Glasgow Urban Design Panel
21 August 2008

Proposal	**Lawlor House Pollockshields**
Appl. Ref.	**Pre-application**
Agent	**Gareth Hoskins Architects**
Address	**Springkell Avenue Pollockshields**
Presented by:	Gareth Hoskins + Alan *, Gareth Hoskins Architects.

The proposal is for a 10,000ft2 villa located on a previously undeveloped site at the end of Springkell Avenue. The site is separated from the M77 by a bank of trees and scrub, with southern views to Pollock Estate. Adjoining, and elevated above the site, is 124 Springkell Avenue, the Category A Listed *Arts and Crafts* house by J Hunter Mc Nab to the South and 3 houses, of varying quality, to the East and North.
The site currently has Planning Approval for a single house of a similar floor area to that proposed.

The architectural approach is based on
- defining an entrance to the site by defining a linear zone along the West boundary - retaining existing trees along the driveway.
- creating an entrance wall which separates the people space of the house complex from car space of driveway.
- minimising the volume/massing of the house – in deference to its neighbours - by part-burying the pool/health suite into the East bank of the sloping site and creating a stepped progression of 2 further overlapping levels above this and wrapped round a courtyard.

Blonde sandstone and glass are the main elevation materials, with overseen roofs being a mixture of ‘green’ roofs and paved terraces.

The Panel was pleased by the clear presentation - especially the use of a detailed model - and voiced appreciation at the careful analysis of, and response to the site and its surroundings and the resulting sensitive, yet uncompromising, design response.
Some concerns at the potential ‘weathering’ of large areas of stonework were satisfactorily answered by the Architects.
The use of single membrane roof covering to the top floor was questioned and the panel suggests this be reconsidered – possibly as a ‘green’ surface - as the roof will be overlooked by 100 Hamilton Avenue.

Conclusion:

The Panel supports the Proposal and recommends that when submitted, this Application is Approved.

AGK: GUDP
21.08.08