

SNUFF MILL CONSERVATION AREA APPRAISAL

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1.0 INTRODUCTION

1.1 Location

The Snuff Mill Conservation Area is located three miles south of the city centre within Cathcart. The Conservation Area is centred on the Snuff Mill Bridge which spans the White Cart Water with Netherlee Road to the west and Holmhead Road to the north. It is dissected from north to south by the river and bounded on the south side through the centre line of the river as it bends along the northern part of Linn Park. A map showing the boundary of the Conservation Area is contained in **Appendix 1**.

1.2 Definition of a Conservation Area

Conservation Areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Area)(Scotland) Act 1997 provides the current legislative framework for the designation of Conservation Areas.

A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

All Planning Authorities are required to determine which parts of their areas merit Conservation Area status. Glasgow currently has 21 Conservation Areas varying in character from the City Centre and Victorian residential suburbs to a rural village and former country estate.

1.3 What Does Conservation Area Status Mean ?

In a conservation area it is the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

Conservation area designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of, or work to, trees
- Development involving small house extensions, roof alterations, stone cleaning or painting of the exterior, provision of hard surfaces, and
- Additional control over satellite dishes

Where a development would, in the opinion of the planning authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by the local planning authority when making a decision on the application.

In order to protect the conservation areas, designation requires the City Council to formulate and publish proposals for their preservation and enhancement.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are regularly maintained and original features retained.

1.4 Purpose of a Conservation Area Appraisal

Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement.

Planning Authorities and the Scottish Executive are required by law to protect a conservation area from development which would be detrimental to its character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.

The purpose of this conservation area appraisal is to define what is important about its character and appearance; to identify its important characteristics. It is also a vital tool to enable the active management of the Snuff Mill Conservation Area. It identifies the areas special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and character assessment. This information informs consideration of conservation area boundaries as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and priorities for enhancement, and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan (adopted August 2003).

The document is laid out as follows: -

| | |
|------------------|---------------------------------------|
| Section 1 | Introduction |
| Section 2 | Historical Development |
| Section 3 | Townscape Appraisal |
| Section 4 | Character Assessment |
| Section 5 | Boundary |
| Section 6 | Preservation and Enhancement |
| Section 7 | Article 4 Directions |
| Section 8 | City Plan |
| Section 9 | Further Information and Advice |

The text is supported by maps and background papers contained in Appendices.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners. Following consultation at the Draft Appraisal stage comments and suggestions received have been considered and included as appropriate.

This document provides the basis for the development of an action plan as the next stage in the management process.

1.5 Designation

The Snuff Mill Conservation Area was designated by Glasgow District Council on 16 July 1975. Copies of the designation papers can be found in **Appendix 2**.

2.0 HISTORICAL DEVELOPMENT

2.1 Early History

Cathcart originated as a small village that grew up on the banks of the White Cart around Cathcart Castle in the area now known as Snuff Mill. The name Cathcart is thought to be derived from the Celtic “caer” meaning “fort” and “cart” meaning a fertilising stream.

The history of the area can be reliably traced back to the time of King David I of Scotland (1124-1153). The King gave Cathcart to Walter Fitzalan, a loyal knight who was appointed Great Steward of Scotland. He in turn divided his lands and gave Cathcart to Renaldus and the Cathcart lineage continued with William de Ketkert. The Cathcart family had a long military tradition and the son of Sir William de Ketkert, Sir Alan of Cathcart, fought alongside Robert the Bruce at the battle of Loudon Hill in 1307.

The Castle was the seat of the Earls of Cathcart and was thought to have been built in the late 15th Century. Its position gave the Cathcarts control of the important Glasgow-Ayr route where it crossed the River Cart by ford and later by bridge. The castle was erected as a five storey rectangular keep surrounded by a “barmkin”; accommodation comprised a cellar on the ground floor, a hall on the first floor, two large chambers on the second floor, a kitchen on the third and garrets in the attic. A church was built about half a mile to the northeast of the original settlement near a holy well dedicated to St Oswald.

The historic bridge which spans the river dates from 1624 and remains the central feature of the conservation area. It is possible that it was reconstructed in the 18th Century with the date stone inserted.

By the 17th century rising standards of living meant that the castle no longer provided the best form of residence, therefore the interior was remodelled in brick decorated with plaster. By the 18th century the castle was abandoned and sold to a builder. It proved to be too well built and was only partly taken down to provide building materials. There were two servants cottages located on ground between the castle and Old Castle Road; one for the family’s coachman, the other for the butler and grieve. The Cathcart family moved nearby to a new mansion called Cathcart House.

By 1782 the village of Cathcart had increased to about 36 houses, with a toll at the west end. Its neighbouring village, New Cathcart, developed as business people were attracted to the area to use the river for its power and its clean water. Grain mills, paper mills, dye and carpet works and an iron foundry were built on the riverbanks.

The Mill was built in the 18th century to grind grain and, at that time, was known locally as the Cathcart Meal Mill.

2.2 19th Century

The village of Cathcart suffered a sharp decline in population and importance in 1800 when the Cathcart New Bridge was built half a mile downstream. Cathcart village was by-passed and dwindled to six or eight families. The Mill was converted to cardboard making in 1812 by Solomon Lindsay and snuff milling was added in 1814. The mill operated on a cooperative basis with parts leased to other millers. Lindsay House, a tenement constructed adjacent to the bridge was built in 1863 by David Lindsay, son of the mill owner, for himself and his workers. Lindsay’s monogram is carved in stone above the doorway to the left of the main building. On its completion David Lindsay decided to stay in nearby Mill Cottage. Holmehead House to the north west of the conservation area, was demolished between 1860 and 1895.

The Cathcart District Railway was opened from the city to Mount Florida in 1886 and was extended to Cathcart in May of that year.

Wealthy city inhabitants, attracted by the rural charm, built fine new villas between the two villages. Rhannan Road and Holmhead Road were the first streets laid out for this "garden suburb".

2.3 20th Century

The mill and Lindsay's cottage next to it, known as Mill Cottage, were sold in 1905 to a Mr McIntosh who demolished the cottage and built Mill House which remains today.

Linn Park to the south contains the former Linn Park Estate which was once part of the land of Hagtonhill belonging to Sir John Stirling Maxwell. It was purchased by Sir Colin Campbell who erected a residence between 1820 and 1840. It was then called Lynn House and later purchased by John Gordon of Aikenhead who enlarged it in 1852 from plans by Charles Wilson. It extends to over 200 acres and was acquired by Glasgow Corporation in 1919 and first opened to the public in 1921. The lower part in Snuff Mill Conservation area with the entrance in Greenock Avenue was opened in 1927, the castle and policies being the property of the Earl Cathcart.

Cathcart had a thriving temperance movement and formed "The Cathcart Temperance Hundred" with the objective of opposing the granting of new liquor licences and reducing the number already granted. In 1920 Cathcart voted to become dry under the Temperance (Scotland) Act 1913. In 1889 there were five public houses and four licensed grocers within Cathcart but by 1920 every public house and licensed grocer was closed.

The cottages and Cathcart House were demolished in the 1920's and the remains of the Castle were demolished in August 1980 for safety reasons when the south east corner collapsed after torrential rain. Stone walling only a few feet high remains.

2.4 Historical Maps

The development of this area is well documented. Maps dating from 1860, 1895, 1913 and 1933 are included in **Appendix 3**.

3.0 TOWNSCAPE APPRAISAL

3.1 Topography (Appendix 4)

The Snuff Mill Conservation Area lies in the valley of the White Cart Water. To the east, the former mill building and housing lie on a flatter plain created by the river. To the west, the river has cut into the cliff, leaving a steep escarpment, before running out to the north into the flatter land at Cathcart.

3.2 Gateways

The main access points into the conservation area along Snuff Mill Road and Greenock Avenue are low key and unmarked, with the true character of the conservation area only emerging as you advance further into the area.

3.3 Conservation Area Boundaries and Edges

The conservation area boundary has been drawn essentially to protect the setting of the bridge and former mill.

The eastern boundary follows the rear boundary of sandstone, semi-villas in Greenock Avenue which overlook the mill and river. It also includes three detached late 20th Century brick villas and the ruins of Cathcart Castle which forms the eastern extremity of the conservation area.

The northern edge is defined by the boundary of 28 Snuff Mill Road excluding the later housing development to the north, before travelling north down river to Holmhead Road. 52-82 Holmhead Road are included within the conservation area, complementing the terrace property in Rhannan Road and Rhannan Terrace. The northern boundary follows the centre line of Holmhead Road, and turns south down the centre of Rhannan Road and Netherlee Road including Nos 70, 74 and 76 Netherlee Road. The reason for the inclusion of No 70, a dark brown brick dwelling is unclear as it is of no historical significance and is physically detached from the rest of the conservation area by Netherlee Road. Nos 74 and 76 however are listed buildings of architectural merit.

The southern boundary follows the former district boundary of Eastwood. The district boundaries were revised in 1996 and Glasgow's boundary was extended southwards. The opportunity now exists to amend the southern boundary if required.

The aerial photograph contained in **Appendix 5** clearly shows the relationship of the conservation area to the surrounding area.

3.4 Street Pattern (Appendix 6)

The street pattern is informal with the late medieval Snuff Mill Road and Netherlee Road contrasting with the later streets and lanes associated with terraces and villas built on the high ground at the western boundary of the conservation area.

3.5 Plot Pattern (Appendix 7)

Typical of an old established area, there is a range of plot patterns. Snuff Mill occupies a large area of ground, as does the property at the end of Rhannan Terrace (No 7). The terraced properties at Holmhead Road, Rhannan Road, Rhannan Terrace and Netherlee Road have relatively small regular plots with minor variations.

3.6 Open Space (Appendix 8)

Almost half the Conservation Area is open space. To the south of the bridge, the open space forms part of Linn Park, which continues to the south and west along the river valley. It includes the site of the former castle which stood on a cliff promontory above the Cart. The riverbanks are heavily wooded with large mature trees. An extensive private area of open space including woodland lies to the north of the bridge on the west bank of the river. Part of the area is a flood plain.

3.7 Circulation/ Permeability

The bridge over the White Cart is the focal point of the Conservation Area and provides pedestrian access linking the east and west banks. Rhannan Road/ Netherlee Road is the only vehicular through route within the Conservation Area, connecting Cathcart with Netherlee. The other streets are for access only with very little vehicular traffic.

3.8 Views (Appendix 9)

Although the Conservation Area is centred within an enclosed valley, there are many striking views into and out of the area. These are found particularly along the river, to the north and south of the bridge, and to the west up to the wooded hilltop at Court Knowe. From the footpath on the south side of the river, the view of the core "village" area is very dramatic, as is the view from the closed section of Snuff Mill Road west of the bridge into the "village". The entrance to Linn Park from Greenock Avenue allows views to the south towards the river. There are also fine views from Rhannan Road to the north over Cathcart.

3.9 Activities and Uses

The predominant use within Snuff Mill Conservation Area is residential. The only exception to this is the Brethren Meeting Room at 45 Snuff Mill Road which is in religious use.

3.10 Architectural Character

The Snuff Mill Conservation Area is centred on the medieval street pattern which winds its way over the White Cart Water by way of the bridge before steeply rising up Snuff Mill Road to Netherlee Road. The meandering river flanked by the steeply rising western bank creates a secluded rural setting for the mill buildings and adjacent Victorian villas. The area is characterised by a diversity of architectural styles set in their own grounds.

The former mill, now converted to residential use, provides a focal point for the conservation area. The junction of Snuff Mill Road and Greenock Avenue is dominated by the substantial four storey Lindsay tenement with narrow crow stepped gables and decorative chimney stacks appearing at its most dramatic when approached from the west.

There is however a clear division between the late medieval informal street pattern to the east and the formality of the Victorian terraces to the north west.

The terraces and semi-detached villas in Snuff Mill Road and Greenock Avenue create an attractive approach to the heart of the conservation area with stone walls, dormer windows, slate roofs, projecting bays and mature front gardens all contributing significantly to the character of the conservation area. They contrast with the painted roughcast and black timber detailing of properties located in Snuff Mill Road.

Properties located to the northwest, along Netherlee Road, Rhannan Road, Holmhead Road and Rhannan Terrace on the periphery of the conservation area are pleasant terraced properties with many traditional features including cast iron finials, and down pipes, timber doors and sash and case windows. A tall, long stone wall screens much of the ground to the east of Netherlee Road while the small part of the conservation area to the west is dominated by the fine yellow sandstone semi-detached villas at 74 and 76 Netherlee Road.

The architectural and historical quality of the Conservation Area is reflected in a number of listed buildings within its boundaries. A map indicating the extent and location of listed buildings is included as **Appendix 10** and a list of listed building addresses and categories are detailed in **Appendix 11**. Other buildings of more modest architectural character, but which contribute positively to the character of the area, have been identified as “unlisted buildings of merit”. These are detailed in **Appendix 12**.

3.11 Building Materials

The traditional building materials found in the conservation area are:-

- Yellow sandstone: walls and boundary walls, ashlar and rubble
- Slate: roofs
- Cast iron: rainwater downpipes, railings with various finials and gateposts.
- Timber: sash and casement windows, storm doors and vestibule doors
- Glass: windows, coloured glass
- Clay/ terracotta: chimney pots
- Granite setts: road surfaces
- Brick: buildings/ walls

Modern materials are also found in the conservation area, but their inclusion below does not mean that their use is acceptable: -

- Concrete: roof tiles, wall copings, garages, road surfaces, pavement surfaces, bollards, flood prevention barriers
- Brick: walls
- Metal: windows, satellite dishes, garage doors, central heating flues, railings, burglar alarm boxes, lampposts, gutters and rainwater downpipes
- UPVC: windows, doors, gutters and downpipes
- Tarmacadam: roads, pavements

3.12 Condition

The properties within the conservation area appear to be generally well maintained with the exception of the large villa at 7 Rhannan Terrace which is in need of maintenance and repair

3.13 Townscape Detail

The presence of the following features adds significantly to the character of the conservation area:

- Remnants of granite setts at the edge of roadways
- Stone walls to gardens and the bridge
- Distinctive iron railings
- Crow stepped gables to Lindsay House
- Decorative chimney stacks

3.14 Landscape and Trees

The meandering White Cart Water with its steeply rising west bank provides the central focus for the conservation area.

These natural landscape features together with mature planting from private gardens and the formal parkland of Linn Park create a pleasant rural setting for the buildings in the conservation area.

The north east boundary of the park occupies about half the conservation area on both sides of the White Cart, containing the remains of Cathcart Castle on the east bank and the Brethern Meeting Room on the hill rising above the bridge on the west bank. The official boundary of the park includes the land on which the Brethern Meeting Room is located and a nearby residence at 35 Netherlee Road. (**Appendix 13**)

4.0 CHARACTER ASSESSMENT

4.1 Introduction

Having examined the townscape of the Conservation Area it is now possible to use the findings to identify those features which contribute to its character and appearance as an area of special architectural and historic interest. This assessment will identify features which contribute positively and are worthy of retention as well as those features which make no positive contribution or which detract from the character and appearance of the conservation area.

Listed below are: -

- **Key Features**

Essential elements which define the special architectural and historic character of the area.

- **Key Challenges**

Inappropriate elements which detract from the character and appearance of the area.

- **Positive Buildings and Areas**

These are considered to be buildings or areas which contribute positively to the character of the conservation area and which it is considered desirable to preserve and enhance. There is a presumption against the demolition and redevelopment of any building or area which is considered to make a positive contribution to the character and appearance of the conservation area. Proposals for the alteration of such buildings and areas will be carefully considered in the light of the adopted policies of the City Council.

- **Negative/Neutral Buildings and Areas**

These are considered to be buildings or areas which do not contribute positively to the character or appearance of the conservation area. Neutral buildings or areas while not forming part of the special character do not detract from it. Negative buildings or areas on the other hand have a negative effect on the character and appearance of the area. There is no presumption against the demolition and redevelopment of these buildings or areas.

4.2 Key Features

4.2.1 The topography provides a dramatic setting and well contained site along the banks of the White Cart Water.

4.2.2 The survival of the medieval layout, comprising street pattern, plot pattern and building line which ensures that Snuff Mill retains its identity as “a village in the City”.

4.2.3 Architectural quality which is reflected in the statutory listing of key buildings such as Snuff Mill, the bridge and Lindsay House. (A map showing the location of listed buildings within the Conservation Area and a list of listed building addresses with categories are contained in **Appendices 10 and 11**). Unlisted buildings of merit are identified in **Appendix 12**.

- 4.2.4 Use of traditional materials of quality such as sandstone, slate, timber windows and doors and cast iron railings, granite setts and cobbles make a valuable contribution to the quality of the conservation area and contribute to its cohesive character.
- 4.2.5 Survival of original details e.g. storm doors, sash and case windows, railings, granite setts, crow stepped gables, and iron finials.
- 4.2.6 The White Cart Water, its leafy banks and the mature landscape of Linn Park contribute to the rural setting of the conservation area. **(Appendix 13)**

4.3 Key Challenges

4.3.1 Loss of original architectural detail

Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. By contrast, the proliferation of inappropriate replacement doors, windows, roof coverings and boundary treatments has to some extent eroded the special character of the Snuff Mill Conservation Area.

4.3.2 Use of inappropriate materials

The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there will normally be a loss of character. A common example is the replacement of original timber windows with modern plastic substitutes which are not in keeping with the character of eighteenth and nineteenth century buildings.

4.3.3 The Public Realm

The quality and upkeep of the public realm within the conservation area is a major concern to residents. The principal areas of concern relate to paving surfaces, design and location of street furniture, street lighting, proliferation of street signs and the maintenance of public spaces.

4.4 Positive Buildings and Areas

The buildings and areas which contribute positively to the character and appearance of the conservation area are plotted on the map presented as **Appendix 14**.

4.5 Negative/Neutral Buildings and Areas

The buildings and areas which do not contribute positively to the character and appearance of the conservation area are plotted on the map presented as **Appendix 15**.

5.0 BOUNDARY

The assessment of existing conservation area boundaries in terms of appropriateness is an important element of this appraisal. While the majority of the conservation area boundary is clearly and logically defined the southern boundary requires amendment.

Cartbank House, 45 Netherlee Road, fell within Eastwood District at the time of conservation area designation and was therefore not included when the original conservation area boundary was established. Local government boundary changes implemented in 1996 however saw the transfer of this property from Eastwood District Council to Glasgow

It is the oldest house in the area, built about 1770, as the Dowager House of the Cathcart family and was listed as a building of special architectural or historic interest in 1971. Part of the extensive grounds was sold off to build flats. The inclusion of the house and remaining grounds within the conservation area would now be appropriate.

A map showing the area where boundary changes should be considered is included as **Appendix 16**.

6.0 PRESERVATION AND ENHANCEMENT

6.1 Introduction

Detailed analysis of the conservation areas character and analysis of consultation responses has highlighted opportunities for its preservation and enhancement.

The application of heritage policies, use of Article 4 Directions and provision of information and advice encouraging sympathetic maintenance and repair are important tools in the preservation of the areas unique character and are dealt with in the following pages.

A number of specific sites/issues have also been identified as opportunities for enhancement.

6.2 Opportunities for Preservation and Enhancement

6.2.1 Maintenance

The best means of preserving the character and appearance of any area is through the routine maintenance of buildings. Roofs, chimneys, windows, doors, guttering, stonework, entrance steps, gardens and boundary treatments both front and rear all need regular attention to prolong their life secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term.

6.2.2 Development

Minor works such as replacement of traditional windows, doors, and railings with modern styles and materials are evident and can have the cumulative effect of eroding the character of the conservation area. The unsympathetic design of garages can also detract from the visual amenity of the area. The City Council, is committed to the preservation of the areas unique character through the application of Built Heritage policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in **8.0 CITY PLAN**.

6.2.3 Information and Advice

To promote the preservation and enhancement of the Snuff Mill Conservation Area the City Council will prepare and distribute information leaflets explaining the implications of living in a conservation area and/or listed building. Details of the availability of grants will also be included. In addition specific guidance for residents/owners wishing to carry out repairs and alterations to their property will be prepared. Other methods of disseminating this information such as via the Council's web site or in the local press will also be investigated.

6.2.4 Enhancement Opportunities in the Snuff Mill Conservation Area

Traffic Management

Various traffic management measures have been implemented including additional street signs, and traffic bumps at Holmhead Road, block paviors and metal bollards at Rhannan Road and Holmhead Road and metal gate style barriers on Snuff Mill Bridge. While it is accepted that measures are required to reduce traffic speed and prevent vehicular access, a coordinated and sympathetic approach to their design is required in order to protect and enhance the character of the conservation area.

Woodland Management

Trees and woodland are important features in the Snuff Mill Conservation Area and their care and maintenance will be a necessary part of retaining its character.

Gateways

The restoration and upgrading of buildings, features and spaces at the gateways/entrances to the area would increase the profile of, and contribute to, the character of the conservation area.

Streetscape

The selective introduction of signs for the conservation area and street furniture (bins, pedestrian barriers etc) could reinforce the local sense of place.

With regard to lighting the City Council is committed to renewing the entire street lighting network across the City and to upgrade to whiter light sources to improve visibility and security for both road users and pedestrians.

The Lighting Improvement Project Framework has specified the use of a standard column painted in gunmetal grey for roads and footpaths in the Snuff Mill Conservation Area.

There can be a departure from the standard column/lantern design for sites of historic/architectural interest that will be assessed as follows:

- The proposed column/lantern design must be historically accurate and seek to replicate that design. All proposals must be supported by documentary evidence such as old photographs.
- The additional cost of providing such columns/lanterns would not normally be met by the Lighting Network Renewal Contract and the organisation promoting the non-standard columns and lanterns would be required to fund the difference.
- Land Services must be satisfied that the lighting proposals meet the Council's lighting design standards.

If these conditions are met, the Council will give consideration to the alternative equipment.

Pavements

Repeated excavations by statutory undertakers have resulted in the gradual deterioration of pavement surfaces. Quality surfacing throughout the conservation area would significantly improve its character and appearance.

Flood Prevention

In extreme weather conditions, the White Cart floods the surrounding area with locations around Snuff Mill being of particularly high risk. Following extensive public consultation a flood prevention scheme has been developed to mitigate this problem. The proposals still require formal approval but it is envisaged that within the Snuff Mill area a solid wall will be constructed to the rear of the properties on the east bank preventing floodwaters from entering rear gardens and eventually the properties.

6.3 Grants

Glasgow City Council administers a discretionary grant called the **Historic Buildings Grant** designed to assist owners with the restoration and repair of listed buildings and unlisted buildings in conservation areas.

Owners of property within the Conservation Area can apply although only certain kinds of work are eligible, such as:

- The restoration or repair of original architectural features, including the repair or reinstatement of original windows and railings.
- The repair to the structural fabric including stonework, roofs and dry rot eradication.

Alterations, repairs to services and normal routine maintenance such as painting are not regarded as grant eligible.

6.4 Area Initiatives

The Cathcart Heritage Trail

A booklet was published in 1990 by the City of Glasgow District Council entitled “The Cathcart Heritage Trail” and includes the whole of the Snuff Mill Conservation Area within its area. Seven out of twenty-seven key features on the trail are within the Snuff Mill Conservation Area.

7.0 ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned in **1.2 What does Conservation Area Status Mean?** further controls apply in the Snuff Mill Conservation Area called Article 4 Directions. These were originally promoted by the Council and confirmed by the Secretary of State in August 1987. The introduction of new legislation, the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 required their updating in May 1993.

The effect of a Direction is to control minor works which, over time, could erode the character and appearance of the conservation area. Article 4 Directions do not preclude the carrying out of these works but planning permission must be sought.

The Snuff Mill Conservation Area has Article 4 Directions covering the following Classes of Development:

- Class 1 – the enlargement, improvement or other alteration of a dwelling house
- Class 3 – the provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.
- Class 7 - the erection, construction, maintenance, improvement or other alteration of a gate, fence, wall, or other means of enclave

A review of Article 4 Directions has been carried out as part of this appraisal and as required by the City Plan.

It is considered that the above Classes of Development should continue to be covered by Article 4 Directions in order to protect the character of the area.

Further papers relating to the confirmation of Article 4 Directions are presented in **Appendix 17**.

8.0 CITY PLAN

8.1 Context

In April 1997 the Newlands/Cathcart/Simshill Local Plan was adopted and included policies relating to the Snuff Mill Conservation Area. Many of the policies contained within that document were included or updated in the Glasgow City Plan which was adopted on 1 August 2003. The City Plan consists of two parts, Part One, Development Strategy and Part Two, Development Policies and Design Guidance

8.2 Part One, Development Strategy

Of particular relevance to the Snuff Mill Conservation Area is the proposal contained in the Environment section, paragraph 7.24 stating that the Council will prepare conservation area appraisals.

8.3 Part Two, Development Policies and Design Guidance

Part Two of the Glasgow City Plan contains Development Policy Principles and Development Policies and Design Standards that are used by the City Council to consider development applications.

Three Development Policy Principles apply in the Snuff Mill Conservation Area :-

“Residential Development Policy Principle.” This policy recognises that the predominant land use is **“RESIDENTIAL”** but also recognises that residential properties require other facilities e.g. local shops, businesses, community and health facilities as well as recreational and local green space.

“Greenspace Development Policy Principle.” The White Cart, its banks and adjoining land are identified as Greenspace which contributes to the City’s ‘Greenspace Network’ and makes an important contribution to the health and well-being of the community. There is a presumption in favour of retaining greenspace whether in public or private ownership.

“Green Belt Development Policy Principle.” This policy applies to the south and west of Cathcart Old Bridge, including Linn Park and forms part of the City’s Green Network. It is intended to prevent urban sprawl and coalescence and to maintain the visual amenity of the City. Green belt will remain primarily in use for agriculture, forestry, leisure and recreation and other appropriate countryside uses. There is a presumption in favour of retaining the green belt.

Development Policies and Design Standards have been prepared to protect and enhance the character of conservation areas and listed buildings throughout the city. These are primarily located in **Section 8 Built Heritage** as follows: -

- **Policy HER 1 Conservation Areas** which relates specifically to the preservation and enhancement of conservation areas. It also lists the conservation areas within the City and the statutory controls that apply.
- **Policy HER 2 Listed Buildings (Buildings of Special Architectural and Historic Importance)** relates to the protection of listed buildings and their setting.

- **Policy HER 3 Design Standards for Listed Buildings and Properties in Conservation Areas** details Council policy and design standards relating to the maintenance and repair of property as well as proposals for conversion or new development. This is tackled on a topic basis e.g. chimneys, doors, extensions etc.
- **Policy HER 4 and 5** relate to **Ancient Monuments** and **Sites of Archaeological Importance** respectively.

Other relevant policies can be found throughout the City Plan in Sections relating to **Residential, Transport and Parking, Urban Design** and **Greenspace, Landscape and Environment**.

The City Plan can be accessed on www.glasgow.gov.uk.

The completion of the Snuff Mill Conservation Area Appraisal provides an opportunity for the interpretation of these policies at a more local level, focussing on the areas unique character, architectural features and townscape detailing.

8.4 Policies

The City Plan provides detailed guidance on a variety of works relating to listed buildings and conservation areas including standards for, exterior paint work, gutters and down pipes, stonework repair, roofing etc. Some of the policy issues arising within the Snuff Mill Conservation Area are listed below.

8.4.1 Doors

In the Snuff Mill Conservation Area there are many fine examples of traditional panelled storm doors with inner glazed vestibule doors which make a significant contribution to the historical and architectural character of the area. **Policy HER 3 (A) 6.1, Storm Doors** and **6.2, Vestibule Doors**, promote their retention or replacement with doors to match the original. The use of traditional door ironmongery and the use of a single colour are also encouraged.

Policy HER 3 (A) 6.3 provides guidance on the design and installation of close doors.

8.4.2 Windows

In the Snuff Mill Conservation Area the original windows, including their detailing, materials and method of opening are an important element of the buildings design and make a significant contribution to the areas character. Some of these features are being lost in unlisted buildings, with the substitution of modern replacements. The City Council encourages the retention and repair of traditional windows in **Policy HER 3 (A) 16, Windows** which also gives policy guidance on window replacement.

8.4.3 Ironwork And Boundary Treatment

Original cast iron railings were largely removed during the Second World War. The City Plan encourages the removal of timber fencing/masonry walls and the enclosure of all front gardens with the re-introduction of original railings, painted black, (**Policy HER 3 (C) 5, Ironwork and Boundary Treatments**). The restoration and upgrading of front gardens would improve the setting of the buildings. The planting of hedging does not require planning consent, but if planted should be trimmed to railing height.

8.4.4 Roofs

The traditional roofing material in the Snuff Mill Conservation Area is slate. While many of the properties including the listed buildings retain this roofing material, elsewhere in the conservation area it is gradually being replaced by modern concrete tiles. The City Council encourages the retention of original roof details and the re-use of traditional roof materials in **Policy HER 3 (A) 11 Roofs**.

8.4.5 Domestic Garages

Many of the properties within the conservation area have domestic garages. Design and size vary. **Policy HER 3 (C) 4 Domestic Garages** provides clear guidelines on the design and siting of garages in order to minimise their visual impact. In particular, roofs should be ridged or mono-pitched and walls constructed in material sympathetic to the dwelling house. Timber garages with ridged felted roof may be acceptable in certain circumstances and paintwork should match the house colour scheme. Where ever possible garages should be located to the rear of the house or where least open to public view. They should also normally be set a minimum of 6 metres back from the front garden boundary.

9.0 FURTHER INFORMATION AND ADVICE

For further information and advice relating to conservation areas or heritage issues generally please contact: -

**Heritage & Design
Development & Regeneration Services
Glasgow City Council
229 George Street
Glasgow
G1 1 QU**

**Phone 0141 287 8555
Fax 0141 287 8444**

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