

GLASGOW

conservation areas





Nelson Mandela Place - Central

WHAT IS A CONSERVATION AREA?

A conservation area is a part of the city that has special architectural or historic interest and it is the character and appearance of these areas that we all wish to preserve or enhance.

The City Council has to decide which parts of its area are of sufficient architectural or historic interest to merit becoming conservation areas.

WHAT DOES IT MEAN FOR AN AREA TO BE CALLED A CONSERVATION AREA?

In a conservation area it is the buildings and the spaces in between them that make the area special. It is this special character that planning controls seek to preserve and enhance. Care should therefore be taken to ensure that new development is appropriate and contributes positively to the character and appearance of the area.

The following works are brought under planning control in a conservation area:-

- Demolition of buildings
- Removal of, or work to, trees
- Development involving small house extensions; roof alterations; stonecleaning or painting of the exterior; provision of hard surfaces and
- Control over satellite dishes

Where the character or appearance of a conservation area would be affected by a development, the City Council will advertise the application in the local press to allow the public to make comments. These comments will be taken into account by the local planning authority when deciding on the application.



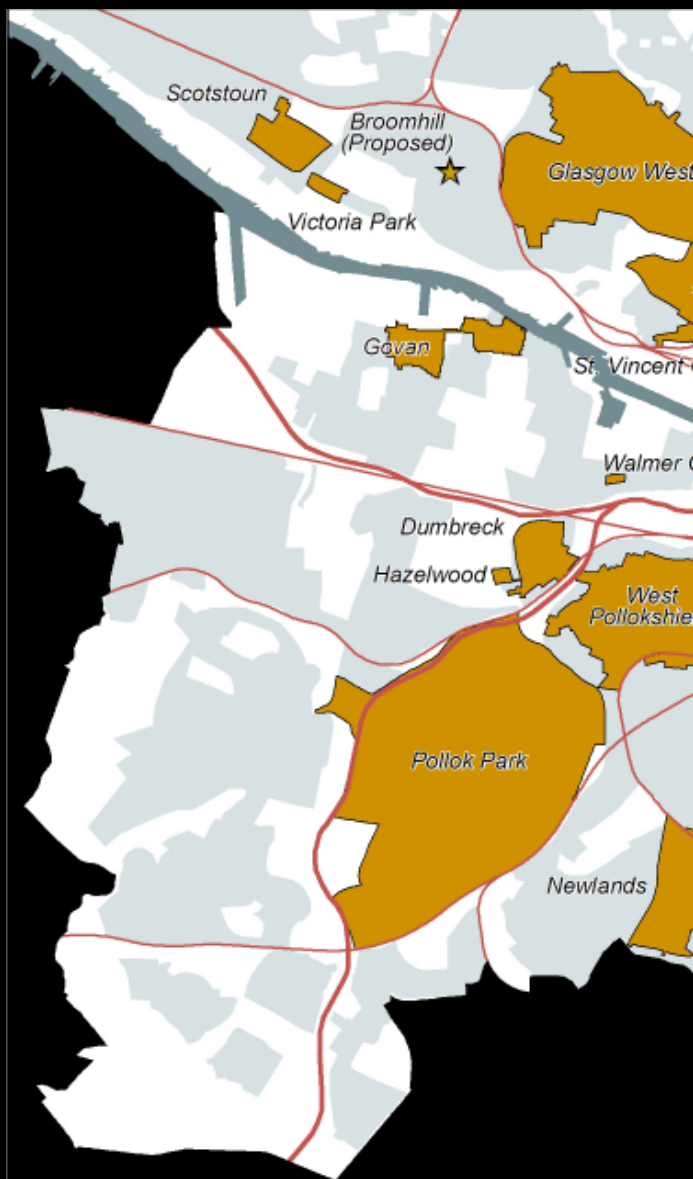
Beaumont Gate - Glasgow West



Woodlands Hill - Park

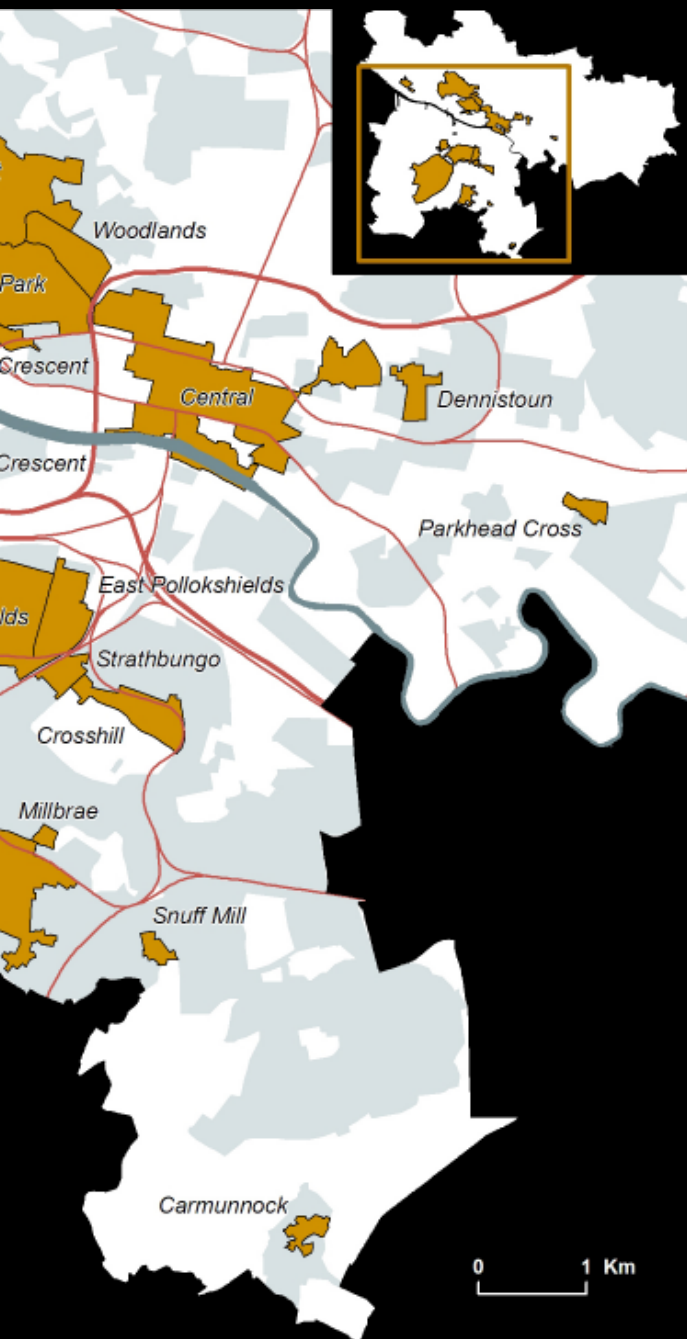
ARTICLE 4 DIRECTIONS

Article 4 Directions give control over minor alterations which normally would not need permission such as replacement of doors and windows, new gates, walls or fences, sheds, garages and porches. It is considered important to control such works because of the contribution original doors, windows and other features make to the character of an area. Their removal and replacement with inappropriate alternatives would therefore erode that character and quality.



CONSERVATION AREAS

Glasgow currently has 22 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and a former country estate. Further areas are being considered for conservation area status.





Kirk Road - Carmunnock

CONSERVATION AREA APPRAISALS

The City Council has a duty to preserve and enhance the character and appearance of its conservation areas. To do this it is important to understand the particular qualities of each area and make sure they are carefully managed. This is why the Council prepares appraisals for each conservation area in order to define those distinctive features and identify opportunities for improvement. It may show if a conservation area boundary should be adjusted.

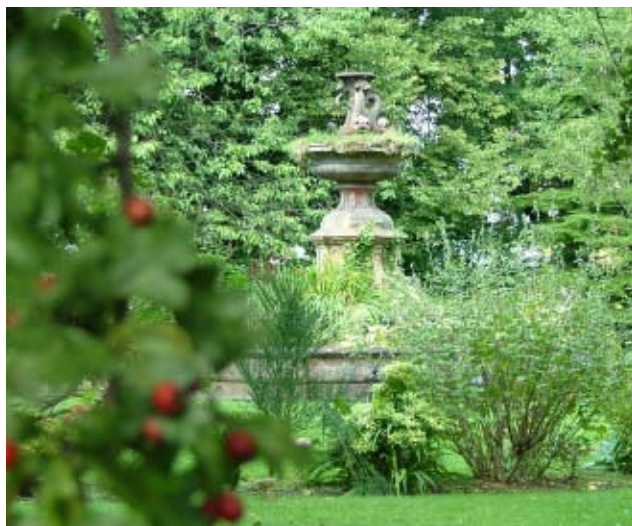
Residents/owner occupiers are consulted as part of the appraisal process.

Completed appraisals can be viewed in public libraries, on the Council's web site and at the public desk of Development and Regeneration Services, 229 George Street, Glasgow. Meetings may be held with local community groups to discuss the appraisals in more detail. The programme and progress of the appraisals can be found on the Council's web site – www.glasgow.gov.uk.

YOUR ROLE

Owners and occupiers have a central role to play in protecting the quality of each conservation area. Regular maintenance is the single best way of extending the life and value of your property and also helps protect the special appearance of your area. Regular clearing of gutters, repair of leaky downpipes, re-pointing of stonework, painting of windows and the replacement of broken or missing slates will all help keep your building wind and watertight and prevent decay.

Insensitive new developments and removal of original features can harm the appearance of the area as much as overgrown gardens and crumbling masonry. This is why it is important that works such as painting of buildings, changes to windows and doors, the addition of extensions or conservatories, the demolition of outbuildings and boundary walls and alterations to shop fronts, fascias and shop signs are done in a sensitive way. Advice on how to go about such work is available at www.glasgow.gov.uk



Queens Crescent Gardens - Woodlands



Typical Villa - West Pollokshields

CHECKS

Owners should check with Development & Regeneration Services to see if their property is a listed building or in a conservation area before doing any work. They should find out what kind of Council approval is needed. Planning Permission will almost certainly be required but the need for Listed Building Consent, Conservation Area Consent or Advertisement Consent will depend on the type of work.

Guidance for applicants is attached to planning application forms available from the public counter of Development and Regeneration Services at 229 George Street and online at the Council's web site www.glasgow.gov.uk

Other useful advice on planning matters is also accessible from the Council's website.

For help and advice on conservation areas and listed buildings you can contact the Heritage and Design Team on 0141 287 8555



St Georges Mansions - Woodlands

GRANTS

Owners of historic buildings in a conservation area can get help with the cost of repairs from the Glasgow City Heritage Trust and Historic Scotland. Eligible works include:-

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

For further information on how to apply and advice on other sources of funding for your project please contact the Glasgow City Heritage Trust, 50 Bell Street, Glasgow, G1 1LQ on 0141 552 1331 or www.glasgowheritage.org.uk.

From time to time the City Council may offer grants for trees and communal gardens. Information on alternative sources of funding can be obtained from the Landscape & Environment Team on 0141 287 8635



John Street - Central



Terrace - Scotstoun

TREES

Trees are also protected by law in a Conservation Area. It is illegal to cut down, lop, top, uproot, wilfully damage or destroy a tree without consulting the City Council. For advice please contact the Landscape and Environment Team on 0141 287 8675.

BREACHES OF REGULATIONS

If you believe that work has been carried out in a conservation area or to a listed building without permission you should contact the Council's Enforcement Officers on 0141 287 8555.

REMEMBER

Always contact the Council for advice before starting any work to your property. This could prevent work being removed or changed and save you time and money.

USEFUL CONTACTS

Development And Regeneration Services

For all planning, conservation, building control and public safety related enquiries
phone 0141 287 8555

Land & Environmental Services

For all roads and lighting related enquiries, including footpaths, cycle ways, back lanes, phone 0800 37 3635
For issues relating to Public Parks
phone 0141 287 5064

Clean Glasgow

For Cleansing matters, including street cleaning, cleansing uplift, fly tipping, dog fouling, graffiti and fly posting removal
phone 0800 027 7027

Bulk Refuse Uplift And Needle Uplift

Phone 0141 287 9700

Community Relations Unit

For all anti-social behaviour matters
phone 0800 027 3901

Strathclyde Police

phone 0141 532 3000

Crimestoppers

phone 0800 555 111

Water Mains Leakage Or Bursts

phone 0845 600 8855

Glasgow City Heritage Trust

phone 0141 552 1331
www.glasgowheritage.org.uk.

Historic Scotland

phone 0131 668 8600



Pollok House Gardens - Pollok Park



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

Heritage and Design
Development and Regeneration Services
Glasgow City Council
229 George Street
Glasgow
G1 1QU
Tel : 0141 287 8635