

HAZELWOOD

INTRODUCTION

The Hazelwood Conservation Area was designated on 8 March 2002.

It is located on the south side of the city, just north of Junction 1 on the M77 and to the west of Dumbreck Road (B768).

Hazelwood is a residential neighbourhood of Arts and Crafts style cottages set in a pleasant green environment. Hazelwood House and its mature gardens, dominate the centre of the Conservation Area creating a unique focal point.

Special controls called Article 4 Directions apply in this conservation area in order to protect its character and appearance.



HISTORICAL DEVELOPMENT

Hazelwood House and grounds first appear on maps dating back to 1860. The present House was designed in 1882 by Glasgow architect James Milne Monro and altered and extended in 1913 by Robert Cumming.

Development of the grounds commenced in late 1914 with four house types, 'The Dovecot', 'The Neidpath', 'The Ingleside' and 'The Minnow' forming First, Second, Third and Fourth Gardens. Hazelwood was described as "Glasgow's Electric Suburb" because it was at the forefront of development embracing this new utility.

The majority of houses were not completed until 1922.

TOWNSCAPE APPRAISAL

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

The street pattern consists of two inverted U-shaped loops taking access off Dumbreck Avenue.

Hazelwood House gardens provide the largest area of open space, albeit in private ownership while each cottage has its own private garden surrounded by hedging

The adoption of four standard cottage styles using similar materials creates a feeling of homogeneity.

The cottages idiosyncratic roof shapes are either slated or covered in red rosemary tiles with decorative ridge tiles. Deep projecting eaves with ornate timber brackets and posts are a feature of several properties and there is a variety of intricate porch details. Virtually all the cottages have white painted harled walls, some with features such as drip mouldings picked out in contrasting colours.



CHARACTER ASSESSMENT

KEY FEATURES : define the special character of the area:-

- Its architectural quality reflected in the category B listing of Hazelwood House and 38 First Gardens
- The unique cottages
- The homogeneity of the area with the planned development of the cottages laid out in a compact, enclosed and inward looking manner
- The use of traditional materials such as sandstone, harling, slate, rosemary tiles and timber which contribute to the quality and cohesiveness of the area.
- The original street pattern and building line.
- The survival of original details such as storm doors, porches, sash and case windows, stained glass, timber detailing, railings and distinctive roof shapes and details.
- The proliferation of mature trees, hedging and gardens which creates an attractive green environment, enhancing the setting of the buildings and forming a definite sense of private space.

KEY CHALLENGES: need to be addressed in order to protect the character and appearance of the area:-

- The loss of architectural detail.
- The use of inappropriate materials such as modern plastic windows and concrete tiles.
- The quality and maintenance of the public realm including pavements, the design and location of street furniture and street lighting.

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OPPORTUNITIES FOR PRESERVATION & ENHANCEMENT

- Original doors and windows are being lost due to modern replacements. Adherence to the council's policies on windows and doors would prevent further erosion of the area's character.
- Similarly, the application of the Council's policies on roofs and dormer windows would control the introduction of dormer windows and replacement of traditional roof materials with modern concrete tiles.
- The repair and retention of ornate timber brackets and posts and intricately detailed timber porches.
- The adoption of the traditional railing design or neatly kept hedging as the boundary treatment.
- Any proposal to develop Hazelwood House and grounds would have to be achieved without compromising the integrity of the historic garden and setting of Hazelwood House.
- The mature trees around and within Hazelwood provide a strong landscape element and their care and maintenance is important to the area's character.
- Telephone poles and wires are still found in the area. Their removal and replacement with underground cabling would enhance the character of the conservation area.
- Appropriate design and positioning of lighting fixtures and signs could reinforce the local sense of place.
- Problems with car parking and vehicle movement through the area's narrow streets are exacerbated when football matches and events take place at Ibrox Stadium and need to be resolved.



INFORMATION

The Hazelwood Conservation Area Appraisal is available to view at www.glasgow.gov.uk click *Land and Property*, click *Heritage & Design*, and click *Conservation Areas*.

If you require any further information and advice relating to conservation areas or heritage issues generally, contact:

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conservation area appraisal



EXECUTIVE SUMMARY