

PARKHEAD CROSS

Conservation Area Appraisal and Management Plan





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INTRODUCTION

The City Council has carried out a Conservation Area Appraisal of Parkhead Cross with a view to assessing the potential to extend the current Conservation Area boundary.

The study area consists of Parkhead Cross, the principle town centre serving the neighbourhoods of the East End of Glasgow. Parkhead Cross Conservation Area is located at the confluence of five historic main roads - Gallowgate, Duke Street, Tollcross Road, Westmuir Street, Tollcross Road and Springfield Road. The study area extends to include the former Parkhead School in Westmuir Street to the east. Approaching the Cross from the west, the boundary extends to include the Eastern Necropolis and former Gate Lodge, Gallowgate.

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 23 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and former country estate.

What Does Conservation Area Status Mean?

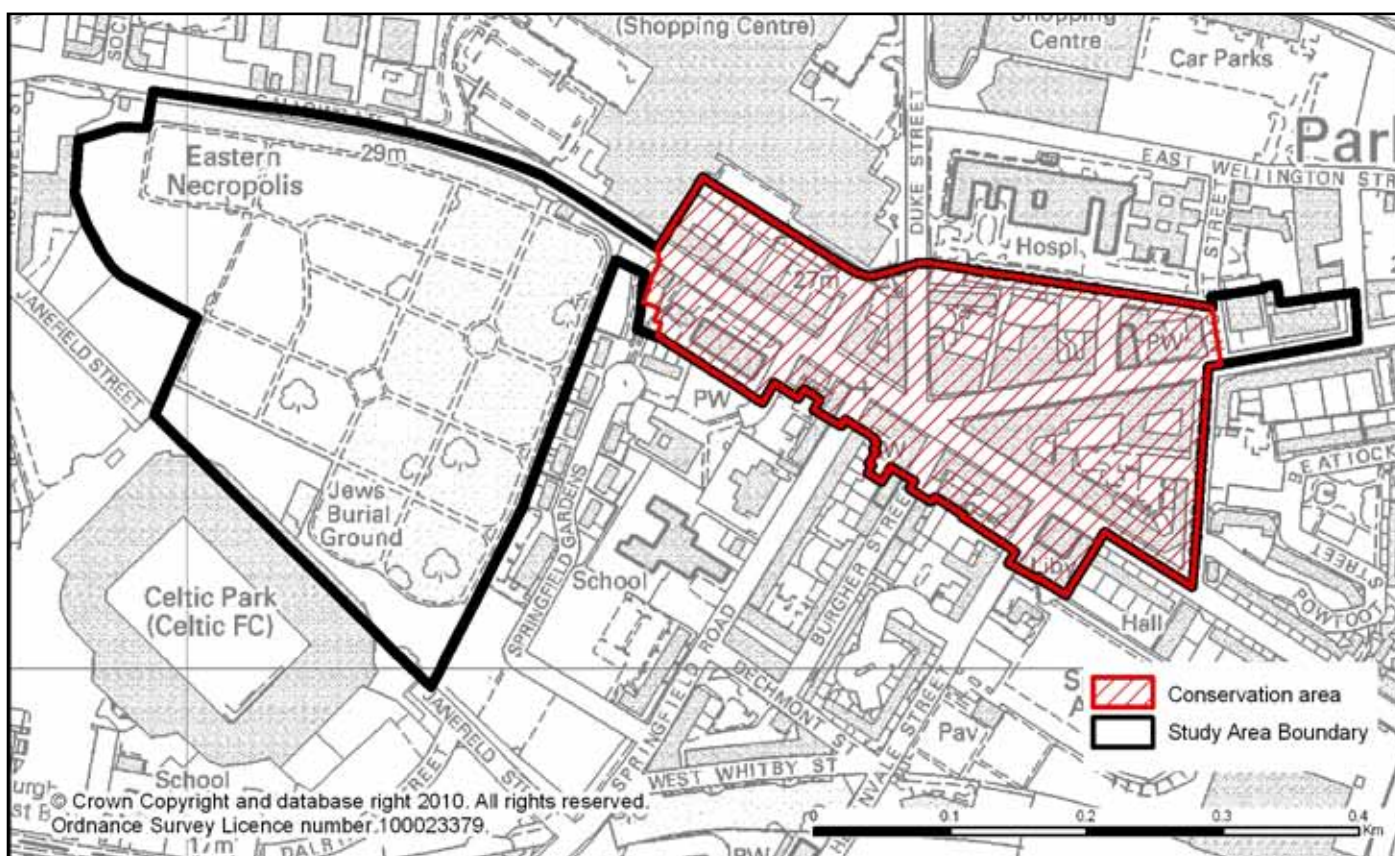
In a conservation area it is the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation area status does not mean that new development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

dictates that Conservation Area designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of, or work to, trees
- Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and walls and
- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms

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.





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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.

Purpose of a Conservation Area Appraisal

Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement. Planning authorities and the Scottish Executive are required by law to protect conservation areas from development which would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.

The purpose of this Conservation Area Appraisal is to define and evaluate the character and appearance of the study area; identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process, which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. It will also identify opportunities and priorities for enhancement.

The study will provide an opportunity to determine potential conservation area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn.

This document will also provide a framework for the controlled and positive management of change in the proposed conservation area and form a basis on which planning decisions in the area are made. It identifies opportunities and priorities for enhancement and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan 2 (adopted December 2009).

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Designation

Glasgow City Council approved the designation of the Parkhead Cross Conservation Area on 12 June 2003 and the designation procedures were completed on 22 July 2003 with notices appearing in the Evening Times and Edinburgh Gazette.



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HISTORICAL DEVELOPMENT

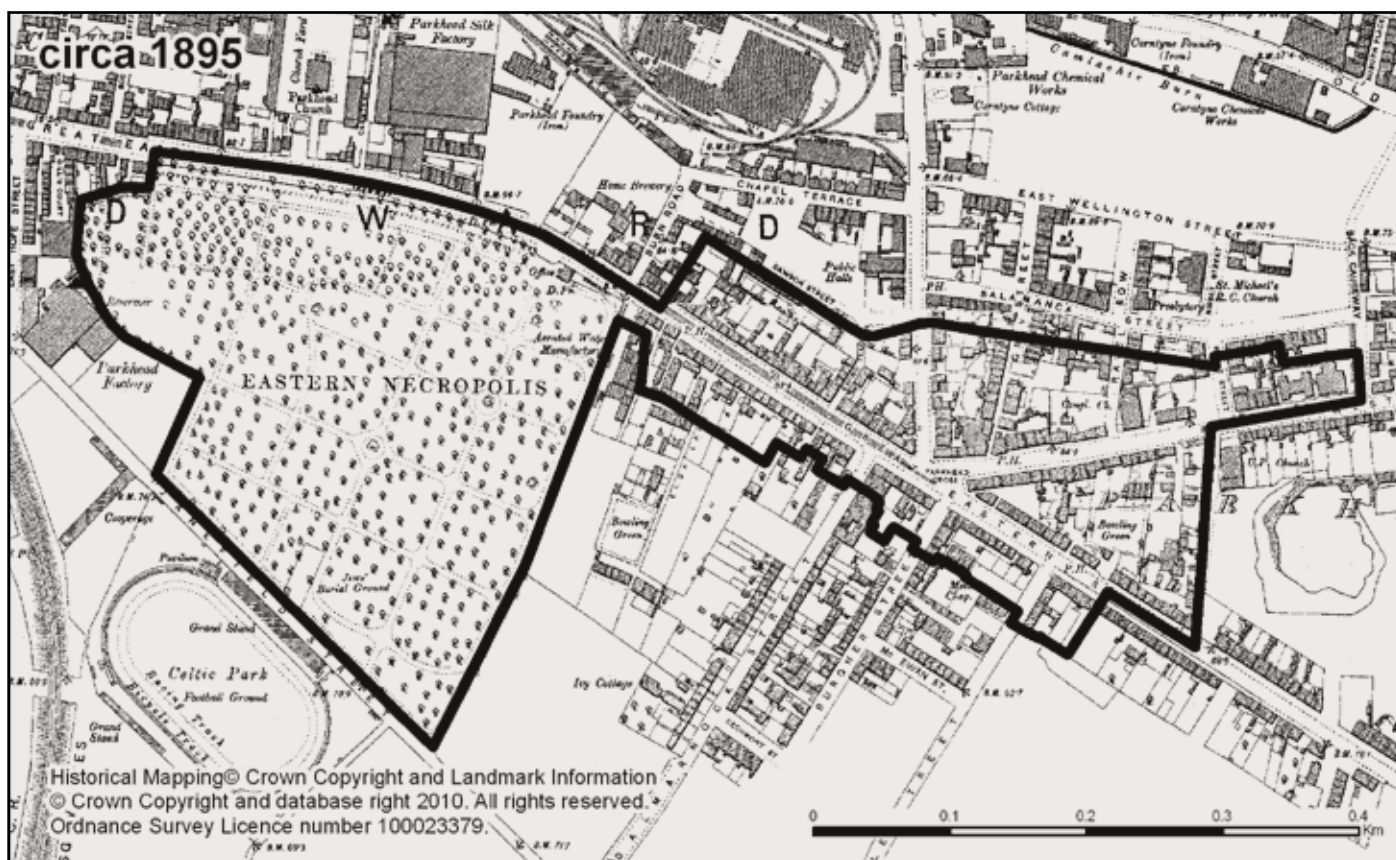
18th Century

Camlachie House was built in 1720 for Walkinshaw, and was leased to Lt Col James Wolf of Quebec when he visited Glasgow in 1749. Parkhead had a population of 674 in 1794 and became a weaving village utilising handlooms, before heavy industry was established.

19th Century

John Napier's Camlachie Foundry of 1812 was an early industrial development. Other 19th-century industries included clay pits as well as brickworks. Potteries followed, with clay imported from southern England. Jeanfield House was built for Robert McNair and named after his wife Jean Holmes. It was demolished about 1847 for the development of the Eastern Necropolis, a large private cemetery. Westthorn House was built for distiller Thomas Harvie, who bought the estate in 1819. Westmuir Colliery was established south of Westmuir Street by Robert Gray of

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Carntyne. Camlachie Distillery developed from 1834 and was extended to become Loch Katrine Distillery. The site owned by Bulloch & Co. produced around 300,000 gallons of malt spirit per annum.

By the mid 19th Century non-weavers in Parkhead were employed in four pits located in what is now the centre of Parkhead. In 1860 the Stonecradle Pit was located on the site now occupied by No 94-106 Westmuir Street. At that time a bowling green and three wells could be found to the rear of property fronting Westmuir Street and Great Eastern Road (now Tollcross Road). Until recently the public house at No. 57 Tollcross Road was known as "The Bowlers Rest" providing a valuable link with the past.

In 1837 the famous Parkhead Forge was started. Robert Napier, owner of the Camlachie Forge acquired Parkhead Forge in 1842, bringing William Beardmore from London to invest further in the venture. He eventually bought Napier out. The Forge expanded rapidly with an influx of labour from England and Ireland in the 1870's. In 1879 steel furnaces were introduced. Parkhead Forge was extended further between 1884 and 1914 making it the largest employer in

the city, and Parkhead the engine room of the Scottish industrial revolution.

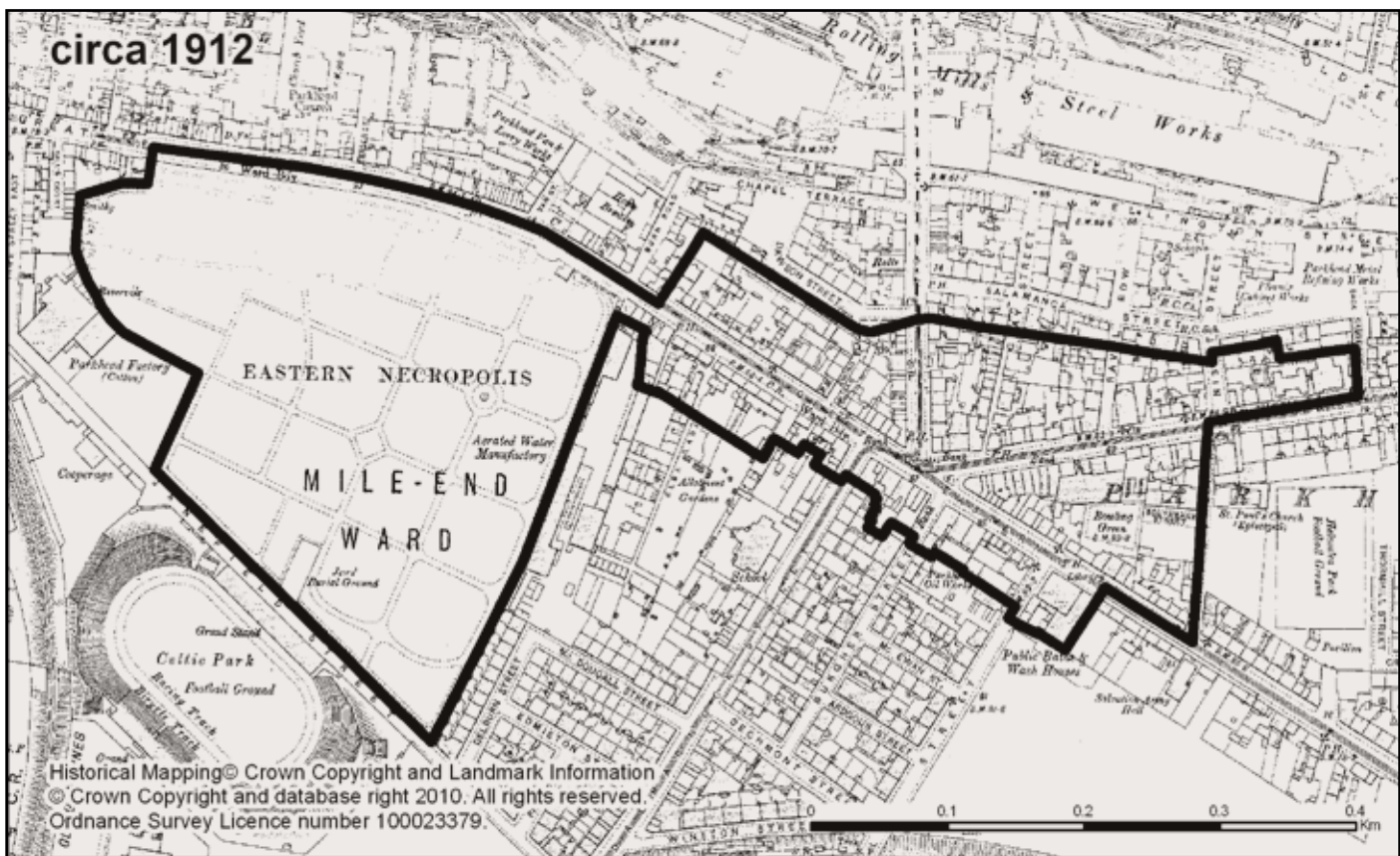
The influx of workers, led to an increase in housing needs and by 1889 sandstone tenements replaced the original thatched cottages. To meet educational needs the imposing Parkhead School was built in Westmuir Street, just outwith the current conservation area boundary, between 1878-79 to the designs of Hugh H Maclure, with a second phase in 1887.

This property was used as a School Technicians Training Centre by the City Council Education Services but it is now vacant. Also built in 1879 was the Parkhead Congregational Church at 79 Westmuir Street. It was designed by Robert Baldie with the hall constructed thirty years later between 1908 and 1911.

With the expansion of the Forge, various related industries sprung up and so the community of Parkhead expanded, eventually merging with adjacent villages of Tollcross and Shettleston. The scale of this industrial suburb is difficult to fully comprehend now that the buildings and objects related to the heavy industry have been removed. However, the

sheer size of the Eastern Necropolis reminds us of the many people who formed part of that late Victorian population growth and the establishment of the modern day Parkhead.

The Eastern Necropolis was opened in 1847 to cater for the growing population in the East End. It was the third of the four great burial grounds in the City that were not linked to any church or religious group. It opened 15 years after the first and most famous Necropolis, next to the Cathedral, which was followed by the Southern (1840) in the Gorbals, and the Western in Lambhill (1882). Sited to the south of the Gallowgate in an area known as Easter Camlachie, the burial ground was built on part of the old Tollcross Estate. Today it is also called the Janefield Cemetery, derived from the street that borders it to the south. Janefield itself comes from the name of a country house built there in 1764 by wealthy grocer and Glasgow eccentric Robert McNair. Covering just under 25 acres, the Eastern Necropolis is the last resting place for many working-class people who moved to the east end during Glasgow's 19th century industrial boom. One of its first and best-known memorials is to Alexander Rodger, the Bridgeton poet, songwriter, political satirist and journalist. Born in Bridgeton in 1784, he died the year before



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the cemetery opened. A public subscription was raised to erect a monument in his honour.

20th Century

1900's - At the turn of the century, Parkhead Cross was still characterised by two storey buildings, although tenements lined most of the surrounding streets. By 1902 the first of several imposing buildings reinforcing the importance of the Cross emerged. The four storey and attic, red ashlar gushet block at No 1435 Gallowgate/Duke Street was designed by Burnet, Boston and Carruthers and built in 1902. It was commissioned in 1899 by local wine and spirit merchant George Honeyman Farmer as a public house. The Clydesdale Bank had premises next door to the public house and in 1923 converted it to banking use creating a new entrance in the corner angle. This building was quickly followed by the construction of a substantial 4 storey red sandstone tenement block with ground floor shops at the gushet of Tollcross Road/Westmuir Street in 1905. It was designed by John Campbell McKellar in the Glasgow Art Nouveau style. Another imposing property emerged on the corner of Duke Street/Westmuir Street in 1906 to the designs of A R Crawford Veitch. In 1907, John Keppie of

Honeyman, Keppie and Mackintosh designed the impressive five-storey block on the corner of Gallowgate and Burgher Street. It was originally occupied by the Savings Bank of Glasgow on the ground floor with flats above. Finally, James Milne Munro designed the four-storey red sandstone tenement block on the corner of Gallowgate and Springfield Road in 1896. While simply detailed its scale contributes to the character of the Cross. Other buildings of significance constructed around this time include, Parkhead Library, 64 Tollcross Road, one of a series of impressive Edwardian branch libraries designed by James Robert Rhind and built between 1904-06. Adjacent to the library stands the Baths and Washhouse dating from 1905, designed to compliment the library by the City Engineer, Alexander B MacDonald.

The continuing growth in population led to the development of a number of cinemas within the area. In 1914 The Louvre Cinema opened at 1313-1321 Duke Street, but was acquired by Bernard Frutin and demolished to make way for the Granada Cinema, which opened in 1935. The Granada's narrow entrance was of jazz-modern style in white stucco and contrasted dramatically with the smoke blackened tenements and corrugated iron

mass of the Parkhead Forge opposite. The auditorium was vast and lavishly decorated. Another cinema, the Parkhead Picture Palace (known as "The Three P's") opened in 1921 at 49 Tollcross Road with the 1250 seat auditorium built on the site of the bowling green. It too had a very narrow entrance set into a two-storey tenement frontage. It was destroyed by fire in 1960 and the site is now a car park for surrounding flats. Beardmore's Forge continued to expand and diversify until after the Second World War.

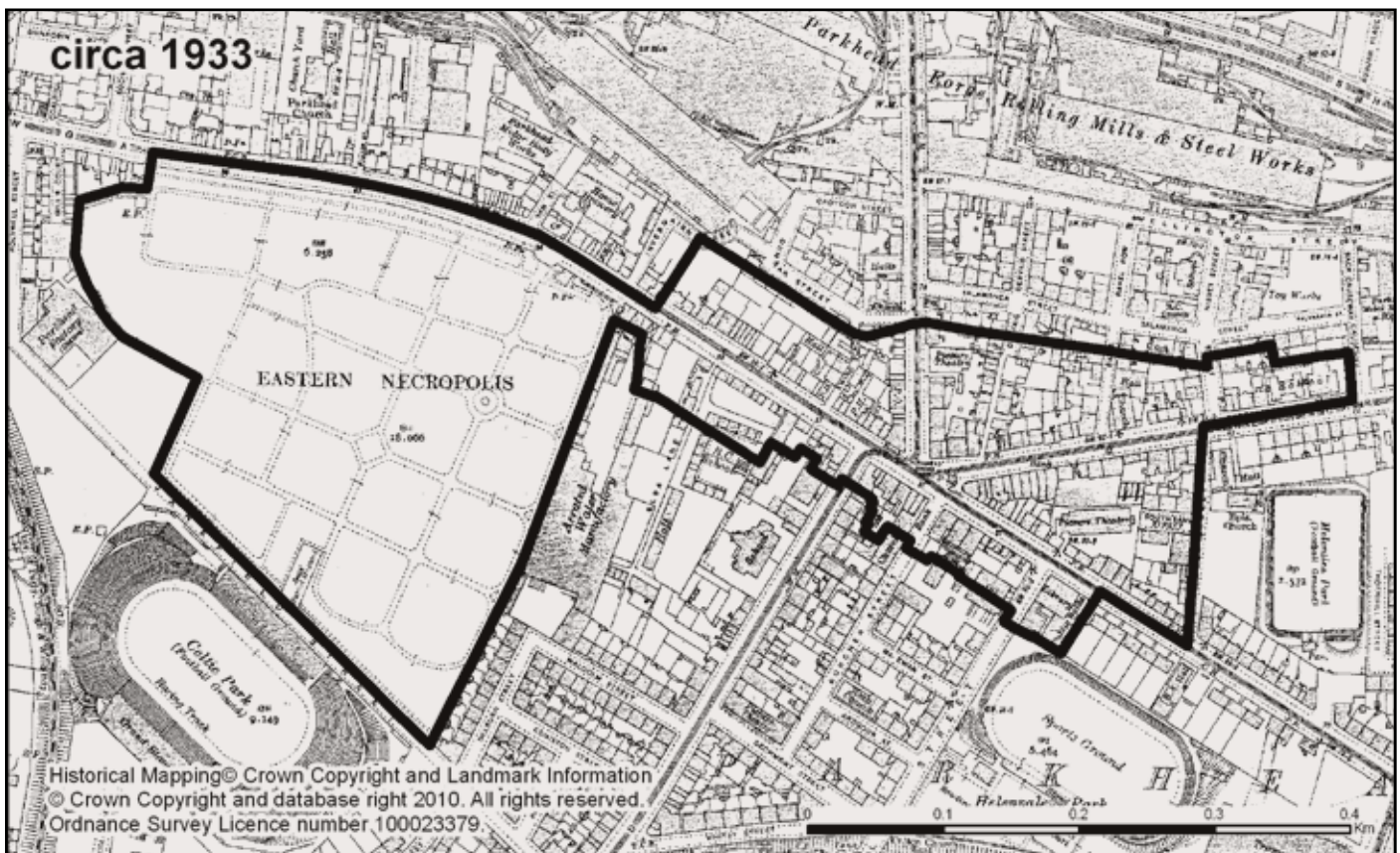
Post War - The end of the war saw a significant decline in heavy industry. By 1957 the East End was earmarked for comprehensive redevelopment with its designation as a Comprehensive Development Area. This resulted in the clearance of slum housing and redundant industrial premises, but Parkhead Cross survived largely intact. New construction was undertaken with the completion of Alexander McNally's St Michael's RC Church at 1350 Gallowgate between 1965 and 1968. The Granada Cinema in Duke Street closed in 1971. It reopened as a bingo hall and social club before finally closing in 1995 with the completion of a new bingo hall in phase two of the Forge Shopping Centre development. It was demolished in the late 1990's.

In 1976 GEAR, the Glasgow Eastern Area Renewal project was established, Europe's largest urban renewal scheme at that time. Historic cores such as Parkhead Cross were designated as 'core areas with development potential'. Beardmore's Forge closed in 1976 to be replaced by Scott, Brownrigg and Turner's Forge Shopping Centre in 1986-1988. Programmes for modernisation and backcourt improvements were pursued from 1977 onwards with the help of community based housing associations and in particular the Parkhead Housing Association. Gap sites have been filled with buildings of tenemental scale and stone facades cleaned of the grime from Parkhead's heavy industrial past. In the 1990's Parkhead Baths and Washhouse was successfully converted to office use, thereby restoring and reusing one of the areas important historical buildings.

The Parkhead Cross Townscape Heritage Initiative (2005-2011), a five year regeneration programme jointly funded by the Heritage Lottery Fund, Scottish Enterprise Glasgow and Glasgow City Council, has provided a range of grants to property owners to improve and repair buildings around Parkhead Cross and re-instate lost architectural detail. Alongside improvement works to two key buildings on the Cross (9 Tollcross Road and 1448 Gallowgate), the Parkhead Congregational Church has been fully refurbished and a number of traditional shopfronts reinstated.



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TOWNSCAPE APPRAISAL

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Topography

Parkhead Cross is located on an area of raised ground (26.5 m above sea level) with land falling gently to the north, south and east. It continues to rise gently up Gallowgate to the west.

Gateways

There are 5 main gateways to the conservation area:-

1. From the west the contemporary Forge Shopping Centre/Cinema and Eastern Necropolis contrast dramatically with the four storey red sandstone tenements which mark the entrance to the conservation area on both sides of Gallowgate. The suggested inclusion of the Eastern Necropolis will further define the boundary to the conservation area from the west. This formally heralds the approaching red sandstone tenements of Parkhead rather than the more open industrial shed type landscape of the inner east end around the recent road re alignments.

2. From the east as the ground rises up Tollcross Road towards the Cross, the Library and former Baths and Washhouse, clearly mark the entrance.

3. The striking contrast between the Forge Shopping Centre on the west side of Duke Street and Parkhead Hospital on the east, contemporary urban scale social housing and historic red sandstone tenements closer to the Cross clearly defines the northern approach to the conservation area.

4. The gateway from the northeast along Westmuir Street is marked by the complimentary nature of modern and traditional tenements located on either side of the street. This gateway is less well defined. The proposed extension of the Parkhead Cross Conservation Area eastwards to incorporate the former Parkhead School, and westwards to include the Eastern Necropolis, including the gateway, boundary walls and lodge building, will better define this gateway.

5. The Springfield Road gateway from the south is lower key with two and four storey tenements marking the junction with Gallowgate. The two other gateways approaching from the south, Burgher Street and Helenvale Street include return elevations of landmark buildings fronting Gallowgate, Helenvale Street and Tollcross Road. These approaches are dominated by landmark buildings located on the corner, namely the former Savings Bank of Glasgow and Parkhead Library respectively and the prominent Glasgow Style tenements situated at 52 to 64 Helenvale Street dating from circa 1902.

Street Pattern

Within the conservation area boundary the original street pattern survives largely intact with the orthogonal street layout including all five principle routes converging at Parkhead Cross, all of which dates from circa 1820 (NMRS maps). These routes are now dominated by the convergence of five radial routes, creating Parkhead Cross. Three parallel roads from the south run perpendicular to the main southeast/northwest axis of

Tollcross Road/ Gallowgate. Narrow lanes such as Ravel Row, Dervaig Street (formerly Gray Street) and Ewing Place, dating back to the mid 19th Century, still remain, although the repositioning of Salamanca Street has weakened the historic townscape that the lanes helped to define.

Plot Pattern

The conservation area includes a range of plot patterns reflecting the various phases of development which have occurred. Along Westmuir Street and Tollcross Road a limited number of irregular plots survive from the earliest phase of development. The predominant pattern however is the regular form of late nineteenth century tenements with shared backcourts. Minor deviations from this pattern can be found where modern development turns a corner. The early 19th century sharp angled plot development around the Cross is replaced by a splayed pattern. The early maps indicate narrow long feus which by the early 20th century have been sub-divided into more square patterns. Irregular plots help to add diversity to the character of the conservation area and with the proposed inclusion of the Eastern Necropolis and 135 Westmuir Street, (former Parkhead School) larger scale plots are introduced into the area and therefore add to the quality and help to preserve the historic characteristics of the area.

Spaces

Open space is very limited within the current conservation area boundary. There are no formal areas of public open space. Small grassed areas

on the south side of Salamanca Street and on the corner of Duke Street and Dunbar Street offer very little in the way of amenity. Private open space is limited to back courts and the setting of St Michael's RC Church. The proposed inclusion of the Eastern Necropolis within the conservation area will add a unique and valuable Open Space element of both architectural, historic significance and of direct relationship to the development of the Cross. This open space also has an important role to play in sustainability and biodiversity.

Circulation and Permeability

Parkhead Cross is one of the busiest junctions in the East End with vehicular traffic predominating. This restricts pedestrian movement in the vicinity of the Cross and there is a lack of connectivity, particularly between the Cross and the entrance to the Forge on Duke Street. The small shops mainly in Westmuir Street generate a certain amount of pedestrian activity and the historic lanes could provide an alternative circulation route although their current condition and lack of overlooking prohibit this. The location of bus stops along the main arterial routes also influence pedestrian flow and activity. The Forge shopping centre, the hospital and health centre all act as magnets to the north and west of the conservation area to both pedestrian and vehicular traffic.

Architectural Character

The buildings within the conservation area range from the early nineteenth century to the present day but are dominated by the



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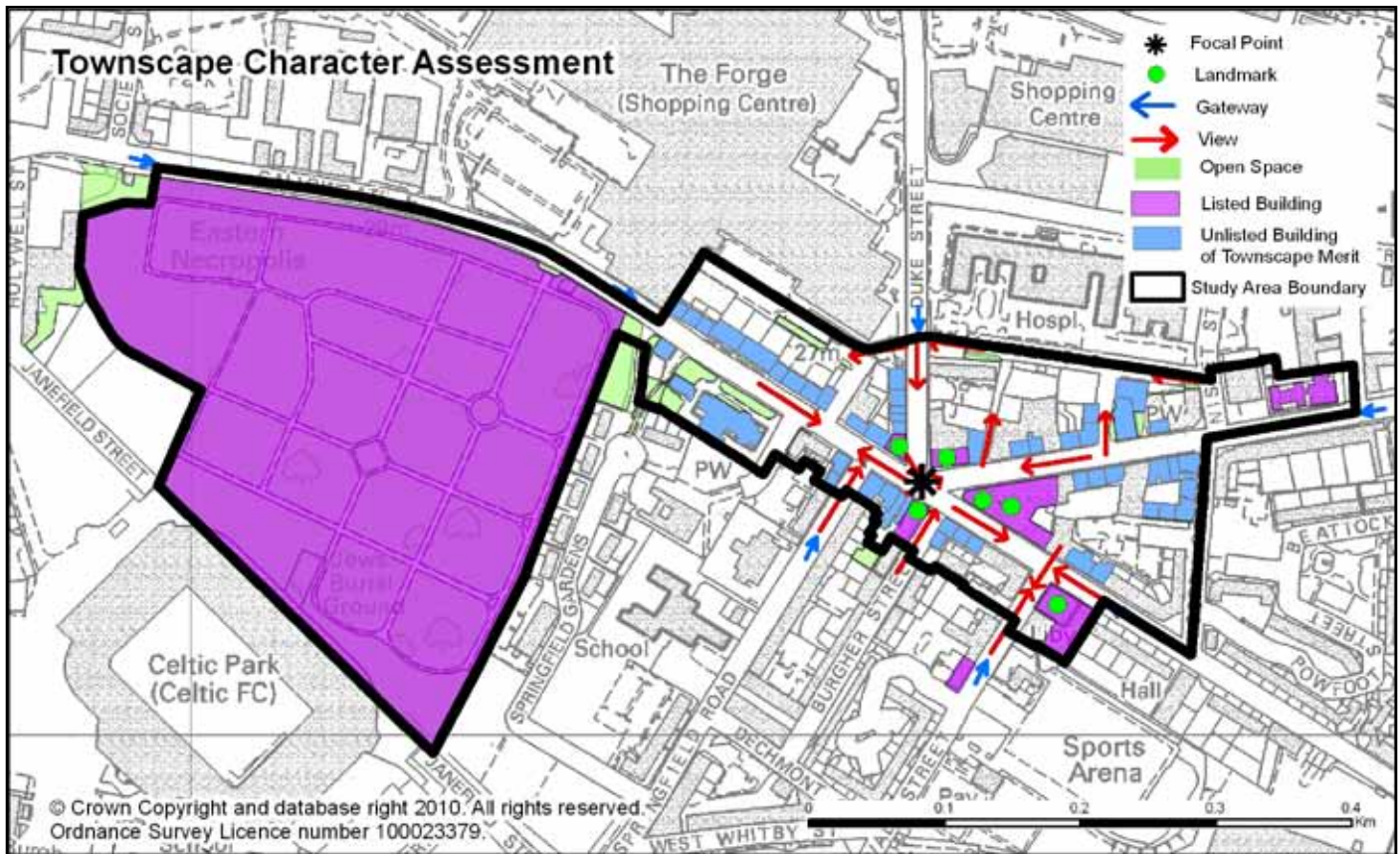


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3 Gate House and piers - Eastern Necropolis / 4 Ewing Place narrow lane dating from mid 19th Century

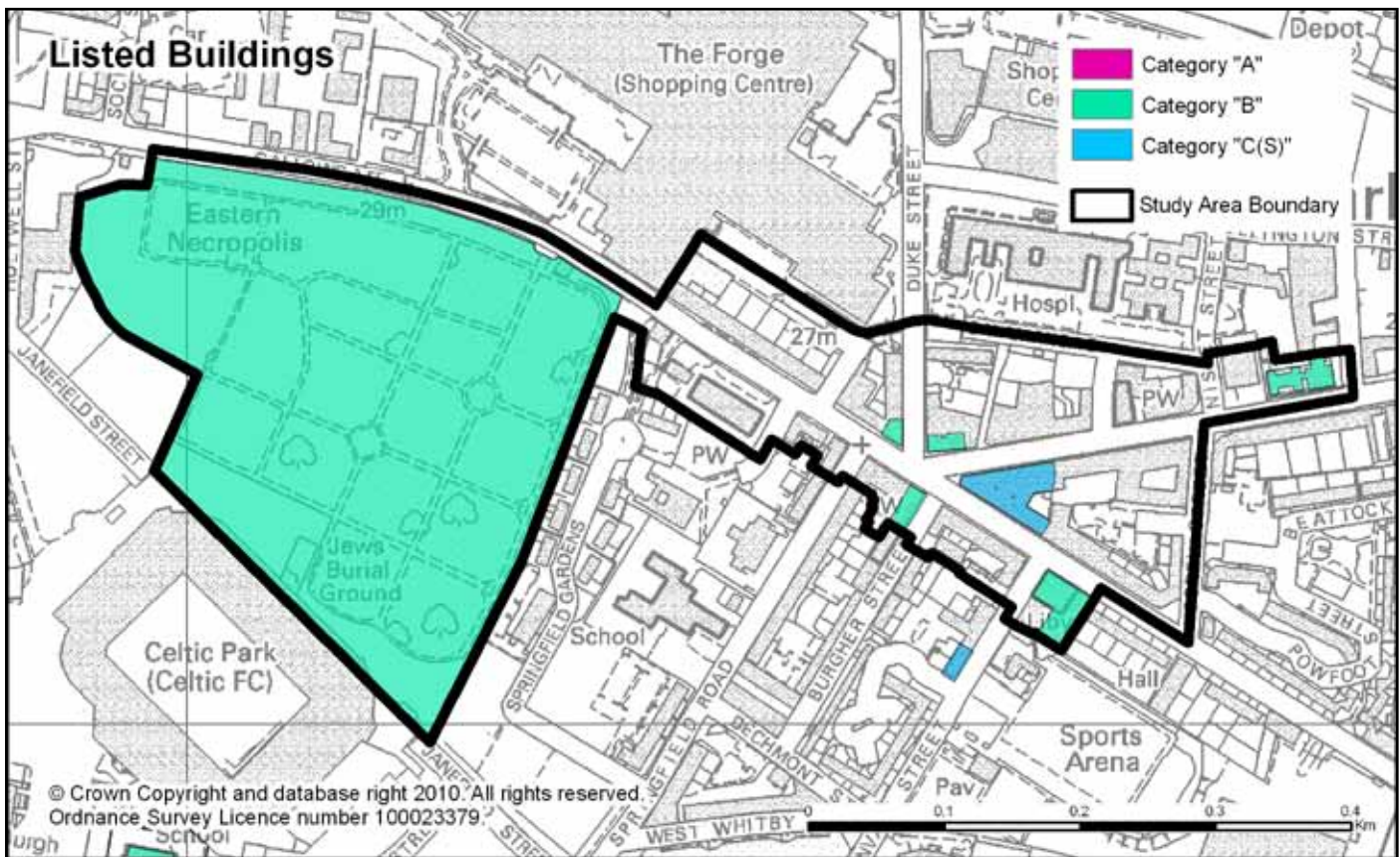


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commercial and tenemental development of the late nineteenth and early twentieth century. The crowning glory of the Cross area are the opulent and highly ornate former Glasgow Savings Bank and the former Clydesdale Bank which dominate the Cross and create landmark buildings in the vistas from Tollcross Road and Westmuir Street. The area also has a small number of older building namely the earliest buildings which are single or two storey properties. They tend to be simple in form with pitched slate roof, wall head or gable chimneystacks and may have a turnpike stair tower to the rear e.g. 69-75 Tollcross Road. Outside of the Cross the two main gateways to the East are flanked by the former Westmuir Street School to the North East and Parkhead Library and Washhouse to the South East. The buildings are both extremely ornate and reflect the wealth and confidence of Parkhead in the late 19th Century. Throughout the area dramatic changes in scale from single/two storey buildings to four storey tenements punctuate the streetscape - remnants of an earlier development period. Parkhead Cross, the grand Edwardian meeting of five main roads, Gallowgate, Duke Street, Tollcross Street, Westmuir Street and Springfield Road, however dominates the built form. Building height increases towards the Cross where

the imposing mainly four/five storey buildings tower over the busy junction, reinforcing their importance. The buildings at the Cross have successfully retained their architectural integrity. Original windows survive in part as well as slate roofs, carved stonework, giant chimneystacks, iron railings, finials, domes and corner turrets. Their architectural and historic interest has been recognised through statutory listing. These buildings are flanked by tenements which, with contemporary gap site development of tenemental scale and detail, provides continuity of building line. Commercial uses confined to street level usually contribute to the vitality of an area. There are long stretches of roller-shuttered frontages throughout the area. Generally shopfront design is visually chaotic due to the various types. Colours and sizes of signage applied to shopfronts, although a number of shopfronts particularly at the Cross have recently been restored with THI funding. It is considered that fragments of original frontages may survive beneath modern fascias and cladding and restoration of original features will be encouraged. Reverting shopfrontages to modern frontages based on historic archive material improve the character of the conservation area.

Skyline features such as turrets, domes, spires, statuary or finials proliferate at the Cross and on public buildings throughout the conservation area such as St Michael's RC Church, Parkhead Library and Parkhead Congregational Church. They are important details which contribute much to the character of the conservation area. Red sandstone predominates; however there are some yellow sandstone properties including bank premises on Gallowgate/Burgher Street. The original setting of these buildings has changed with the loss of traditional road surfaces. Only remnants of granite and whin kerbstones and whin setts remain. There are six major gap sites redeveloped for residential use within the conservation area, three of which are located on important street corners. They are constructed mainly in brick and acknowledge to varying degrees their tenemental setting by respecting building lines, floor levels, window patterns/heights and roof details of adjacent property, incorporating features such as bay windows, string courses, wall head details, and corner features. Extensive refurbishment, including stone cleaning, has ensured that the tenements that survive face a secure future. The replacement of slate roofs with modern tiles and removal of chimneystacks has affected the visual rhythm of the roofscape



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when viewed from a distance. Window replacement with modern alternatives does not appear to be a major problem in the area, with entire tenement blocks receiving the same windows, which tend to be sympathetic to the original appearance if not method of opening and materials. They do however maintain continuity and cohesion of the street frontage.

There are a number of buildings dating from the latter half of the 20th Century e.g 21-29 and 76 Westmuir Street. They tend to be flat roofed, finished in inappropriate materials, and designed with no cognisance taken of their setting. The upgrading of 1403-1407 Gallowgate, a flat roofed, bland, roughcast property, introduces new materials such as timber and metal cladding providing visual interest on the Gallowgate frontage.



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Building Materials

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

Red and yellow sandstone
Slate
Cast iron
Timber
Glass
Clay/terracotta
Granite
Brick
Harling
Copper

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

Brick: walls and boundary walls
Cement render: walls
Concrete: roof tiles, pavement surfacing, sculpture
Metal: windows, satellite dishes, central heating flues, roofs
UPVC: windows and shop signage
Tarmacadam: roads, pavements
Stainless steel

Townscape Detail

A variety of unique townscape details enrich the overall character of the conservation area:

Turrets
Domes
Spires
Statuary
Finials
Decorative ironwork
Clocks
Original shopfronts
Tram wire fittings on buildings
Elaborate stone carving including dates carved into stonework

Condition

Buildings within the conservation area are generally in a mixed state of repair, as a result of certain refurbishment projects and rebuilding over the last 25 years. There is a clear requirement, however, to undertake restoration works to a number of notable buildings within the area including but not limited to the former Clydesdale Bank, the building at the corner of Westmuir Street/ Duke Street around the Cross and the former Westmuir Street School and Necropolis Gate Lodge to the East and West gateways respectively. This would consolidate the investment made to date through the Townscape Heritage Initiative on the other key buildings at the Cross (the former TSB bank building on the Gallowgate and the gusht building at 1-9 Tollcross Road). The condition of empty shops, many of which have been closed for more than ten years is also of particular concern.



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Landscape and Trees

The densely developed conservation area offers very little opportunity for soft landscaping. Tree planting tends to be confined to back court areas where the impact on public amenity is limited. The small, grassed areas along the south side of Salamanca Street contribute little to the character of the area. The area of grass/shrubbery to the front of St Michael's R.C. Church presents a possible opportunity to establish tree planting in Gallowgate.

The inclusion of the Eastern Necropolis introduces a considerable area of amenity space and open green areas into the conservation area. The historic graveyard, with its direct links to the community and families that were an intrinsic part of the industrial growth within Parkhead provides an accessible area of landscape and mature trees.

Public Art

The proposed second phase of the Heritage Lottery Funded Townscape Heritage Initiative offers the potential to consider public art projects as part of funded complimentary initiatives which form part of the THI application.



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CHARACTER ASSESSMENT

Having examined the townscape of the Parkhead Cross study area it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historic interest

Assessment of Buildings

An important part of character assessment involve the evaluation of buildings, identifying those that make a valuable contribution and are worthy of retention as well as those which make no positive contribution or which detract from the character and appearance of the area.

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

There are many listed buildings within the study area, and a particular concentration around the historic Cross as described in Architectural Character. Listed buildings contribute positively to the appearance of the conservation area, provide points of interest and enrich the areas special character.

Unlisted Buildings of Townscape Merit - These are buildings which, although unlisted, make a positive, visual contribution to the character and appearance of the area. They may be landmarks or more modest buildings which unify the townscape. Within the study area, these tend to be the traditional sandstone tenements, which, through their age, design and material and their uniform scale, contribute to the urban form that characterises the area.

Listed buildings and unlisted buildings of townscape merit are identified in the attached map.



1 Corner detail 1435 Gallowgate/Duke Street
 2 Cupola to former Banking Hall, 1448 - 1456 Gallowgate
 3 Stone carving 1 - 15 Westmuir Street

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Assessment of Areas

It is also important to assess the character if the areas/spaces between the buildings. While buildings of various types dominate the study area they are interspersed with pockets of vacant land, and amenity and open space which vary in quality and character.

Key Features and Key Challenges

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

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

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

Key Features

Street Pattern - Parkhead was originally a small village that grew up at the junction of

two main roads – Great Eastern Road (later to become Gallowgate and Tollcross Road) and Westmuir Street. As the village expanded further streets emerged converging at the Cross. Narrow lanes provided north/south access. The original street pattern at the Cross still survives intact today and provides the framework within which the buildings of the conservation area sit.

The convergence of the five radial routes, Gallowgate, Tollcross Road, Westmuir Street, Duke Street and Springfield Road, dominated by fine buildings is the main focal point of the conservation area and as such is its most important feature

Building Line - The street pattern is reinforced by a consistent building line. While some single and two storey domestic scale buildings remain, many have been replaced by long rows of tenements. They all however observe the original building line with buildings emerging directly from the heel of the pavement. The numerous residential gap site developments acknowledge the importance of the building

line and this has contributed to their successful integration into the streetscape. Where property deviates from the original building line the street character (and often the building type) changes, providing a clearly defined edge to the conservation area.

Long views to and through the Cross are an essential part of the conservation areas character and these views are guided and framed by the position of buildings on either side of the street. Observance of the building line tends to greatly emphasise the length of views as well as forming closed vistas and focal points.

High Architectural Quality - The importance of the Cross as a major route centre is marked by fine commercial and public buildings of high architectural quality. These buildings date from the early 1900's when development at Parkhead was at its peak. Building height increases towards the Cross where the imposing mainly 4/5 storey buildings tower over the busy junction. The first of these buildings to be constructed was the gushet



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block at No 1435 Gallowgate/Duke Street, designed by Burnet, Boston and Carruthers and built in 1902. This was followed by The construction of a substantial 4 storey red sandstone tenement block with ground floor shops at the gusset of Tollcross Road/ Westmuir Street in 1905 designed by John Campbell McKellar in the Glasgow Art Nouveau style.

Another fine property emerged on the corner of Duke Street/Westmuir Street in 1906 to the designs of A R Crawford Veitch and finally in 1907, John Keppie of Honeyman, Keppie and Mackintosh designed the impressive five-storey block on the corner of Gallowgate and Burgher Street originally occupied by the Savings Bank of Glasgow on the ground floor with flats above.

Other buildings of high architectural quality located within close proximity to the Cross include, Westmuir Street School, 135 Westmuir Street, Parkhead Library, 64 Tollcross Road, the adjacent Baths and Washhouse and St Michael's RC Church. Both Westmuir Street School and the library

with adjacent Baths and Washhouse are category 'B' listed.

A notable marker building signifying the proposed boundary of the Conservation Area is the neo-classically inspired Necropolis Gate Lodge, Gallowgate. It has elaborate features including round arched windows, an anthemion finial and capped gate piers, all of which date from circa 1860. The cemetery, decorative curved entrance layout in plan and Lodge building are Category B Listed.

These buildings have successfully retained their architectural integrity with fine detailing and original features contributing to their overall quality. The concentration of high quality architecture in and around the Cross is one of the most important features of the conservation area and the quality of the buildings is acknowledged by their inclusion on the Scottish Ministers Statutory List of Buildings of Special Architectural or Historic Interest. Unlisted buildings of merit, which contribute positively to the character of the conservation area, are identified in the Townscape Character Appraisal map. There

is a presumption within the City Plan that these buildings will be retained and reuse encouraged wherever possible.

Uniformity - Uniformity in terms of building height, design, materials and detailing is an important element of the conservation area's character. The regular repetition of detailing on traditional tenement frontages along Westmuir Street and Tollcross Road reinforces the strength of building line. Gap site developments along major street frontages have been designed to provide continuity of building height and scale creating a unified appearance and acknowledging the importance of traditional character. Where variation in material occurs, continuity of colour e.g. red sandstone and red brick, building height and repetition of detailing helps maintain the strength of character.

Use of Traditional Materials - Many of the buildings within the conservation area were originally constructed in stone, with slate roofs, and timber sash and case windows. The fact that these properties survive largely intact ensures that the unique character of the

area is conserved. Traditional materials give the area a feeling of permanency and sense of history.

Roofscape - Many of the commercial and public buildings within the conservation area have fine roof features including, domes, turrets, spires, tall chimneys, statuary and finials. They create visual interest at roof level as well as emphasising the buildings' importance and sense of place experienced at the Cross. These features are visible from outwith the area, acting as landmarks and providing interesting focal points to views into, through and out of the conservation area. The architectural lighting of the library dome and angel means that this feature can also be seen from a distance at night.

Combination and Distribution of Uses - The combination and distribution of uses plays an important part in creating the special character of the area. The vehicular routes coupled with the pedestrian activity centred around the residential and commercial uses help to create an air of bustling activity. It is essential to the character of the conservation area that this activity is maintained and that buildings, and in particular shop units are fully occupied.

Key Challenges

Loss of original architectural detail - Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. The recent investment in the area through the Parkhead Cross Townscape Heritage Initiative (2005-2011) has resulted in the reinstatement of a number of traditional shopfronts (particularly on the Gallowgate) and the restoration of traditional detailing to two key buildings on the Cross. However a number of inappropriate replacement doors, windows, roof coverings and loss of chimney stacks continues to detract from the special character of the Parkhead Cross Conservation Area and it is considered that further investment in the heritage of the area is required to inform building owners of the importance of maintaining and repairing their buildings in an appropriate manner.

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 the buildings. Selecting appropriate modern sash and case alternative window components is an important element in appropriate maintenance and repair. Pavement clutter including uncoordinated street furniture, litter

6



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bins, phone boxes and traffic control boxes impact on the existing very narrow pavement widths which restricts pedestrian movement. The proliferation of poor quality signage, advertising and street lighting also has a detrimental affect on the architectural quality of the buildings, and the area as a whole.

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, street lighting, proliferation of street signs and the maintenance of amenity spaces. Through the Parkhead Cross Townscape Heritage Initiative (2005- 2011) an area of public realm on the south side of the Gallowgate has been upgraded with traditional materials and more appropriate railings, and it is considered that this should be repeated around the Cross as part of further enhancement works.

Shopfronts, Signs and Adverts - The survival of original shopfronts and signs in an area contribute to its character. Although recent

investment through grants from Parkhead Cross Townscape Heritage Initiative (2005-2011) has resulted in traditional shopfronts being reinstated, particularly on the Gallowgate, there remain a large number of frontages which are not in keeping with the area's character and which detract from the quality of the local townscape. It is considered that future investment should focus on shopfronts in Westmuir Street and at gateways to the Conservation Area to create a critical mass, limit vacancy rates and contribute to the vibrancy of the area.

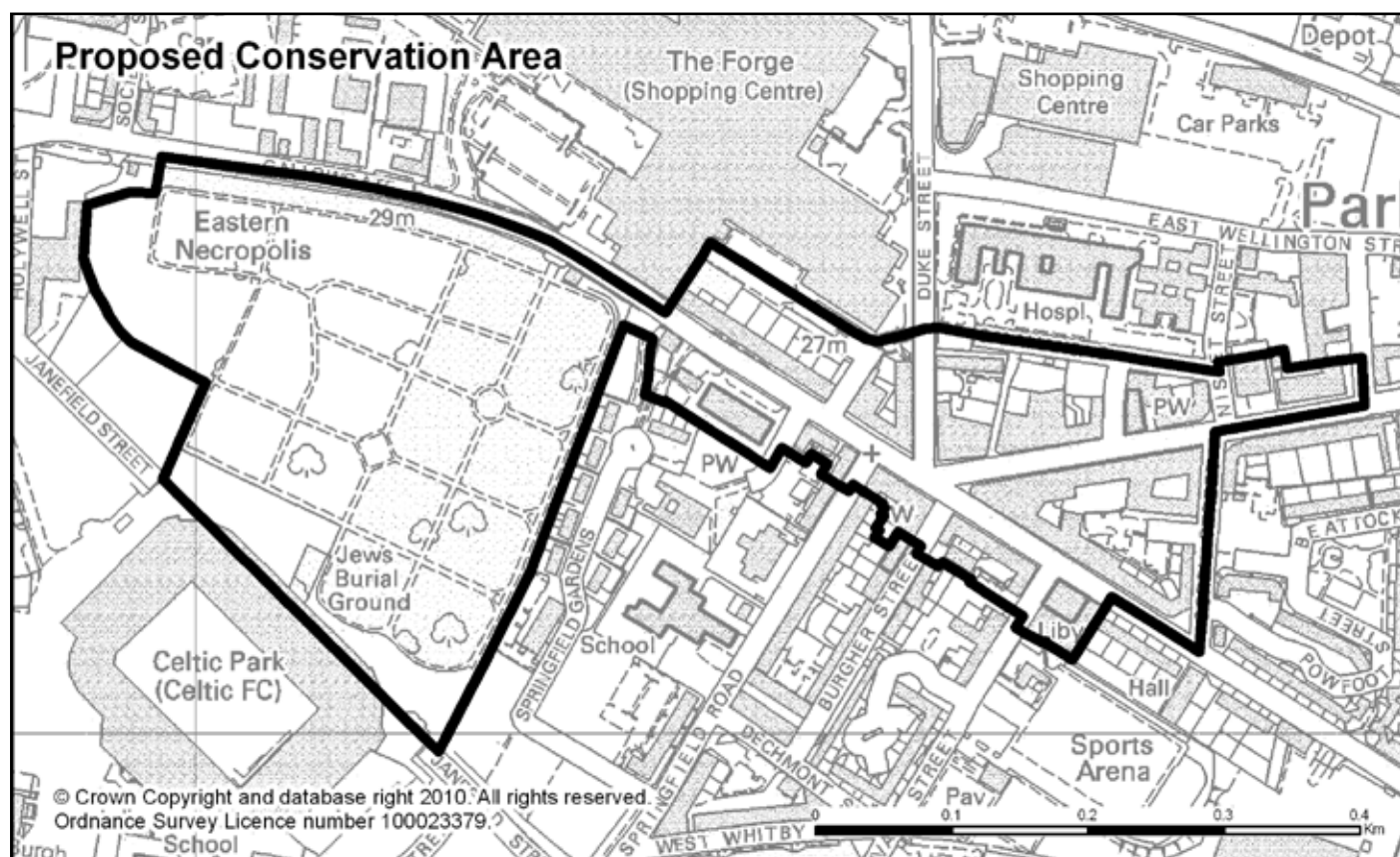
- 5 Modern interpretation of traditional tenement
- 6 Refaced flat roofed development
1403 - 1407 Gallowgate
- 7 Stone Piers/Gate detail - Eastern Necropolis



1

BOUNDARY

The re-assessment of existing conservation area boundaries in terms of appropriateness is an important element of a conservation area appraisal. Assessment of the Parkhead Cross Conservation Area boundary has shown that in order to improve the appearance and visual amenity of the conservation area it would be logical to extend the current boundary to the north east and western approach. This will take into the conservation area the former Parkhead School and Eastern Necropolis gatehouse and cemetery enclosure. The Eastern Necropolis further enhances the character of the conservation area providing open space and a habitat for small animals, birds and insects. The action to extend the boundaries is action to sustain the historic environment of Parkhead, not only avoiding further harm to what is currently of significance but also adding to that which will be valued in the future.



2

PRESERVATION AND ENHANCEMENT

Detailed analysis of the conservation area's character has highlighted opportunities for its preservation and enhancement. The application of heritage policies and provision of information and advice encouraging sympathetic maintenance and repair are important tools in the preservation of the area's unique character and are dealt with in the following pages.

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



1

Opportunities for Preservation and Enhancement

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

Development - Minor works such as the removal of chimneys and replacement of traditional windows, doors, and roofs 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 unique character of the area through the application of Built Heritage policies contained in City Plan 2.

Information and Advice - Property owners and residents have a major role to play in the preservation and enhancement of the Parkhead Cross Conservation Area. To encourage participation the City Council will publish 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.



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Enhancement Opportunities for the Parkhead Cross Conservation Area

New Development - Opportunities for new development exist both within and adjacent to the conservation area. The sympathetic redevelopment of the sites listed below would enhance the character of the conservation area:

- Gap site on the corner of Duke Street and Salamanca Street
- Site located between Dervaig Street and Ravel Row fronting Salamanca Street
- Small site between Ravel Row and Nisbet Street fronting Salamanca Street
- Site between Helenvale Street and Burgher Street to the rear of property fronting Tollcross Road.
- No 1403-1407 Gallowgate
- No 21-29 Westmuir Street
- No 76 Westmuir Street
- No 48 Westmuir Street

Vacant Premises - Vacant premises e.g. the former Savings Bank on the corner of Gallowgate and Burgher Street, 69-75 Tollcross Road and a number of shop units (particularly on Westmuir Street and at the entrance to the Conservation Area from Gallowgate), create an air of neglect and decay which is reinforced by deterioration in condition. Their reuse or conversion would enhance the character and appearance of the area.

Shopfront Design - The commercial premises at Parkhead Cross are important to the vitality of the area. The proliferation of unsympathetic shopfront designs has a detrimental affect on the architectural integrity of the buildings. This may be overcome by application of the current shop front design policy in the City Plan which will help prevent the erosion of original detail and encourage sympathetic designs, in tandem with grant funding through schemes such as the Townscape Heritage Initiative.

Backcourts - Many of the backcourts are in poor condition with graffiti and rubbish contributing to their neglected appearance. There is little or no opportunity for recycling or compost making. Upgrading would enhance the character and appearance of the conservation area and provide an opportunity to increase space for recycling and compost making.

1 1383 - 1391 Gallowgate, c1939

2 1383 - 1391 Gallowgate

3 Window detail 1448 - 1456 Gallowgate/Burgher Street

4 Surface and street furniture



3

Architectural Lighting & Public Art - The dome and statue at Parkhead Cross have been successfully lit and similar projects at the Cross would enhance its appearance and reinforce its position as an important focal point in the East End. Parkhead has been re-invigorated over the past few decades with new housing blocks. These modern infill blocks at the corner of Westmuir Street and Nisbet Street, and also the corner triangle of footpath at Tollcross Road and Sorby Street provide ideal locations for the consideration of public art. These could be community lead projects developed within agencies already working in Parkhead.

Street Furniture - The quality of uncoordinated street furniture, litter bins, proliferation of street signage, street lighting, street name panels, phone boxes and traffic control boxes impact on the existing very narrow pavement widths and detract from the character of the conservation area. Repeated excavations by statutory undertakers have resulted in the deterioration of pavement surfaces and the profusion of litter and general rubbish abandoned in the streets also has a negative impact.



4

Grants

Glasgow City Heritage Trust run a grants programme for owners of Listed buildings and/ or properties in a Conservation Area to carry out approved repair works or works to reinstate original architectural details. More information on the Trust can be found at www.glasgowheritage.org. Owners of property within the Conservation Area can apply although only certain kinds of work may be 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.

The Council is currently in the process of preparing a bid to the Heritage Lottery Fund for a second Townscape Heritage Initiative at Parkhead Cross, which, if successful, will provide grants to owners to assist with building repairs, restoring architectural features and bringing historic vacant property back into use. This will be accompanied by a programme of

public realm works and by complimentary initiatives to raise awareness of built heritage.

Glasgow City Council DRS administers the 'Stalled Spaces' programme and provides awards of between a minimum of £1,000 to a maximum of £2,500. Proposals should follow the guidelines/criteria as laid out in the link below and sites may include the following

Land earmarked for development - though stalled e.g. economic circumstances.

Registered Vacant/Derelict Land

Under utilised open space
www.glasgow.gov.uk/stalledspaces

Surfacing and street furniture - The selective introduction of signs for the conservation area, surfacing and street furniture (bins, seats, etc.) could reinforce the local sense of place.

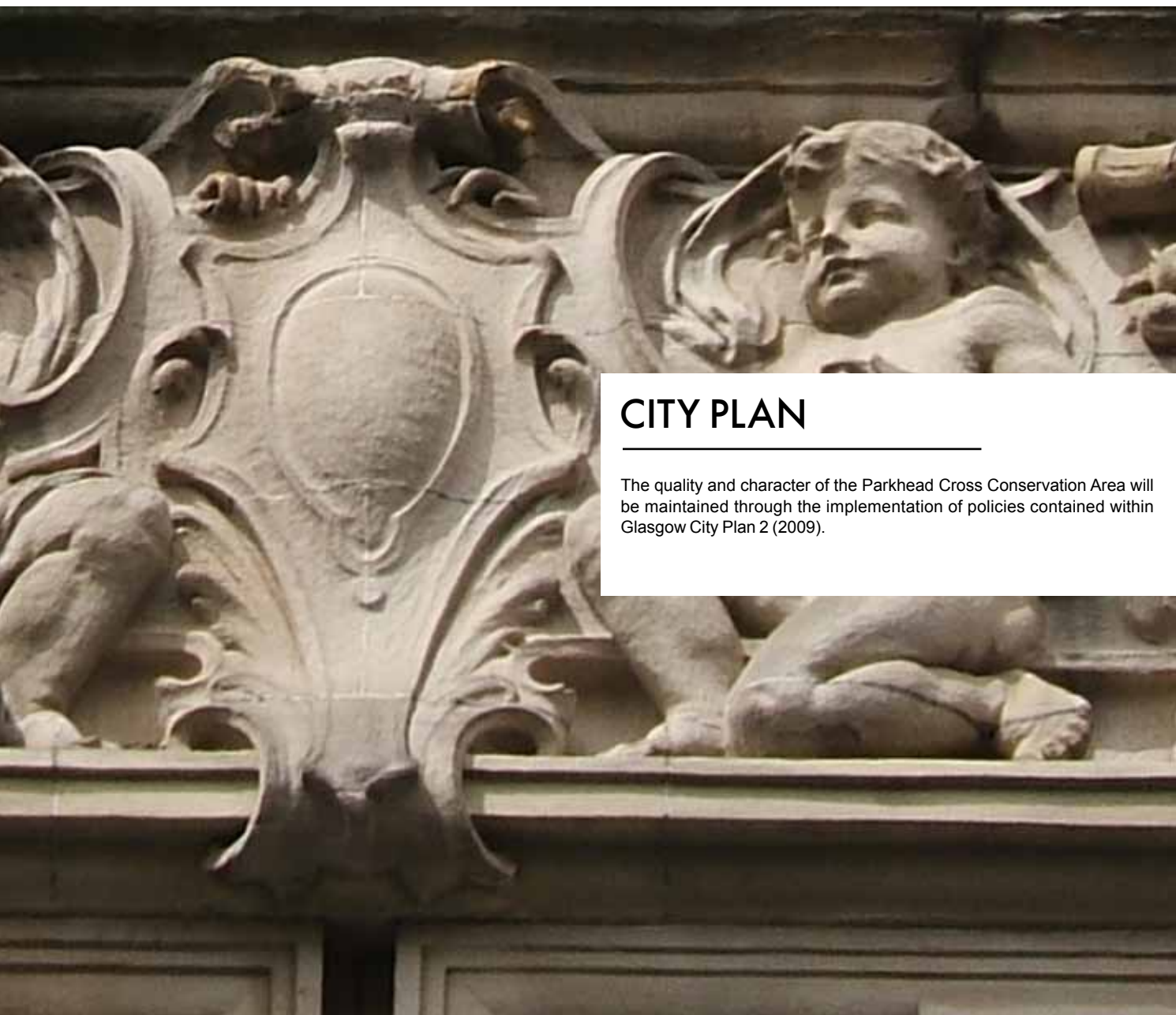
Traffic Management - The location of the conservation area centred on an important traffic junction means that volume of traffic, dirt, fumes and noise have a major negative impact, particularly on pedestrian movement. Car parking and shop delivery vehicles contribute to the general congestion, particularly in Westmuir Street. Effective and imaginative solutions are required if the situation is to improve.

ARTICLE 4 DIRECTIONS

Historically, Article 4 Directions have been used as a further way of ensuring that a conservation area maintains its character and appearance. The effect of a Direction is to control minor works which, over time, could erode the character and appearance of a conservation area. In February 2012 however, the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 came in to force, removing householder Permitted Development Rights within conservation areas.

Properties within conservation areas now have no permitted development rights and therefore all changes to the external appearance of a building, particularly changes to windows, roof materials and painting external walls now require formal Planning approval if the property is within a conservation area. There are one or two minor exceptions which do not require consent; these include small sheds and decking (neither greater than 4 square metres in floor area) in rear garden areas. The Scottish Ministers have published a guide (Circular 1/2012) which can be found at the following web address <http://www.scotland.gov.uk/Publications/2012/02/9140>. Conservation Area Management Plan considers other aspects relating to imposition of Article 4 directions in greater detail





CITY PLAN

The quality and character of the Parkhead Cross Conservation Area will be maintained through the implementation of policies contained within Glasgow City Plan 2 (2009).

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FURTHER INFORMATION

Useful Publications:-

Glasgow City Council

Glasgow City Plan 2

is available on the Council website and details all policies designed to protect and enhance the historic and natural environment.

www.glasgow.gov.uk/

Historic Scotland

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

www.historic-scotland.gov.uk

Useful Contacts:-

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

Development & Regeneration Services

Phone 0141 287 8555.

www.glasgow.gov.uk

For all grant enquiries:

Glasgow City Heritage Trust

Phone 0141 552 1331

www.glasgowheritage.org.uk

Additional enquiries:

Historic Scotland

Phone 0131 668 8600

www.historic-scotland.gov.uk

IHBC Institute of Historic Building Conservation

www.ihbc.org.uk



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PARKHEAD CROSS

Management Plan

DRAFT



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CONTEXT

The Parkhead Cross Conservation Area was designated on 12 June 2003.

The original Parkhead Cross Conservation Area Appraisal, [the Appraisal] was approved by council on 28 April 2005. A review and update of the appraisal makes recommendations for an extension to the current boundary of the Conservation Area – to include two key listed buildings, the Eastern Necropolis on Gallowgate and the former Parkhead School building on Westmuir Street, (both are Category 'B' listed buildings).

A Conservation Area Appraisal and a Conservation Area Management Plan are essential components of a Townscape Heritage Initiative 2 [THI 2] bid. The appraisal and management plan documents, for the THI 2 programme, will sustain and manage the

THI 1 outcomes as well as guiding the THI 2 programme and action plan.

The Appraisal describes in detail the special historical, architectural, archaeological, spatial and topographical qualities of the conservation area and those features which are deemed to be of particular significance to protect together with opportunities for enhancement and areas of weakness or negative contribution.

In addition to the Appraisal, the Conservation Area Management Plan [the Plan] is essential for the maintenance and growth of the Conservation Area's best qualities and distinctive and successful features. It looks in greater depth at the key conservation and heritage issues that affect the area and suggests how these might be managed into the future and will also support the current bid for a second THI programme.

The purpose of the Plan is to set out statutory policy and operational best practice that provides a methodology for positive and creative nurturing of the character and positive aspects of the Conservation Area and to enable negative or erosive factors to be minimised or transformed. The plan is flexible but sets clear goals and vision; it reflects the physical, social, geographic, environmental, cultural and even political pressures that bear on the conservation area and it aims to communicate at all levels and stimulate communication between a broad range of stakeholders. It is recognised that the successful management of conservation areas

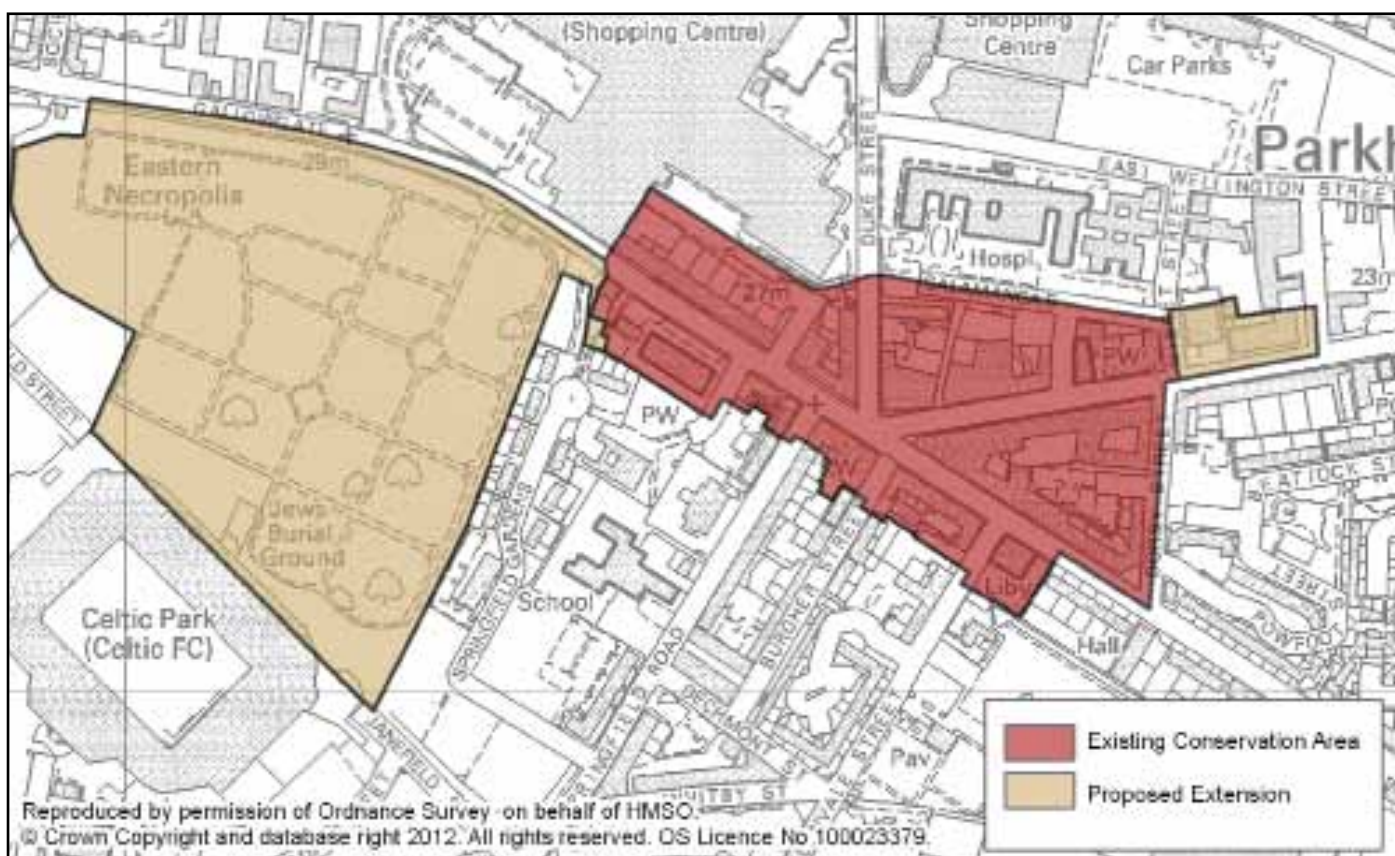
can only be achieved with support and input from stakeholders, and in particular local residents and property owners.

Such methodology applied in a strong professional and civic context sets the scene for the Parkhead Cross Conservation Area to continue to grow and thrive, provide a context for clear and concise joined up governance and will serve to enhance the City of Glasgow.

A series of conservation policy guidance outputs are given together with a set of recommendations for Council objectives; this includes recommendations for revised guidance notes and design guides for developers and property owners in response to the issues raised in The Appraisal. The Parkhead Cross Conservation Area Appraisal has already provided a detailed, illustrated description of the character and appearance of all aspects of the study area. Main guidance in the preparation of this plan has been provided by the Scottish Government's Planning Advice Note (PAN) 71 Conservation Area Management, December 2004, and also the Heritage Lottery Fund Townscape Heritage Initiative Guidance Notes, June 2010.

"When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life"

PAN 71: Conservation Area Management





CONSERVATION AREA MANAGEMENT PLAN

2

The historic environment is a finite and non-renewable resource. Maintaining and enhancing the economic and social fabric of the historic environment is vital if the variety, quality and special characteristics of this resource are to be sustained for future generations. Avoiding the neglect and loss of built fabric and promoting the efficient use and reuse of land and buildings within the historic environment are the two key ways of achieving this. It is also important to identify the best viable uses for properties within the area which are compatible with the fabric, setting, and character of the town centre generally and the Conservation Area in particular.

The role of the Conservation Area Management Plan is to ensure that the very specific qualities of strong architectural references and distinctive streetscape are maintained and supported through a suite of positive policies and directions.

Philosophy

Conservation policy is set out in a broad range of national and international guidance, statutory instruments, and charters. Of particular relevance within Scotland is Scottish Planning Policy (SPP) (2010) and the Scottish Historic Environment Policy (SHEP) series. Also of assistance in considering wider townscape issues are PAN 71: Management of

Conservation Areas whilst the Historic Scotland Stirling Charter www.historic-scotland.gov.uk summarises some of the wider principles underlying heritage policy in this country.

Terminology

Conservation terminology differs between these various documents; but for ease of reference we have set out below a number of underlying common themes:

Economic Sustainability

Historic areas are not immune from the effects of economic decline and population change, which can result in obsolescence, neglect and deterioration. The most appropriate way to ensure the care of our built heritage is to ensure that important buildings and sites have a sustainable, viable, ongoing use. These may not be the most profitable uses, but should instead be viable over the long term with minimum impact upon the special architectural and historic interest of the buildings and sites concerned. Achieving the best viable use may require adaptation of the fabric. This should be undertaken carefully and sensitively having regard to its architectural and historic interest, character and setting.

Understanding and Knowledge

Any historic building, townscape or landscape

together with its setting, fixtures and fittings can be regarded as a composite work of art and historical document. Such features are often extremely complex, comprising different elements and phases of build which may reflect the development of the heritage site and changing society over time. All significant work should be preceded by thorough documentary research and physical investigation in order to ensure that the site is fully understood and informed decisions regarding the best way of caring for it can be made.

Minimum intervention

The stock of historic buildings is finite and every loss significant. The destruction, alteration or renewal of parts or all of a building can be damaging and should always be carefully considered and properly justified. A conservative approach of minimal intervention and disturbance to the fabric of an historic building is therefore fundamental to good conservation.

New Work

The design of new work should not damage, mask or devalue the character or appearance of the historic building or site to which it relates, either physically or visually. It should be of appropriate quality and should complement the historic fabric. It should be reversible and, whether carefully matched, blended or contrasted with old work, should combine to



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form a composite building or group of buildings of overall architectural and visual integrity.

Reinforcing and Regenerating Town Centres

Governmental planning advice and guidance places emphasis on the promotion of town centres, focusing development whilst maintaining, improving and developing the quality of the built environment. This includes the promotion of safe and attractive town centres which are accessible to all sectors of the community.

Governmental advice also recognises a need for town centres to accommodate a broad range of uses including not just shopping but also other functions which encourage wider social and economic activity throughout both the day and evening. It is recommended that special regard should be given to tailored solutions which take account of local circumstances, and economic factors together with the characteristics and appearance and existing urban fabric.

Quality of Design

An underlying theme of national planning policy, most explicitly covered by the Scottish Government publication A Policy on Architecture for Scotland, is the use of imaginative, high-quality architecture – including heritage-led work – as a way of improving the quality of our buildings and of our urban and rural places. Architecture is specially recognized as being a way of conserving and extending that which is of value in our built heritage and in achieving our objectives for a sustainable future.

It is also recognised that well-designed and efficient buildings represent a sound investment, help to stimulate local economies, promote regeneration, and are important for economic competitiveness. A conservation-

led regeneration approach should not advocate development at any cost, but rather promote an aspirational strategy to development in order to enhance the character and amenity of our townscapes

Statutory and Advisory Context

The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 sets out the framework surrounding listed buildings, the regulative measures covering development which affects them and their setting and the designation of conservation areas; it also outlines the grant aid process. In particular, the Act states that Conservation Areas 'are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Glasgow City Council, therefore, has a statutory duty to designate and protect areas such as Parkhead Cross, to ensure that all new development 'respects, enhances and has a positive impact on the area [and is] founded on a detailed understanding of the historic and urban context', and to prepare where appropriate schemes of preservation and enhancement of the area. Guidance in delivering these objectives is contained within Scottish Planning Policy SPP 2010.

Other significant policy documents are the Scottish Historic Environment Policy (SHEP) (2011) which provides and overarching framework for policies for the Scottish historic environment and emphasise the role of the past in promoting high quality new design and modern environments. Historic Scotland Stirling Charter summarises some of the wider principles underlying heritage policy in this country.

The Strategic Development Plan (SDP) for Glasgow and the Clyde Valley was approved,

with modifications, by the Scottish Ministers on 29 May 2012. The SDP supersedes the Glasgow and the Clyde Valley Joint Structure Plan 2000 and its four alterations. The statutory development plan for Glasgow now comprises the SDP and City Plan 2.

Glasgow City Plan 2 (2009) is Glasgow City Council's primary document covering all aspects of its physical development strategy from 2007 – 2012. The SDP comprises a suite of strategies, policies and proposals to deliver the Scottish Government's planning objectives of enabling sustainable development, a strong diverse and competitive economy, promoting social justice, protecting and enhancing the quality of the environment, delivering good design and delivering a more sustainable and effective integrated transport system. The City Plan also takes cognisance of a multitude of related Council and stakeholder objectives covering biodiversity, housing, education, culture, business, environmental and social objectives. To ensure that the City's coverage remains up-to-date and relevant, the City Council is preparing a new LDP for Glasgow which, on completion (scheduled to be 2014), will replace City Plan 2.

The main policies, in relation to the character of the Conservation Area, are contained within the theme 'Environment'. Under this the strategic aim for Heritage and the Built Environment is the commitment to: "protect, enhance and regenerate Glasgow's historic environment, improve the image of the City and ensure that new development is sustainably designed and constructed". (5.4)

Statutory policies as they relate to Parkhead in the City Plan are:

Key Regeneration Areas, Environment – 7.133 and 7.134; 'Parkhead Cross was



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designated as a conservation area in 2003. The Council is receiving £1.4m from the Heritage Lottery Fund for the Parkhead Townscape Heritage Initiative, forming part of an overall £4m spend on townscape improvements to 2010 (see HERITAGE AND THE BUILT ENVIRONMENT, paragraph 5.16).’ and ‘the East End Local Development Strategy incorporates guidelines to ensure a high standard of design for new development. It also identifies opportunities for improving the existing public realm and the creation of new urban and greenspaces’

Further policies are contained within Transport and Accessibility; ‘Delivery of the M74 Completion and the East End regeneration Route is considered essential to the redevelopment of many of the long-term vacant and derelict sites in the area. A major diversion of Rutherglen Road, to take all through traffic south of Oatlands to a junction with the EERR, is being implemented. The M74 and EERR offer the opportunity to review the operation of local roads to create more sustainable neighbourhoods (see TRANSPORT, paragraph 6.15). 7.142 The growth in population and employment in the area will give rise to new travel demands. To ensure the area functions effectively, it will be important that many of the trips generated by new development are undertaken by public transport, walking or cycling and SPT is committed to the creation of a new station at Parkhead Forge. With the proposed extension of the Drummelloch Line to Bathgate providing for direct access to Edinburgh and the East (see TRANSPORT, paragraph 6.24), the station at Parkhead Forge could serve as an important interchange facility between bus and rail.

Also, Retailing - 7.146 The traditional retail centres in the East End perform a vital

function and are the focus for other important community services, such as banks and post offices. These centres, however, have suffered from decline through a lack of investment and changes in shopping habits. To this end, the Council is considering a Town Centre Action Plan (TCAP) for Parkhead. The Parkhead TCAP would require to take cognisance of the Parkhead Townscape Heritage Initiative proposals, focus on ‘strategic’ town centre issues including land uses, urban design, transport accessibility and traffic congestion, and aim to meet recognised standards of accessibility, by: supporting and encouraging mixed use development with more town centre residential development;

Use of Statutory Powers: Repairs Notices, Urgent Works Notices, Compulsory Purchase

Under the Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997, Glasgow City Council has powers to prevent deterioration and damage to listed buildings by serving repairs notices and/or taking compulsory purchase action. Similarly the Council has powers to carry out emergency works for the preservation of both listed and unlisted buildings in a conservation area. Under the Building (Scotland) Act 2003, the Council has powers to serve Dangerous Building Notices and to take action to make safe any dangerous building.

Local Policy Framework

Glasgow City Council has developed their own set of local development policies and design guidance which are contained within Glasgow’s City Plan 2. These are already used to assess development applications throughout the city and to guide the alteration and repair of Listed Buildings and properties in Conservation Areas.

The Council’s design principles relevant



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to Parkhead Cross are detailed under the following policy statements:

Des 1 – Development Design Principles

To promote new development which is designed and constructed to contribute positively towards the creation of high quality environments and sustainable places in support of the Plan’s vision

Des 2 – Sustainable Design and Construction

To ensure that the development and regeneration of the City is undertaken in a manner that embraces the principles of sustainable design and construction, thereby helping deliver sustainable development.

Des 3 – Protecting and Enhancing the City’s Historic Environment

To preserve and enhance the character and appearance of Conservation Areas and protect their settings, to protect the special architectural and historic interest of the City’s listed buildings, to protect and preserve archaeological remains.

Des 4 – Protecting and Enhancing the City’s Natural Environment

The Council wishes to ensure that all developments have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies urban form and architectural styles, provides shelter, creates local identity and promotes biodiversity.

Des 6 – Public Realm and Lighting

To create the highest possible quality of public realm (including public art) and ensure that the design of lighting schemes minimizes light pollution, does not impact on the amenity of neighbours and, in relation to architectural lighting installations, protects and enhances architectural and townscape quality.



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Des 8 – Signs and Advertising

To ensure that signs and advertising are displayed without detracting from visual amenity or comprising public safety.

Des 9 – Alterations to Shops and Other Commercial Buildings

To ensure that alterations enhance the appearance of buildings and street scene, generally, and cause no loss of amenity to neighbours.

Des 10 – External Fittings to Buildings

To ensure that the addition of external fittings does not detract from the appearance of buildings and the general street scene.

Under these policy statements, issues including new design, open space, tree preservation orders, extensions, demolition, accessibility measures, decoration, shop design, advertising/signage, works to the exterior and interior of listed buildings and buildings in the Conservation Area, boundary walls, bin stores, maintenance, Article 4 Directions and public realm are dealt with in detail.

An overarching theme of all Council policy is the theme of sustainable development, with the historic environment recognised as a finite resource. The government's policy statement NPPG 18 advises that recycling of historic buildings minimises that consumption of materials and energy used in demolition and redevelopment, protects traditional materials and craft skills and, in many cases, contributes to community cohesion and sense of place. It advocates that new development and development involving changes to historic buildings should seek to promote the aim of 'best viable uses' with special regard paid to issues of setting and character.

Specific policies relating to Glasgow City Council's Conservation Areas are:

- To continue to gather information about Conservation Areas to fully understand their most important heritage and townscape assets; history, architecture, and streetscape.
- to retain, protect, preserve and enhance the City's existing historic environment, ancient monuments and archaeological heritage as outlined in policies DES 3, ENV13 and 14 in Glasgow City Plan 2.
- to support existing and encourage new uses whilst ensuring that these contribute positively to the economic and cultural life of the Conservation Area in ways which do not conflict with, and make best use of, its historic fabric, historic associations and townscape.
- to preserve and enhance the special townscape of the area so that important townscape features continue to contribute to the quality of the urban scene both in the interests of public amenity and in support of the Area's local community and economy.
- to protect and conserve those material assets which are of historic, scientific and cultural significance for existing and future generations, ensuring that the value of these assets are not diminished by unsympathetic alterations or new development.
- to provide a range of resources to support the effective conservation of these assets including, where appropriate, financial assistance together with technical support and guidance for property owners.
- to be mindful of existing legislation, national planning guidance and City Planning policy.
- to support the understanding, interpretation and conservation of the study area through the sustainable and efficient use of the financial resources generated from individual owners



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1-2 Examples of derelict shopfront and signage

and developers of properties in the area, grant aid and any contributions generated through planning agreements, disposals or income generating uses.

- to provide for the establishment of appropriate consultation and review mechanisms.

The policies and guidance in the City Plan have been appraised as part of the research process for the Conservation Area Management Plan and are considered overall to represent a strong suite of statutory and supplementary tools for the management of the Conservation Area. The following section, therefore, addresses where and why failures or stresses in this system are occurring and makes recommendations as to proposed changes in application or interpretation/application.

Key Challenges and Responses arising from the Conservation Area Appraisal

Co-ordinated heritage management of the Conservation Area.

It is considered that the impact of a single focus organisation – the Townscape Heritage Initiative in Parkhead Cross - has assisted considerably in channelling funding, raising standards of repair, maintenance and design and co-ordinating a heritage led regeneration of the Conservation Area. Mechanisms to ensure that the legacy of this programme will continue are set out in the updated conservation area appraisal and are the subject of this management plan in conjunction with the scheme of eligible works that is the subject of the THI 2 bid and action plan.

CAMP REC1: MANAGEMENT OF THE CONSERVATION AREA

Glasgow City Council will make expert resources available to manage the specialist heritage led aspects of the Conservation Area regeneration programme effectively. This may involve:

- a) Expanding the expertise of existing management staff on key relevant heritage management issues.
- b) The appointment of THI specific project management people and implementation systems.

Strategic recommendations and guidance emerging from the Conservation Area Appraisal and Conservation Area Management Plan will be reflected in any crosscutting policies and within any individual department led proposals. In furtherance of which Glasgow City Council will:

- a) Adopt the Conservation Area Management Plan and any other approved guidance in the form of development briefs, master plans along with the provisions of the Glasgow City Plan 2 and the proposed City Plan 3 as the principal guidance for the assessment and determination of all statutory consent applications within the Conservation Area.
- b) Keep the provisions of the Management Plan under review and to monitor the Plan on a regular basis. The guidance contained in the document will be amended and updated as considered necessary and appropriate in order to reflect the changing circumstances that may be identified through the monitoring process.



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Loss of original buildings and poor condition of some historic buildings through lack of repair and maintenance.

Conservation sites are, by their very nature, of considerable age. Building materials and components will often be in poor condition through the combined effects of age, exposure to the elements, prolonged use, and deleterious repairs or alterations

Demolition of buildings, whether listed or unlisted within the Conservation Area, is controlled by legislation.

City Plan 2, DES 3 and DG/DES 1, 2 & 3 sets out detailed policies to address the issues above including loss of buildings and demolition of listed building/buildings in a Conservation Area. This will only be supported where it can be demonstrated that every effort has been made to find practical ways of keeping it taking into account the condition of the building and the cost of repairing and maintaining it, in the case of Listed buildings this must be backed by professional studies and the adequacy of efforts to find a suitable alternative use, including marketing of the building, for sale or long lease, to restoring purchasers on the open market reflecting its condition.

However, structural decay, development pressures, or loss of viable use places constant pressures on a changing Parkhead Cross. This impact is exacerbated by incremental degradation of layers of detail and an absence, in some cases, of relatively inexpensive 'stitch in time' measures e.g. gutter cleaning or removal of vegetation from roofs/parapets and extending to the inappropriate repairs of natural masonry with cement renders, 'lino stone' or painted finishes.

Maintenance is recognised as the best way to look after historic buildings. Yet in practice, maintenance is often a low priority, typically responsive rather than pro-active in nature. Repair regimes must follow best practice guidelines as inappropriate maintenance techniques or poor workmanship can damage sensitive historic buildings and accelerate decay.

There are a number of buildings in the Conservation Area at immediate risk through poor condition and a lack of appropriate levels of repair, the loss of which would have an adverse impact on the character and amenity of the Conservation Area. Six buildings have been identified in this category where action is a priority.

The under noted properties are at risk of immediate deterioration leading ultimately to partial or even complete loss if action is not undertaken to repair them and this should be a priority for future action under the THI:



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- 1 Parkhead School, Westmuir Street
- 2 17-19 Westmuir Street and 3-5 Dervaig Street
- 3 1-15 Westmuir Street and 1361 Duke Street
- 4 1435 Gallowgate/Duke Street – Former Clydesdale Bank
- 5 Small Gatehouse at Eastern Necropolis – 1264 Gallowgate
- 6 St Michael's RC Church – 1350 Gallowgate

The role of building preservation trusts in taking on the restoration and re-use of historic buildings and their specialist ability to attract unique sources of external funding plus conservation and community engagement expertise should be considered wherever appropriate. The City of Glasgow has access to a number of such charitable organisations.

CAMP REC2: PROTECTION, REPAIR AND MAINTENANCE

The Council will strive to make full use of its statutory powers to prevent further deterioration, decay and inappropriate repair of properties within the conservation area, including:

- a) The implementation of a regular monitoring/assessment programme of all properties within the conservation area in order to identify any areas of deterioration or concern.
- b) The serving of Repair Notices setting out such works as are reasonably required to maintain or return properties to a structurally secure, wind and watertight condition in accordance with sections 42-49 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- c) The Housing (Scotland) Act 2006 has been in force since April 2009 and will allow Maintenance Orders to be used to enforce a maintenance plan for the repair and upkeep of buildings.
- d) A 'notice requiring proper maintenance of land' will be used under Section 179 of the Town and Country Planning (Scotland) Act 1997 to clean up untidy sites.

Formalise relationship with Historic Scotland's Building at Risk Officer and RCAHMS Building at Risk Register and prioritise opportunities for joint response to buildings at risk where appropriate.



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Regular forum established with building preservation trust network, Glasgow City Heritage Trust and other relevant organisations to exchange views and discuss opportunities for co-operation on buildings at risk.

Co-ordinated education programme to raise awareness of all property owners in partnership with Glasgow City Heritage Trust and Historic Scotland to publicise clear and concise guidance via leaflets and web, the importance of regular maintenance and availability of advice and grant assistance where eligible.

Pressures for new development of style and density which may undermine the character of the Conservation Area

The area has not been undermined by overdevelopment. To date, the approach has been to adapt existing buildings and wherever possible to integrate new buildings into the urban grain whilst respecting the traditional built form. Where this set of circumstances has been weakened – as in the interface of The Forge shopping centre adjacent to the historic Cross, the character of the area has been diminished. As economic conditions have worsened, the area must strive to maintain its standards and aspirations and not accept poorer standards of design, materials and amenity in new developments.

CAMP REC3: NEW DEVELOPMENT

DRS will give clear and concise guidance on appropriate sites for new development, design, density and scale to complement the special character of the Conservation Area to adhere to the following principles:

- a) All new structures should be well designed, of a quality at least commensurate with the historic buildings and the character of the site.
- b) Physical proposals for new buildings should be informed by the inherent character, form and special qualities of the existing historical context.
- c) New work should adhere to DES 3 of Glasgow City Plan 2. All work should be of high design quality, "of their time", and complement rather than parody existing buildings.
- d) New developments should respect historic building plots, respect building/façade lines, and maintain historic street patterns. Where already diluted by modern alterations, new developments should generally seek to restore the original relationship and hence contribute to the heritage focus of the Conservation Area.
- e) The design of major new structures should involve wide ranging consultation at an early stage in the process with the statutory authorities, amenity societies and the Glasgow Urban Design Panel.
- f) The City should seek to produce design briefs for these sites where these are not already in existence emphasising the permeability, scale, orientation and character of the Conservation



Area. Such design briefs to fit within an overall Masterplan for the future development of the Conservation Area and to be available to external investors and potential developers examining opportunities within 'stalled' sites.

- g) All new structures should be designed to minimise impacts upon below ground archaeology. Where this cannot be achieved, proposals for appropriate archaeological recording should be brought forward for the Council's consideration.
- h) Automatic referral of applications for new major development within Conservation Area to Glasgow Urban Design Panel for scrutiny and comment.

Potential development should, as part of the proposals, be accompanied by a conservation statement: including:

- a) A desk assessment of all available information regarding the historical development of the site
- b) An appraisal of any existing structures on the site
- c) An assessment of the immediate impact of any redevelopment proposals on the heritage value of the asset and the Conservation Area and

1 Refaced flat roof development 1403 - 1407 Gallowgate



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- d) the identification of any mitigation measures they intend to apply;
- c) Consultation with stakeholders, the wider public and appropriate statutory authorities in developing the proposal;

The Council will in its consideration of development proposals located outwith but immediately adjacent to the Conservation Area which may have an impact on its character and amenity, take due regard to the provisions of the Conservation Area Management Plan in order to ensure that the wider objectives of the Plan are not compromised by the particular development proposed.

The Council will develop a model brief which applicants can use in order to ensure a consistent approach to the scope and format of such Conservation Statements.

There may be a case for enabling development or wider alteration of fabric in order to permit the retention of buildings and fabric of particular value. In the absence of any specific Scottish guidance, the Council may wish to have regard to the advice published by English Heritage in *Enabling Development and the Conservation of Heritage Assets* (2001).

Stalled Sites

The location and extent of brownfield sites within Parkhead Cross Conservation Area are regularly reviewed. Taken together these sites

add up to 2.25% of the entire land area of Parkhead Cross Conservation Area or 6% of the built up area (i.e. excluding the necropolis) and are a negative feature of the Conservation Area, albeit one that contain optimism for the future once development commences.

CAMP REC4: STALLED SITES

Efforts should be made to encourage and provide incentives for owners and occupiers of vacant sites to bring forward interim measures to enhance, landscape and otherwise improve the boundaries of their sites, including improved lighting, screening and planting and/or to explore a range of temporary uses for the site including community gardens, growing spaces and event platforms where appropriate.

The use of Section 75 Agreements to remediate and improve public space for public benefit will be explored creatively within the area.

Alterations and Extensions

The Conservation Area Appraisal for Parkhead will have identified properties of High, Medium and Low levels of significance in architectural, historic and townscape terms. This matrix should be adopted when considering applications for development and alteration in the Conservation Area with a presumption against change involving loss of fabric or character for properties and sites of highest value and allowing degrees of alteration and development in structures of lower value according to factors such as adoption of conservation standard repair techniques, identification of sustainable re-use, economic viability, etc.

Scottish Planning Policy and other guidance including the SHEP series and BS7913 recognises that there may be a case for removing historic fabric on the basis that it is required to implement a proposal demonstrating clear and overwhelming 'public good' benefits that outweigh the loss in terms of heritage. Each case would have to be evaluated on its particular merits

City Plan 2 DG/DES 3 provides clear and comprehensive guidance on the wide scope of alterations to listed buildings within the Conservation Area.

CAMP REC5: ALTERATIONS and EXTENSIONS

The Council will ensure that the design and construction of any alterations to historic buildings or townscape will seek to reconcile the new to the old so that the significance of the old is preserved and enhanced, not diminished. This is in accordance with Glasgow City Plan 2, Policy DES 3 and in order to achieve this objective, the Council will ensure that:

- a) Any alteration or adaptation of existing buildings and structures is fully justified as necessary for the re-use, good stewardship and conservation of the building or site as a whole.
- b) Any new extensions are limited to development which supports the re-use of existing structures, benefits the conservation and appreciation of the site as a whole, or otherwise support

the policies and objectives of the Conservation Area Management Plan.

- c) All alterations, extensions and new structures are well designed, of a quality at least commensurate with the historic buildings and the character of the site.
- d) The original historic building remains the focus for any development scheme.
- e) Physical proposals for extensions or alterations to existing buildings are informed by the inherent character, form and special qualities of the building.

GCC to maintain close working links with Parkhead Housing Association to ensure that new investment in Parkhead Cross housing stock meets design criteria of the Conservation Area.

Inappropriate shop frontage, associated signs and advertisements

Replacement shop fronts in Parkhead Cross over the last three decades – since the increasing advent of materials such as aluminium, upvc, metal security shutters, acrylic fascias and projecting signs - have

tended not to respect the traditional character of the retail street; badly undermining both its attractiveness in the conservation area and increasingly its viability as a retail enterprise. Many alterations, especially those to shop signs, are unauthorised and difficult to anticipate, therefore, placing an increasing reliance on retrospective action and possible enforcement. Within the Conservation Area – Advertisement Consent is specifically required for all new signage proposals.

Under the Parkhead Cross THI, a comprehensive programme of shop front improvement works has been undertaken on a number of commercial frontages in the Conservation Area with grant support to proprietors.

City Plan 2 DES3 Item 12, DES 9 and DG/DES2 set out clear guidance on treatment of commercial frontages. These include a presumption to protect original, surviving frontages, the re-installment of traditionally proportioned new frontages, internal housing of security shutters, and the discreet housing of canopies and flues.

Façade Retention

The value of an important historic site lies in its authenticity and, as far as is reasonably possible, its completeness. Façade retention by its nature leaves only a small, albeit highly visible, part of a historic structure. Evidence of phasing, different periods of building work, and relationship of interior rooms is lost. This in turn prevents current or future generations from understanding and interpreting the past. Façade retention should therefore be considered as a way forward only when all other solutions have failed, and there should be a general presumption against such proposals for all important properties identified in the Conservation Area Appraisal.

City Plan 2 DES 3 Listed Buildings/Demolition allows that façade retention may continue to be considered but not as an automatic option, stresses the importance of assessing the interior architectural and functional significance of the existing and places an obligation on the applicant to adequately record and seek salvage routes for any lost interior fixtures of merit.



1 Example of restoration to shopfronts



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CAMP REC 6: FAÇADE RETENTION

New structures behind facades, utilities, mechanical and electrical services are planned to minimise their impact and to avoid damage to any building fabric, features, artifacts, historic services or below ground archaeology of significance.

Degradation of Public Realm and loss of authentic materials.

Parkhead Cross has been the scene of some limited improvements and investment retaining existing, original material in the form of whin stone kerbs and replacing proprietary galvanised traffic barriers with more sympathetically designed railings.

Most streets and wynds remain unimproved, however, and display the mix of granolithic and bitumen that altered and eroded much of the character of the City's public realm in the later 20th Century. This is compounded by the actions of some utility companies in excavating and not re-instating high quality or traditional surfaces and in the proliferation of traffic and other signage and street furniture which is often uncoordinated and installed without due sensitivity to the context and character of the Conservation Area.

City Plan 2 DES 6 enshrines the City's policy regarding the lighting of the public realm of the Conservation Area. DG/DES 3:7 contains further guidance relating to the retention of any surviving basement lightwells

Utility companies (electricity, gas, communications, water, etc/ have the legal right to open up the carriageway to install, repair and/or maintain their infrastructure. Through the Scottish Roads Works Register utility companies must notify road authorities of their intention to carry out works. Within Conservation Area's additional controls and levels of supervision may be applied relating to the disruption of historic surfaces, retention and repair and reinstatement of these surfaces and the notification the utility company has to provide when working in this area.



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CAMP REC 7: PUBLIC REALM

Continued programme of upgrading streets and wynds in the Conservation Area using traditional materials, including re-opening of key pedestrian friendly routes, ensuring that:

- Key vistas are maintained, framing and reinforcing existing views and streetscapes together with restoration of the townscape where damaged through, for example, inappropriate modern redevelopment.
- New landscape features should only be considered in conjunction with necessary interventions to regenerate the wider area and should not be introduced for their own sake.
- Extend and build upon the framework already successfully implemented within other areas of public realm improvements in the city e.g. South Gallowgate.
- Clutter and inappropriate modern street furniture where it has an adverse impact on the character and amenity of the Conservation Area is programmed for removal and replacement with more sympathetic design and sensitive locations.
- Incorporate pedestrian-friendly access and movement e.g. re-phasing of traffic lights and improving connectivity between The Forge shopping centre and Parkhead Cross.

All statutory and utility undertakings in the public realm in the Conservation Area to be notified to City Design and all re-instatement to ensure re-use of surviving original material wherever possible or salvage of traditional materials for re-use by GCC.



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A street audit of the Conservation Area will undertaken and periodically reviewed with a continuing aim of minimising, consolidating and simplifying traffic and direction signage and street furniture throughout the area.

Narrow 'conservation area' yellow lines to areas of parking restrictions will be used on all areas of upgraded public realm throughout the Parkhead Cross Conservation Area.

GCC Land and Environmental Services to provide clear confirmation of adoption of new and upgraded public realm and of maintenance of Conservation Area standards therein.

Graffiti and flyposting.

City Plan DG/DES 3 provides detailed guidance as to the methodology for removal of graffiti and this may be supplemented by technical advice from Historic Scotland's Inform Guide: Graffiti and its Safe Removal. The Council has also initiated an effective fly poster removal squad within Glasgow Community and Safety Services GCSS.

CAMP REC 8: GRAFFITI AND FLYPOSTING

Establish formal liaison with Glasgow Community Safety Services to identify areas at risk of graffiti or flyposting and minimise contributing factors such as low lighting, obstructed sightlines, etc. combined with wider publicising of graffiti/flyposting removal hotline details and web based references to approved methodology for graffiti removal.

Archaeology

In Glasgow archaeological deposits may tell us more about the earliest development of the city. These archaeological remains are a finite and non-renewable resource, and should therefore be regarded as a part of the

environment to be protected and managed. The primary objectives are that they should be preserved wherever feasible and that, where this proves possible, procedures should be in place to ensure proper recording before destruction. Parkhead is not considered/known to have any notable archaeological remain, however its rich industrial heritage offers scope for future re-interpretation and finds.

Any works involving excavation of potential archaeological areas should be carried out in accordance with Policies ENV13 & 14 in Glasgow City Plan 2 and the proposed City Plan 3. The council will require as part of a statutory consent that either significant archaeological remains be preserved in situ and design details amended to facilitate this, or that an appropriate programme of archaeological investigation take place, should either be judged necessary by the Council's archaeological advisors, following receipt of a report of archaeological evaluation.

Archaeological evaluation reports may be requested by the West of Scotland Archaeology Service on behalf of the Council in accordance with Glasgow City Plan 2 and the proposed City Plan 3 policies and the provisions of the SPP (2010).

CAMP REC9: ARCHAEOLOGY

All individual buildings, structures and below ground archaeology, identified by the Council as having a degree of significance, which becomes subject to development proposals should be investigated, surveyed and recorded in accordance with best practice as advised by Historic Scotland, the Local Authority (WoSAS), and the Institute of Field Archaeology

In considering the scope and extent of any

recording work, the Council will ensure that:

a) The level of recording will be in proportion to the impact of the works and the significance of the building, feature, artifact or archaeological deposit.

b) Historic buildings will be recorded to accord with the guidance of ICOMOS UK's Guide to Recording Historic Buildings (1990) and Historic Scotland's Measured Survey and Building Recording (2003). Archaeological evidence will be recorded in accordance with the Institute of Field Archaeologist's Standard Guidance for Archaeological Evaluations, Excavations Standing Building Recording and Building Recording (1999). The West of Scotland Archaeology Service's standard conditions for archaeological fieldwork will be followed.

c) Information provided by such recording will be deposited with both national and local archives.

Recorded information should be held by the Council and the building's owner in order to guide maintenance and repair programmes and as background information for future reviews of the Conservation Area Management Plan.

Greenspace

The Eastern Necropolis and Beardmore Park, located just two street blocks east of the proposed extended conservation area boundary, are the main areas of greenspace. Greenspaces have an important role to play today in sustainability and solar shading terms as well as returning the area a little to its historic role as village and common.

Trees within the Conservation Area are given protection under the Town and Country



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Planning (Scotland) Act 1997, in similar terms as a Tree Preservation Order. This provides for 6 weeks notice to be given for proposals to uproot, fell or lop a tree above specified dimensions.

City Plan 2 Env 1 Open Space Protection and Env 2 Open Space Public Realm Provision underline the importance the City places on the provision and maintenance of safe, accessible and well designed greenspace and those areas where the introduction of hard landscaped public realm can provide similar opportunities for public enjoyment.

CAMP REC 10: GREENSPACE

A suggested greening plan for the area will be produced, including opportunities for temporary greening of sites for community usage to include the possibility of community Stalled Spaces Initiatives.

GCC to work with Parkhead Housing Association and other landlords, and local residents to explore the greening of their communal back courts.

Skills and Resources

One of the underlying problems in conserving the historic townscape is a poor understanding of the traditional craft skills, exacerbated by a limited number of contractors familiar in this field

CAMP REC11: SKILLS AND RESOURCES

The Council will work closely with stakeholders including other regeneration agencies, local educational establishments, and contractors to bring forward a Training Plan which will:

- a) Identify any existing shortfall in the local

construction skills base necessary for the proper care of our built heritage.

- b) Bring forward such additional training as is required through, for example, improving the skills and "upskilling" of the existing labour force or the provision of new work placements.

Address ways in which wider groups might develop a greater interest in the conservation of historic sites and traditional craft skills generally including the involvement of volunteers where possible.

Telecommunications and related installations
Modern fixings may include CCTV, alarms, ventilation flues, ducts, aerials or masts which cumulatively undermine the appearance, key vista and townscape views of the Conservation Area

City Plan 2 DES 10 provides guidance on approval of these fixings only where they are unobtrusively sited or disguised so as not to affect the character of the building or Conservation Area.

Public Art and Architectural Lighting

Public art has a special role to play in the Parkhead Cross Conservation Area. The location of public art 'vinyls' within the shop fronts of Gallowgate, seeks to develop public art debate and production.

City Plan 2 DG/DES 7 Public Realm and Public Art actively encourages the commissioning and integration of well considered and designed public art into the City, as a re-enforcing element of a sense of place, together with consideration of its context in the built environment and clearly identified measures for maintenance and remediation costs if necessary.

CAMP REC 12: PUBLIC ART

The City supports a continuing debate and programme of public art by ensuring and securing funding for an intelligent, strategic and physical framework for public art to feature prominently in the area as one of its hallmarks of character and driving spirit.

Education and Interpretation

The Parkhead Cross Conservation Area offers still tangible and substantive evidence of man's use of the area and importance of this industrial powerhouse through history.

The introduction of the HLF THI scheme has offered an unsurpassed opportunity for the Council to develop an appropriate programme of action to help improve and regenerate the area and allow the wider community to benefit and engage with and understand much more about the historic environment of the Conservation Area. Collaboration with a range of stakeholders including Historic Glasgow, Glasgow Life and local charity – Playbusters, has already been embarked on to explore the potential of the local history resource in engaging with local communities.

CAMP REC 13: EDUCATION and INTERPRETATION

The Council will, subject to the necessary finance being available, work with partners to develop further interpretative and presentation schemes for the historic core and its role/ importance in the wider history of the area. This will include:

- a) Leaflets
- b) An outreach and education programme focusing on children and the wider community enhancing life long learning opportunities and training opportunities;
- c) Use of published and web-based material to provide an accessible learning resource.

OPPORTUNITIES

Historic Environment Records

Glasgow City Council is proposing to collate all its heritage asset information into a GIS held searchable database. The Record would hold information, references, archives, images, and development information on ancient monuments, archaeology, listed buildings, conservation areas, collections and artefacts.. It would align with Glasgow Life's Archaeological Records Project and Collections Policy together with information held within the planning and regulatory framework regarding proposals and developments affecting sites.

Through the Historic Environment Record it will be possible to increase access to information and understanding of the Conservation Area.

Accessibility

Given the historic nature of much of the Area, the access needs of people with disabilities, infirmities or prams etc are not always best serviced. The need to create a barrier free environment must also be matched by the highest principles of good and sensitive design in keeping with the character and spirit of the Conservation Area.

City Plan 2 DG/DES 3 makes clear the obligations on developers under the 1995 Disability Discrimination Act to consider wherever possible the incorporation of barrier free access whilst also respecting the impact of these proposals on the historic environment. In the case of new developments and applications for Listed Building Consent these will also be required to include an Access Audit and incorporate sensitively designed access arrangements. All new public realm schemes are subject to post initial design access audit scrutiny in-house at Land and Environmental Services and as a result the positioning of dropped kerbs, tactile pavements at crossing points and the siting of street furniture so as not to create an obstruction is incorporated into the early design stages of the schemes.



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CONSULTATION PROCESS

The Draft Parkhead Cross Appraisal & Conservation Area Management Plan will be circulated to key stakeholders and local community organisations for comment and discussion prior to the proposed adoption by Glasgow City Council in early 2013. The same process will be repeated at key review stages of the Plan.

The local Community Council is a statutory consultee on all planning applications and Listed Building Consent applications within Parkhead and lists of applications are posted on a weekly basis in the recent Community Notice Boards which have been erected in two key locations throughout the area.

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SOURCES OF FINANCIAL ASSISTANCE

Glasgow City Heritage Trust run a grants programme for owners of Listed buildings and/ or properties in a Conservation Area to carry out approved repair works or works to reinstate original architectural details (such as sash and case windows in place of UPVC windows). More information on the Trust can be found at www.glasgowheritage.org. Owners of property within the Conservation Area can apply although only certain kinds of work may be 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.

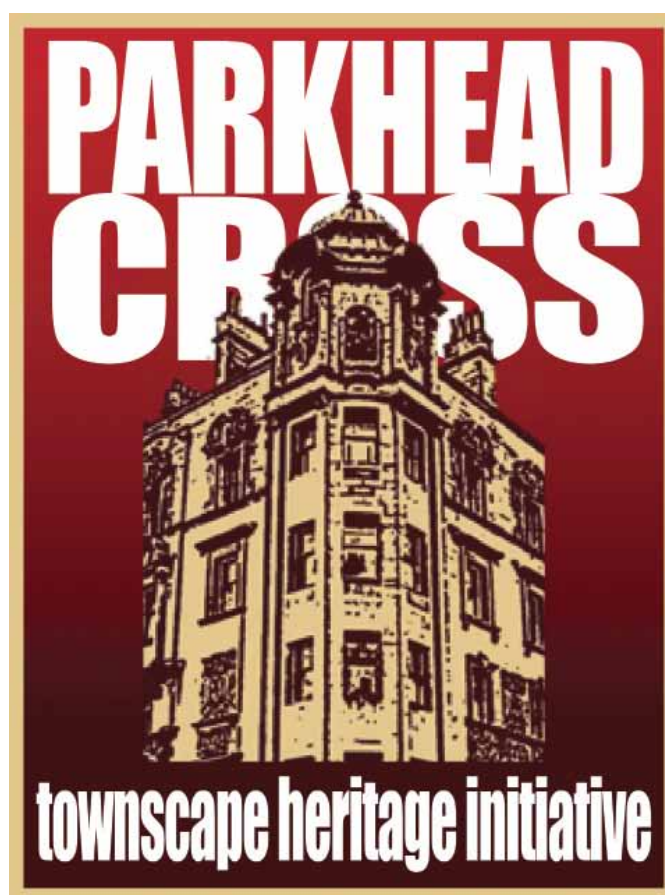
The Council is currently in the process of preparing a bid to the Heritage Lottery fund for a second Townscape Heritage Initiative at Parkhead Cross, which, if successful, will provide grants to owners to assist with building repairs, restoring architectural features and bringing historic vacant property back into use. This will be accompanied by a programme of public realm works and by complimentary initiatives to raise awareness of built heritage.

Glasgow City Council DRS administers the 'Stalled Spaces' programme and provides awards of between a minimum of £1,000 to a maximum of £2,500.

Proposals should follow the guidelines/criteria as laid out in the link below and sites may include the following:

- Land earmarked for development though stalled e.g. economic circumstances.
- Registered Vacant/Derelict Land
- Under utilised open space

www.glasgow.gov.uk/stalledspaces



BUDGETARY IMPLICATIONS

There are no specific capital outlay costs attached to any of the proposals above.

The primary recommendations of the CAMP relate to better communication between officers, departments, stakeholders and the general public in exercising already existing policies and guidance of the Council and in using best endeavours to stimulate new initiatives, funding and partnership programmes of enhancement and investment in the area.

These would be secured by the confidence of an overall vision for the area and judicious use of statutory powers.



MANAGEMENT

Responsibility for maintaining the character and quality of the Conservation Area lies with Glasgow City Council – specifically its Development and Regeneration Services, supported by a close working relationship with other key Council Departments, in particular Land and Environmental Services and liaison where necessary with arms length enterprises of the Council such as City Property (LLP) Glasgow, City Building (LLP) and Glasgow Life (LLP).

Central to the protection of investment by the THI will be the full adoption of the Conservation Area Management Plan (CAMP) in maintaining the high standards that the THI will seek to achieve.

Alongside the Conservation Area Management Plan (CAMP) the Council has statutory powers to investigate breaches of planning control, unauthorised development and advertisement displays and to take formal action where a satisfactory outcome cannot be achieved by negotiations. Recent changes in planning legislation have strengthened the Council's enforcement powers to include Fixed Penalty Notices as part of its toolkit of possible remedial action.

As a Council-led scheme the partnership will continue after completion of the programme to monitor changes that take place in the THI area and of specific projects that have received funding which will not only be safeguarded through the Planning legislation

but additionally through the legal contracts as completed at time of application for funding support from the THI. In addition to ad-hoc monitoring of the area there will be an additional annual survey of the area undertaken to monitor projects funded by the THI for a period of 10 years after completion in line with the CAMP and we will work closely with the Enforcement Team where it is necessary to use statutory powers.

The Council will also be involved in the regeneration of Parkhead over the longer term by continuing to deliver local services, including urban management services. The Council will continue to work with its partners in the Community Health Partnership and the Community Planning Partnership, the funding of housing association activity and the support

of local community organisations to further develop local resilience and sustainability.

Planning Neighbourhoods Team will develop the Parkhead Centre Action Plan to provide direction and guidance for development in the period to 2020 and will seek to enhance the area's economic performance and its competitiveness. The Centre Action Plan will endeavour to reposition Parkhead and re-establish its full potential. Parkhead and its community will also benefit from new investment and infrastructure in the wider area, such as the East End Regeneration Route, the National Indoor Sports Arena and the Sir Chris Hoy Velodrome, and regeneration promoted in the Clyde Gateway Initiative area to its south.





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Monitoring and Auditing

There will be a quinquennial review of the Conservation Area Management Plan in line with the Council's statutory duties under its City Plan framework. Within this a number of the recommendations above will be subject to annual review and updating where appropriate.

In addition as part of the monitoring and audit procedures required under the Townscape Heritage Initiative a detailed set of baseline indicators have been compiled and a full evaluation will be undertaken at the close of the programme, and at set periods to follow.

Based on information from these and other sources the CAMP will be subject to on-going review and adaptation as required to ensure its objectives of a sustainable, successful and distinctive Conservation Area.



Planning Services: City Design Group
Development and Regeneration Services
Glasgow City Council
229 George Street
Glasgow
G1 1QU
Phone : 0141 287 8555
Fax: 0141 287 8444