

DUMBRECK



CONSERVATION AREA APPRAISAL

DRAFT

SEPTEMBER 2019







1

2 INTRODUCTION

Definition of a Conservation Area
What Does Conservation Area Status Mean?
Purpose of a Conservation Area Appraisal

4 HISTORICAL DEVELOPMENT

Early History
19th Century
20th Century to Present Day

12 CHARACTER ASSESSMENT

Assessment of Buildings
Listed Buildings
Unlisted Buildings of Townscape Merit
Key Features
Key Challenges

16 CONSERVATION AREA BOUNDARY

Proposed Conservation Area Boundary
Appraisal Assessment



2

7 TOWNSCAPE APPRAISAL

Topography
Gateways
Street Pattern
Plot Pattern
Open Spaces
Circulation and Permeability
Views and Landmarks
Activities/Uses
Architectural Character
Building Materials
Building Condition

17 PRESERVATION AND ENHANCEMENT

Opportunities for Preservation and Enhancement
Enhancement Opportunities
Grants

19 ARTICLE 4 DIRECTIONS

20 CITY DEVELOPMENT PLAN

21 FURTHER INFORMATION

22 BIBLIOGRAPHY

INTRODUCTION

The Dumbreck Conservation Area is roughly triangular in shape located on the south side of the city sitting snugly between the M8 motorway immediately to the north, the Glasgow - Paisley railway line and M77 motorway to the east and Dumbreck Road to the west.

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 in the Act 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 by this Act to determine which parts of their area merits conservation area status. Glasgow currently has 25 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and former country estate.

What Does Conservation Area Status Mean?

In a conservation area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed



© Crown Copyright and database right 2019. All rights reserved. OS Licence No. 100023379.

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.

Under current legislation, 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 windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and walls
- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms.



2



3

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.

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

Purpose of a Conservation Area Appraisal

Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement. Planning authorities and the Scottish Executive are required by law to protect conservation areas from development which would be detrimental to their

character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.

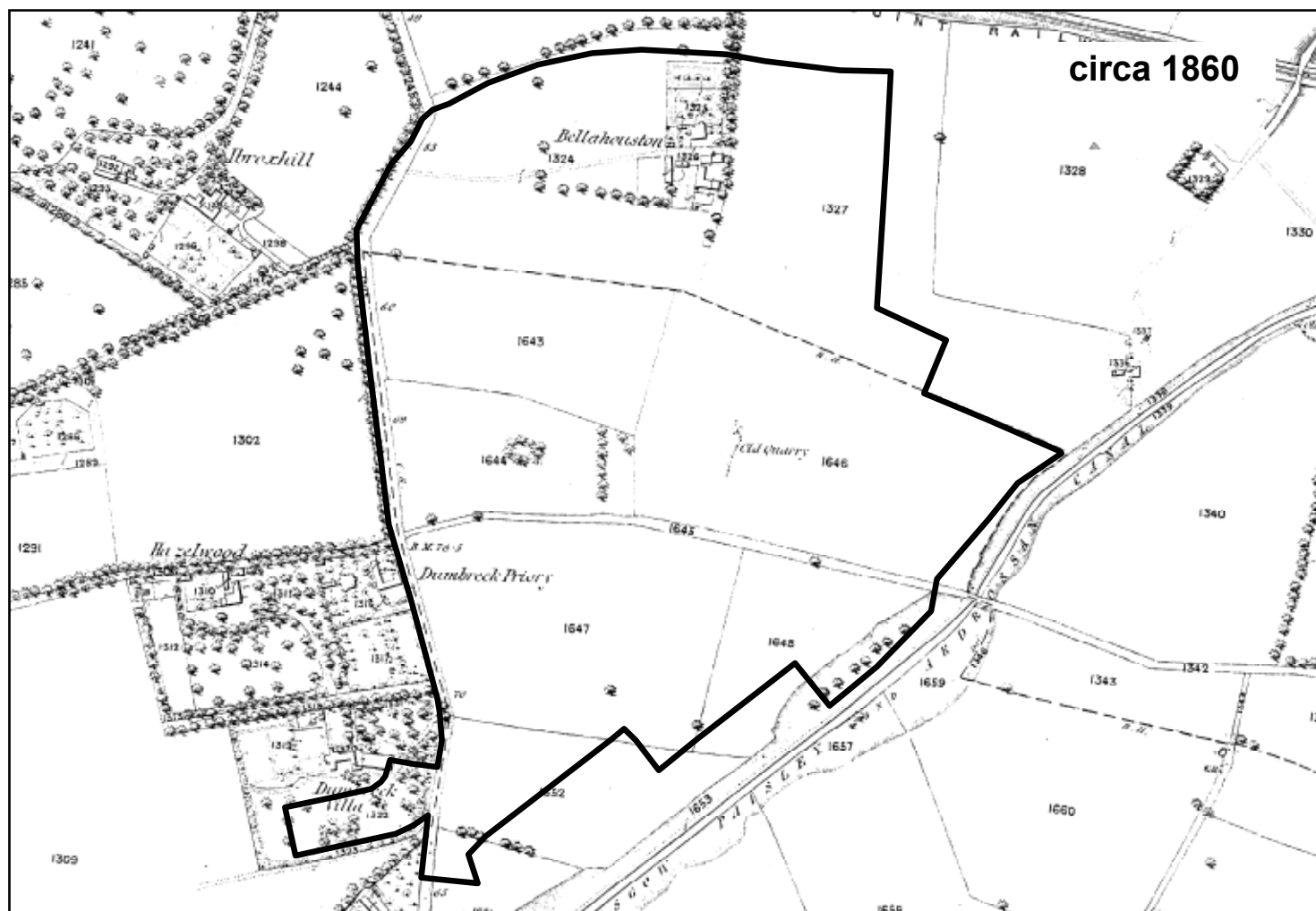
The purpose of this conservation area appraisal is to define what is important about its character and appearance; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. It identifies the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

Conservation area appraisals provide an opportunity to reassess current boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. This document will provide a framework for the controlled and positive management of change in the Dumbreck Conservation Area and form a basis on which planning

decisions in the area are made. It will also identify opportunities and priorities for enhancement. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Development Plan adopted 29th March, 2017. It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Designation

Glasgow City Council approved the designation of the Dumbreck Conservation Area on 7 April 1975 and the designation procedures were completed on 16 July 1975 with notices appearing in the Evening Times and Edinburgh Gazette.



Historical Mapping © Crown Copyright and Landmark Information © Crown Copyright and database right 2019 All rights reserved. OS Licence No. 100023379.

1

HISTORIC DEVELOPMENT

Medieval History

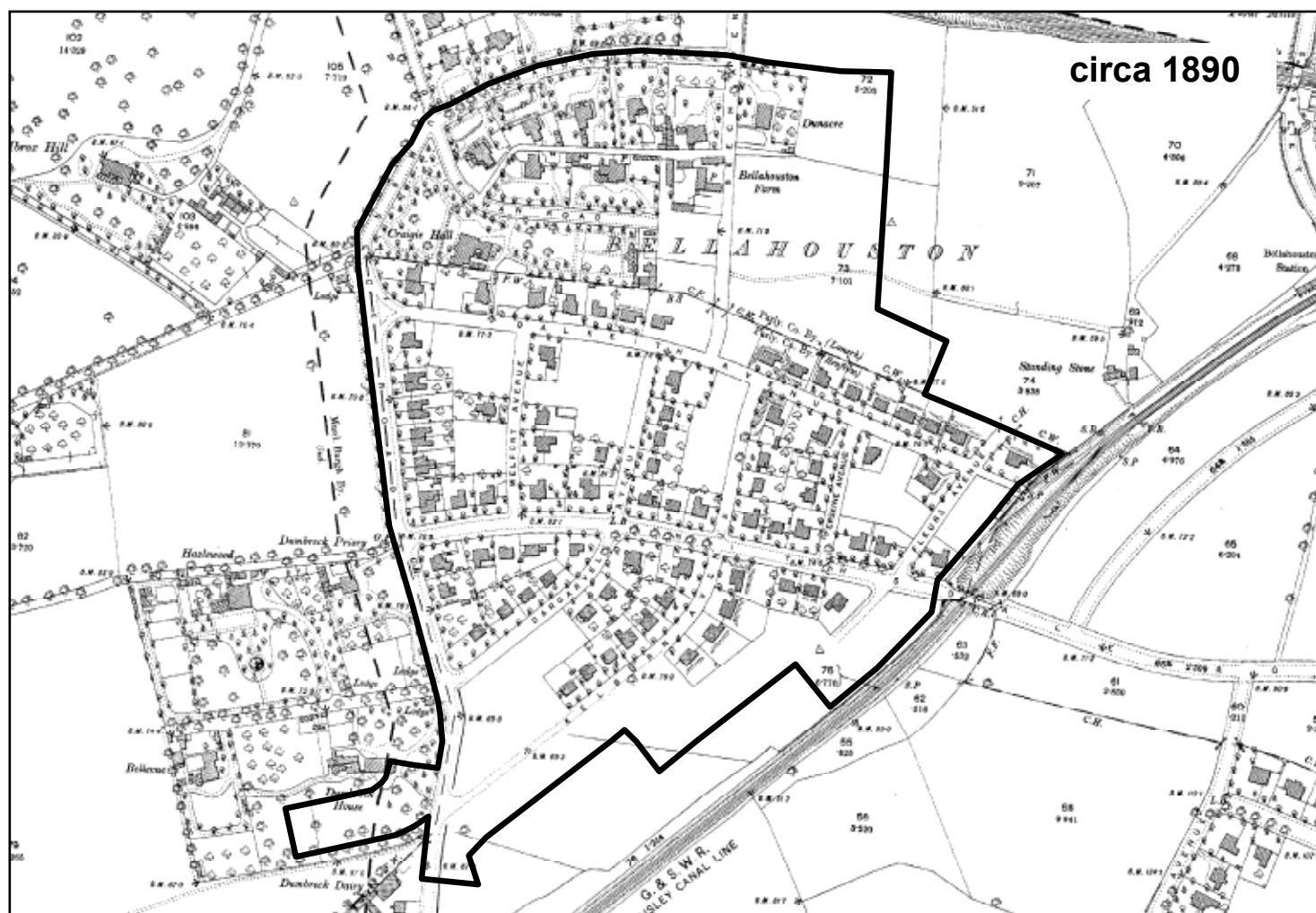
The earliest reference to Dumbreck is from the rental book of 1557 for the Barony of Glasgow when "Jhone Clowne is rentalit in Saxe iijd land of Govane, in the quarter callit Dumbreck". James Hill was inducted as Parson of Govan in 1549 and in 1558 was the first protestant "Reader" of Cathcart. In 1571 he received a gift of the parsonage of Erskine and later of Ibrox, Dumbreck and parts of Govan. The name Dumbreck is regarded as being a corruption of the Gaelic word dunbreac, meaning the hill speckled with daisies, and originally applied only to Bellahouston Hill now included in the park.

There are records of certain lands in the parish of Govan being obtained in a charter of confirmation from James VI dated 1595 and it is thought that Dumbreck was one of them.

Dumbreck was originally therefore part of Govan rather than Pollokshields with which it is now more associated.

18th Century

At the end of the 18th century, the land belonged to William Wordrop who built Dumbreck House, which then passed to his nephew, Robert Scot of Thistle Bank. Mr Scot sold the house and lands to Mr Steven of the adjacent estate of Bellahouston who changed the name of the house from Dumbreck to that of his larger estate.



Historical Mapping © Crown Copyright and Landmark Information © Crown Copyright and database right 2019 All rights reserved. OS Licence No. 100023379.

2

19th Century

Dumbreck eventually came into the ownership of Sir John Maxwell, 10th Baronet, who had succeeded to the Pollok estate in 1878 at the age of twelve. An early feu plan for part of the Pollok Estate of 1883 shows a street plan layout for Dumbreck on which some of the present streets and roads can easily be identified. The greatest period of activity in the area was between 1888 and 1907 when the streets were laid out. Govan businessman George Hamilton built 150 villas in Pollokshields and Dumbreck designed by architects Fryers and Penman, and Hamilton himself resided at 4 Melfort Avenue.

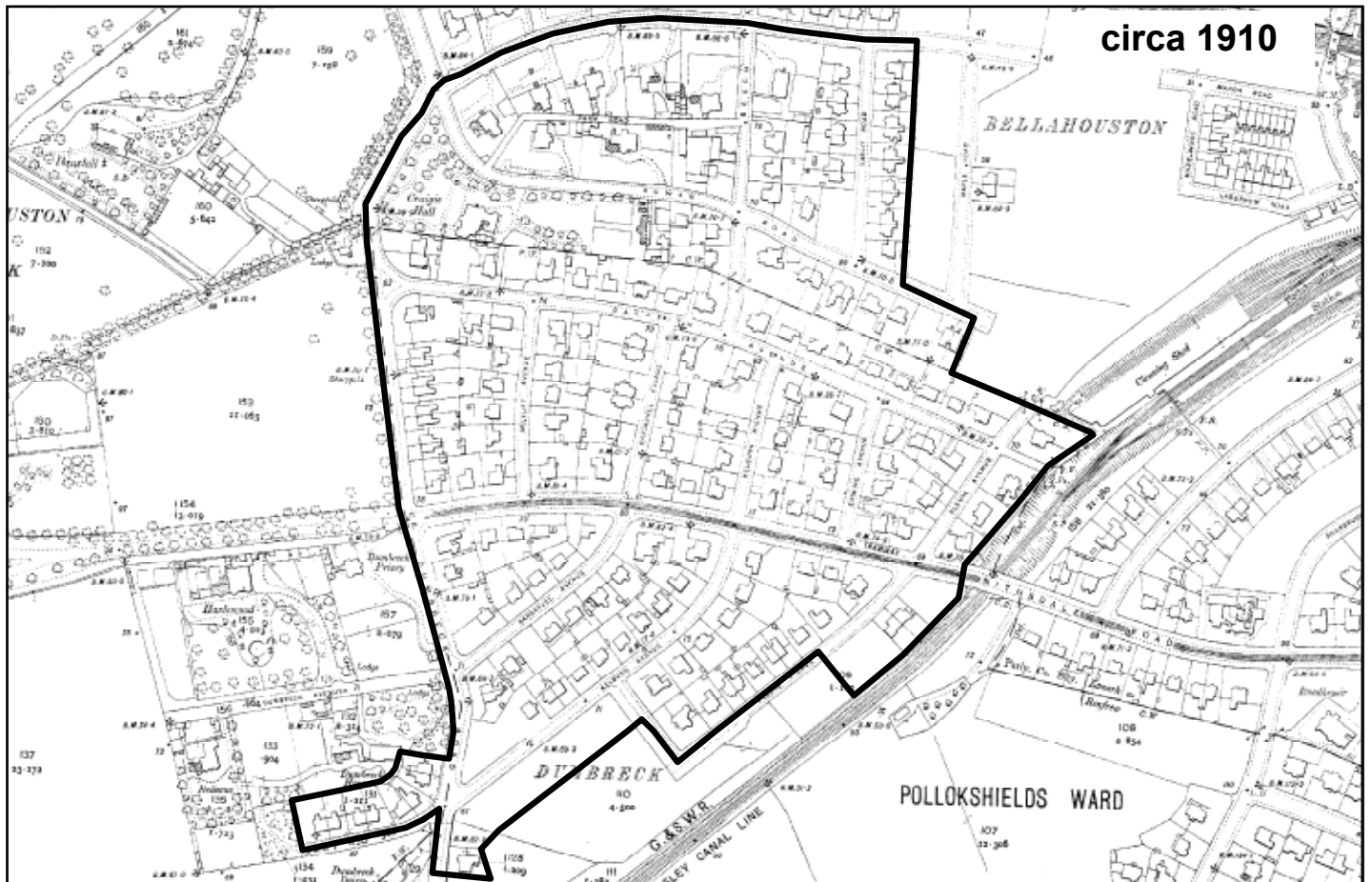
Bellaouston Farmhouse is the earliest known building remaining in the area and is part of the Tradeston Ex-Servicemans Club at 6 Beech Avenue. The area was farmland and the house together with the adjacent farm buildings were the only buildings in the area that appear on the 1860's map. The only listed building in the conservation area is Craigie Hall built in 1872 to the design of John Honeyman.

1900 - Present Day

By 1915 the development of the whole area was finished apart from twelve semi detached villas and a bungalow at the extreme

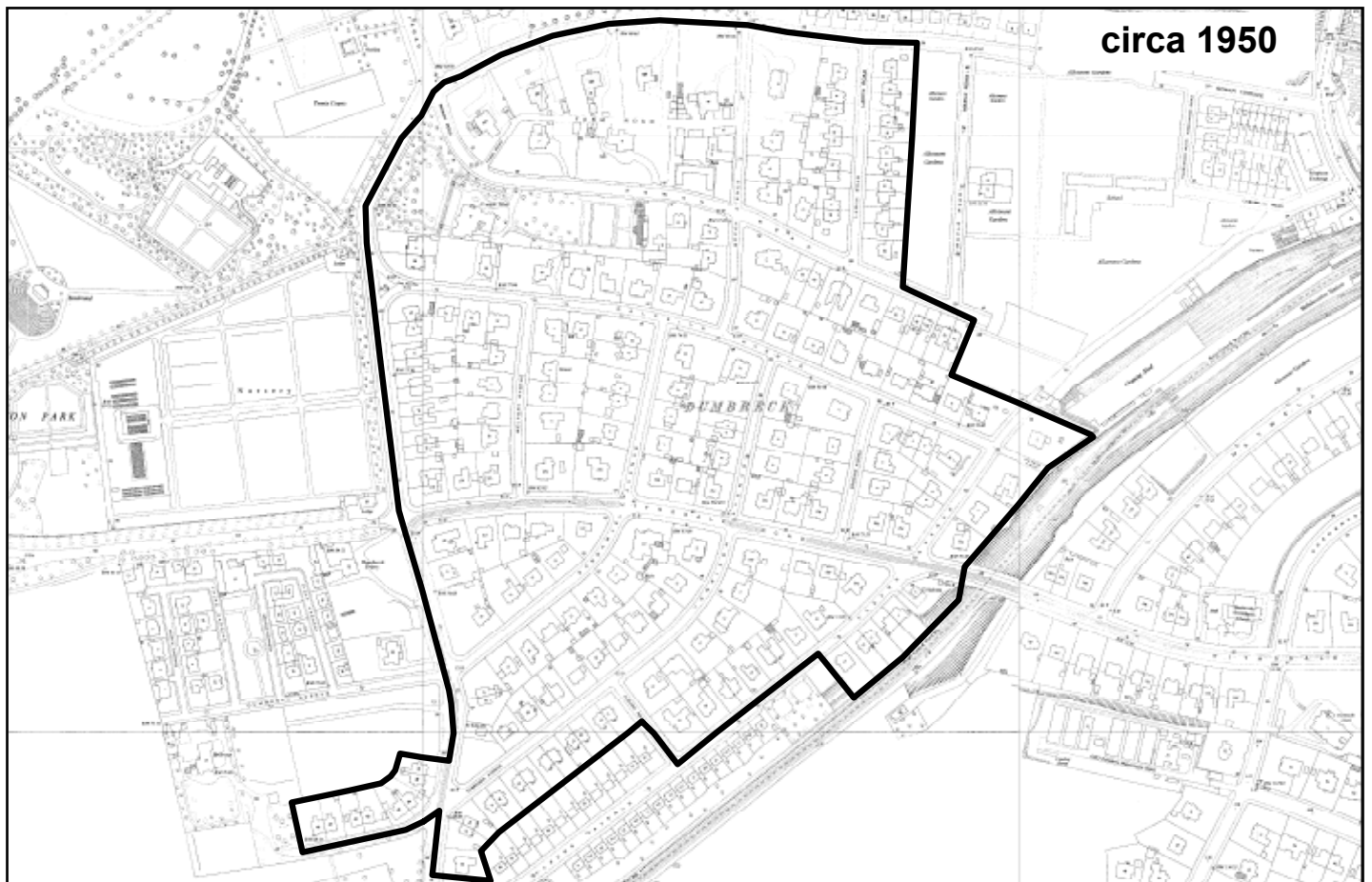
southerly tip of the conservation area, two semi detached villas at the south west corner of Larch Road and a detached villa and two semi detached villas in Fleurs Avenue. Since then some large feus have been divided and additional dwellings built. A few villas have been demolished and the ground redeveloped for flats. The farm buildings still appeared on the 1930's map but three modern 1960's style blocks of flats now occupy the site and St Leo the Great Roman Catholic Church was built in 1976 within the grounds of 5 Beech Avenue.

The semi-detached villas on Torridon Avenue now overlook Hazelwood School, a purpose built school for children with sensory and dual sensory impairment, which was built in 2006-2007 just outside the south west edge of the conservation area on the site of a former dairy demolished in the late 1920's.



Historical Mapping © Crown Copyright and Landmark Information © Crown Copyright and database right 2019 All rights reserved. OS Licence No. 100023379.

1



Historical Mapping © Crown Copyright and Landmark Information © Crown Copyright and database right 2019 All rights reserved. OS Licence No. 100023379.

2



TOWNSCAPE APPRAISAL



Topography

The Conservation Area is reasonably flat over its width, gently sloping down towards the north by approximately 5 metres. Rowan Road is the only carriageway with a noticeable gradient at the west end down to Dumbreck Road. All other carriageways in the conservation area are either gently sloping or are reasonably level over their length.

Gateways

Dumbreck gives the appearance of an isolated area with apparently little to entice the passing visitor to stop and explore its secluded avenues. This is due in part to the stopping off of five streets onto Dumbreck Road and the physical barriers created by the two motorways and railway that border the conservation area on two sides. There are four obvious gateways created by; the approach on Nithsdale Road from the bridge over the M77 motorway, on Dumbreck Road from the bridge over the M77 motorway, again on Dumbreck Road from the bridge over the M8 motorway, and on Dumbreck Road from the North onto Urrdale Road. Although it is transversed by Nithsdale Road there are no obvious features or breaks to draw the eye or attention into either side of the conservation area.

Conservation Area Boundaries and Edges

The Conservation Area boundaries generally enclose the original 1880's street pattern of Dumbreck. To the north it follows the centre line of Urrdale Road, originally named Manor Road. To the east it begins to follow a line bounded by the historic Glasgow, Paisley and Ardrossan Canal and includes early 20th century housing along Fleurs Avenue but excludes more modern housing at the southern edge. To the west it follows the line of Dumbreck Road and also includes a group of eight semi-detached villas at the western end of Torridon Avenue.

Street Pattern

The planned street pattern was laid out in the early 1880's on the line of already established ways such as Nithsdale Road and Farm Road and along features such as hedge routes. The westerly edge is the original line of Dumbreck Road which is



1

unchanged. The 1880's pattern remains largely intact and comprises orderly parallel rows of avenues lined with detached and semi-detached villas in generous garden grounds. There is a recent development at Rowan Gardens which has departed from the established street pattern and has also disregarded the established building line. Farm Road has now a more minor role and is effectively a lane serving villas on Urrdale Road and provides access to the garages associated with the flats on Rowan Road and Beech Avenue. The boundary line of the conservation area lies along the edge of the only other lane which runs parallel between Larch Road and Maple Road.

Plot Pattern

The plot sizes to the detached and semi-detached villas are quite large and mostly rectangular in shape with variations occurring at corners. The earliest residential plots are also the four largest located on Urrdale Road, together with the adjacent club, although the largest plot in the conservation area is Craigie Hall. The original plot pattern is still generally intact with the only exceptions being some individual house developments on Beech Avenue and Dalkeith Avenue, where larger

feus have been divided. Later flatted developments and the church have all been constructed within their original plots but the recent development at Rowan Gardens has divided half of the original Craigie Hall site into ten smaller plots of varying sizes.

Open Spaces

Apart from a small triangle of ground adjacent to the Electrical Sub Station at the junction of Dumbreck Road and Torridon Avenue, there is almost no public open space within the present boundary of the conservation area. There is a strip of wooded ground just outside the conservation area to the north forming an important cushion between Urrdale Road and the M8 motorway which, apart from providing some open space, assists in reducing the impact of vehicle noise. Bellahouston Park borders the western edge of the conservation area and the playing fields associated with Bellahouston Academy are close to the north eastern edge. Private open space almost entirely comprises front and rear gardens.

Circulation and Permeability

The main part of Dumbreck Conservation Area is surrounded on three sides by two motorways and a major road that connects the two motorways. Dumbreck itself gives the appearance of a quiet residential suburb with little through traffic, either vehicular or pedestrian.

Apart from on Nithsdale Road, which is a main through route from Pollokshields to Ibrox, Govan and the M8 Motorway, there is very little vehicular traffic in the conservation area because most of the streets have been closed off where they meet Dumbreck Road on the western edge. The railway and M77 form a physical barrier to the eastern edge, bridged only at Nithsdale Road, and the M8 motorway is a major barrier to the north with only a pedestrian bridge leading to Ibrox. Bellahouston Park forms a physical barrier to the west and the existence of the M8 to the north with the railway and M77 to the east has isolated Dumbreck to a great extent from neighbouring Ibrox and Pollokshields.



2

Views

Views out of the conservation area, particularly during the summer months, are greatly restricted due to the presence of mature trees that form a visual barrier. It is only at the end of Torridon Avenue that there is a long view which unfortunately is mainly of flatted multi-storey tower blocks. Any views, therefore, are mainly internal within the conservation area. These comprise numerous traffic free views of pleasant avenues, some tree lined, of traditional stone built villas with landscaped front gardens. The main tree lined views that can be seen here are on Dalkeith Avenue and Nithsdale Road.

Activities/Uses

The principal land use is residential, however, a club, a church and education centres are located within the Conservation Area. Recently the commercial office use of Craigie Hall ceased and it reverted to residential use. There are no retail uses and Bellahouston Academy lies to the east just outside the Conservation Area.

Architectural Character

The conservation area is almost entirely residential and generally two building types exist. It is dominated by Victorian stone villas or semi-villas and also some 20th century flats.

The architectural character of the area derives mainly from a strong uniformity of blond and red sandstone buildings set in the original Victorian street pattern. It echoes the character of West Pollokshields, but to a more modest and intimate scale. The villas and their grounds are smaller, the roads narrower and more winding, and the area more densely wooded than its neighbour. It still experiences the same type of pressures of sub-division as West Pollokshields, but to lesser degree, because the houses are smaller and can still be supported as single family dwellings. Its isolation gives the area the impression of an oasis of calm and tranquillity against the noisy vehicular turmoil of the M8 and M77 and, to some extent, that of Dumbreck Road.

The only listed building in the conservation area is the category "A" Craigie Hall on Rowan Road. This blond sandstone two/three storey Renaissance mansion was

built in 1872 as a private residence for Joseph McLean to the design of John Honeyman and the interior contains some of the earliest design work by Charles Rennie Mackintosh of 1893.

A number of the streets such as Urrdale Road, Torridon Avenue and Dalkeith Avenue, are lined with mature trees. The one only mews house, which has crow stepped gables, is located at 12 Farm Road. The historic value of the original building at 6 Beech Avenue has been compromised by unsympathetic extensions and an unattractive fire escape stair clearly visible from Farm Road.

A particular feature of the area is the individual differently designed stone gateposts at the entrance to each villa or semi-villa front garden.

Some modern developments within the boundary of the conservation area, such as the flats, have not maintained the design, scale or quality of materials of the original properties. There are a few more modern detached houses in Beech Avenue and Dalkeith Avenue, built on either the site of a demolished house or where a large feu has been divided.

There has been some erosion of amenity by the creation of car parking spaces over the whole of front garden areas, particularly at the semi-villas on Dumbreck Road. The most recent development is of ten brick wall and concrete tile roof detached dwellings on Rowan Gardens.

Building Materials

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

- Blonde sandstone
- Red sandstone
- Slate
- Cast Iron
- Glass
- Brick
- Granite

Modern materials include: -

- Brick
- Concrete
- UPVC
- Metal
- Timber
- Roughcast

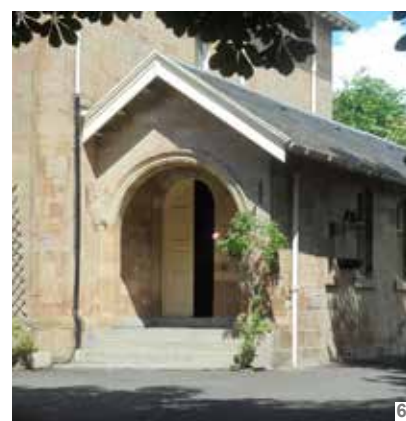
Condition

The buildings are generally in a very good state of repair reflecting the high property values of the area. Both flats and individual dwellings appear to be well maintained, including front gardens.

Townscape Detail

A variety of unique townscape details enriches the character of the Dumbreck Conservation Area: -

- Leaded windows
- A variety of stone gatepost designs
- Crow stepped gables in farm road
- Stone walls with rounded coping stones
- Mature tree lined roads
- Gravel paths



1. Porch, 16 Beech Avenue/ 2. Original granite sett gutters/ 3. 28 Urrdale Road/ 4. Blonde sandstone gate pier, 5 Beech Avenue/ 5. Decorative crow stepped gable, 16
6. Decorative arched porch, 32a Dalkeith Avenue/ 7. 34 Rowan Road/ 8. Decorative gate set in wall, 1 Rowan Road/



Landscape and Trees

Mature trees in the established gardens and streets of Dumbreck provide an attractive green canopy, and wide streets allow for good through views. Most of the trees in the area are of similar age and new trees need to be planted to continue canopy cover over time. New street trees have been planted on Rowan Road.

Three very small open spaces, two with mature trees, contribute to the area. These are at Fleurs Avenue, and two on Dumbreck Road.

A wide strip of woodland between Urrdale Road and the M8 provides an effective green barrier and includes mature Holly, Beech, Ash and Cherry with some evidence of regeneration.

Although most of the mature trees are in good condition, many of the garden trees have been pollarded. This is not authorised practice as any work to trees in Conservation Areas requires to be notified to the Planning Authority, although crown lifting and crown thinning are acceptable operations.



9. Decorative stone work, 58 Urrdale Road/ 10. View along , tree lined, Nithsdale Road/ 11. Crow stepped gable, 12 Farm Road/
12. Cast iron decorative gate , 264 Nithsdale Road



1

Having examined the townscape of Dumbreck Conservation Area it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historic interest.

Assessment of building

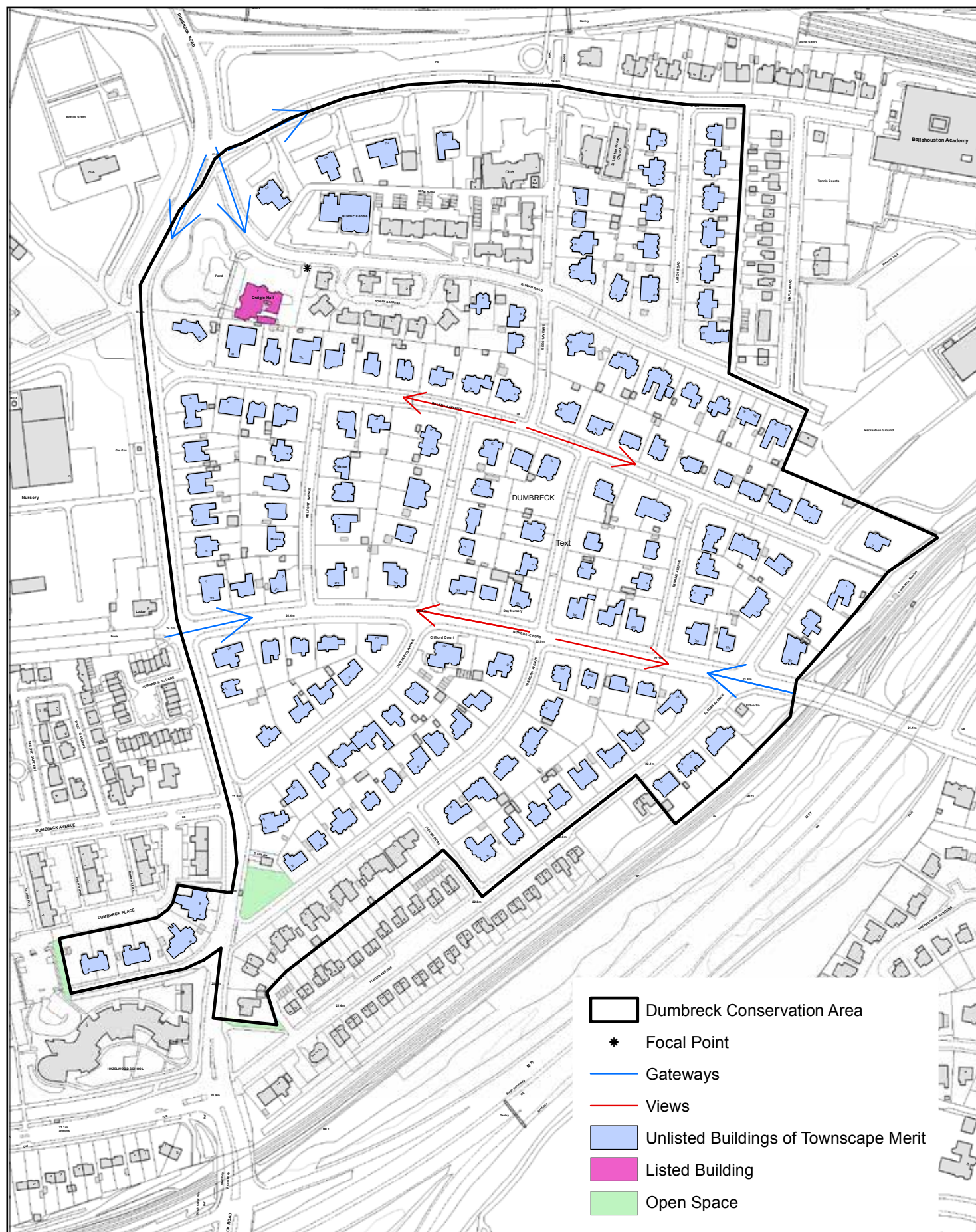
An important part of character assessment involves the evaluation of buildings, identifying those that make a valuable contribution and are worthy of retention as well as those which make no positive contribution or which detract from the character and appearance of the conservation area.

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

There is one listed building in Dumbreck, which is described in Architectural Character. The listed building contributes positively to the appearance of the conservation area and provides a point of interest that enriches the special character of the area.

Unlisted Buildings of Townscape Merit - These are buildings which, although unlisted, make a positive, visual contribution to the character and appearance of the conservation area.

CHARACTER ASSESSMENT



© Crown Copyright and database right 2019. All rights reserved. OS Licence No. 100023379.



Assessment of Areas

It is also important to assess the character of the areas/spaces between the buildings. The residential properties which dominate the study area are set within mature private gardens which contribute significantly to the character of the area.

Key Features and Key Challenges

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

- The Key Features which define the special architectural and historic character of the area and
- The Key Challenges inappropriate elements which detract from the character and appearance of the area.

Key Features

Street Pattern - The late Victorian formal street pattern is a dominant feature within the appraisal area.

Building Line - The generous front gardens to both the detached and semi-detached villas produced a building line set well back from the pavement, except at the recent less formal development at Rowan Gardens.

High Architectural Quality - Although there is only one listed building in the area, its high architectural quality is reflected in the extremely large number of unlisted buildings of architectural merit.

Uniformity - There exists a uniformity of building scale, type and materials due, in part, to the early development of most of the area by a single builder using the same architects.

Use of Traditional Materials - The use of high quality traditional materials such as sandstone and slate contribute to the character of the conservation area.

Roofscape - Most of the early detached and semi-detached villas in the area retain their traditional slate roofs.

Original Windows - A large number of properties still possess their original timber sash and case windows although there are a few that have been replaced by plastic.

Sense of enclosure - This consistent element can be experienced in most



1. View of Craigie Hall, 6 Rowan Road/ 2. 30 Torridon Avenue/ 3. View of modern apartment building, 271 Clifford Court/ 4. 36 Dalkeith Avenue/

streets, where mature hedges, boundary walls, gateposts of a restrained width (less than three metres) and mature gardens contribute significantly to the character of the area by providing screening for private gardens.

Landscape character - There are many properties with large gardens, well stocked with mature shrubs and trees. Also contributing to the green character are the tree lined streets and areas of open space.

Key Challenges

Loss of original architectural detail - Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. By contrast, inappropriate replacement doors, windows, roof coverings and loss of chimney stacks have to some extent eroded the special character of the Dumbreck Conservation Area. The reversal of this trend is important.

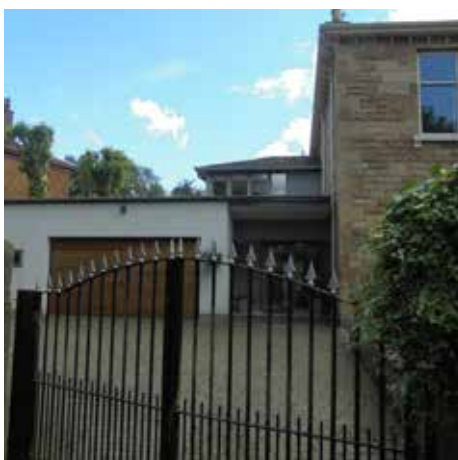
Use of inappropriate materials - The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there will normally be a loss of character. A common example is the replacement of original timber windows with modern plastic substitutes which are not in keeping with the character of the buildings.

The Public Realm - The quality and upkeep of the public realm within the conservation area is important. Damage to paving surfaces by utilities and other contractors, design and location of street furniture, street lighting, proliferation of street signs and the maintenance of amenity spaces, all need to be addressed to ensure the character and appearance of the conservation area is maintained.

Landscape Maintenance - Mature trees are an important element of the conservation area's landscape and make a positive contribution to its special character, particularly in terms of amenity and environmental value. Their removal or unsympathetic pruning can have a negative impact on the area's character and biodiversity. Measures are required to ensure that the landscape is maintained, taking cognisance of the original plan for the area while acknowledging normal maintenance requirements.



4



5



6

6



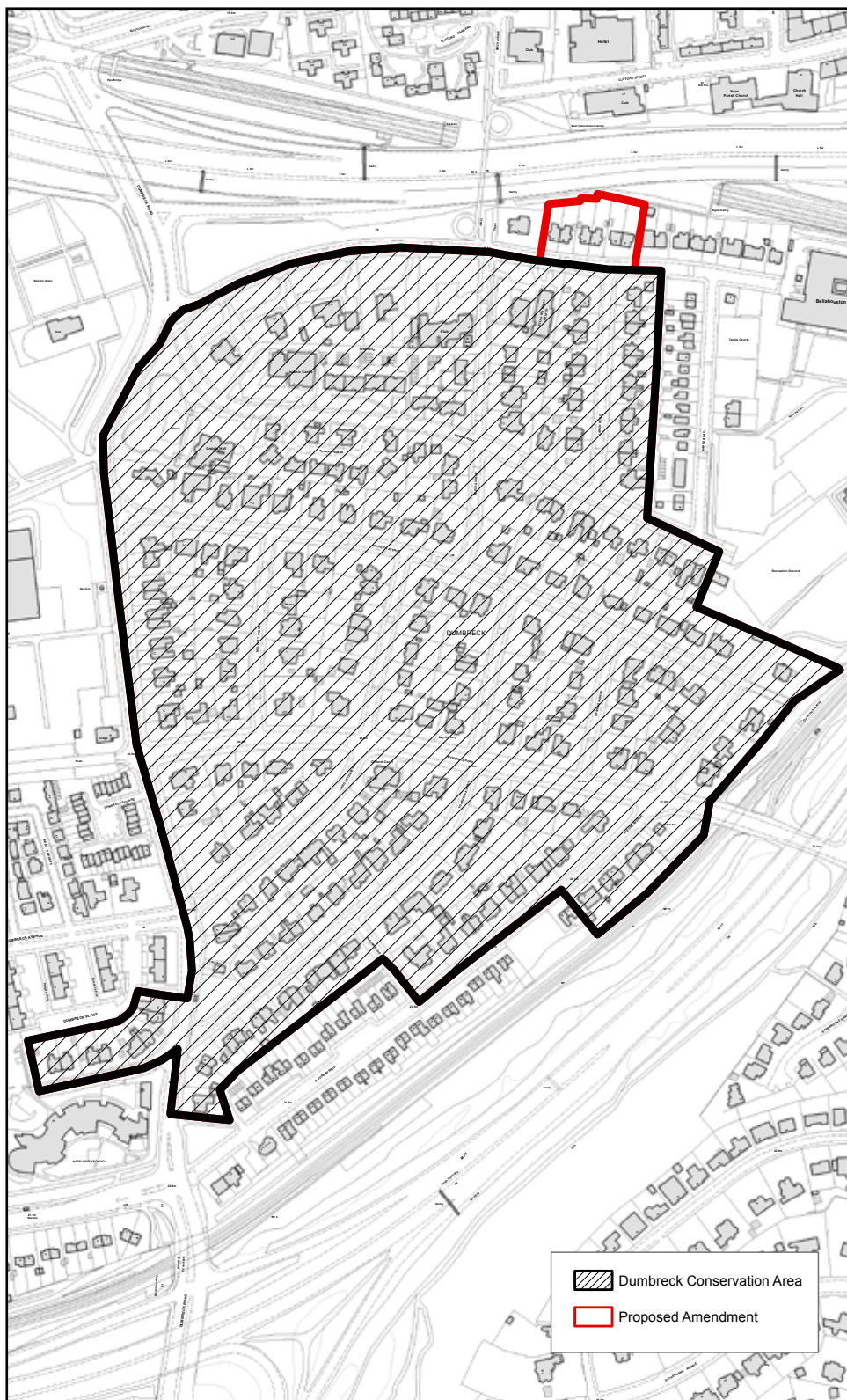
7

BOUNDARY

An important element of this appraisal is the assessment of existing conservation area boundaries.

Conservation Area Boundary

Examination of the Dumbreck Conservation Area boundary has shown that it could be extended to include seven properties on the northern side of Urrdale Road from numbers 20-58, including 3 Beech Avenue and the adjoining area of landscaped wooded ground. These buildings are of high architectural quality and contribute positively to the character of the area. The present conservation area boundary excludes these properties which are of a similar style, date, materials and general appearance to most of the properties within the conservation area and their inclusion would be a logical extension of the boundary. Although the adjacent area of landscaped wooded ground to the west located between Urrdale Road and the M8 motorway is already designated as part of a greater area of Wildlife and/or Landscape Importance it would be afforded greater protection by also being included within the conservation area.



© Crown Copyright and database right 2019. All rights reserved. OS Licence No. 100023379.



PRESERVATION AND ENHANCEMENT

Detailed analysis of the conservation area's character highlighted opportunities for its preservation and enhancement.

The application of planning policies 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.

Opportunities for Preservation and Enhancement

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

Development - Minor works such as the removal of chimneys and replacement or alteration of traditional windows, doors, and roofs with modern styles and materials are

evident and can have the cumulative effect of eroding the character and appearance of the conservation area. The City Council is committed to the preservation of the areas unique character through the application of City Plan policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in the City Development Plan found online at <https://www.glasgow.gov.uk/developmentplan>. The policies relating to alterations of listed buildings and within conservation areas are CDP9 and SG9.

Information and Advice - Property owners and residents have a major role to play in the preservation and enhancement of the Dumbreck Conservation Area. Information on implications of living in a Listed

Building/Conservation Area is available on the Council's website. Residents may contact the Council with any Planning or conservation queries.

Street Furniture - The standardisation and coordination of streetscape elements such as pedestrian barriers, litter bins, street signage, lighting, street name panels, phone boxes and traffic control boxes would complement the formal lines of the prevailing architecture and reinforce the character of the conservation area.

Lighting – It is important that street lighting fixtures complement the architectural and historical character of the area. All lighting fixtures will be assessed on their merit. Glasgow City Council's, Neighbourhoods and Sustainability and Development and Regeneration Services must be satisfied that lighting proposals meet the Council's design standards with regard to light quality and enhancement of the historic environment.

Grants – Possible sources of grant funding would include Historic Environment Scotland and/or Glasgow City Heritage Trust.

Glasgow City Heritage Trust currently prioritises their limited funding in line with their aims and those of their funders. The Trust aims to target funds where

the justification is greatest. In practice this means eligible buildings must clearly demonstrate economic, social, environmental and regeneration benefits. Applicants should be aware that the award of grants is discretionary and subject to availability.

Certain kinds of work are eligible including:

- repair or reinstatement of original architectural features such as windows, decorative work and railings.
- repair structural elements including masonry, roofs and joinery.

For further information contact:

Glasgow City Heritage Trust,
54 Bell Street,
Glasgow, G1 1LQ.
Telephone: 0141 552 1331
Email: info@glasgowheritage.org.uk
Web: www.glasgowheritage.org.uk.



1. Cast iron decorative gate , 264 Nithsdale Road



ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned in What Does Conservation Area Status Mean above, further controls can be applied called Article 4 Directions. These have the effect of controlling minor works which, over time, could erode the character and appearance of the conservation area.

The effect of an Article 4 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 Dumbreck 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.

The General Permitted Development Order (GPDO) which came into force on the 6th February 2011 has in effect removed all permitted development (PD) rights for householders (i.e. dwellings or flat residential properties) within conservation areas without the planning authority having to apply for Article 4 Directions. Flats have no Permitted Development rights in a conservation area. As the rights have been removed by statute any application requires a fee.

Where article 4 directions exist for householder development (e.g. the old Class 1 and Class 3) these are in effect superseded by the new GPDO. However the article 4 directions which exist for Class 7 (fences walls) will not be altered.



CITY PLAN

The City Development Plan can be accessed online at: www.glasgow.gov.uk

The sections of the Plan which are most relevant are CDP 9 and SG 9 – Historic Environment.

The completion of the Dumbreck Conservation Area Appraisal provides an opportunity for the interpretation of this policy at a more local level, focusing on the areas unique character, architectural features, and townscaping detail.





1

FURTHER INFORMATION

Useful Contacts

Specific Conservation Area Enquiries:

Heritage and West Team
appraisal@drs.glasgow.gov.uk

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

Development & Regeneration Services
Phone 0141 287 8555
www.glasgow.gov.uk

For all grant enquires:

Glasgow City Heritage Trust
Tel: 0141 552 1331

Additional enquires:

Historic Environment Scotland
Phone 0131 668 8600
www.historicenvironment.scot

IHBC Institute of Historic Building Conservation
www.ihbc.org.uk

Useful Publications

Glasgow City Council

Glasgow City Development Plan is available on the Council website and details all policies designed to protect and enhance the historic and natural environment.
www.glasgow.gov.uk

Historic Environment Scotland

Guides

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



1

BIBLIOGRAPHY

The Old Country Houses of the Old
Glasgow Gentry, Second Edition, Publisher
James Maclehose 1878.

The Buildings of Scotland – Glasgow –
Published in association with the National
Trust for Scotland 1990.

The Origin and History of Glasgow Streets
by Hugh MacIntosh, 1902.

For further information and advice relating to conservation or heritage issues generally, contact :

Heritage and West
Development & Regeneration Services
Glasgow City Council
231 George Street
Glasgow
G1 1RX

appraisal@drs.glasgow.gov.uk

This publication can be provided in a variety of formats

