

CARMUNNOCK
CONSERVATION AREA APPRAISAL

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1.0 INTRODUCTION

1.1 Location

The Carmunnock Conservation Area is located to the south of the City Centre at the southernmost extent of the City boundary. It is surrounded by Green Belt and lies immediately south of Castlemilk. A detailed map showing the location and extent of the Conservation Area is set out in **Appendix 1**.

1.2 Definition of a Conservation Area

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

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

All planning authorities are required to determine which parts of their areas merit conservation area status. Glasgow currently has 21 Conservation Areas varying in character from the City Centre and Victorian residential suburbs to a rural village and former country estate.

1.3 What Does Conservation Area Status Mean?

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

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

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

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

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

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

1.4 Purpose of a Conservation Area Appraisal

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

Planning authorities and the Scottish Executive are required by law to protect Conservation Areas from development which would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create an area's special character and appearance.

The purpose of this conservation area appraisal is to define what is important about its character and appearance; to identify its important characteristics. It is also a vital tool to enable the active management of the Carmunnock Conservation Area. It identifies the areas special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and character assessment. This information informs consideration of conservation area boundaries as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and priorities for enhancement, and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan (adopted August 2003).

The document is laid out as follows: -

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

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

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

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

1.5 Designation

Carmunnock Conservation Area was first designated by the former Lanark County Council in 1970. It centres on the crossing of Kirk Road and Busby Road and the street pattern derives from an old agricultural plan where the buildings are constructed very close to the road with an area behind for small scale farming use. The 1983 Carmunnock Local Plan, as adopted, contained a revised boundary for the Conservation Area, excluding the Kirk Care Housing Association sheltered housing development at 101-105 Waterside Road. Consequently the original Conservation Area designation was cancelled and the reduced area was approved in 1986. Copies of the relevant designation papers can be found in **Appendix 2**.

2.0 HISTORICAL DEVELOPMENT

2.1 Early History

Clear signs of Bronze and Iron Age settlers have been found in the area. Evidence that the area around Carmunnock supported very early settlement includes prehistoric structures discovered near Nether-ton Braes to the northwest, and Roman artefacts unearthed in Castlemilk.

2.2 Medieval

It is thought that a church may have been founded on this site in 528 AD by St Cadoc. Parish Church records date back to the 15th Century but the present church dates from 1767.

2.3 17th Century / 18th Century

The earliest surviving buildings in Carmunnock are single-storey cottages dating from the late 17th Century and early to mid 18th Century. They are situated on parts of Kirk Road and Manse Road. These cottages were thatched until the early 1900s and are likely to have housed farmers or estate workers. The older properties are thought to be 1 and 3 Pathhead Road.

The original village school was located at 11 Manse Road and an original plaque found at the site dates from 1702. As the village grew during this period, the school was subsequently removed to a new building in Waterside Road in 1870. The present church dates from 1767 and is surrounded by a graveyard with gravestones dating to this period. The oldest of these is dated 1744. Owing to the lack of any formal street layout, development proceeded in a largely piecemeal fashion as the population increased in the village. Those buildings built prior to the 19th Century form the heart of present-day Carmunnock.

2.4 19th Century / 20th Century

Agriculture and weaving were the predominant activities until the natural resources of water and fresh air led to the establishment of washing houses during the 19th Century. The population grew to around 700 by the latter half of the Century. There was some development both within and outwith the Conservation Area during this period as can be seen from the maps in **Appendix 3**.

The church, manse and Glebe were central to village life in the 19th and early 20th Century. The manse which occupied a site to the north of the Glebe has since been demolished and replaced with a modern housing development. The Glebe however survives as an important area of open space adjacent to the conservation area

Some infill residential building has occurred within the Conservation Area boundary during the 20th Century including detached, semi detached and terraced housing and also flatted properties.

There has been extensive residential development around the Conservation Area during the inter-war years and also post-war, such as around the Glebe, Craigwell Park, Hillcrest, Gallowhill, Stuart Road, Bankhead Road.

2.5 Historical Maps

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

3.0 TOWNSCAPE APPRAISAL

3.1 Topography (Appendix 4)

The pattern of building in Carmunnock has been influenced by the rolling nature of the topography.

The ground on which the village is built is irregular with sudden changes of level and steep slopes. The landscape has been formed by glaciated deposits and the village sits in a hollow on a southwest slope between the Nethererton and Cathkin Braes. As a result, despite its position at 150m above sea level, the Conservation Area nestles in the Green Belt substantially hidden from view from the north and east.

3.2 Gateways

There are several main routes into and out of the village centring on a crossroads at the core of the Conservation Area. These connect the village to the Glasgow conurbation, Cambuslang and East Kilbride in South Lanarkshire and Busby in East Renfrewshire.

The principal gateway from the City Centre to the north is through Castlemilk by Carmunnock Road. Windlaw Road also connects the village to Castlemilk but as a footpath. Both these routes involve passing through inter-war housing and converge near the edge of the Conservation Area which is marked by Castlemilk Hall on the west side and the War Memorial on the east side of Waterside Road.

There is also a gateway from Cambuslang/Rutherglen (Cathkin Road) in the east, entering at the Green at the eastern edge of the Conservation Area.

From the southwest, Busby Road approaches through inter and post-war housing before reaching the Conservation Area which, at this point, is characterised by infill housing to both sides with the church as a backdrop.

Waterside Road and Kittochside Road enter the village from the direction of East Kilbride, again passing through areas of 20th Century housing before converging and reaching the gateway to the Conservation Area formed by Manse Road cottages and The Green.

3.3 Conservation Area Boundaries and Edges

Green Belt surrounds the village of Carmunnock.

The north and west boundaries of the Conservation Area generally follow the plot patterns created prior to the mid 19th Century, including Bankhead Farm. Around this edge 20th Century inter and post-war housing has been built. To the east a whinstone quarry off Cathkin Road and fronting the former High Green has been redeveloped with low rise cottage style housing in the late 20th Century, which has taken cognisance of the character of the Conservation Area in its design. This clearly defined edge backs directly onto the Green Belt.

The southern boundary partly follows the 17th Century street pattern through changes in level. It runs along Manse Road excluding the southeastern side, rising to include Pathhead cottages on the east side of Pathhead Road. The boundary also includes Crag Lodge which sits on a steep rocky outcrop and, following its physical configuration, returns to Kirk Road and then to Busby Road.

To the south of Manse Road and east of Kirk Road the boundary is defined by 20th Century housing, while further south, the Glebe, which relates historically to the church, provides a green edge to the rear of Pathhead cottages. There is a mixture of housing and playing fields (King George's Field) edging the Conservation Area boundary between Pathhead Road and Busby Road. The Craigs forms part of this edge.

The rural character of the boundaries is particularly noticeable in the lane to the rear of 8-18 Busby Road, the lane approach to Pathhead Road and the Glebe, the mature trees around Crag Lodge and the approach from Cathkin Road.

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

3.4 Street Pattern (Appendix 6)

The street pattern in the Conservation Area has evolved over time and is of an unplanned, informal nature. The attractive winding streets and lanes link different building styles and lines to create an interesting and varied townscape.

3.5 Plot Pattern (Appendix 7)

The plot pattern is varied, but three different types can be identified.

- Early plot patterns tended to be long and narrow extending to the rear of cottages which were built hard against the road. Many of the cottages have no front gardens. Some plots have been subsequently subdivided and developed.
- Later buildings of the 18th and early 19th centuries were built on much larger plots and were set back from the road.
- Modern houses, such as those developed within the Upper Green quarry area, generally have smaller, more regular plots.

3.6 Open Space (Appendix 8)

The village is fortunate in having historic areas of open space both within and outwith the Conservation Area boundary which survive to the present. Within the Conservation Area lies The Green. There were formerly two "Greens" the low and high "Greens". The latter area provides a landscaped area in front of 20th Century housing; the former remains a more formal discrete area of open space. They are bisected by Cathkin Road. The lower Green is bounded by metal railings to the road, a low wall as it returns to Waterside Road and a simple timber fence to Greenside. At its western end is a landscaped area. Together the "Greens" are fundamental to the distinctive character of the village.

At the Busby Road/Kirk Road crossroads there are smaller areas of open space on three sides which allow more open vistas connecting the various parts of the village.

There are also larger areas of open space which are not within the Conservation Area e.g the Glebe which is historically related to the church, and is contiguous with the cottages at 1-3 Pathhead Road. King George's Field (the playing fields), off Pathhead Road is an other substantial area of open space which lies adjacent to the Conservation Area.

3.7 Circulation/Permeability

The Conservation Area boundary covers an area which developed in an unplanned way, with much of the building taking place before 1860. Consequently, within the oldest parts, the streets are narrow, winding and undulating. Generally they are not through roads and so attract only residents' traffic. The streets are pedestrian friendly and link to paths and lanes which connect to the remainder of the village. The means of circulation and permeability are attractive features of the Conservation Area. In addition, the village sits at a crossroads connecting a number of main roads affording connections between the gateways identified in 3.2.

3.8 Views (Appendix 9)

The topography, together with the close-knit building pattern, creates a series of enclosed views which can be seen only by moving from one space into another. These views are often further enclosed by large trees on surrounding knolls. Each enclosed area has its own character, giving the village both intimacy and variety.

3.9 Activities/Uses

Whilst formerly occupied by agricultural workers and those associated with agricultural uses, such as weavers and estate workers, the Conservation Area is now substantially in residential use.

There are some commercial premises within the Conservation Area, ie village store, teashop, post office, garage, inn. Of note also is the Church and graveyard with a separate hall (Clason Hall). There is, in addition, a local, privately run community social facility. Castlemilk Hall provides hall accommodation and meeting space for local groups.

3.10 Architectural Character

Despite the attractive haphazard layout, there are some characteristics which provide the area with a sense of uniformity and these relate to the low rise nature of the early cottages, the use of predominant colours of black and white on walls and window frames and natural slate on roofs. However, some of the 19th Century buildings introduce natural stone and later detached villas are of a much more grand scale, in height and massing.

The Conservation Area consists of informally arranged groups of traditional one and 2-storey buildings centred on the crossing of Kirk Road and Busby Road. Most are small in scale and are constructed in the Scottish vernacular style with interesting detailing such as skews, moulded skewputts and crowstep gables. Generally they are constructed of stone and are often harled and whitewashed. The roofs tend to be steeply pitched with natural slate covering and some have dormers. Door and window openings are small in scale.

On some of the unlisted buildings in the Conservation Area traditional features such as timber sash and case windows and doors have been replaced with modern designs and materials. The intrusion of large dormers and alteration of original window openings also detracts from the character of the buildings.

Glimpsed spaces between buildings affording views to rear gardens contribute to the architectural character.

The 18th Century stone built church and surrounding graveyard provided an early civic focus, and complemented the character of the adjacent cottages. The church hall was built in the 19th Century and visually it dominates the gusset site between Kirk Road and Waterside Road.

Some of the 20th Century housing successfully reflects the architectural character of the earliest cottages by their scale, design and materials, such as at Cameron Crescent, to the east of The Green.

The architectural and historical quality of the Conservation Area is reflected in the number of listed buildings within its boundaries. A map indicating the extent and location of listed buildings is included as **Appendix 10** and a list of listed building addresses and categories are detailed in **Appendix 11**. Other buildings of more modest architectural character, but which contribute positively to the character of the area, have been identified as “unlisted buildings of merit”. These are detailed in **Appendix 12**.

3.11 Building Materials

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

- masonry or roughcast painted white: walls of buildings/dwellings
- blonde natural sandstone: walls and boundary walls, some chimneys
- timber: sash and case windows, storm doors, vestibule doors, decorative panels
- glass: windows, small amount of stained glass
- clay/terracotta: chimney pots
- some unmetalled road/lane surfaces
- brick: walls painted white
- slate: roofs
- cast iron: railings, finger posts.

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

- metal: central heating flues, satellite dishes
- UPVC: windows
- concrete - roof tiles
- tarmacadam: roads, pavements

3.12 Condition

Generally the buildings within the Conservation Area are well maintained. There are exceptions and some properties have gardens or grounds which are in a poor or dilapidated state. A number of dwellings show evidence of lack of repair such as displaced slates and decorative timber requiring restoration.

3.13 Townscape Detail

The presence of the following adds significantly to the character of the Conservation Area: -

- skewputts to roofs of oldest buildings
- finger post at crossroads, and the Green
- use of white for main walls of buildings
- use of a black base line for buildings
- contrasting black or black with white putty line for windows and black painted doors
- plaques in stone indicating or commemorating building dates
- stone walls, gateways and gates, porches and stone door surrounds
- traditional chimneys and chimney pots
- skews and crow step gables
- steps and stairs to front and rear

3.14 Landscape and Trees

The landscape, trees and shrubs are essential elements of the Conservation Area's character. Many properties have large mature trees within their grounds. The topography emphasises the importance of these as they can be seen from viewpoints within the village and reinforce its rural character.

Of particular note are the large beech trees at Kirk Road, the mature trees on the escarpment at Crag Lodge which are the home of the local rookery, the area of mature trees at Greenside Road/Cathkin Road and the mature trees and hedgerow behind Castlemilk Hall. Further areas of mature trees outwith the Conservation Area contribute to the village character and are protected by Tree Preservation Orders.

Within the gardens and smaller open spaces, small conifers predominate. These add variety and all year round greenery, but are not always appropriate to the historic village.

The many well stocked and maintained gardens including the small garden strips to the front of the cottages create an attractive setting for the buildings and interesting streetscape.

The tree and hedge lined lanes which meander in and around the Conservation Area contribute to its rural charm.

The churchyard with its large mature cherry trees, the Green (and former High Green) and other small incidental landscaped areas, also provide open areas of greenery which enhance the appearance of the area

4.0 CHARACTER ASSESSMENT

4.1 Introduction

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

Listed below are: -

- **Key Features**

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

- **Key Challenges**

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

- **Positive Buildings and Areas**

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

- **Negative/Neutral Buildings and Areas**

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

4.2 Key Features

4.2.1 Topography and street pattern create an irregular and visually attractive built form.

4.2.2 Architectural quality which is reflected in the listing of many of the oldest properties in Kirk Road, Busby Road, Waterside Road and Greenside. (A map showing the location of listed buildings within the Conservation Area and a list of listed building addresses with categories are contained in **Appendix 10 and 11**).

Unlisted buildings of merit which contribute positively to the character of the Conservation Area are identified in **Appendix 12**.

4.2.3 Common Characteristics in terms of scale, design, style, materials and colours contribute to the rural village form.

- 4.2.4** Use of traditional materials of quality such as sandstone, slate, timber windows and doors make a valuable contribution to the quality of the Conservation Area and enhance its character.
- 4.2.5** Survival of original details, eg metal finger posts, timber doors, timber sash and case windows (including small panes), skews, skewputts, crowstep gables, decorative timberwork, porches and original chimneypots all contribute to a richness in the character of the area.
- 4.2.6** A limited palette of colours is used for both the earlier pre 19th Century buildings and many of the infill developments of the 20th Century. Generally, properties are painted white with window frames and doors painted in a contrasting colour such as black. Other properties within the conservation area are built in natural stone.
- 4.2.7** Rooflines of similar pitch including the retention of chimneystacks and pots are important characteristics of traditional properties providing continuity of built form.
- 4.2.8** Narrow streets and lanes some of which have unmetalled surfaces and with traditional hedges and/or stone walls for containment. These complement the irregular street pattern and create rural character.
- 4.2.9** Building lines are irregular and in some streets, such as Kirk Road, houses are built hard onto the street with small borders to the front, adding character to the streetscape.
- 4.2.10** Glimpsed views are afforded due to the irregular urban form enhancing the visual permeability of the Conservation Area.
- 4.2.11** Mature trees, landscaping and open space are very significant elements of the Conservation Area enhanced by the topography. Open space and trees around the Conservation Area is also important, creating its setting.
- 4.2.12** Plaques are evident, both those original to buildings and more recently indicating refurbishment. The historical and architectural value of the area has been reflected in the recent establishment of a Heritage Trail with main places of interest marked by bronze plaques.
- 4.2.13** The church and churchyard and their relationship to the street pattern create an important visual focus.

4.3 Key Challenges

4.3.1 Loss of original architectural detail

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

4.3.2 Use of inappropriate materials

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

4.3.3 The Public Realm

The quality and upkeep of the public realm within the conservation area is a major concern to residents. The principal areas of concern relate to the design and maintenance of amenity spaces including the The Greens, design and location of street furniture, street lighting, and proliferation of street signs.

4.3.4 Shopfronts, Signs and Adverts

Original and sympathetic shopfronts and signs can contribute to an areas special character. However, there are frontages/signs in Carmunnock which are not in keeping with the area's character and they detract from the quality of the local townscape.

4.3.5 Country Lanes

The erosion of character of country lanes caused by relocation/rebuilding of boundary walls and fencing, the loss of hedging and deterioration of surfacing diminishes the historic appearance of the Conservation Area.

4.4 **Positive Buildings and Areas**

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

4.5 **Negative/Neutral Buildings and Areas**

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

5.0 BOUNDARY

The assessment of existing Conservation Area boundaries in terms of appropriateness is an important element of this appraisal. While most of the boundary of the Conservation Area is clearly and logically defined, there are small parts which could be considered for revision consistent with the character of the area.

It is proposed that the following boundary alterations would strengthen the edges of the Conservation Area, enhance its character and restore the historic link between the church and the glebe.

- The inclusion of the Craigs at 15 Newcraigs Drive.
- The inclusion of the lane to the south of the Craigs, from the southern corner of that property's garden ground boundary to the junction with Pathhead Road.
- The inclusion of that part of Pathhead Road north of the Park Gates and Number 10 Pathhead Road.
- The inclusion of the Glebe itself as bounded by Pathhead Road, Waterside Road, Glebe Avenue, and 16 Glebe Avenue and the rear of 1-3 Pathhead Road.
- The inclusion of an area to the south of Kirk Road to include Kirkton Cottage and Snowberry at 11 Kirk Road.

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

6.0 PRESERVATION AND ENHANCEMENT

6.1 Introduction

Detailed analysis of the Conservation Area's character and analysis of consultation responses has highlighted opportunities for its preservation and enhancement.

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

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

6.2 Opportunities for Preservation and Enhancement

6.2.1 Maintenance

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

6.2.2 Development

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

6.2.3 Information and Advice

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

6.2.4 Enhancement Opportunities in the Carmunnock Conservation Area

New Development

In principle the development of the identified site between 2 Kirk Road and 108 Waterside Road would be encouraged by the City Council.

Lane to the rear of 8-20 Busby Road

The protection and enhancement of this attractive country lane would strengthen the edge of the Conservation Area.

Boundary Walls

Stone walls with hedging can be identified as garden boundaries to some of the older cottages. They require positive maintenance by owners to ensure their future retention.

Landscaping

The care and maintenance of open spaces found throughout the conservation area would reinforce their importance to the rural character of the village.

Trees

The large mature trees are important features in the village and their care and maintenance will be a necessary part of retaining its character.

Street Furniture

The finger posts at the junctions of Busby Road / Kirk Road and Cathkin Road / Waterside Road should be retained. These old direction signs contribute to the rural feel of the village and emphasise the historic significance of the various routes through it.

The selective introduction of name signs for the Conservation Area, appropriate design and positioning of lighting fixtures and street furniture (bins, bollards, seating etc) could reinforce the local sense of place.

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

The Lighting Improvement Project Framework has specified the use of a standard column painted in black for roads and footpaths in the Carmunnock Conservation Area

There can be a departure from the standard column/lantern design for sites of historic/architectural interest that will be assessed as follows:

- The proposed column/lantern design must be historically accurate and seek to replicate that design. All proposals must be supported by documentary evidence such as old photographs.
- The additional cost of providing such columns/lanterns would not normally be met by the Lighting Network Renewal Contract and the organisation promoting the non-standard columns and lanterns would be required to fund the difference.
- Land Services must be satisfied that the lighting proposals meet the Council's lighting design standards.

If these conditions are met, the Council will give consideration to the alternative equipment.

Streetscape

Quality surfacing to pavements and roads in the heart of the village would significantly improve the character and appearance of the Conservation Area in general.

Gateways

The restoration and upgrading of buildings, features and spaces at the gateways into the area would increase its profile and contribute to the character of the conservation area.

6.3 Grants

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

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

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

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

7.0 ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned in **1.2 What Does Conservation Area Status Mean?** further controls apply in the Carmunnock Conservation Area called Article 4 Directions. These were originally promoted by Glasgow District Council and confirmed by the Secretary of State in August 1986. The introduction of new legislation, the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 required their updating in May 1993.

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

The Carmunnock Conservation Area has Article 4 Directions covering the following Classes of Development:

- Class 1 - The enlargement, improvement or other alteration of a dwelling house.
- Class 3 - The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.
- Class 7 - The erection, construction, maintenance, improvement or other alteration of a gate, fence, wall or other means of enclosure.

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

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

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

8.0 CITY PLAN

8.1 Context

The first Carmunnock Local Plan was completed in 1983 and adopted in 1985. The Local Plan was subsequently revised and adopted in December 1996 and included policies relating to the Carmunnock Conservation Area. Many of the policies contained within that document were included or updated in the Glasgow City Plan which was adopted on 1 August 2003.

The City Plan consists of two parts, Part One, Development Strategy and Part Two, Development Policies and Design Guidance.

8.2 Part One, Development Strategy

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

8.3 Part Two, Development Policies and Design Guidance

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

The City Plan applies a “**Residential Development Policy Principle**” over the conservation area. This policy recognises that the predominant land use is “**RESIDENTIAL**” but also recognises that residential properties require other facilities e.g. local shops, businesses, community and health facilities as well as recreational and local green space.

The Glebe and King George’s Field (playing fields), which lie adjacent to the existing Conservation Area boundary, are covered by a “**Greenspace Development Policy Principle.**” Areas designated as “**GREENSPACE**” contribute to the City’s ‘Greenspace Network’ and make an important contribution to the health and well-being of the community. There is a presumption in favour of retaining greenspace whether in public or private ownership.

Development Policies and Design Standards have been prepared to protect and enhance the character of conservation areas and listed buildings throughout the city. These are primarily located in **Section 8 Built Heritage** as follows:-

- **Policy HER 1 Conservation Areas** which relates specifically to the preservation and enhancement of conservation areas. It also lists the conservation areas within the City and the statutory controls that apply.
- **Policy HER 2 Listed Buildings (Buildings of Special Architectural and Historic Importance)** relates to the protection of listed buildings and their setting.

- **Policy HER 3 Design Standards for Listed Buildings and Properties in Conservation Areas** details Council policy and design standards relating to the maintenance and repair of property as well as proposals for conversion or new development. This is tackled on a topic basis e.g. chimneys, doors, extensions etc.
- **Policy HER 4 and 5** relate to **Ancient Monuments** and **Sites of Archaeological Importance** respectively.

Other relevant policies can be found throughout the City Plan in Sections relating to **Residential, Industry and Business, Shopping and Commercial, Transport and Parking, Urban Design** and **Greenspace, Landscape and Environment**.

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

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

8.4 Policies

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

8.4.1 Windows

In the Carmunnock Conservation Area the original windows, including their detailing, materials and method of opening are an important element of the buildings design and make a significant contribution to the areas character. Some of these original features are being lost in unlisted buildings, with the substitution of modern replacements. The City Council encourages the retention and repair of traditional windows in **POLICY HER 3 (A) 16, Windows** which also gives policy guidance on window replacement. In flatted or subdivided property it is important that the original style and type of window is retained to ensure that the original proportions of the building are not altered.

8.4.2 Dormers

Some traditional properties have dormers in Carmunnock. **POLICY HER 3 (A) 7 Extensions (Conservatories, Dormers and Porches)** states that any alteration to a roof in a conservation area will require planning permission, and that the introduction of new dormers will generally be discouraged. However, under **Local Area Policies HER 3 (A) 7** states that for “ Carmunnock Conservation Area - swept dormers emerging from ridge level may be permitted providing they are slated; and dormers may be constructed across eaves level and haffits, slated or rendered to match walls.”

8.4.3 Boundary Treatments

In **POLICY HER 3 (C) 5 Ironwork and Boundary Treatments**, of the City Plan encouragement is given to the retention of original cast ironwork with the re-introduction of original railings, where they have been lost. Sympathetically designed

new iron railings could be acceptable in certain locations, and should be painted black.

The restoration and upgrading of front gardens would improve the setting of buildings. The planting of hedging does not require planning consent but if planted should be trimmed and maintained to an acceptable height.

Stone walls are important features of garden boundaries in the Carmunnock Conservation Area and these should be repaired/reinstated in the original material. Original stone walls and gate piers should be retained and should not be painted. The construction of stone walls should be encouraged.

8.4.4 Doors

Original doors make a significant contribution to the character of the Conservation Area and should be retained where possible, including any decorative glasswork. **POLICY HER 3 (A) 6.1 Storm Doors and 6.2, Vestibule Doors**, promotes their retention or replacement with doors to match the originals. The use of traditional materials such as timber, traditional door ironmongery, and use of a single colour is also encouraged.

8.4.5 Chimneys

Where repair works will result in an alteration to the appearance of a chimney, or a chimney needs to be rebuilt or removed, planning permission and/or listed building consent will be required. Further details are provided in **POLICY HER 3 (A) 4 Chimneys** of the City Plan.

8.4.6 Domestic Satellite Dishes

Inappropriately sited satellite dishes can detract from the character of a conservation area. Planning permission and/or listed building consent is required for the siting of a satellite dish on a listed building or on a flat in a conservation area. **POLICY RES 19 Domestic Satellite Dishes and HER 3 (A) 5** provide further guidance.

8.4.7 Porches

Some of the older properties in the Conservation Area have porches characterised by timber, glazing and pitched slated roofs. **POLICY HER 3 (A) 7.4 Porches** provides guidance on new porches, and in particular the **Local Area Policy** states that porches in Carmunnock should be glazed for no more than 50% of their height.

8.4.8 Exterior Paintwork

Many of the buildings within the Conservation Area are painted. **POLICY HER 3 (A) 8 Exterior Paintwork (excluding stonework)** states that advice should be sought from the Planning Authority on the special colour scheme that applies to the Carmunnock Conservation Area.

Guidance on colour schemes is summarised below: -

- External walls – lime wash, white masonry paint and white wetdash roughcast should be used, but only on buildings which are already treated in this manner. While alternative colour schemes may be acceptable they should be agreed with the Planning Authority.

- Door and window surrounds – where door and window surrounds are to be picked out, the colours should be agreed with the Planning Authority.
- Windows – the choice of colour should be agreed with the Planning Authority.
- Doors – should be painted in one colour only, or varnished.
- Gutters and rainwater pipes – these may be painted: -
 - a) black or otherwise to match the door and window surrounds ; or
 - b) painted out to match the walls.
- Service pipes – should be painted out to match render or stonework. The colour chosen should be agreed with the Planning Authority.
- Porches, extensions and garages – should be painted to match the colour scheme of the dwelling.
- Oil storage tanks – should be painted out so as to be as unobtrusive as possible.
- Gap site development – the colour schemes adopted on new buildings should follow the above guidelines.

HER 3 (A) 14 Stonework of the City Plan states that painting or repainting of exterior stone facades requires planning permission but this is unlikely to be granted unless there are exceptional reasons for it. (See also 8.4.11 Wall Finishes.)

8.4.9 Gutters and Downpipes

It is important that these are properly maintained and where corroded are replaced in the correct materials. Further guidance is provided in **HER 3 (A) 9 Gutters and Downpipes** of the City Plan.

8.4.10 Modern Fittings to Buildings

Some buildings in the Conservation Area exhibit features such as burglar alarms and balanced flues on prominent elevations. These can detract from the character of buildings and the area. Guidance is provided on siting these in **HER 3 (A) 10 Modern Fittings to Buildings** and in **RES 20**.

8.4.11 Wall Finishes

The application of any form of render or paint to the exterior of a listed building or property in a conservation area requires planning permission and/or listed building consent. **Policy HER 3 (A) 15 Wall Finishes** provides additional information including **15(c)** which states that “ original stone lintels, sills and jambs at windows and doors should be retained. Stone details including decorative skewputts and building date stones should not be painted or harled.

There is a specific **LOCAL AREA POLICY** for Carmunnock which states that “ the majority of properties within the Conservation Area have a rendered finish either lime wash or white wet-dash roughcast to provide a waterproof covering to stonework. Where a lime wash has been applied, this should be renewed at regular intervals, but a more satisfactory and durable treatment would be to remove loose render and apply micro-porous masonry paint. Original stone lintels, sills and jambs at windows and doors should be retained and either painted, or rendered, to match the wall, or alternatively picked out in a contrasting colour. For further information regarding the painting of external walls, contact the Planning Authority”.

8.4.12 Infill Sites

In considering development for infill sites in the Conservation Area, the guidance in **Policy HER 3 (D) 3 Infill Sites** should be observed. There is a **LOCAL AREA POLICY** for Carmunnock which states that “New buildings should be of two storeys or the height of the adjacent buildings whichever is the lower.” See also 8.4.8 Exterior Paintwork.

8.4.13 Gardens

Some of the older properties have no front gardens but have larger gardens to the rear. These are important features of the character of the Conservation Area particularly in relation to plot pattern and established gardens. There is detailed policy guidance on backcourts and back gardens in **POLICY HER 3 (C) 1. Backcourts and Back Gardens**. Additionally further guidance is provided on the creation of patios and hard surfaces within gardens in **POLICY HER 3 (C) 3 Car Parking and Driveways** and **HER 3 (C) 6 Patios and Hardsurfaces**. The creation of a patio or hard surface within a conservation area will always require planning permission and/or listed building consent.

9.0 FURTHER INFORMATION AND ADVICE

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

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

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

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