

DENNISTOUN

**CONSERVATION AREA
APPRAISAL**

Approved 9 June 2005

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1.0 INTRODUCTION

1.1 Location

The Dennistoun Conservation Area is located to the east of the city centre and the historic thoroughfare of Castle Street/High Street and lies between Duke Street to the south and Alexandra Parade to the north. A map showing the boundary of the Conservation Area is contained in **Appendix 1**.

1.2 Definition of a Conservation Area

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

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

All planning authorities are required to determine which parts of their 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.

1.3 What Does Conservation Area Status Mean?

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

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

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

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

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

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

1.4 Purpose of a Conservation Area Appraisal

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

Planning authorities and the Scottish Executive are required by law to protect 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 areas 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 Dennistoun Conservation Area. It identifies the areas special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and character assessment. This information informs consideration of conservation area boundaries as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and priorities for enhancement, and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan (adopted August 2003).

The document is laid out as follows: -

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

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

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

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

1.5 Designation

Glasgow District Council designated Dennistoun as a conservation area on 16 July 1975. Copies of the designation papers can be found in **Appendix 2**.

2.0 HISTORICAL DEVELOPMENT

2.1 Early History

The medieval lands of Wester Craigs originally belonged to “James Hamiltoune, Bischope of Argyll and sub dean of ye Metropolitane Kirk of Glasgow”. After passing through the hands of the Stewarts of Mynto they were sold, in 1650, to the Merchants’ House of Glasgow. The lands of Easter Craigs also passed into the ownership of the Merchants’ House and the combined estates were eventually parcelled off to wealthy Glasgow merchants. The western portion of the land was retained by the Merchants’ House and became, in 1717, a plantation known as Fir Park which was, in 1831, transformed into the city’s first commercial cemetery, the Necropolis.

2.2 18th Century

The 18th Century saw further sales of land from the Merchants’ House to wealthy Glasgow merchants, particularly those involved in the tobacco trade, and also to local politicians. This period saw the construction of a number of elegant country houses in the area and the building up of the estates of Craigpark, Whitehill, Meadowpark, Dunchattan and Golfhill. These estates, at that time, were approached by a narrow country lane leading out from Drygate. Access to these lands was considerably eased in 1793 when Duke Street was opened up.

2.3 19th Century

In 1802 James Dennistoun, merchant in Glasgow, purchased the estate of Golfhill from the trustees of Jonathan Anderson and immediately built Golfhill House. In 1835 his son Alexander succeeded to the property. Around the middle of the 19th Century Alexander Dennistoun and successful local businessman, John Reid, began to buy up parcels of land north and south of Duke Street and east of the Necropolis and the Molendinar Burn with a view to developing the area for housing. After Reid’s death in 1852 Alexander Dennistoun bought over his lands and conceived the idea for a Garden Suburb in the area which was to be named after him.

In 1854 Alexander Dennistoun commissioned the eminent local architect and Glasgow Councillor, James Salmon to prepare a feuing plan for the subdivision of the site which amounted to around 200 acres (80.94 hectares). Salmon’s grandiose plan aimed to provide elegant terraces, cottages and villas located within a pleasant and carefully safeguarded semi-rural environment and all at a “moderate rent and price”.

Dennistoun advertised his new suburb in the Glasgow Herald of 14th September 1857, proclaiming the “venture was prompted by the desire so long felt and expressed, and believed to be every day increasing, among the middle class of Glasgow, to reside in self-contained houses in preference to the present system of common stairs and common flats by which the comfort and economy of a family are so much in the power of others”. The advertisement for the scheme sang the praises of the new suburb’s wide streets and parks, possibly inspired by a Council visit to Paris where Baron Haussman was re-planning that city, and claimed that “being planned on the best continental models, will present, in squares, boulevards and fountains, etc., a style of beauty not hitherto followed out in this country”.

For a variety of reasons it was not the great success hoped for by its designer and developer. Although much was made of its quiet suburban feel and ease of access to the city centre, the area suffered from stiff competition from rival developments to the south of the river and in the west end of the city and was severely disadvantaged by being on the receiving end of the city's smoke and grime, courtesy of the prevailing winds. The plans were revised and building commenced in the 1860s although it bore little relationship to Salmon's original plan and was on a much-reduced scale. Salmon, himself, moved into one of the grander villas to the north of the site. Eventually the lands of Annfield and Bellfield to the south, bought over to protect the amenity of the site, were built up with tenements, a fate that soon befell the eastern part of Dennistoun's lands and the lands of Dunchattan to the west.

The present-day Dennistoun Conservation Area is made up of that surviving fragment of Alexander Dennistoun's Victorian dream. The street names of the area pay tribute to the former estate names, the individual families who occupied them and to Dennistoun's own family.

2.4 20th Century

The vast majority of the buildings in the Conservation Area were in place by the end of the 19th Century. The only buildings erected in the early 20th Century were the Dennistoun Library, which was completed around 1905, the two red sandstone terraces at Circus Drive and Circus Place and the red sandstone villas on Broompark Circus which were in place at the time of the publication of the Ordnance Survey Map of 1912/13. Also completed in the early years of the 20th Century was A N Paterson's red sandstone Golfhill Primary School of 1902/3 on the edge of the conservation area.

Immediately to the north of the Conservation Area were a number of later 20th Century developments relating to the tobacco industry, notably the red brick former cigar factory and WD & HO Wills cigarette factory of 1946-53. The Our Lady of Good Counsel Church in Craigpark, a design by Gillespie, Kidd & Coia from 1964/5, was the winner of an RIBA bronze medal. Three yellow brick flatted developments were erected in the 1990s; the two at Nos 10a and 10b Craigpark on the site of a former church and No 4 Onslow Drive replacing a demolished villa.

2.5 21st Century

The copper roof on Our Lady of Good Counsel has recently been replaced and the construction of the adjoining hall, on the site of the former St. Barnabas Episcopal Church, completed. Its design complements that of the original church building. Other recently-completed developments on the northern edge of the conservation area include BUPA's Golfhill Nursing Home, four blocks of residential development known as the Schroder Buildings, whose red brick construction echoes the earlier tobacco-related buildings, and a flatted development at 3 Broompark Circus. Nearing completion immediately to the east of the conservation area is Regency Homes Dennistoun Village development, whose twelve blocks contain 167 new flats. To the north west of the conservation area Bellway Homes are currently building Parade Park, a development of 230 flats in the grounds of the former Golfhill House

2.6 Historical Maps

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

3.0 TOWNSCAPE APPRAISAL

3.1 Topography (Appendix 4)

The Conservation Area occupies part of one of the city's many drumlins orientated from west to east and the bulk of the Conservation Area is built across its steeper, south facing, slope. The ground climbs from around 26m above sea level at Duke Street to a crest near the lane to the rear of Clayton Terrace which is approximately 18m higher. At this point the ground falls away northward some 3-4m to the relatively level Broompark Terrace. From Broompark Terrace the ground again rises almost another 7m to its highest point at Broompark Circus. From the gardens at Broompark Circus the ground falls to both the east and the west, the steeper slope being to the east.

3.2 Gateways

The principal gateways into the Conservation Area are from the south, off Duke Street. Here are situated the gatepiers which defined the southern boundary of the designed suburb and lead into its two principal streets, Westercraigs and Craigpark.

Approaches from the north down Hanson Street and Craigpark are less well defined through their mix of building type. The main entrance from the grid pattern of tenements to the east of the Conservation Area is along Onslow Drive with its two storey terraces on the north side of the road and villas on the south. From the west the Conservation Area is entered along Broompark Drive passing through the area of 1980s housing to the south with a row of 1950s council houses on the north. Of equal significance is the other access from the west along Circus Drive past Golfhill Primary School.

3.3 Conservation Area Boundaries and Edges

The boundaries of the Dennistoun Conservation Area are fairly easily defined, the whole area being the surviving terraces, cottages and villas of the suburb originally planned in 1854.

The western boundary is formed largely by the rear gardens of the villas on Westercraigs where they back on to the last surviving red sandstone, late Victorian tenement built in the grounds of the Dunchattan estate. Further north the boundary is more irregular and follows the rear gardens of the villas and terraces on Circus Drive and Circus Place and the centre line of Hanson Street.

The northern edge is defined by Circus Place Drive, the rear of the properties in Broompark Circus and the centre line of Craigpark and includes the Church of Our Lady of Good Counsel and its recently constructed hall.

To the east the boundary passes along the lane to the rear of the terraced properties on Onslow Drive and terminates at Onslow Square and the centre line of Whitehill Street before encompassing the villas to the south side of Onslow Drive. The bulk of the eastern boundary is formed by the rear of the villas on Craigpark where they meet the playing fields of the former Whitehill School (now being transformed into a residential development to be known as Dennistoun Village), the grounds of the now demolished former Dennistoun Palais (latterly a supermarket) and the tenements of Hillfoot Street.

The southern boundary is the formed by the centre line of Duke Street.

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

3.4 Street Pattern (Appendix 6)

The street pattern is dominated by the two principal north/south thoroughfares of Westercraigs and Craigpark. Westercraigs is terminated at the northern end by Broompark Drive which travels from west to east and itself terminates at its junction with Craigpark.

The two principal routes are also linked by a series of minor east/west thoroughfares including Clayton Terrace, Oakley Terrace, Seton Terrace and Annfield Place and the network of little lanes located to the rear of the properties there.

Onslow Drive leads eastwards from Craigpark into the tenemental area of Dennistoun while Circus Drive traverses the northern part of the conservation area from east to west.

3.5 Plot Pattern (Appendix 7)

The majority of the villa and cottage plots throughout the conservation area are rectangular in shape and in the region of 17-18m wide. The major exceptions are to be found around Broompark Circus where they vary in width between 10m and 35m because of the topography of the area and the street layout.

The plot widths of the terraces too is fairly uniform at between 7m and 9m and are probably based upon the first terrace in the area built at Annfield Place. The end properties in each of the terraces tend to be larger. The depth of the terrace plots vary from the largest in Oakley Terrace at 45m to the smallest in Circus Place at around 27m.

3.6 Open Space (Appendix 8)

Private open space is confined to the front and back gardens of the villas and terraced property. The communal gardens at the heart of the area are of variable size but not generally well maintained.

James Salmon's original plan for the garden suburb of Dennistoun set aside large areas for parks and ornamental gardens. The greatly reduced scheme provided only three areas of public open space, namely the communal pleasure gardens located between Westercraigs and Craigpark at Oakley Terrace/Seton Terrace and Broompark Drive/Clayton Terrace with a smaller area at Broompark Circus.

The gardens to the front of Annfield Place predate the construction of the Dennistoun garden suburb. Another small, grassed area exists to the immediate east of the conservation area at Onslow Square.

3.7 Circulation/Permeability

Duke Street, a major arterial route, forms the southern boundary of the conservation area and provides access to the city centre, the East End and beyond. It is also a Quality Bus Corridor.

Craigpark and Westercraigs are the two principal north/south vehicular routes between Alexandra Parade and Duke Street. Their use as short cuts has resulted in the introduction of chicanes in Craigpark and nearby Broompark Drive to discourage the flow and reduce traffic speed. Traffic backup however, is a problem at peak times.

Dennistoun is further congested by commuters, shoppers and hospital visitors using the area for free car parking which leads to conflict with local requirements. The overnight parking of heavy goods vehicles at B&B establishments also creates circulation problems blocking both road and pavement.

Pedestrian circulation follows the street pattern.

3.8 Views (Appendix 9)

The conservation area is generally inward looking with internal views restricted by the topography of the area to the length of a street.

There are a number of important views into the conservation area.

1. The view from the south looking north up Westercraigs
2. The view from the south looking north up Craigpark
3. There is a sequence of important buildings approaching the heart of the conservation area:-
 - The former Blackfriars church in Westercraigs
 - The Dennistoun Public Library, Craigpark
 - Masters Snooker Club (the former Dennistoun Baths)
 - The massive roof profile of Our Lady of Good Counsel Church, Craigpark
 - City Park (the former W.D. & H.O. Wills cigarette factory)

3.9 Activities and Uses

The Dennistoun Conservation Area is mainly residential in character.

Many of the large villas of the area, have been sub-divided into flats or student accommodation. During the 1980s and 1990s there was great local concern over the number of institutional uses which were appearing in the area. These have largely departed although the NHS still occupies a number of properties in Oakley Terrace. There are four, day nurseries within the Conservation Area, at Broompark Circus, Onslow Drive, Craigpark and Seton Terrace.

The majority of the terraced houses on Annfield Place are now used for commercial purposes and include the local Post Office, a bank, solicitors and building society offices, a bar/restaurant and medical, dental and veterinary surgeries.

3.10 Architectural Character

The special architectural and historic interest of the Dennistoun Conservation Area has been recognised by the statutory listing of a number of its buildings. (See **Appendix 10 and 11**).

The buildings of the Dennistoun Conservation Area are an eclectic mix of cottages, villas and terraces just as envisaged by Alexander Dennistoun and his architect, James Salmon. There is no prevalent architectural style in the area: imposing gothic villas sit side-by-side with classically detailed villas, single-storey cottages, restrained classical terraces and some more ornate terraces with Salmon's own distinctive detailing.

Two building types dominate the Area: the terrace and the villa. The terraces vary dramatically in type from the simple classical to the idiosyncratic Gothic as in Broompark Drive. Villas, both detached and semi-detached, are to be found with

Gothic and classical detailing. The villas are mainly located on the north-south thoroughfares with the terraces traversing the area largely from east to west. Some single-storey cottages with habitable attic space are to be found alongside the villas. The two principal streets, Westercraigs and Craigpark are largely single-sided and are comprised mainly of villas and semi-villas interspersed with single-storey cottages, most of which have some accommodation within the roofspace. The cottages are primarily gothic in character. The larger villas, with a mixture of gothic and classical detailing, are to be found in Westercraigs where they closely resemble the designs illustrated by James Salmon in the Dennistoun feuing plan. Another concentration of large villas is situated in the north of the Conservation Area around Broompark Circus and Circus Drive.

Annfield Terrace in the extreme south pre-dates Salmon's garden suburb design and is an elegant two-storey classical design with channelled masonry to the ground floor, stylish architraved windows to the first floor and a simple classical cornice. The eastern part of the terrace was intended to match its neighbour on the other side of Craigpark but only three houses were completed.

Seton Terrace is a two-storey, north-facing, plain terrace with tripartite windows and classical detailing. An additional basement level, accessible from the lane to the rear, has been created here owing to the severe slope in the Conservation Area. Clayton Terrace is also north facing and similar in scale and detailing to Seton Terrace. The two-storey Oakley Terrace is south facing and has a larger plot size than its near neighbours. Oakley Terrace has channelled ground floor masonry and bay windows. The classical details around the doorpieces are slightly more ornate than those of the smaller terraces. The terrace at Broompark Drive is the most distinctive of the Conservation Area. This terrace is also of two-storeys with typical James Salmon saw tooth ornament to cornices, doorcases, chimney heads and gatepiers. This terrace still retains some of its original ornate ironwork and elegant finials to the centre and end pavilion bays.

3.11 Building Materials

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

- Blonde and red sandstone: walls and boundary walls
- Slate: roofs
- Cast iron: railings, gates, finials and other decorative features
- Timber: sash and case windows, storm doors, and vestibule doors
- Glass: windows, stained glass
- Clay/terracotta: chimney cans
- Granite setts: road surface
- Brick: walls

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

- Concrete: roof tiles, pavement surfacing
- Brick: walls
- Metal: windows, satellite dishes, central heating flues, roof finishes
- UPVC: windows
- Tarmacadam: roads, pavements
- Patio block: boundary walling

Although the buildings of the conservation area and their boundary walls are primarily built of sandstone, the rear walls to the lanes are constructed of red brick usually capped with a rounded, glazed fireclay cope. The notable exception to this formula is the wedge-shaped bulk of Our Lady of Good Counsel on Craigpark, which is built of grey facing brick and topped with a huge mono-pitched copper roof. Three more

recent yellow brick flatted developments in Craigpark and Onslow Drive have replaced demolished villas.

The traditional window is timber sash and case, however, replacements in modern materials and styles, are evident. A number of original storm doors and slate roofs have also been replaced with modern materials and designs. Very few original railings survive although many fine cast-iron gates are still in place, particularly in Broompark Drive. There are also examples of less sympathetic boundary treatments including roughcast brick and patio block walls. Many buildings have whole or partly painted facades, which detract from the cohesiveness of the area.

3.12 Condition

The properties in the conservation area are generally well maintained, with only the lockups in the lanes behind Clayton and Oakley Terraces and the outbuildings to the rear of Annfield Terrace in poor condition. There is some evidence of spalling of stonework throughout the area and a number of retaining walls are displaying evidence of bulging.

3.13 Townscape Details

Various features contribute to the overall character of the Conservation Area: -

- Original cast-iron gates, railings, finials and other decorative features
- Distinctive saw tooth detailing to cornices, doorpieces, windows and gatepiers
- Spiders web-like tooling to stone boundary walls
- Stained glass to upper sashes
- Unique form of storm doors concentrated in Broompark Drive
- Glasgow Corporation Electricity Department fuse boxes

3.14 Landscape and Trees

The reasonably generous proportions of the front gardens of the villas within Dennistoun have afforded the necessary space to allow the planting and establishment of many specimens of impressive stature, including lime and sycamore. Many of these specimens have now reached maturity and provide a very attractive setting for the impressive residential street frontage. However, in some situations these mature specimens are now impinging on the buildings of the area.

4.0 CHARACTER ASSESSMENT

4.1 Introduction

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

Listed below are: -

- **Key Features**

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

- **Key Challenges**

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

- **Positive Buildings and Areas**

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

- **Negative/Neutral Buildings and Areas**

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

4.2 Key Features

4.2.1 Topography and urban form create a visually well-contained site on the side of a south-facing hill.

4.2.2 Architectural quality which is reflected in the statutory listing of a number of residential properties including three of the terraces. (A map showing the location of listed buildings within the Conservation Area and a list of listed building addresses with categories are contained in **Appendix 10 and 11**). Unlisted buildings of merit, buildings which contribute positively to the character of the conservation area, are identified in **Appendix 12**.

4.2.3 The mix of detached, semi-detached and terraced housing of varying designs, scale, style and materials creates a distinctive neighbourhood entirely different in character to the surrounding modern and tenemental development.

- 4.2.4 Use of traditional materials of quality such as sandstone, slate, timber windows and doors and a range of cast-iron features make a valuable contribution to the quality of the conservation area and contribute to its cohesive character.
- 4.2.5 Survival of original details e.g. storm doors, sash and case and stained-glass windows, ironwork details, timber fretwork to gables, saw-tooth stonework details, unusually tooled stone boundary walls and ornate chimney cans.
- 4.2.6 Unaltered street layout of the garden suburb with only a very few modern infills to disrupt the mix of villas, terraces and cottages of the original scheme.
- 4.2.7 The mature trees in front gardens and communal spaces enhance the setting of the buildings.

4.3 Key Challenges

4.3.1 Loss of original architectural detail

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

4.3.2 Use of inappropriate materials

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

4.3.3 The Public Realm

The quality and upkeep of the public realm within the conservation area is a major concern to residents. The principal areas of concern relate to paving surfaces and damage by utilities and other contractors, design and location of street furniture, design of traffic calming measures, street lighting, proliferation of street signs and the maintenance of amenity spaces.

4.3.4 Backlanes

Poor surfacing and the dilapidated condition of rear boundary walls and mews backing onto lanes diminishes the historic appearance of the Conservation Area.

4.4 Positive Buildings and Areas

The buildings and areas which contribute positively to the character and appearance of the conservation area are plotted on the map presented as **Appendix 13**.

4.5 Negative/Neutral Buildings and Areas

The buildings and areas which do not contribute positively to the character and appearance of the conservation area are plotted on the map presented as **Appendix 14**.

5.0 BOUNDARY

The assessment of existing conservation area boundaries in terms of appropriateness is an important element of this appraisal. While the majority of the conservation area boundary is clearly and logically defined there are three areas where boundary amendments are required to include the following:

- The category B listed tenement at 285-295 Duke Street and 3,5 and 7 Westercraigs which is one of the oldest tenements in the Dennistoun area, dating from 1868. Although it differs in scale from the bulk of the buildings in the Conservation Area it shares a number of details, notably the doorways, with Nos 23-49 Broompark Drive. It is quite likely the work of James Salmon the elder, the designer of the garden suburb.
- Alexander Nisbet Paterson's Golfhill Public School, which has served the children of the area since its construction in 1902-3. Like the terraces in Circus Drive and Circus Place, it is constructed of red sandstone and is of a similar age. It is a building of distinction with historical, and social links to the rest of the conservation area.
- The open space at Whitehill Street/Onslow Square which lies at the eastern extremity of the Conservation Area. Inclusion within the Dennistoun Conservation Area would provide additional protection for this area of open space and safeguard this entrance to the conservation area.

A map showing areas where boundary changes should be considered is included as **Appendix 15**.

6.0 PRESERVATION AND ENHANCEMENT

6.1 Introduction

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

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

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

6.2 Opportunities for Preservation and Enhancement

6.2.1 Maintenance

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

6.2.2 Development

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

6.2.3 Information and Advice

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

6.2.4 Enhancement Opportunities in Dennistoun

Backlanes

The privately owned back lanes are in a poor state of repair. The original cobbles have been patched with tarmac and provide a very irregular surface. The situation is made worse by the proliferation of refuse which collects/is dumped in the lane. At present the City Council offers technical assistance for the upgrading of lanes with costs having to be met from other sources.

Pavements

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

Street Furniture

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

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

The Lighting Improvement Project Framework has specified the use of a standard column painted in gunmetal grey for roads and footpaths in the Dennistoun 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

The volume and speed of traffic as well as on street car parking in the area continues to create circulation problems. Measures to resolve these issues with minimal visual impact would enhance the character of the conservation area.

Telephone Poles and Wires

Telephone poles and wires can still be found in the Conservation Area. Their removal and replacement with underground cabling would enhance townscape quality.

Landscaping and Trees

Trees are an important townscape feature in the Dennistoun Conservation Area both in private and communal pleasure gardens.

The selective pruning of tree canopies over roof spaces, against gables and windows and over public footways would help to prevent or rectify various forms of nuisance. Some further selective pruning would help improve the structural balance and general appearance of the areas trees.

6.3 Grants

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

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

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

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

For further information and advice please telephone 0141 287 8634

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

For further information please contact 0141 287 8614.

7.0 ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned in **1.2 What Does Conservation Area Status Mean?** further controls apply in the Dennistoun Conservation Area called Article 4 Directions. These were originally promoted by the Council and confirmed by the Secretary of State in March 1990. The introduction of new legislation, the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 required their updating in May 1993.

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

The Dennistoun 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
- Class 27 - the carrying out on land within the boundary of a private road or private way of works required for the maintenance or improvement of the road or way.

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

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

Further papers relating to the confirmation of Article 4 Directions are presented in **Appendix 16.**

8.0 CITY PLAN

8.1 Context

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

8.2 Part One, Development Strategy

Of particular relevance to the Dennistoun Conservation Area is a proposal contained in the Environment section, paragraph 7.24 stating that the Council will prepare conservation area appraisals for all the conservation areas in the City and these will be used as supplementary guidance in respect of determining development proposals.

The Conservation Area is also located within the East Area of Focus, for which the Council is preparing a Development Strategy to address the complexity of issues in the East End and co-ordinate regeneration projects and investment. The Council will also produce a Town Centre Action Plan for Duke Street.

8.3 Part Two, Development Policies and Design Guidance

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

The City Plan applies a “**Residential Development Policy Principle**” over the majority of 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.

A “**Greenspace Development Policy Principle**” covers the communal gardens located between Broompark Drive and Clayton Terrace and Oakley Terrace and Seton Terrace. Areas designated as “**GREENSPACE**” contribute to the City’s Greenspace Network and make an important contribution to the health and well being of the community. There is a presumption in favour of retaining Greenspace, whether in public or private ownership.

Annfield Place is covered by a “**Town Centre Development Policy Principle**”. This policy applies to the City’s main retailing and commercial centres outside the City Centre that serve surrounding residential districts. Annfield Place forms part of the Duke Street “town centre” which is the preferred location for retail and commercial leisure development in the area. In considering proposed developments, the Council will give priority to: improving the quality of the environment; enhancing the vitality and viability of their retailing function and protecting the amenity of their residents.

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, Industry and Business, Shopping and Commercial, Transport and Parking, Urban Design** and **Greenspace, Landscape and Environment**.

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

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

8.4 Policies

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

8.4.1 Doors

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

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

Original storm doors vary, with four and six panelled examples as well as those found in Broompark Drive where the panels have curved corners.

8.4.2 Windows

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

8.4.3 Roofs

The traditional roofing material in Dennistoun Conservation Area is slate. While many of the buildings retain this roofing material, elsewhere in the conservation area it is gradually being replaced by modern concrete tiles. The City Council encourages the re-use of traditional roof materials and the retention of original roof details, such as decorative bargeboards found at 24/26 Circus Drive, 16/18 Craigpark and 19 and 31 Westercraigs and iron finials in **Policy HER 3 (A) 11 Roofs**.

8.4.4 Painted Stonework

Painted stonework can be found on some of entrance porticos and facades throughout the conservation area. The City Council does not normally permit the painting of any unpainted natural stonework and where it has occurred, its removal is encouraged. (**Policy HER 3 (A) 14 Stonework**)

8.4.5 Ironwork And Boundary Treatment

Original cast iron railings were largely removed during the Second World War. Some examples however did survive and replicas could be made for reinstatement. In recent years stone boundary walls have gradually disappeared. The City Plan encourages the removal of timber fencing/masonry walls and the enclosure of front gardens with traditional treatments such as the re-introduction of original railings and retention and repair of original stone walls. (**Policy HER 3 (C) 5, Ironwork and Boundary Treatments**). The retention of original ornate ironwork on facades, such as balconies is also encouraged.

8.4.6 Front Gardens

The formation of parking areas within the front gardens of property within the Dennistoun Conservation Area can detract greatly from the visual amenity of the surrounding area. Planning permission for front garden parking will only be granted in exceptional circumstances and where there will be no adverse effect on mature trees. **Policy HER 3 (C) 3 Car Parking and Driveways** explains that within gardens, a high standard of design will be expected to integrate car parking with usable garden space. Particular attention should be paid to boundary walls, gates, railings, surface treatment and any additional landscaping that is required to integrate car parking with the character of the area.

The restoration and upgrading of front gardens, including the regular management of mature trees, would improve the setting of the buildings. The planting of hedging does not require planning consent, but if planted should be trimmed to railing height.

8.4.7 Pavements

In the Dennistoun Conservation Area the pavements were originally paved with Caithness slabs, but over the years this material has gradually disappeared. **Policy HER3 (D) 2 Footpaths and Carriageways, (b) Footpaths** advocates the reinstatement of such high quality materials.

8.4.8 Multiple Occupancy

There are a number of multiple occupancies within the conservation area. **Policy RES 13 Multiple Occupancy** aims to strike a balance between the demand of this type of accommodation and the need to ensure that the amenity of the area is not adversely affected by its presence. However, within the Dennistoun Conservation Area further multiple occupancy will be resisted. This is due to the limited number of dwellings within the area and the relatively high number of these properties that are in non-residential use.

8.4.9 Change of Use

In order to protect the residential amenity and character of the area, the change of use of mainstream dwellings will be strongly resisted, with a presumption in favour of converting properties back into mainstream residential use. The City Plan contains the following Local Area Policies which apply in Dennistoun : -

- **Policy RES 7 Change of use of dwellings**
- **Policy RES 8 Guest Houses/Bed and Breakfasts**
- **Policy RES 9 Residential and Nursing Homes**
- **Policy RES 11 Day Care Nurseries**

8.4.10 Shopfronts, Signs and Advertisements

The majority of commercial premises are located in Annfield Place which marks the main gateway into the Conservation Area from the south. Annfield Place was originally designed as a residential terrace and therefore any changes to the frontage or introduction of signage should respect its architectural integrity. The Council will promote appropriate designs throughout the Conservation Area by rigorously applying **Policy SC13, Shopfront Alterations and Shop Security** and **Policy Des.8, Signs and Advertising**.

9.0 FURTHER INFORMATION AND ADVICE

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

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

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

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