

**SCOTSTOUN
CONSERVATION AREA
APPRAISAL**

Approved 9 June 2005

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1.0 INTRODUCTION

1.1 Location

The Scotstoun Conservation Area is located to the west of the city centre and north of the River Clyde. It is bounded by Danes Drive to the north, Dumbarton Road to the south, Queen Victoria Drive to the west and the line of the landscaped pedestrian footway, which occupies the site of the former Victoria Park Goods Station, to the east. It is centred on Scotstoun Primary School and is separated from the tenements of Partick by Victoria Park to the east and from the residential area of Jordanhill by Scotstoun Showground and Leisure Centre 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, their 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 area's special character and appearance.

The purpose of a 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 Scotstoun Conservation Area. It identifies the areas special features and changing needs through a process which includes researching its historical development, and 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 the Appendices.

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

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

1.5 Designation

The proposed designation of part of greater Scotstoun as a Conservation Area was first put forward in the Anniesland Knightswood Yoker Local Plan which was adopted in June 1987. At the time, the Local Plan observed that... "It is considered that this area merits conservation area status which would help both protect the building stock and maintain the character of the area". Following this, Scotstoun Conservation Area was designated by Glasgow City Council in September 1987. Copies of the designation papers can be found in **Appendix 2**.

2.0 HISTORICAL DEVELOPMENT

2.1 Early History

During the medieval period Scotstoun Estate belonged to the Montgomerie family who, having owned the estate for 200 years, sold it in 1634 to John Hutchison, Notary and Town Clerk of Glasgow. The name "Montgomerie" still survives in the area with the cottage flats located between Lennox Avenue and Vancouver Road known as Montgomerie Gardens.

John Hutchison's daughter married Archibald Stewart and their son sold it in 1691 to William Walkinshaw. Walkinshaw built Scotstoun House at the beginning of the 18th Century. It was an important feature of the estate which extended to approximately 1000 acres immediately west of Partick, occupying land between the Clyde and the Great Western Road.

The estate changed hands on a number of occasions before it was finally bought by the Oswald family in 1751.

2.2 19th Century

The estate was owned by the Oswald family from 1751 until the last decade of the 19th Century. Its gradual break up began with the growth of shipbuilding and associated industries along the northern bank of the Clyde. Following the opening of Connell's Scotstoun Yard in 1861 Gordon Oswald built three rows of cottages and a church to the south of Victoria Park for estate workers. By 1895 the Scotstoun Estate Building Company was established to provide housing on a commercial basis along similar lines to previous philanthropic ventures which established workers housing. Development commenced at the eastern end with one-storey houses with dormers, or two storey houses, some rock faced (stonework tooled to give rough, rock-like appearance) with half-timbered gables. As development progressed westwards this detailing disappeared e.g. Verona Avenue (1912). The red and cream brick artisan cottage flats bounded by Lennox Avenue, Vancouver Road, Earbank Avenue and Norse Road, date from the end of the 19th Century.

2.3 20th Century

Scotstoun West Parish Church, originally located on the corner of Queen Victoria Drive and Dumbarton Road, was built in 1905 with halls constructed in 1929. It was destroyed by fire on 5 November 1997 and has now been replaced with three storey flats. Scotstoun Primary School dates from 1905 and is located on Earbank Avenue in what was to become the heart of the residential development. To the west of the school stands Scotstoun East Church which was built in 1906. The original hall dates from 1902.

By 1913 development west of Lennox Avenue to Stuart Avenue, later to be re-named Verona Avenue, was complete. The Glasgow Agricultural Society Show ground was also in place at this time, lying immediately to the north of the terraced development.

On the eastern side of Lennox Avenue, terrace development occupies the southern part with semi-detached properties constructed on the site of the Scotstoun Nursery between 1913 and 1933. The Episcopal Church, hall and tennis courts, originally located at the northern end of Lennox Avenue at its junction with Danes Drive, were replaced with a two storey residential development in the latter half of the 20th Century.

Street names changed between 1913 and 1933 as follows: -

- Camperdown Road became Earlbank Avenue
- Stuart Avenue became Verona Avenue
- Darnley Avenue became Dunglass Avenue
- Moray Avenue became Ormiston Avenue
- Montgomerie Road became Vancouver Road

The Victoria Park Goods Station was located immediately to the east of the area, running north/south between Westland Drive and Lennox Avenue. It closed in the late 1950's. In 1969 road works related to the Clydeside Expressway affected the southern part of the area requiring the demolition of two small terraces in the southeastern corner of the area. The derelict railway line and station were purchased by Glasgow City Corporation at this time and a landscaped pedestrian footway created.

2.4 Historical Maps

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

3.0 TOWNSCAPE APPRAISAL

3.1 Topography (Appendix 4)

The land within Scotstoun Conservation Area has no topographical features and is generally flat with only a slight incline from Dumbarton Road to the northwestern part of the Conservation Area.

3.2 Gateways

There are numerous gateways into the Conservation Area.

The principle gateways are located at the main entrance points off major routes e.g. Dumbarton Road, Queen Victoria Drive, Danes Drive. The secondary gateways can be found at access points located between the principle gateways. A typical gateway is marked only by the end properties of two terraces where they meet at a road junction. These may also be marked by traffic calming measures in the form of brick pavior "sleeping policemen". There are no landmark buildings marking entrances to the Conservation Area.

3.3 Conservation Area Boundaries and Edges

Due to the rigid street pattern and predominantly terraced building type, the Conservation Area can be clearly identified when approached from all directions. All boundaries with the exception of that located to the east and at Northland Lane follow the centre line of the street.

The southern boundary of the Conservation Area is defined by Dumbarton Road. This busy thoroughfare lies between the urban tenemental development on its southern side and the terraced villas of the Conservation Area to the north.

The northern edge of the Conservation Area is bounded by Danes Drive which separates the Northland Drive rectangle from the bulk of the Conservation Area. This boundary is well defined with the Scotstoun Showground and Leisure Centre to the north and east contrasting dramatically with the regimented rows of terraces.

The eastern edge follows the rear boundary of semi-detached and modern flatted properties on Lennox Avenue and the eastern side of Lennox Lane East. The landscaped greenery of the pedestrian footway located to the east of the boundary clearly marks the edge of the Conservation Area.

The western boundary is formed by Queen Victoria Drive (part), Verona Avenue (part) and Upland Drive. Areas immediately to the west of the Conservation Area are of more recent construction.

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 main part of the Conservation Area is situated between the principal thoroughfares of Danes Drive and Dumbarton Road. It is generally rectangular in form and is on a slight northwest to south east axis. The strong grid pattern provides a clear structure to the area with the centrally positioned Scotstoun Primary School providing a reference point for all parts of the area north, south, east and west.

3.5 Plot Pattern (Appendix 7)

The principal pattern follows a standard terraced layout, with standard plot sizes. The exceptions to this are as follows: -

- Where new development has taken place e.g. the flatted development on the corner of Dumbarton Road and Queen Victoria Drive and at the northern end of Lennox Avenue
- The eight semi-detached properties at the northern end of Lennox Avenue occupy larger plots
- Montgomerie Gardens, the ten, two storey, 'cottage' flats which stand in the centre of long narrow gardens, stretching the width of an entire street block between Lennox Avenue and Vancouver Road
- Scotstoun East Church and Hall which stand on a corner site within one of the terraced street blocks
- Scotstoun Primary School and grounds which is centrally located, occupying the equivalent of an entire street block

3.6 Open Space (Appendix 8)

Public open space is restricted to a fragment of landscaped ground in the southeastern corner of the Conservation Area.

The school recreation ground creates a centrally located area of open space that contrasts with the terraced development that surrounds it.

The area of green space with trees, bounded by Duncan Avenue, Earlbank Avenue, Lennox Avenue and Dumbarton Road is in the joint ownership of surrounding residents and the City Council.

Virtually every property has a private front and rear garden including mature trees and shrubs which soften the hard lines created by the terraced development and grid iron street pattern.

3.7 Circulation/Permeability

Dumbarton Road is one of the city's main arterial routes and, with Danes Drive, provides the main vehicular accesses through the area, both to the east and west. Queen Victoria Drive is a busy north/south link while the rest of the road network within the Conservation Area serves the resident population, as well as providing access to the primary school, which serves a greater area. Traffic calming measures in the form of brick pavior "sleeping policemen" are located at northern and southern gateways.

Pedestrian movement tends to be concentrated along the main routes where bus stops and shops are located. The road network and back lanes provide a wide variety of possible pedestrian routes through the area.

3.8 Views (Appendix 9)

Views into, through and out of the area tend to be long, framed by straight rows of terraces and terminated by structures located outwith the Conservation Area.

Views within the Conservation Area, particularly the long views eastwards and westwards tend to be restricted by mature planting.

From the south of the area looking northwards, views are terminated by Scotstoun Leisure Complex and Sports Stadium. It is also possible to obtain fine distant views of Jordanhill.

Views southwards across Dumbarton Road are shorter, terminated by tenements and railway bridges.

The school grounds permit more open views of the terraces, the school building itself and the adjacent church. Similarly the large areas of garden ground to the east and west of Montgomerie Gardens open up wider views of the adjacent terraces.

Numerous back lanes provide dramatically contrasting views to “street” views and significantly contribute to the unique character of Scotstoun Conservation Area.

3.9 Activities/use

The principal land use within the Conservation Area is residential.

Other uses include doctors' surgeries, a dental practice and a veterinary surgery, a school and a church.

3.10 Architectural Character

The majority of buildings possess a strong sense of uniformity in terms of design, style and materials and these unlisted buildings of merit are identified in **Appendix 10**.

The built form is dominated by street blocks containing terraces of 2-storey houses with pitched, predominantly slated roofs. Despite the regularity of this terraced form and the consistent 2-storey height, individual terraces exhibit pronounced diversity in architectural detailing, texture and colour. Typically, terraces are of buff sandstone, many of which have been painted. The desire to “improve” property has in some cases led to the erosion of original character with the use of unsympathetic materials, styles and designs. Examples of this can be found in almost every street where windows, doors and original roofing materials have been replaced. Unsympathetic boundary treatments such as timber or metal fencing are also evident as well as hard landscaping of front garden areas.

The cottage flats, (four in each of five buildings) known as Montgomerie Gardens which are located within the street block bounded by Norse Road, Lennox Avenue, Earbank Avenue and Vancouver Road were built at the same time as the terraces in the main grid. Their brick construction and extensive gardens on either side of the buildings provide a contrast to the surrounding rigid terraces whose front gardens, by comparison, are small. Other building types found in Lennox Avenue include semi-detached interwar bungalows and a flat roofed, two storey terrace with bay windows and painted sandstone façade.

Recent brick-built flatted developments occupy land in the extreme southwest and northeast corners of the Conservation Area. The two storey flats on the corner of Lennox Avenue and Danes Drive are simply detailed with projecting, gabled, first floor windows and small entrance porches. The three-storey development which occupies a site on the corner of Queen Victoria Drive and Dumbarton Road consists of banded red and buff brickwork through ground and first floors with smooth cement render at second floor. The building is plainly detailed with a faceted corner feature, projecting gables and small balconies.

The focal point of the Conservation Area is the Scotstoun Primary School which dates from 1905 and is constructed in red sandstone with a tower at each end topped with a wooden cupola.

Scotstoun East Church and Hall were built in 1904-6 and 1902 respectively. The rather plain, red sandstone, church was designed by H E Clifford. In 1920 he designed a war memorial tablet which is located in the church. Memorial stained glass windows to Dr Eaton date from 1924 and were designed by Meikle & Sons. A map indicating the extent and location of the listed building is included as **Appendix 11** and its address and category are detailed in **Appendix 12**.

Every bit as interesting as the front facades of the terraces are the back lanes which serve virtually every residential property. Lanes are generally lined by hedgerows or timber fences and where the height of these permits, the scene is one of variety: house extensions, back porches and outbuildings of every style and material; a plethora of garden layouts; diverse surface paving and stone chips; mundane and exotic planting, all distinguish each from its neighbour. The lanes, nevertheless, succeed in "hanging together" as part of a planned and valuable feature of the neighbourhood. Lanes and rear gardens appear well used and generally well maintained, although they are prone to water pooling after a sustained period of rain.

3.11 Building Materials

The traditional building materials found in the Conservation Area are: -

- Yellow sandstone: walls and boundary walls, ashlar and rubble
- Slate: roofs
- Cast iron: railings
- Timber: sash and case windows, storm doors, vestibule doors, gable detailing, bargeboards
- Glass: windows, stained glass
- Clay/terracotta: chimney pots
- Granite setts: road surfaces
- Brick, red/cream: walls, chimneys
- Roughcast/render: walls

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

- Concrete: roof tiles,
- Metal: window frames, satellite dishes, central heating flues
- UPVC: windows, doors, guttering and bargeboards
- Tarmacadam: roads, pavements
- Brick paviors: traffic management features

3.12 Condition

The buildings are generally well maintained with owners taking an active interest in repairing and renewing the fabric of their property.

3.13 Townscape Detail

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

- Bargeboard detailing
- Stained glass
- School tower cupolas
- School railings
- Street planting – trees/hedges
- Patterned brick work – Montgomerie Gardens
- Stone terrace name plaques
- Stone door and window surround detailing
- Stone cross on church gable
- Distinctive gabled roof pattern

3.14 Landscape and Trees

The following landscape features are to be found within the Conservation Area:-

- Street trees which soften what would otherwise be long views of converging terraces.
- The blaes recreation ground to the north of the school which is surrounded with iron railings creates an important urban space.
- Front gardens. Varied, well-stocked and maintained gardens surrounded by a variety of boundary treatments including extensive hedging, make a valuable contribution to the streetscape.
- The area of green space with trees, bounded by Duncan Avenue, Earbank Avenue, Lennox Avenue and Dumbarton Road which provides a natural habitat for wildlife with small areas landscaped by nearby owners.
- a fragment of tree covered ground in the south-eastern corner of the Conservation 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 The grid-iron street pattern is the backbone on which the area is developed and is fundamental to the character of the area.

4.2.2 The formal layout of the buildings create the gateways into the area as well as framing views into and out of the conservation area.

4.2.3 The architectural quality of the buildings which are either identified as listed buildings of special architectural or historic interest (**Appendix 11 and 12**) or unlisted buildings of merit (**Appendix 10**). There is a presumption within the City Plan that these buildings will be retained and re-used in the event of their use becoming redundant.

4.2.4 Uniformity in terms of scale, design, style and materials helps create a cohesive, well-defined area. There is, however, variety within that uniformity.

- 4.2.5 Building line with terraces creating a strong frontage set within small gardens. The other building types within the Conservation Area acknowledge the street pattern and established building line.
- 4.2.6 Use of traditional materials such as sandstone, brick, slate, timber windows and doors and cast iron railings make a valuable contribution to the quality of the Conservation Area and contribute to its cohesive character.
- 4.2.7 Original details albeit in reduced numbers e.g. storm doors, sash and case windows, railings, stone name plaques, dormer windows, vertical timber detailing on gables.
- 4.2.8 Roofscape, the rhythm of terraced roofs punctuated at regular intervals with brick chimneystacks.
- 4.2.9 Backlanes are areas of “unified diversity” where each resident has approximately the same size of plot but chooses to use it/develop it in his/her own personal way.
- 4.2.10 The scale and materials of the Montgomerie Gardens properties contrast with the sandstone terraces and semi-detached bungalows which surround them, creating visual variety within the Conservation Area.
- 4.2.11 The central location of the primary school and church play an important part in creating the special character of the area. They provide a focal point around which the residential development is located.
- 4.2.12 The retention of mature front gardens, hedging and street trees enhances 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 Scotstoun 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 tenements. In Scotstoun the replacement of slate roofs with modern concrete tiles, the painting of stonework and cladding of facades are other instances where erosion of character can occur.

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, maintenance of street trees, design and location of street furniture, street lighting, design and implementation of traffic calming measures, proliferation of street signs and the maintenance of amenity spaces.

4.3.4 Backlanes

Poor surfacing of back 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.

The boundary to the Scotstoun Conservation Area is clearly and logically defined, the considered view being that it does not require amendment.

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 replacement of traditional windows, dormer windows, doors, slate roofs and railings 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 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

Property owners and residents have a major role to play in the preservation and enhancement of Scotstoun 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.

6.2.4 Enhancement Opportunities in Scotstoun

Triangle of amenity space to the north of Dumbarton Road and west of the southern end of Lennox Avenue

This is an important potential amenity within the conservation area. The small area of ground would benefit from upgrading and consideration should be given to the siting of a feature which would strengthen the entrance to the conservation area and the general sense of place.

The area of green space with trees, bounded by Duncan Avenue, Earlbank Avenue, Lennox Avenue and Dumbarton Road

The future use of this area requires assessment. Owners, in conjunction with the local community should be involved in this process.

Backlanes

It is considered that the vitality of these areas should be preserved and encouraged. The privately owned back lanes are unsurfaced, in a poor state of repair and suffer from flooding. At present the City Council offers technical assistance for the upgrading of lanes with costs having to be met from other sources.

Street Furniture

The selective introduction of signs, appropriate lighting fixtures and street furniture (bins, seats etc) within the Conservation Area would assist in reinforcing the local sense of place. This should not be at the expense of visual clutter which in itself can result in the erosion of an areas character.

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 Scotstoun 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.

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

The majority of the City's conservation areas are covered by an Article 4 Direction which means that planning permission is required for certain minor works e.g. small extensions, window, door and roof replacement and changes to boundary treatments. An Article 4 Direction provides the City Council with the means to control such works and assists in the preservation of the conservation areas character and appearance. Scotstoun Conservation Area is an exception in lacking such a Direction.

In Scotstoun, the unsympathetic use of modern materials and designs in the repair and "improvement" of individual dwellings disrupts the visual continuity of the buildings and erodes the character of the conservation area.

Many original doors and windows have been lost with 67% of properties having front and rear or partial non-original windows. Similarly a considerable number of the original residential properties (17.54%) have been stripped of their natural slate roofing material during recent decades and re-roofed with concrete tiles. A large proportion (61.68%) of traditional stone facades have also undergone a variety of façade treatments including the application of paint, stone cladding, roughcast, cement render and pebbledash. Finally the addition of unsympathetic timber and metal fences at sensitive corner locations detracts from the amenity of the area.

The opportunity exists to arrest this decline by establishing an Article 4 Direction for the area. This, in conjunction with the rigorous application of the Council's policies relating to façade treatments, boundary treatments, window, door and roof replacement, would assist in restoring and enhancing the character of the conservation area

8.0 CITY PLAN

8.1 Context

In June 1987 the Anniesland/Knightswood/Yoker Local Plan was adopted and included policies relating to the Scotstoun 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 Scotstoun 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.

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.

There are two areas, one, bounded by Duncan Avenue, Earbank Avenue, Lennox Avenue and Dumbarton Road and the other located in the southeast corner of the conservation area which are covered by a “**Greenspace Development Policy Principle**”. 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.

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, 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 Scotstoun 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 Scotstoun Conservation Area are listed below.

8.4.1 Doors

Despite the proliferation of modern glazed panel storm doors within the Scotstoun Conservation Area, fine examples of traditional panelled storm doors can still be found. These traditional storm doors and their associated inner glazed vestibule doors make a significant contribution to the historical and architectural character of the area. Some inner doors contain decorative painted or stained glass which adds to their value and charm. **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.

8.4.2 Windows

Within the Scotstoun Conservation Area, original windows, including their detailing, materials and method of opening are important elements of the buildings design and make a significant contribution to the areas character. Many of these features are being lost, due to their substitution by 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.

In terraced property, it is important that the original style and type of window is retained to ensure that the continuity and original proportions of the building are not destroyed.

8.4.3 Roofs

The traditional roofing material in the Scotstoun Conservation Area is slate. In recent years many slated roofs have been replaced by modern concrete tiles, thereby disrupting the uniformity of the terraces.

Policy HER 3 (A) 11 Roofs encourages the use of new or second hand slate and the retention of traditional roof features e.g. iron finials, ornate ridge tiles and bargeboards.

8.4.4 Ironwork And Boundary Treatment

The City Plan encourages the removal of unsympathetic timber fencing/masonry walls and the enclosure of all front gardens with railings, painted black. Railings in Scotstoun are generally simply detailed. (**Policy HER 3 (C) 5, Ironwork and Boundary Treatments**). The restoration and upgrading of front gardens would improve the setting of the buildings. The planting of hedging does not require planning consent but if planted, should be trimmed to railing height.

8.4.5 Porches

In order to protect the character of the terraced properties a **Local Area Policy** relating to porches applies in Scotstoun restricting glazing to no more than 50% of porch height (**Policy HER 3 (A) 7.4, Porches**).

8.4.6 Pavement Trees

The replacement and management of street trees will be an important issue to be discussed with Land Services.

8.4.7 Car Parking and Driveways

The City Plan offers guidance on the need for planning permission to be sought for the formation of any hard surfaced car parking area or driveway within conservation area gardens. **Policy HER 3 (C) 3 (a)** states that planning permission will always be required for the formation of a hard surface in the curtilage of listed buildings and within the curtilage of a house or flat in a conservation area.

The character of the conservation area is delicately balanced and the wholesale use of unsympathetic surface materials will erode this character. Policy HER 3(C) 3(c) states that “the use of bituminous surfacing is unacceptable as a surface treatment for parking areas within gardens. A combination of gravel/chips and paving slabs should be used. Alternatively good quality simulated setts or granite setts may be acceptable. The extensive wall-to-wall use of brick paviors should be avoided, but their limited use may be acceptable providing the character of the garden area is retained.”

For the purposes of this policy the formation of hard surfaced patio areas would also require planning permission.

8.4.8 Non-Residential Uses

The residential character of Scotstoun should be preserved. Proposals to restore terraced property currently in non-residential use back to mainstream residential use will be supported.

9.0 FURTHER INFORMATION AND ADVICE

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

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229 George Street
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G1 1 QU**

**Phone 0141 287 8555
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