

## **Design Statement**

### **for 11 Colquhoun Drive, Bearsden Glasgow G61**

We have been commissioned by Mary Rhodes and Dr Helen Linzee Gordon, mother and daughter to design a Villa Apartment on the site of the existing bungalow in 11 Colquhoun Drive, Bearsden for their personal use.

The existing bungalow built in 1975 is out of keeping with the character of the Old Bearsden Conservation Area. It is a standard “builder’s catalogue” house type and very much of its era. It is built in inappropriate external materials that have aged badly.

Within the Old Bearsden Outstanding Conservation Area and the Tannoch Lock Conservation Area in Milngavie we have designed more than 7 Villa apartments containing circa 19 individual apartments. Their locations include,

1A Ralston Road, Bearsden.

4-6 Gartconnel Drive, Bearsden

1-2 Manse Road Gardens, Bearsden

170-176 Mugdock Road, Milngavie G62 8NE

To assist your critical analysis each of these projects is illustrated below.



1A Ralston Road, Bearsden



4-6 Gartconnell Drive, Bearsden

Most recently in 2019 we demolished a bungalow at the corner of Greenhead Road and West Chapelton Crescent, Bearsden and rebuilt on the same site a house and a Villa Apartment containing two apartments as illustrated below.





11 Greenhead Road, Bearsden

We believe we will achieve our ambition of enhancing the Old Bearsden Conservation Area at 11 Colquhoun Drive in the following way,

1. The scale, volume and fine detailing of the proposed Villa Apartments will reflect the character of the Conservation Area.
2. Traditional high quality natural sandstone and slate are the dominate external materials. They have low embodied energy, will mature with age, blend into the street scene and last for generations.
3. Each of our Villa Apartments are designed to reflect the character and setting of the street within which it sits. Thus, the Villa Apartments at 1A Ralston Road and 6 Gartconnel Drive in Bearsden reflect the different character, forms, and materials of each street, so that they blend into that street and enhance the Conservation Area.
4. We have taken great care to design the Colquhoun Drive Villa Apartment, so it does not reduce the privacy of our neighbours on either side by having no gable windows on the first-floor plan.
5. Existing trees and boundary hedging will be retained and protected during construction.
6. The Colquhoun Drive boundary wall will be rebuilt in natural stone.
7. The position of the existing driveway entrance will be retained.
8. Our Villa Apartments at 20 West Chapelton Crescent, Bearsden are EPC A+, one of the few residences within East Dunbartonshire to achieve this vital standard.

9. The proposed new Villa Apartment is being designed and specified to Passivhaus standards, ensuring, along with the use of natural materials a very low carbon footprint.
10. The proposed Villa Apartment will look like another house in Colquhoun Drive.

We would encourage any citizen with an interest in the proposed design of our Villa Apartment at 11 Colquhoun Drive to look at any of our completed projects within the Old Bearsden Outstanding Conservation Area or the Tannoch Loch Conservation in Milngavie and judge for yourself if they meet the remarkably high design and environmental standards we have set.

**Murray Russell Architects December 2020.**