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**7 HUGHENDEN DRIVE,
HYNDLAND**

PROPOSED EXTENSION

DESIGN STATEMENT



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1.0 INTRODUCTION

This Design Statement has been prepared in accordance with Planning Advice Note 68 and is in support of the planning application prepared by **george buchanan architects** for the proposed extension and refurbishment works to 7 Hughenden Drive, Hyndland.

Design proposals have been developed to meet the requirements of the necessary Policy Guidelines and Standards to ensure in accordance with Glasgow City Development Plan.

George Buchanan
Director





EXISTING HOUSE VIEWED FROM HUGHENDEN DRIVE

DESIGN REQUIREMENTS

Initial briefings were undertaken with the client in early 2023 in order to determine requirements for the works to the property.

Requirements:

- Reconfiguration of the first floor to provide storage and improved circulation
- A relocated ensuite above the existing porch
- Design must reflect the Glasgow City Planning and Glasgow West Conservation Area guidance



VIEW OF REAR GARDENS

2.0 CONTEXT

LOCATION

7 Hughenden Drive

The existing property lies within the West End of Glasgow, in a well established, primarily residential locality.

Enjoying a prime position as an end terrace within the Hyndland area, the property benefits from easy access to a wide range of amenities, transport links and public services.

The property is accessed from Hughenden Drive, adjacent to Great Western Road and lies within the Glasgow West Conservation Area.



PROPERTY DESCRIPTION

The property is an end terrace house of red sandstone construction. It is located at the end of a cul-de-sac, with an established tree line separating the property from the adjacent Hillhead Sports Club. The property is not listed.

Parking for Hughenden Drive is on the street with no through road so there is a turning head at the end. However as this is an end terrace there is a driveway to the east of this property, works for which were carried out under a previously approved planning application.

The entrance to the property is via the east with 7 steps into a vestibule. To the rear lies a garden with hedging and established planting providing privacy.

Internally the property comprises of a basement, ground floor, first floor and attic. The ground floor has a large open plan kitchen, lounge and dining room. The property formerly operated as a care home and was restored to a single family dwelling circa early 2000's.

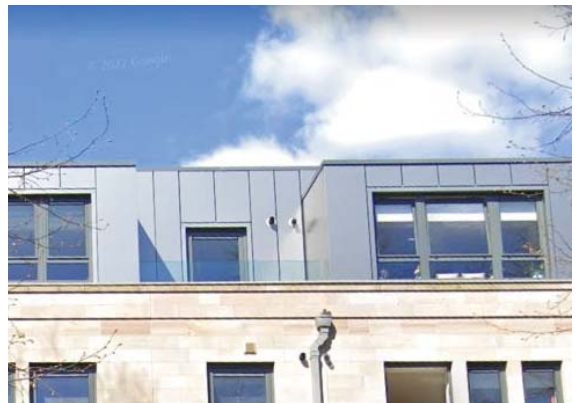
The attic space is inaccessible without a ladder, with even a ladder being compromised due to it's situation within a small storage room, preventing safe access. The roof arrangement contains an internal valley which requires ongoing maintenance to prevent water ingress.



MATERIALITY

Photographs of materials and surfaces collected in and around the site. A typical material palette has emerged from the study:

- Red & Blonde Sandstone - The primary building material of historic properties in this area. The main villa of 7 Hughenden Drive is constructed with both.
- Slate and Lead Roofs - Although a number of nearby contemporary buildings utilise zinc, most historic properties use slate with lead flashings. Numerous properties in the area have a turret or dormer along the front edge of the roof.
- Metal cladding - There are examples nearby of metal cladding, typically on the upper floors or at dormers including Hughenden Road.



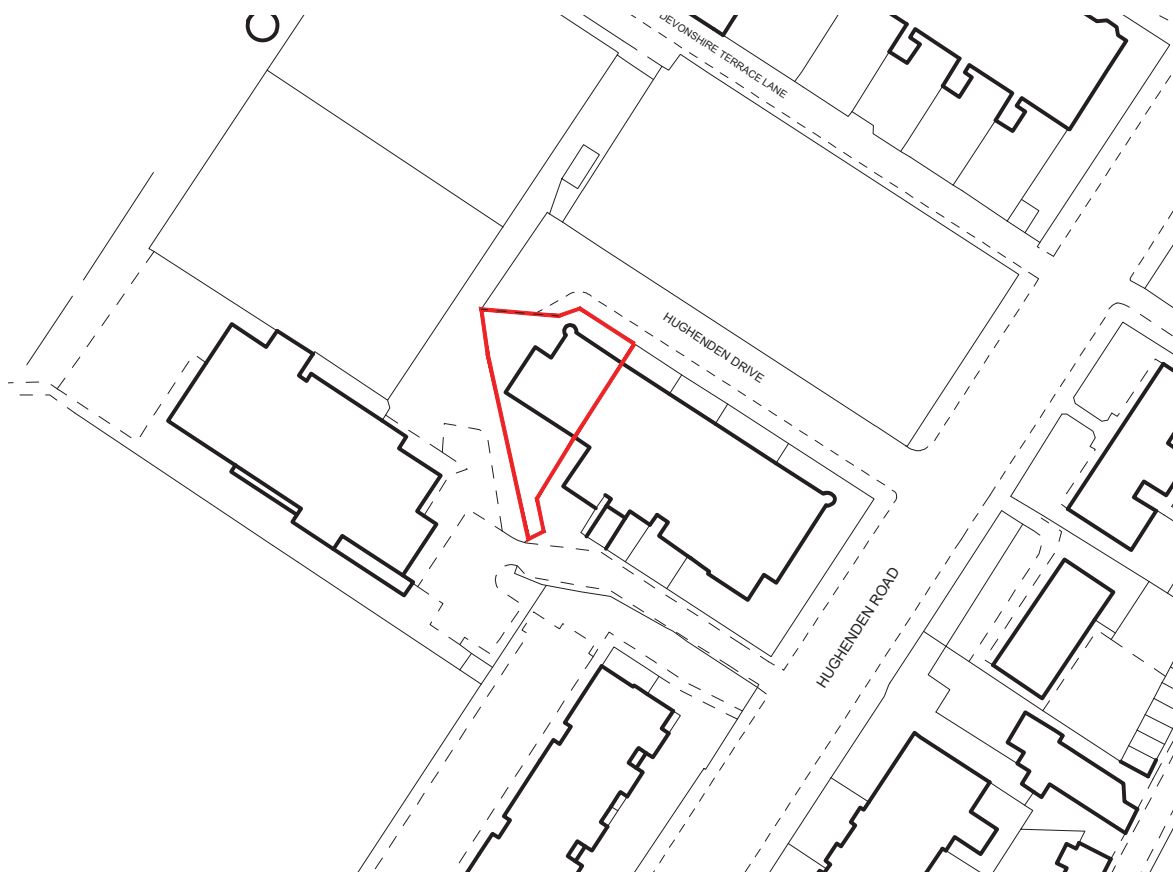
3.0 EXISTING BUILDING

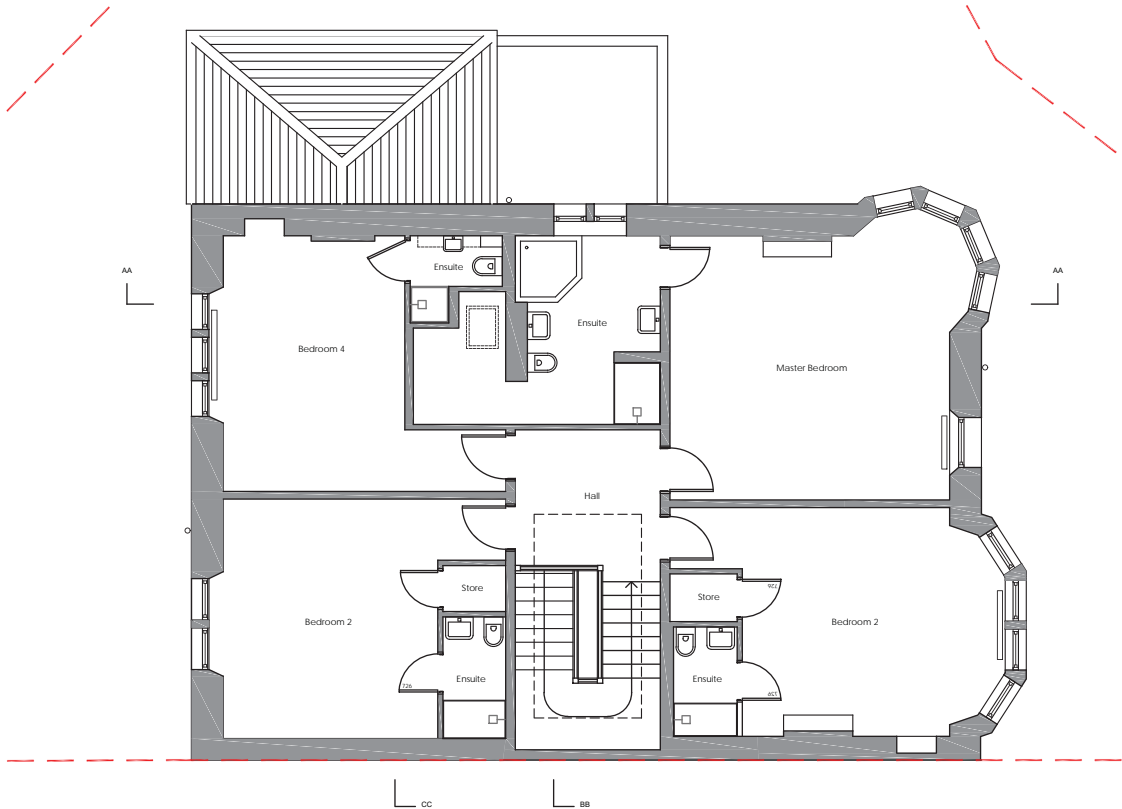
SITE PLAN

The property is accessed from Hughenden Drive, close to Hyndland and just off Great Western Road. The property is in a prime location within the locality, with views onto Hillhead Sports Club and falling within the Glasgow West Conservation Area. Well located for local amenities and transport options, Hyndland Road, Byres Road and the Botanic Gardens are all located within walking distance.

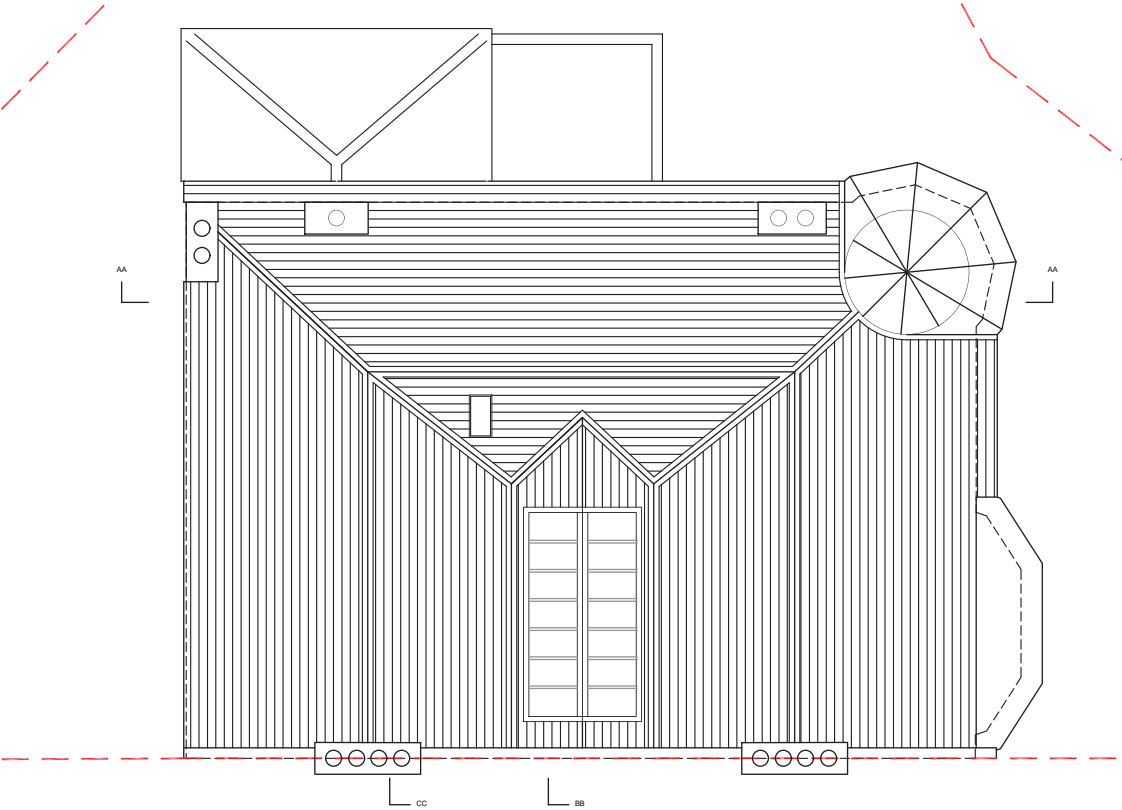
The property has access to communal gardens at the front and a stepped private garden to the rear. The property is typical of the area, with many of the neighbouring properties of a similar size and with private gardens.

New build housing to the south differs from the local context however the contemporary design does compliment the older Victorian housing. Additionally, the properties on Devonshire Gardens/Terrace have undergone numerous additions to the rear and to the roofscape.

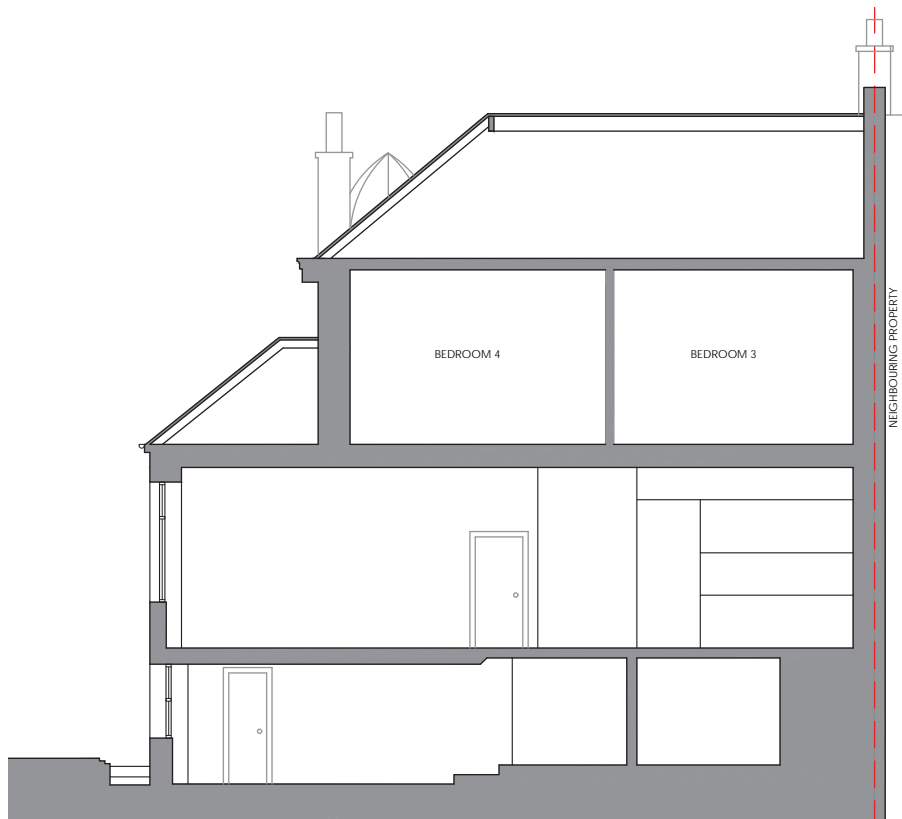




EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



EXISTING SECTION CC



EXISTING SECTION BB



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

SITE PHOTOGRAPHS

Key:

1 - The existing access into the attic is through the ensuite storage. It is difficult to use the ladder in such a tight space and prevents ongoing maintenance through the small loft hatch.

2 - Due to the age of the building and the proximity to established trees nearby, ongoing maintenance is required via the attic space.

3 - The external materials change from red sandstone to the front, to blonde sandstone at the rear. The stone mullions and some lintels are also in red sandstone.

4 - An ornate window above the existing porch allows light to enter the hallway, unfortunately the thermal performance is poor.

5 - There is little storage in the Master Bedroom with the circulation passing through the ensuite.



PLANNING POLICY ASSESSMENT

Glasgow City Development Plan governs development across the wider Glasgow area. The Policies and Supplementary Guidance most relevant to this application are:

GLASGOW WEST CONSERVATION AREA APPRAISAL
CDP1 THE PLACEMAKING PRINCIPLE
CDP 9 HISTORIC ENVIRONMENT
SG 9 HISTORIC ENVIRONMENT

The proposal has been designed to a high standard and with materials appropriate to the setting of the Glasgow West Conservation Area.

The extension above the porch remains inside the footprint of the existing building. The new external walls will be subservient to the existing sandstone walls below by stepping back and leaving the outer face undisturbed.

The proposal is influenced by the surrounding context, with architectural features such as exposed outriggers at eaves level. The metal clad walls and flat roof emulate the materiality of the housing along Hughenden Road. Additionally the new roof is designed to sit below the eaves of the main roof.

The windows have been positioned to provide sufficient daylight into the new spaces whilst also aligning with the proportions of the existing house.

Lastly, the internal alterations proposed will improve access into the attic, allowing ongoing maintenance to the valley roof and gutters.

Below we review the relevant specifics of SG9 below and show how the proposal accords with this policy.

SG 9 Historic Environment Extensions

2.60 All extensions will, firstly, have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property. In order to safeguard the quality of Listed Buildings and properties in Conservation Areas, the detailed guidance set out below will apply to all buildings in residential, commercial or other uses.

2.62 In accordance with the principles of 'New Design in Historic Settings', (2010) - it may be acceptable for additions to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required together with innovative modern design that is appropriate to its context. In some cases however it may be appropriate to match the new proposals to the existing, in which case the new materials should be carefully specified in response to those of the original property.

The proposal follows the principles laid out in the "New Design in Historic Setting". The design is distinguishable from the main house which celebrates the traditional architecture whilst contributing to the local heritage on its own merits.

The scale acknowledges the 'hierarchy and massing of the existing built form' by being subservient to the existing building. The new roof sits below the existing eaves, the new walls are set back from the solid stone walls and openings are sympathetic to the windows below.

2.63 Extensions should be located to the rear or side of the property. Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged.

The proposal is wholly located within the footprint of the existing side extension,

2.64 Any extensions to a Listed Building, or its ancillary buildings and properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Listed Building and/or Conservation Area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged.

Per 2.62 the scale of the proposal is subsidiary. Additionally architectural features such as exposed outriggers and mullions between windows reflect the character of the neighbouring properties.

2.65 Materials should complement those of the existing property in terms of their colour, texture and scale.

The properties along Hughenden Road use metal cladding at the upper floors with a flat metal roof above. The proposed extension combines these materials with traditional architectural features to celebrate the old and new.

2.66 In the case of a traditionally designed extension - windows should match those of the existing property however alternative fenestration may be considered appropriate in the case of contemporary designs.

The proportions of the main house have been reflected within the design of the extension. Most of the windows align with those below, with mullions between vertical windows. The larger picture window matches the proportions of the porch entrance.

2.67 Roofs should be ridged or mono-pitched. Flat roofs should be avoided unless the intention is to provide a green roofing system or the design is integral to an overall approved contemporary design.

The proposal uses a flat roof so that the existing slate roof is untouched by the extension. The design is subservient to the main house and emulates the flat roofs along Hughenden Road.

2.68 Extensions should not disrupt the established

plot pattern and should preserve or enhance all other key characteristics of the conservation area or site.

7 Hughenden Drive is an end terrace with an existing side extension. The rhythm of streetscape is unaffected by the proposal as the works are wholly to the side of the house which is set back several metres from the road.

Retention of Original Features

2.83 Original exterior features including wrought iron balconies, statuary, urns, gargoyles, flying buttresses, clock towers, boundary walls, railings, gates on unlisted buildings in Conservation Areas etc contribute to the character of the City's Listed Buildings and Conservation Areas. All original exterior features should be retained in situ, repaired, reinstated or replaced, if necessary to match existing original design and materials.

The ornate window above the existing porch is to be retained and protected below the new extension. The existing window has poor thermal performance however it does provide some light into the hall. Artificial lighting will be sympathetically installed behind the frame to preserve the character of the hall.

External Fittings

2.85 - As a general rule, modern exterior apparatus including, gas and water pipes, gas and electricity meter boxes, balance flues, gas ventilation grilles, satellite dishes, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, should not be located in such a manner or position that they would harm the character of a Listed Building or affect the visual amenity of the Conservation Area.

The design does not propose any of the apparatus listed above.

2.86 - Proposals for external fittings should comply with the following:

a) fittings should be sited to minimise their visual impact and to minimise any harm they may have on the character, appearance and setting, of a

Listed Building or Conservation Area;

b) fittings should not be seen from public view at street level;

c) fittings should not be affixed to the front elevation of a Listed Building or unlisted building in a Conservation Area; and

d) where fittings are acceptable, they should be painted out or be manufactured in a colour to match the background to which they are attached and be fixed into mortar joints, as far as possible, to prevent damage to masonry or brickwork.

The new pipework within the extension will connect into the existing downpipes and will be coloured to match.

2.87 Whilst promoting high quality architectural illumination of buildings and structures, the Council also has a duty to ensure that the electrical equipment used is as unobtrusive as possible and does not detract from the daytime appearance of buildings, particularly where these are listed or are located in a Conservation Area.

There is no external illumination proposed as part of this side extension.

Summary

The design responds to its context and follows the principles laid out within the planning guidance. The extension is distinguishable from the main house which celebrates the traditional architecture whilst proposing a contemporary design.

The materials and roof proposed are used in neighbouring properties, combined with architectural features from the existing house. The 'hierarchy and massing of the existing built form' remains as the extension is subservient.

PRE-APPLICATION ENQUIRY

A pre-application enquiry was submitted 22nd September 2023 to gain feedback on the feasibility of an extension above the porch. Feedback was provided by David Haney at Glasgow City Council on the 19th December 2023.

The feedback received covered the following key areas:

Size and Scale

"It is considered the extension would be subordinate to the property in terms of size and scale. Its form is considered to complement that of the dwelling."

Window Fenestration

"The window fenestration to the side of the extension replicates the existing window arrangement in terms of position and proportions. It is considered that the same approach should be taken on the front elevation."

The drawings have been updated to show the window to the front aligning with the opening below. This was incorrectly shown as wider on the elevation drawings however the visuals show them aligning.

Material

"Although sandstone is the preferred façade material in the conservation area, a zinc clad extension would provide a deferential contrast to the building and, subject to conditions, would not detract from the character of the conservation area." "The colour and finish of the cladding are important; a lighter colour could be less self-effacing."

In light of this feedback the zinc material has been updated to a lighter grey. The grey proposed is a similar shade to the lead dormer.

3.0 DESIGN PROPOSALS

CONCEPT PRECEDENTS



Contrasting Forms

An assertive contrast can celebrate the traditional architecture by using contemporary design



Subservient Design

Stepping back from the existing walls allows the new extension to be distinguishable from the historic fabric, leaving it undisturbed by the new works.



Hughenden Road

There are a variety of roof structures and materials in the properties nearby, including a metal clad, flat roofed upper floor to Hughenden Road.



Traditional Vernacular

The existing house uses architectural features such as exposed timber outriggers at the eaves level and stone mullions between windows.

DESCRIPTION OF WORKS

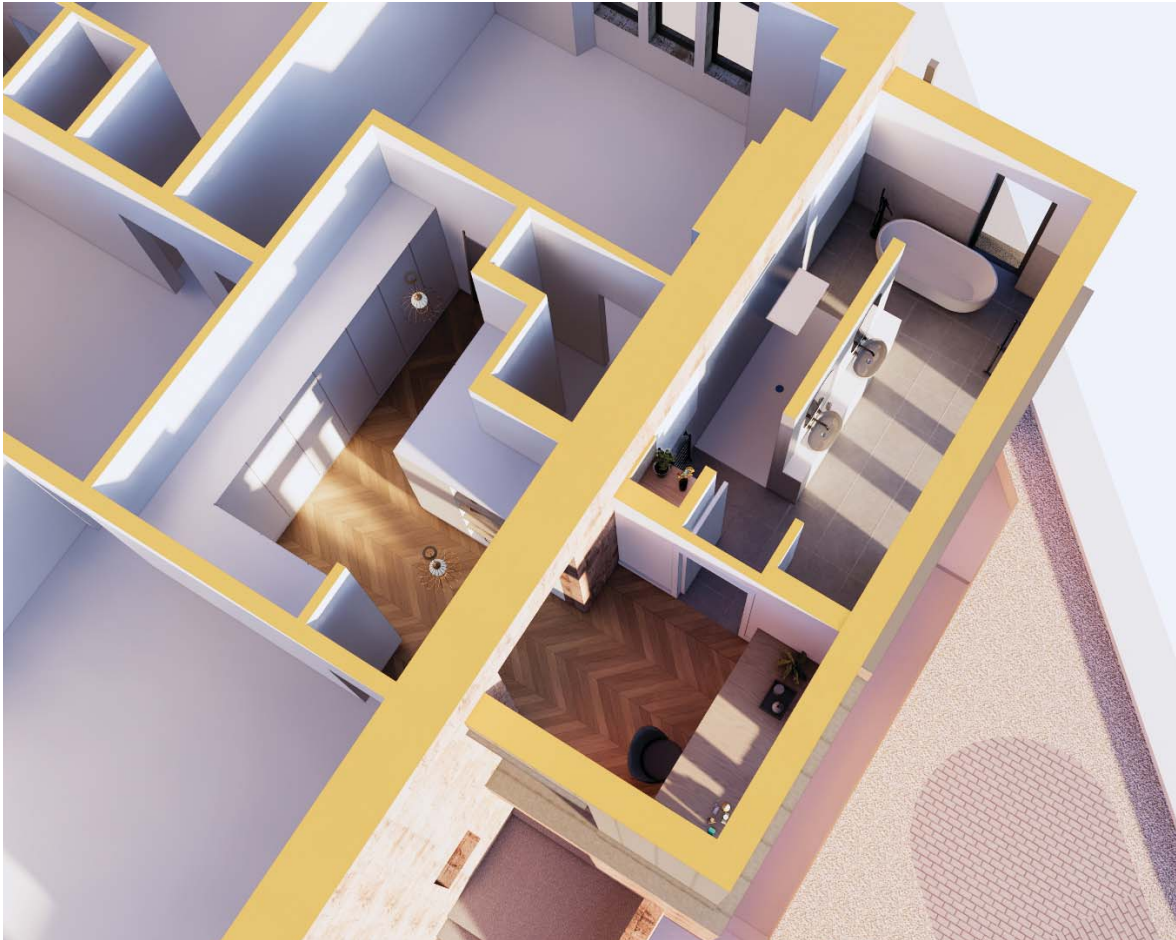
The proposal includes a side extension above the existing porch/living room and internal alterations.

The existing ensuite has been repurposed as a wardrobe with improved access into the attic space. The master bedroom and bedroom 4 are unchanged.

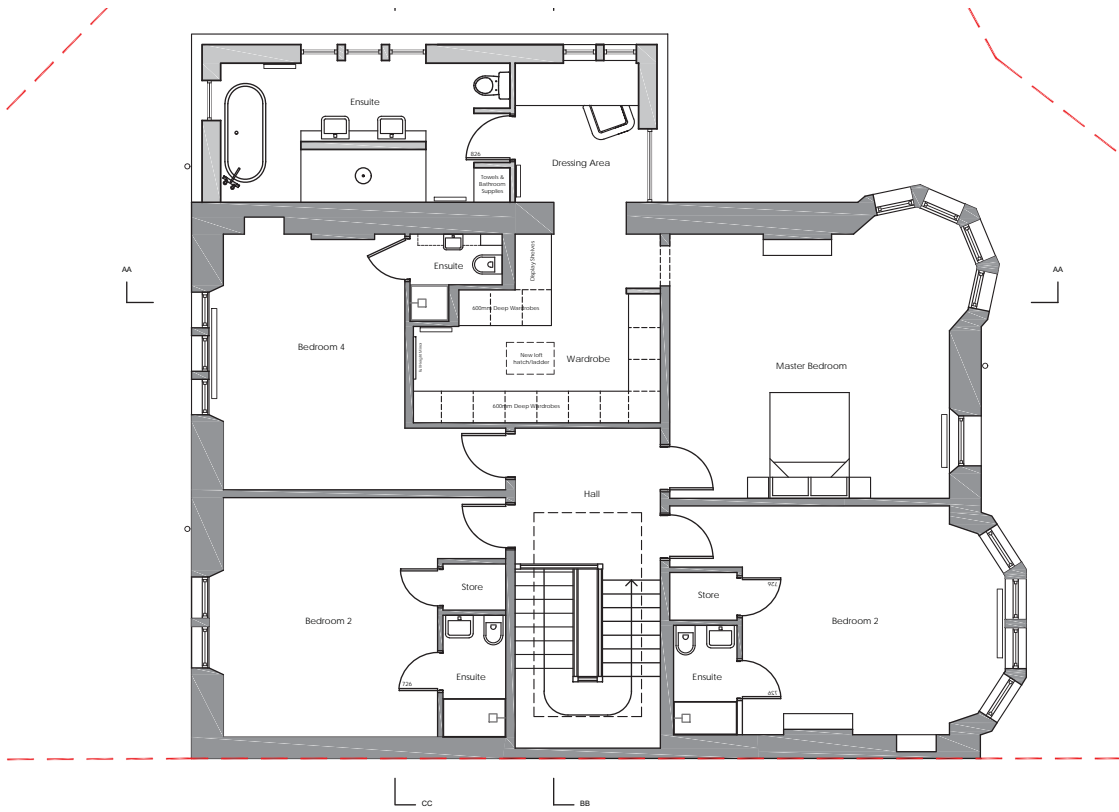
The ensuite and dressing area inside the extension are housed within metal clad walls, set back from the solid sandstone walls below. The lightweight structural walls support a zinc flat roof above, with exposed outriggers similar to the main house.

The windows to the dressing area and ensuite align with openings below, emulating the traditional proportions with mullions separating the vertical windows.

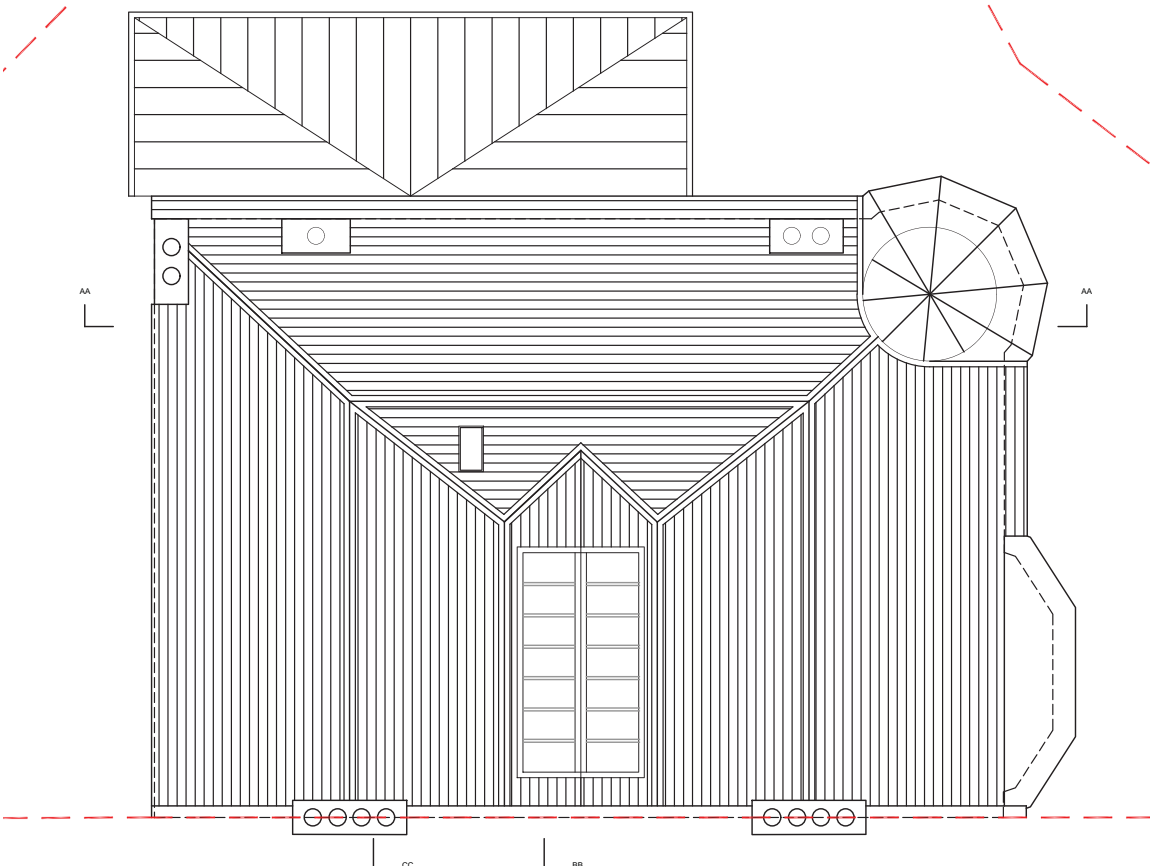
The new ensuite drainage connects to the existing drainage that exits through the WC below. Externally the downpipes/gutters will connect into the existing downpipes at the rear of the property.



PLAN VIEW OF PROPOSED ACCOMMODATION ABOVE PORCH



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

- KEY
- 1 - Zinc Roof
 - 2 - Zinc Cladding
 - 3 - Alu-clad Windows



PROPOSED SECTION CC



PROPOSED REAR ELEVATION



VIEW FROM HUGHENDEN DRIVE



VIEW FROM REAR GARDEN

5.0 CONCLUSION

Design proposals for 7 Hughenden Drive have been developed through comprehensive site analysis and understanding of conservation area design guidance.

Materials and forms have been carefully considered to reference the neighbouring properties of the wider locality of Hyndland. High quality finishes and traditional vernacular compliment the period property with a contemporary approach.

We believe the proposed scheme represents a sensitive addition to the streetscape of Glasgow's West End.



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