

Design statement

3 Greenhead Road, Bearsden

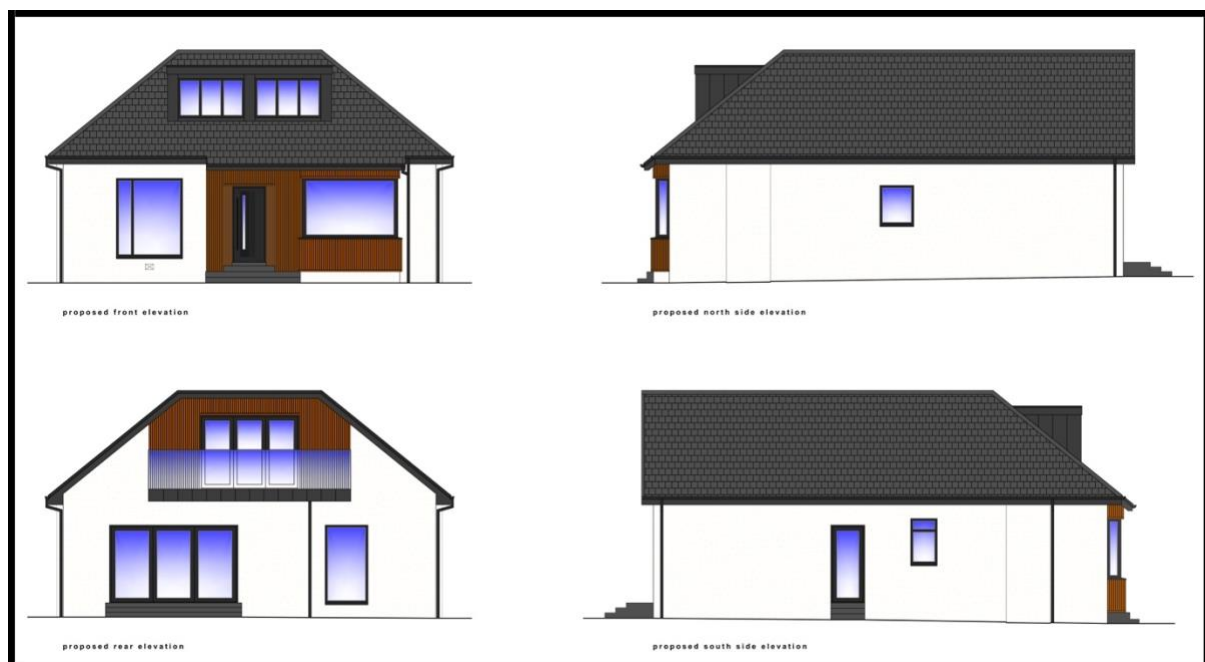
Proposed alterations to internal layout, facades, and roof

December 2023

Summary:

The property at 3 Greenhead Road, Bearsden, was purchased by the applicants in August 2023, with a requirement for extensive modernisation and upgrading throughout. The proposed works covered by this application would involve reconfiguration of the ground floor layout internally; extension of the roofspace to provide enlarged, reconfigured bedrooms and an additional family bathroom; and alterations to the existing facades to create a sharp modern aesthetic, using high quality materials in keeping with the existing house, and the wider streetscape; all to create a large well designed home suitable for modern family living.

The existing house footprint will remain unchanged at approx. 135 square meters, on the generous 533 square meter plot, with the existing 29m long driveway providing off-street parking for at least 5 cars.



Proposed elevations

New roof:

The existing house has a pitched hipped slate roof over the original part of the house, with a minimal eaves overhang, and small poorly designed dormers to front and rear. An extension has been added to the rear of the house (forming existing living area and dining area). This part of the house is covered by a flat bituminous roof, with minimal overhang.

A new pitched roof is proposed as part of this application, to cover the entire house. This roof will have a more appropriate pitch and overhang, and will be finished with a plain concrete tile, to achieve a sharp modern aesthetic. The roof will be hipped to front elevation, to emulate the existing design, and a gable will be formed at rear elevation, with a small central flat roofed section.

New dormer to front:

A new front-facing dormer is proposed, sized / positioned more appropriately, and providing additional headroom / front facing windows to bedroom 2 and en-suite bathroom at first floor. The dormer has been designed to achieve a sharp modern aesthetic, with two symmetrical 3-part casement windows, and a sharp dark grey-black aluminium finish to dormer walls and roof. It should be noted that the proposed dormer windows are set back at least 31.5m from the houses onto which they face, to the north-east on Greenhead Road, so overlooking is not considered to be an issue.



example aluminium-clad dormer



example aluminium-clad dormer

Covered, recessed gable balcony:

A small occasional use rear facing balcony is proposed off bedroom 1 at first floor. This is recessed back into the gable and is fully covered by the new roof. The balcony is recessed back from the rear elevation (which as existing, is extensively glazed at ground floor) and is set back approx. 18m from the side elevation of the neighbouring house at no.17 West Chapelton Drive, in the direction of which it faces (the windows on this elevation do not appear to serve habitable rooms). Due to the screening provided by the oversailing roof, and the distance to neighbouring properties, we consider the balcony will be a very private space, and have no concerns regarding overlooking.

New windows and doors:

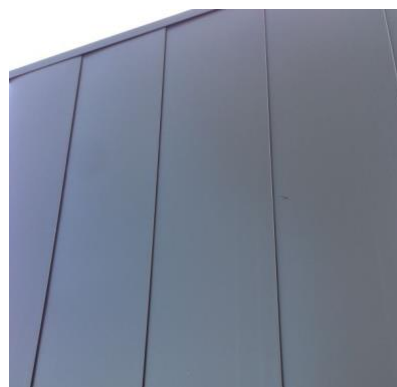
The existing house is fenestrated with large window and door openings to all sides. Our proposal seeks to minimise the large openings to the side elevations, to enhance privacy and protect against any possible overlooking, and merely tweak and reconfigure fenestration to the front and rear elevations. All new windows and doors will be high quality thermally efficient black framed units, with a sharp modern appearance.

New external materials:

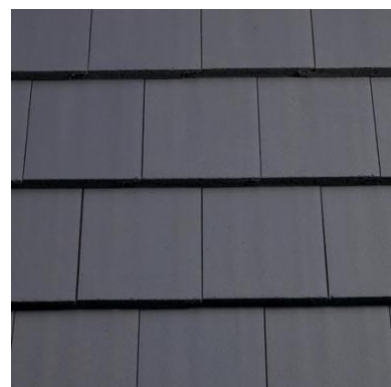
A refined palette of high quality modern materials are proposed, in keeping with the existing house, and the wider streetscape. These include sharp smooth render, vertical timber cladding complete with shadow gap between strips, bespoke dark grey-black aluminium cladding, and grey smooth concrete modern roof tiles.



vertical timber cladding



aluminium cladding



smooth concrete roof tiles

Wider streetscape:

Greenhead Road was developed in the late 1920s/early 1930s, following the extension of the Glasgow tram system into the area, as part of a huge development of predominantly bungalow dwellings in the area which earlier formed Kessington Farm. Greenhead Road started out as a street of 10no. identical single storey 4 apartment bungalows, on similarly sized plots. However, as with most other streets in the area, Greenhead Road has evolved continuously over the ensuing 90 years, and a wide architectural variety is now evident. All but one of the houses on Greenhead Road has been individually extended and altered, and the original bungalow at no.9 has recently been demolished to make way for 2no. large modern houses on the street.

The neighbouring house immediately to the south of the application site, at no. 1 Greenhead Road, has been comprehensively extended and altered to form an L-shaped plan, with a footprint of more than 200% of the original dwelling. The roof has been extended to provide first floor accommodation over the entire plan, with the roof pitch and ridge level raised significantly.



no.1 Greenhead Road



no.1 Greenhead Road

The dwellings at numbers 6 and 10 Greenhead Road have been extended to the side, with widened street facing elevations. Number 10 having been extended to approximately 175% of the original footprint, with the roof enlarged and reconfigured, as well as the addition of a wide front-facing dormer.



nos. 8 & 10 Greenhead Road

The original bungalow at no. 9 Greenhead Road was recently demolished (approved planning refs: TP/ED/16/0082 and TP/ED/16/0863) and has now been replaced by a large 1.5 storey detached house with high pitched gable roof facing onto the street, as well as a further large 2-storey detached house, again with a strong gable roof, to the north-west end of Greenhead Road. Both new houses are of bold modern design, and feature high quality contemporary materials, extending the variety and architectural language evident on the street.



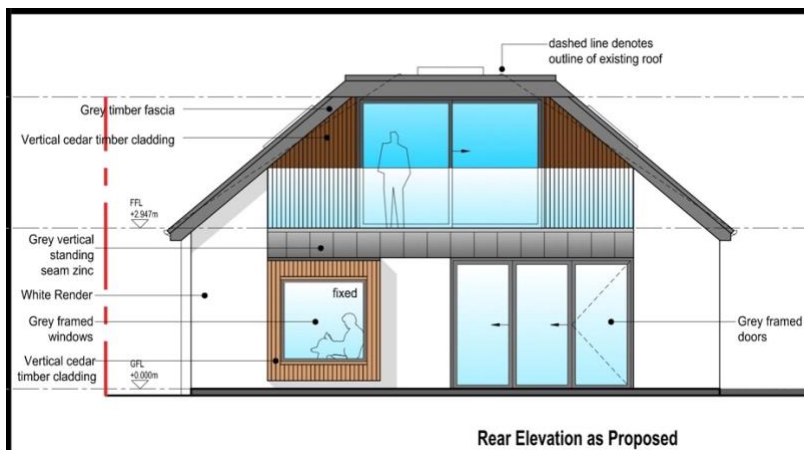
nos. 7, 9 & 11 Greenhead Road



nos. 11 & 9 Greenhead Road

Local precedents:

As well as drawing from the varied architectural styles evident on Greenhead Road, inspiration and design ideas have also been taken from various recent developments in the surrounding streets. Most notably, the recent development at no.14 Second Avenue (approved planning ref: TP/ED/20/0792). This involves a far larger extension to the footprint of the building, however the alterations to the roof have provided inspiration for our proposal, including the recessed balcony to the rear elevation.



Rear elevation, 14 Second Avenue, Bearsden