

Shawlands Conservation Area

Shopfront Survey

FINAL DRAFT



Lesley Kerr, Historic Buildings Consultant

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USEFUL REFERENCES

Shawlands Town Centre Action Plan, Glasgow City Council, 2012

Shawlands Conservation Area appraisal, Glasgow City Council 2013

Traditional Shopfronts, A short guide for shop owners, Historic Scotland, 2010

Scotland's Shops, Lindsay Lennie, Historic Scotland 2010

1.0 INTRODUCTION

1.1 Purpose and study area

This shopfront survey was commissioned by Glasgow City Heritage Trust (GCHT) for properties within the Shawlands Cross Conservation Area. The outcomes of the Shawlands Town Centre Action Plan (2012), prepared by Glasgow City Council (GCC), included working with owners to improve the appearance of shop units. This survey has been carried out to inform that process. It should be read in conjunction with the Shawlands Conservation Area Appraisal and the Action Plan.

The study area lies within the boundary of the Shawlands Cross Conservation Area (refer to map), designated in 2013. It concentrates on the commercial properties on Pollokshaws Road and Kilmarnock Road. The survey was carried out during March 2015. All images are by the author unless otherwise stated.

The aims were to identify commercial properties within buildings of architectural or historical significance, as well as those in prominent locations where improvements would have the most impact on the townscape.

1.2 Methodology

The survey commenced at the north-east end of Pollokshaws Road and progressed south-west towards Shawlands Cross, and then along Kilmarnock Road. The survey information is presented in three areas as follows: Area 1 - Pollokshaws Rd from Springhill Gardens to Minard Rd; Area 2 – Pollokshaws Rd from the junction at Minard Rd./Langside Ave up to and including Shawlands Cross; Area 3 – Kilmarnock Rd. to Walton St.

A short general description of the building(s) and its significance is given, followed by a table giving a description, condition and recommendations for the shopfronts. Addresses have been taken from Ordnance Survey information and cross checked with close numbers. Most shops have no street number displayed. A selection of precedents are included at the end of the document.

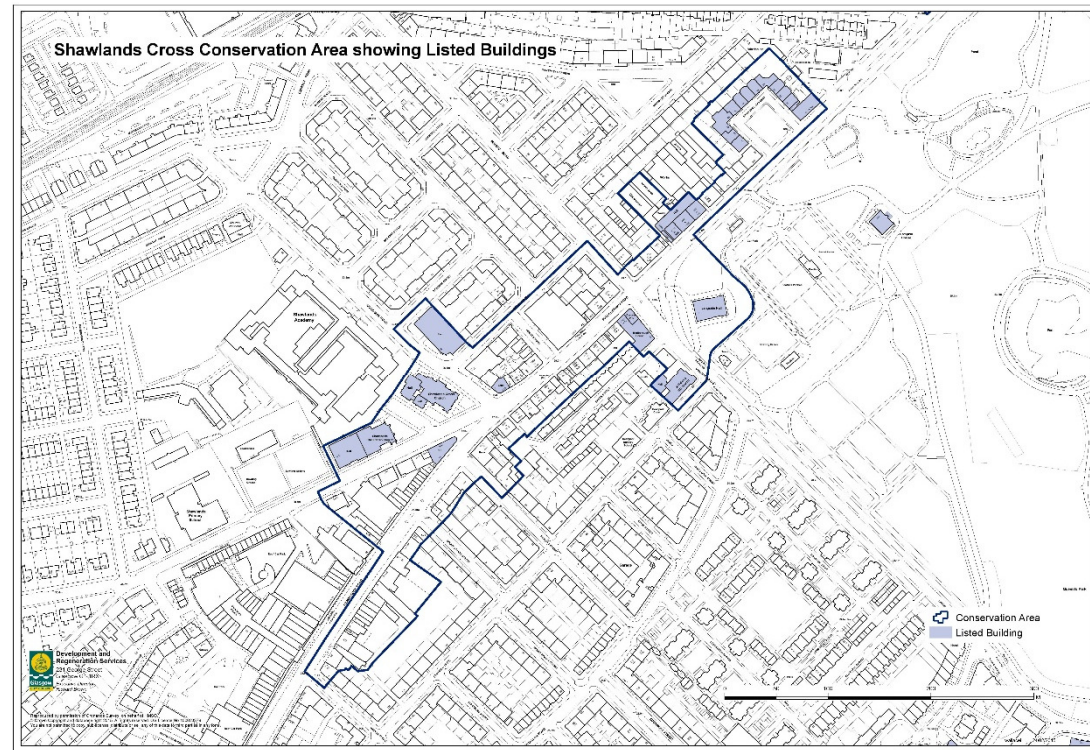


Fig 1 Shawlands Cross Conservation Area (map courtesy of GCC)



The Corona Bar at Landside Rd. junction



Pollokshaws Rd. at Minard St. junction



Camphill Gate, Pollokshaws Rd. facing Queen's Park

Fig. 2 **General views** - showing the quality of the buildings and the character of the Shawlands Cross Conservation Area.



Pollokshaws Rd. looking south-west from the Gorgie towards the Cross



Shawlands Cross looking north-east



Crossmyloof Mansions, Shawlands Cross looking south-west down Kilmarnock Rd.

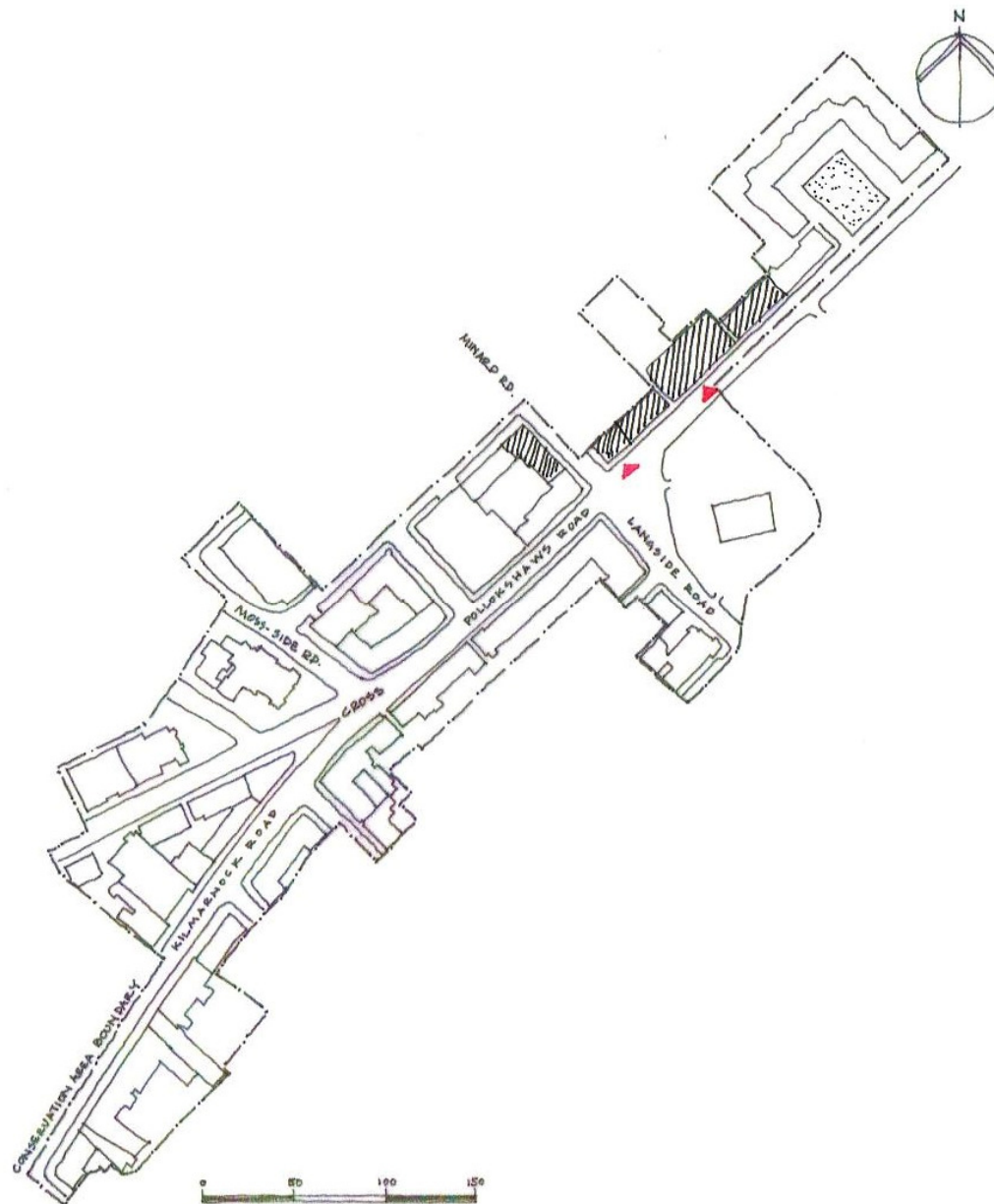


Fig. 3 SHAWLANDS CROSS CONSERVATION AREA – **Area 1** shown hatched. Arrows locate priority buildings recommended at the end of this section.

2.0 SURVEY – inspection from NE to SW

The majority of buildings in the Conservation Area date from the Victorian or Edwardian periods. Their consistency of scale, material and the street pattern form the character of the area, so in this sense they are all significant. Categories of building significance below are given to assist with prioritising repairs:

- High* - listed building or an unlisted building of high merit, retaining original features
Medium - unlisted building of good design retaining original features and/or located in a prominent location
Low - unlisted building not in a prominent location (and perhaps in good order at time of survey)

AREA 1 - Pollokshaws Road – From Springhill Gardens to Minard Road (even nos.)

Buildings: 962-984 Pollokshaws Road (even nos)

Description: Row of 4 sandstone tenements facing the park.

Significance: Low - Unlisted buildings of merit. Part of the urban grain.

Building address	Description	Condition & observations	Recommendations
962-68 Pollokshaws Rd	Sweeney's pub- first commercial unit within the NE boundary of CA	Typical pub frontage, extends across 2 buildings of different dates, style & stone type. - Fair	Reduce fascia depth, remove paint or repaint darker colour (using breathable paint)
974 Pollokshaws Rd	Pend access to workshops at rear.	Nice hand-painted upholsterer's sign over pend. LH stone pier painted.	Remove paint from stonework on LHS of opening.
976-984 Pollokshaws Rd Close entry at no. 980	Good quality un-listed red sandstone tenement - good details, eg. decorative carved stone overdoor at close entrance. Replacement door very poor. 2 shopfronts existing, probably 4 originally	No. 976 -Tanning salon with painted out windows & external roller shutter.- Poor	Businesses req. painted out facades have negative impact in the conservation area & should be improved or discouraged.
		No.984- Letting agency with dark-painted frontage, well proportioned fascia with dental detail.	OK. In-keeping.

AREA 1

Building: Camphill Gate, 988-1006 Pollokshaws Rd (even nos.)

Description: 5-storey red sandstone tenement with carved decoration & flat-roofed “high-back” or drying area. Canted bay windows with turrets at each corner. Detached, between 2 lanes giving access to workshops behind. Made up of 3 apartment blocks, each with close access at the centre and shop units either side. Shopfronts would originally have been of uniform design. Some elements of which are still visible. It would be desirable to reinstate the original shopfront proportions, co-ordinate the signage and decoration in-keeping with a building of this quality.

Significance: High- Listed in category B. Prominent 5-storey building overlooking the park.

Building address	Shopfront description	Condition & observations	Recommendations
988-992 Pollokshaws Rd Close at no. 990 2 small shops RHS, 1 larger shop LHS	No. 988a Aluminium framed glass frontage & modern printed signage. Deep fascia, canted profile, white background.	Elements of original shop visible (columns & line of window cill). White fascia stands out against dark red of adjacent shop. Entrance door brought forward flush with column. Black floor tiles at entrance vestibule & on stallriser.	Reinstate fascia of original proportions in uniform colour tones with adjacent.
	No. 988b - Timber shopfront with recessed entrance & original features. Altered c1960 with deep fascia in vertical boarding with canted profile & period lettering. Replacement 1930s style door. Painted dark red.	Proportions of fascia & entrance door altered. Original features include- column with granite base, faceted profile stallriser (both over painted); slender timber window frame; terrazzo floor in entrance vestibule. Finishes & decoration extant above lowered soffit over entrance recess including- column capital, timber detailing of fascia & entrance door fanlight. Roller shutter inserted in front of entrance door. In need of maintenance.	Retro facade is inoffensive. Colour is one of the best. Original features should be recorded & retained. Survey info could provide pattern for the whole building frontage.
	No. 992- larger shop LHS Aluminium framed glass flushed frontage with red ceramic tile finish on stallriser & line of columns.	No visual evidence of original features from street. Deep fascia with bright signage in contrasting colours. Fascia is twice as deep as original proportion, visible over close door adjacent, fixed vertically.	Reinstate fascia of original proportions. Any extant original features should be recorded.
994-1000 Pollokshaws Rd Close at no. 996 2 small shops either side.	Nos. 994a & 994b- 2 flush frontages with painted timber (?) frames. Deep fascia with signage layered over original.	2 similar shopfronts overlaid with contrasting signage & decoration. Central column with doors either side follows original symmetry. Stallriser finished in red ceramic tiles below both windows. Shopfront proportions reduced by deep fascia boards & infill panel below. No.994b has further signage on glass surface.	As above. Reinstate fascia & increase shop window area. All to conform to a uniform design.

994-1000 Pollokshaws Rd Contd.	No. 998 – Aluminium framed glass flushed frontage. Dark grey fascia with painted sign.	Fascia depth as original, external roller shutter fixed below. Entrance door relocated, stallriser removed & window dropped to pavement, breaking underlying symmetry with shop adjacent.	Remove external roller shutter. Relocate door & reinstate window proportions.
	No. 1000 - Timber shopfront with recessed entrance & original features. Altered c1960 with deep fascia in vertical boarding with canted profile. New bright pink signage overlaid.	Similar to no. 988b. Original profiled granite stallriser below window. Other timber elements replaced, but original details may be concealed in voids above lowered ceilings. Window area further reduced by additional signage below deep fascia.	Control signage. Reinstate original fascia & shop window proportions. Improve window frame and entrance door.
1002-06 Pollokshaws Rd Close at no. 1004 2 shops on RHS; 1 shop, corner display area; access to hall at rear on LHS	No. 1002a - external roller shutter closed. Unit “to let”.	Dark grey fascia board in original line & proportion with appropriate lettering. Window area reduced at head by timber panel – presumably to conceal roller shutter/suspended ceiling. Simple dark grey façade is in-keeping.	Remove external roller shutter.
	No. 1002b – Newsagent. Timber shopfront with recessed entrance & some original features.	Proportions altered by increased area of signage in 3 parts, top sign over original fascia & bottom over external roller shutter box (?). Extant original features include- column with granite base, faceted granite stallriser (both over painted); terrazzo floor in entrance vestibule.	Reinstate fascia & increase shop window area. Control signage on windows.
	No.1006 & 1006a – Flushed frontage with aluminium door & window inset into primary structure. Deep ply fascia.	Unpainted ply fascia extends over entrance to hall at rear, inappropriate design & crude construction. External roller shutter fixed over window - Very poor appearance.	Replace fascia & roller shutter as minimum improvements.
	No. 1006b – Slender Corner unit with reduced window area & recessed entrance.	Depth of timber boarded fascia almost equal to height of window. Signage board for showroom at rear surface applied. External roller shutter below extends over adjacent entrance. Window cill raised. Original column extant in corner. Some timber details extant on original line of fascia. Very poor appearance.	As above. Reduce amount of signage. Restore original proportions in a unified design.
No 1008 Pollokshaws Rd	Lane access to premises at rear of Camphill Gate	Inappropriate individual signage fixed across the width of lane.	control proliferation of signage through co-ordinated scheme.

AREA 1

Building(s): 1010-1034 Pollokshaws Rd (even nos)

Description: Three flat fronted, late 19th century, 3-storey yellow sandstone tenements. Typical of the character of the area.

Significance: Medium - All three are unlisted buildings of good quality in prominent location opposite Langside Hall. Nos.1028-34 on corner of Minard Rd. is the most prominent.

Building address	Shopfronts	Condition	Recommendations
1010-16 Pollokshaws Rd Close entry no. 1014, door is poor	No. 1010-12 – Long restaurant frontage with retractable canopy.	Well maintained frontage. Originally 2 units. Cream coloured sign. Deeper than original fascia & fixed vertically.	Co-ordinate colour scheme.
	No. 1016 – Small unit. Flat frontage with aluminium door & window inset into primary structure.	Fair-poor condition. Purple sign on fascia & silver cladding is tired.	
1020-26 Pollokshaws Rd Close entry no. 1024?	No. 1020 – largest of 2 units. Central entrance on flat frontage. UPVC fittings.	Fair condition. Bright fascia signage. Window area reduced by deeper fascia & raised cills. Dark coloured decoration in-keeping with adjacent.	Reduce signage & increase window area to improve proportions.
	No 1026 – Flat frontage. Entrance on far LHS.	Fair condition. Window area reduced by deeper fascia & additional signage below on window. Dark decoration & signage in-keeping.	
1028-34 Pollokshaws Rd On corner of Minard Rd. Close entry no. 1032, fascia & 2 fanlights over door- poor condition	No.1028 - Flat frontage. Entrance on LHS	Deep fascia with external roller shutter box below, reducing window height. Door & window décor different. Should read with no.1030 adjacent. Poor appearance.	3 units in prominent position. Shopfront proportions, signage & decoration should be unified. External roller shutters should be removed. Hill's frontage to Minard Rd. could be opened up. Close entry should be improved.
	No.1030 – Art/gift shop. Flat frontage. Painted timber frame. Entrance on RHS	Deep, horizontal boarded, unpainted fascia, concealing roller shutter boxes-inappropriate. Signage & dark grey decoration-appropriate. Good condition. Poor proportions.	
	No.1034 – Corner unit. William Hill Bookmakers. Glass front to Pollokshaws Rd with central recessed entrance.	Fair condition & appearance to Pollokshaws Rd. Returns into Minard Rd. where openings are blocked up. Use which activates the street would be more appropriate in this prominent location.	

AREA 1 Langside Avenue junction with Pollokshaws Road**Building(s): 5-23 Minard Road**

Description: Three 4-storey, red sandstone tenements with bay-windows between Pollokshaws Rd & Frankfort St. Restaurant & café on the extreme corners are in good order with a variety of small shops in between. The corner unit on Pollokshaws Rd (Di Maggio's entered on Pollokshaws Rd) is most prominent. The corner unit on Frankfort St is less so but on route from Crossmyloof station. The units in between are less prominent.

Significance: Low – Unlisted buildings of merit contributing to the character of the area.

Address	Shopfronts description	Condition	Recommendations
No.5	Residential close entry between 2 buildings. Modern door set into original opening.	Poor condition, easily improved. Timber console bracket detail extant.	Scale and style of door should be improved & painted.
Nos. 7-15 Minard Rd. Close entry no.11- 2 small units either side	No.7 – Newsagent. Frontage returns into entrance at no.5. recessed entrance on RHS. No.9 – Deli. Painted frontage, recessed entrance on LHS.	No 7 - poorest frontage of this group. Some original details survive. Signage covers 2/3 rd of frontage. Raised cill. External roller shutter boxes midway across window. Fridges backed against window. Condition & appearance poor. No.9 – some older details survive. Fanlight over entrance blocked. In need of decoration. Appearance fair. Easily improved. Original fascia survives across whole frontage.	Co-ordinate signage. Remove external shutter boxes. Co-ordinate decoration. No.7 is poorest frontage - improvements should be prioritised.
	No.13 – Wine merchant. Painted frontage, recessed entrance RHS. No.15 –Barbers. Flat frontage.	Original fascia runs across top with signage boards of different sizes mounted below. No.15 has external shutter boxes.	
Nos. 17-23 Minard Rd. Close entry no. 19 - 1 large unit either side	No. 17 - Solicitor's office. Blue painted frontage with central, recessed entrance & external roller shutter boxes.	Original plain fascia visible above signage board. Signage, & shutter boxes reduce window area. Shutter boxes & signage over door are unsightly.	External shutter boxes should be removed. In time, the original fascia should be used for signage & proportions restored.
	No.23 – corner café with flat frontage. 2 entrances, 1 off-centre & 1 at corner.	Signage below original fascia changes proportions. Mixed materials, all finished in dark brown. Corner detail ignores curved corner above. Otherwise condition & appearance is good.	



Camphill Gate, 988-1006 Pollokshaws Rd.



Fascia detail @ Camphill Gate

Fig. 4 AREA 1 – Priorities

- Camphill Gate – Long term aim to reinstate co-ordinated shopfronts based on original design; short term aim to record original details; control signage & remove external roller shutters; co-ordinate close entrances. Possible catalyst project.
- 1028-34 Pollokshaws Rd.- prominent site opposite Langside Hall. Short term aim to remove roller shutters and co-ordinate fascias & signage.



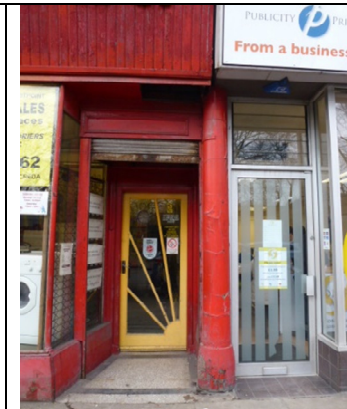
1028-34 Pollokshaws Rd.



fascia @ 1028



fascia @ 1030



original details @ 988a&b

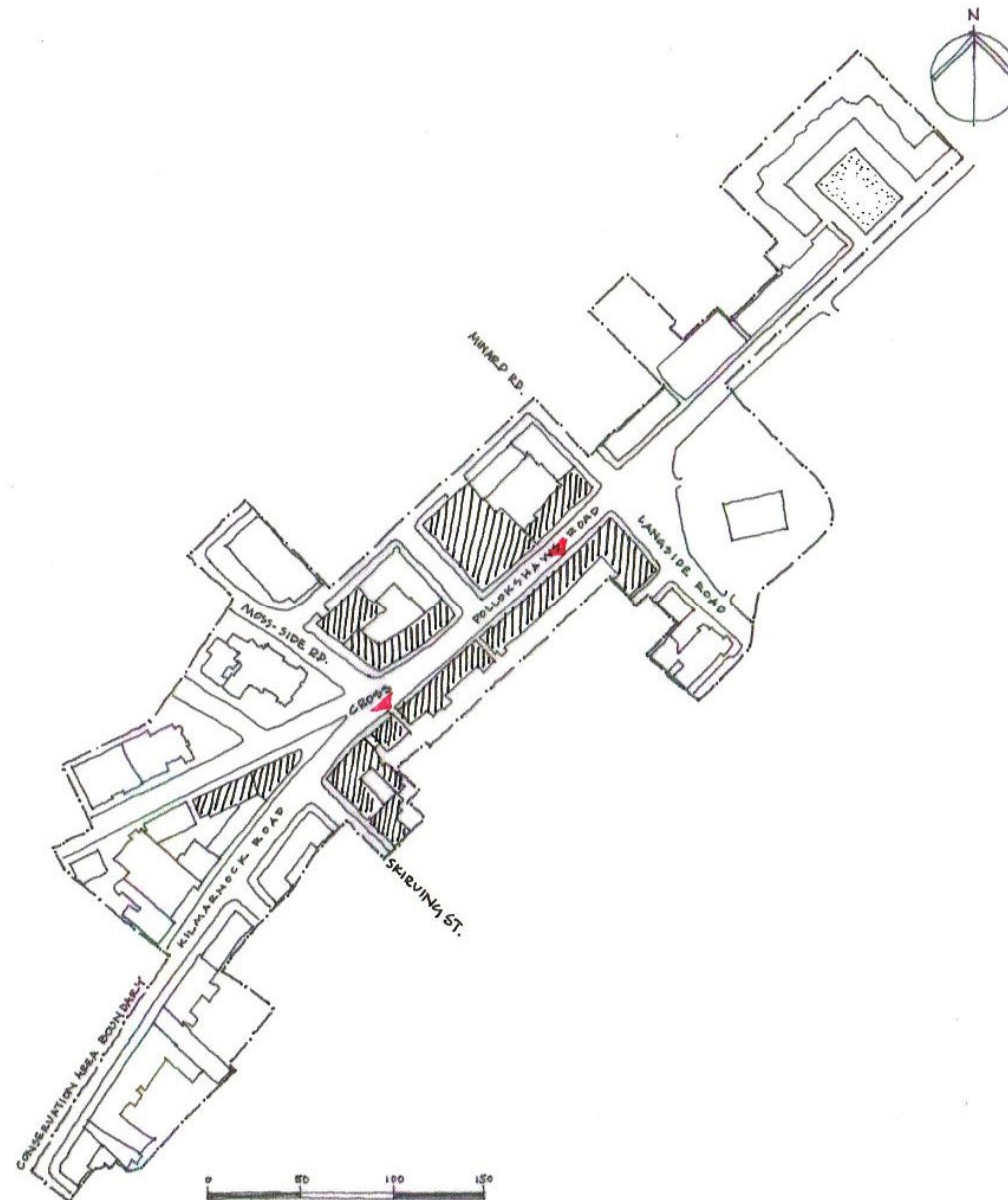


Fig. 5 SHAWLANDS CROSS CONSERVATION AREA – **Area 2** shown hatched. Arrows locate priority buildings recommended at the end of this section.

AREA 2 Pollokshaws Road from junction at Minard Rd./Langside Ave up to and including Shawlands Cross

Building(s): 1038-1050 Pollokshaws Road (even nos.)

Description: Building sits at corner with Minard Rd. 4-storey red-sandstone tenement with shallow bay windows. Corner restaurant, 3 shops units, 1 close entry and further shop unit beyond. Close entrance at 1048 has number painted on fascia and original 9-paned fanlight. A number of satellite dishes fixed to the front façade are unsightly and detract from the general appearance of the building.

Significance: Medium - Unlisted buildings of merit contributing to the character of the area. Prominently located at junction with Langside Ave/ Minard Rd.

Building address	Shopfront description	Condition	Recommendations
1038-1042 Pollokshaws Rd.	1038-40 – Di Maggio’s restaurant. Corner unit, previously 2 shops.	Good condition. Well maintained. Retractable awnings.	Prominent corner in good order.
	1042 – Hairdresser – replacement metal framed frontage.	Deep fascia (concealing roller shutter box) with bold signage. Dark grey décor. Tidy. Poor proportions.	Intermediate units would improve from unified signage and décor scheme.
1044-1050 Pollokshaws Rd. Close entry no. 1048	2 units on RHS of close. 1044- Replacement aluminium framed, flushed frontage. 1046 – amusement arcade with recessed entrance.	Fascias do not line through. Window area reduced by shutter boxes. Signage is bold and colour schemes un-coordinated. Appearance poor.	External box shutters should be removed. Frontages blocked from street view should be limited/discouraged.
	1 unit on LHS of close – Bookmakers. Flushed frontage. White décor.	Signage relates to original fascia, but top lights & windows below are blocked off from view. Offers no interest to the street.	

Note: The rest of this block, no. 1052 up to Abbot St., is made up of mid-20th century buildings of no distinction. Bright green Leisure centre could improve appearance by toning down décor.

AREA 2**Building(s):** 1082-1110 Pollokshaws Road (even nos.) at Shawlands Cross

Description: Row of three, 4-storey red-sandstone tenements with bay windows, leading up to 5-storey, decorative former bank building at Shawlands Cross. Buildings 1082-1104 originally had uniform designed shopfronts, elements of which are extant. A simple timber cornice, with classical detail (mutule) on the soffit, a plain fascia & moulded architrave below, run the full length of the buildings. Timber console brackets in the fascia marked the ends of each unit, some are extant. Three close entrances each have a decorative cast-iron grille below the fascia displaying the street number. Close no. 1094 retains timber balusters, supported on carved brackets, either side of the metal grille. [\(This detail should be recorded for future reference/reproduction\)](#). Early 20th century photographs show the ground floor of 1082-88 [\(check\)](#) was occupied by the Co-operative Society Ltd. There was originally an entrance on the corner with Abbot Street. The details described repeated along the shopfronts, which were glazed from below the fascia with a masonry stallriser of about two feet. A continuous transom lined through with the bottom of the metal grilles. Some adjacent shop units have been combined so that there are now 6 in total, one unit either side of each close. 3 of 6 units were empty at time of survey. A number of satellite dishes fixed to the front façade are unsightly and detract from the general appearance of the building.

The 5-storey, decorative bank building at no. 1110 has a sandstone ground floor with granite base and columns at corner entrance. Openings have decorative stone carved hoods. This building addresses Shawlands Cross and has a distinctive skyline.

Significance: High - Row of unlisted buildings of merit. Located on Shawlands Cross. Corner former bank building noted as Listed in category B.

Building address	Shopfront description	Condition	Recommendations
1082-1088 Pollokshaws Rd. Close entry no. 1086	1082/4 – café -corner unit on Abbot St. Entrance on Pollokshaws Rd. Unit empty. Shutters closed.	Original cornice & fascia extant. Signboards below block upper lights & cut across the corner. External shutter boxes fixed below further detract from appearance. White décor. Details may survive below applied boards.	3 of 6 units empty in 3 buildings. Generally - Remove external shutter boxes, control signage & décor to get back to the original shopfront proportions & complimentary colour scheme. It would be desirable to expose & repair original details.
	1088 – Electrical supplies – replacement metal framed frontage.	Signage built out over fascia with additional sign below (possibly shutter box). Cornice visible above. Condition is fair.	
1090-96 Pollokshaws Rd. Close entry no.1094	1090/2 –pet store- replacement minimal metal framed frontage. Central entrance.	Signboard applied to fascia on canted surface. Timber console brackets extant. Glazed top lights correspond to original transom line- Appearance & condition is fair.	
	1096- boutique- replacement metal framed frontage with roller shutter full width. (Closed on inspection).	Original cornice & fascia extant. Vertical boarding covers fascia & architrave. Signboards below block upper lights & shutter box fixed below transom line. - Condition fair.	
1098-1104 Pollokshaws Rd.	1100- (combined unit) vacant unit. Mid-20C bold design in monochrome	Signboard applied to fascia on canted surface. Extends over close entrance. Upper lights blocked with advertising. Low	

1098-1104 Pollokshaws Rd. contd. Close entry no. 1102 Prominent location.	stone & mosaic. No reference to original proportions. Door on LHS.	transom (shutter box?). Good quality materials. Green signage is too bold. Appearance could be easily improved	1100- alter signage, unblock the upper lights & adopt monochrome décor.
	1104-charity shop - replacement metal framed frontage. Door on LHS.	Original fascia built out on canted profile and extended. Air vents inserted. End detail of projection visible at junction with bank building. Signboard reduces window area. White décor. Proportions poor.	1104-move signage onto fascia to improve window proportions.
1110 Pollokshaws Rd.	Corner bank building on Shawlands Cross. Stone façade – bar/resturant	Building good. Applied signage on windows & on boards below windows detracts from elegant appearance. Window glazing is dark. No view of interior.	Improve views to interior & remove signs under windows.

Building(s): 12-14 Moss-side Road (even nos.)

Description: 2-storey, mid-C20 block with flat roof. 2 commercial units. 1 vacant. Blank façade to Frankfort St.

Condition: Roughcast finish, painted white. No.12 has ceramic tiled front. Fair condition.

Significance: Low – but visible. Located opposite Shawlands Cross Church, prominent in views along Pollokshaws Rd.

Comments: Co-ordinate signage & shop décor to improve appearance in prominent site.

Building(s): The Corona, 1039-1043 Pollokshaws Road (odd nos.) **& 26 Langside Ave.**

Description: 1-storey Corona bar occupying corner. 3-storey Marlborough House occupying rest of the site. Corona now extends into the ground floor of Marlborough House on Pollokshaws Rd., previously 2 shop units. Other alterations – Marlborough House cornice line lowered to suit extended Corona cornice. Lead flashing introduced above. Original fascia altered, windows as original- now painted white. Granite base is extant but masonry has been coated with roughcast finish, painted.

Condition: Well maintained.

Significance: High - Listed in category C. Located at prominent junction with Langside Ave.

Comments: A darker/less contracting colour on window frames & architectural details would improve appearance. Non-breathable, painted roughcast could damage substrate over time.

AREA 2**Buildings:** 1045-1067 Pollokshaws Road (odd nos.)

Description: Handsome 4-storey red sandstone tenement with bay windows, originally having a decorative uniform shopfront design. A simple timber cornice, with classical detail (mutule) on soffit and a plain fascia below, runs the full length of the building. The cornice is forward of the bay windows and forms a ledge between them. The cornice is supported by timber console brackets, originally at every unit. Three close entrances each have the original fanlight with circular astragal and moulded timber details. There were no close doors. Historical photos show the cill line of the fanlight was continued as a timber transom across the shop windows. Shop signage was on the fascia. Shopfronts were non-loadbearing, mainly glass (some curved at entrances) with fine timber frames. Structural columns were behind the glass. The shop entrances were recessed with a simple, timber fretwork panel over and all the shop doors & fanlights were the same pattern. Today there are 8 shop units.

Significance: High- Unlisted building of high quality. Located close to junction with Langside Ave. Photographic evidence of original design (Virtual Mitchell).

Building address	Shopfronts description	Condition	Recommendations
No.1045-51 Pollokshaws Rd. Close entry no.1047	1045 & 1049-51- One grocery/flowerist business with unified design. Signage on original fascia. Retractable canopies.	Good condition & appearance. Piers have been faced with ceramic tiles, some missing at close entrance. Exemplar design.	Repair ceramic tiles.
1053-59 Pollokshaws Rd. Entry to hall at rear no. 1055. Close entry no. 1057	1053 – Recessed entrance door. LHS. Piers formed either side.	Signboard mounted below fascia & breaks original line of window transom. White decoration tired. Poor appearance, easily improved. Entrance at 1055- poor signage & inappropriate door design.	Remove surface mounted services from fascia & repair. Co-ordinate signage & decoration.
	1059 – take-away food outlet. Flushed frontage. Aluminium door & window.	Surface mounted services on original fascia. Signboard with neon letters mounted below. Refuse bins outside. Appearance poor.	
1061-67 Pollokshaws Rd. Close entry no. 1065	1061- “Betfred” – Aluminium framed replacement faceted frontage with central double doors.	Bold signage above blank downstand- breaks line of original fascia & transom.	Reinstate line of original fascia & transom & co-ordinate decoration to unify appearance.
	1063 – Charity shop – Flushed frontage. Painted white.	Proportions almost as original. Solid piers created where door brought forward. Appearance poor. Easily improved.	
	1067 – Pharmacy - Flushed frontage. Stained timber with central metal door.	Solid piers created where door brought forward & relocated from RHS. Original fascia extant. Layers of signage built up. <i>Could be easily improved.</i>	

AREA 2**Buildings:** 1069-1093 Pollokshaws Road (odd nos.)

Description: Row of three 3-storey yellow sandstone, flat fronted tenements. Bay at south end of row steps forward & has additional attic storey. Two close entries and eight shopfronts. The original simple, projecting timber cornice and fascia, between the stonework & the shopfronts, survives in sections and could easily be copied and restored. Original shopfronts were set in slender timber frames with structural columns behind the glass or at the recessed entrances. Historical photos (Glasgow City Archives-Virtual Mitchell) show that windows had a continuous transom in line with the close fanlight and some shopsfronts had curved glass at the entrance.

Significance: Medium - Unlisted buildings of merit. Located between two junctions. Photographic evidence of original design.

Building address	Shopfront description	Condition	Recommendations
1069-75 Pollokshaws Rd. Close entry no.1071	No. 1069 –Hairdresser. Replacement, flushed aluminium frontage. Door LHS, internal boxed column at centre of window.	Original cornice & brackets extant, but cornice in need of repair - sagging & separating from flashing. Signboard fixed over fascia, extending to transom line.	Once elegant shopfronts. Signage & colour scheme should be uniform. Excess signage should be removed. The original timber cornice and fascia should be repaired or replaced where missing. External shutter boxes should be removed.
	No. 1073/75 –charity shop. Replacement aluminium frontage. Recessed door with 2 internal boxed columns.	Timber cornice removed, leaving poor flashing detail at junction with stonework. Signboard full depth of original fascia & upper windows combined.	
1079-89 Pollokshaws Rd. Close entry no.1085	4 shopfronts, 2 either side of close entry. All replacement aluminium framed frontages.	Section of timber cornice & fascia extant at 1083-87. In need of repair at exposed ends. Missing elsewhere. Signage boards are built out, of varying depths & colour & with external shutter boxes. 1083 appearance very poor.	
1091-93 Pollokshaws Rd.	2 shopfronts adjacent to lane access. 1093 is “to let”. Shutters closed. Archive drawings show symmetrical frontages with doors at centre.	No projecting cornice. Fascias on different planes. 1091 has canted fascia with external shutter boxes & replacement façade. Fascia may be extant below signboard. Stallrisers vary in height. Appearance poor.	

Area 2**Buildings: 1097-1129 Pollokshaws Road (odd nos.)**

Description: Row of flat fronted, C19 3-storey yellow sandstone tenements. Four buildings; one of higher proportions followed by three lower buildings, having a continuous eaves line, but shopfronts step down hill towards Shawlands Cross. Lower buildings are simple in design and probably of an earlier date. This row gives continuity to the street and forms an important part of the urban grain. The last block, nos. 1125-19, is in a prominent location facing Moss-side Rd. on Shawlands Cross. Generally, the proportions of the original shopfronts has been lost and the proliferation of signage and external shutters detracts from the overall appearance.

Significance: medium – unlisted buildings of merit in prominent location. Nos.1125-29 is located opposite Moss-side Rd. at Shawlands Cross.

Building address	Shop front description	Condition	Recommendations
1097-1105 Pollokshaws Rd close entry no. 1101	1097 – Georgic bar – occupies RHS of close. Central entrance.	Traditional pub frontage. Appropriate scale. Dark-red décor. Fair condition.	Remove external shutter boxes. Co-ordinate signage.
	1103 & 1105- 2 small units on RHS of Close. Adjacent doors at centre.	Proportions altered by deep, bold signboards & external shutter boxes. Original cornice & fascia below. Dark décor is good.	
1109-1113 Pollokshaws Rd close entry no 1111	3 units- 1 café & 2 vacant units with shutters down.	No original features visible. All units have deep signboards with shutters below. Café (1109a) in fair condition. No.1113 (vacant unit -Credit Union)- signage boxed out from fascia with external shutter boxes below. Very poor appearance.	3 of 8 units vacant. Boxed out, brightly coloured signage & additional projecting signs are very unsightly. Remove all boxed out signage & external shutter boxes, & restore proportions. Encourage co-ordinated finishes & colour schemes. Discourage coverings over stone piers.
1115-1121 Pollokshaws Rd close entry no 1119	3 units -1 vacant unit, a newsagent & fishmonger.	All faced in different materials in different colours. Nos.1115 & 1117- signage boxed out from fascia & additional projecting signs - very poor appearance . No.1121 (fishmonger)- flat frontage. Original cornice visible. Fair appearance.	
1125-1129 Pollokshaws Rd close entry no 1127	2 units – barbers & beauty salon. Prominent location opposite Moss-side Rd.	Visible fragments of original details at Close entry. Aluminium framed frontages, deep signage boxed out from fascia & concealing external shutters. Signage also covering stone piers. No.1125 is very poor. Should be improved to sit better with 1129 as a minimum.	

AREA 2

Buildings: 1133-1149 Pollokshaws Road (odd nos.)

Description: Block comprises 3 buildings of different periods, making an interesting composition on Shawlands Cross. First is C19 3-storey, flat fronted, yellow sandstone separated by a lane from the building described above. Second is early-C19 or older, small 2-storey, 3-bay façade with painted finish & hipped roof. Third is late-C19, 3-storey, red-sandstone former bank building, with shallow bay windows.

Significance: Medium – unlisted buildings of merit prominently located on Shawlands Cross, opposite Shawlands Cross Church.

Building address	Shop front description	Condition	Recommendations
1133-1143 Pollokshaws Rd close entry no 1137, Pend entry no.1141	4 units – food take-away, charity shop, Denture repairs & a boutique with shutters closed on inspection (for sale). All have flushed frontages except no.1139 which has recessed entry.	Original projecting timber cornice extant above signage. All have deep, plumb (rather than canted) fascia signage concealing shutters with shutter frame surface mounted at each side. Signage at no.1133 is very bold. 3 units have dark décor, 1 is painted white. Cornice in poor condition.	Repair cornice & flashing. Co-ordinate signage & décor at 1133 & 35 in this prominent location. Removal external shutters.
1145-47 Pollokshaws Rd	1 unit -Charity shop. Bold red frontage with recessed central entrance.	Deep, plumb fascia concealing shutters (?) divides building façade in two. Bright red gloss shopfront sits forward of stone piers. Not in-keeping with historic building.	Remove deep fascia & reveal building proportions. Signage to be in-keeping with building scale.
1149 Pollokshaws Rd	1 unit -Former bank frontage extant. Moulded stone cornice over fascia with grey granite frontage. Now a dental practice. Entrance on corner with Skirving St.	Form of frontage largely unchanged except -white fascia, white painted windows & advertising on glass. Condition good.	Darker decor on the windows would improve appearance.

Building(s): The Granary, Crossmyloof Mansions - 1155 Pollokshaws Rd & 10-12 Kilmarnock Rd, extended to include 1165 Pollokshaws Rd. & 14 Kilmarnock Rd.

Description: Crossmyloof Mansions - 4-storey, C19 yellow sandstone tenement with (later) flat-roofed “high-back” or drying area, located on gusset site at Shawlands Cross. The Granary bar & restaurant occupies the whole of the ground floor. Premises extended into ground floor of adjacent 3-storey tenement on Pollokshaws Rd. (rusticated stone façade painted to match) and 1-storey shop units on Kilmarnock Rd. There are pavement lights to a basement on Pollokshaws Rd. The public area is located at the Cross, expressed by large windows, with a service area beyond. The main entrance is at 1155 Pollokshaws Rd. The solid double doors at the prominent corner are kept closed. Service areas are expressed by blank facade with air vents on Kilmarnock Rd. The fascia is continuous across the top of the whole of the premises. It is altered from the original to include downlighting. The signage & décor are in-keeping.

Significance: High - Listed in category B. Prominent location at Shawlands Cross on gusset junction of Kilmarnock Rd & Pollokshaws Rd

Condition: Fair -Décor is a little tired. Some graffiti on Kilmarnock Rd frontage. Flashing above cornice on Kilmarnock Rd. in need of repair.

Comments: Repair flashing. Refresh decor. Re-opening the door at the Cross to allow views into the premises would add interest at the corner.

AREA 2 Location adjacent to Shawlands Cross

Building(s): 1169-1171 Pollokshaws Rd. (odd nos.)

Description: 3-storey, C19 yellow sandstone tenement with rusticated stone base, painted finish. No shopfront originally. Ground floor access to two businesses, each has painted the wall a different tone of off-white. No.1169 – entrance to beauty salon with aluminium door, external roller shutter and signage fixed above door and hanging perpendicular to wall. No.1171 – café with external shutter boxes over each opening and signage fixed above to face of stone.

Significance: Low – Located opposite Shawlands Old Parish Church, but at the end of the commercial area.

Condition: Fair – signage & shutters are poor.

Comments: Remove external roller shutters; improve signage; remove paint from stone or replace it with a breathable coating in colour to match stone.

Building(s): 5-17 Skirving Street (odd nos.)

Description: 4 commercial units in ground floor of 3 buildings. No.5- charity shop within the former bank building. Blank fascia is in need of repair. Deep signage & external shutter box below. Nos. 7 & 11- Oddbins & deli below red sandstone tenement. Nos.13-17 - 1-storey brick building (now a café), built in front of smart 2-storey, yellow sandstone building set back from the street, (now a Mexican restaurant). Signage at first floor is not in-keeping & partially obscures a window.

Significance: Low – Unlisted buildings of merit, contributing to the area character, located off the main road.

Condition: No.5 is poor; No.15- restaurant signage is too bold, graffiti at first floor.

Comments: Repair fascia at No.5 & remove external shutters. Remove graffiti at No.15 and control restaurant signage.



S.E. side of Pollokshaws Rd viewed from Shawlands Cross



Vacant units & signage @ 1113-1117



1133-47 Pollokshaws Rd. open views from Shawlands Cross - 1939 (Glasgow City Archives- ref.C6713) & 2015



Signage viewed from no.1125 looking north, showing cumulative effect of alterations & additions.

Fig. 6 AREA 2 Priorities

- 1109-1147 Pollokshaws Rd. – prominent end of row of buildings stepping up the hill. Several vacant units. Poorest condition in Area 1. Remove roller shutters & layers of signage back to simple fascia of original proportions. Co-ordinate décor.
- 1045-67 Pollokshaws Rd. – Complete restoration of original shop proportions & signage begun @ 1045-51; co-ordinate décor for shops & close entrances. Catalyst for other decorative schemes e.g. 1069-93 & 1082-1102 Pollokshaws Rd.



1045-67 Pollokshaws Rd. - 1939 (Glasgow City Archives-ref.C6688) & 2015



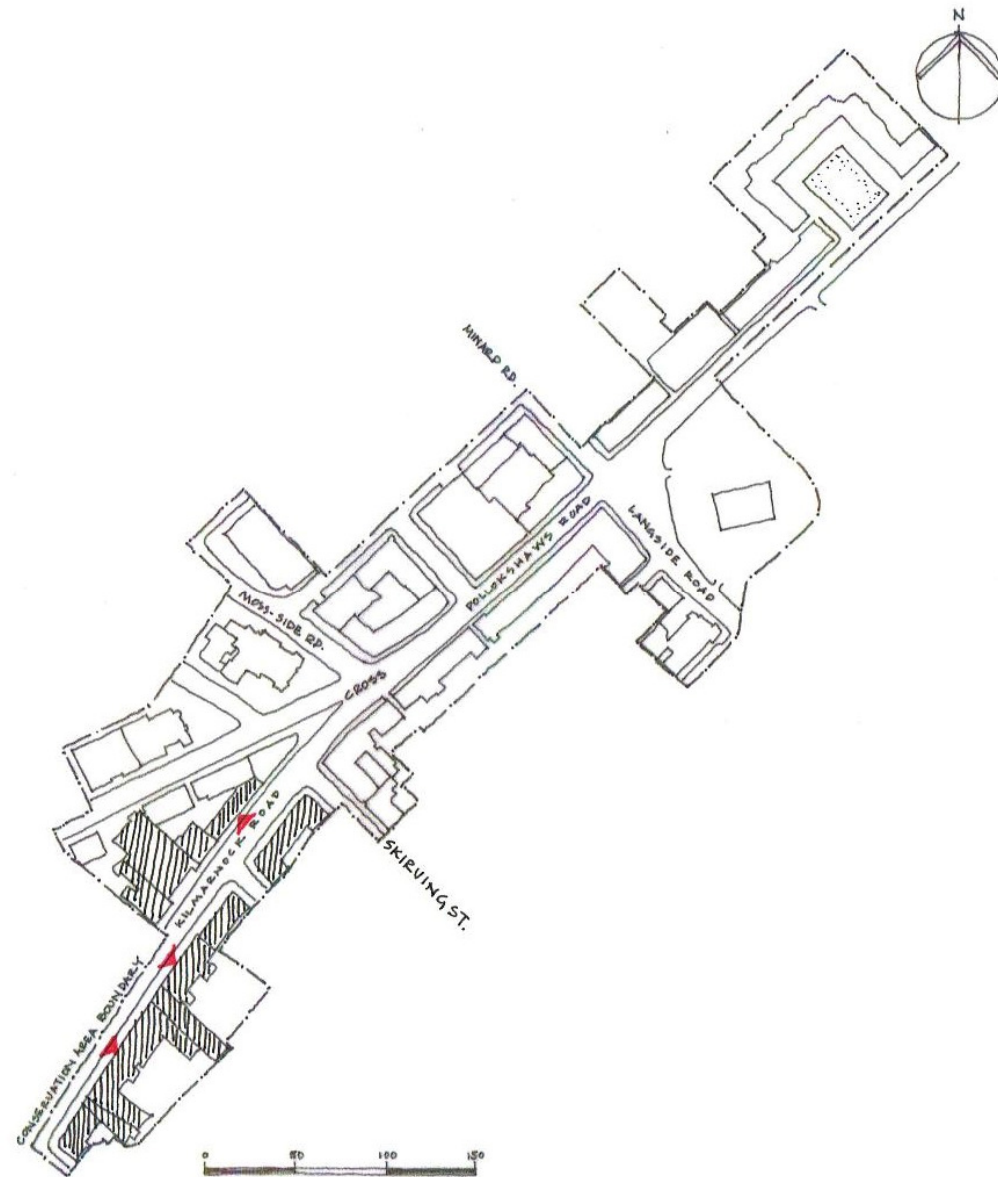


Fig. 7 SHAWLANDS CROSS CONSERVATION AREA – **Area 3** shown hatched. Arrows locate priority buildings recommended at the end of this section.

AREA 3 Kilmarnock Road from Shawlands Cross to Walton Street

Building(s): 1-21 Kilmarnock Road (odd nos)

Description: Row of 3-storey, C19 yellow sandstone tenements between Skirving St & Mount Stuart St. The classical details at the skyline create one composition from three buildings. It's very likely that the original shopfronts conformed to a uniform design. There is a continuous moulded, timber cornice above the fascia as far as the Clydesdale Bank, where it has been cut and replaced with a granite frontage. The flashing above is in need of repair. The original canted fascia is mostly covered with layers of signage, except at the close entrance-where a hand-painted number is visible. There is one close entrance & eight shop units. The masonry piers between units have been covered in a variety of materials.

Significance: Low - Unlisted building of merit, contributing to the area character.

Building address	Shopfront description	Condition	Notes
1-5 Kilmarnock Rd close entry in Skirving St.	3 units – Food take-away, shoe repairs & “cheque centre”- all with replacement metal framed frontages. No.1 is entered on the corner. Bus stop in front of no.5	Deep signboards fixed plumb over fascia & extended over piers with no break between units. Large glazed area helps balance proportions. Décor predominately blue with white sign at centre. -Fair	Missing materials should be replaced & timber cornice repaired, as required. Signage & colour scheme should be unified.
7-15 Kilmarnock Rd close entry no.11; 1 large unit LHS, 1 small & 1 large unit RHS	3 units – pharmacy, electronic cigarettes, bakery – All with metal framed frontages. Nos.7/9 & 15- both have ceramic tile finish & recessed entrances.	Deep signboards don't line through. Part of canted fascia visible in nos. 13&15. - Fair.	
17-21 Kilmarnock Rd close entry in Mount Stuart St.	No.17 –vacant unit-white ceramic tile finish with metal framed doors & window.	Timber cornice and fascia extant but crudely cut back & patched at no.19. Signboard fixed plumb partially covering fascia. Ceramic tiles missing. - Poor	
	No.19/21-Clydesdale Bank-replacement mid-C20 pink granite façade. Timber cornice & fascia removed. Entrance on corner.	Crude junction where cornice removed. Good quality materials. Well maintained. - Good	

AREA 3 Pavement recently resurfaced in stone from Mount Stuart St. to Walton St.

Building(s): **29-43 Kilmarnock Road** (odd nos)

Description: Row of 3-storey, C19 yellow sandstone tenements with projecting bay windows, built to similar design. Nos. 29-43 have wide, shallow bays and simple close entrances. Early 20th century images (Glasgow City Archives - Virtual Mitchell) show well-proportioned shopfronts of simple design. There is a continuous cornice with some decorative brackets remaining between units. Sections of the canted fascia above the shops has been removed and replaced with deeper vertical signboards, interrupting the profile.

Significance: Low – unlisted building of merit, contributing to the area character.

Building address	Shopfront description	Condition	Notes
29-33 Kilmarnock Rd corner of Mount Stuart St. close entry no 33	Bank occupies nos. 29 & 31. Flushed glazed façade with granite base. Entrance on corner. Original proportions retained. Close entry has modern door & fanlight.	Good proportion. Sharp cornice profile, canted fascia & large glazed area retained. Tidy frontage. – Good. Close entrance could be improved.	Check condition of cornice and flashing & repair as required. Remove redundant services. Co-ordinate signage. Discourage signage on glass. Encourage uniform design of close doors & fanlights.
35-43 Kilmarnock Rd close entry no 39	4 units – café, IT repairs, food take-away & health shop. Nos. 35, 37 & 41 have replacement metal framed frontages. No. 43 is replaced in timber with domestic scale entrance door. All have increased fascia depth & reduced glazed area.	Fascia built out at no.35 with awning below. Canted fascia removed & cornice altered over nos. 37- 43. Cornice brackets extant at nos. 41 &43. Alterations have interrupted continuous line of cornice & fascia. Condition of cornice & (felt) flashing should be checked. Additional signage printed on glass at nos.37 &41. Individual treatment of signage detracts from overall appearance. – fair to poor	

AREA 3**Building(s):** 45-57 Kilmarnock Road (odd nos)

Description: Row of 3-storey, C19 yellow sandstone tenements with projecting bay windows, built to similar design. From no. 45 to 59, shop fronts step forward where projecting bays above increase in depth. Early 20th century images (Glasgow City Archives-Virtual Mitchell) show a row of elegant shopfronts with decorative timber details and recessed doorways to a repetitive design. The shops and close entrances sat below a continuous fascia with console brackets between units containing signage in uniform lettering. These have typically been replaced with metal framed frontages & deep fascia boards, but evidence survives of a continuous moulded cornice with classical details above a canted fascia with decorative end brackets. Arched openings and decorative timber details survive at the close entrances. Boxed out mullions between units may conceal original details. The depth of signage has been increased to the line of the original shop window transom, altering the proportions.

Significance: Medium – good quality original design, photo evidence c1930s, some details extant.

Building address	Shopfront description	Condition	Recommendations
45-49 Kilmarnock Rd close entry no 47	No 45- hairdresser. Unit steps forward approx.1m. Timber framed shopfront with original details, white decor. Structural column visible at corner.	Cornice & fascia little altered-signage added below fascia & double door added on street line, fanlight boarded over. Redecoration required. Easily improved/restored. - fair	Original uniformity has been lost by the individual treatment of the facades.
	Nos 45a & 49 -newsagent & café. Replacement facades. No 45a- Blue & yellow decor & flush metal door; No 49- stained ply boxed mullions with recessed metal doors.	Cornice with classical details extant at nos.45a & 49, but obscured by layers of signage & services mounted over fascia. Signage on glass detracts from appearance. No.49 comprised of several materials. –poor	Remove layers of signage & services to expose original details over shop windows. Repair cornice & flashing, as required.
	Close entry no.47 – original decorative timber details extant around opening. Arch above & RHS pilaster boarded over. Modern door & fanlight added.	Security camera, signage & other services surface mounted on ply board fixed over arch. Timber baluster LHS recessed between built out fascia boards. Repair reqd. at base of timber pilaster LHS. Details on RHS may survive under boxed out mullion. - poor	Restore details & reinstate uniform signage and decoration. Restore close entrances and install matching doors.
51-57 Kilmarnock Rd Close entry no 55	3 units- coffee shop, opticians & building society (2 units combined). Flushed frontages. Metal framed units between mullions.	No original details visible. Fascia & mullions built out at 51 & 53, possibly retaining details below. No53 has external roller shutter. No. 57 - Replacement stone-clad façade retains the cornice only with lead flashing. Better proportions. – fair to poor	
	Close entry no.55-original arched opening & details extant.	Front face of pilasters either side covered. LHS may survive. Modern door & fanlight added.- fair	

AREA 3

Building: 61 Kilmarnock Rd (former Woolworth & Co)

Description: 2-storey building with one wide frontage commercial unit (vacant) below a blank, roughcast wall. Former early-C20 Woolworth & Co. with Art Deco style stone façade with stepped parapet above the shop. 5 windows were symmetrically arranged on first floor. There was a deep fascia over the shop with decorative brackets either side. The glass shopfronts were set back with 2 recessed doors between 3 display windows. (source: Glasgow City Archives ref: C6318). Building occupies the whole depth of the site. None of the original architectural features are now visible. The top courses of the parapet have been removed, the windows have been blocked and the stone facade has been flushed and covered in roughcast. The original dressed stone can be seen on the exposed party-wall to the south. Original fascia & details have been removed & replaced with a signboard at a lower level to line through with No.63. There is no cornice detail above the fascia. Central entrance with bi-fold doors either side. Red & white décor.

Condition: Building is much altered & appearance is very poor. There is a gutter behind the parapet and the wallhead flashing is in need of repair. The unit is now “to let”.

Significance: Low in current state – more information required.

Comments: The building has a negative impact on the street. Investigation is recommended to determine the nature of alterations made to the façade and the first floor accommodation, and whether this is reversible. Signage should be replaced and shopfront repaired and redecorated.

Building: 63-75 Kilmarnock Rd (odd nos)

Description: Row of one storey, early C20 purpose-built shops. Symmetrical gables, each with an arched window, are positioned to line through with the hipped end of the pitched roof. An open balustrade sits above a stone moulded cornice, linking the architectural elements. There is a solid panel with an arched profile at the centre. The gables have a plastered finish. The moulded stone on top of the balustrade is damaged and in need of repair. The cornice and masonry above is painted white and badly stained. Glasgow City Archive images from 1939 show a contemporary uniform shop design (probably replacing the original) with all signage in a single font, mounted on a continuous black fascia across the top of the shops. The entrance doors are recessed and there is a continuous stallriser of dark coloured granite (?). This uniformity has been lost by the individual treatment of the replacement facades. There are now 6 units, 1 large and 5 small. 3 of the 6 are eating places. 2 have tables on the pavement (recently re-surfaced in stone).

Condition: Façade at No. 63 (2 units combined) has retained good proportions & décor. Remains of a dark-blue granite tiles on mullions. No. 67 was being refitted at time of survey. Nos. 69-73 have individual replacement frontages, décor & signboards that do not quite line through. No.75 has altered proportions by extending signboard to line of window transom. Each facade is tidy. The stonework above is in need of maintenance & repair. Services are surface mounted on the gables. - Fair

Significance: Medium – individual design of character. Historical photo evidence of co-ordinated 1930s design (replacing original).

Comments: A unified shopfront design would be simple to achieve & could contribute much to the street. It should be done in conjunction with repairs to the stonework above.

AREA 3**Building:** 77-85 Kilmarnock Rd (odd nos)

Description: 3-storey, C19 yellow sandstone tenement with projecting bay windows at each end with decorative stone cornice at eaves. Shops units are built forward in line with projecting end bays and lining through with one-storey shop units adjacent, the profiled stone cornice of which continues half way along the façade, where it stops at close no.83. Glasgow City Archive images c1939 show the unified shop front design for nos. 63-75 continued into this block. Remnants of the 1930s black & chrome finishes can be seen above and on RHS of close door at no.83. Close entry has mis-matched elements: fanlight with arched astragal, undersized door with & solid panel to LHS. All in need of maintenance.

Significance: Medium – unlisted building of merit in busy shopping area.

Building address	Shopfront description	Condition	Recommendations
77&79 Kilmarnock Rd	No.77-Ladbrooks. Large unit with recessed entry. Retains proportions. No.79 – convenience store. Metal replacement façade, deep signboard with bold colours.	No.77 – Good proportions. Views of interior blocked. No.79- oversized signboard surface mounted on mullions either side. Printing on glass. Nothing consistent. Open joints in stone cornice. - fair	Unify fascia & signage full length of building. Repair cornice & inspect fabric where removed.
85 Kilmarnock Rd	Italian restaurant – white marble Deco style façade. Steps up to wide central entrance. Pavement seating.	No cornice. Appears to have been removed, inspection reqd. to confirm. Oversized signboard with felt flashing over (?). Awnings below. Well maintained. -Fair	Close entry should be repaired & redecorated.

Building: 87 Kilmarnock Rd

Description: 2-storey building, occupying full depth of slender site between tenements. Modern façade in timber, contrasting with stone tenements. Solid upper floor with bold signage, bi-fold doors at ground floor to bar-restaurant with pavement seating.

Condition: Fair

Significance: Low

AREA 3

Building(s): 89 -101 Kilmarnock Rd (odd nos)

Description: 4-storey, C19 yellow sandstone tenement with projecting bay windows & corner bay at Walton St. 3 large units, each has been designed independently. It appears that the ground floor was originally residential and the shops are a later alteration. Middle unit appears to bridge across the party wall of 2 tenements. Close entrances at 95 Kilmarnock Rd. & 3 Walton St. New stone pavement extends to Walton St.

Significance: Low- unlisted building of merit at edge of conservation area.

Shopfront description	Condition	Recommendations
89 Kilmarnock Rd- shop front built out below bay window. Returns at close. External shutters. Vacant.	Vegetation in gutter. In need of maintenance & repair. - Poor	On approach to conservation area from south-west. Remove excessive signage & external shutter box at 97-99. Encourage improved maintenance regime & some co-ordination in appearance.
97-99 Kilmarnock Rd – Restaurant/take away. 2 units combined. 2 doors, 1 enlarged & 1 bay window. Ceramic tiles added to stonework including bay window.	External box shutter over door at 97. Untidy surface mounted services at frieze. Signage mounted on all surfaces, including windows & large perpendicular sign fixed to bay. – very poor	
101 Kilmarnock Rd- Apollo Blinds. Corner shop. Canted fascia, signage below. Metal framed windows & door. Corner entrance.	Fascia added. Felt flashing over. No projecting cornice. No opening lights in windows. Masonry piers with rendered finish. - fair	

AREA 3 - even numbers south from Shawlands Cross**Building(s):** 16-40 Kilmarnock Rd (even nos)

Description: Row of 1 & 2-storey commercial units. Nos. 14-22 sit below the first floor drying area, or “high-back”, serving Crossmyloof Mansions, with original railing extant. No. 14 is now part of the Granary bar. Nos. 24-34 are 2-storey shops with plain flush frontage, rendered parapet and band of horizontal windows at first floor, creating a mid-C20 appearance. However, Glasgow City Archive images c1939 show nos. 14-34 were originally a row of elegant late-C19/early C20 shops unified by a continuous fascia with signage, tall windows and recessed entrance doors. The height of the 2-storey shops corresponded with the eaves of an earlier stone villa (demolished) on the site of nos. 36-40. This site is now occupied by a mid-C20, 2-storey, framed building of 3 bays, each with a shop unit. The parapet is lower than no. 24-34 and there is a gap between the buildings at nos.34 &36. Generally, the buildings have been poorly maintained and suffered piecemeal alterations, resulting in a “patchwork” appearance that has a negative impact on the approach to the Cross.

Significance: Medium - little architectural merit in current state, but improvement would improve approach to Shawlands Cross. – **Priority for Council**

Building address	Shopfront description	Condition	Recommendations
16-22 Kilmarnock Rd. Single storey with tenement backcourt on roof.	4 units -1 vacant, newsagent, food take-away & mobile phone shop. All with replacement shop fronts & bold signage. No original details visible.	Flat roof over with original railings. Individual signboards built out from face, some concealing external shutters, flashings over are not continuous. Surface mounted external lighting & services. Appearance & condition – very poor	Parapet & flashings should be checked & repaired full length. Redundant services should be removed. Fascia should be continuous depth across each building. Signage & lighting should be unified & controlled. Any surviving original details below finishes should be recorded. Redecoration should be co- ordinated.
24-34 Kilmarnock Rd. 2-storey shops. C19, altered mid- C20.	4 units – 2 single & 2 double units. No.24 –greengrocer; no.26-beauty salon; no.28-30 is vacant; no.32-34- money lender. All first floors vacant except no.26. Original facade altered in mid-C20 & windows replaced. Units independently treated. Signboards out of alignment.	Parapet altered, rendered finish in poor condition. Mid-C20 1 st floor windows extant nos. 30-34. Others replaced. Cornice cut & stallriser reduced at no.26. Signboards built out at nos.24 &26, concealing external roller shutters. Flashings poor. Fragment of decorative timber detail at fascia no.34, south edge. Appearance & condition – very poor	
36-40 Kilmarnock Rd. 2-storey shops mid- C20 building	3 units of equal size- travel agent & 2 charity shops. First floors vacant/storage. Replacement metal framed shop fronts. Deep plan.	First floor rendered frame & regular timber window pattern as original. In need of maintenance. Graffiti on parapet. Deep signboards built out forward of building frame, flashing over. Individual shop front divisions out of alignment with first floor.	Check parapet & flashings full length. Repair first floor windows. Remove large signboards & reinstate fascia of appropriate proportions with unified signage. Redecoration should be co-ordinated.

AREA 3

Building:	42-46 Kilmarnock Rd (even nos) – Former White Elephant Cinema. Rear gable on Pollokshaws Rd.
Description:	3-storey building with mid-C20 façade occupying whole site between Kilmarnock Rd & Pollokshaws Rd. Previously the White Elephant Cinema (c1927), the original complex included the ballroom and car park at no.54 adjacent. The original stone façade was altered when the building was converted to shops in 1960s (source: www.scottishcinemas.org.uk). The basic symmetry of 3 bays supported on columns with recessed ground floor, flanked by stair towers, remains from the original building. The parapet and ground floor have been altered and the main façade has been re-clad in grey stone and mosaic tiles in mid-C20 style. The building is now vacant, with the exception of one shop unit. A deep blank fascia (painted ply?) runs the length of the building and continues across the façade of the adjacent building, no. 48-54 (c1960s alterations). No.42 has been boarded up with ply for some time with a roller shutter over the door. There are 2 shop units: – no.44 is a clothing retailer; no.46 is vacant and concealed behind roller shutters. The soffit of the “colonnade” is finished in timber boarding & the pavement is mosaic tiles. The colonnade and finishes extend into the ground floor of the adjacent building at no.48 (c1960s alterations). <i>Note:</i> Rear elevation on Pollokshaws Rd. sits back from the building line at an angle with parking area in front, between two sandstone tenements and opposite Shawlands Old Parish Church & hall (Listed building). It is a rendered gable with one row of barred windows at first floor level. No attempt is made to relate to the urban form or the architecture of the adjacent buildings.
Condition:	The building appears to have been vacant for some time (except no.44) and the general appearance of the “colonnade” is poor. The 1960s finishes are robust and could be much improved by cleaning and general maintenance if the building was brought back into use.
Significance:	Low/Medium - Building has an interesting social history. More information will be required on the history and interiors to confirm its significance. (some finishes may survive behind partitions & suspended ceilings). The colonnade has a negative impact on Kilmarnock Rd & the rear gable has a negative impact on Pollokshaws Rd.
Comments:	The important issues here are around fining a new use for the vacant building. The “colonnade” could be improved by cleaning the finishes and co-ordinating the signage & lighting. Further information should be sought on the history and building fabric before future alterations are carried out. Currently having a negative impact on the street.
Building:	48-54 Kilmarnock Rd (even nos) – former ballroom with car park
Description:	2-storey, early-C20 building (c1927) with yellow sandstone façade to upper floor with Classical details. 4 bays each have 2 large windows with pilasters between. Former ballroom with carpark entrance/exit below in two central bays. Glasgow City Archive image c1939 shows a row of double doors opening on to a cantilevered balcony at first floor, steel columns supporting the building at the car park entrance and a “Deco” style canopy over a double entrance at south end (no.54). The balcony has been removed and the doors are now windows. The upper floor, latterly a nightclub, is now “to let”. A deep fascia (ply), continuous with no.42 adjacent, runs below a moulded stone cornice. Each of the 4 ground floor bays is treated differently. There are 2 shop units at nos.48-50, a vehicle access and a wide, recessed entrance to the first floor at no.54. Both shops have replacement frontages & bold signboards. No.48 is set back in line with the adjacent colonnade and no.50 steps forward to the building line. A crudely built canopy projects over the 2 bays at south end (no.54).

Condition: The building has a handsome upper floor, in spite of the later alterations. A variety of ill-matched finishing materials have been used below the stone cornice. The fascia board and canopy are formed in inferior materials and are in poor condition. Sections of flashing above the fascia are missing. There is graffiti on the wall into the car park and bills have been posted on the walls. Steps & entrance plat at no.54 in need of repair. (There were rubbish bags stacked in this entrance on the day of the survey).

Significance: Medium – unlisted building of merit with interesting local social history.

Comments: Fascia board & canopy should be removed & fabric repairs carried out as required. Pallet of materials, uniform signage, lighting & décor should be agreed for the whole facade. Further information should be sought on the history and building fabric before future alterations are carried out.



16-34 Kilburn Rd. 1939 (Glasgow City Archive-Ref. C6337&8) & 2015 showing dominance of patchwork signage



45-57 Kilburn Rd. 2015 showing extant details @ nos.45 & 55 and in 1939 (Glasgow City Archive-Ref. C6324)

Details @ close no. 47

Fig. 8 AREA 3 - Priorities

- 16-34 Kilburn Rd.-Poorest appearance. Control signage & promote co-ordinated design. Attached to Listed building at Cross
- 45-57 Kilburn Rd.– Reveal & repair details of original elegant shops, restore proportions & co-ordinated signage.
- 63-75 Kilburn Rd.-Opportunity to create a new unified design.



61 Kilburn Rd. 1939 (Glasgow City Archive-ref. C6318); 71-73 Kilburn Rd. 2015 & 1939 (GCA- C6326)



New frontage in Glasgow city centre



Original form & proportions conserved & repaired in Argyle St.



Original proportions conserved & adapted in Argyle St

Fig. 9 **Precedents**

Examples of improved shopfronts in Glasgow City centre, Argyle Street at Finnieston & Hyndland Rd.



Frontage in-keeping with C18 building



Conserve "as found" approach in Argyle St.



Simple frontage, restored proportions.



Corner detail, Hyndland Rd.