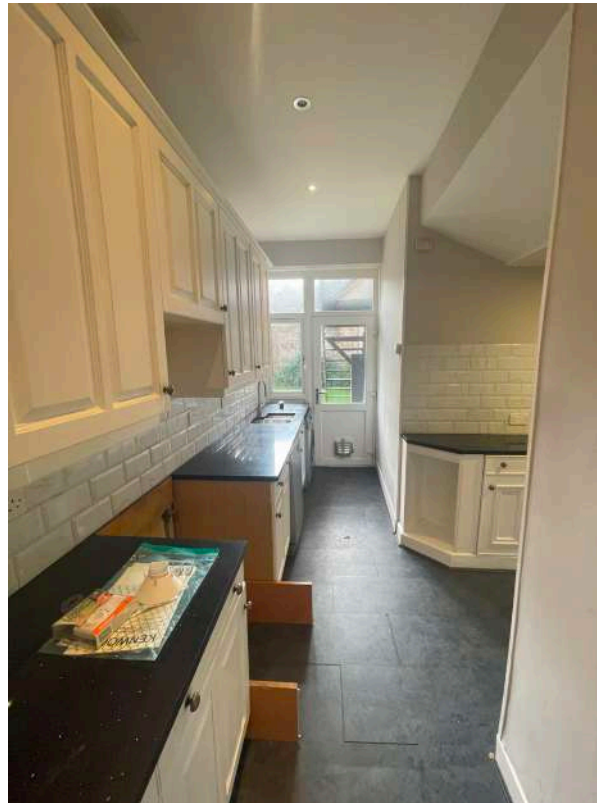


View 21

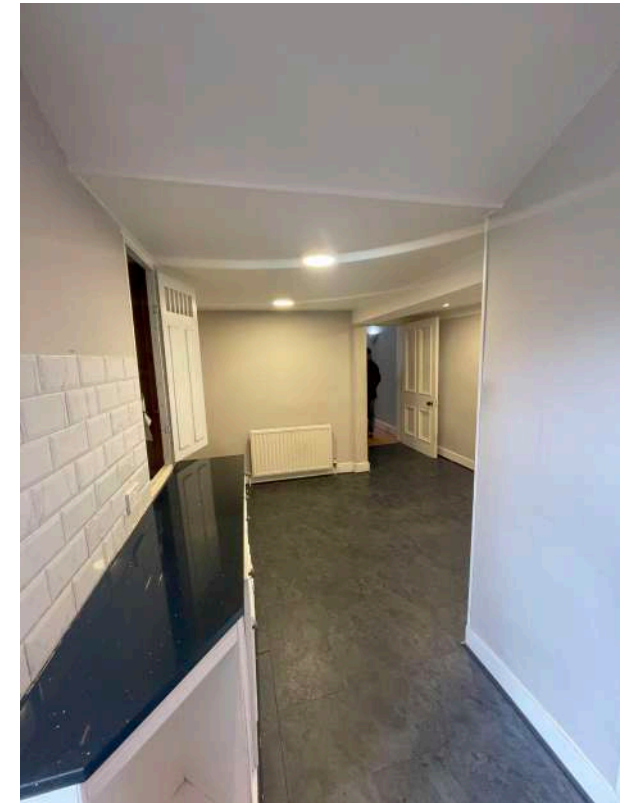
Kitchen



View 22



View 23



View 24

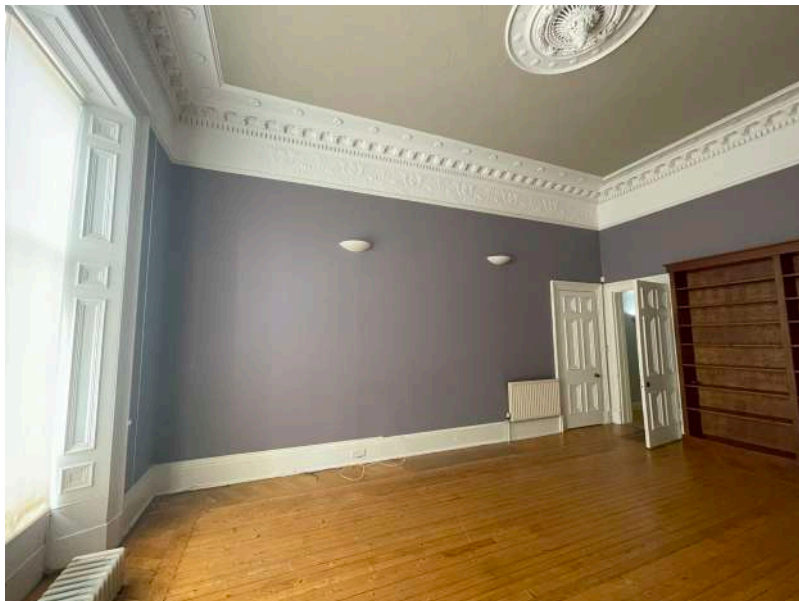
Bedroom 1



View 25



View 27



View 26

Rear External



View 28

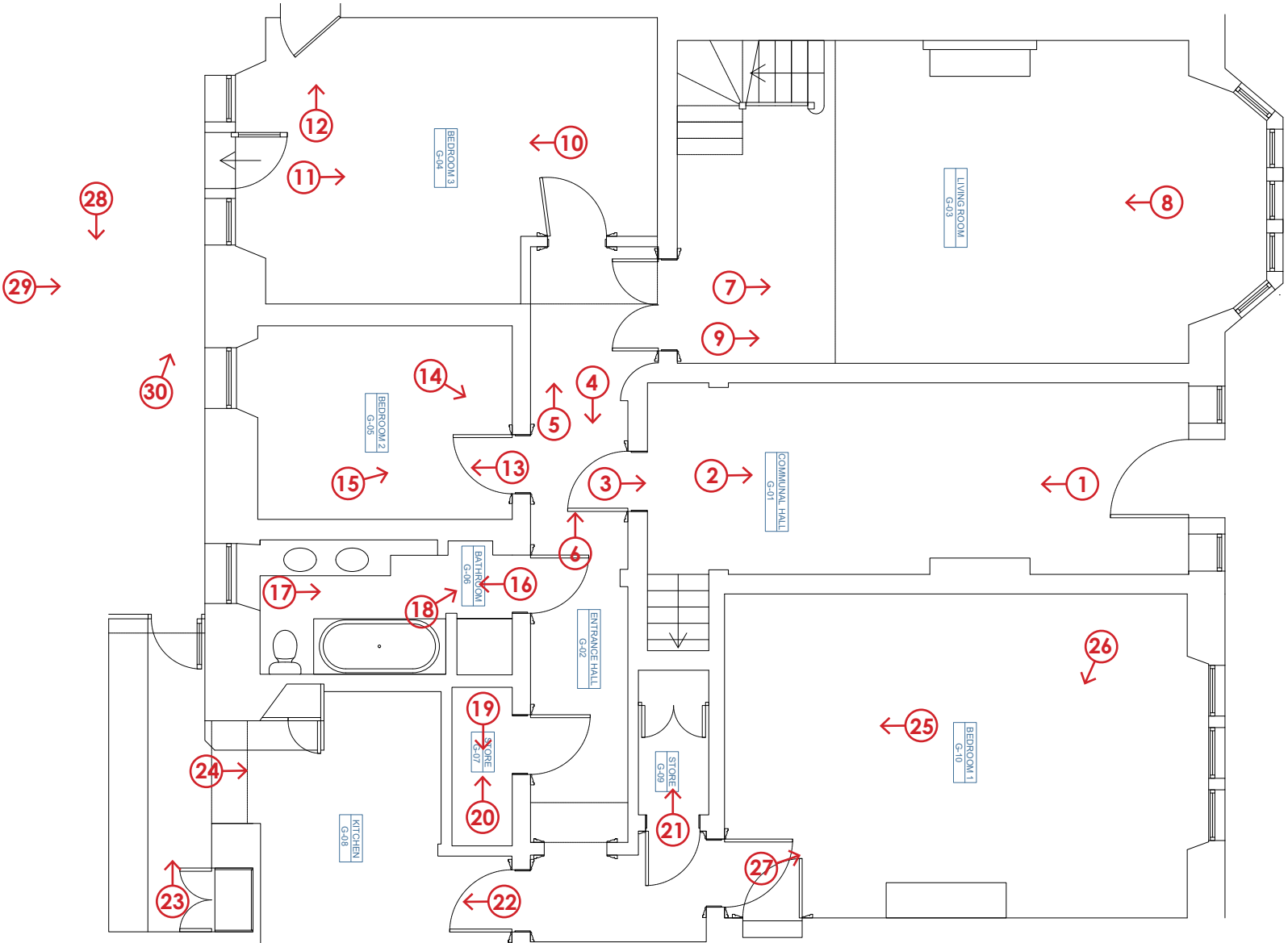


View 30



View 29

Existing Photos Key Plan



Existing Downtakings

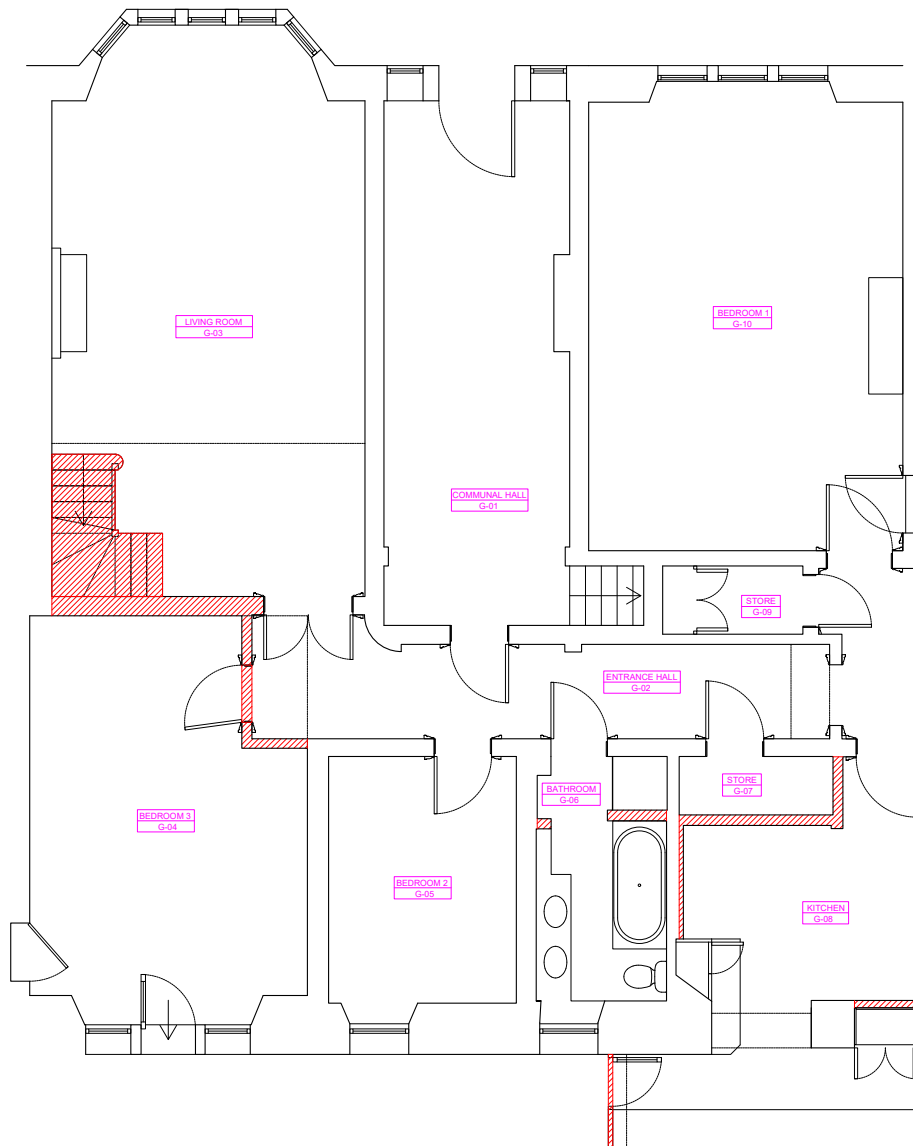
As shown in the adjacent plan the proposed work focuses largely internally with the red hatch showing removed structure.

The non original mezzanine stair case and mezzanine floor is to be removed from the living room. Once removed a new opening is proposed within the structural wall currently dividing the living room and bedroom.

Bedroom 3 has a non load bearing portico structure infringing on the full room proportions. This is proposed to be removed.

Within the current kitchen the wall backing onto the entrance hallway store is removed.

At the end of the kitchen a uPVC door and window is to be removed.



Existing Ground Floor Plan

Proposal

The applicant has asked us to maximise the potential of the apartment through careful intervention to unlock an appropriate configuration that suits their living requirements.

Aim

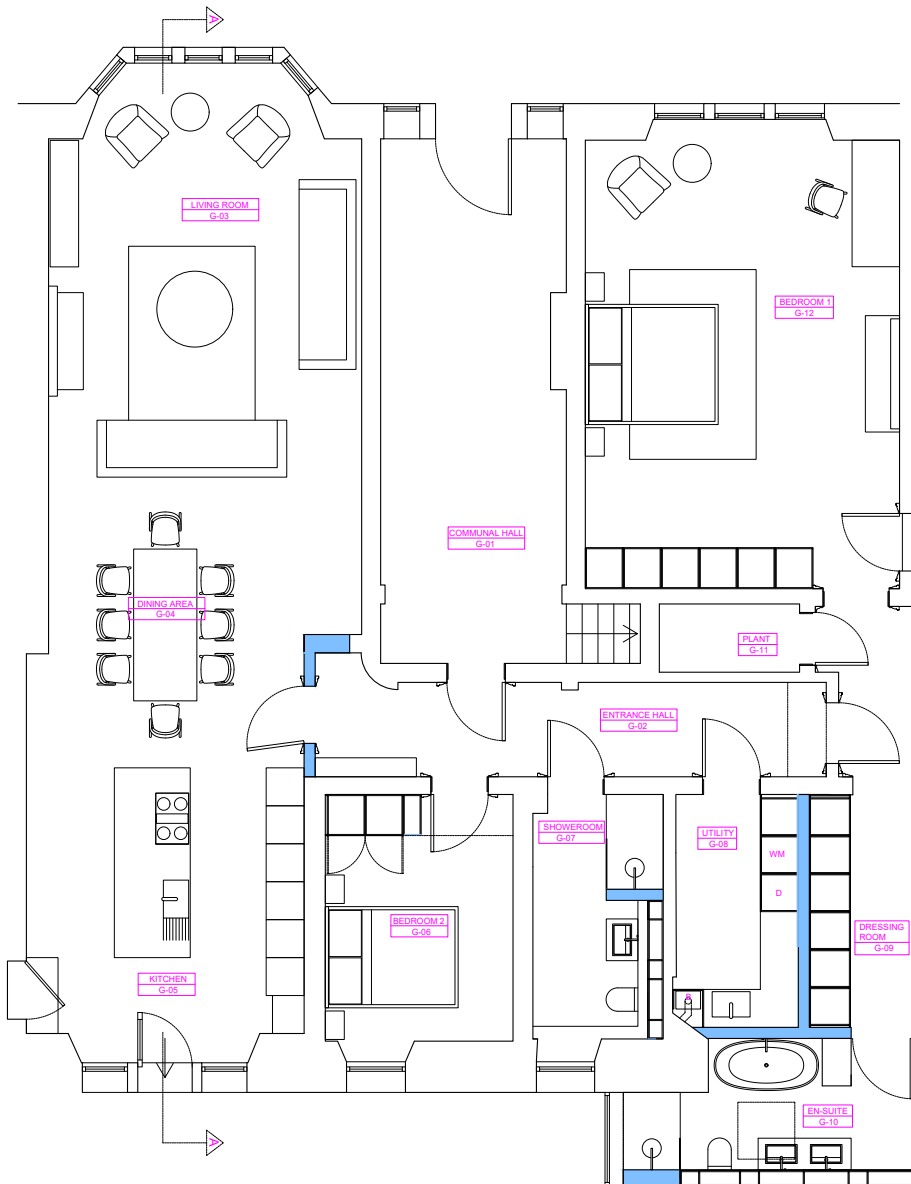
The aim of this proposal is to create high quality design that:

- Responds to the vernacular, respects the existing features and yet delivers a unique piece of architecture.
- Is sensitive to existing site assets; such as the original cornicing and windows.
- Creates a comfortable internal living environment which maximises natural light and increases usable floor area.
- Provide an open plan kitchen, living and dining area.
- Incorporate a bathroom, en-suite and utility room.



View of 6 Clevedon Terrace

Proposed Plans



Proposed Ground Floor Plan

The proposals main intervention is to create a dual aspect open plan kitchen living and dining space. A new opening in the spine wall creates this space with a new wall in line with existing walls to the entrance hallway.

The proportions of the front Bedroom 1 are retained and a dressing room and en-suite are formed to the rear of the plan with new timber stud work within the previous kitchen area. A enhanced utility backs onto this space with a new boiler reusing the existing flue route.

At the end of the en-suite the previous uPVC door and window are removed and the cill built up in ashlar to match existing. A new painted timber window provides natural light into the space.

All of the existing windows are single glazed painted timber units. To enhance the thermal efficiency of the apartment we propose to replace all of the sash windows with double glazed units in the same style, colour and profile as existing. Where possible frames, cills and weights will be retained and reused.

To enhance the amount of natural light within the en-suite we are proposing a new velux roof light in the hip pitched roof above.

Some clay visuals are included on the following page of the main spaces.



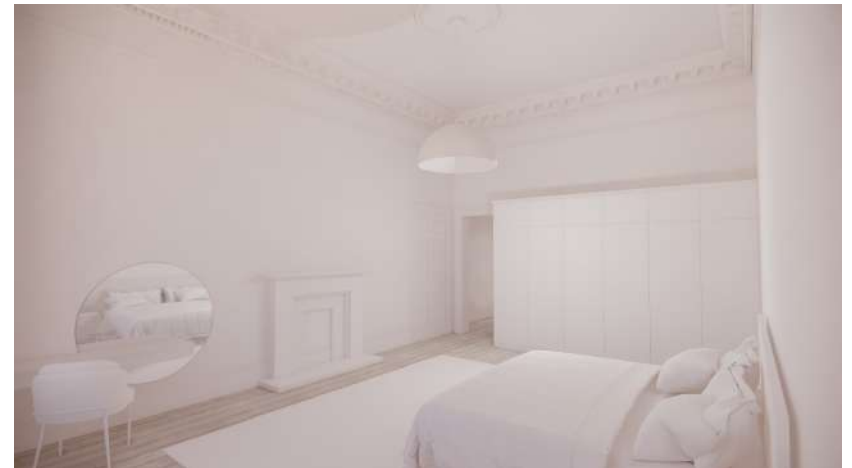
Clay render of proposed kitchen area



Clay render of proposed master bedroom



Clay render of proposed living area



Clay render of proposed master bedroom



Poorly repaired stone to the front elevation

Existing Repairs

As part of the scope the applicant intends to repair external stonework which has been poorly done in the past. This is mostly focused to the front elevation.

The photo adjacent highlights within the red boxes where stone repairs have been attempted below window cills with concrete. Stonemasons would be engaged to tie these elements back into the polished ashlar finish by using a lithomex repair mortar colour to match the existing stone.

Within the apartment the majority of plasterwork and door furniture/architraves/skirtings are intact. However where they have been lost or damaged we are proposing to reinstate to match existing.

For example in the main front living room there is a simple modern cornice applied. It is proposed to remove this and replace with a cornice which matches the cornice within Bedroom 3 which is to become the kitchen area.

Where walls are being removed which contain existing panelled doors these are to be carefully set aside and re used within new wall openings.



Living room existing cornice



Bedroom 3 existing cornice

Conclusion

5.0

In summary, the proposal is minimal and mostly internal.

The new layout to the apartment enhances the overall arrangement allowing for 21st century living.

Original room proportions are reinstated along with reintroduction of appropriate plasterwork and timber mouldings.

Given Detail's track record of working to restore and enhance existing listed buildings we are confident that our proposal and interventions will future proof the property and contribute to the overall architectural language of the building and wider context.

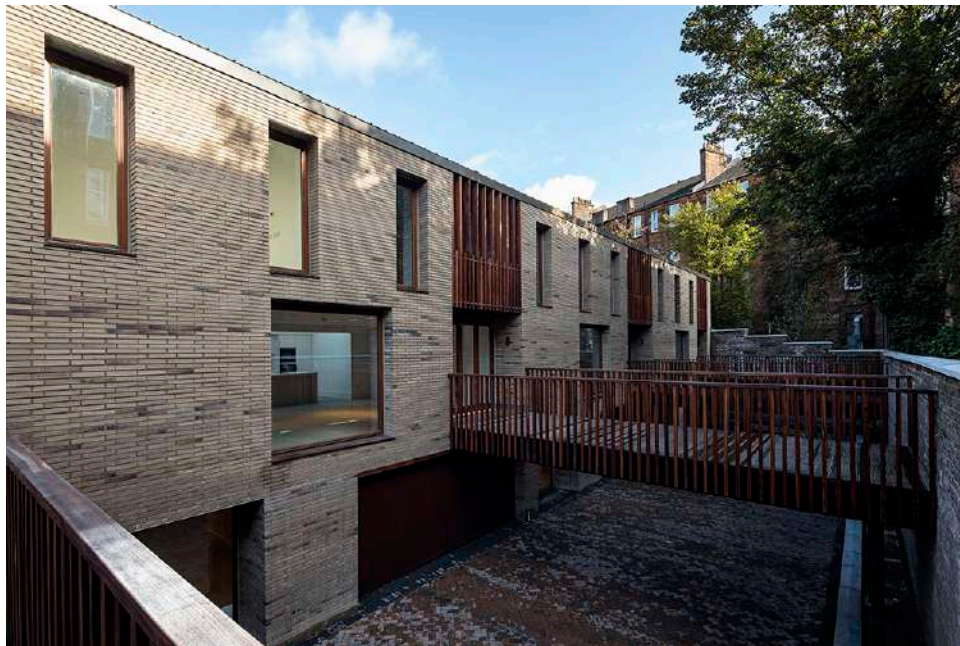
Access Statement

6.0

The proposal does not effect the existing access to the site.

All proposed doors and hallways exceed the minimum width requirements.

About Detail



Detail have been providing interior design and architectural services to discerning cognoscenti for over 30 years. We understand that our environment impacts directly on how we feel, on how we behave and indeed the profundity of affect it has on our very being.

Our commitment to good design, our rigorous attention to detail and our dedication to quality allow us to create homes that elevate the experience of life lived by those who dwell in them.

While most of our professional lives have been spent in London and Paris, we have now been providing professional architectural and interior design services to private and corporate clients as well as creating our own niche residential developments, from Glasgow's West End, for over 20 years.

Here the established quality of architecture and infrastructure provide the very best foundation upon and within which we know (as we live here too) greatness of life can be attained.

Live better longer.