

# HAZELWOOD

conservation area appraisal





1



2

## CONTENTS

### INTRODUCTION 2

Location	2
Definition of a Conservation Area	2
What Does Conservation Area Status Mean?	2
Purpose of a Conservation Area Appraisal	3
Designation	3

### HISTORICAL DEVELOPMENT 4

Early History	4
19th Century	4
20th Century	4

### TOWNSCAPE APPRAISAL 6

Topography	6
Gateways	6
Conservation Area Boundaries and Edges	6
Street Pattern	7
Plot Pattern	7
Open Space	7
Circulation/Permeability	8
Views	8
Activities/Uses	8
Architectural Character	8
Building Materials	10
Condition	11
Townscape Detail	11
Landscape and Trees	11

### CHARACTER ASSESSMENT 12

Introduction	12
Key Features	12
Key Challenges	13
Positive Buildings and Areas	14
Negative/Neutral Buildings and Areas	14

### BOUNDARY 15

### PRESERVATION AND ENHANCEMENT 16

Introduction	16
Opportunities for Preservation and Enhancement	16
Grants	18

### ARTICLE 4 DIRECTIONS 19

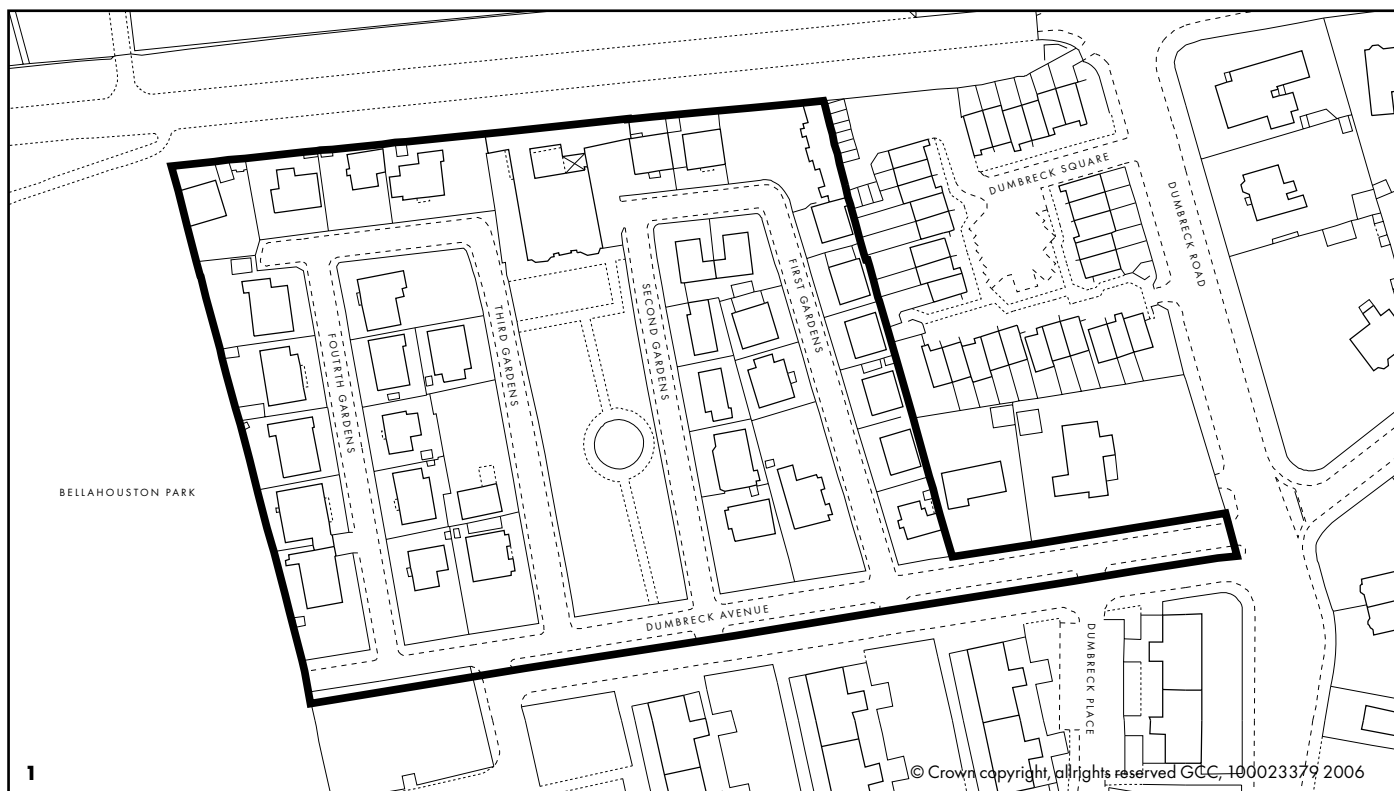
### CITY PLAN 20

Context	20
Part One, Development Strategy	20
Part Two, Development Policies and Design Guidance	20
Policies	22

### BIBLIOGRAPHY /REFERENCES 24

1. Window detail, Hazelwood House

2. Door detail 'No. 47' First Gardens



## INTRODUCTION

### Location

The Hazelwood Conservation Area is located on the southside of the city, just north of Junction 1 on the M77 and to the west of Dumbreck Road (B768). It occupies part of the south eastern corner of Bellahouston Park opposite the residential area of Dumbreck.

### 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 area merits 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.

### 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.

Under current legislation 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.



Reproduced with permission of Glasgow City Archives



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

### **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 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 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 Hazelwood 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 preparing a 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).

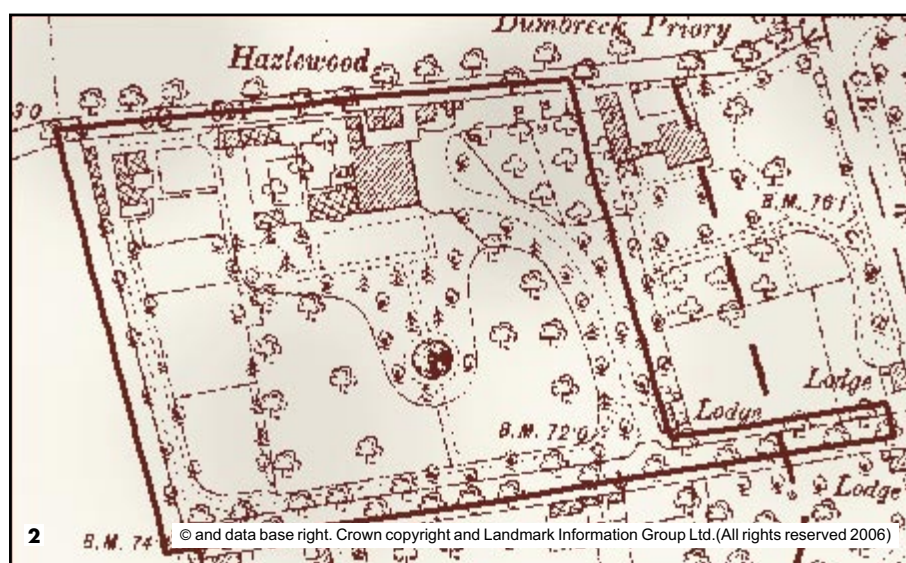
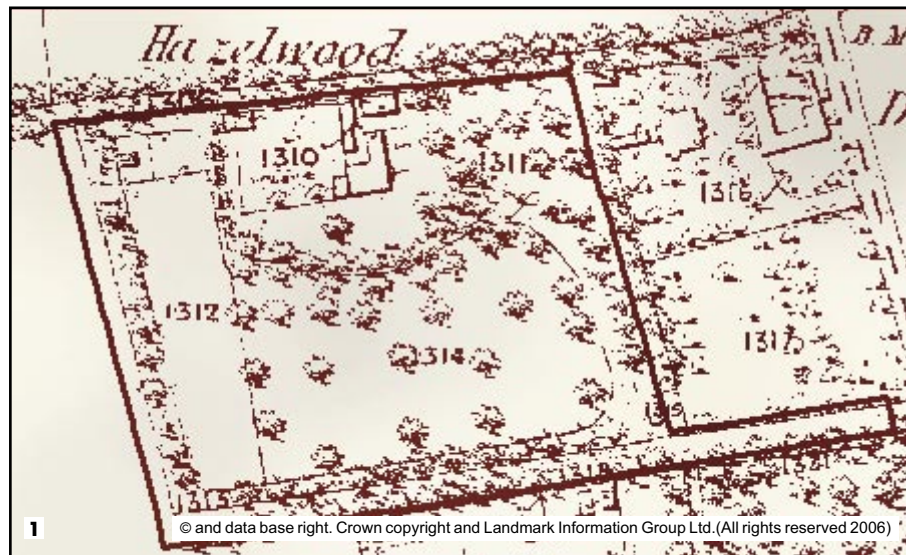
It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners. Following consultation at the Draft Appraisal stage comments and suggestions received have been considered and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

### **Designation**

The Hazelwood Conservation Area was designated on 8 March 2002 by Glasgow City Council.

1. Extent of Hazelwood Conservation Area
2. Hazelwood House, illustrated in Building News 23 February 1883
3. Decorative entrance to 9 Fourth Gardens





## HISTORICAL DEVELOPMENT

### Early History

The area has no known archaeological significance and prior to development for residential purposes the land was in agricultural use.

### 19th Century

Hazelwood House (sometimes spelt Hazlewood) and grounds first appear on maps dating from 1860 when it was adjacent to the neighbouring properties of Dumbreck Priory immediately to the east and Dumbreck Villa to the south. It was around this time that Glasgow businessmen began building villas on the Bellahouston and Dumbreck Estates.

The present day Hazelwood House was originally designed by Glasgow architect James Milne Monro in 1882 and the lodge house (now 38 First Gardens) was probably constructed around the same time. The

mapped evidence shows that the House and gardens remained, with only the addition of several ancillary buildings, until around 1915 when the development of small cottages in the garden ground commenced.

### 20th Century

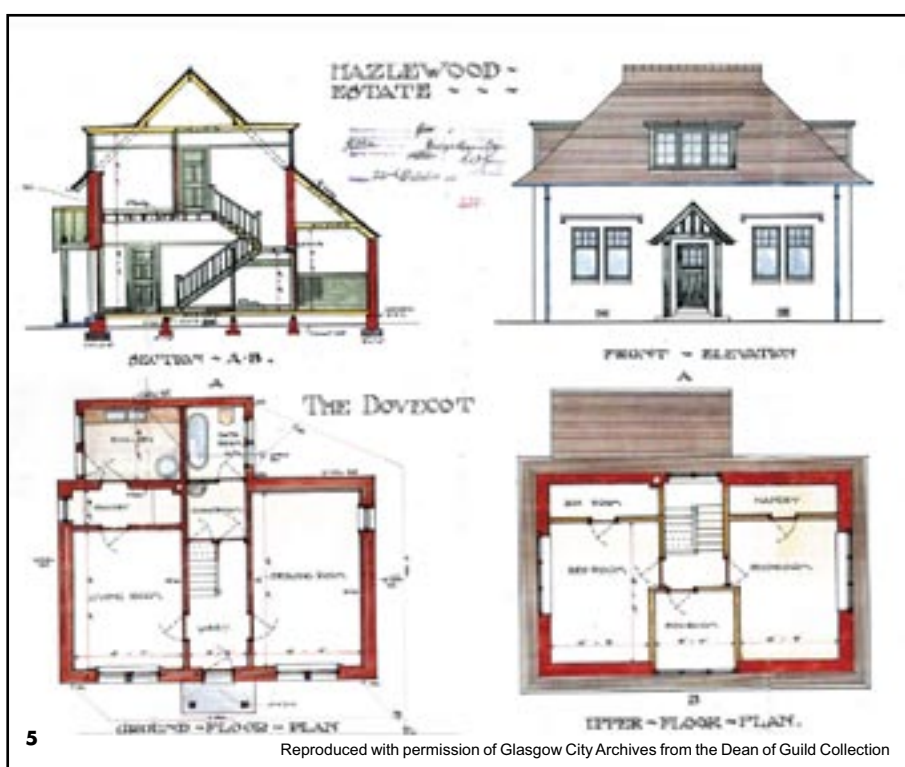
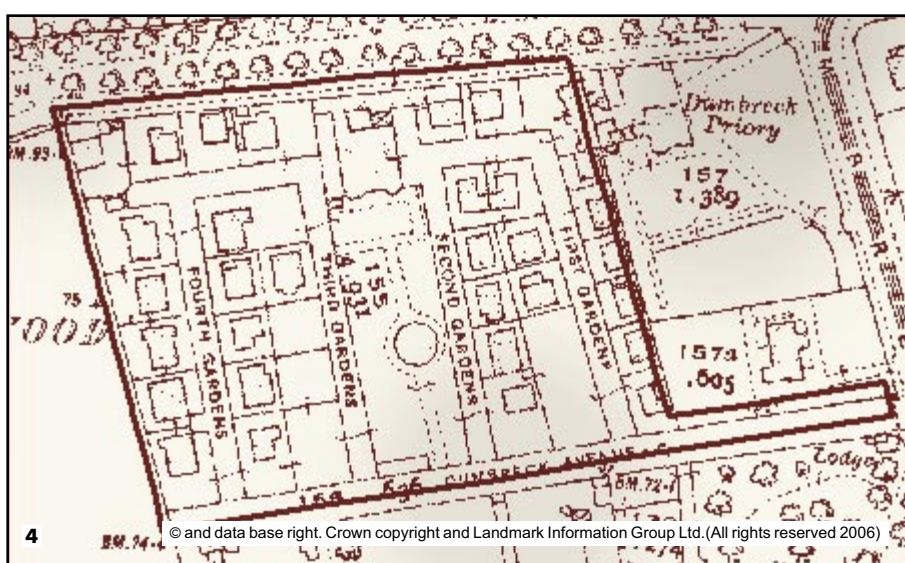
In 1913 Robert Cumming commissioned the architect John Galt to carry out a number of alterations and extensions to Hazelwood House and some of its outbuildings. These operations included the construction of a coach house and garage in the north east corner of the grounds, this now being 48 First Gardens.

At this time a local builder, George Hamilton, had the idea of building small-scale cottages in the grounds and the initial step involved the alteration of an existing building on the site (probably the laundry for Hazelwood House) and its conversion to residential use. This

property, now 15 Third Gardens (pg. 23) was designed by Whyte and Galloway, architects, and became the prototype for "The Dovecot" one of the standard house types which Hamilton was to use on the site.

In late 1914 a 19 year old apprentice architect, Norval Rowallan Paxton, drew up three house types, "The Dovecot", "The Neidpath" and "The Ingleside" which were used in the development of what is now Third and Fourth Gardens. In 1915 plans to develop the eastern part of the grounds (First and Second Gardens) were submitted and included an additional house type, "The Minnow".

An article from the Building Industries publication of October 1915 describes the development as "Glasgow's Electric Suburb" and some present day residents maintain that they are still known as "the electric houses" because they were in the forefront of development embracing this new utility.



1. Historical map circa 1860
2. Historical map circa 1895
3. Historical map circa 1912
4. Historical map circa 1933
5. Original plans for "The Dovecot"

The house plans which indicate electric cookers and "electric kitchens" would support this assertion.

Although these houses were designed in 1914-15, they were not all constructed at that time, or to the original layout plan, presumably because of wartime restrictions. The streets were reported as being complete by November 1917 and the majority of the houses by November 1922. The names, First, Second, Third and Fourth Gardens neither reflect the sequence in which the area was developed nor do they tie in with the numbering system of the individual properties. Several of the later houses deviate from the original four house types but the originals still predominate and these provide the area with its present character.





## TOWNSCAPE APPRAISAL

### Topography

The Hazelwood Conservation Area occupies a site which slopes gently from north to south with Bellahouston Park rising slightly to the northwest.

### Gateways

Dumbreck Avenue, the only point of access to the Hazelwood Conservation Area lacks clear definition when approaching along Dumbreck Road. Once in Dumbreck Avenue however, it is well defined by mature trees on either side of the carriageway. It ends abruptly overlooking, but not accessing, the recreation ground in the southern part of Bellahouston Park. First, Second, Third and Fourth Gardens, marked with stone gatepiers on either side of the street, branch northwards at regular intervals along Dumbreck Avenue. This tree-lined avenue is an important element of the area historically as well as contributing to its present day setting.

### Conservation Area Boundaries and Edges

The conservation area is rectangular in form with a narrow link to Dumbreck Road.

It is a well defined, compact area centred on the original grounds of Hazelwood House.

The northern edge follows the line of the original brick garden wall of Hazelwood House.

The eastern boundary also follows the line of the original garden wall which is bounded by later or historically unrelated development.

To the south the boundary is well defined, following the southern edge of the central line of trees in Dumbreck Avenue, but excluding the later housing development.

To the west Bellahouston Park clearly marks the edge to the conservation area.



The link to Dumbreck Road follows the boundary of the original access to Hazelwood House.

### Street Pattern

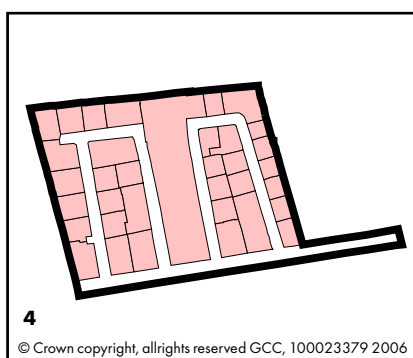
Hazelwood forms a compact, self-contained area, generally enclosed and inward looking. The street pattern consists of two inverted U-shaped loops taking access off Dumbreck Avenue, creating First and Second Gardens to the east and Third and Fourth Gardens to the west. The roadways are narrow with narrow footpaths on either side.

### Plot Pattern

The plot pattern is dominated by Hazelwood House and grounds which create the central axis, flanked by the tiny cottage plots. Some of the cottages occupy what may have originally been double plots.

### Open Space

The original garden of Hazelwood House containing many mature trees is still identifiable in the strip of land between the House and Dumbreck Avenue. As such, this provides a historically important setting to the main house, and the only major piece of open space in the area, albeit in private ownership. Each property is set in its own



1. Hazelwood House and grounds, flanked by cottage development creates a well defined compact area
2. Stone gate pier marking entrance to Fourth Garden
3. Dumbreck Avenue's mature trees provide a visual edge to the conservation area
4. Plot Pattern





neatly arranged small garden. Despite the plot size there is a definite sense of private space, sometimes emphasised by substantial privet hedging.

Public open space is confined to a tree-lined strip of amenity ground on the southern boundary.

#### **Circulation/Permeability**

Pedestrian and vehicular movement into and out of the area is by way of Dumbreck Avenue which takes access off Dumbreck Road, a main north/south route which runs between the M8 and the M77. Dumbreck Avenue serves both the conservation area and the residential area to the south. Circulation within Hazelwood is restricted to the two loops, created by First, Second, Third and Fourth Gardens.

#### **Views**

The orientation of the buildings and the mature landscaping ensures that the main views tend to be short and inward looking, mainly of neighbouring properties.

#### **Activities/Uses**

The conservation area is primarily a private residential area. Hazelwood House is now in use as a Religious Retreat.

#### **Architectural Character**

Within its leafy setting, the character of the Hazelwood Conservation Area is defined by its buildings. The architecturally important Hazelwood House and its lodge house at 38 First Gardens are both listed buildings and underpin the later development of cottages. The latter may be described as a style related to the Arts and Crafts Movement. These

buildings are of more modest architectural character, but contribute positively to the character of the area, and have been identified as “unlisted buildings of merit”.

The special elements of the area’s character are best illustrated by the architectural detailing of the cottages. The idiosyncratic roof shapes have truncated, hipped gables punctuated by louvred vents in their pedimented ends (a gambrel roof).

The adoption of four standard cottage styles using similar materials creates a feeling of homogeneity. Several later houses deviate from the original 4 house types but a variety of the originals predominate and these provide the area with its present character.

In keeping with the time of their construction, some properties were roofed in slate and some with red rosemary tiles. Deep projecting eaves with ornate timber brackets

and posts are a feature of several properties and there is a selection of intricate porch details. Virtually all the cottages have white painted harled walls, some with features such as drip mouldings picked out in contrasting colours.

1. No 9 Fourth Gardens, a fine example of ‘cottage development’
2. Hazelwood House
3. No 38 First Gardens, former Lodge House to Hazelwood House
4. No 26 Third Gardens, the unusual roof shape, and decorative ridge tiles are important characteristics of properties in the Hazelwood Conservation Area



3



4

Only a few of the cottages retain their original stained glass which has a theme of neatly drawn curtains as well as crest/shield shapes on upper sashes.

Replacement doors, windows and roof coverings in modern materials and styles, are present as well as a number of modern additions such as porches, conservatories, dormer windows and extensions.

The properties have a variety of boundary treatments. Originally, a common style of railing would have surrounded the cottage gardens but only a few examples have survived. They are simply designed with occasional plant details.

Hazelwood House's original brick garden wall with rounded, fired, earthenware coping still survives on the north, south and east boundaries.

### Building Materials

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

- Sandstone
- Slate
- Rosemary Tiles
- Ironwork
- Timber
- Glass
- Clay/terracotta
- Whin setts
- Brick
- Harling

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

- Concrete
- Metal
- UPVC
- Tarmac



1



2



3





### Condition

Properties are generally well maintained.

### Townscape Detail

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

- Ornate timber brackets
- Stained glass windows
- Decorative ridge tiles
- Porch detailing
- Fragments of original railings
- Gate piers
- Drip mouldings to windows
- Unusual roof shapes
- Sculpted stone detailing

### Landscape and Trees

Hazelwood House and its mature gardens dominate the centre of the conservation area, which, with the mature gardens and hedging of the cottages, creates a pleasant green environment. The two large avenues of mature trees to the north and south contribute to the feeling of seclusion and containment.

- The avenue to the north of the area lies within Bellahouston Park and, although not contained within the conservation area, it forms a very significant backdrop, windscreen and definite edge.
- To the south, along Dumbreck Avenue, the avenue of trees also forms an edge and divider between the conservation area and the residential area to the south which is of a different character. These trees are large and mature and many are oaks, which is a valuable species in wildlife terms.



1. Sculpted detail to Hazelwood House
2. Decorative iron railing displaying plant detail
3. Timber porch detail, No 51 First Gardens
4. Dumbreck Avenue looking east to Dumbreck Road
5. Original stained glass and ornate timber porch detail at No 3 Fourth Gardens
6. Neatly trimmed hedges and mature trees create a pleasant green environment



## CHARACTER ASSESSMENT

### Introduction

Having examined the townscape of the Conservation Area it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historic interest. This will include 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/or 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/or redevelopment of these buildings or areas.

### Key Features

Architectural quality Hazelwood House, 38 First Gardens and the unlisted buildings of merit contribute positively to the character of the conservation area and are identified on

the map presented. There is a presumption within the City Plan that these buildings will be retained and reused wherever possible.

Hazelwood House and grounds form the centrepiece of the area contrasting dramatically with the smaller scale and materials of the cottage development, creating visual variety and open space within the conservation area.

The homogeneity of the area is created by the planned development of Arts and Crafts cottages laid out in a compact, enclosed and inward looking manner.

Use of traditional materials such as sandstone, harling, slate, rosemary tiles, timber windows, doors and porches make a valuable contribution to the quality of the conservation area and contribute to its cohesive character.

Original street pattern and building line with Hazelwood House creating the centrepiece surrounded by the tightly packed cottage development, which observes a building line set back from the pavement of the two narrow inverted U-shaped access roads. Cottage properties with side elevations to Dumbreck



Avenue all observe the building line with the exception of 38 First Gardens, which was built at an earlier date.

Survival of original details e.g. storm doors, porches, sash and case windows, stained glass, timber detailing, railings, distinctive roof shapes and details.

The proliferation of mature trees, hedging and gardens creates an attractive green environment, enhancing the setting of the buildings and forming a definite sense of private space.

### Key Challenges

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 Hazelwood Conservation Area.

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 original character of Arts and Crafts cottages and Hazelwood House.



1. Imposing entrance to Hazelwood House
2. Fine example of original detailing at No 47 First Gardens
3. Location of Listed Buildings
4. Location of Unlisted Buildings of Merit



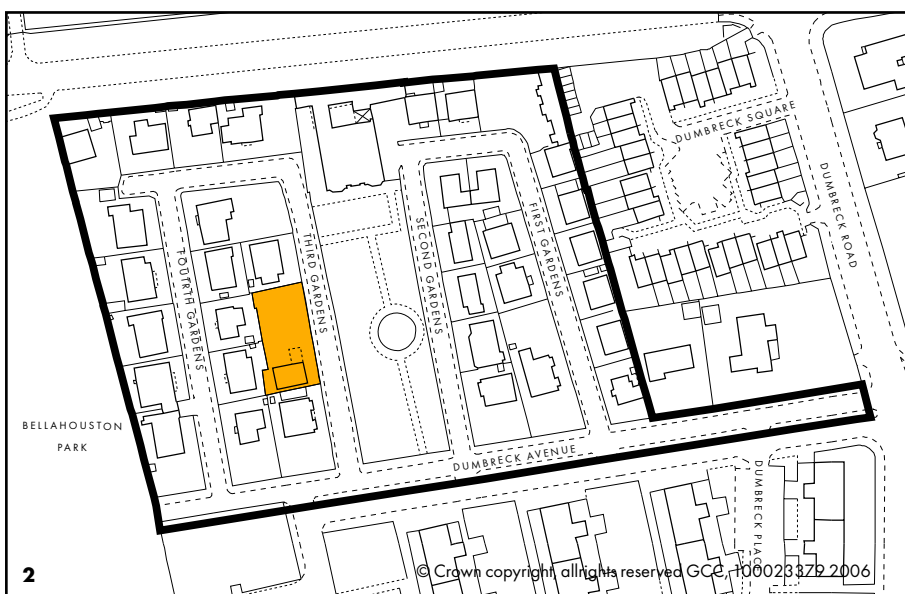
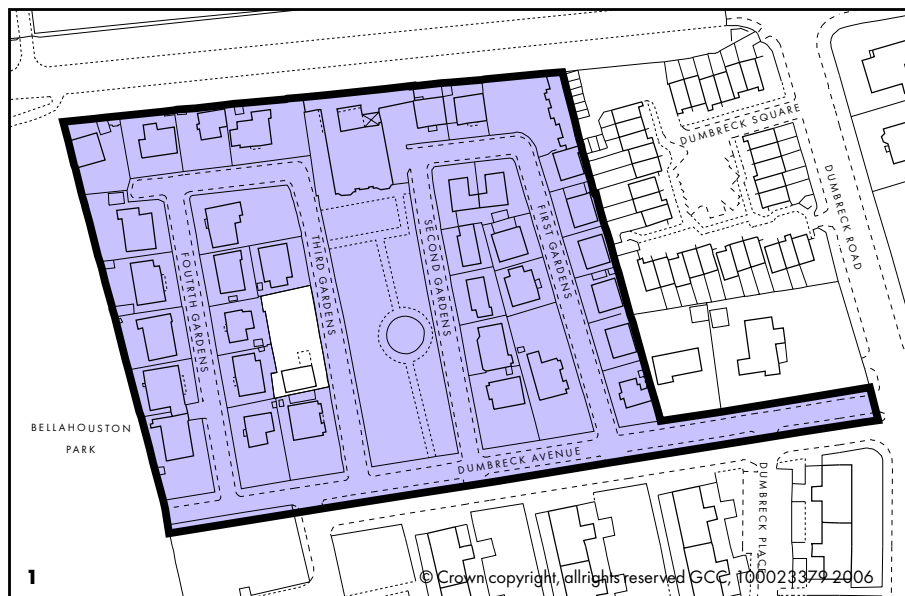
**The Public Realm** The quality and upkeep of the public realm within the conservation area is important. Damage to paving surfaces by utilities and other contractors, design and location of street furniture, street lighting, proliferation of street signs and the maintenance of amenity spaces all need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

### Positive Buildings and Areas

The buildings and areas which contribute positively to the character and appearance of the conservation area are plotted on map 1.

### 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 map 2.



1. Positive Buildings and Areas
2. Negative/ Neutral Buildings and Areas



## BOUNDARY

An important element of this appraisal is the assessment of existing Conservation Area boundaries.

Assessment of the Hazelwood Conservation Area boundary has shown that it is clearly and logically defined requiring no amendment.

1. The trees and open space of Bellahouston Park, to the north and west, create a well defined conservation area boundary



## PRESERVATION AND ENHANCEMENT

### Introduction

Detailed analysis of the conservation area's character and consultation with residents have highlighted opportunities for its preservation and enhancement.

The application of planning 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.

### 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, 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.

**Development** Minor works such as the removal of chimneys, alterations to porches and replacement of traditional windows, doors, and roof coverings with modern styles and materials are evident and can have the cumulative effect of eroding the character of the conservation area.

The City Council, is committed to the preservation of the areas unique character through the application of Built Heritage policies. Information relating to key policies which promote the sympathetic design, repair and maintenance of property can be found in the City Plan section on page 20 or online at [www.glasgow.gov.uk/cityplan](http://www.glasgow.gov.uk/cityplan).





**Information and Advice** Property owners and residents have a major role to play in the preservation and enhancement of Hazelwood 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. 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.

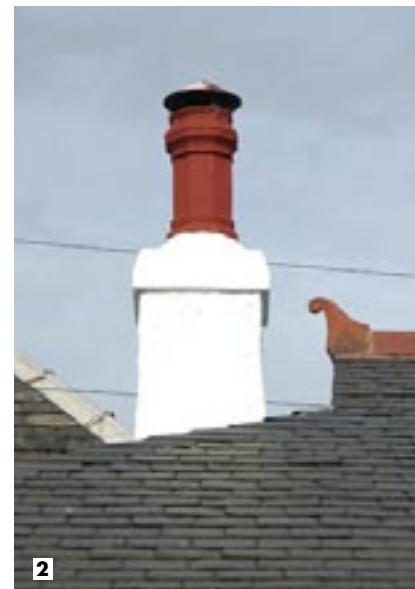
#### Enhancement Opportunities in Hazelwood

- **Window and Doors** - In the Hazelwood Conservation Area, the original doors and windows, including their detailing, materials and method of opening make a significant contribution to the historic and architectural character of the conservation area. Some of these features are being lost with the substitution of modern replacements. Application of the Council's policies on window and door replacement would prevent further erosion of character.

- **Roofs** - The idiosyncratic roofshapes and detailing contribute to the character of the area. Alterations including the introduction of dormer windows and replacement of traditional roofing materials with modern concrete tiles has a detrimental affect on the character of the conservation area. Application of the Council's policies on roofs and dormer windows would prevent further erosion of character.
- **Decorative Timber** - Projecting eaves with ornate timber brackets and posts and intricately detailed timber porches are important features of the small dwellings. The repair and retention of these features would enhance the character of the conservation area.
- **Railings and Boundary Treatment** - Only a few examples of traditional railings survive in the Conservation Area with hedging being the most popular boundary treatment. There are instances where alternatives such as timber fencing and masonry walls have been erected which detract from the character of the Conservation Area. The adoption of the traditional railing design or neatly kept hedging as the boundary treatment would reinforce the character of the Conservation Area.

- **Hazelwood House and Grounds** - The central portion of the original Hazelwood garden is an important element of the area's character and any proposal to develop this ground would adversely affect the area's character as well as the setting of the listed building. Pressures for development e.g. provision of additional car parking would have to be achieved without compromising the integrity of the historic garden and setting of Hazelwood House.
- **Trees** - The presence of mature trees around and within the Hazelwood area provides a strong landscape element which emphasises the area's character and setting. The care and maintenance of these trees will be a necessary part of retaining its character.
- **Telephone Poles and Wires** - can still be found in the area. Their removal and replacement with underground cabling would enhance the appearance of the Conservation Area.

1. Decorative detail, No 47 First Gardens
2. Decorative timber entrance porch to No 9 Fourth Gardens
3. Decorative iron railing
4. Timber detail



- **Street Furniture** - The selective introduction of signs for the conservation area, and the appropriate design and positioning of lighting fixtures could reinforce the character of the conservation area.
- **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 Network Renewal Contract has specified the use of a standard column painted in gunmetal grey or black for roads and footpaths in the Hazelwood 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.

- **Traffic Management** - Problems with car parking and vehicle movement in the narrow streets is exacerbated when football matches and large events take place at nearby Ibrox Stadium. Discussions have taken place with Land Services regarding these issues.

### Grants

Glasgow City Council administers a discretionary grant designed to assist owners with the restoration and repair of listed buildings and unlisted buildings in conservation areas. From 2007 this programme will be administered by a new

city-wide Conservation Trust for Glasgow.

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.

Owners of listed buildings can also apply to Historic Scotland for grant assistance.

The Council also promotes a Tree Grant and a Communal Gardens Grant.

1. Fourth Gardens with mature avenue of trees in Bellahouston Park as a backdrop
2. Chimney detail with decorative ridge tile



## ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned in the section “What does Conservation Area Status Mean?” further controls apply in the Hazelwood Conservation Area called Article 4 Directions. These were promoted by the Council and confirmed by the Scottish Ministers in March 2002.

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 Hazelwood 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 and that no amendment is required.

1. No 48 First Gardens, former Coach House and garage to Hazelwood House





## CITY PLAN

### Context

The Hazelwood Conservation Area is covered by policies contained within 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.

### Part One, Development Strategy

Of particular relevance to the Hazelwood Conservation Area are proposals contained in the Environment section, paragraph 7.24 stating that the Council will prepare conservation area appraisals, and paragraph 7.29 committing the City Council to initiating procedures to designate a new conservation area at Hazelwood, both now implemented.

### 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.

The City Plan applies a “**Residential Development Policy Principle**” over the conservation area. 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.

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/cityplan](http://www.glasgow.gov.uk/cityplan).

The completion of the Hazelwood 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.

### 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 Hazelwood Conservation Area are listed below.

1. Decorative iron work
2. Sculpted detail to entrance of Hazelwood House



1



2

### Doors

In the Hazelwood Conservation Area there are a variety of timber panelled and glazed doors, which make a significant contribution to the historical and architectural character of the area. Some however have been subject to recent alteration. **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.

### Windows

Original windows, including their detailing, materials and method of opening are an important element of the building's design and make a significant contribution to the area's character. In the Hazelwood Conservation Area a few examples of stained glass panels survive which have a theme of neatly drawn curtains as well as crest/shield shapes on upper sashes. Some of these features are being lost however due to their substitution by modern replacement windows. 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.

### Roofs

The idiosyncratic roof shapes and detailing including truncated, hipped gables with louvered vents set in their pedimented ends and decorative ridge tiles contribute to the character of the area. However, the original materials of slate or rosemary tiles are gradually being replaced by modern concrete tiles and the intrusion of dormer windows erodes their character. 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**. In addition guidance on the acceptability, positioning and design of dormer windows can be found in **Policy HER 3 (A) 7.3 Dormers**.

### Ironwork and Boundary Treatment

In Hazelwood there is likely to have been a common style of railing around the cottage gardens, but only a few survive. 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**). An acceptable alternative would be to plant a green privet hedge, which should be regularly trimmed to railing height.





1. Timber porch detail, No 9 Fourth Gardens
2. Original stained glass window
3. No 15 Third Gardens, 'Dovecote' displaying original stained glass windows with drip mouldings above
4. Cottage garden character

#### Decorative Timber

Decorative timberwork contributes greatly to the overall character of the conservation area. Ornate timber brackets and posts support projecting eaves while the entrances/porches exhibit a variety of timber details. These features are particularly important to the character of the buildings and should be retained.

#### Non-Residential Uses

The residential character of the Hazelwood Conservation Area should be preserved.



## BIBLIOGRAPHY / REFERENCES

The Buildings of Glasgow by Williamson, Riches and Higgs, Penguin Books in association with the National Trust for Scotland, 1990

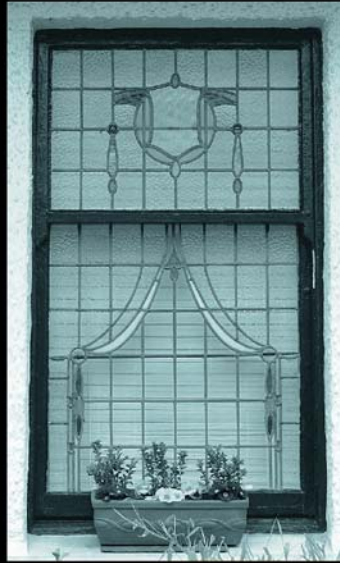
Historical research carried out by Sheila Ogilvie, Pollokshields Heritage

Glasgow's Electric Suburb, Building Industries, October 16, 1915

Glasgow City Plan, Glasgow City Council, 2003.

Building News, 23rd February 1883.

**1.** Front elevation, Hazelwood House



**Development and Regeneration Services  
229 George Street  
Glasgow  
G1 1QU**