

HERITAGE & DESIGN STATEMENT

Change of Use from Shop (Class 1A) to Residential (Class 9)
Alterations to Front Elevation
12 Polwarth Street, Galston

1. Introduction

This statement accompanies applications for Planning Permission and Listed Building Consent in respect of 12 Polwarth Street, Galston, a Category C Listed Building located within the Galston Conservation Area.

The proposals comprise:

- Change of use of the former shop area to residential accommodation (family room);
- Replacement of the existing shopfront glazing with a domestic-scale window;
- Replacement of the existing entrance door with a new door of matching size and position.

The shop element has been vacant for a significant period and forms part of the dwelling, with internal access directly connecting both areas.

2. Historical Context

The building forms part of a traditional terraced streetscape typical of small Scottish burgh developments. As a Category C Listed Building, it is recognised as being of local architectural and historic interest.

The property has undergone alterations over time, including replacement windows at upper level. The surrounding terrace similarly exhibits a mixture of historic and later alterations, including the installation of UPVC windows within neighbouring properties.

The shopfront element is not currently operating and no longer serves an active commercial function.

3. Principle of Development

The former shop area is modest in scale and has long been physically integrated with the dwelling, with direct internal access between the two spaces. The shop has

been vacant for a significant period and no longer functions as an independent commercial unit.

The proposal formalises and regularises the building as a single residential dwelling (Class 9), reinstating the full domestic use of the property. Given the scale of the former shop and its internal relationship to the house, the change of use does not result in the loss of a viable standalone retail unit.

The continued viable residential occupation of the property secures its long-term maintenance and preservation, consistent with national policy objectives for the sustainable reuse of historic buildings.

4. Internal Layout and Fabric

The proposed ground floor layout demonstrates that the internal plan form of the building remains largely intact.

No principal structural walls are removed, and there is no alteration to the stair, upper floor accommodation, or primary circulation routes. The works are limited to the re-designation of the former shop area as a family room within the dwelling.

The proposal does not result in the loss of significant historic fabric and involves minimal intervention to the internal structure of the building. The plan form and spatial hierarchy of the listed building are therefore preserved.

5. Design Approach – Front Elevation

5.1 Replacement of Shopfront Glazing

The existing shop glazing is proposed to be replaced with a domestic-scale window within the established structural opening.

The masonry opening is retained in its current width and height, and no enlargement or structural alteration is proposed. The works are confined to the glazing element within the opening.

It is noted that:

- Replacement windows are already present at upper level;
- The wider terrace includes a mix of traditional and replacement window materials;
- The conservation area exhibits varied fenestration treatments within the immediate streetscape.

The proposal does not alter the overall composition, massing or proportions of the building and maintains the established rhythm of openings within the terrace.

5.2 Entrance Door

The existing entrance door is proposed to be replaced with a new door of matching dimensions and position. The scale, relationship to adjacent openings and overall façade composition remain unchanged.

6. Impact on Listed Building

The proposals are modest in scope and reversible in nature.

The structural opening of the former shopfront is retained, no significant architectural detailing is removed beyond redundant glazing, and the overall character and legibility of the building are maintained.

The internal plan form and principal features remain intact, ensuring that the special interest of the Category C listed building is preserved.