



BROOM ESTATE WHITECRAIGS GLASGOW WELCOME



Above: Four generations of the Mickel family.

Opposite: 1. Proposed development location plan.

2-5. Mactaggart and Mickel construction teams.

Building Communities Fund

6. Newton Mearns Communities First Responders receive a £1000 donation

7-8. Various initiatives supported by Mactaggart and Mickel throughout Scotland

Introduction

Mactaggart and Mickel Homes propose to create a small residential development on the site of the former Whitecraigs Bowling Club, Whitecraigs on the south side of Glasgow. Mactaggart and Mickel Homes originally developed the adjacent Broom Estate during the 1930s and constructed the existing pavilion building that previously served the Bowling Club site. The intention is to create a development of family homes of contemporary character which acknowledges and makes reference to the details and period features of the adjacent Broom Estate.

Mactaggart and Mickel Homes intend to provide six high - quality detached dwellings of a scale and design appropriate to the site, its context and the architectural legacy of the original Broom Estate development. This document sets out the contextual analysis and design process which has led to the form, scale, layout and appearance of the proposed development.

About Mactaggart and Mickel Homes

Mactaggart and Mickel Homes are an award-winning family business committed to quality in design, construction and 'crafting' homes for over 90 years across Scotland.

Our fundamental principles as a business are quality, reliability and integrity and to create a lasting legacy for future generations. We have a historic connection to Broom Estate and we are proud to return to it.

The Building Communities Fund

At Mactaggart and Mickel Homes we have a long and happy history of supporting good causes and initiatives local to our developments, from Glasgow to Ayrshire and Edinburgh. The Building Communities Fund has been created to continue this support, giving an extra helping hand to these projects and good causes.

If you are a charity, community group, sports team or school near one of our developments, you can apply for a donation to fund anything from new equipment to travel costs.



Mactaggart and Mickel Homes are proud to be recognised by the House Builders Federation as a 5 Star Home Builder.



'Mactaggart and Mickel Homes complete one of their original developments from the 1930's with proposals for a small, high quality residential development'

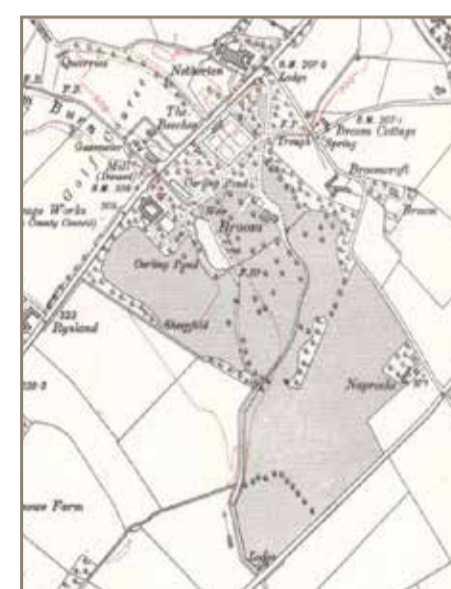


BROOM ESTATE WHITECRAIGS GLASGOW HISTORY

Up until the beginning of the 20th century much of this area formed a component of the Broom Estate. Gradually however, parts of the estate then began to be offered for sale and a number of individually designed houses were built on nearby land as Glasgow extended southwards.

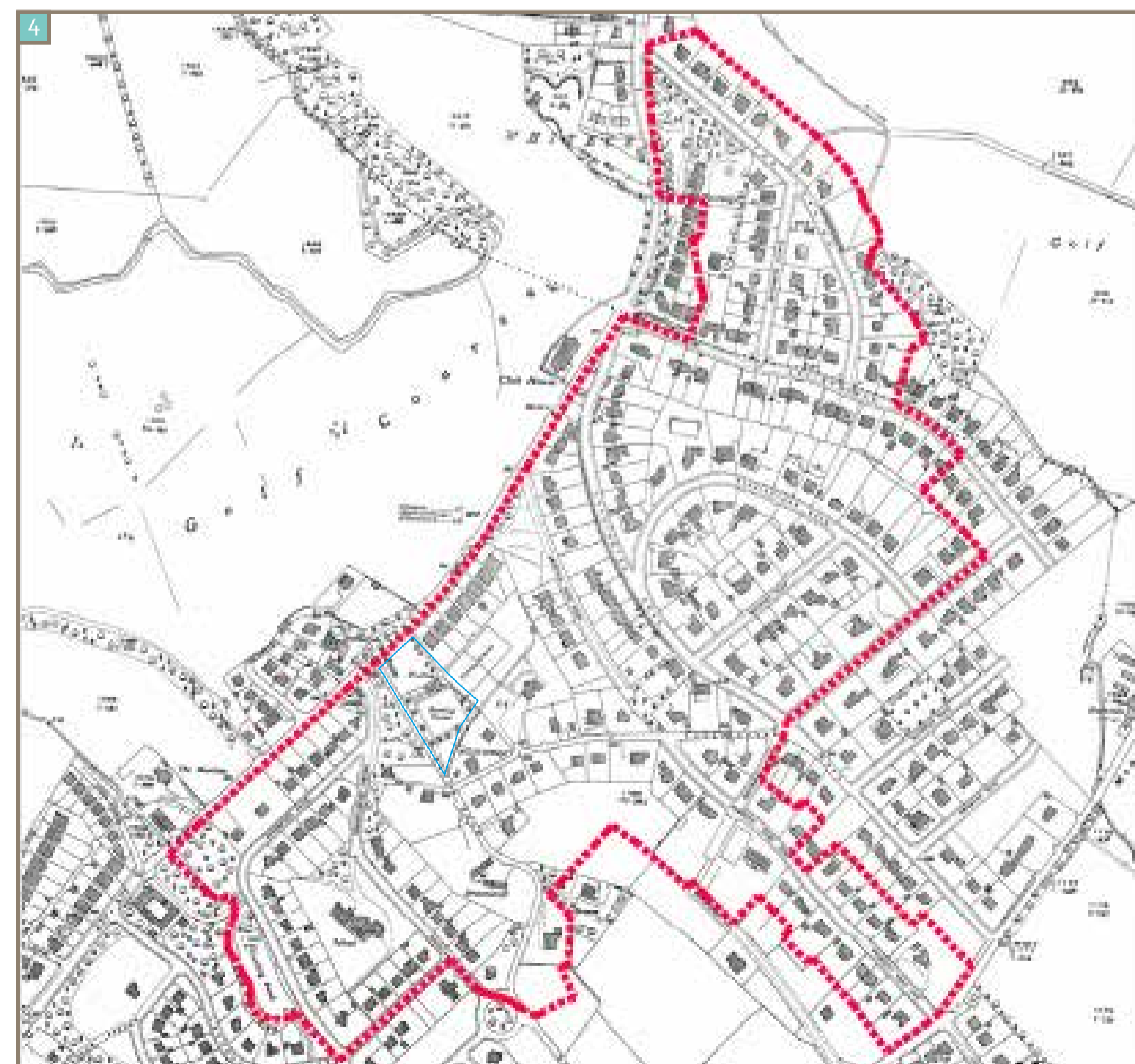
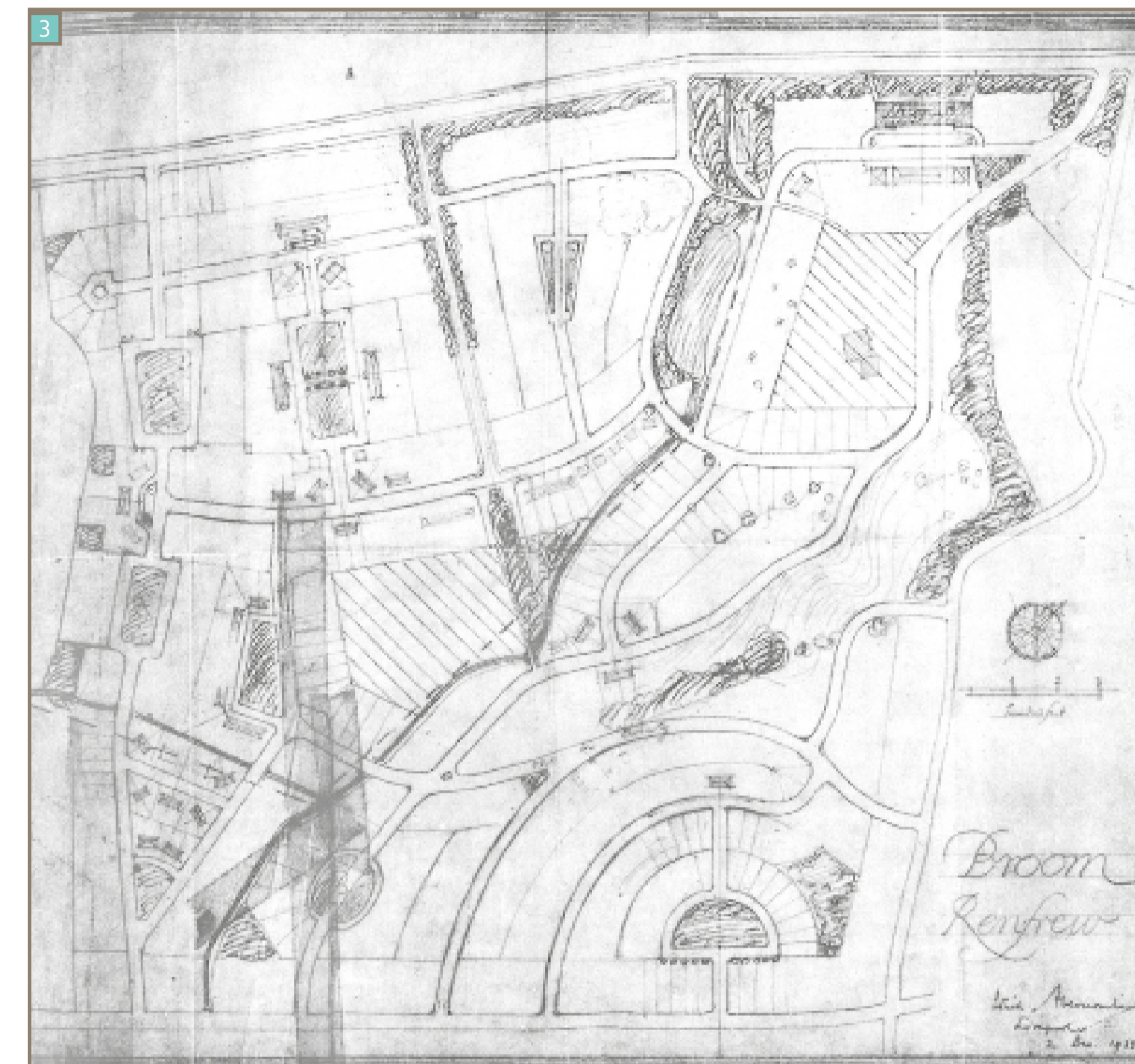
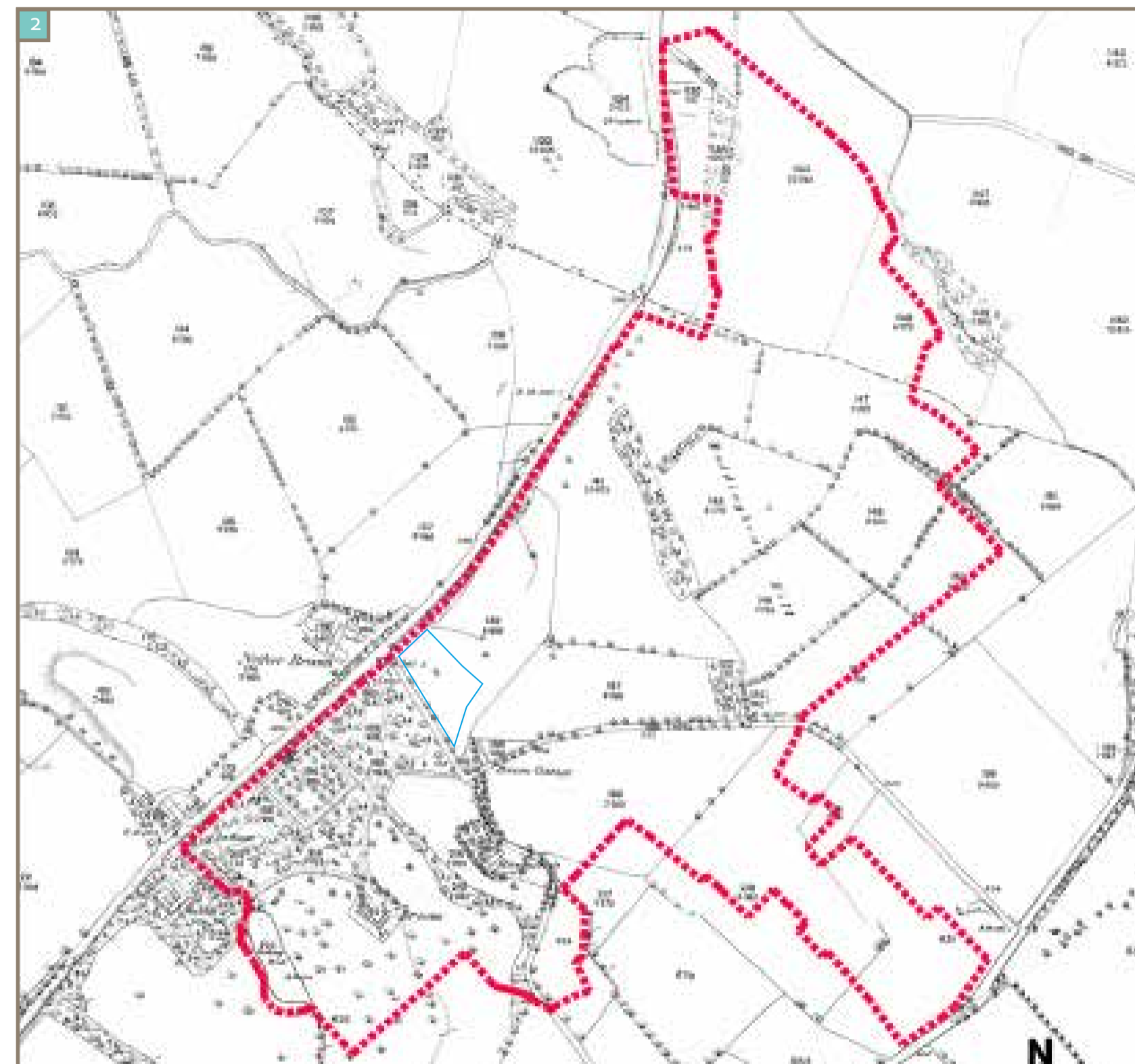
Most of the land belonging to the Broom Estate, however, was sold to Mactaggart and Mickel Homes in 1932. The resultant speculative venture was promoted as "an experiment in estate development which will silence critics of modern housing schemes" for its efforts to preserve the natural beauty of the original estate while providing prestigious modern housing.

"The adoption of modernism does not always bid goodbye to beauty", stated the Glasgow Herald advertisements for Mactaggart and Mickel's Broom Estate in 1935. The original layout of the Estate was designed by Patrick Abercrombie in 1933.



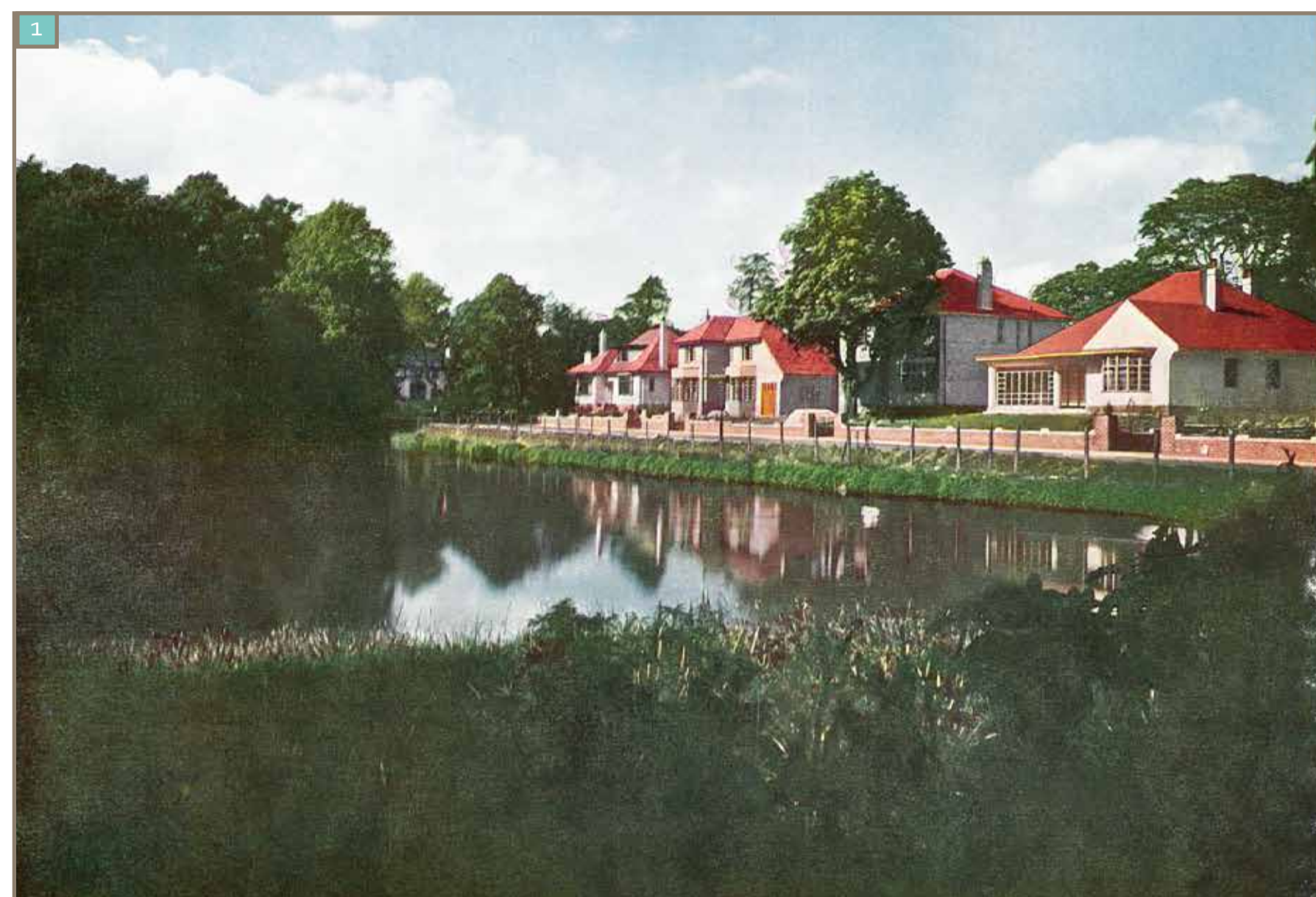
Above: Historic map of Broom Estate - 1911.

- Opposite:
1. Historic entrance to Broom Estate.
 2. 1896 - Historic map indicating extent of Broom Estate.
 3. 1933 - Original layout by Patrick Abercrombie.
 4. 1941 - Development of Broom Estate View.
 5. Broom Estate today.



"An experiment in estate development which will silence critics of modern housing schemes"

BROOM ESTATE WHITECRAIGS GLASGOW HISTORY



Above: Original marketing material for Broom Estate, circa 1938.

Opposite: 1. Broompark Drive.
2. Sandringham Avenue.
3-7. Varied house types on Sandringham Avenue.
8. Front cover and Introduction from the Original promotional booklet for Broom Estate.

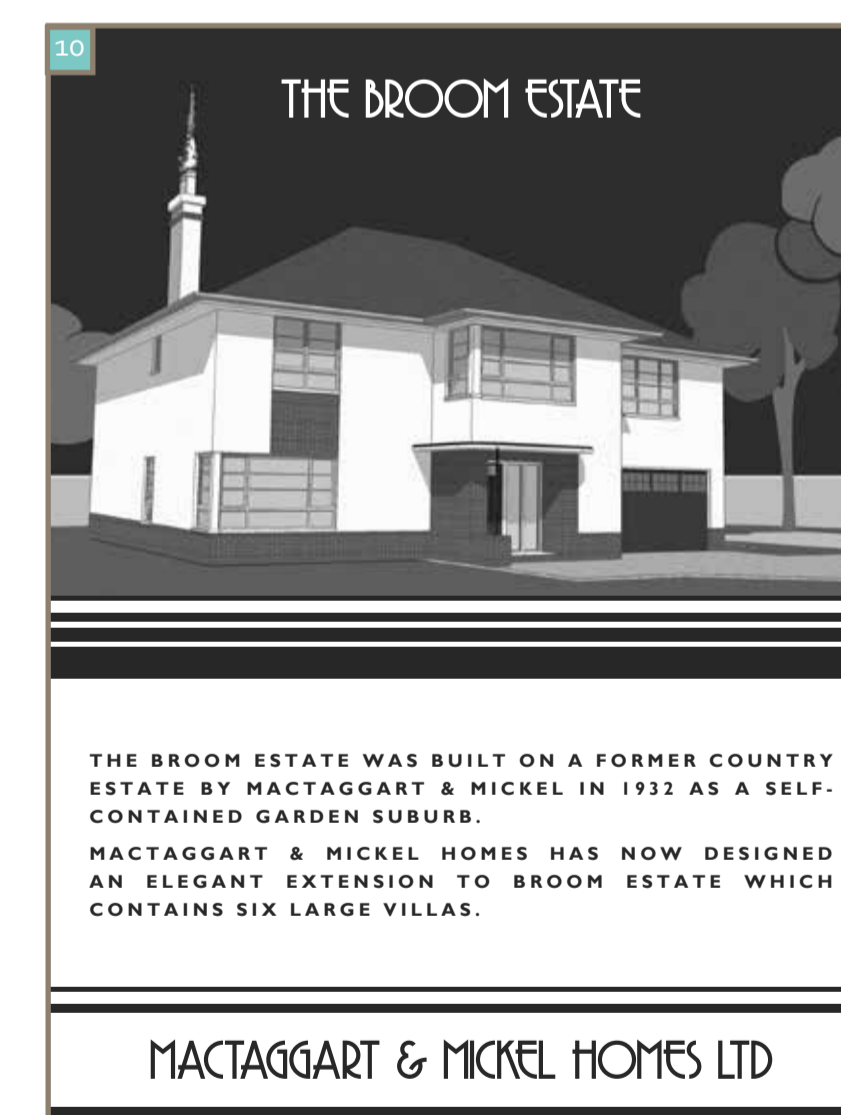
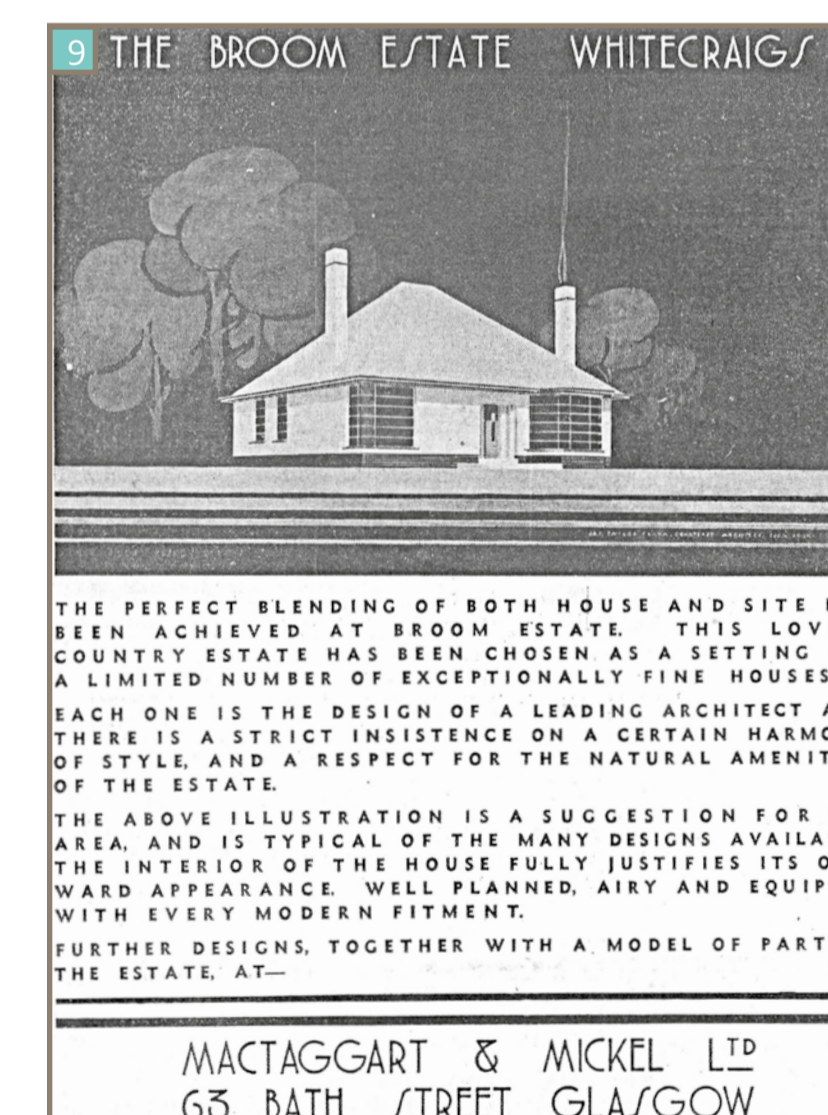
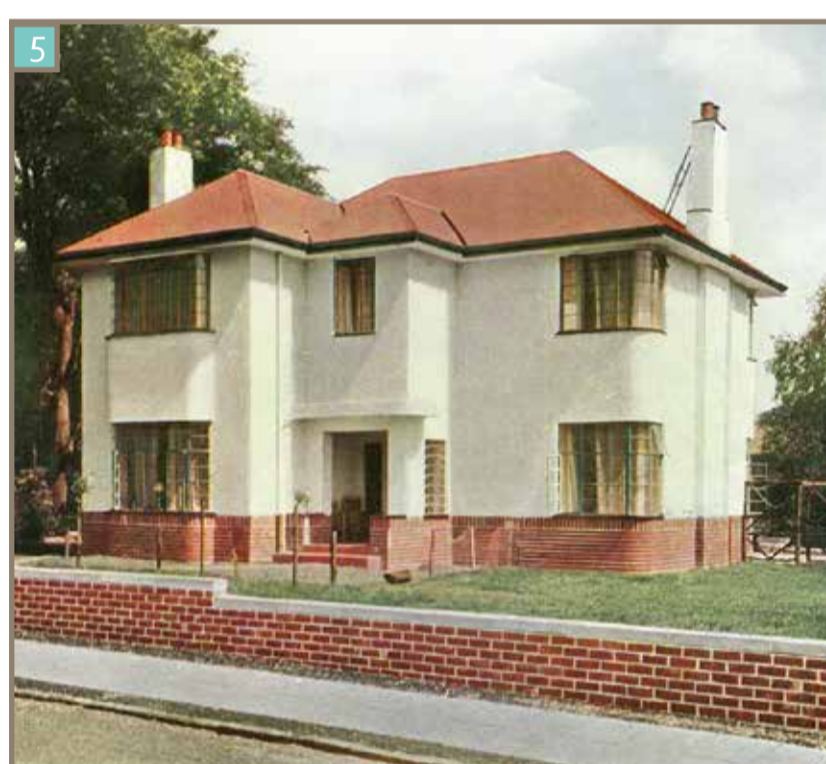
9-10. Original marketing material for Broom Estate alongside a modern day interpretation.

The Broom Estate was designed as a self-contained garden suburb. This was in keeping with the interwar planning movement to stop the prevalence of unstructured suburban development which often resulted in 'ribbon developments' along main arterial routes.

The more conservative white Deco villas that did appear were very much of the period, using smooth cement exterior finishes, rounded corners, metal-framed windows and decorative brick detailing. Whilst borrowing Art Deco motifs, the architecture and planned layout also borrowed heavily from the English cottage vernacular.

These images are taken from the original marketing material and brochures used to promote the sale of the original Broom Estate development. The period character is still strongly evident within the area today. The current proposals seek to acknowledge the elegance, detailing, scale and plot size of these original properties.

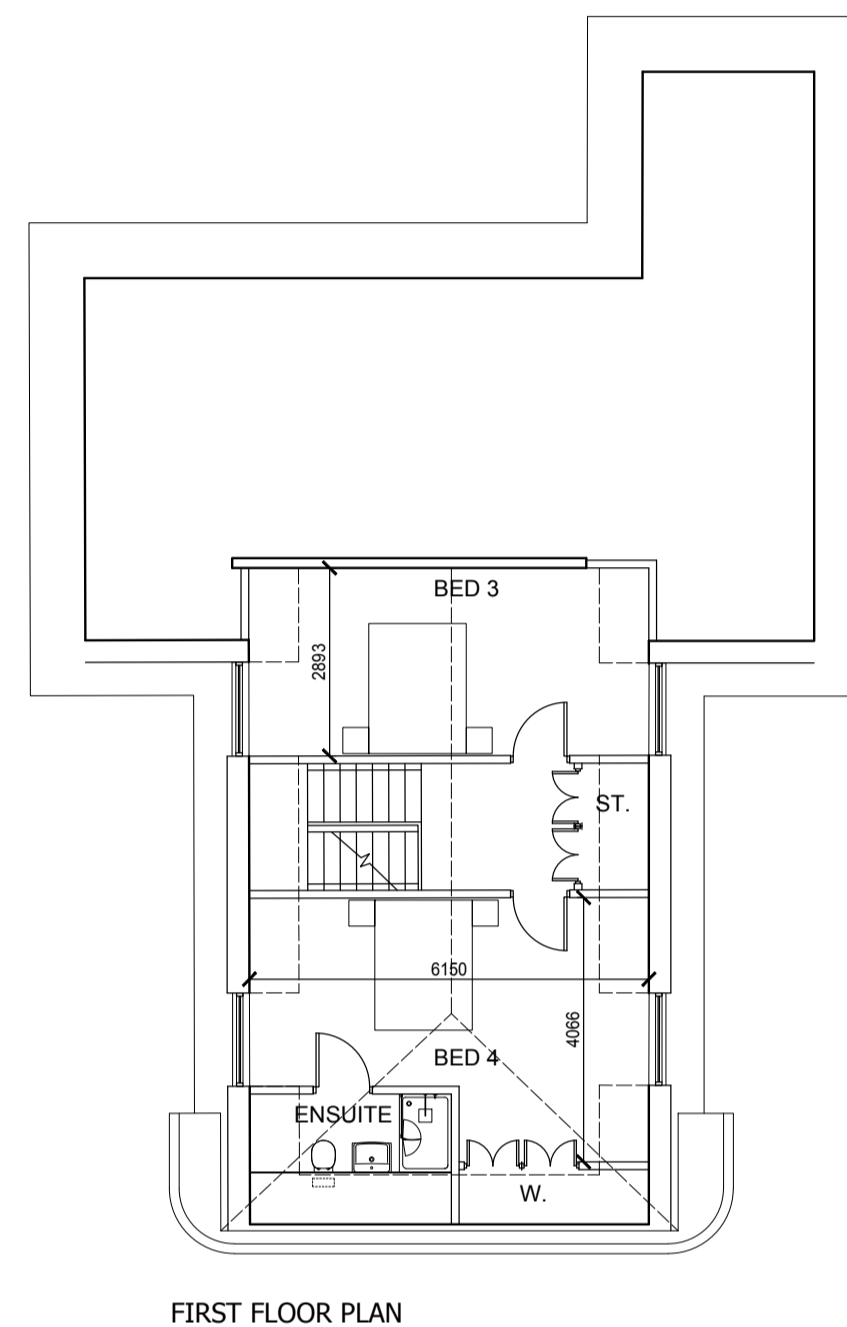
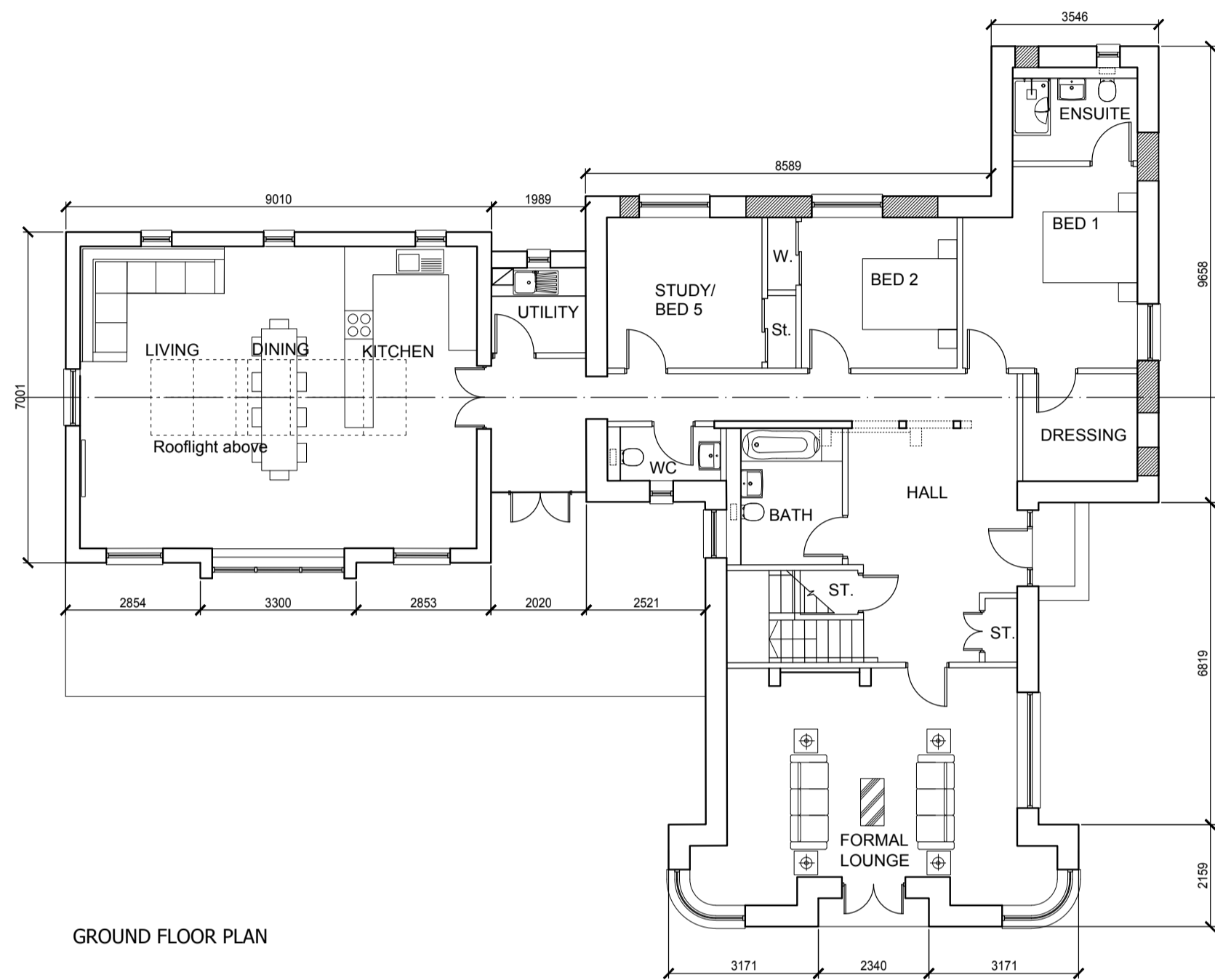
Each proposed residential unit will be detached and two storeys in height. The houses all have private driveways and garages with two of the garages presented as detached buildings. This design response has been influenced by the vast majority of existing buildings in Upper Whitecraigs which are defined by 2-storey detached dwellings with private driveway.



"An experiment in estate development which will silence critics of modern housing schemes"



2



Above: The extended pavilion building within the proposed development site. Please refer to the proposed masterplan on board 9/9.

Opposite: 1. Aerial perspective of the retained and extended pavilion building.
2. The Pavilion - Proposed floor plans and elevations.

BROOM ESTATE WHITECRAIGS GLASGOW PROPOSED HOMES

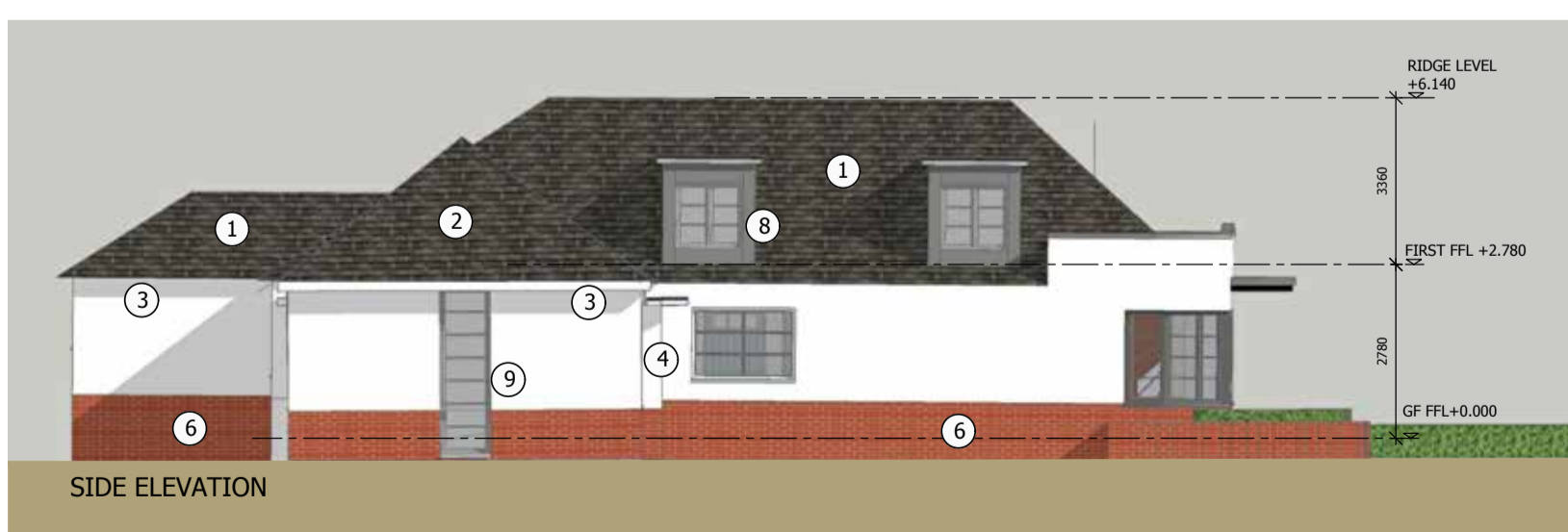
The Pavilion

The existing bowling club pavilion is not listed but does possess a degree of historic and architectural significance. It was built in the 1930s by Mactaggart and Mickel Homes as a clubhouse for the bowling club, but was designed in such a way that it could be converted back into a house in the future. The pavilion was built as part of the original Broom Estate development and had a large flat roofed extension and a sun-space added during the intervening period. The building is currently accessed from the side elevation that overlooks the bowling green. The proposal is to remove the extensions that did not form a component of the original structure and reassert the importance of the primary elevation that faces Broom Road. The existing area of the pavilion is too small to convert in isolation meaning a new, more sympathetic extension will be created. This will house the 'living' space of the house – an open plan kitchen, dining and lounge area.

The original portion of the pavilion building will house bedrooms and a formal public room. A new stair will be built to access new bedroom accommodation in the roofspace which will be served by 4 new dormers. It is proposed that entrance to the pavilion will remain on the south elevation but the original primary elevation of the pavilion will face the access road and the elevation will become more prominent as a result.

The pavilion is built with a red brick base, white render and a slate roof. It has curved walls, canopy and windows centred on the front elevation. It is proposed that this palette of materials and architectural motifs is used not only on the pavilion's extension but also on the five new residential properties. The extension is to be separated from the original pavilion building by a glazed link to allow the original symmetry of the building to be maintained.

The extension is to have a hipped roof to match the proposed garage on the other side. The roof will be clad in a dark grey flat concrete tile, specified to look similar to slate. The extension will have white rendered walls with a red brick base. A curved canopy will be formed over the main front window to reflect the pavilion's existing one. A curved canopy will also be formed above the main entrance door on the south elevation.



'Retained and extended original pavilion building'



BROOM ESTATE WHITECRAIGS GLASGOW PROPOSED HOMES

The Lorimer

The Lorimer is a two - storey L shaped residential unit situated in the southeast corner of the proposed development. The exterior material palette references the historic use of materials and architectural style of the original pavilion building as well as the surrounding properties within the Boom Estate.

Each of the proposed residential units have been specified to incorporate:

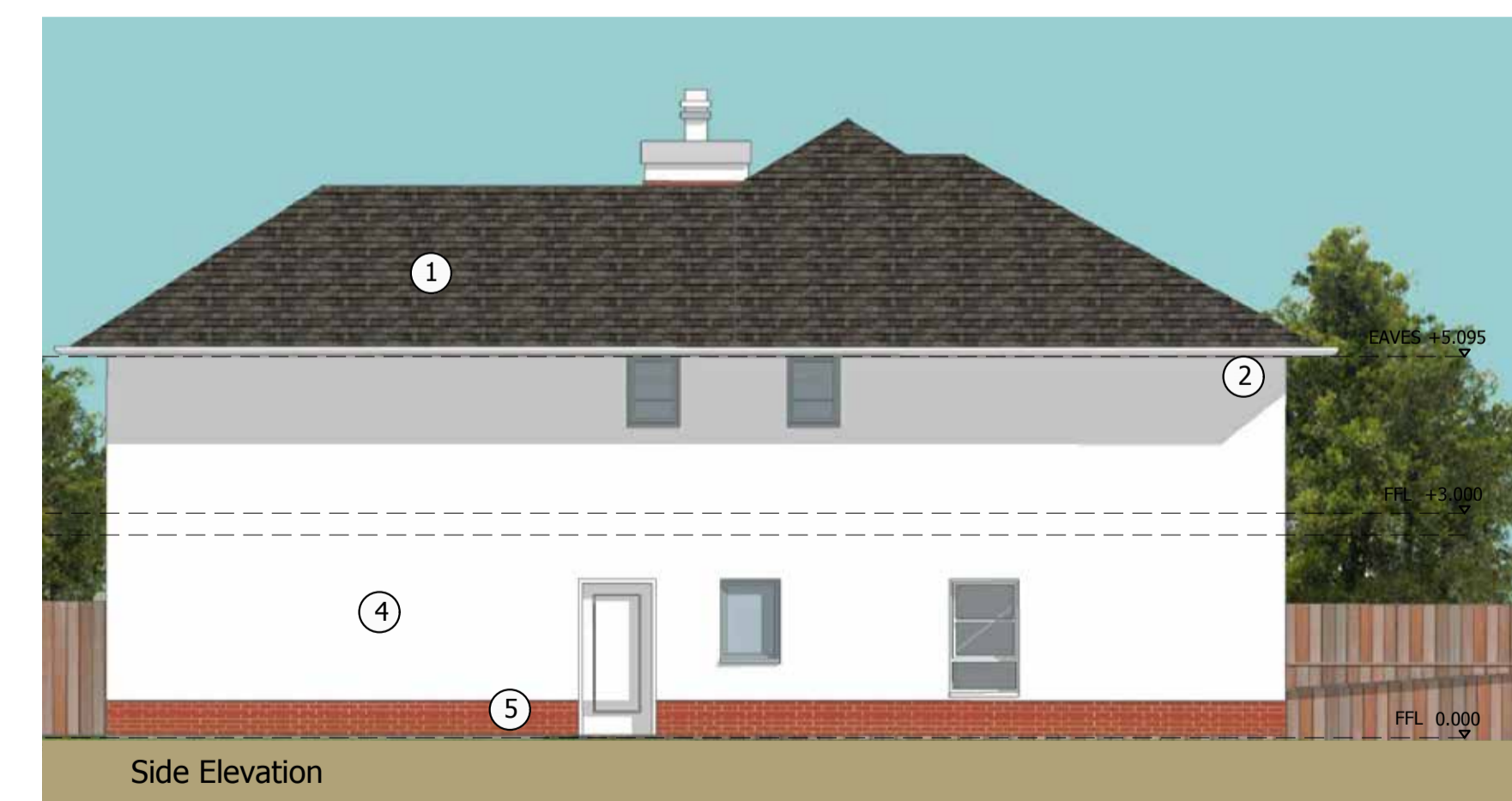
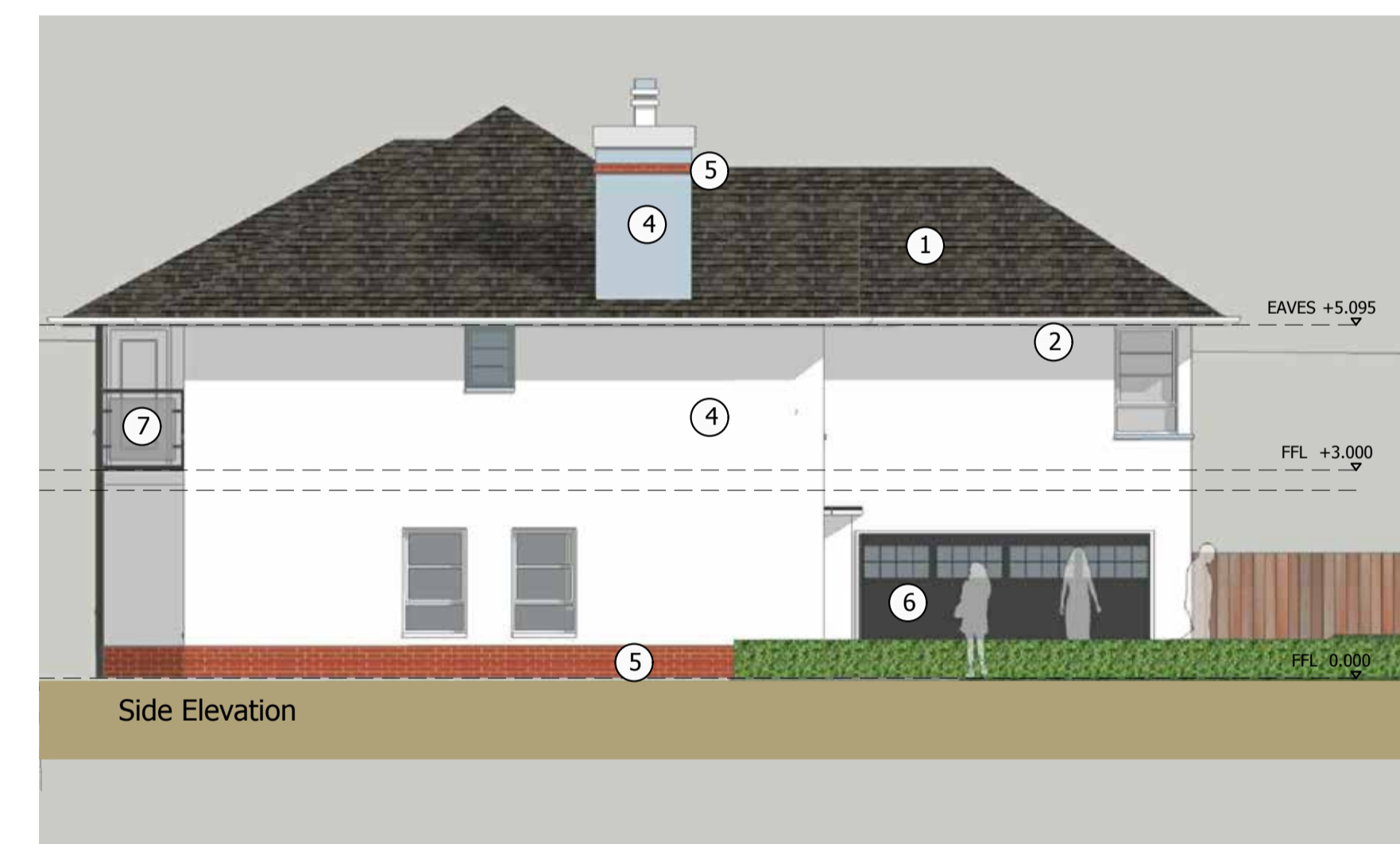
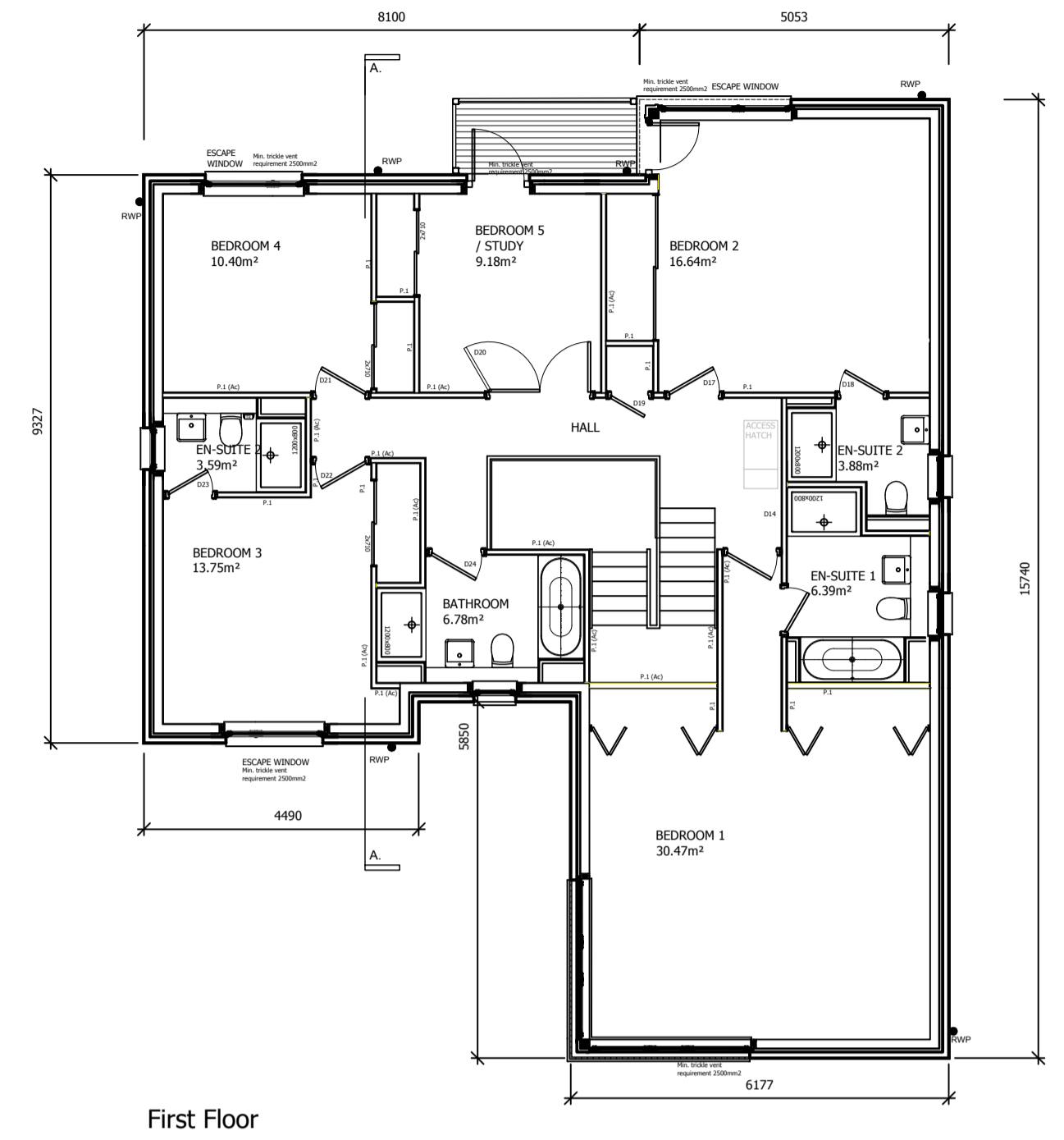
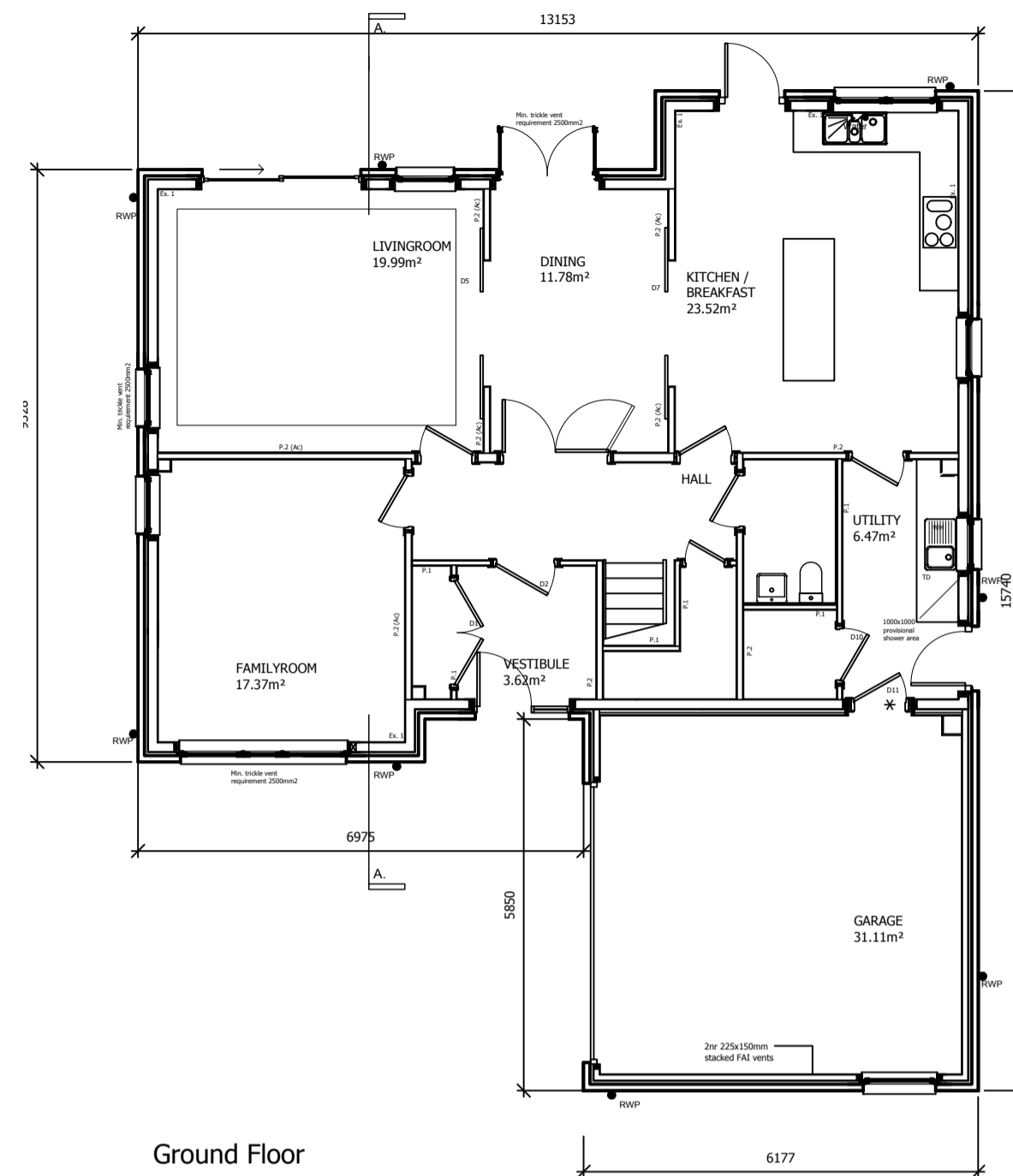
- White rendered walls;
- Red brick base;
- Horizontal emphasis to window astragals;
- Curved entrance canopies;
- Canopies, dormer facings and rainwater goods picked out in black;
- Tall chimneys; and
- Red brick banding and detailing.

Internally, the ground floor of The Lorimer presents a spacious family room, living room, dining room and a large kitchen. The ground floor is completed by a w/c, utility room and integral garage. Upstairs there are five large bedrooms, three en-suite, and a spacious family bathroom.



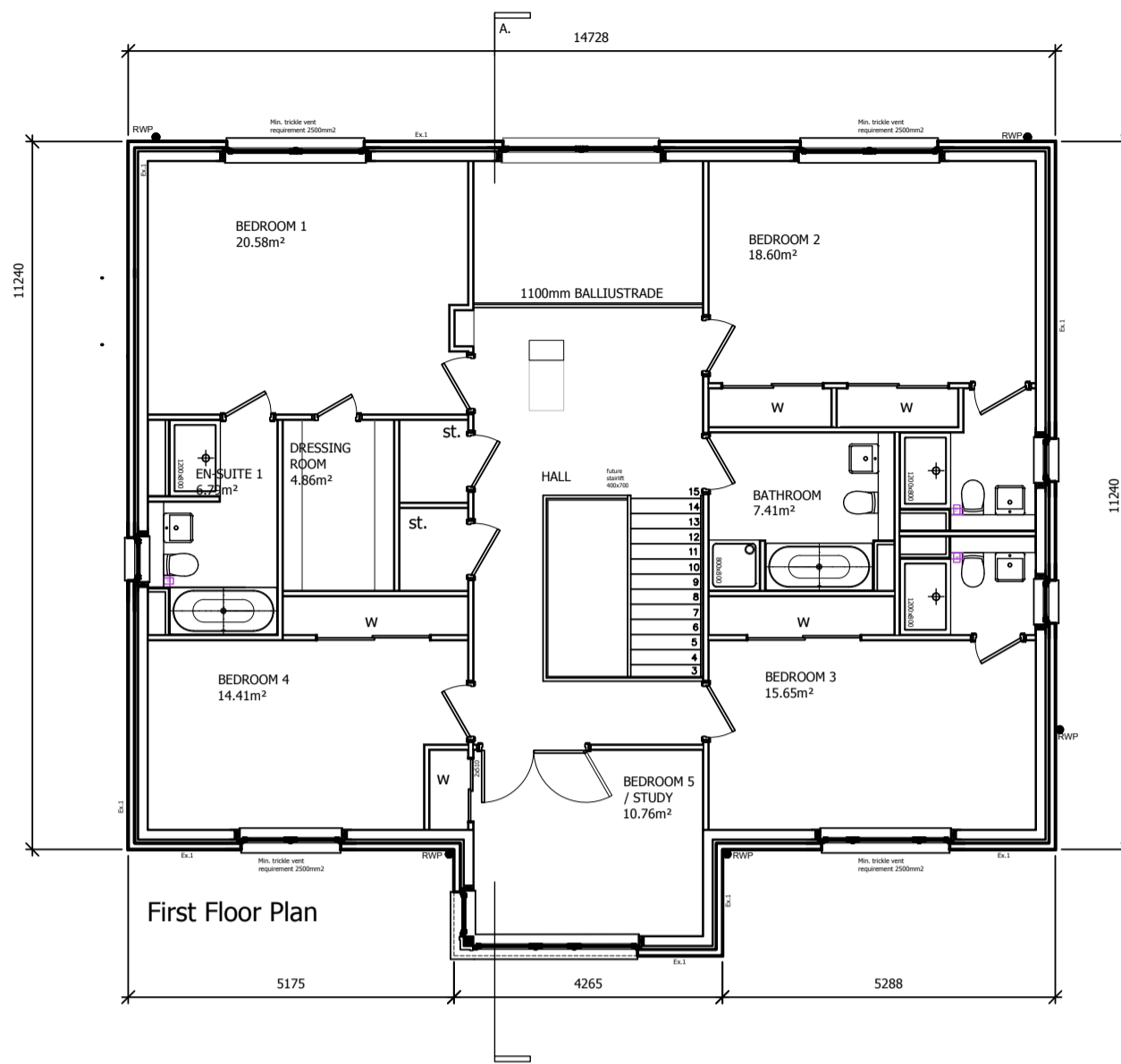
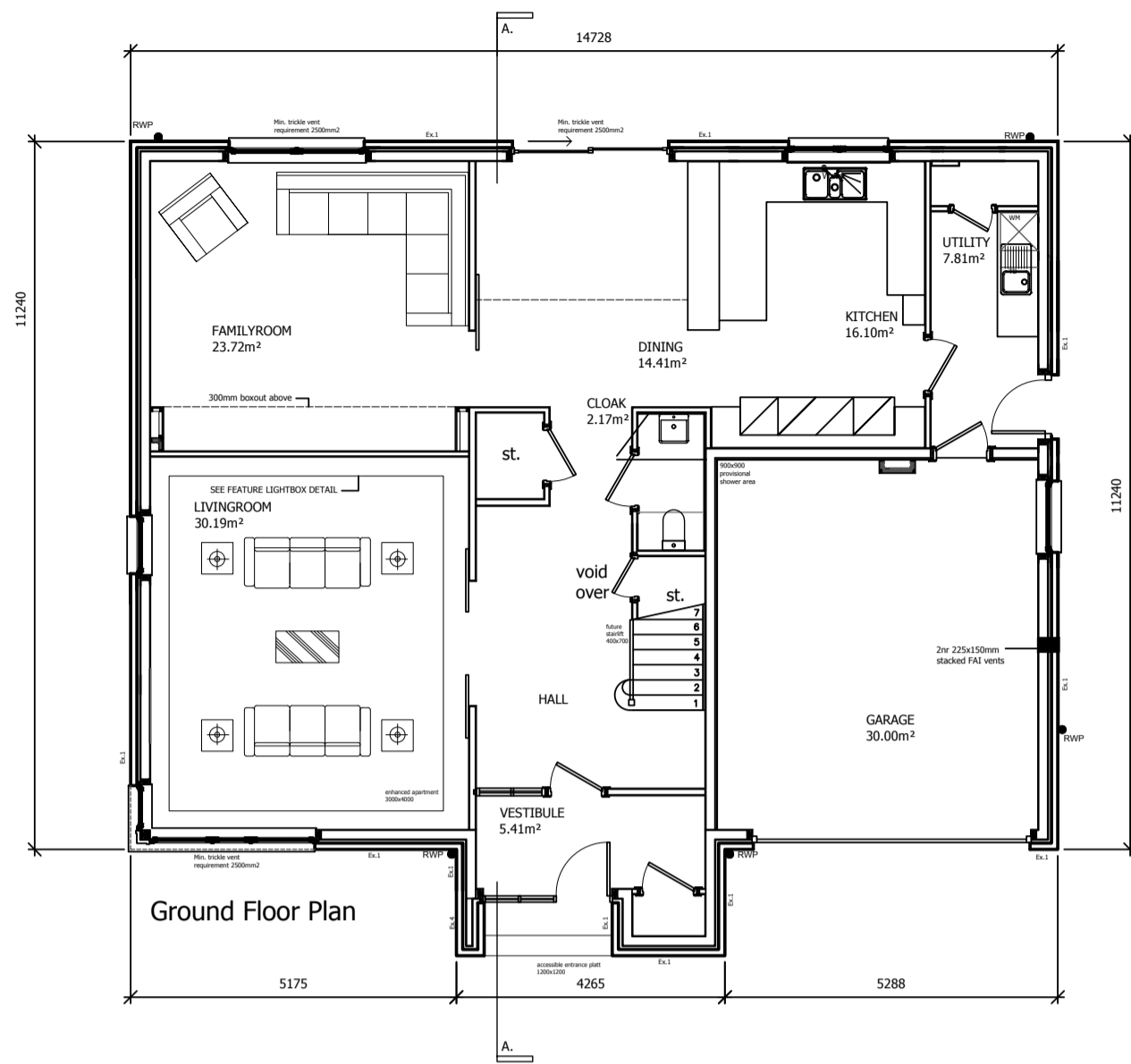
Above: The Lorimer within the proposed development site. Please refer to the proposed masterplan on board 9/9.

Opposite: 1. Aerial perspective of The Lorimer.
2. The Lorimer - Proposed floor plans and elevations.



'Contemporary homes with period details to relate to the wider Broom Estate'

2



BROOM ESTATE WHITECRAIGS GLASGOW PROPOSED HOMES



The Spence

The Spence house type constitutes three of the proposed residential units on the site. The exterior material palette references the historic use of materials and architectural style of the original pavilion building as well as the surrounding properties within the Boom Estate. The Spence is a 2-storey detached dwelling.

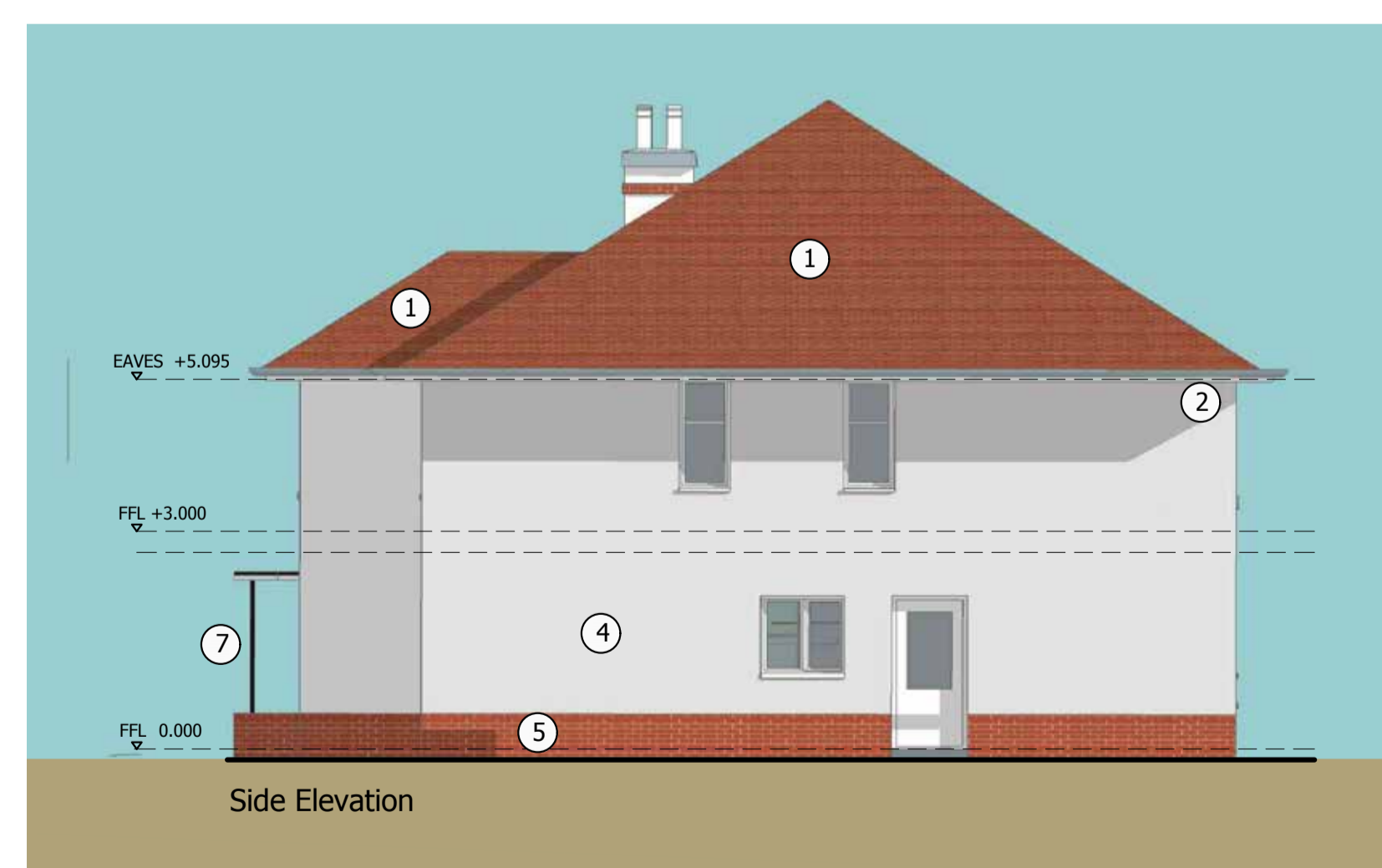
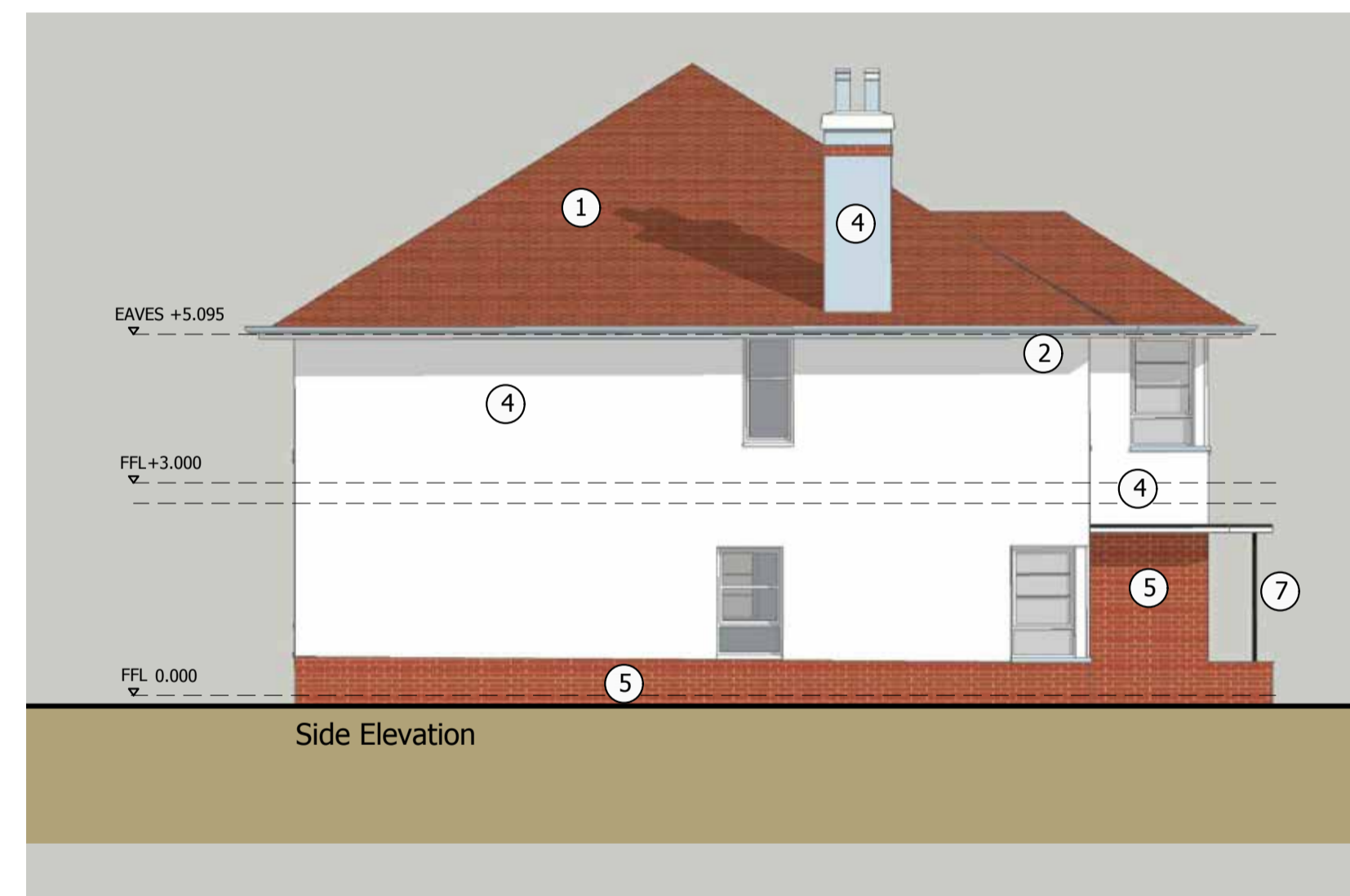
Each of the proposed residential units have been specified to incorporate:

- White rendered walls;
- Red brick base;
- Horizontal emphasis to window astragals;
- Curved entrance canopies;
- Canopies, dormer facings and rainwater goods picked out in black;
- Tall chimneys; and
- Red brick banding and detailing.

Above: The Spence within the proposed development site. Please refer to the proposed masterplan on board 9/9.

Opposite: 1. Aerial perspective of The Spence
2. The Spence - Proposed floor plans and elevations.

Internally, the ground floor offers a spacious family room, living room and good sized kitchen which are connected by a feature double height dining space. The floor is completed by a w/c, utility room and integral garage. Upstairs there are five large bedrooms, three en-suite, and a spacious family bathroom.



'Contemporary homes with period details to relate to the wider Broom Estate'



BROOM ESTATE WHITECRAIGS GLASGOW PROPOSED HOMES

The Inchcolm

The Inchcolm is a one-and-a-half storey cottage and is located in the northern-most corner of the proposed development site, adjacent to the existing line of one and a half storey cottages on Ayr Road. The exterior material palette references the historic use of materials and architectural style of the original pavilion building as well as the surrounding properties within the Broom Estate. It also references 1930s domestic architecture by having flat roofed dormers and a curved canopy over a ground floor bay window.

Each of the proposed residential units have been specified to incorporate:

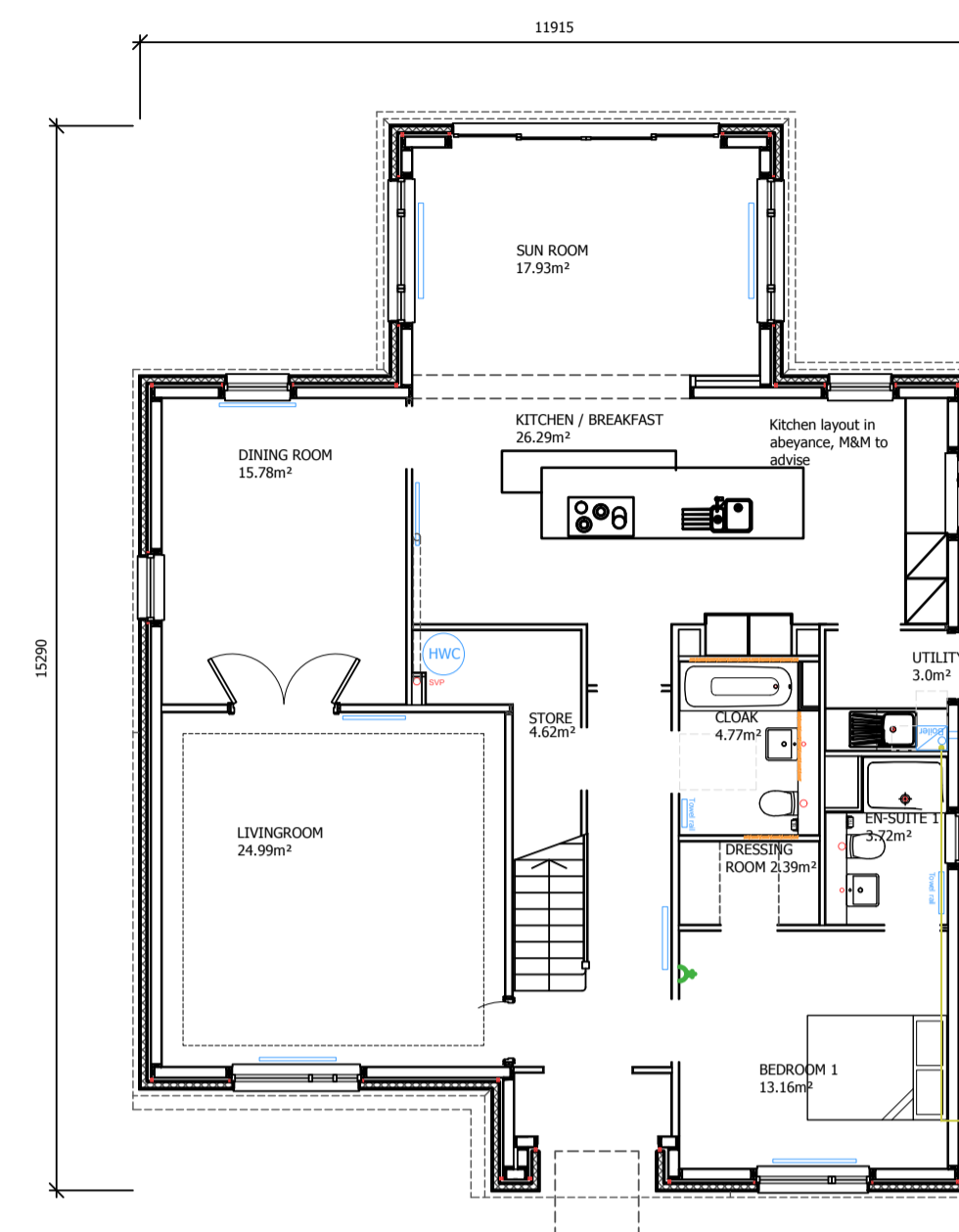
- White rendered walls;
- Red brick base;
- Horizontal emphasis to window astragals;
- Curved entrance canopies;
- Canopies, dormer facings and rainwater goods picked out in black;
- Tall chimneys; and
- Red brick banding and detailing.

The ground floor of The Inchcolm offers a spacious family room, sun room, dining room, kitchen and large bedroom with a dressing room and en-suite. The floor is completed by a cloak room and utility room. Upstairs there are three large bedrooms, 1 en-suite, and a family bathroom.

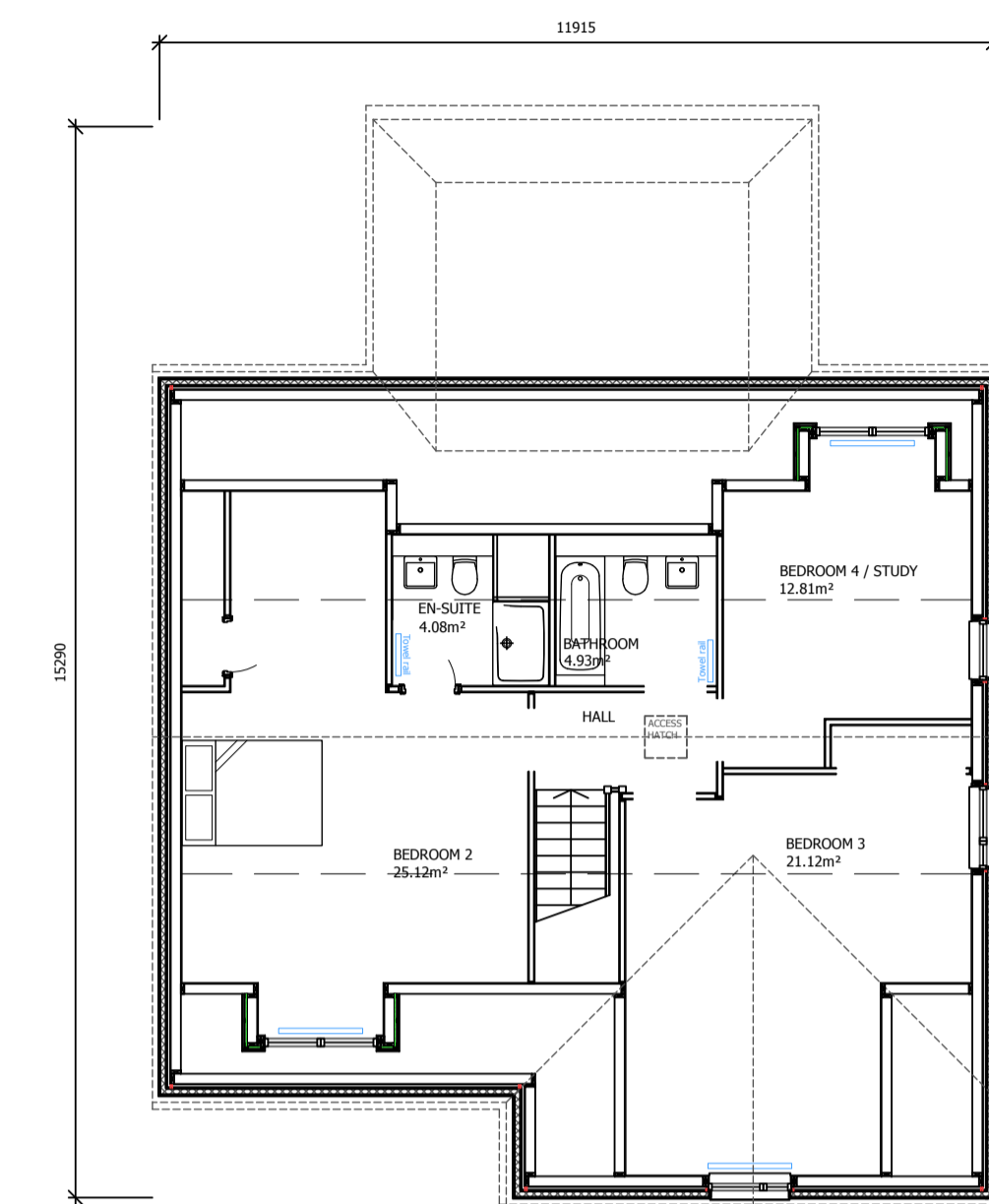


Above: The Inchcolm within the proposed development site. Please refer to the proposed masterplan on board 9/9.

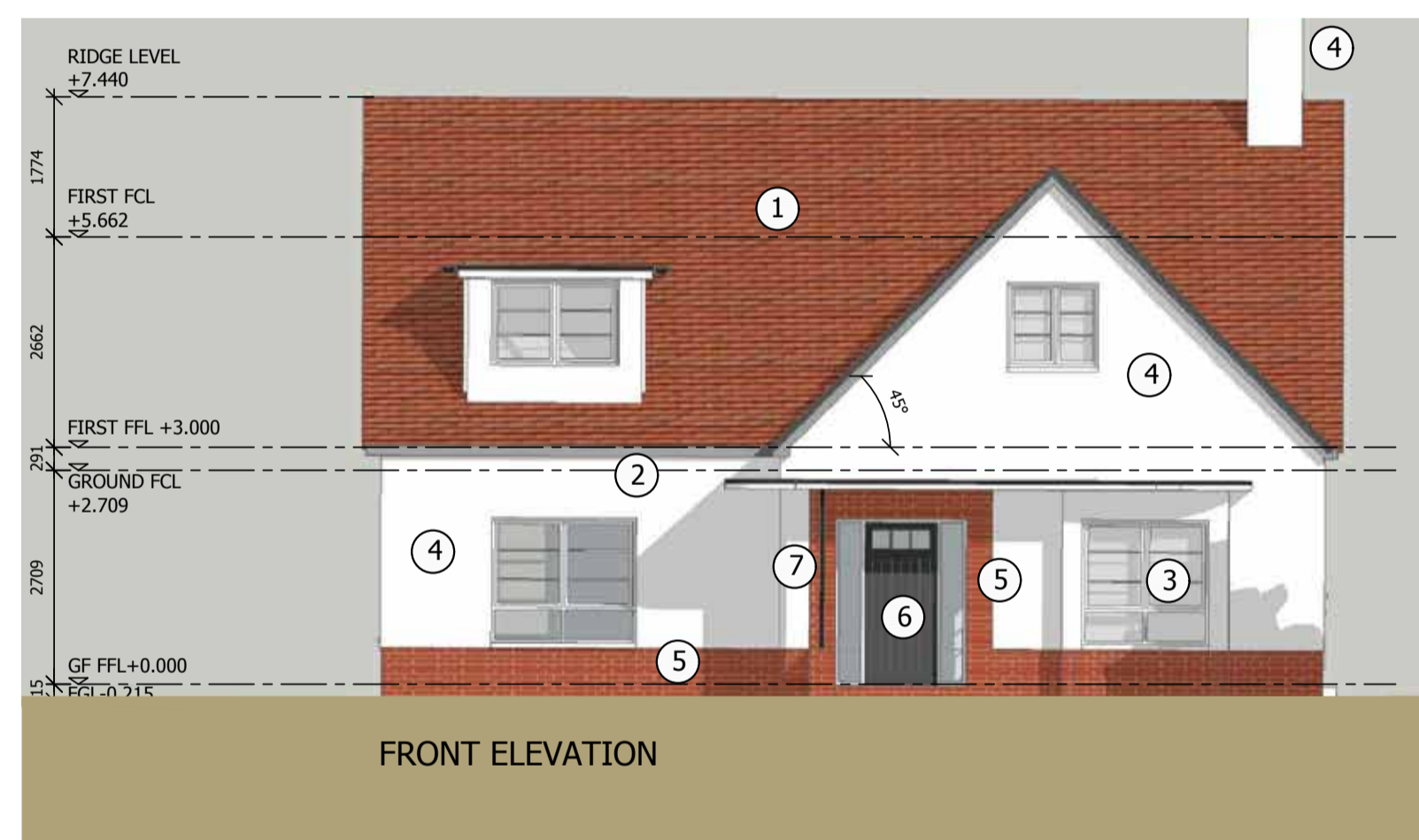
Opposite: 1. Aerial perspective of The Inchcolm.
2. The Inchcolm - Proposed floor plans and elevations.



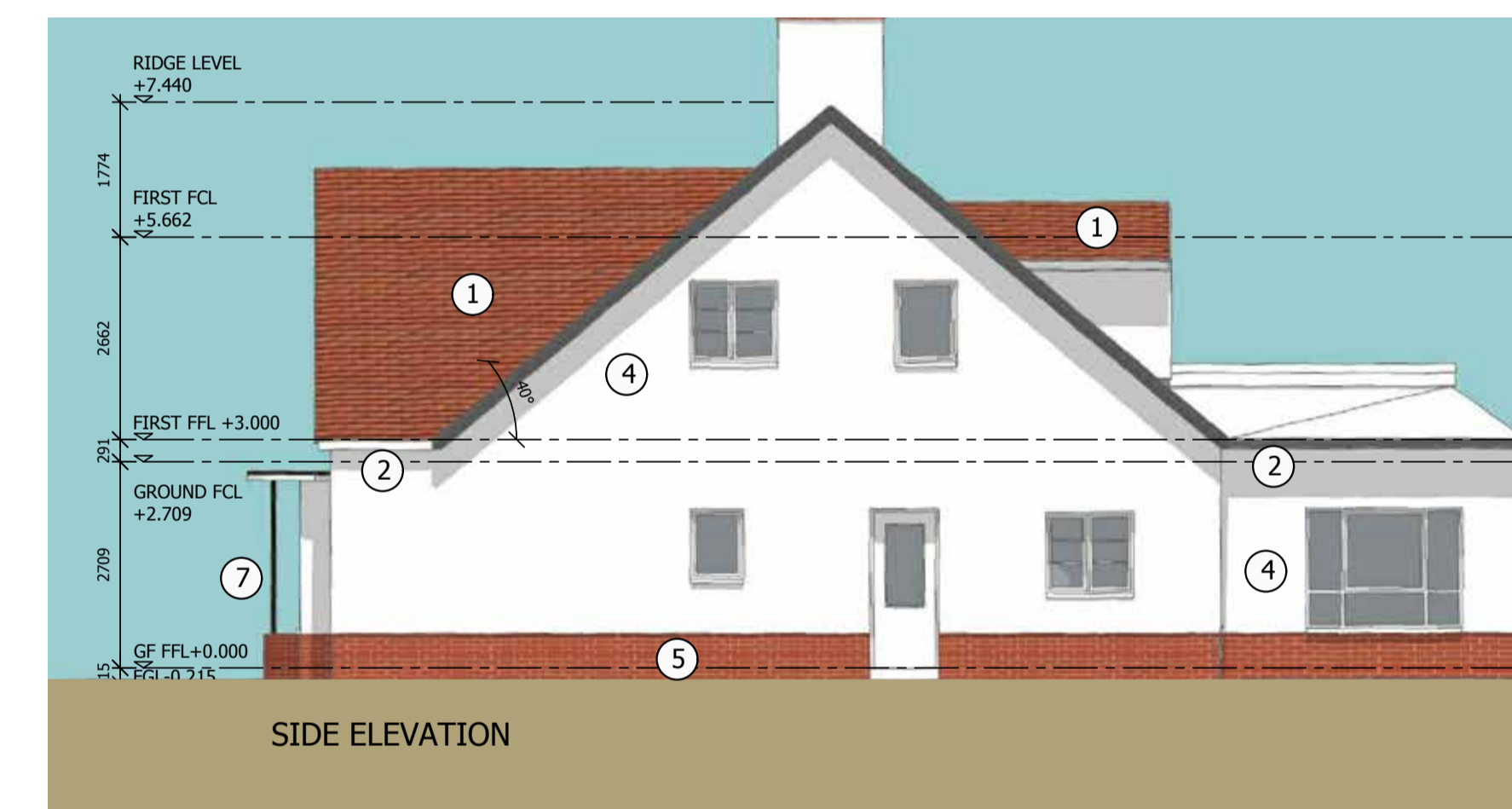
GROUND FLOOR PLAN



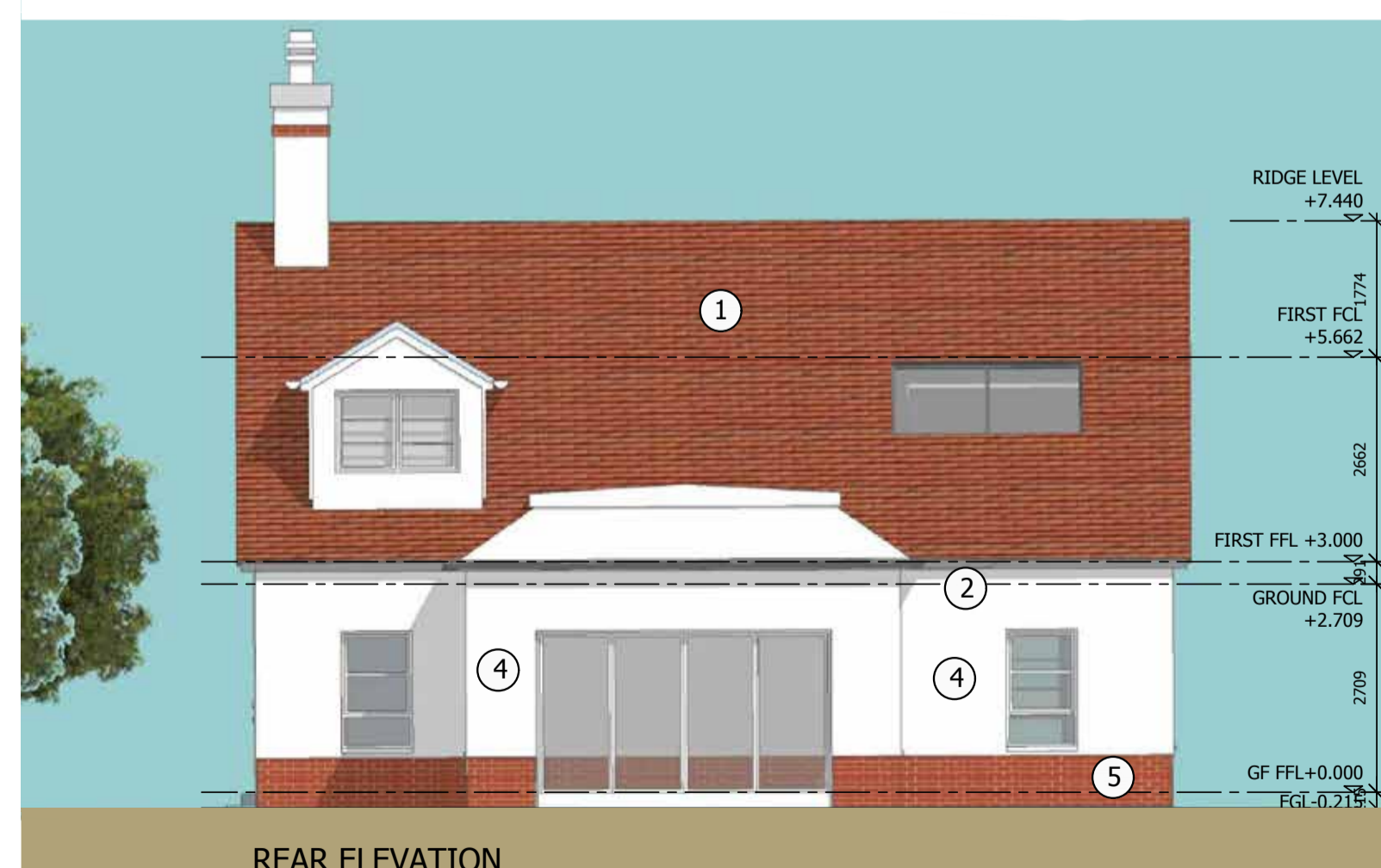
FIRST FLOOR PLAN



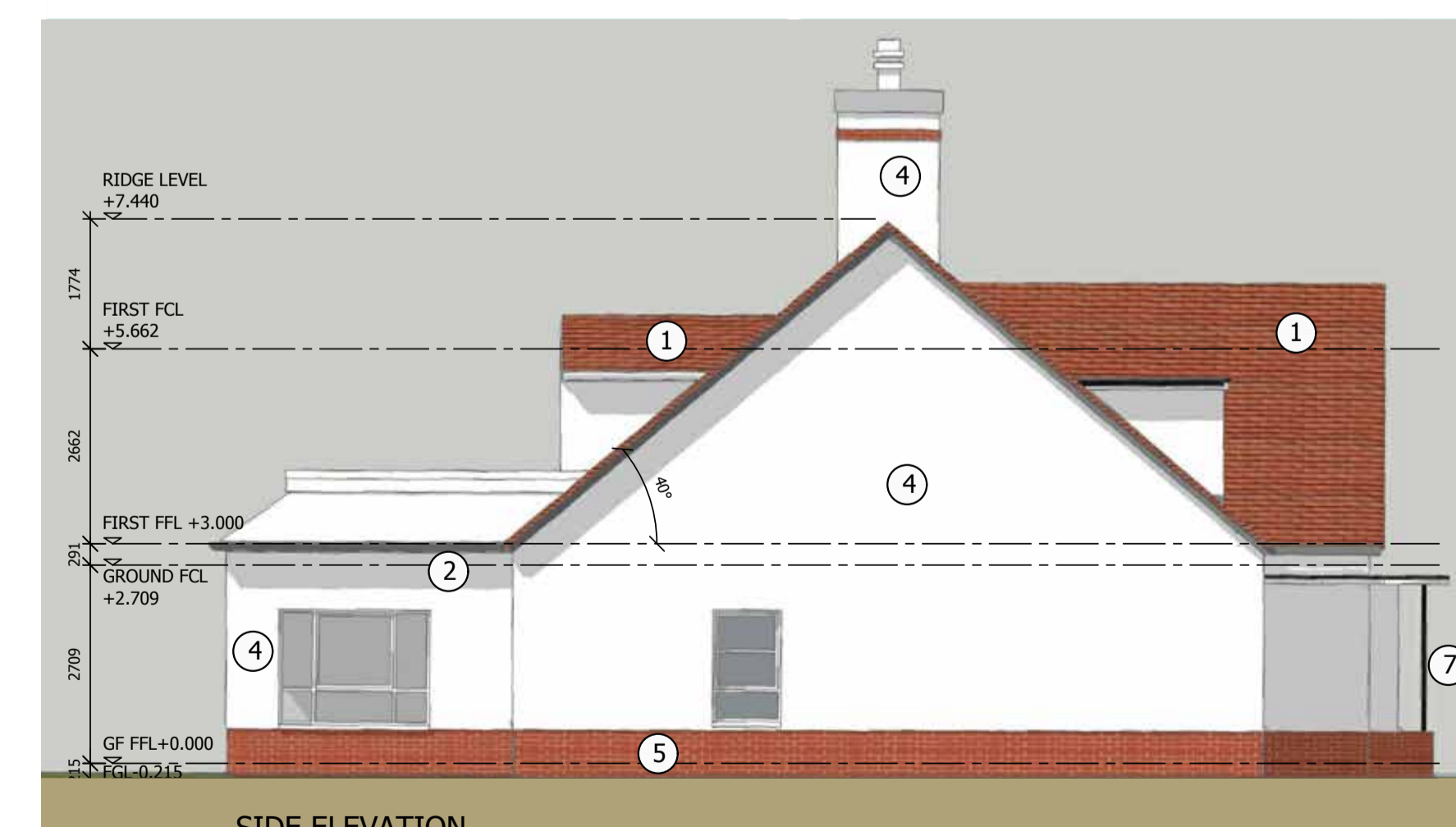
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



'Contemporary homes with period details to relate to the wider Broom Estate'

BROOM ESTATE WHITECRAIGS GLASGOW PROPOSED MASTERPLAN



Above: Broom Road.

Opposite: 1. Rendered masterplan

Development Proposals

In order to implement efficient access to the proposed residential units a narrow loop road measuring 4.1 metre in width is incorporated within the proposed masterplan. It is proposed that this road is one-way and will start at the existing site access point. The existing right-hand stone pier will need to be moved by approximately five metres in order to accommodate the access road and accompanying pavement. This road will make a small loop of the site, exiting further down Broom Road where a new opening will be required in the boundary wall. The road will include a two metre service strip with the pavement and four number visitor parking spaces will be formed within the centre of the loop.

The formation of the loop road creates a marginal area of ground adjoining Broom Road. This boundary is currently defined by an existing laurel hedge and will be reinforced by further tree and shrub planting to provide an attractive buffer between Broom Road and the proposed residential units.

There are two setting out points that define the positioning of the proposed residential units. The three proposed residential units to the south of the site are positioned orthogonally to the pavilion building. These houses comprise two Spence units which are at right angles to each other. In between these is a Lorimer unit which is designed in an L-shaped to help turn the corner between the two Spence houses.

The other setting out point is dictated by the alignment of the houses on Ayr Road. It is important that the alignment of this building line is continued into the application site. The Inchcolm unit and the third Spence unit to the north of the site are positioned so as to face Ayr Road and adopt the aforementioned building line.

The existing stone wall to Ayr Road and remaining portion to Broom Road will remain as site boundaries. A 1.8 metre high timber fence will define the other site boundaries. Garden delineations within the site will be a mixture of timber fencing, red brick walls and low hedges.

Landscape Proposals

The aspiration of the landscape design is to reinforce boundary treatments, enhance the amenity and biodiversity value of the site and respond to the historic landscape character of Whitecraigs and the Broom Estate.

The proposals primarily intend to create an element of screening and security to private gardens, particularly on the north elevation where the site is exposed to the busy Ayr Road and east boundary to the tennis courts. Use of existing site-specific planting such as Scots Pine trees, Cherry Laurel and Hawthorn hedges inform boundary treatments.

Yew trees are featured to promote the entrance of the development which is inspired by the entrance to the Broom Estate. Beech hedging defines the front gardens of residential units whilst specimen and ornamental shrubs provide seasonal interest and colour all year round. Ornamental Larch trees are proposed to provide long term vertical scale and maturity to the west boundary. Overall, the landscape design is influenced by the art deco period and intends to compliment the architectural proposals of the development.

'Mactaggart and Mickel complete one of their original developments from the 1930's with proposals for a small, high quality residential development'



AERIAL PERSPECTIVE



'Mactaggart and Mickel complete one of their original developments from the 1930's with proposals for a small , high quality residential development'

