

DESIGN STATEMENT

BACKGROUND

40 Cleveden Drive or Lochgarry as it is known was built in 1903 by architect J C McKeller for use as his own home. Following many decades of private use it then became a boys' home. In 2006 the property stood as shell until purchased by the Cairnduff family who had the intension to redeveloped it into their family home. Internally the building was stripped to the bare stone and fully rebuilt throughout its 4 levels. This is how the building exists today. The Dalziel family became the new owners in September 2023.

SETTING & ACCESS

Lochgarry lies on the southside of Cleveden Drive approximately midway between Cleveden Road and Julian Avenue in the heart of Glasgow's West End. Situated at the far West of a row of 7 terrace properties, Lochgarry is the largest and occupies a 0.4 acre plot.

The Northern boundary along Cleveden Drive is formed in a sandstone boundary wall with Beech hedge. Pairs of wrought iron gates with sandstone gate posts are at each end and provide access to the property. Mature trees punctuate this boundary and offer a level privacy from Cleveden Drive. The Northern boundary arrangement forms a convenient in out driveway with ample on-site parking to the West of the house. The garden lies predominately to the West of the property and is laid in grass. Mature trees lie along the Westernmost boundary and part way along the Southern boundary.

To the immediate South of the building lies a sandstone patio and covered pergola. A flight of stone steps lead from the patio to a refuse storage area, plant room and access gate to Julian Lane.

ACCOMMODATION

The accommodation is arranged over 4 floors. The lower ground floor level consists of side entrance, shower room, office, cinema, gym, games room, principle kitchen with double height void and semi-circular floor to ceiling height glass conservatory with access to the garden.

The ground floor level consists of the main entrance and hallway with original processional staircase to the first floor, WC, lounge, study, entertainment kitchen and dining area. An access midway along the West elevation opens out to the roof terrace. A double height void connects the West side of the ground floor accommodation to the lower ground level.

The first floor consists of large hallway, 4 en-suite bedrooms and plant room. A suspended glass staircase located over the original processional staircase provides access to the attic level.

The attic level completes the accommodation with a master bedroom suite consisting of the bedroom, en-suite, lounge and dressing area.

EXISTING FINISHES

The previous renovation included for all external walls being lined in plasterboard and finished with a plaster skim coat. New plasterboard ceilings were also installed throughout, with decorative cornice installed within principle spaces. All floor finishes are new and consist of either engineered hardwood, porcelain tile or carpet. There are no original floor finishes.

New wall panelling was installed within the ground and first floor hallways including around the original processional staircase, the lounge and study. Window reveals within the lounge, study and dining area also are fitted with new timber panelling.

The property is fitted with state of the art under floor heating on all levels and is protected by L1 fire detection with mist sprinkler system installed throughout.

The previous owners went above and beyond on the renovation, transforming and future proofing it for many years to come. However, a series of subjective design decisions did take place at that time which shifted away from the original architect's intension for how this building was intended to function as a family home. These are areas that the Dalziel family wish to unpick.

THE PROPOSALS

Lower Ground Floor

A series of factors combine which result in the side entrance forming a functional and important role in the day-to-day operation of the house. These are:

1. A lack of cloak room provision at the principle ground floor entrance.
2. The proximity of the side entrance to the car parking area.
3. The shelter provided by the terrace over the side entrance.

For these reasons the proposals seek to include a large functional cloak/boot room immediately upon entrance via this access.

In recent times it is widely recognised that the kitchen has become the hub or heart of the home. Typically it has a direct relationship with both the dining space and lounge. However, the existing layout fractures and compromises this relationship with the principle kitchen being located on the lower ground floor.

Therefore, the intension is to remove the existing principle kitchen from the lower ground floor. This is to be replaced by a coffee bar which is open to the garden room.

The proposals also seek to remove the arbitrary curved walls. These add little other than to detract from the functionality of the spaces in which they serve. These are to be replaced with straight perpendicular walls to allow a functional utility room to be formed within the existing games room. The existing window within this space is to be dropped to form an external door opening and allow direct access to the garden.

The gym, cinema, shower room and garden room are to remain as is. As are the existing office and utility, albeit these will be repurposed as a guest bedroom and storage space respectively.

The Ground Floor

On the ground floor and potentially one of the nicest places to be on this level is at the rear bay window. It enjoys the sun throughout the day. It has the potential to make a lovely breakfast spot to enjoy the morning sun. Sadly, the existing layout does not recognise this and instead a void in the floor has been formed over the lower ground floor in this location. Therefore, the intension is to infill the void and form a breakfast area in the bay window. Furthermore, to drop the right-hand side window of the bay down to form a doorway and allow direct access out from the breakfast area onto the existing roof terrace. The kitchen is to be located on this level and reunited with the dining area and lounge. To maximum the counter space for the kitchen, the existing roof terrace doorway access is to be reinstated as a window to allow for kitchen units to be installed along the full length of the wall.

Finally on the ground floor the staircase to the lower ground floor level is to be given much less prominence. This will help re-establish the ground and first floors as the principle living spaces within the home. This will be achieved by compacting the staircase in the corner of the proposed kitchen area. The balustrade around the opening will be formed in a shaker style panelling so to appear as part of the kitchen.

The First Floor

On the first floor a master bedroom suite is to be formed along the West side of the building. This will be achieved by reducing the size of the hall slightly to allow the formation of a double door access into this space. The bed area will be located where originally intended in the Northwest corner room with feature turret overlooking Clevedon Drive and the garden. The existing en-suite serving this room is to be incorporated into the rear bedroom to form a large dressing area. Completing the accommodation, the existing rear bedroom en-suite will be reconfigured to form the new master bedroom en-suite with double shower.

The feature suspended glass staircase installed over the main processional staircase which provides access to the attic level from the first-floor landing is to be removed and the associated ceiling void infilled. This staircase dominates and overpowers the space and in doing so it detracts from the architecture of the main processional stair and impressive stained-glass window. On a practical level the glass stair imparts a deeply unsettling experience as one ascends and descends the stair. In places the stair is close to 4m above the main processional stair below. This is a height suffice to trigger a vertigo episode in those susceptible and therefore possess an unacceptable health and safety risk.

The intension is therefore to form a new stair access to the attic level. This will be a low-key design and truer to the original architect's design intent. Again, this will further reinforce ground and first floor as being the principle living spaces within the home.

Finally, the first-floor landing is set deep within the plan of this building. As such it struggles for natural light. Therefore, the intension is to form a feature light diffuser within the ceiling over the landing area. This will borrow natural light from the large south facing planer glass roof light formed within the attic level and allow natural light to filter down to the first floor below.

The Attic Level

On the attic floor the existing spaces are to be partitioned off to form a hallway enclosing the top of the stair with a bedroom with enclosed en-suite bathroom on one side and kids lounge with dressing area on the other. A storage cupboard is to be formed within the void where the glass staircase is to be removed.

SUMMARY

Lochgarry is an exceptionally large house and in its current format with the principle kitchen on the lower ground floor level and master bedroom located on the attic level the house is exhausting to use day to day. The proposals aim to reinstate the principle living spaces on the ground and first floor as the original architect intended.