

BROOMHILL



CONSERVATION AREA APPRAISAL

2015



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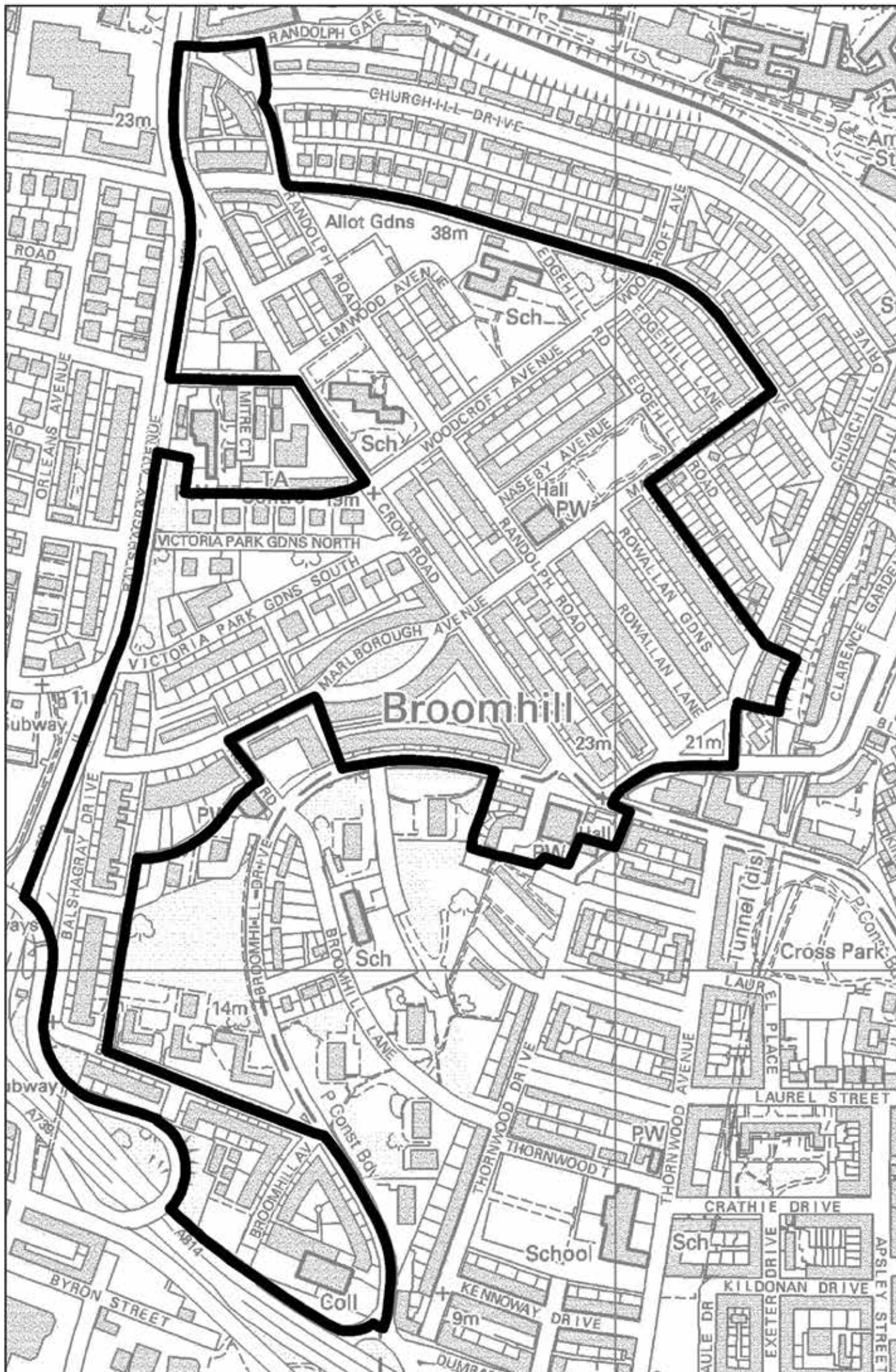
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INTRODUCTION

The Broomhill Study Area is located on the fringes of the city's West End. It is situated north of the River Clyde and is bounded by Thornwood to the south and east, Hyndland and Partick to the east, Jordanhill to the north and west and Whiteinch to the south west.

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 in the Act 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 by this Act to determine which parts of their area merits conservation area status. Glasgow currently has 24 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and former country estate.

What Does Conservation Area Status Mean?

In a conservation area it is both 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 status introduces additional planning controls to help protect the special character of the area. This means that most development including: replacement windows re-roofing, extensions, satellite dishes, stone cleaning or exterior painting, provision of hard surfaces and erection of gates, fences and walls, will require a Planning Application, for which a fee will be payable. Demolition of any structure and works affecting trees are also subject to planning control within conservation areas and there are additional controls with respect to sheds/garages/outbuildings and raised decks.

The Scottish Government have produced a guidance document on Householder Permitted Development Rights which may be accessed at www.scotland.gov.uk

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.



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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 Ministers are required by law to protect conservation areas from development which would be detrimental to their 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 appraisal is to define and evaluate the character and appearance of the study area: to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. It will also identify opportunities and priorities for enhancement.

The study will provide an opportunity to determine potential conservation area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. This document will also provide a framework for the controlled and positive management of change in the proposed conservation area and form a basis on which planning decisions in the area are made. 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 2 (adopted December 2009).

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.

"Designating a conservation area does not mean a prohibition on development. It does mean carefully managing change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations."
– PAN 71





HISTORICAL DEVELOPMENT

Medieval History

Broomhill is not an old established settlement; there is no evidence of prehistoric or medieval habitation in the area. There is little written material on the early development of Broomhill but the lands of Balshagray, which contained Broomhill, can be traced back to the early 12th Century. Balshagray was part of the prebend of Govan which King David gave to the See of Glasgow in 1136.

The name Balshagray is said to be from the gaelic Baile-Seargte, the barren or withered town, and its spelling takes various forms over the next few hundred years including Bailsheagrye, Balschagre, Balchegery, Blaschagry, Bawschagre, and Balzagry.

The earliest mention of Broomhill is in the Rental Books of Balsharay lands in 1525. Crow Road or the Crow Road traversed the area. It was a long established route into the city from the north west and a toll road. The lower part of the road was known as Jordanhill Street. Dumbarton Road, to the south, was the main link with the Clydeside villages from early times.

Balshagray Estate was much reduced during the period of the Reformation.

17th Century

Old Balshagray House (which survived into the 20th Century) had a lintel stone bearing the date 1641 and was built by John Stewart, the last of his line. Old Balshagray passed from Stewart to William Crawford who repaired the building and formed Balshagray Avenue, linking Crow Road and Dumbarton Road. Blaeu's atlas of 1654 shows clearly the buildings at Balshagray.



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18th Century

Matthew Crawford, who died in 1744, conveyed on his son, William, the lands of Balshagrie, Hyndland and Balgray. William was an improver and added to and enhanced the quality of the estate, cleaning, levelling and draining it. William died insolvent in 1755 and his whole effects were sold off. The real estate was sold on 25 July 1759 and was acquired by Richard Oswald of the Oswald family of Scotstoun. In 1795 there were known to be buildings at Broomhill. Thomas Richardson's Map of 1795 clearly shows the tree-lined Balshagray Avenue linking Dumbarton Road to Crow Road at High Balshagrie with the farm of Broomhill located on Crow Road to the east of the avenue.

19th Century

Broomhill began to be developed in the second half of the nineteenth century on greenfield sites. The study area is centred on the site of Broomhill Farm on Crow Road which shows up clearly on the 1st and 2nd Edition Ordnance Study Maps of c1860 and c1895. The 1841 Census indicates that there were only 35 households in the area – this had risen to 131 households by 1861. Broomhill was initially conceived as a suburb for the very affluent and had no church or school and very few shops.

The earliest parts of the area to be developed were at the gusset formed by the junction of Crow Road and Balshagray Avenue where a series of large villas sprang up. Another group of villas were erected to the east of the present day Broomhill Drive; the earliest, Oswald Hill and Oswald Bank, being developed by the Oswald family. Both these groups appear on the Ordnance Survey Map of circa 1860. To the south, on Dumbarton Road, a series of large houses known collectively as Clydevue also appears on this early map.

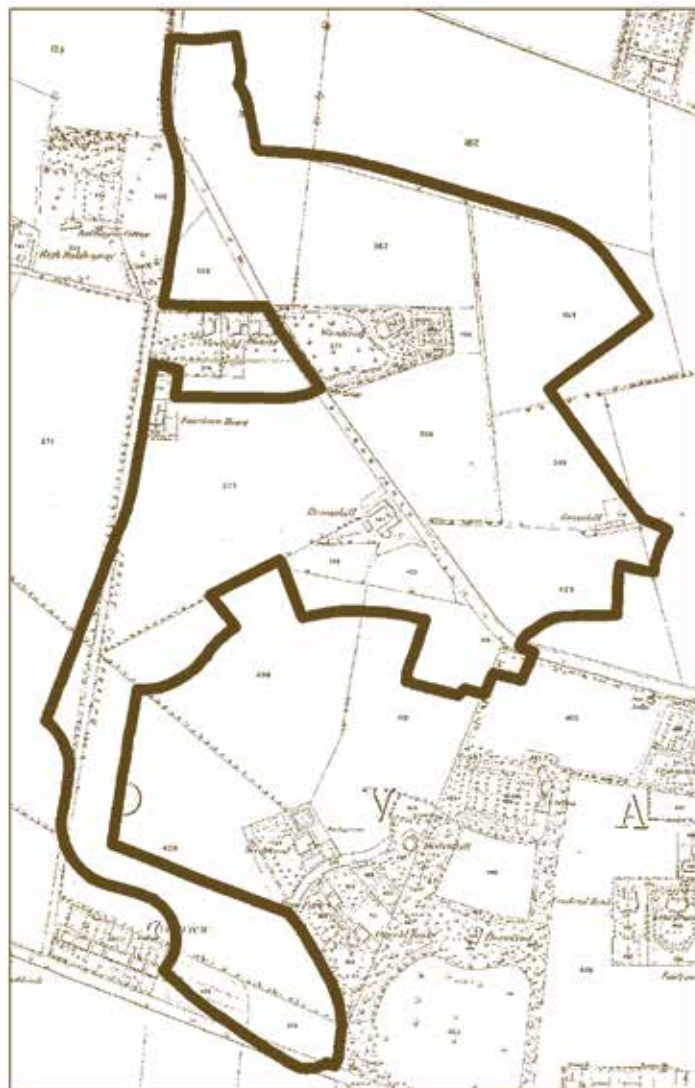
Broomhill really began to develop as early as the 1870s and development was accelerated when Victoria Park was laid out in 1886-87 as a public park for the expanding burgh of Partick. Impressive classically-detailed tenemental properties were erected in 1871 by the Victoria Park Feuing Co. Ltd. to the rear of Clydevue, forming Broomhill Drive, Terrace and Avenue. By the time of the publication of the Second Edition Ordnance Study Map, around 1895, additional villas had been built on either side of Broomhill Drive. The northern group of villas had also expanded and a new road called Park Gardens North, linking Balshagray Avenue and Crow Road, created.

From examination of the Partick Dean of Guild Records it is possible to plot almost precisely when each of the area's streets was developed. They are as follows:-

Mitre Road was originally known as Bishop's Road and was established in the early 1880s when substantial villas were built on the south side only. These were all demolished within the last twenty years to be replaced by modern housing, the R.C. Church of Our Lady of Perpetual Succour and the Territorial Army Centre.

Victoria Park Gardens North (originally Park Gardens North) was established in the 1880s and its villas built between the mid 1880s and 1903.

Victoria Park Gardens South (originally Park Gardens South) was established in the 1890s and has a mix of villas semi-detached villas and terraces.



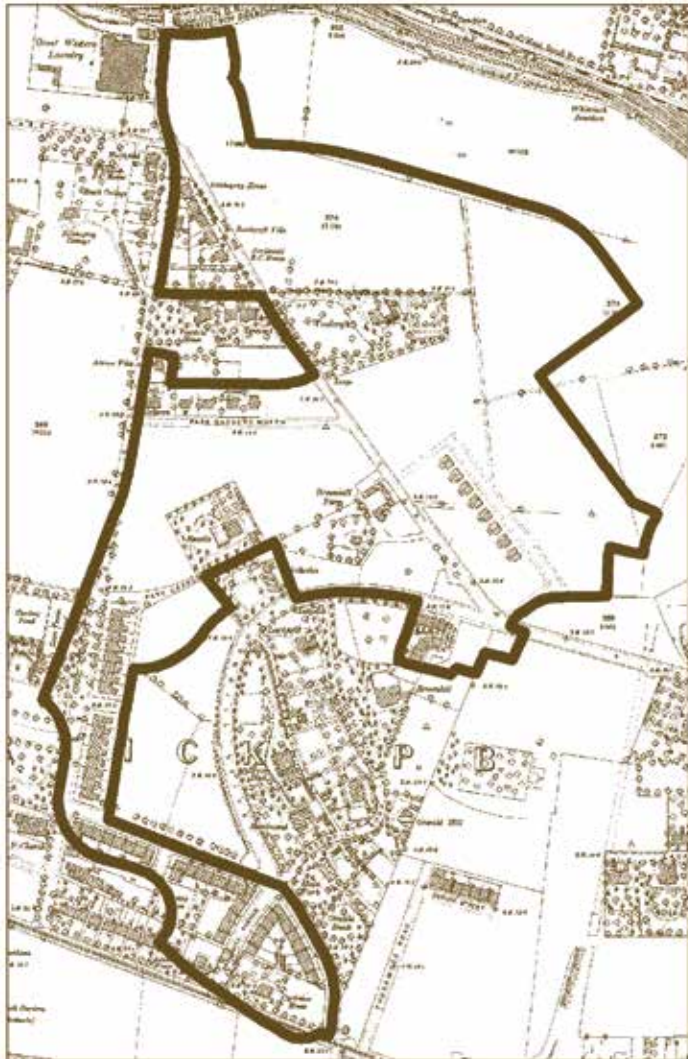
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Balshagray Drive features three terraces of two-storey houses. The earliest is the middle block which was designed in 1888. The southern block followed to a similar pattern in 1892. The northern block is a later development to a smaller scale.

Broomhill Drive was opened up off Dumbarton Road around 1860 to provide access to the large villas then being built on its eastern slope. By the publication of the Second Edition O.S. Map c1895 the road was complete, looping round to link up with Crow Road. The two tenements within the area date from 1905 and 1911.

Broomhill Gardens (originally Gladstone Gardens) was built around 1888 and consists of a straight terrace fronting Broomhill Drive and a curving terrace built up the side of the hill.

Norby Road (originally Netherlea Road) was complete by the 1890s and provided a link between Broomhill Drive and Marlborough Avenue. The modern range of shops was built on the site of the Strathmore / Netherlea double villa.



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The earliest buildings on Crow Road are a series of villas on the western side of the road built prior to the publication of the Second Edition Ordnance Survey Map of circa 1895, and probably dating from around 1870. On the eastern side are 2-storey, red sandstone terraces constructed in the mid 1890s for the builders Peter McKissock & Son. In most cases the architect is unknown but those on the south side of Beechwood Drive are the work of Malcolm Stark and Rowntree.

The red sandstone terrace at 149-161 Beechwood Drive, with its end houses on Crow Road and Randolph Road, was also built in 1895.

The semi-detached 2-storey villas at 9-39 Randolph Road were designed by Adam & Short for the developer J. McMeeken in 1894 while the 2-storey terrace on the opposite side was commissioned two years later by John Renwick and built to the designs of W. M. Whyte. Also on Randolph Road, the red sandstone terraces at Nos. 77-87 and 103-117 were designed in 1897 and 1896 respectively.

Rowallan Gardens has 2-storey terraces on either side of the road. The south western block was designed for James A. Harvey by W.M. Whyte & Co in 1897. The block on the north eastern side followed shortly afterwards.

1900 - Present

The bulk of the Broomhill area was created between 1888 and 1910 mostly in the form of red sandstone terraces, villas and tenements and the churches built to serve their new population.

Although Crow Road was a long established toll road into the city, development along the road itself at the southern end of the area did not take place until the early years of the 20th Century. The first tenement, on the east side of Crow Road north of Broomhill Cross, was designed for the Western Property Co. in 1899. Its neighbour to the north was designed in 1910 for John Auld MacTaggart's Hyndland Building Co. by the architect Charles James McNair in the house style of his recently-retired master John Nisbet. On the western side of the street the 3-storey tenements were the work of William McNicol Whyte in 1902 while the 4-storey block south of Marlborough Avenue was designed by Hugh Campbell in 1908. The northernmost tenement of the area, at 454-486 Crow Road, is a 1906 red sandstone block for J.A. MacTaggart designed by his house architect John Nisbet.

The tennis courts on the north side of Mitre Road were established in the early part of the century as was the bowling green at the junction of Randolph Road and Elmwood Avenue with its clubhouse designed by William Baillie in 1909.

Marlborough Avenue (west of Crow Road) was opened up in the early 1900s and contained a mix of 2-storey terraces and 3-storey tenements. The northern part of its oval was designed and built by William McNicol Whyte in 1902 and the complementary southern section designed for T & R Duncanson by Whyte & Kennedy in 1907. The small curving terrace of 2-storey red sandstone houses at Nos. 4-24 are to the designs of the Glasgow Style architect William Baillie and were built in 1903.

The tenements between Woodcroft Avenue and Marlborough Avenue on the east side of Crow Road with frontages onto Beechwood Drive, Edgehill Road, Randolph Road, Naseby Avenue with the associated open space once known as the Winston Pleasure Grounds were all developed between 1911 and 1914 and are a continuation of the block designed in 1910 fronting Crow Road. These were all built for the Hyndland Building Co. in their distinctive house style by Charles James McNair.

The small curved terrace of 2-storey houses on Churchill Drive was designed in 1903 for the developer John Renwick.

Between c1912 and c1933 an additional four red sandstone terraces were constructed at 74-102 Randolph Road, 21-33 Elmwood Avenue and 58-72 Balshagray Drive.

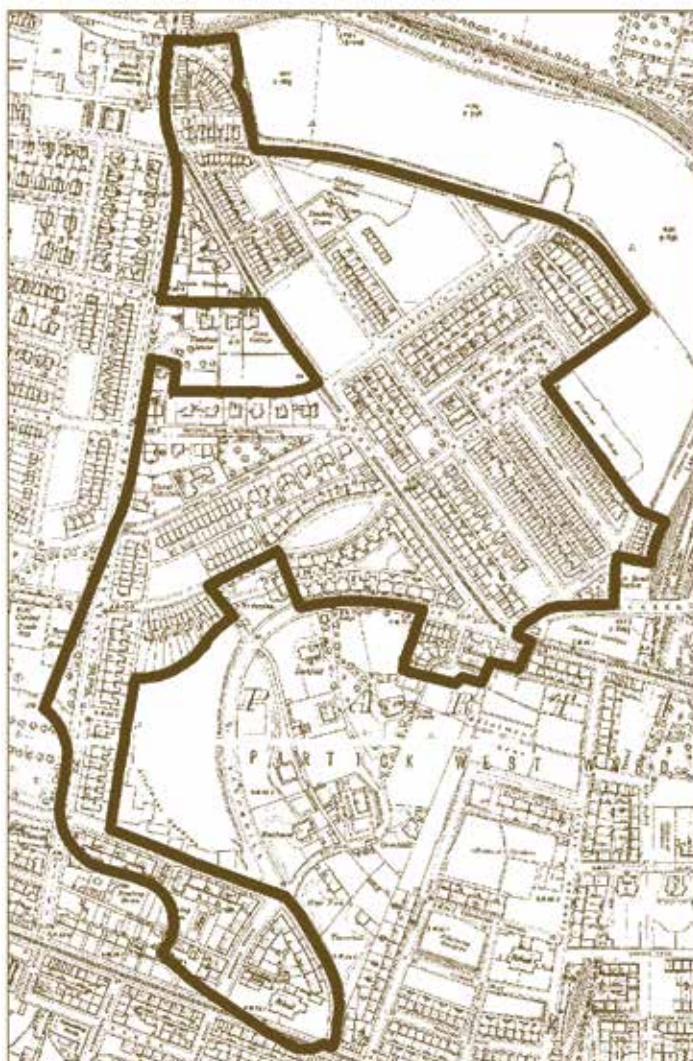
Broomhill was formerly part of the Burgh of Partick before Partick was absorbed into the city of Glasgow in 1912. By 1915 the development of the whole area was largely complete and it altered little over the next twenty years. After World War II or in between the wars, the original villas which heralded the development of Broomhill were demolished and replaced, on either side of Broomhill Drive, with 2-storey local authority housing. Of these, only three terrace blocks and four semi-detached houses on the east side of Broomhill Drive

survive. The remainder were swept away between 1963-69 when the S.S.H.A.'s Broomhill Scheme was erected. Five 18-storey tower blocks were erected to the east of Broomhill Drive while the houses to the west were replaced by three 8-storey blocks and three blocks of modern 4-storey tenements. Broomlea School to the east of Broomhill Drive was built within the last twenty years and the former Victoria Park Parish Church, built as recently as 1968-70 at the foot of Broomhill Drive, was demolished and replaced with a modern flatted development in red brick.

In 1957 work began on the Clyde Tunnel. Formation of the northern approach required the removal of 10 properties facing onto, or in close proximity to, Balshagray Avenue. The north bound tunnel opened in July 1963 and the south bound in March 1964.

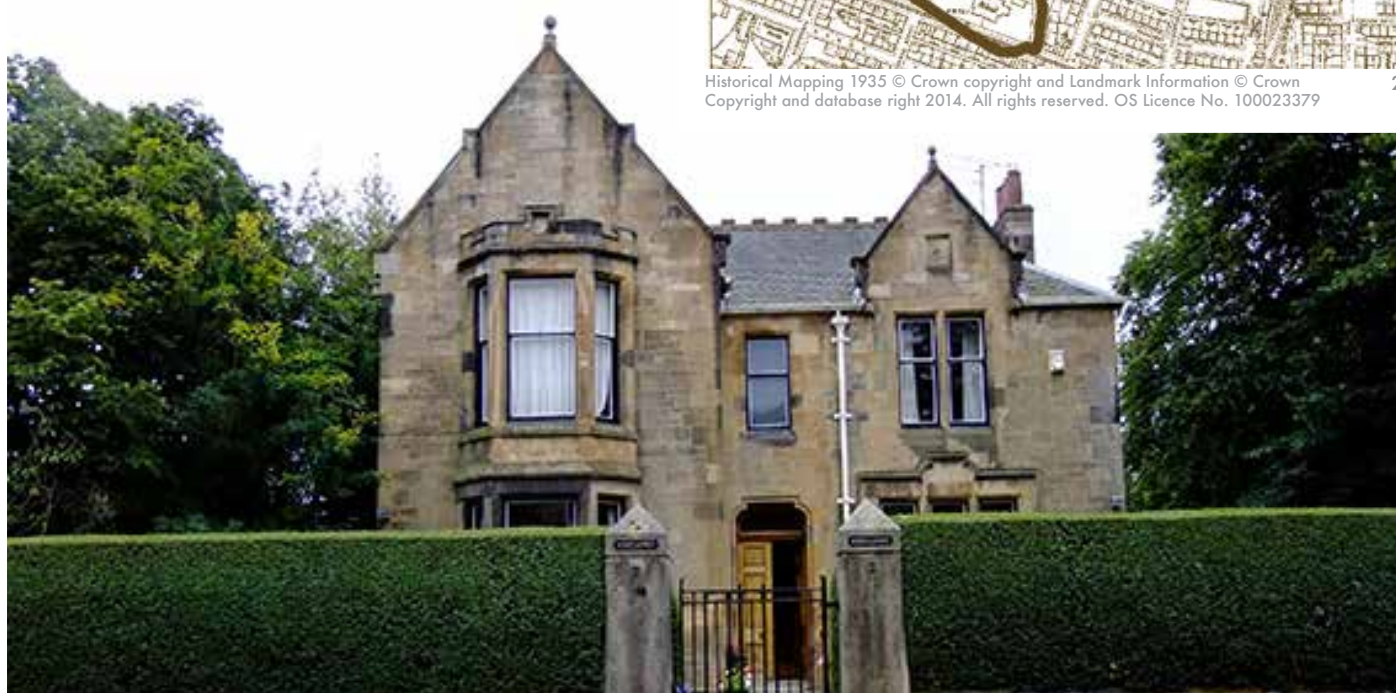
There are a scattering of later 20th Century intrusions within the adjoining area. The three T-shaped housing blocks at the west end of Marlborough Avenue were built in the late 1960s/early 1970s. The small shopping precinct nearby on Norby Road is a more recent development.

To the north of the area, on Mitre Road, Our Lady of Perpetual Succour is a 1960s R.C Church designed by Charles Gray with dramatic dal-de-verre windows. Adjoining it to the east are the two recent housing developments of Mitre Gate and Mitre Court on the site of the large Victorian villa Viewfield House. The Territorial Army Centre to the east has also replaced a substantial Victorian villa, Viewpark.



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TOWNSCAPE APPRAISAL



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1 View along Woodcroft Avenue / 2 Street trees, Rowallan Gardens / 3 23-27 Broomhill Drive

Topography

Broomhill is built on one of the city's many drumlins and the study area changes level considerably over its area. Dumbarton Road to the south is 7.17m above sea level at its junction with Broomhill Drive. Broomhill Drive rises in a steep curve from this point to a high point of 23.3m at Inverclyde Gardens. Here it levels out towards Broomhill Cross. From Broomhill Cross, Crow Road drops northwards approximately 4m to a point near its junction with Woodcroft Avenue then rises up again another 4m where it joins Balshagray Avenue.

Balshagray Avenue drops dramatically from a high point of around 23m at the junction with Crow Road to around 6.8m at the southern end of Balshagray Drive.

The highest point in the area is in Beechwood Drive just north of the allotments where the roadway is some 37.9m above sea level and fully 18.7m above Crow Road.

Gateways

The principal gateways into the study area are at Broomhill Cross where four routes converge.

- The first gateway is into Broomhill Drive from the east and is formed by the gushet building at Crow Road and the front gardens of the two storey Broomhill Gardens. The entry into Crow Road from Broomhill Cross is between the same gushet building and the 4-story tenements opposite.
- The northern gateway is at the gushet formed by Crow Road, at its junction with Balshagray Avenue.
- The only vehicular access into the area from the west (all others are blocked by the Clyde Tunnel approaches) leads from Balshagray Avenue into Victoria Park Gardens South.
- The southern gateway into the area is at the roundabout at the junction of Dumbarton Road and Broomhill Drive. This gateway is formed between the Anniesland College Balshagray Building and the listed tenements to the north and the red sandstone tenements opposite.



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Street Pattern

The study area consists of two distinct areas separated by Crow Road.

To the east of this major through route the street pattern is an irregular grid with service lanes to the rear of semi-villas, terraces and tenement property. West of Crow Road the street pattern is also irregular with roads mainly travelling in an east-west direction connecting, or formerly connecting Crow Road to Balshagray Avenue. Balshagray Drive on the western boundary of the area was originally the lower part of Balshagray Avenue but was separated from the main Avenue when the Clyde Tunnel approaches were formed. Two roads split westwards from Crow Road, the first forming a triangular garden overlooked by villa development while the second creates an oval garden bounded by two curved tenements. The topography dictates the curve southwards of Broomhill Drive from Broomhill Cross to Dumbarton Road and the tight curve of the Broomhill Gardens cul-de-sac to the south of Broomhill Cross. More recent development e.g. the primary school and flats to the east and west of Broomhill Drive largely ignore the original street pattern and building line.

Plot Pattern

The original plot pattern of the area is almost completely intact with two exceptions:-

- The original villa plots to the east of Broomhill Drive were replaced firstly by low rise local authority housing which in turn was largely replaced by tower blocks of flats.
- 10 properties facing onto, or in close proximity to, the tunnel approach at Balshagray Avenue were demolished and the plots incorporated into amenity open space or in the case of Viewfield House the plot was redeveloped.



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The plot sizes of the detached and semi-detached villas are quite large and mostly rectangular in shape with variations occurring at corners. The Victorian terraces on Balshagray Drive also have substantial rectangular plots while those to the east tend to be narrower and shorter. The plots of the curved terrace at 4-24 Marlborough Avenue radiate fan-like to the south and diminish in size from west to east.

The tenements retain their regular sized plots creating strong urban blocks. Development which has occurred since the First World War, largely ignores traditional plot patterns with the exception of the terraced and semi detached local authority housing on the east side of Broomhill Drive.

Open and Recreational Spaces

There are four principal areas of open space within the study area:-

- Naseby Park, once known as the Winston Pleasure Grounds, is a formal rectangular open space, tree-lined with grassed area, footpaths, seating and children's play equipment surrounded by hedging and railings. It is maintained by Glasgow City Council.
- the gushet between Victoria Park Gardens North and South, a grassed triangle of private open space with mature trees and seating surrounded by hedging and railings.



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- The oval shaped garden between the crescents on Marlborough Avenue is an area of public open space lined with mature trees and provided with a scattering of seats, surrounded by hedging and railings. This area contains a sign indicating that it, too, is maintained by Glasgow City Council.
- To the west of Broomhill Drive outwith the Conservation Area boundary is the largest area of open space, an informal grass area with trees located between the three 8-storey tower blocks and adjoining 4-storey modern tenements.

Lesser areas of public open space are also found throughout the study area. They include a rectangular formal area of open space found to the north of Broomhill Primary School Annexe on Elmwood Avenue and two irregular-shaped, grassed areas of public open space with a line of mature trees on the eastern side of Balshagray Avenue.

Allotments are to be found on the south side of Beechwood Drive and to the south of those is Jordanhill Bowling Green. Privately owned tennis courts are sited on the north side of Mitre Road.

Amenity strips located between pavements and the highway on the east side of Crow Road and south side of Woodcroft Avenue and small triangular shaped areas of grass and trees at some road junctions complete the street layout.

Circulation and Permeability

The main part of the study area is dominated by three significant roadways. To the west Balshagray Avenue carries the A739, a major north-south route, through the Clyde Tunnel. To the south west of the area is a figure-of-eight loop where this route intersects with the A814, and leads on to the Clydeside Expressway. Access to the bulk of the study area from Balshagray Avenue is only possible at the traffic light-controlled junction with Victoria Park Gardens South, all other routes from the west being blocked up by the Clyde Tunnel Approaches.

Crow Road is a busy thoroughfare bringing traffic into the city from the northwest. Broomhill Cross, is a major intersection where Broomhill Drive and Clarence Drive meet Crow Road.

Broomhill Drive is another significant north-south vehicular route providing a link between Dumbarton Road and the Clydeside Expressway in the south and Crow Road at Broomhill Cross.

Apart from the routes indicated the study area consists of quiet residential streets.

A series of service lanes provide access to garages located to the rear of properties and thus reduces the incidence of on-street parking. The exception to this is in the tenemental part of the area where on-street parking is the only option for residents.

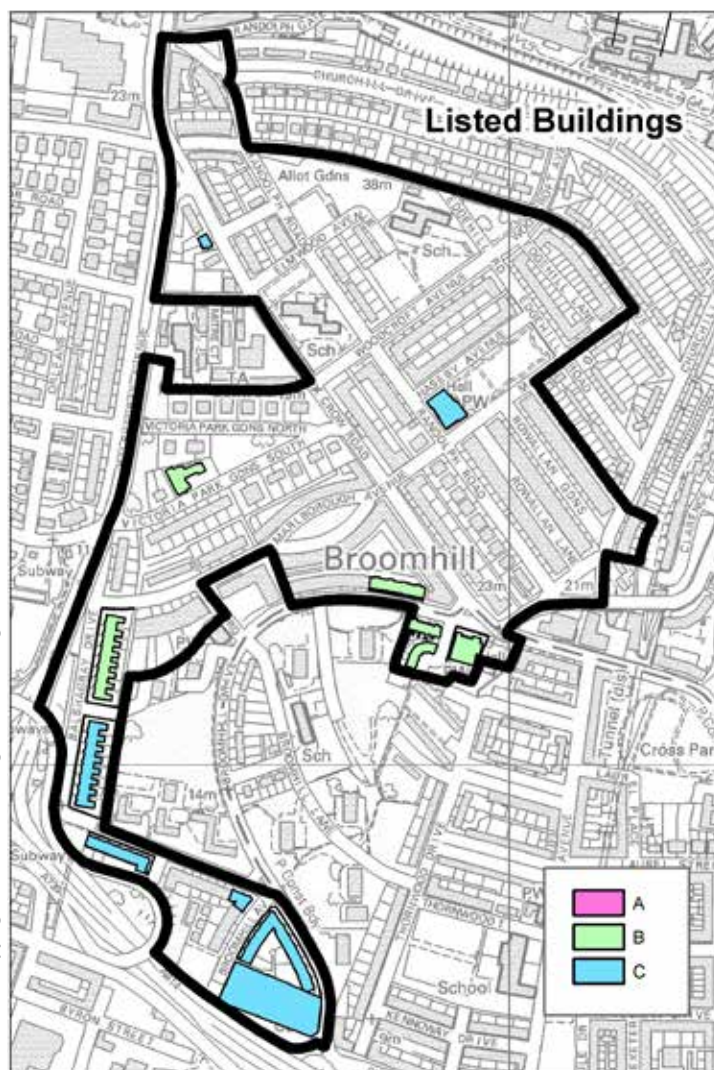
Two underpasses at Balshagray Avenue provide pedestrian access to Victoria Park underneath the Clyde Tunnel approaches. Another underpass from Broomhill Terrace links the area to Whiteinch beneath the busy Clydeside Expressway.

Views

Tower blocks dominate views from Broomhill Cross southwards while views northwards from the elevated position of Churchhill Drive and Beechwood Drive include Gartnavel Hospital and Kelvindale. Long views are formed along lanes and streets of tenement vistas. Dockyard cranes appear over Thornwood tenements to the south, the spire of Broomhill Church dominates east/west views along Randolph Road and north/south views of Marlborough Avenue, while Jordanhill College can be glimpsed from the northern end of Randolph Road.

Activities/Uses

The principal land use is residential, however, five churches (one converted to residential use), and the former Balshagray Public School (now the Anniesland College Annexe) and the current Broomhill Primary School and Annexe are located in the study area. Commercial properties



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are found in the tenements on Crow Road and at a small modern shopping development located between Marlborough Avenue and Broomhill Drive at Norby Road. A large Territorial Army Centre is located in the north of the area on Crow Road and recreational uses include Broomhill Tennis and Squash Club at Mitre Road and Jordanhill Bowling Club at Elmwood Avenue.

Architectural Character

The study area is predominantly residential in character with a broad mix of building types ranging from Victorian stone villas and semi-detached villas, to two-storey terraces and three and four-storey Edwardian tenements. It is served by a variety of community facilities including the primary school, churches, recreational facilities and shops. The architectural character derives mainly from a diversity of grey, honey and red sandstone buildings set in the original Victorian/Edwardian street pattern. The area may be subdivided into 4 distinct sub-areas, each with their individual character.

- Victoria Park Gardens North and South contain some of the original detached and semi-detached villas with classical, baronial and arts and crafts detailing.



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- The red sandstone tenemental area is centred on Crow Road and is a mix of 3 and 4-storey blocks primarily in red sandstone. The notable section is the earliest tenement block, known as Inverclyde Gardens, on Broomhill Drive which is an extravagant Baronial composition in grey sandstone. The red sandstone tenements contain both classical and Glasgow Style details with assorted commercial properties at ground floor level, some with original shop fronts.
- East of Crow Road is a row of semi-detached villas and a series of 2-storey grey and red sandstone terraces, some of the former having painted facades. Many of the houses in this area have finely-detailed Glasgow Style stained glass upper sashes.
- To the south of the area is a group of 3 grey tenemental blocks with fine classical and French Empire style detailing.

Listed Buildings

There are thirteen listed buildings within the Broomhill study area. Of the five churches within the area, two are listed Category B and one Category C. The Category B churches are Broomhill Trinity Congregational Church (now in residential use), a 1907 Arts and Crafts design by John James Burnet with an earlier hall while Balshagray Parish Church at the junction of Crow Road and Broomhill Drive is a red sandstone Arts and Crafts interpretation of perpendicular style gothic by Stewart & Paterson and was built between 1907 and 1912. Broomhill Church in Randolph Road, which was built 1902-05, is also a gothic church by Stewart & Paterson with a slim spire and is C listed.

Donald Bruce and Edward AB Hays' Balshagray Public School, (former Anniesland College, Balshagray Campus), is an imposing C listed three storey former Govan Parish School Board school building in an expressive Roman Renaissance style. It is located on the southern boundary of the study area and includes a swimming pool building, janitors house and fine gates and railings.

All the other listed items are residential. Inverclyde Gardens, a flamboyant Scots Baronial tenement block at 137-159 Broomhill Drive by the architect/builder William McNicol Whyte, was built in 1905 and is B listed. On the opposite side of Broomhill Drive is the small group of houses known as Broomhill Gardens. This quaint little development was built 1888-91 fronting onto Broomhill Drive with a curving terrace on the steep slope to the rear. It is also B listed.

Two other listed items are blocks of terraced houses on Balshagray Drive. The northern block at Nos 46-56 was designed by John Burnet, Son & Campbell in 1888 for the builder J. Smellie Junior. The block is relatively simple in design with classical details. The drawings for the southern block were prepared by John Smellie senior obviously using the northern block as a template. The northern block is listed at category B while the copied version is a category C.

To the south of the area are three blocks of 3-storey C listed tenements, all dating from around 1860 and built in the style of the eminent Glasgow architect Charles Wilson.

To the north of the area, on Crow Road, lies a classically detailed villa dating from around 1855 with a fluted Doric doorpiece.

Building Materials

The traditional building materials found in Broomhill include: -

- Red, grey and honey sandstone
- Slate
- Cast Iron
- Glass, stained, etched
- Brick
- Granite columns
- Whinstone
- Timber
- Harling
- Ceramic tiles



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1 Granite columns, Marlborough Avenue / 2 Detail of Stained Glass, Rowallan Gardens / 3 Common brick boundary walls, Rowallan Lane East / 4 Decorative tiles, Crow Road / 5 Example of decorative ironwork gate, Randolph Road / 6 Street trees, Rowallan Gardens / 7 Stone Gate piers, Victoria Park Gardens North / 8 Allotments, Beechwood Drive



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Condition

The buildings and gardens within the conservation area are generally well maintained.

There is limited evidence of traditional materials being replaced with inappropriate modern materials including tiled roofs, upvc windows and rainwater goods. While low masonry boundary walls remain, the removal of original railings and gates during the Second World War is regrettable as it has eroded the appearance of the historic streetscape. These railings have largely been replaced by neatly clipped hedging and modern railings and gates.

Townscape Detail

Broomhill is characterised by a variety of fine stone residential building types dating from the late 19th and early 20th century all located in a mature landscape. The area is enriched by a variety of townscape details which are illustrated throughout this document, including: -

- Stained glass and leaded windows
- Decorative ironwork including ornamental finials, gates and railings
- Common brick rear boundary walls
- A variety of stone gate pier designs
- Stone boundary walls
- Mature tree lined streets
- Stone road gutters
- Porticos and porches
- Towers and turrets
- Tall chimney stacks
- Well stocked mature gardens
- Sash and case windows

Landscape and Trees

This area has a strong and established landscape framework created by the street trees, front gardens and the further trees contained in the several open spaces.

The following are important factors in the landscape of the Broomhill Area:-

- There are a significant number of street frontages which include good quality mature trees, most of which make a useful contribution to the setting of these properties.
- Most of these trees are located within grass verges, some up to 3m. wide, which help to reduce potential conflicts with footway maintenance and protection of underground services.
- The existence of grass verges creates a feeling of a planned, green, spacious environment and increases the prospect of appropriate and successful replacement tree planting.
- Where front gardens exist, they are often reasonably proportioned to allow further tree planting without creating some of the problems (shading, damage to foundations, brushing up against properties etc.) associated with other conservation areas.
- Gardens are well stocked and often surrounded by low masonry boundary walls and mature, well clipped hedging which complements the fine built environment.
- There are a number of open spaces within the area containing some good specimens which make a positive contribution to the amenity of the area.



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CHARACTER ASSESSMENT

Having examined the historical development and townscape of Broomhill it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historic interest.

Assessment of Buildings

An important part of character assessment involves the evaluation of buildings, identifying those that make a valuable contribution to the character and appearance of the area.

Listed Buildings - Buildings that are “listed” have already been assessed by Historic Environment Scotland as being of special architectural or historic interest and are included on the Scottish Ministers statutory list.

There are thirteen listed buildings in the Broomhill study area which contribute positively to the appearance of the conservation area and provide points of interest that enrich the special character of the area. They reflect the quality of architecture and individuality of design of both public and residential properties.

Unlisted Buildings of Townscape Merit - These are buildings which, although unlisted, make a positive visual contribution to the character of the area. In Broomhill these are the traditional pre-World War 2, stone residential properties, tenements, terraces and villas which unify the townscape through their age, design and materials as well as maintaining the visual rhythm created by the various forms of development.

Assessment of Areas

It is also important to assess the character of the areas/spaces between the buildings. The residential properties that dominate the study area are set within mature private gardens which contribute significantly to the character of the area. These are complemented by well tended communal gardens, amenity spaces and allotment gardens.

Key Features and Key Challenges

Having carried out a detailed assessment of buildings and areas it is now possible to identify:-

The Key Features - which define the special architectural and historic character of the area and

The Key Challenges - inappropriate elements which detract from the character and appearance of the area.

Key Features

Street Pattern - Throughout the study area, there has been little change to the historic street pattern established in the late 19th Century as may be seen from the Historic maps. The most radical change to the street pattern, although outwith the Study Area, is the construction of the Clyde Tunnel approach roads which severed Broomhill from Victoria Park.

Building Line - The original and appropriate building line is generally intact throughout the Study Area. Observance of the building line adds coherence and regularity to the streetscape as well as framing street views and forming focal points in the area.

Architectural Quality - This is an area characterised by fine Victorian buildings. Many of the traditional tenements, town houses, terraces, villas and public buildings successfully retain their architectural integrity with traditional materials, fine detailing and original features contributing to the overall quality. There is a presumption in the City Plan that these buildings will be retained and reused wherever possible.

Use of Traditional Materials - The majority of buildings within the conservation area are constructed in stone with slate roofs, timber sash and case windows and timber doors and cast-iron railings. The fact that many traditional properties in the Broomhill area remain largely intact means that the area exhibits a particular character or architectural quality and sense of history.

Original Architectural & Townscape Details - Despite the introduction of modern materials on some buildings, a rich diversity of original details still survive, e.g. storm doors, sash and case windows, ironwork, decorative stonework sculpture and statuary and traditional shopfronts, which provide townscape interest as well as adding to the character of the area.

Uniformity & Repetition - The uniformity and repetition of features such as chimney stacks, bay windows, projecting window architraves, flying stairs and decorative ironwork adds to the character of the area.

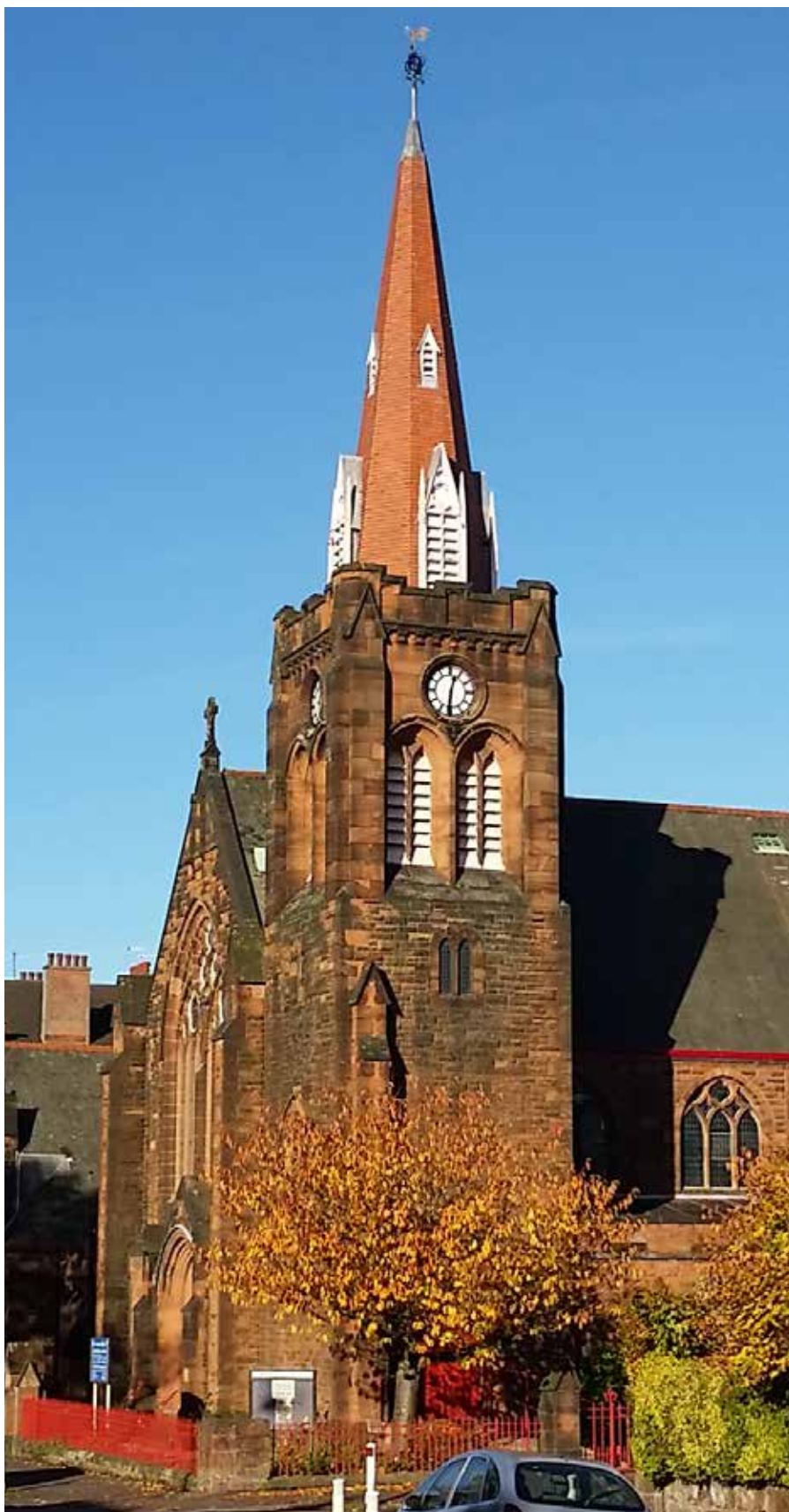
Key Challenges

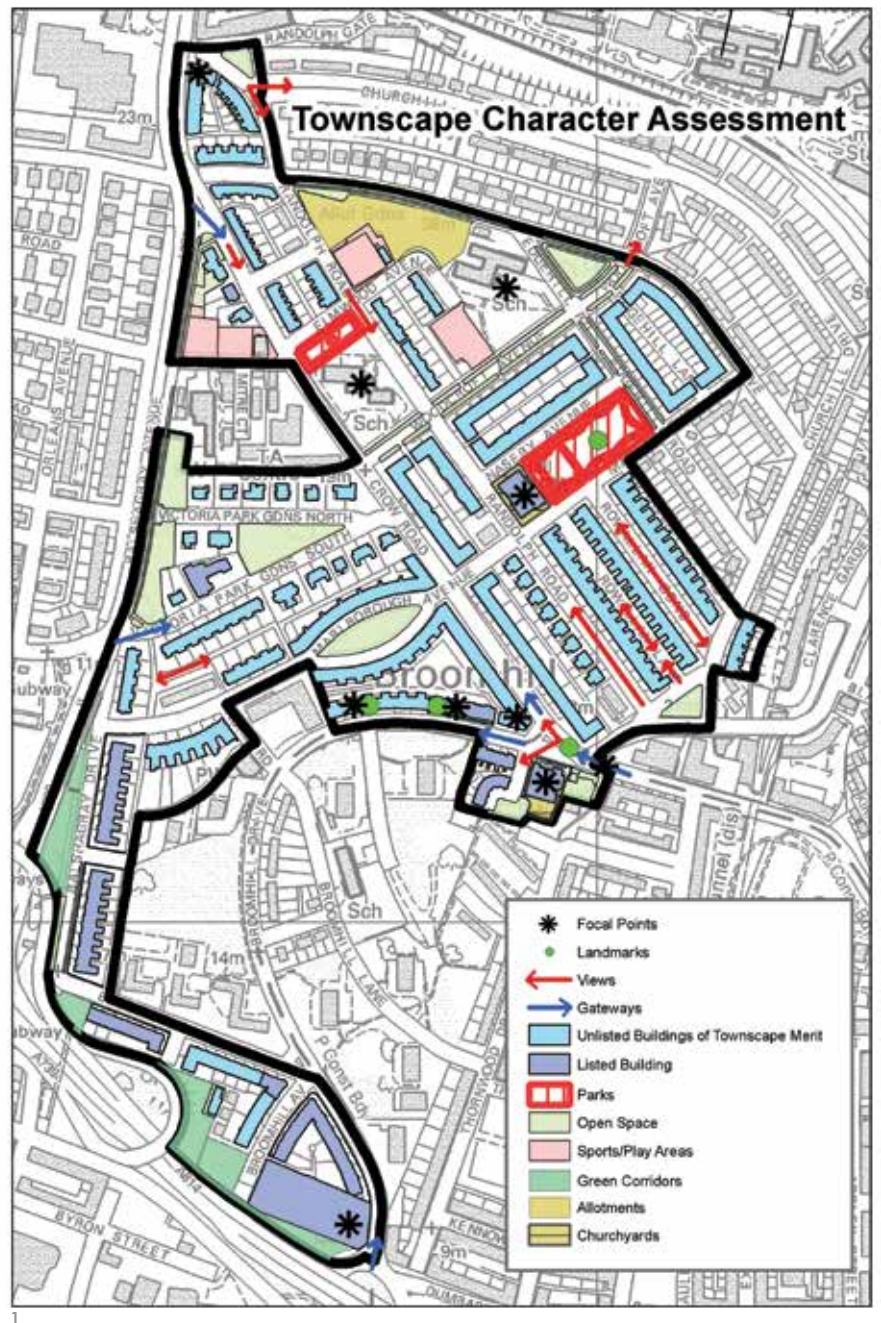
Whilst many changes such as repair and reuse of historic buildings or sensitive redevelopment can have a beneficial impact, others have the potential to damage the character and appearance of the area. Outlined below are the most significant challenges to the special architectural and historic interest of the conservation area

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, inappropriate replacement doors, windows, roof coverings and loss of chimney stacks have to some extent eroded the special character of the conservation area. The reversal of this trend is important. Slate is the traditional method of roof covering in the area. While the vast majority of the 2-storey properties retain their original slate almost all of the tenement buildings have had their original roof covering replaced with concrete tiles in a variety of forms.

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 and metal substitutes which are not in keeping with the character of the buildings and the removal of original slate roofs to be replaced with modern tiles. The 2014 survey associated with the Appraisal has shown that 50% of properties within the study area retain their original windows, with the impact of modern materials greater and more noticeable with respect to the tenement properties. Many terraces and villas in the area however have retained the original features that contribute to the character of the area. The survey has also shown that 88% of properties in the area have retained the original roofing material.

The Public Realm - The quality and upkeep of the public realm within the conservation area is important. Damage to paving surfaces by utilities and other contractors, design and location of street furniture, street lighting, proliferation of street signs and the maintenance of amenity spaces, all need to be addressed to ensure the character and appearance of the conservation area is maintained.





1 Townscape Character Assessment / 2 Communal Gardens, Marlborough Avenue

CONSERVATION AREA BOUNDARY

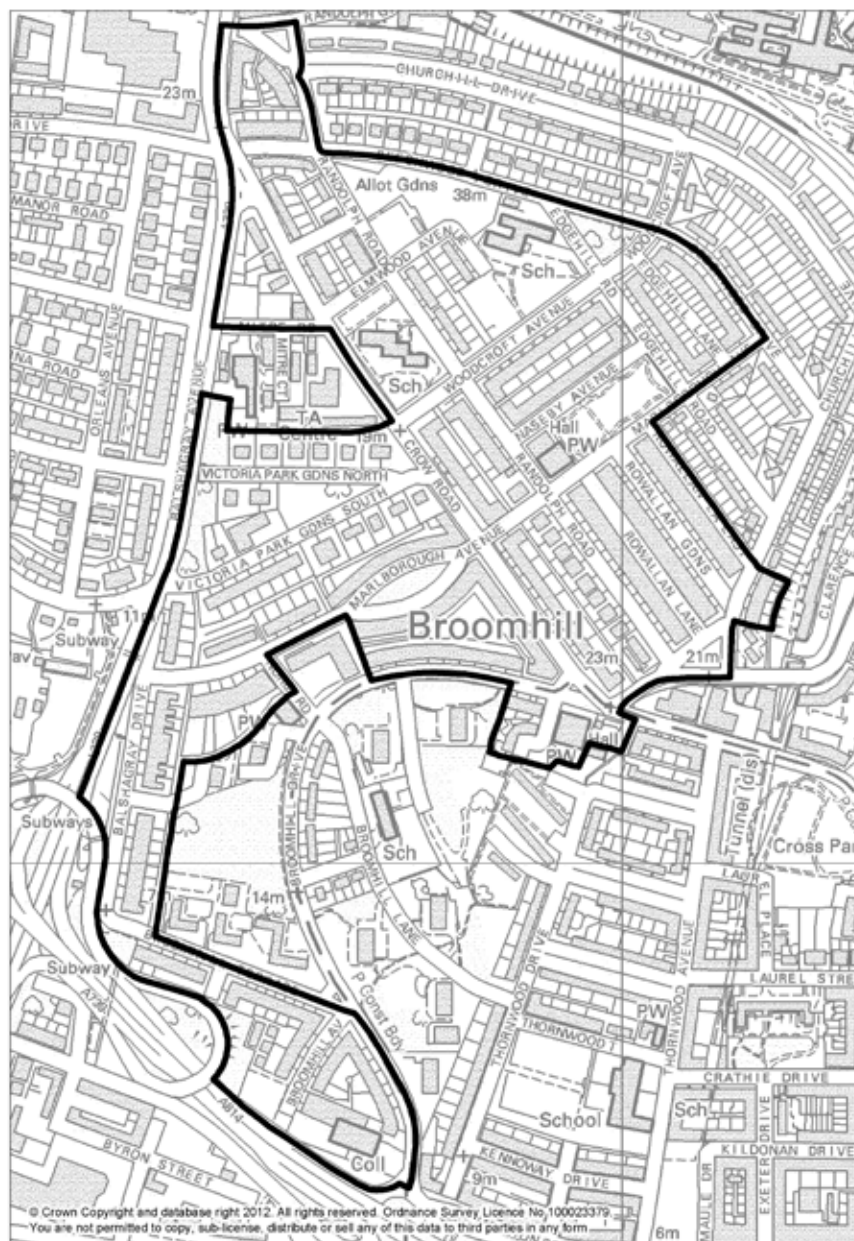
An important element of this appraisal is to determine whether all, part or none of the study area merits conservation area status. If a conservation area is to be designated then clear and logical boundaries have to be determined.

Appraisal Analysis

The appraisal has shown that there is a historic core to the study area which is defined by its historical development and surviving historic built form, including the concentration of listed buildings and other properties of architectural merit.

The area is focused primarily around Broomhill Cross, and extends north, west and southwards to include a planned layout of villas, terraces, tenement blocks, public buildings and associated open spaces.

The physical barrier of the Clyde Tunnel approaches and Balshagray Avenue forms a strong and logical western boundary to the area. The string of listed tenements and terraces in the south west of the area should also be included as they are among the oldest properties in Broomhill and heralded the start of the northward development of the area. It is also logical to include the former Balshagray Public School and its swimming baths as they



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contribute significantly to the townscape and are an important landmark at the southern gateway to Broomhill.

The northern boundary respects the historical development of the area by excluding the more recent buildings including the Mitre Court housing development, Our Lady of Perpetual Succour RC Church and the TA Centre. The sweep of Beechwood Drive is the logical boundary of the area to the northeast, separating the pre-World War I properties from the inter-war bungalows and later local authority housing. For similar reasons Rowallan Lane East is also a logical eastern boundary.

The proposed boundary for the Broomhill Conservation Area was largely supported as indicated by the consultation responses although there were several requests that the open space to the west of Broomhill Drive be included within the designation. Having

considered this in further detail, it has been concluded that the boundary will remain as proposed in the consultation Draft. It should be noted that this area is classified in the Glasgow Open Space Map as Amenity Greenspace. As such it is protected by City Plan 2 Policy ENV1 – Open Space Protection that aims to ensure areas of formal and informal open space are protected from inappropriate development, in order to maintain or enhance the quality of life, health, well being and amenity of the communities they serve and also promote sustainability and biodiversity.



PRESERVATION AND ENHANCEMENT

Detailed analysis of the conservation area's character has highlighted opportunities for its preservation and enhancement.

The application of planning policies and provision of information and advice encouraging sympathetic maintenance and repair are important tools in the preservation of the area's unique character and are dealt with in the following pages.

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

Opportunities for Preservation and Enhancement

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 and entrance steps, 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.

Development - Minor works such as the removal of chimneys and replacement or alteration of traditional windows, doors, and roofs with modern styles and materials are evident and can have the cumulative effect of eroding the character and appearance of a conservation area.

The City Council is committed to the preservation of the area's unique character through the application of City Plan policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in City Plan 2 (2009) Policy DG/DES 3, and online at www.glasgow.gov.uk/cityplan.

Information and Advice - Property owners and residents have a major role to play in the preservation and enhancement of Broomhill Conservation Area. To encourage participation the City Council will prepare and distribute information leaflets explaining the implications of living in a conservation area and/or listed building. This information will be available on the Council's website. Useful names, addresses and contact details are listed at the end of the document.

Streetscape and Street Furniture – The standardisation and coordination of streetscape elements such as pedestrian barriers, litter bins, street signage, lighting, street name panels, phone boxes and traffic control boxes would complement the formal lines of the prevailing architecture and reinforce the character of the conservation area.

Lighting – It is important that street lighting fixtures complement the architectural and historical character of the area. All lighting fixtures will be assessed on their merit. Land and Environmental Services and DRS must be satisfied that lighting proposals meet the council's design standards with regard to light quality and enhancement of the historic environment.

Grants – The Glasgow City Heritage Trust administers a discretionary grant designed to assist householders with the restoration and repair of listed buildings and unlisted buildings in conservation areas. Owners of property within a designated Conservation Area can apply, although only certain kinds of work are eligible including:

- repair or reinstatement of original architectural features such as windows, decorative work and railings.
- repair structural elements including masonry, roofs and joinery.

For further information contact:
Glasgow City Heritage Trust,
54 Bell Street,
Glasgow,
G1 1LQ.

Telephone: 0141 552 1331

email:
info@glasgowheritage.org.uk





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ARTICLE 4 DIRECTIONS

Historically, Article 4 Directions have been used as a further way of ensuring that a conservation area maintains its character and appearance.

The effect of a Direction is to control minor works which, over time, could erode the character and appearance of a conservation area.

In February 2012 however, the Town and Country Planning (General Permitted Development (Scotland) Amendment Order 2011 (SSI 2011/357) came in to force, removing householder Permitted Development Rights within Conservation Areas.

In the Broomhill area, the majority of residential property is flatted and therefore has very limited 'permitted development' rights according to the new legislation. In view of the removal of Permitted Development Rights now conveyed by Conservation Area status, it is considered that additional Article 4 Directions would not be required.

The protection and enhancement of the special character and appearance of the area would be secured through the implementation of the Council's City Plan policies and supplementary guidance.

Any planning application which is thought likely to alter the character of a Conservation Area must be advertised in the local press and a notice posted near the site. The local authority must then allow 21 days for objections and comments before determining the application.



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All trees in a Conservation Area are protected from works including pruning, lopping or felling. They can make a significant contribution to the character of a Conservation Area. Before any work can be undertaken the Local Authority must be notified. On receipt of notification Glasgow Council have six weeks in which to determine whether formal permission is required for the proposed works.

CITY PLAN

The quality and character Broomhill Conservation Area will be maintained through the implementation of policies contained within the adopted Glasgow City Plan 2, 2009.

The City Plan 2 document can be accessed online at www.glasgow.gov.uk

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



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FURTHER INFORMATION



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Useful Publications:-

Glasgow City Council

Glasgow City Plan 2 is available on the Council website and details all policies designed to protect and enhance the historic and natural environment.
www.glasgow.gov.uk/

Historic Environment Scotland

Guides
Conservation Group's series of INFORM Guides, available from Historic Scotland or downloadable from their website. These leaflets give owners of traditional buildings information on repair and maintenance.
www.historic-scotland.gov.uk

Useful Contacts:-

Useful Contacts:-

For all planning, conservation, landscape, tree, building control and public safety related enquires:

Development & Regeneration Services
Phone 0141 287 8555.
www.glasgow.gov.uk

For all grant enquires:

Glasgow City Heritage Trust
Phone 0141 552 1331
www.glasgowheritage.org.uk

Additional enquires:

Historic Environment Scotland
Phone 0131 668 8600
www.historic-scotland.gov.uk

IHBC Institute of Historic Building Conservation
www.ihbc.org.uk

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