



Planning Applications Committee

Report by
Divisional Director of Planning, Housing and
Building Standards

Item 2 (b)

27th September 2022

Contact: Catriona Little Phone: 0141 287 6262

Application Type Conservation Area Consent
Recommendation Grant Subject to Condition(s).

Application	21/03747/CON	Date Valid	27.01.2022
Site Address	Craigholme School 72 St Andrews Drive Glasgow G41 4HS		
Proposal	Partial demolition of unlisted buildings in a conservation area		
Applicant	Wellwood Leslie Architects Per Dr Allvia Hamid 29 Eagle Street Craighall Business Park Glasgow G4 9XA	Agent	Wellwood Leslie Per Graham Steel 29 Eagle Street Craighall Business Park Glasgow G4 9XA
Ward No(s)	06, Pollokshields	Community Council	02_077, Pollokshields
Conservation Area		Listed	
Advert Type	Affecting a Conservation Area/Listed Building	Published	4 February 2022
City Plan	Residential		

Representations/Consultations

Eight representations were received in response to the application. These were one in support from Councillor McLeod and seven objecting to the proposal. Issues raised are summarised below and discussed in detail within "Assessment and Conclusions" sub-section, "Material Considerations":

- Design;
- Layout;
- Impact on the West Pollokshields Conservation Area;
- Lack of details/information;
- Proposed materials; and
- Privacy.

Site and Description

The application site is the former Craigholme School located within Ward 06- Pollokshields. The site is located on the western edge of Maxwell Park within West Pollokshields Conservation Area. The site is

bound by Dalziel Drive to the north, St Andrews Drive to the east, Hamilton Avenue to the south and adjacent residential properties to the west.

The existing site is a vacant school which comprises of 5 original villas (3 detached along St Andrews Drive and 2 semi-detached on Hamilton Avenue) interconnected with large areas of infill, some dating from early 20th century, though most is from the 1980s and 1990s. Access is currently taken through a number of vehicular and pedestrian entrances on Dalziel Drive, St Andrews Drive, and Hamilton Avenue.

Proposal

The applicant seeks consent for the partial demolition of the former school and use of the site as residential accommodation (10 units) with associated works. A description of each proposed unit is detailed below. All accommodation is to be dual aspect. Please note, for avoidance of doubt, in the original drawings the applicant proposed to erect a three-storey villa on St Andrews Drive which was named as "Villa 4". However, following discussions with the case officer, this was removed from the scheme and the nomenclature was adjusted accordingly with "Villa 4" now referring to the most north eastern villa on the site (originally known as "Villa 5").

In terms of demolition, the applicant proposes to demolish much of the modern infill connecting the three Villas on St Andrews Drive, including a large extension to the rear. Additionally, part of the traditional extension to Villa 4 on the south western elevation (to the rear) will be demolished to create the separation between the plot for Villa 4 and Villa 3 to the south west.

To create the new feu layout, the applicant proposes to erect sandstone boundary walls of varying heights (typically 1m in front garden and 2m to rear) with materials to match the existing between each of the plots. In addition, hedging will be planted along parts of the feu division to create a sense of privacy. New driveway surfaces will be permeable block paving or conservation area style setts.

Starting with the original semi-detached villa on Hamilton Drive, the applicant proposed to create four duplex apartments (two basement/ground floor, and two first floor/attic). To the front of the two semi-detached villas are four parking spaces. Bin storage is provided to the rear, alongside a large private amenity space (approx. 542m²). Access from Hamilton Avenue is to be taken by the existing vehicular access and with a new vehicular access being introduced to the eastern of the original.

Duplex 1

Duplex 1 is the proposed basement and ground floor duplex within the westernmost semi-detached villa. Access into the property is taken from a shared hallway (with Duplex 3) via the original entranceway. The shared hallway connects the ground and first floor of the property, with access between the ground/basement floors and first/attic taken internally in each duplex. Windows on the western side elevation within the shared stairwell are to be obscured to mitigate any overlooking to adjacent residential properties.

With respect to the basement level, this is to be partially excavated to allow for a suitable headroom to be created through the entire floorplate. To accommodate this, any walling exposed to the front elevation will be finished in natural stone to match the existing. New windows are proposed at basement level to match style and material of the existing windows on the front elevation. To the rear new windows and an external door will be installed in the style of the existing building.

On the ground floor further, new windows will be installed to accommodate the proposed lounge/study and will match the materials and style of the existing windows.

Internally at the basement level, bedroom accommodation along with lounge/utility are provided, along with access to the rear. To the rear within the existing extension at basement level, a plant/sprinkler system will be housed (Please note no direct access from the accommodation). On the ground floor further bedroom accommodation is provided along with a large living/kitchen area.

Duplex 2

Duplex 2 is the proposed basement and ground floor duplex within the easternmost semi-detached villa. Arrangements are to be mirror of Duplex 1 above.

Duplex 3

The proposed first floor and attic duplex within the westernmost semi-detached villa is accessed via the shared stairwell. On the first floor is various bedroom accommodation along with living room and kitchen. On the attic level, further bedroom accommodation is provided. Externally, on the first-floor

new windows will be installed to accommodate the proposed kitchen matching the materials and style of the existing windows.

the existing dormer to the front elevation at attic level is to be retained but refurbished. New timber and sash windows are proposed with the cheeks to be re-clad in led.

Duplex 4

The proposed first floor and attic duplex within the easternmost semi-detached villa is accessed via the shared stairwell. Arrangements are to be a mirror of Duplex 3 as above.

Villa 1

For Villa 1 the applicant proposes to convert a late 20th century classroom extension into a detached three-bedroom villa. To achieve this the unsympathetic modern infill building to the rear is to be removed. Access will be taken via an existing vehicular entrance and is to be shared with Villa 2. Parking will be provided to the front of the property but is proposed to be screened by hedge planting.

On the front elevation (comprising of natural stone with timber sash and case windows) a new entrance is to be formed in keeping with the style of existing entranceways in the rest of the development. On the side elevations, the existing render finish will be removed and over clad with new natural stone to match. On the eastern side elevation, new modern windows are with some timber boarding detail in Accoya are proposed at ground and first floor level. No new windows are proposed along the western elevation. On the rear elevation, new door opens are proposed at ground level to provide access to the private garden to the rear. In addition, new windows are proposed at the first-floor level. Again, these are to be modern in style, reflecting the age of the converted building.

At roof level, several new rooflights are proposed to provide additional daylight to the habitable rooms (though all do also benefit from windows as well). These are proposed to be conservation area style rooflights. At the rear at roof level, with the removal of the modern infill, the applicant proposes to create a new hipped roof formed in natural slate with lead hips and ridge.

The demolition of the modern infill will create a private amenity space to the rear of approximately 172m², with bin storage to be provided to the side of the building.

Villa 2

In the early 20th century, a large extension was erected to the west of the villa situated on the corner of Hamilton Avenue and St Andrews Drive. The villa is to share an access with Villa 1 to the front of the property, though it will have separate private garden grounds to the rear of 166m². Parking is to be provided to the front of the property, though this will be screened by hedging. Bin storage is to be provided along the western elevation.

To the front of the building, a new basement light well will be excavated. The area of walling revealed during this process will be finished in natural stone to match the existing. Metal railings to replicate typical Conservation Area will be erected. On the front elevation itself new windows will be formed in the newly exposed bay window area to match the materials and style of the existing windows. In place of the connecting link, the existing windows will be replaced by a new entrance way in the style of the entranceways on the rest of the site.

On the western elevation, at roof level, conservation area style rooflights are to be installed.

On the rear (northern elevation) following the demolition of the modern school hall, the elevation will be remodelled to create a stone bay window, finished to match the existing building. The façade shall be finished in sandstone to match existing. At basement level, a new doorway and window will be created. At ground level a further doorway and new windows are to be installed. On the second floor/attic level new windows are to be created with a further rooflight installed on the original linking section. All the windows are to be formed to match existing on the villa.

Internally the existing basement will be deepened to improve headroom and the external ground will be partially excavated to allow new windows openings to be created to the new lower ground floor areas.

Duplex 5/6

Duplex 5/6 are to be formed in the villa situated on the corner of Hamilton Avenue and St Andrews Drive. Each duplex is to have its own vehicular access with the existing vehicular access on the corner to be widened (repositioning the existing gate piers) to provide one. For the second, the existing

pedestrian gateway on St Andrews Drive is to be removed and new iron gateposts with metal gates are to be installed.

Parking is to be provided to the front of the property, albeit screened by hedging. The bin store is to be provided to the Hamilton Avenue elevation but screened in timber and further enclosed by hedging. In terms of private amenity space, this is provided to the north at a size of 158m². A further amenity space of 154m² is provided to the front of the building and whilst not technically private in terms of policy, a sense of privacy will be created by hedge and tree planting along the boundaries.

The northern façade will be revealed with the removal of the modern infill. This will be refaced in sandstone to match existing where necessary.

Duplex 5 is to occupy the basement and ground floor of the villa, with access taken via the existing grand entrance on the southern elevation. Externally, two new light wells are proposed to be excavated, to allow new window openings to be created. The areas of walling revealed by this process will be faced in natural stone to match the existing stonework. The north wall revealed following the demolition of the existing school hall will be refaced in matching stone and new windows introduced to match existing. On the northern elevation, new windows are to be installed at ground level to create daylight for bedroom 2.

Internally the basement level will provide bedroom and utilitarian accommodation, whilst the ground floor provides further bedroom and living accommodation. Access to the amenity space is provided via the northern entrance to the property.

Duplex 6 is to occupy the first and attic floor of the villa. Access is to be taken via a new entrance way on the northern elevation. The entranceway is to be timber in a style to match the existing entranceways found on site. On the northern elevation, new windows are to be installed at first floor level to create daylight for bedroom 2 and the access hallway. At roof level, two new dormers are to be formed on the east and west elevation, in place of the existing dormer on the western elevation and rooflights on the eastern elevation. These are to be predominantly glazed on the front with timber, sash and case windows. The roof and cheeks will be finished in led.

Internally, the first-floor level will provide bedroom, living and utilitarian accommodation whilst the attic will provide further bedroom accommodation.

Villa 3

With the demolition of much of the modern infill, the applicant proposes to create Villa 3 from what would have been the original 19th century villa. This will be accessed from St Andrews Drive utilising an existing entranceway. Parking is to be to the side of the villa with bin storage to the rear. Private amenity space will be provided to the rear of the property of 250m².

No changes are proposed to the front elevation of the villa, with the existing entrance to be repurposed as the front entrance. With the demolition of the infill the two side elevations (northern and southern façades) will be finished in natural stone to match the existing. On the southern side elevation new windows are proposed at ground level for the gym/home office and for bedroom 5 on the first floor. On the northern side elevation, new windows are proposed at ground level for the dining area and for bedroom 3 at first floor level. To the rear much of the rear has previously been altered. The applicant seeks to install a doorway at ground floor level onto a stairway which will provide access to the rear garden from the utility. A secondary access will be available from the basement level, though this level is intended primarily for storage. The stairway is intended to be modern in design with the final details to be secured through condition if a favourable recommendation is granted by the Planning Committee. Additionally, one window at ground level is to be infilled in stone to match the existing stonework.

Internally the interior is to be remodelled in the style of room that would be typical of the original villa. The basement level is to be for storage with a small one and half storey existing extension to the rear to act as a garden storage, accessed externally only. The ground floor is to provide living, kitchen and utilitarian accommodation whilst the upper provides bedroom.

No roof alterations are proposed for this villa.

Villa 4

Villa 4 is to be established in the original villa situated on the corner of Dalziel Drive and St Andrews Drive. Please note, in the original drawings (and representations) there was an additional Villa

proposed between Villa 3 and the now Villa 4. This has been removed from the proposal but representations on the basis of the original drawings may refer to this Villa as Villa 5.

Two vehicular/pedestrian access will be provided for this property, both as existing. Two parking spaces are to be provided from Dalziel Drive but will be screened by hedging/tree planting. Private garden ground is provided to the rear at 409m² with a further 596m² to the front of the property.

Externally the applicant proposes to partially demolish the traditional two storey extension on the southern elevation in order to create a separation between Villa 3 and Villa 4. Cleaning and repair of the sandstone walls may be required with the demolition of the modern infill also. To the Dalziel Drive elevation (northern), the two-storey side extension will be extended forward to form the kitchen area though it will still be set back from the principle elevation by 0.6m. The extension will be finished in stonework to match the existing and the new roof will match existing also, finished in slate. No changes are proposed to the eastern elevation. On the western elevation, the applicant proposes to install new windows on the ground (upper) floor of the extension for the living/kitchen/dining area. On the first floor, new windows are to be installed for bedroom 3. On the attic level the applicant is proposing to remove the existing fire escape and install two new windows and a balcony area. The balcony is to project 1.6m and have a width of 4.5m from the building and to be predominantly glazed. No alterations are proposed for the roof.

Internally, the basement level will predominantly be for storage, with the ground floor providing living/kitchen accommodation. The first and attic floors will be for bedroom accommodation.

Electric Substation

There is an existing electrical substation which Scottish Power have requested is relocated onto the Dalziel Drive to allow for access. The proposed relocated substation is to be enclosed in a sandstone structure with a pitched slate roof.

Landscaping and Biodiversity

As part of the proposal the applicant is seeking to remove 4 existing trees and 1 stump. The existing trees to be removed are:

- 4493- Flowering Cherry, *Prunus serrulate*. Assessed to be Category U, with evidence of pathogenic fungus *Ganoderma australe*.
- 4495- Silver birch. Assessed to be Category C but with potential to become unstable.
- 4487- European Ash. Assessed to be Category C2 but evidence of ash dieback.
- 4478- Common Holly. Assessed to be Category B2. This tree is to be lost following relocation of entranceway which would have resulted in loss of two Category A trees if retained.

To offset the loss of the trees 17 compensatory trees are proposed per the Landscape Planning Layout. Additionally, existing hedging is to be trimmed and restored. New private hedging is to be planted throughout the site.

Further biodiversity measures are to be provided through bat boxes, bird nest boxes, and bee bricks.

Planning History

Craigholme School was relocated to the site in 1937 and continued to operate as a school until 2019. Originally the site consisting of three detached villas along St Andrews Drive, and one semi-detached villa on Hamilton Avenue. Over the years various extensions and infills have been erected onsite some in the traditional style of the conservation area finished in sandstone and natural slate dating from the early 20th century and others more modern in style. The following applications are of relevance:

19/03047/FUL- Use of former school building (Class 10) as 7 no. residential flat dwellings (Sui Generis), includes external alterations, landscaping, access, and car parking. *Withdrawn*.

- Application only related to semi-detached villas on Hamilton Avenue and would have resulted in overdevelopment.

21/01260/FUL- Partial demolition of school and use as residential accommodation (9 units) with associated works, parking etc. *Withdrawn*.

21/01261/CON- Partial demolition of school and use as residential accommodation (9 units) with associated works, parking etc. *Withdrawn*.

21/01358/FUL- Conversion of Existing high school buildings back to residential dwellings, demolition of existing Gym hall building to form garden areas and construction of new roof and stone frontage to existing music building to form new dwelling. *Withdrawn*.

21/01571/CON- Partial demolition of unlisted buildings in a Conservation Area. *Withdrawn*.

21/01572/FUL- Part use of vacant school (Class 10) as 3no. dwellinghouses (Class 9), includes external alterations, car parking, landscaping, access and associated works. *Withdrawn*.

➤ Applications withdrawn to allow single application for entirety of site.

21/03746/FUL- Partial demolition of former school and use as residential accommodation (10 units) with associated works. *Pending Consideration*.

21/03747/CON- Partial demolition of unlisted buildings in a conservation area. *Pending Consideration*.

Policies

City Development Plan Policies

CDP9 and SG9: Historic Environment

Other Material Considerations

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Historic Environment Scotland- Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent

Assessment and Conclusions

Section 66 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that a building in a conservation area shall not be demolished without the consent of the appropriate authority. 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, planning authorities should therefore 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. Decision makers are required to have regard to the desirability of preserving or enhancing the appearance of the conservation area in exercising their responsibilities under the planning legislation, and this statutory duty should always be borne in mind when considering demolition applications (Scottish Planning Policy, paragraph 143).

To assist in achieving these aims SG9: Historic Environment is considered. Applicants should demonstrate that the existing building is incapable of viable repair and re-use; and the proposed replacement will preserve or enhance the character of the conservation area.

Comment:

The original stone villas that comprise the former Craigholme school were constructed towards the end of the 19th Century. In the post-war years, the spaces between the villas were in-filled, creating new classrooms, dining and gym halls and a new entrance. These 20th Century additions, which include significant extensions to the rear of the site, have been largely unsympathetic to the scale, form and materiality of the original villas and to the West Pollokshields Conservation Area as a whole. The exception to this is a stone built `replica` classroom extension on Hamilton Avenue built in the 1980`s.

The applicant proposes to partially demolish much of the modern infill as part of the redevelopment into 10 residential units. The removal of the infill will bring back the feu pattern to be more akin to the original layout, enhancing the sense of generous leafy plots as akin to the rest of the Conservation Area (CA). Furthermore, sections of the proposed infill projects forward of the existing building line on St Andrews Drive. By removing this infill will remedy the over-dominance of the infill on the original villas and recreate the original form. In terms of design and materials the proposed area for demolition is predominantly modern flat roofed in design with lower quality materials.

The exception to this is the small area of two storey extension in the north east area of the site. This extension is traditional in design being finished in sandstone and slate. This will result in the removal

of an area of traditional style building from the CA. However, given this is a relatively small area of approx. 20m², is to the side elevation of the original villa, and the exposed area is to be finished in sandstone to match existing, its removal is considered to have a negligible impact on the CA.

Overall, the removal of this unsympathetic infill is considered to result in a significant enhancement to the CA by restoring much of the original plot layout and style. It will allow for the introduction of traditional boundary walls with various hedging and soft landscaping.

Material Considerations

Issues raised within representation are addressed below. Much of this bears no relevance to the assessment of the application for conservation area consent but to the accompanying application for planning permission. However, in effort to ensure clarity the response to all issues raised are included below:

- Objection to partial demolition of Villa 4 (also known as Villa 5 on original drawings/ most north eastern original villa).

Comment: Though traditional in design, the two-storey side and rear extension is non-original. The partial demolition will have minimal impact on the visual amenity of the building and character of the CA.

- Objection to the retention of Villa 1 (on Hamilton Avenue) in terms of design and impact on plot size.

Comment: As assessed above the retention and conversion of the former classroom extension into Villa 1 is in keeping with policy and is seen to enhance the CA.

- Objection to the erection of Villa 1 (on Hamilton Avenue) which will result in overdevelopment by virtue of reduced plot size and amenity space.

Comment: Villa 1 is not a new build but a conversion of an existing late 20th century classroom extension. As assessed above whilst it is non-original, the Villa does have value in the context with the frontage replicating the traditional style of the CA. Furthermore, the demolition of the villa would be harmful in terms of embodied carbon.

- Objection to the erection of the balcony on Villa 4 (also known as Villa 5 on original drawings/ most north eastern original villa).

Comment: It is evident that the western elevation of Villa 4 has been altered in the past with the erection of glazed doors and a fire escape. It is considered that the balcony with a depth of 1.6m will have minimal impact on the visual amenity of the building.

- The proposal has insufficient in curtilage parking and will have a negative impact on residential amenity by increasing parking in the surrounding area.

Comment: The proposal accords with vehicular parking requirements as set out CDP11 and SG11.

- The proposal will result in parking within the front garden areas within a Conservation Area.

Comment: Whilst there is a preference to avoid parking within the front garden area of CA, the proposal mitigates much of the visual impact by virtue of new and existing hedging to ensure it mitigates any visual impact on the surrounding area.

- Lack of information on landscaping plans.

Comment: It is recognised that initially the applicant did not provide landscaping plans. However, following discussions with the case officer detailed plans were submitted on the 15th August. These have been reviewed and a safeguarding condition will be attached.

- Lack of drainage impact assessment.

Comment: It is recognised that initially the applicant did not submit a drainage impact assessment. However, following discussions with the case officer the applicant submitted a flood risk assessment and a drainage impact assessment. These have been reviewed in conjunction with NRS Flood Risk Management and it is satisfied subject to conditions it is in keeping with the City Development Plan.

- Lack of information on relocation substation.

Comment: The substation is to be relocated by Scottish Power. It will be enclosed in within a sandstone building with natural slate roof in the style of traditional outbuildings within the CA. Final design detail will be secured through condition in partnership with Scottish Power.

- There is lack of information about the access to Villa 4 (also known as Villa 5 on original drawings/ most north eastern original villa).

Comment: Details of the access were provided as part of the original application and reviewed in conjunction with NRS Transport Planning team. However, following amendments to other parts of the proposal, updated boundary elevations are required, and these will be secured through condition.

- There is a lack of information of the details for the proposed bin store to serve Duplex 1-4.

Comment: Details of the bin store enclosure will be secured through condition.

- There is some uncertainty about the widening of accesses on the north eastern and north western corners of the site and the impact on the public footway.

Comment: Details of the access were provided as part of the original application and reviewed in conjunction with NRS Transport Planning team. However, following amendments to other parts of the proposal, updated boundary elevations are required, and these will be secured through condition.

- There is some concern about the impact the proposal will have on a drain on situated on the public footway on the north eastern edge of the site.

Comment: This drain lies outwith the red line boundary and therefore cannot be considered as part of this application. However, the proposed drainage impact assessment has been reviewed by NRS Flood Risk Management and it is satisfied subject to conditions it is in keeping with the City Development Plan.

- The proposal will result in residential properties with insufficient plot size and private garden space within the West Pollokshields Conservation Area.

Comment: Whilst two of the plot sizes will be slightly below average in comparison to the surrounding CA, they are considered to be benefit from generous amenity space. The proposal represents a significant improvement on the existing feu layout.

- The proposal will result in a terraced effect on Hamilton Avenue which is not in keeping with the West Pollokshields Conservation Area.

Comment: The proposal is not considered to create a terraced effect with landscaping demonstrating clear distinct properties.

- The proposed feu layout for Duplex 1-4 is too large not in keeping with the established layout of the West Pollokshields Conservation Area.

Comment: There are many examples within West Pollokshields where villas that have been subdivided share private garden grounds. It considered the benefit of the large private amenity space outweighs the need to subdivide the feu.

- The proposed use of render on the site is inappropriate.

Comment: Noted and agreed. Following discussions with the case officer the applicant has removed render from the application and proposed to use natural stone to match existing in its place.

- The proposal will create new windows which will encroach upon the residential amenity of neighbouring properties by negatively impacting privacy through overlooking.

Comment: The proposal has been assessed against the design criteria set out in CDP1 and SG1 and is considered to meet the policy requirements with sufficient distance or mitigation in place.

- The proposal will create a balcony on Villa 4(originally known as Villa 5) which will encroach upon the residential amenity of neighbouring properties by negatively impacting privacy through overlooking.

Comment: The proposal has been assessed against the design criteria set out in CDP1 and SG1 and is considered to meet the policy requirements with sufficient distance or mitigation in place.

- The proposal will introduce modern balconies which are inappropriate within the West Pollokshields Conservation Area.

Comment: The balcony is considered to be an improvement on the large existing fire escape. Though modern in design, it is to be predominantly glazed to soften its visual impact.

- In the event of a favourable recommendation, any new access gates should be conditioned to be metal, in keeping with the West Pollokshields Conservation Area.

Comment: Details of the gates are to be secured through condition.

Conclusions

Subject to conditions securing details of the methods of demolition, the re-use of high quality traditional materials where possible, and details of works to areas exposed by the demolition; it is considered that the partial demolition of the site will enhance the character of the conservation area and be in keeping with the aims of the Act.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. G(00)03 Block Plan- Agreed Demolition Plan Dated 10.12.2021 Received 20 September 2022
2. G(00)01 A Location Plan Dated 10.12.2021 Received 20 September 2022
3. G(03)03 C Block Plan- Proposed Feu Layout C Dated 10.12.2021 Received 20 September 2022
4. G(03)10 C Elevations 01- Proposed C Dated 10.12.2021 Received 20 September 2022
5. G(03)12 C Elevations 03 -Proposed C Dated 10.12.2021 Received 20 September 2022
6. G(03)05 C Ground Floor- Proposed C Dated 10.12.2021 Received 20 September 2022
7. G(03)04 C Lower Ground Floor - Proposed C Dated 10.12.2021 Received 20 September 2022
8. G(03)08 C Roof Plan- Proposed C Dated 10.12.2021 Received 20 September 2022
9. G(03)07 C Second Floor (Attic)- Proposed C Dated 10.12.2021 Received 20 September 2022
10. G(03)02 C Block Plan- Proposed C Dated 10.12.2021 Received 20 September 2022
11. G(03)11 D Elevations 02- Proposed D Dated 10.12.2021 Received 20 September 2022
12. G(03)06 C First Floor- Proposed C Dated 10.12.2021 Received 20 September 2022

As qualified by the below condition(s), or as otherwise agreed in writing with the Planning Authority

Conditions and Reasons

01. A method of demolition shall be used which demonstrates that any risk of damage to the historic fabric of the building has been removed. Technical details of the proposed method(s) together with a laboratory analysis of the condition of the historic fabric shall be submitted to the planning authority for written approval. Once the method(s) has/have been agreed, sample panels shall be prepared on an inconspicuous part of the building for the inspection and written approval of the planning authority. No work shall be begun on this aspect of the works until these written approvals have been issued.

Reason: In order that the works do not detract from the appearance of the building.

02. Following the completion of any exploratory/scoping works or investigations of the stonework, details of the extent of stonework repairs, including repairs to chimneys, shall be submitted to the planning authority in the form of marked-up elevational drawings at a scale of not less than 1:100, and shall be accompanied by a full stone survey and stonemason's report. No work shall be begun on this element of the development until written approval has been issued by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

03. A sample of stonework repairs shall be prepared to match the original natural stonework in every respect including colour, texture and coursing pattern for the inspection and written approval of the planning authority. No other work shall be begun on this aspect of the development until written approval has been issued by the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

04. Stone repairs, including repairs to chimneys, shall be carried out using replacement natural stone to match the original stonework in every respect including colour, geological character, texture and coursing pattern. A petrographic analysis of the original stonework and the proposed replacement stone together with samples shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.

Reason: In order that the works do not detract from the appearance of the building.

05. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

Reason: In order that the works do not detract from the appearance of the building.

06. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The

investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

Reason: To ensure the ground is suitable for the proposed development.

07. In the event that any previously unidentified contamination is found at any time when carrying out the approved development, it shall be reported in writing to the planning authority within one week. A comprehensive contaminated land investigation, including risk assessment and remediation strategy, shall be carried out as required by the planning authority. The approved remediation works shall be carried out prior to the recommencement of development on the affected part of the site.

Reason: To ensure the ground is suitable for the proposed development.

08. Upon completion of site investigations and gas monitoring, and following agreement on the findings of these with the planning authority; all boreholes, probeholes or monitoring wells completed across the subject site are to be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway. Works should be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

Reason: To ensure the ground is suitable for the proposed development.

09. The roof shall be covered in natural slate. A detailed specification of the type of slate to be used shall be submitted for the written approval of the planning authority.

Reason: In order that the works do not detract from the appearance of the building.

10. An operational plan showing schedule for demolition and construction for each until shall be submitted and approved in writing by the Planning Authority prior to commencement of works onsite.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Advisory Notes to Applicant

The applicant is advised to liaise with the Planning Authority during the preparation of the submission for approval of reserved matters.

02. The applicant is advised that stonecleaning and/or demolition should be undertaken in accordance with Health and Safety Regulations in order to minimise the spread of dust.

03. In cases where a Listed Building Consent/Conservation Area consent authorises a measure of demolition the applicant(s) must give notice of intention to carry out the works to Threatened Building Survey, Historic Environment Scotland, John Sinclair House, 16 Bernard Terrace, Edinburgh EH8 9NX, and thereafter allow HES a period of up to three months for recording purposes, during which period demolition may not be undertaken unless the HES has indicated in writing that its record has been completed.

A copy of the form you are required to send to Threatened Building Survey, Historic Environment Scotland is attached.

04. Although there is a possibility of contamination on all or part of the application site, the planning authority has determined the application only on the basis of information available to it. This does not mean that the land is free from contamination and responsibility for safe development and secure occupancy of the site rests with the developer.

05. The applicant is advised that, if the proposals are altered in any way from those shown on the docketed drawings, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.

06. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

for Chief Executive, Glasgow City Council

DC/ CAL/14/09/2022

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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Neighbourhoods, Regeneration
and Sustainability
Glasgow City Council
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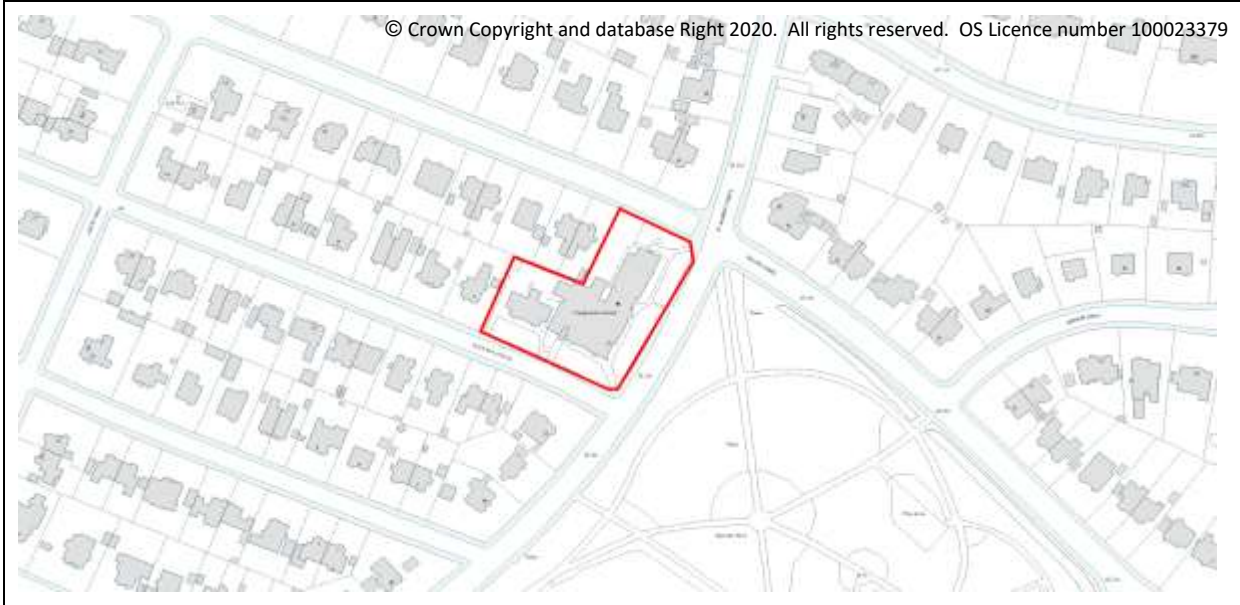
Head of Planning: Sarah Shaw

Reference No: 21/03747/CON

Address: Craigholme School, 72 St Andrews Drive, Glasgow G41 4HS

Ward: 06, Pollokshields

Indicative Site Location



Location of Site (for details refer to report)