

NEWLANDS

conservation area appraisal

DRAFT

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Cover Image: Hillcrest, 56 St Bride's Road

4 INTRODUCTION

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

6 HISTORICAL DEVELOPMENT

Early History
 19th Century
 20th Century to Present Day

16 CHARACTER ASSESSMENT

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

20 CONSERVATION AREA BOUNDARY

Proposed Conservation Area Boundary
 Appraisal Assessment

9 TOWNSCAPE APPRAISAL

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

21 PRESERVATION AND ENHANCEMENT

Opportunities for Preservation and Enhancement
 Enhancement Opportunities
 Grants

23 ARTICLE 4 DIRECTIONS**24 CITY DEVELOPMENT PLAN****25 FURTHER INFORMATION****26 BIBLIOGRAPHY**

1



2

INTRODUCTION

Newlands Conservation Area is located on the south side of the city of Glasgow, approximately three miles from the city centre. Its northern boundary is formed in part by the line of the former Cathcart District Railway and in part by a section of the White Cart Water. To the west, it is bounded by Kilmarnock Road while the southern boundary line includes all properties on Briar Road and Briar Gardens. The eastern boundary follows a line which delineates the interface between the semi-detached and detached villas from the late 19th and early 20th centuries and the subsequent 20th century development outside the conservation area boundary.

Definition of a Conservation Area

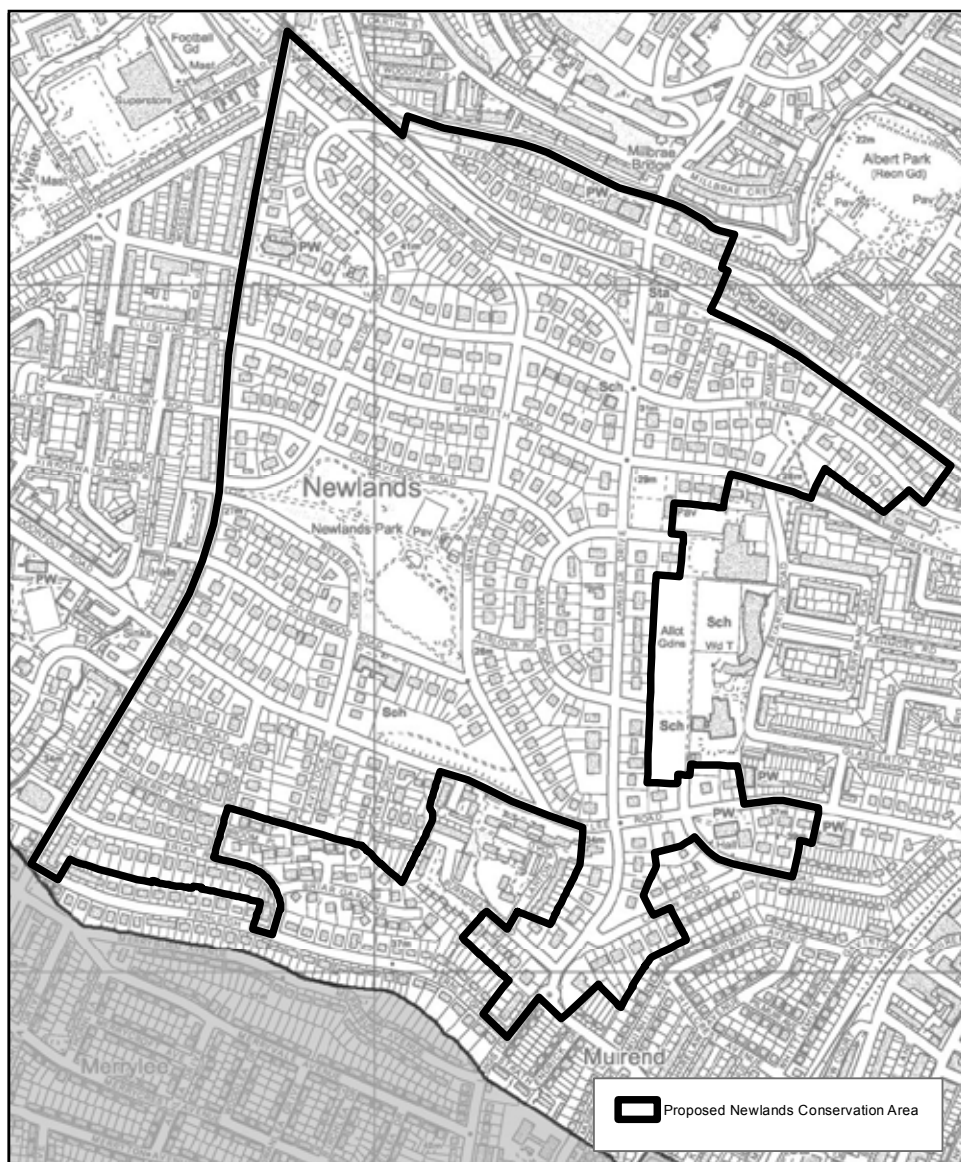
Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 provides the current legislative framework for the designation of conservation areas.

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



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control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

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, 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



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

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

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

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 Ministers 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.

The study will provide an opportunity to review conservation area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. This document will also provide a framework for the controlled and positive management of change in the proposed conservation area and form a basis on which planning decisions in the area are made. It 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 Newlands Conservation Area on 21 February 1985 and designation procedures were completed 18/03/1985 with notices appearing in the Evening Times and Edinburgh Gazette.

HISTORIC DEVELOPMENT

Early History

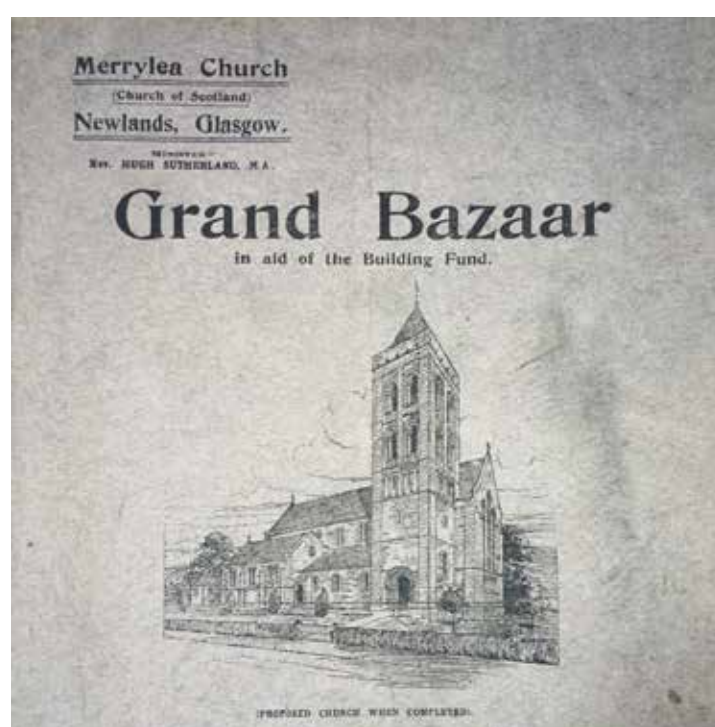
Three ancient parishes were sited in the southside of what is now Glasgow; Cathcart, Eastwood and Govan. The area we now identify as Newlands was located between historic Cathcart, located along the banks of the White Cart River and the industrial settlement of Pollokshaws, which had developed in the 17th century as the largest settlement in the parish of Eastwood. Pollokshaws was the location of a crossing point between two important roads; an east west route from Govan to Rutherglen, and a north south route from Glasgow to Irvine and in the late 17th century expanded rapidly with weaving, printworks and bleachwork factories opening, as well as a variety of other industries. The surrounding farmland was used predominantly for growing crops and raising cattle, and as the village of Pollokshaws expanded, the surrounding crofts were developed into viable farms to support the local population. Historic maps of the area from the 17th century suggest that the area now known as Newlands was located within the Cathcart parish, with several farmhouses indicated, including Newlands and Merrylee, the latter of which was associated with an area named Merrylee Wood.

19th Century

Newlands was formerly part of the Pollok Estate and remained virtually undeveloped until the late nineteenth century. During the early 1800's the area was almost entirely agricultural comprising mainly of two farms called Newlands and Merrylee whose names are still recognised today.



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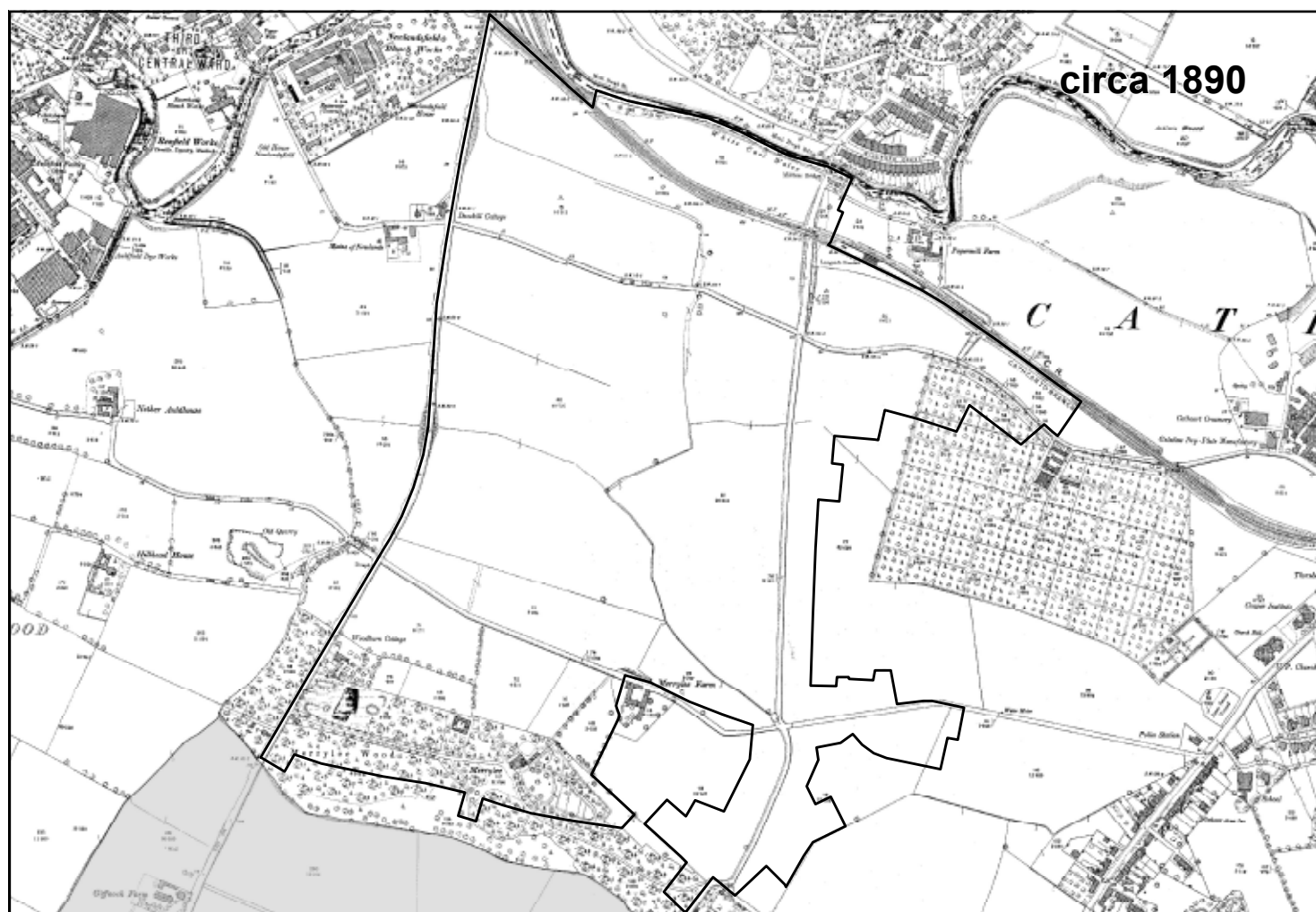


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At the north east corner, just outside the conservation area, there was a paper mill on the banks of the white cart water and to the south lay the two mansions of Merrylee and Woodend in wooded grounds. On the Ordnance Survey map of 1860's the present main roads of Kilmarnock Road, Langside Drive, Newlands Road and Merrylee Road were already clearly defined. The feuing of sites along Newlands Road began in 1894 but by 1895 little had changed although Newlands farm building had disappeared and some of the surrounding smaller fields had been combined to form larger fields. A quarry had been opened within the Merrylee Wood near to Kilmarnock Road. North of the conservation area terraced housing at Millbrae Crescent had been built in 1876 and the Cathcart branch of the railway had been constructed in 1886 with a terminus at Cathcart Station. The remainder of the Cathcart Circle line was completed in 1894, with a station at Langside in anticipation of the development of the surrounding area.

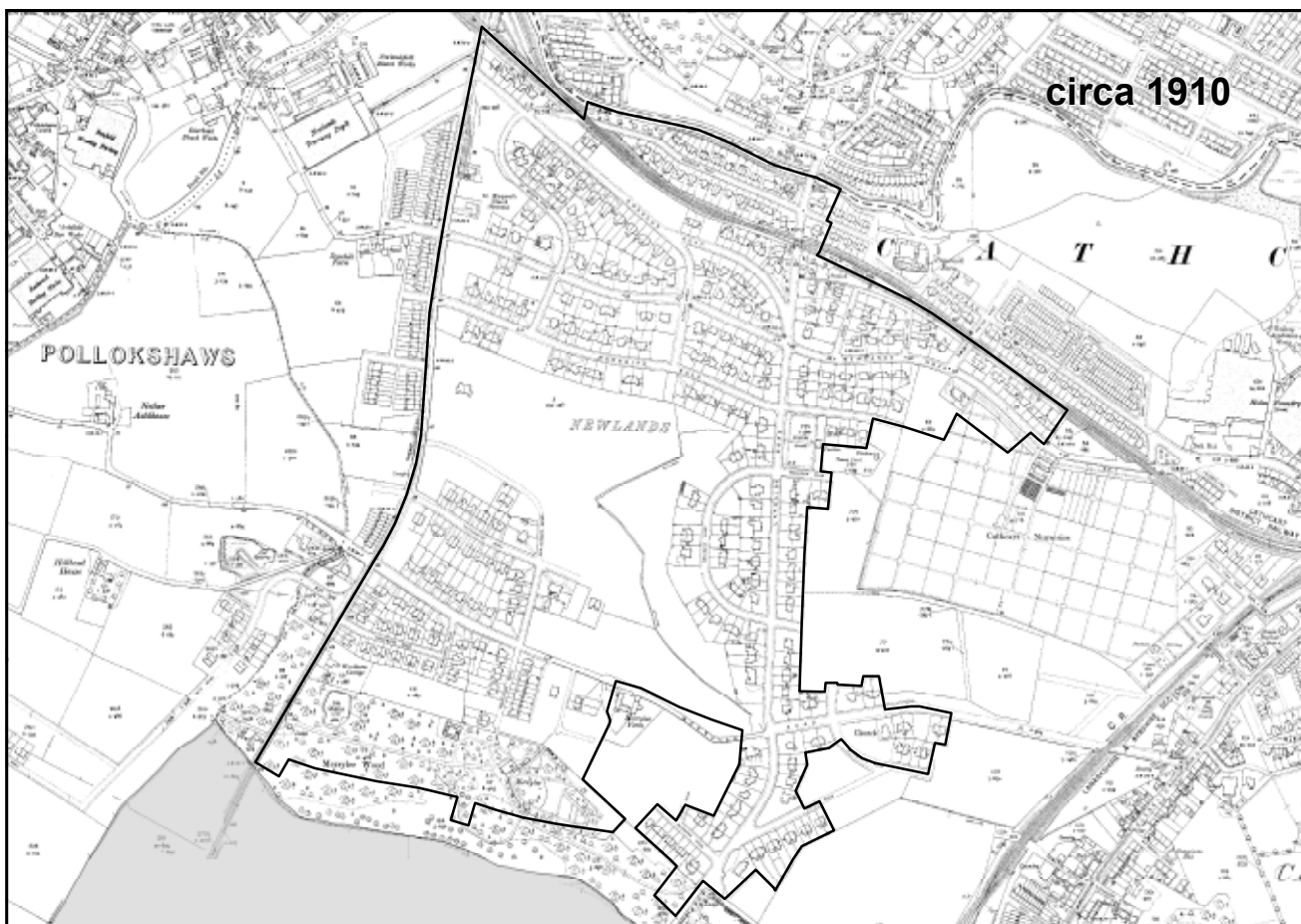
20th Century to Present Day

The beginning of the 1900's saw the most rapid change to the character of Newlands from a rural to a residential area. Between 1898 and 1912 Ordnance Survey Maps show that numerous villas and semi-villas had sprung up adjacent to the main roads and the street pattern had been formed, creating large development plots. The main rural routes through the area had been rationalised and widened with a tramcar route along Kilmarnock Road to the west perimeter of the current area boundary. The three churches were established on individual sites, with the land siting

Merrylea Parish Church and St. Margarets Church being gifted by Sir John Stirling Maxwell, 10th Baronet. Land was also gifted to form the Newlands Tennis Courts located within Newlands Park.

Generally by 1934 the majority of the development of the conservation area had been completed with the exception of several plots that are indicated as allotment gardens on Ordnance Survey Maps from the 1930s, for example adjacent to Corrour Road which now contain 1960s era flatted blocks. Merrylee Farm buildings and Merrylee House also remained amidst the development of the wider area until the 1980s by which point a modern housing development had been constructed.

More recently the Franciscan Convent, chapel, school and gardens whose grounds made up a large area of the southern boundary adjacent to Briar Road, was demolished and a recent development of modern villas constructed. Individual houses were built on a small number of remaining vacant plots including the site of an old quarry between Mulberry Road and Briar Road. Two bungalows were built on the site of former tennis courts in Newlands Road opposite the entrance to St Margaret's Episcopal Church.



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1. Historic map of Newlands circa 1910s / 2. Historic map of Newlands circa 1930s



TOWNSCAPE APPRAISAL



Topography

The geographic area described as Newlands lies to the south bank of the White Cart Water which features gently undulating topography with the horizon often extending only as far as an adjacent house or road boundary. There is a steep rise to the north west to the highest point of the conservation area, which can be seen by the curve of St Bride's Road at this point. The lowest part of the conservation area is the centrally located stretch of land running from east to west containing Newlands Park and also the two streets to the north of the park.

Gateways

The principal gateway from the north of the conservation area is at Langside Drive and Riverside Road. This provides a link from Millbrae Road and Battlefield through to Muirend to the south. There is a clear distinction between the mixed variety of development along Millbrae Road and the Victorian villas with leafy garden areas when entering Newlands. There are a number of less well defined gateways from the east of the conservation area at Merrylea Road and Newlands Road to the east and west perimeters of the Conservation Area. These main roads give access to a heavy traffic flow from the eastern suburbs Cathcart and Muirend through to Pollokshaws and Barrhead Road, and demonstrate a clear change from modern terraced and detached housing to the detached sandstone villas of Newlands. Another gateway is present to the south, at the roundabout between Langside Drive and Muirend Road, where the front elevations and large walled garden of the B listed villa at 83 Langside Drive act as a visual marker.

Street Pattern

The street layout of Newlands is reminiscent of West Pollokshields with its long wide roads transversing the conservation area and narrower winding secondary roads. Indeed many of the street names are reminiscent of Maxwell Family locations which suggests a connection with the local landowners. The current street pattern was based on the original farm roads which are roughly similar to Kilmarnock Road to the west and Langside Drive to the east, as well as the original Newlands and Merrylee farm roads running from east to west roads connecting both Kilmarnock Road and Langside Drive. The westerly edge of the Conservation Area is the line of Kilmarnock Road, which has remained unaltered since at least the early 1800's. The line of Langside Drive has also remained essentially unaltered except for the northerly section near to Millbrae Bridge that was straightened and widened probably around 1886 at the time of the construction of the railway line



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and Langside Station. As the area was feued and developed in the 1900s the streets were formed in a rough grid pattern, with detached and semi-detached villas grouped into blocks of between 10 and 25 plots, and arranged around Newlands Park to the centre. There are only a small number of back lanes located mainly behind terraced properties on Kilmarnock Road and Tavistock Drive.

Plot Pattern

The plot sizes to the detached and semi-detached villas are quite large particularly at many of the corner sites. They are generally rectangular in shape although the corner sites can vary considerably with attractive curves and angles where they follow the road layout. The three church sites are among the largest although the residence at 11 Newlands Road appears to have the largest plot in the Conservation Area. Not surprisingly, the individual plot sizes of terraced properties are the smallest. Many property owners have constructed rear and side extensions, as well as large garages with enlarged driveways to accommodate modern vehicles. This is slowly altering the plot pattern, although generally the impact of rear extensions is mitigated due to the large size of the existing gardens.

Open Spaces

The area is well provided with open space. In the centre is Newlands Park, a traditional and well-used area of parkland, which is a significant component of the Conservation Area. It incorporates a change of ground level, rising to the south, which adds interest and enhances the setting of the houses around it. Large parts of the Conservation Area, particularly Beverley, Calderwood, St Brides, Carlawerock and Lubnaig Roads are beneficially affected by this substantial area of parkland at their core. The park includes paths, play areas, pond and tennis courts as well as lawns, flower beds, large trees and other planting areas.

To the south, taking up a steeper change of level, is a further smaller area of parkland running alongside Merrylee Road. This area, which has a path, lawns, shrubs and trees, does not have the facilities of the main park, but provides a very attractive green edge to Merrylee Road.

There are other smaller areas of open space such as the area of ground on the south bank of the White Cart Water at Riverside Road and the sloping open grassed area containing a children's playground between Newlands Road and Muirsketh Road. There are bowling greens

belonging to Newlands Lawn Tennis Association on Langside Drive.

Circulation and Permeability

Newlands is crossed by four major vehicle routes, Newlands Road and Merrylee Road from east to west, and Kilmarnock Road and Langside Drive from north to south. A rough grid structure allows good permeability through the area via car and for non motorised users, although Tavistock Drive and Letham Drive to the south are cul-de-sacs. Due to the absence of shopping facilities within the area, this tends to be an area of substantial car ownership.

Views and Landmarks

The undulating topography of the area and large numbers of mature trees generally obscure any taller structures in the area. Apart from some external views from the highest point of the conservation area at St Bride's Road the views are mostly internal extending as far as the length of a particular road. There are reasonably extensive views westwards across Newlands Park particularly from the high point on Airlour Road and across the park from the four surrounding roads.

Activities/Uses

The typology of buildings in Newlands Conservation Area is almost wholly residential. There are three churches, a school, a nursery school but no commercial or industrial activities with the exception of a cafe in the former Tennis Clubhouse in Newlands Park. As such, any retail activity falls outwith the Conservation Area in neighbouring Shawlands or further afield, and the majority of activity is of a residential character. Langside train station to the north generates a small but consistent amount of footfall.

Architectural Character

Newlands is the epitome of the leafy suburb. The character of the Conservation Area is largely consistent, with medium to large, detached or semi-detached villas built along wide streets. These villas are generally set well back from the streets approximately 15 metres with this building line remarkably consistent throughout the area. The dwellings have often been sited to the centre of the plots with the result that the front and back gardens are often similar in depth. Usually there are large trees and shrubs along most front boundaries.

The built form is predominantly made up of red or blonde sandstone villas with a wealth of surviving period detail such as gateposts, ornate ironwork, stained glass and traditional sash and case windows. There have been limited alterations and the majority of properties retain their original victorian character. There are also a variety of other materials and styles on show although in smaller numbers, such as Arts and Crafts style with exposed timber and white harling. The area to the south of Woodburn Road was developed slightly later and features red rosemary tile roofs and use of white harling, as well as several bungalows, which gives this area a different aesthetic from the majority of Newlands.

There are a number of 1960s period three storey flats on the north side of 24 - 49 Corrour Road that are not in character with the rest of the area.

Listed Buildings

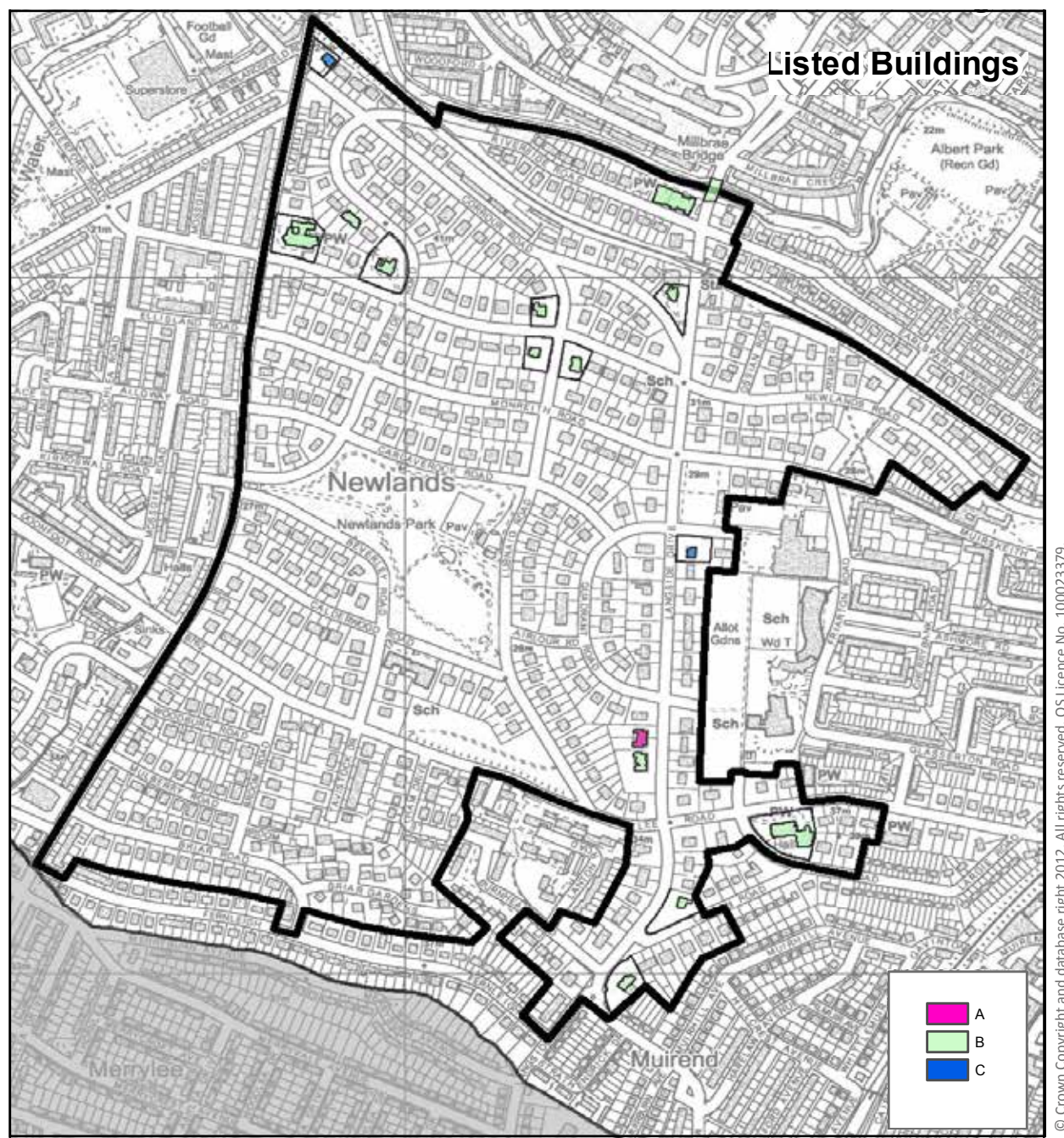
There are sixteen listed buildings within Newlands Conservation Area. Three of these are early 20th century churches which are B listed. Merrylea Parish Church and St, Margaret's Episcopal Church were both designed by the Scottish architect Peter Macgregor Chalmers, in a Romanesque style. They are built from grey rock faced ashlar with slate roof typical of the period. Newlands South Church is situated on the corner of Langside Drive and Riverside



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Road. It consists of a church hall designed by Fred Rowntree and later attached was the main gothic style church structure designed by Henry Edward Clifford. With the exception of the B listed Millbrae Bridge, the remaining listed buildings in the area are residential villas.

For example two villas at 29 Newlands Road and 81 Langside Drive, are both credited to Clifford, and are B listed, 2 storey, deep-eaved villas of high architectural quality.

Another notable building in the area is situated at 11 Newlands Road. A late 19th century, 2 storey, red rock faced ashlar villa

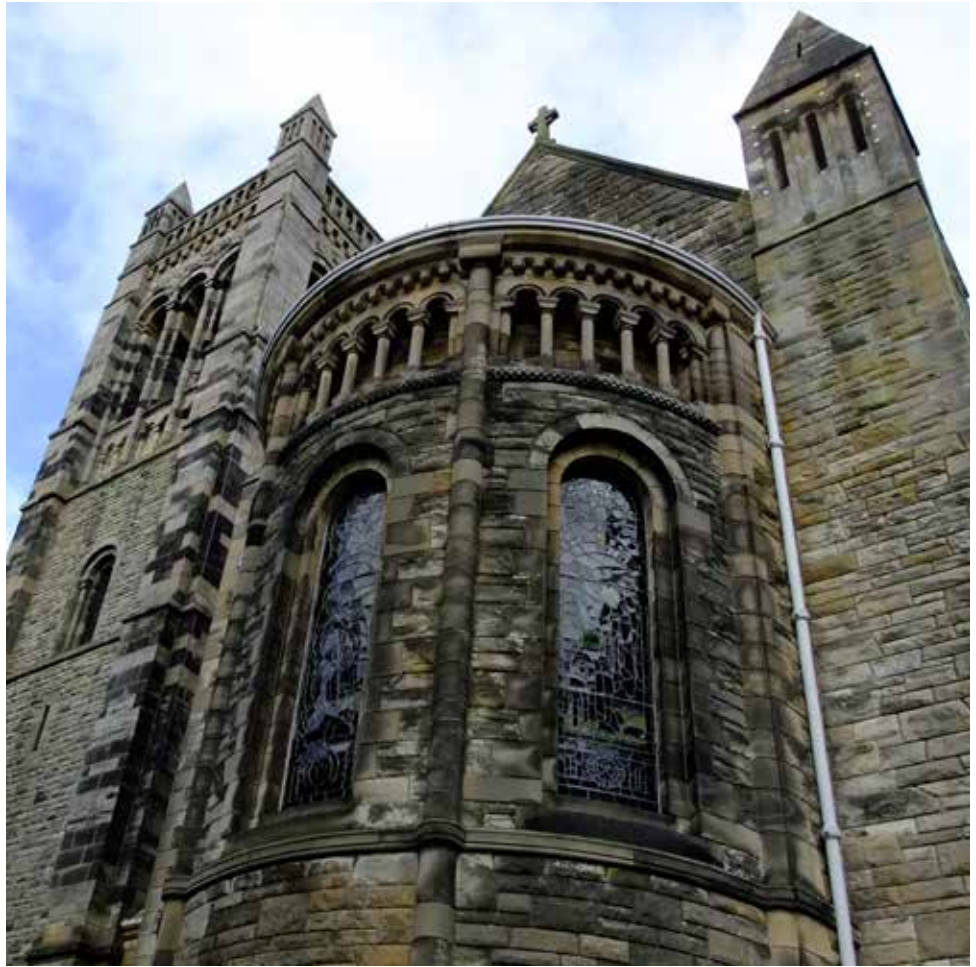
by Thomas Baird. The villa has an unusual, original conservatory attached which enhances the sense of grandeur to the building. At the entrance of the property there are circular gate piers with conical caps set within crenelated caps and decorative wrought-iron gates.

Baird also designed a single storey double villa at 14 - 16 St Bride's Road in 1923-25. This features an unusual symmetrical composition, circular porches recessed on outer flanks, with round-arched doorways and leaded big bell-cast roofs.

The single A listed property is a late 19th century symmetrical 2-storey, 6-bay double villa at 52 - 54 Langside Drive, formerly known as Hughenden. Conceived as a double villa, this sneaked and stugged cream sandstone with red ashlar dressings was occupied as a single dwelling by Hugh McCulloch, a prominent Glasgow Style craftsman. His firm, McCulloch and Co, worked for Wylie and Lochhead executing decorative and stained glass commissions. McCulloch did all the stained glass and most of the paintwork for Wylie and Lochhead at the 1901 Glasgow Exhibition, and later worked for Charles Rennie Mackintosh,

executing all the glass for the Room De Luxe in Miss Cranston's Willow Tearooms, and at Hill House, Helensburgh. McCulloch himself commissioned the interior decoration of his house at 52-54 Langside Drive, and the house has been since listed for its exceptional, near intact Glasgow Style interior and also for its connection with some of the leading craftsmen of the Glasgow Style.

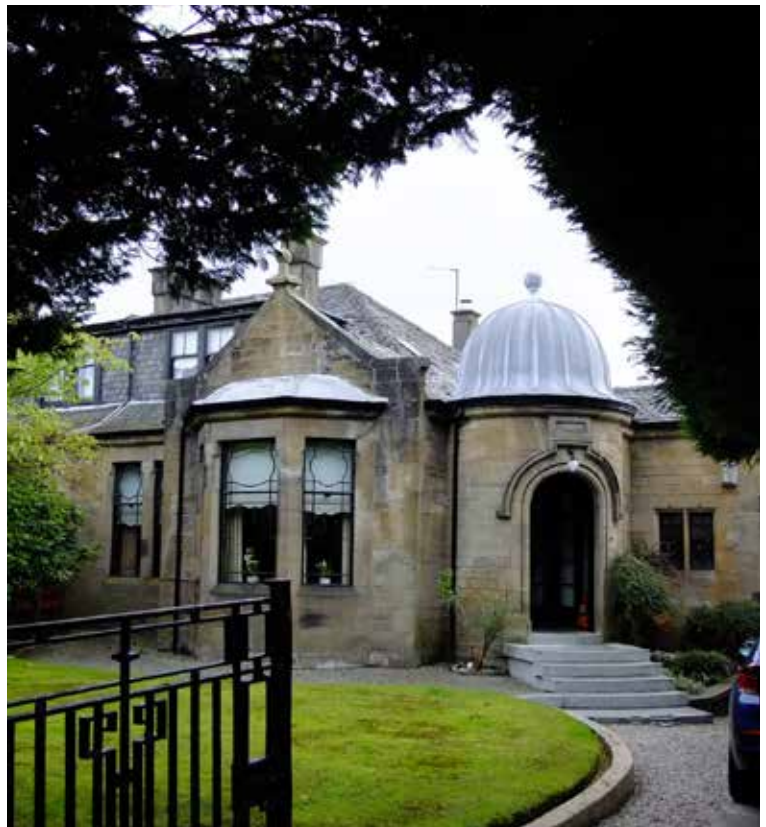
The distinctive early 20th century bowling green pavilion was B listed until it was delisted by Historic Scotland in 2014. The original principal elevation was restrained to an asymmetrical- 3 bays with pavilion roof at the north west, with a further 3 bays and matching pavilion roof added by John Keppie & Henderson to the south.



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Building Materials

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

- Slate
- Rosemary tiles
- Lead
- Blonde/Red Sandstone
- Brick
- Harling
- Render
- Glass / Stained Glass / Painted Glass
- Cast Iron
- Timber
- Terracota
- Granite Setts

Condition

The buildings are generally in very good state of repair. All the individual dwellings and semi-detached houses appear to be well maintained, although there are examples of poor quality extensions and ancillary buildings that are in disrepair, as well as localised areas of poor quality repairs. It should be noted that the vacant property at 86 Langside Drive, 'The Beeches', is on the Buildings at Risk Register i.e listed buildings or properties of historic value that are considered to be at risk.

Townscape Detail

Newlands consists of a variety of late 19th and early 20th century residential buildings. The following townscape details also contribute to the enrichment of the Conservation Area's character:

- Porticos and porches
- Domed roofs
- Decorative bargeboards
- Decorative ironwork including finials, gates, railings and cresting
- Stained glass, plate and crown glass
- Tall ornamental chimney stacks and chimney cans





- Decorative timber entrance doors and storm doors
- Stone crests and date stones
- Art Nouveau sash and case timber windows
- Traditional letter boxes
- Mature landscaping to front and rear gardens
- Original granite sett gutters
- House name plates on stone gate piers with architectural detailing
- Traditional timber garages
- Cast iron rainwater goods and hoppers
- Terracotta ridge tiles

Landscape and Trees

The landscape character is largely determined by the original feuing plan of large villas set in generous garden grounds. As such the area contains a large number of trees, many in front gardens where their impact is immediate. The species vary from small ornamental varieties to large mature species such as beech. Of particular significance are the large number of evergreen trees which continue the leafy appearance through the winter period. These are of many mixed species, but large holly trees are very important along front boundaries, while many mature conifers stand in back and side gardens forming settings for the houses. Gardens throughout the area are normally well maintained, but the practice of pollarding and lopping the rows of Lime trees which are a feature of front boundaries still continues.

Mature planting in private gardens is complemented by the prolific greenery of public spaces including Newlands Park, the former Newlands Bowling Greens and the 1970s era playground/landscaped path in the north east of the conservation area adjacent to Newlands Road and Muirsketh Road. A section of Briar Road to the south perimeter of the area features grass verges with large trees and shrubs which lends this street a particularly leafy character.



CHARACTER ASSESSMENT

Having examined the townscape of Newlands 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 to the character and appearance of the area.

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

There are currently 16 listed buildings in Newlands, one of which is regarded as a building of national importance and awarded category A status, Hughenden at 52 - 54 Langside Drive. Of the remaining 14, 13 are B listed, and 1 C listed.

Listed for its exceptional, near intact Glasgow Style interior and also as a good example of late 19th century Arts and Crafts architecture and for its connection with some of the leading craftsmen of the Glasgow Style - Nos 52 and 54 Langside Drive were conceived as a double villa. However, from circa 1897 onwards they were occupied as one house, ‘Hughenden’, by Hugh McCulloch, a prominent Glasgow Style craftsman. McCulloch himself commissioned the interior decoration of his house at 52-54 Langside Drive, circa 1902. In the latter half of the 20th century, 52-54 Langside Drive was linked with 56 Langside Drive (see separate listing) to form a residential home. In 2003 the linking sections were removed, and the two buildings were returned to individual residential use.

The listed buildings in the Newlands Conservation Area contribute positively to the appearance of the conservation area and provide points of interest to enrich the special character of the area. They reflect the quality of the architecture and individuality of design of both public and residential properties.

Unlisted building of townscape merit –

These are buildings which, although unlisted make a positive visual contribution to the character of the area. In Newlands these are late 19th, early 20th century sandstone residential properties and villas which unify the townscape through their age, design and materials as well as maintaining the visual rhythm created by various forms of development.

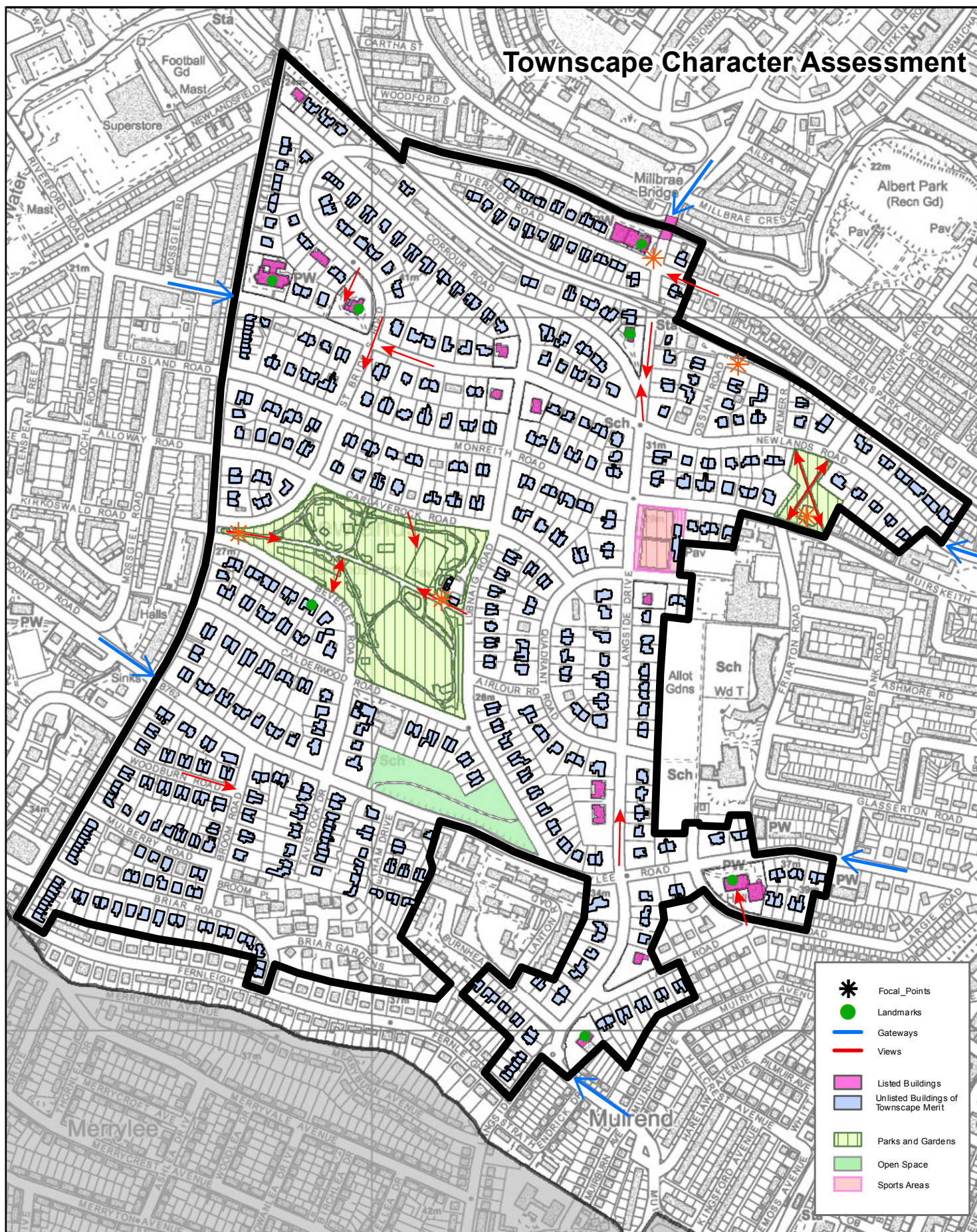
Assessment of Areas

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. These are complemented by the well tended communal area of Newlands Park.

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.





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Key Features

Street Pattern

Newlands features a strong and consistent street pattern of wide tree lined streets which form a rough grid arranged around Newlands Park. To the north the street pattern responds to the Cathcart Circle train route and topography that descends towards the White Cart River, and to the south it has been shaped by a historic Franciscan Convent complex and Merrylee Farm, which survived until the 1970s. Throughout the conservation area there has been little change to the historic street pattern, apart from modern development at Briar Road, and the infill development of several gap sites/historic allotment sites.

Plot Size

Spacious plots with mature gardens along with regular spacing between buildings contribute to the special character of the area and help maintain a strong sense of privacy. Several terraced blocks are also present with large front and rear gardens.

Building line

Buildings in the area are generally set back as much as 10 - 15 meters from the pavement with large front gardens and surrounding hedge rows.

Grand Villas

The majority of the original villas within the conservation area are built on a grand scale with their own spacious grounds.



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Use of traditional materials

Sandstone is the predominant building material, and there are also examples of timber and roughcast/harling. Roof materials include slate and rosemary brindle tiles. Cast iron, timber and sandstone boundary walls and gatepiers make a valuable contribution to the quality of the conservation area and contribute to its cohesive character.

Architectural quality and period details

Newlands is an area characterised by fine Victorian buildings. The listed buildings and surrounding unlisted buildings of merit in the area contribute positively to the character of the conservation area. There is a presumption within the City Plan that these buildings will be retained and reused wherever possible. Many of these buildings retain traditional features such as period style sash and case timber windows, cast iron detailing, original chimney stacks and pots and many other examples.

Variety of Architectural Styles

Individual houses within Newlands display a wide range of architectural styles contributing to a rich visual character.



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Consistent building heights

The building heights are generally consistent as defined by the original two storey villas. Due to the rising topography to the northern part of Newlands, several villas are raised from street level, providing a more prominent feature in the streetscape.

Sense of enclosure

This consistent element can be experienced in most streets of Newlands, 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 in Newlands 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 including Newlands Park, the green space between Newlands and Murskeith Road, Newlands bowling greens and the green space between Merrylee and Lubnag Road.



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. Replacement doors, windows, roof coverings, gates, front garden hardstanding and garages have to some extent eroded the special character of the conservation area.

Use of inappropriate materials

The use of traditional materials in Newlands Conservation Area is another important element of its character and appearance. While the historic fabric is generally intact with only a limited amount of modern materials. Where this does occur there is usually a loss of character. Several examples include the replacement of original timber windows with modern plastic substitutes, use of render to chimney stacks and extensions, the replacement of traditional gravel driveways with tarmac/monoblock paving and the use of cast stone/brick in prominent locations.

Application of exterior coatings to stonework

The application of inappropriate finishing materials to historic fabric, including facades, gatepiers, porticos, chimney stacks and timber detailing erodes the quality of the character and appearance of the conservation area. The removal of any inappropriate and harmful exterior coatings is therefore an important aspect of the preservation and enhancement of the area.

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. Where possible original kerbs and setts should be retained, as well as original details such as pavement lights and cast iron manhole covers which should be retained in situ wherever possible.

Reuse of Vacant Property

Vacant property has a negative effect on the character of an area. To ensure the continued vitality of Newlands it is important that vacant dwellings are returned to use. For example the B listed property at 83 Langside Drive has been vacant and on the Buildings at Risk Register since 2013.

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.

BOUNDARY

An important element of this appraisal is the assessment of existing conservation area boundaries. Examination of the Newlands Conservation Area boundary has shown that it requires amendment.

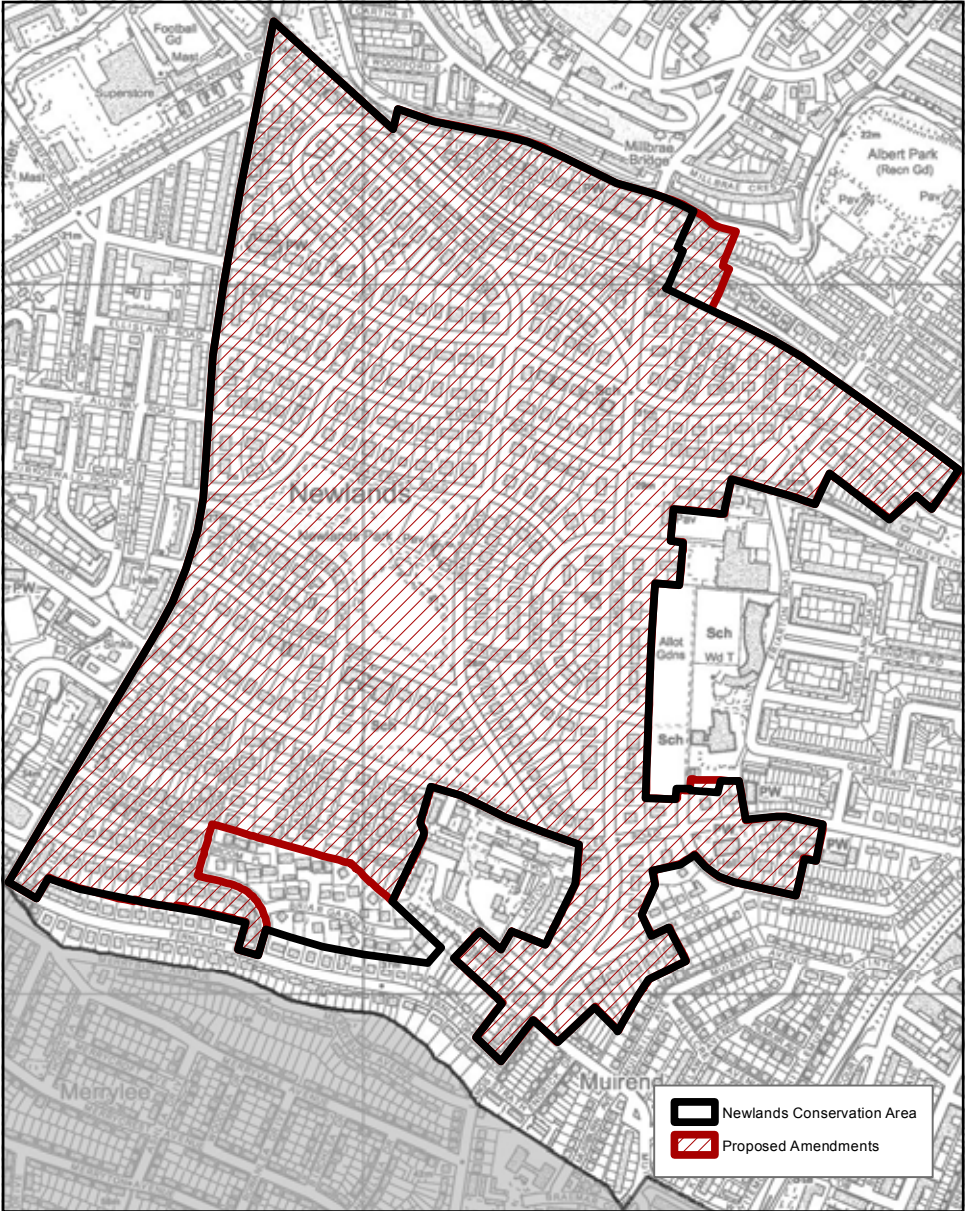
Conservation Area Boundary

The north boundary is formed by a combination of green corridors. The railway embankment provides a green backdrop to the north-east of the Conservation Area, with the White Cart River further enhancing the north-west corner. The large linked open space formed by bowling greens, the allotments and the school playing fields to the east provide a very clear division between Newlands and the former council housing to the east. The west boundary is Kilmarnock Road, where there is a separation and change of character to the smaller house types and more compact layout. Only to the south is the boundary less well defined where the more modern houses south of Merrylee Road integrate into the continuing residential area of Merrylee and Giffnock.

Appraisal Assessment

An important element of this appraisal is the assessment of existing conservation area boundaries. Examination of the Newlands Conservation Area boundary has shown that on the whole it is clearly and logically defined except at two locations.

On Earlsparke Avenue, at the north east corner of the conservation area, there are twelve semi-detached residences outside the conservation area adjacent to other properties within the conservation area of similar design and construction. These properties are finished with red sandstone, heritage slate roofs, stained glass sash and case windows and other details such as intact boundary walls and finials. It is therefore proposed that these twelve properties addressed at 3 - 15 and 4 - 14 Earlsparke Avenue are of sufficient merit to be included in the conservation area. This boundary amendment will also encompass an additional part of the White Cart River and area of the platform at Langside Railway Station.



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At the southern end of the conservation area the development of new residences in the grounds of the former St Francis Convent and School has considerably altered the architectural character of this part of the conservation area. While this modern development demonstrates consistent materiality and plot pattern, it does not harmonise with the prevailing character of the wider area and there is a clear break in the urban fabric upon entry to Broom Place and Briar Gardens. As such, in order to ensure that

the conservation area boundary is well defined and consistent it is proposed that this recent development, to include the properties at 1 - 8 Broom Place, 1 - 22 Briar Gardens and 1 - 7 Briar Grove, be removed from the Newlands Conservation area boundary.

The boundary has also been rationalised in some areas to remove inaccuracies and include rear gardens that had been previously omitted.



PRESERVATION AND ENHANCEMENT

Detailed analysis of the conservation area's character has 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 area's unique character and are dealt with in the following pages.

Opportunities for Preservation and Enhancement

Maintenance - The best means of preserving the character and appearance of any area is through the routine maintenance of buildings. Roofs, domes, statuary, chimneys, windows, doors, guttering, stonework 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. Alterations including the installation of dormer windows, roof-lights and the erection of poorly designed or overscaled new extensions and garages have a similar effect. While protecting the character of public elevations is of primary importance, many villas have features of interest to rear elevations and these too should be conserved.

Glasgow City Council is committed to the preservation of the area's unique character through the application and enforcement of City Development Plan policies.

Information relating to the key policies which promote the sympathetic design, repair and maintenance of property in the Conservation Area can be found in CITY DEVELOPMENT PLAN (adopted March 2017) online at www.glasgow.gov.

gov.uk and at Exchange House reception, 231 George Street, Glasgow, G1 1RX.

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.

Front Boundary Treatments - The quality of streetscape formed by wide avenues and drives flanked by stone boundary walls, gate piers and hedges has been reduced in places by inappropriate boundary treatments. The reinstatement of traditional railings, gates, boundary walls and hedges would restore and further enhance the character of the historic streetscape.

Tree Replacement/Maintenance - Retention of tree cover in streets and private properties will be encouraged in order to protect the special landscape character of the area. This will be achieved by identifying appropriate species for replanting schemes whilst discouraging the planting of fast growing conifers. While replacement with smaller native species brings biodiversity benefits, where space allows, the splendour and scale of the original species should be continued.

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. B listed 'Carradale', 29 Newlands Road / 8 Lubnag 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.

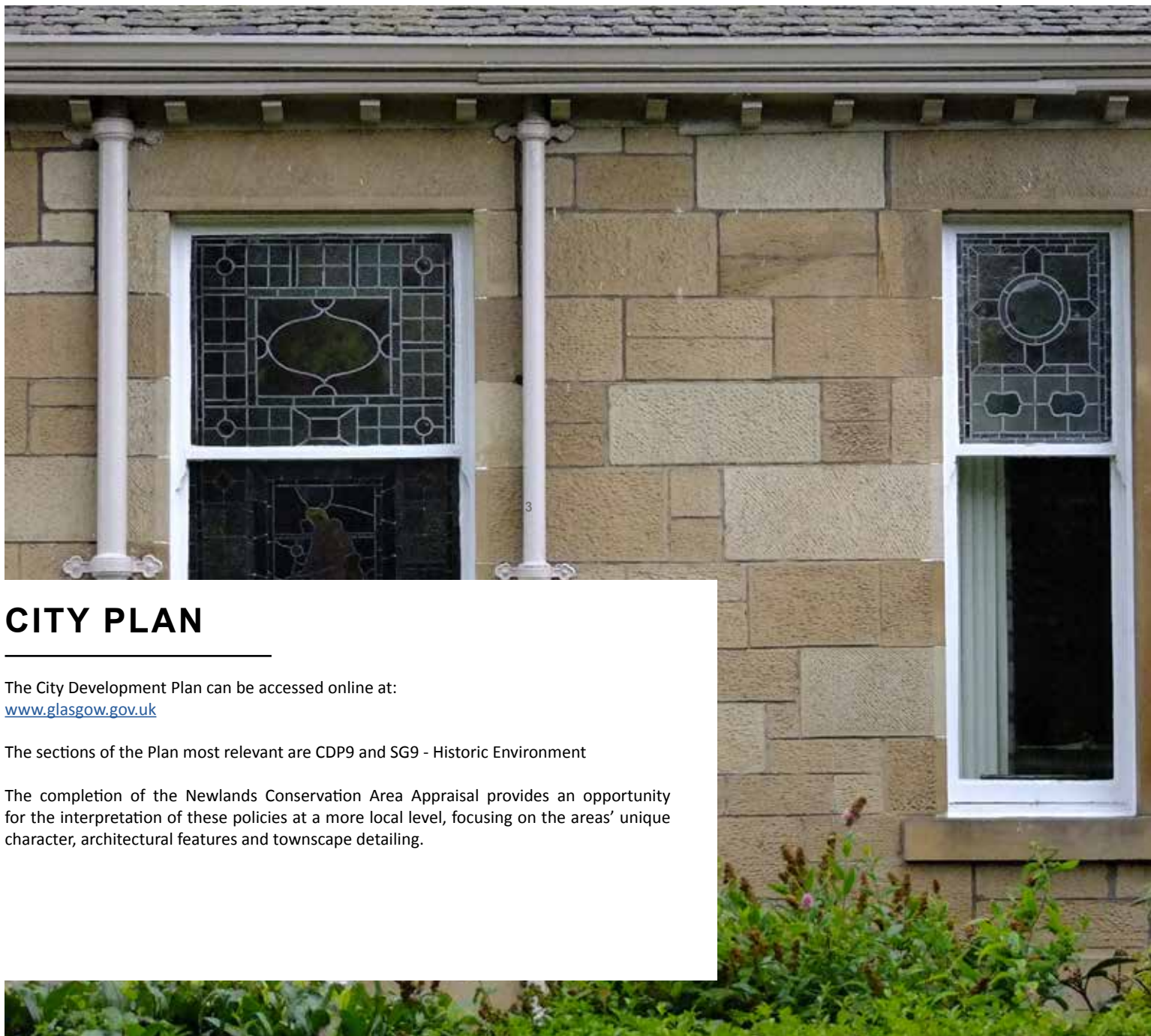
The Newlands Conservation Area has Article 4 Directions covering the following Classes of Development:

- 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 flatted 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.

The quality and character of the Newlands Conservation Area will be maintained through the implementation of policies contained within the adopted City Development Plan (adopted March 2017).



CITY PLAN

The City Development Plan can be accessed online at:

www.glasgow.gov.uk

The sections of the Plan most relevant are CDP9 and SG9 - Historic Environment

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



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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 enquiries:

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



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BIBLIOGRAPHY

Williamson, Elizabeth, Riches Anne and Higgs, Malcolm - The Buildings of Scotland, Glasgow. Penguin Books, 1990.

Reed, Peter - Glasgow, The Forming of the City. Edinburgh University Press, 1999.

A Guide to Conservation Area in Scotland by Historic Scotland, Scottish Executive Development Department 1999.

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

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