

CROSSHILL

conservation area appraisal



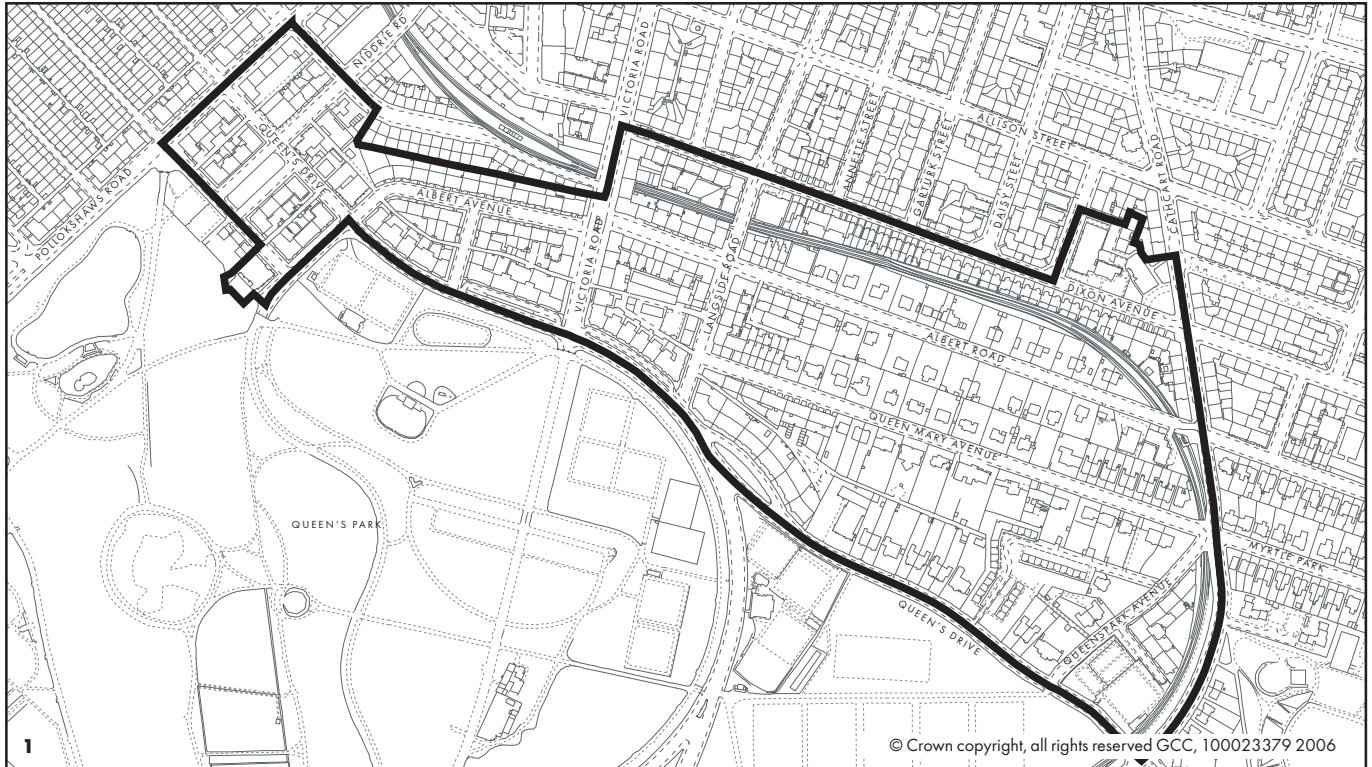


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1. Entrance detail to Queen's Drive / Langside Road

2. Detail of pediment in Dixon Avenue



INTRODUCTION

Location

The Crosshill Conservation Area is located approximately two miles south of the City Centre. It lies between the two main traffic routes of Pollokshaws Road and Cathcart Road on the northern boundary of Queen's Park.

Definition of a Conservation Area

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

A conservation area is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

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

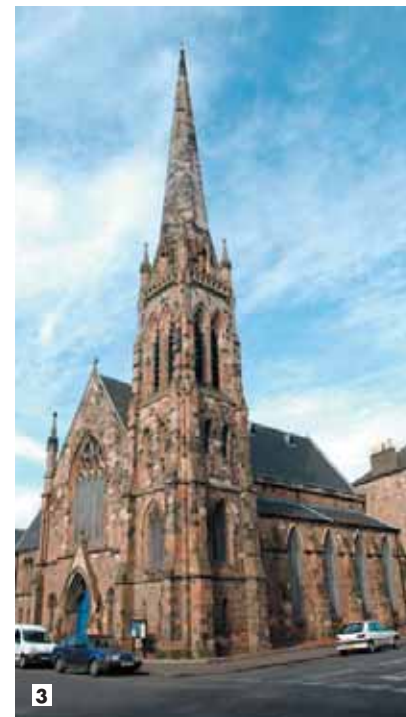
What Does Conservation Area Status Mean?

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

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 cleaning or painting of the exterior, provision of hard surfaces, and
- Additional control over satellite dishes

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



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

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 and to identify its important characteristics. It is also a vital tool to enable the active management of the Crosshill Conservation Area. 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.

This information informs consideration of conservation area boundaries as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and priorities for enhancement and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan (adopted August 2003).

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

Designation

The Crosshill Conservation Area was first designated by Glasgow District Council on 16 July 1975 and subsequently extended on 30 March 1990.

1. Extent of Crosshill Conservation Area
2. Carved Statue on the corner of
Langside Road / Queen's Drive
3. Strathbungo Queen's Park Church at
Queen's Drive / Albert Avenue

HISTORICAL DEVELOPMENT

Early History

The origin of the name Crosshill is uncertain but was formerly written Corsehill or Corshill. It is possible that the name originated from a cross that stood in the area which may have acted either as a boundary marker for the lands of the ancient hospital of Polmadie, or as a sign to guide people to a chapel dedicated to St. Thomas.

Medieval

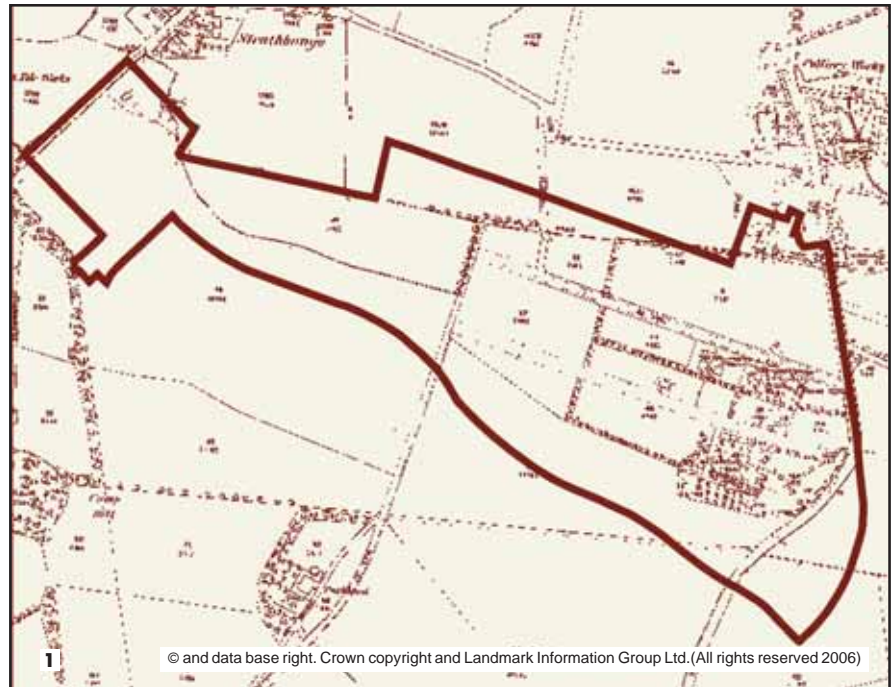
Until the 1950's, Crosshill had a link to late medieval times. A much altered and extended house, which was eventually rebuilt, was on the site of a building dating back to at least 1567. The lands on which the house stood amounted to some 76 acres and were once part of an endowment of the hospital of Polmadie, which was abolished in 1450. All that remains of this connection with Glasgow's medieval past is an area marked by gateposts, which formed the entrance to the house when it was separated from the lands of Crosshill in 1840.

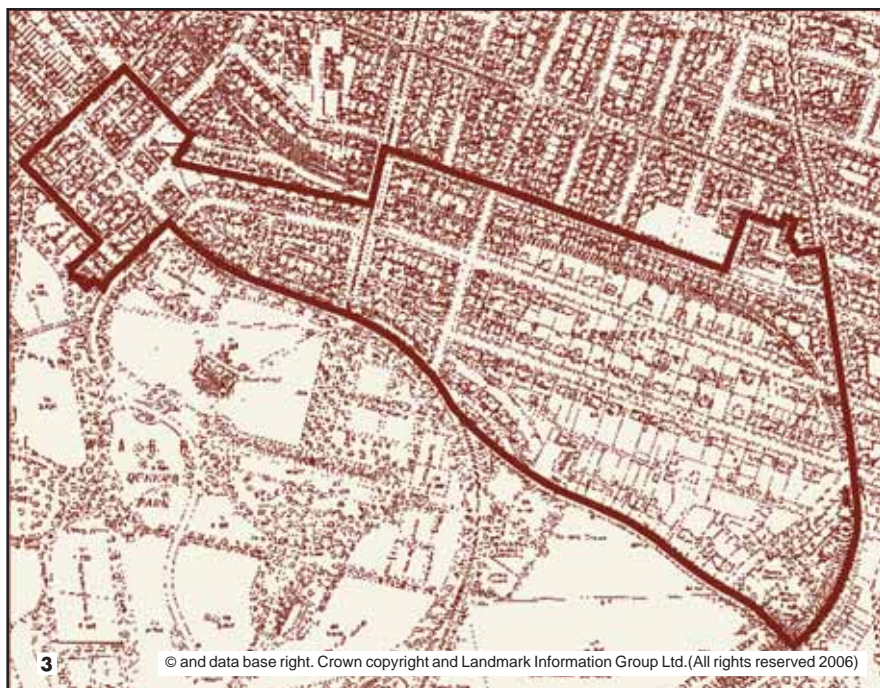
18th Century

There is very little evidence of development during the 18th century with the notable exception of Crosshill House and its feu. The area now covered by Crosshill was almost entirely rural with the exception of a few country houses built along the road to Ayr and Kilmarnock.

19th Century

The growth of population and industry in Glasgow through this century saw the flight of the affluent business and professional classes to the surrounding suburban areas, such as Crosshill. Here, they could enjoy better amenity. Crosshill's growth accelerated with the opening of Queen's Park in 1862





In 1857, Glasgow Corporation purchased the lands of Pathhead Farm, some 143 acres. The City was fortunate in being able to feu off enough of the land to the north to enable the purchase price to be re-couped. This northern area of the original farm forms part of the present day district of Crosshill.

The land was purchased with the intention of providing a public park for the benefit and enjoyment of the citizens of Glasgow. Notably, it remained outside the city boundary for almost 30 years.

Crosshill became a Police Burgh in 1871 and together with the other small burghs south of the Clyde was incorporated into Glasgow in 1891.

20th Century

From the Ordnance Survey map of 1913, the layout of Crosshill is almost as it is today, with the exception of the demolition of Crosshill House in Crosshill Avenue. This was replaced by groups of purpose built terraced cottages for the elderly designed and built by the then City Architect in 1948.



1. Historical map circa 1860
2. Historical map circa 1912
3. Historical map circa 1933
4. Balmoral Crescent, Queen's Drive



Elsewhere the boundary is defined by Pollokshaws Road, the centre line of which forms the boundary between the Crosshill Conservation Area and the Strathbungo Conservation Area.

Street Pattern

The irregular grid street pattern is created by a street hierarchy. The main routes through the area travel north-south and tend to be short in length. These are linked by long east-west streets which in turn are served by lanes which criss-cross the area.

Plot Pattern

The area divides distinctly east and west from Langside Road with the plot sizes or feus generally larger east of this road, which contains villas set in their own gardens. To the west the typical plot sizes are smaller and more regular reflecting the tenemental development.

Open Space

Open space is limited within the conservation area boundary. Niddrie Square is a small green space enclosed by railings and London Plane trees. On the north side of Queen's Drive a green verge with large trees, creates a link to Queen's Park. To the southeast, a

TOWNSCAPE APPRAISAL

Topography

Crosshill lies on an area of undulating land created by drumlins. The western section of the area is flat, from Langside Road to Pollokshaws Road, beyond which, the land gently rises eastwards to Cathcart Road and the 'Crosshill', which gives its name to the area. The Cathcart Circle railway line crosses through in a cutting to the north and east of the area as a distinctive feature and the villas on the rise of Albert Road and Queen Mary Avenue appear to be more prominent as a result. To the south it is framed by rising ground at Queen's Park and the recreation grounds. To the east, west and north, land slopes gently away from these high points.

Gateways

Strong gateways to Crosshill Conservation Area are seen at:

- The junction of Queen's Drive at Langside Road which is dominated by the sweeping curve of Royal Crescent and Balmoral Crescent.
- Victoria Road at Queen's Park.

Conservation Area Boundaries and Edges

Strong townscape edges are defined by the Cathcart Circle railway line; Cathcart Road and Queen's Drive.

The open spaces of Queen's Park create a very strong edge to the conservation area contrasting with the terraces and crescents of Queen's Drive.

1. Victoria Road looking towards Queen's Park
2. Green space enclosed by railings, Niddrie Square



bowling green and formal gardens adjoins Queen's Drive.

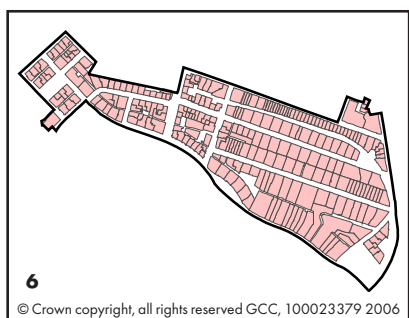
Open space in the area west of Langside Avenue is limited to small gardens of the terraced and tenemental stock.

Circulation and Permeability

The lanes criss-crossing the area provide another layer of accessibility through the area for residents.

Views

The many steeples and spires are important landmarks within and around the area. Views of these along Crosshill Avenue from Queen's Park Avenue, from Albert Avenue to Balvicar Drive and Victoria Road, contribute to the character of the area.



The formal view from Victoria Road to Queen's Park and the tree lined avenue beyond is also a key element of the townscape. The best view into the area is from Hampden Terrace on a rise over looking Crosshill. From this vantage, the Terrace of Queen's Drive and the steeples and spires of the area are particularly prominent.

Activities and Uses

The Crosshill Conservation Area is predominantly a residential area. This is broken only on the major transport corridors e.g. Victoria Road; Cathcart Road and Pollokshaws Road which carry retail/commercial functions at street level with residential use above.

Architectural Character

Two building types dominate: the tenement and the villa. The tenements vary from the plain, largely unadorned as in Albert Avenue, to the fine French Renaissance terraces of Queen's Drive. To the east, the area has large villas in mature gardens and small terraced housing with small gardens.

The area can be sub-divided into two 'character areas':

Character Area One

In the area between Pollokshaws Road and



Langside Road the predominant building type is the tenement. From the plain to the flamboyant the tenements define the character of this western area punctuated here and there by prominent steeples and spires. The range of tenemental architecture is wide. Those fronting Pollokshaws Road are plain and three storied with Niddrie Square being four storied and more decorative with bay windows.

To Queen's Drive, later 19th century tenements are three storied in a French style including mansard roofs and pedimented dormer windows, stone bracketed eaves and other details carved into the stone. They often have prominent or ornate chimney heads and decorative cast iron railings to steps and basements. Albert Avenue, Langside Road, Albert Road and part of Dixon Avenue contain simply detailed 3 and 4-storey tenements with prominent, plain chimney heads often with very small or in some cases no front garden.

3. Formal public garden at Queen's Square
4. Camphill Queen's Park Church Balvicar Street/Balvicar Drive
5. View westwards along Queen's Drive showing spire of the former Crosshill Queen's Park Church
6. Plot Pattern

CROSSHILL

conservation area appraisal



The buildings on the east side of Victoria Road are four storeys between Dixon Avenue and Albert Road. The Dixon Avenue corner is characterised by an iron crested French style roof with canted bays and prominent chimneystacks. Roofs are slated except for the Albert Road/Victoria Road corner where slates have been replaced with modern concrete tiles.

The section of Victoria Road between Albert Road and Langside Lane is three storeys with a curved corner bay to Albert Road, which is more detailed having architraved windows, and is corniced at first floor level. The adjoining tenements to the lane are plainer in appearance.

The block from Langside Lane, which returns to Queen's Drive is three storied with attic and basement in the French Renaissance style with mansard roof, pedimented dormers, bay windows and balustraded parapets.

The section of Queen's Drive between Victoria Road and Langside Road was originally called Balmoral Crescent and continues the 3 storeys and attic with basement theme of much of the Drive. This section is in the French Renaissance style with cast iron balustrades to the first storey. At the top corner of the return to Langside Road, there is a stone carved female figure reminiscent of the Statue of Liberty and carved stone heads at ground level.

Character Area Two

This area is marked by villas situated on the rise of 'Crosshill' and is bounded by Cathcart Road and Dixon Avenue. The villas of Crosshill date mostly after c.1840, however, this area develops more rapidly after the opening of Queen's Park in 1862. The fine large villas beyond the former Crosshill Queen's Park Church on Queen's Drive are characterised by fretted timber bargeboards and porches and date from the mid 1870's. The villas of Albert Road and Queen Mary



Avenue are an eclectic mix of styles and designs. There are notable exceptions to this such as the sheltered housing in Crosshill Avenue, the distinct terraced housing of Dixon Avenue, and the grand terrace of tenements that make 42 - 76 Queen's Drive (formerly known as Royal Cresscent) from 1869, the former Crosshill Queen's Park Church in Queen's Drive, and the Dixon halls and Holy Cross Church in Dixon Avenue / Cathcart Road. Dating from 1872-3 this building is in the Gothic style with a buttressed square tower and octagonal stone spire. This former church has been converted to residential use.

Another notable former church building in the area is at the junction of Dixon Avenue and Langside Road. It is category 'B' listed and dates from 1891-3 and is in the Gothic style. The building features an octagonal turret beside the porch. The sheltered housing development in Crosshill Avenue constructed in 1949 has a simple unity of

design with its distinctive red brick , small paned casement windows and red tile roofs. It was given a festival of Britain award for merit in 1951 and is built on the site of Crosshill House. The presence of stone boundary walls and gate piers across this sub area adds significantly to its character, most notably in Dixon Avenue, the semi detached villas in Queen's Drive and in the streets of the villa area on the hill.

1. Iron crested French roof south side of Niddrie Square
2. Niddrie Square - north side
3. Dixon Avenue - terraced housing with semi-circular bays and decorative finials
4. Queen Mary Avenue looking west
5. Semi - detached villas in Queen's Drive with gate piers / stone boundary walls and mature gardens

Building Materials

The traditional building materials found in the conservation area are: -

- Red and buff sandstone
- Slate
- Cast iron
- Timber
- Glass
- Clay/terracotta
- Granite/whin setts
- Brick and stone

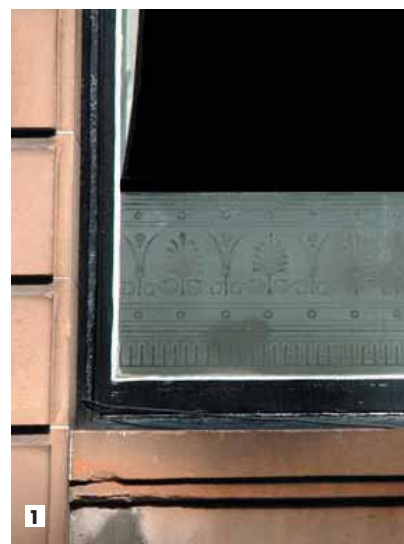
Modern materials are also found in the conservation area, but their inclusion below does not mean that their use is acceptable: -

- Concrete
- Metal
- UPVC
- Tarmac
- Render/roughcast
- Timber

Condition

The condition of the conservation area is good but with pockets of disrepair. The main problems of disrepair stem from a lack of regular maintenance. Routine repairs to rainwater goods, roofs, and railings will help to eliminate many of the problems and greatly assist in the enhancement of the area.

1. Etched glass detail in window - Queen's Drive
2. Decorative cast iron railings - Queen's Drive
3. Carved statue - Langside Road / Queen's Drive
4. Lamp Standard - Kingsley Avenue
5. Decorative chimney and pots - Maybank Street
6. Trees in Crosshill Avenue





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Townscape Detail

The presence of the following features adds significantly to the character of the conservation area: -

- Towers
- Spires
- Finials
- Roof decoration
- Balustrades
- Statuary
- Stone-carving
- Cast iron railings
- Bay windows
- Decorative/tall chimney stacks
- Pedimented dormer windows
- Stone boundary walls and gate piers
- Stone bracketed eaves
- Lamp Columns



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Landscape and Trees

Trees are of considerable significance in the area. The verge to Queen's Drive includes many large trees and the area east of Langside Road is generally leafy with many mature garden trees especially in the grounds of the villas. The railway line to the west has occasional trees, which, together with those at Dixon Halls, contribute to enclosure of the area to the east. In contrast, the western end, has little in the way of trees. Maybank Street and Niddrie Road however, benefit from views of trees in adjoining areas, (Queen's Park and Strathbungo), while Albert Avenue has no trees and no views out to trees. It is more typical of the grid of streets north of the Conservation Area (in Govanhill), which also tends to be a harder environment. Albert Avenue does have the advantage over some other streets in that it is wide and a cul-de-sac. There is scope for streetscaping to include formalised parking arrangements and street tree planting.



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Crosshill Avenue is the only street to have trees out-with the boundary of properties although they may still relate to the feus they are located alongside. Trees and shrubs are also found in a triangle of ground in Queen's Drive Lane.



CHARACTER ASSESSMENT

Introduction

Having examined the townscape of the 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. This will include features which contribute positively and are worthy of retention as well as those features which make no positive contribution or which detract from the character and appearance of the conservation area.

Listed below are: -

- **Key Features** - Essential elements which define the special architectural and historic character of the area.
- **Key Challenges** - Inappropriate elements which detract from the character and appearance of the area.
- **Positive Buildings and Areas** - These are considered to be buildings or areas which contribute positively to the character of the conservation area and which it is considered desirable

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

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

Key Features

Architectural quality The essential character of the area is its mixture of villas and cottages,

terraces and tenements, some listed as being of special architectural or historic interest and other unlisted buildings of merit.

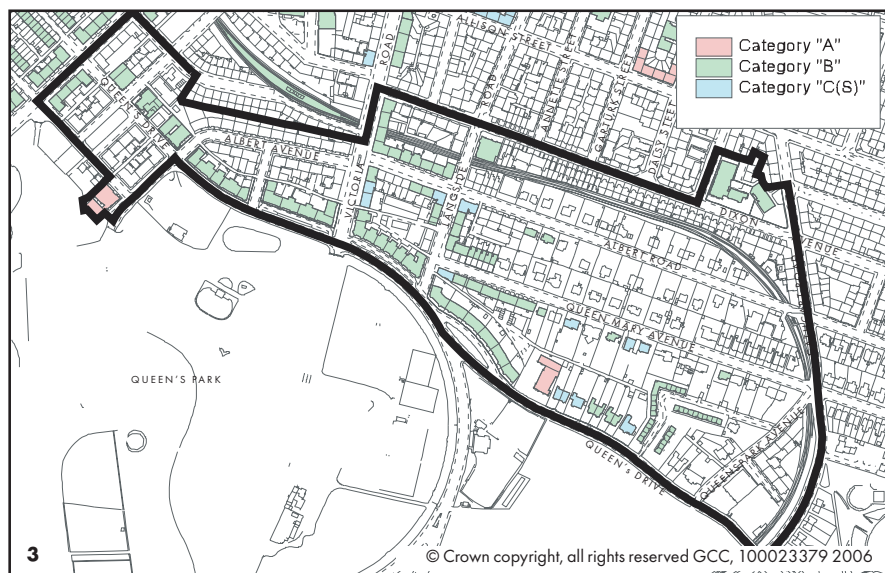
Street pattern The street pattern is distinctive and helps to define the character and appearance of the conservation area. All the streets of this area, which are relatively wide, are part of its fundamental character

Treelined streets The presence of trees within the townscape is an important characteristic.

The unity of form and well defined building line of the tenemental terraces and terraced housing is another defining characteristic.

Conical and squared tower features to tenements and terraces Examples such as those found at Kingsley Avenue/Queen's Park Avenue and at Albert Road/Cathcart Road create strong corner elements and skyline interest contributing positively to the character of the conservation area.

Church steeples and spires are important features both viewed from within and out with the area. All are included in the Scottish Ministers List of Buildings of Special



Sense of enclosure is a significant element that can be experienced especially in the villa area on the hill where boundary walls and mature gardens contribute significantly to the character of the area.

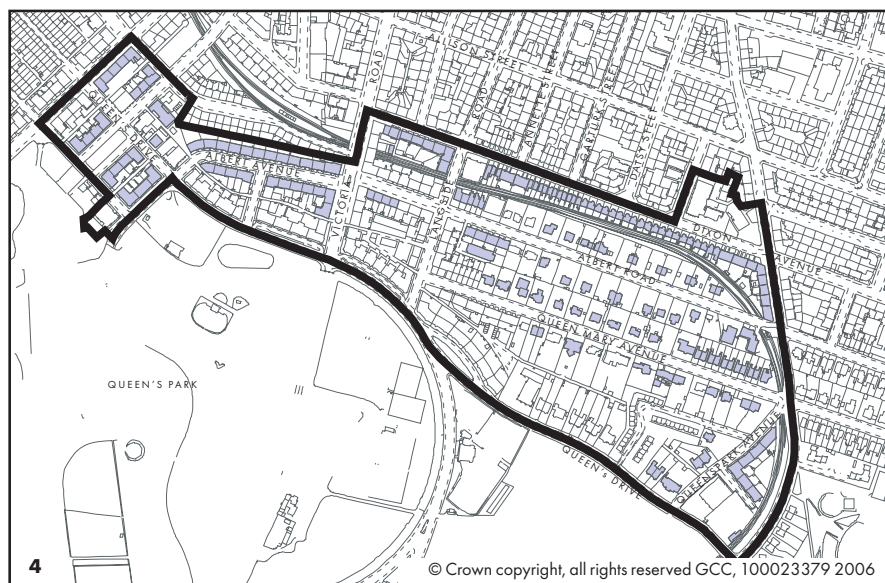
Villas and their setting The villas in a green setting: gardens or feus of the villas are another significant element and their retention is fundamental to preserving the character and appearance of the conservation area. The villas are often centred in their feus with the majority keeping to a recognised building line.

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, the proliferation of inappropriate replacement doors, windows, roof coverings and boundary treatments has to some extent eroded the special character of the Crosshill Conservation Area.

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 nineteenth century terraces and tenements.



Architectural or Historic Interest.

Use of traditional materials such as buff and red sandstone, slate, timber windows and doors and cast iron; make a valuable contribution to the quality and unity of the conservation area.

Survival of original details details such as lamp standards, close tiles, cast-iron railings, stone copings, timber sash and case

windows, granite kerbstones, decorative stone carvings, prominent, decorative, tall chimneystacks/breasts and roof decoration (such as the iron crested French style roof on the building at the corner of Dixon Avenue and Victoria Road) add variety and bring unity to the area.

Stone boundary walls and gate piers to the streets and lanes are important features found across the area.

1. Architectural award - Crosshill Avenue sheltered housing development
2. Queen's Drive / Victoria Drive showing carved stone heads
3. Location of Listed Buildings
4. Location of Unlisted Buildings of Merit

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.

Shopfronts, Signs and Adverts The survival of a limited number of original shopfronts and signs in the area contribute to its character. However, there are also frontages which are not in keeping with the area's character and their proliferation is harmful to the quality of the local townscape.

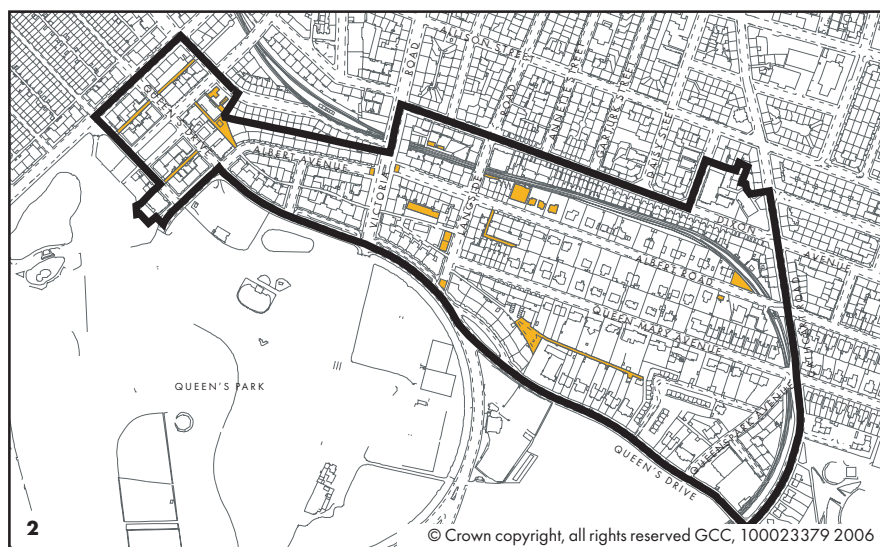
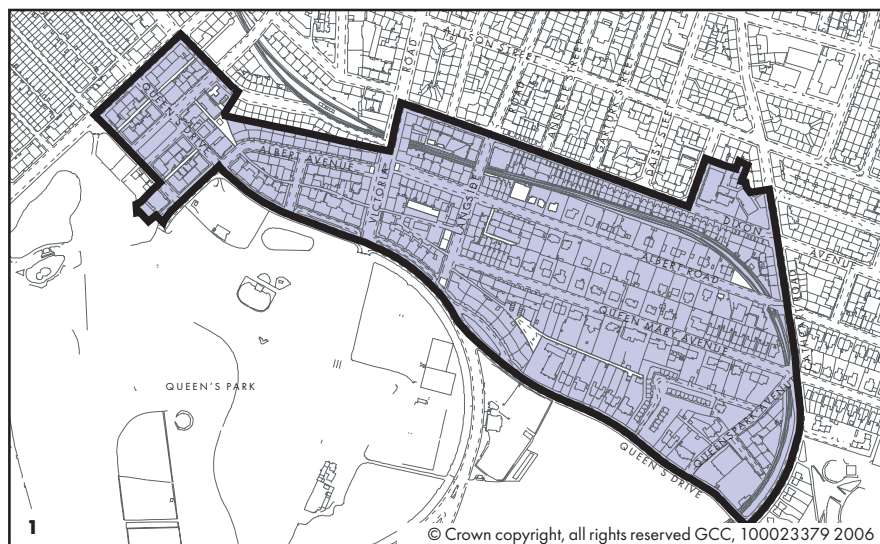
Backlanes The erosion of character of the back lanes caused by lack of maintenance of rear boundary walls and dilapidation of original setted surfacing diminishes the historic appearance of the Conservation Area.

Positive Buildings and Areas

The buildings and areas which contribute positively to the character and appearance of the conservation area are plotted on map 1.

Negative/Neutral Buildings and Areas

The buildings and areas which do not contribute positively to the character and appearance of the conservation area are plotted on map 2.



1. Positive Buildings and Areas
2. Negative / Neutral Buildings and Areas



BOUNDARY

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

Having examined this issue it has been decided not to alter the boundary of the Crosshill Conservation Area.

1. Red sandstone tenements in Dixon Avenue some with art nouveau detail



PRESERVATION AND ENHANCEMENT

Introduction

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

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

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

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, chimneys, windows, doors, guttering,

stonework, entrance steps, gardens and boundary treatments both front and rear all need regular attention to prolong their life to secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term.

Development Minor works such as the removal of chimneys and replacement or alteration of traditional windows, doors, and railings with modern styles and materials are evident and can have the cumulative effect of eroding the character of the conservation area.

Subdivision of property involving the creation of additional entrances also requires sympathetic treatment.

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 Plan section on page 28 or online at www.glasgow.gov.uk/cityplan.

The opportunity for new development in Crosshill is limited, however works such as the formation of new shopfronts will be guided by City Plan Policies.

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

Enhancement Opportunities in the Crosshill Conservation Area

- Albert Avenue - This is a particularly wide street and cul-de-sac with scope for streetscaping to include formalised parking arrangements and street tree planting.
- Back Lanes - The privately owned back lanes are generally in a poor state of repair. The original cobbles have been patched with tarmac and provide a very irregular surface. The situation is made worse by the proliferation of refuse which collects/is dumped in the lanes. The City Council offers technical assistance for the upgrading of lanes. Phone 0141-287-9321.
- Pavements - Repeated excavations by statutory undertakers have resulted in the gradual deterioration of pavement surfaces. Quality surfacing would significantly improve the character and appearance of the conservation area.
- Shop Front Design - Attractive and appropriate shop fronts are an important feature of an area and help to enhance its overall character. Unsympathetic shop front designs have a detrimental affect on a street and the

architectural integrity of buildings. This can be overcome by application of the current shop front design policy in the City Plan. This will help prevent the erosion of original detail and encourage sympathetic designs.

- Street Furniture - The introduction of street signs for the conservation area would help personalise the area and give a sense of identity. The installation of suitable street furniture (bins, pedestrian barriers etc) could also reinforce the local sense of place.
 - Lighting - The City Council is committed to renewing the entire street lighting network across the City and to upgrade to whiter light sources to improve visibility and security for both road users and pedestrians.
1. Road closure of Albert Road at Victoria Road
 2. Lane off Dixon Avenue
 3. Maybank Lane between Victoria Road and Maybank Street



The Lighting Network Renewal Contract has specified the use of a standard column painted in gunmetal grey or black for roads and footpaths in the Crosshill Conservation Area. There can be a departure from the standard column/lantern design for sites of historic/architectural interest that will be assessed as follows:

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

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

Grants

Glasgow City Council administers a discretionary grant designed to assist owners with the restoration and repair of listed buildings and unlisted buildings in conservation areas. From 2007 this programme will be administered by a new City Heritage Trust for Glasgow.

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

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

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

Owners of listed buildings can also apply to Historic Scotland for grant assistance.

The Council also promotes a Tree Grant and a Communal Gardens Grant.

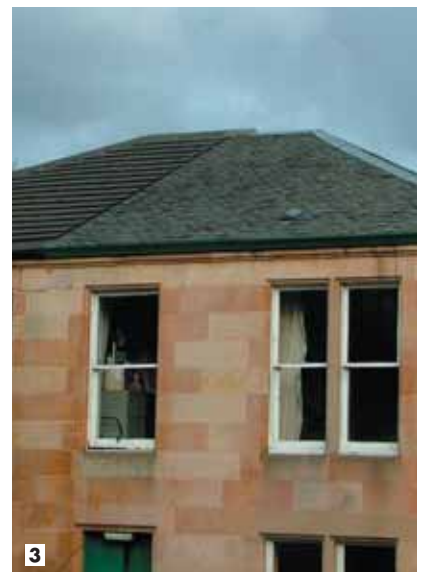
1. Simple lamp standard detail, Kingsley Avenue
2. Unsympathetic shopfronts in Pollokshaws Road
3. Slate and tiled roofs, Albert Road



1



2



3



ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned above. Further controls apply in the Crosshill Conservation Area called Article 4 Directions. These were promoted by the Council and confirmed by the Secretary of State in May 1993.

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

In Crosshill Classes 1, 3, 7 and 27 are in force covering the following:-

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.

Class 27 - The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.

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

It is considered that the above Classes of Development should continue to be covered by Article 4 Directions in order to protect the character of the area and that no amendment is required.



CITY PLAN

Context

The policies for Crosshill are included in the Glasgow City Plan which was adopted on 1 August 2003. The City Plan consists of two parts, Part One, Development Strategy and Part Two, Development Policies and Design Guidance.

Part One, Development Strategy

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

Part Two, Development Policies and Design Guidance

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

Four Development Policy Principles apply in the Crosshill Conservation Area :-

- **Residential Development Policy Principle (DEV 2) which applies over the entire conservation area**
- **Town Centre Policy Principle (DEV 4) covering Victoria Road**
- **'Greenspace' Development Policy Principle (DEV 11) which applies to the Bowling Green and formal garden at Kingsley Avenue and Queen's Park Avenue**
- **Transport Infrastructure Development Policy Principle (DEV 13) covering the route of the railway line through the area (Cathcart Circle) as well as Queen's Park and Crosshill Stations**

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



- **Policy HER 1 Conservation Areas** which relates specifically to the preservation and enhancement of conservation areas. It also lists the conservation areas within the City and the statutory controls that apply.
- **Policy HER 2 Listed Buildings (Buildings of Special Architectural and Historic Importance)** relates to the protection of listed buildings and their setting.
- **Policy HER 3 Design Standards for Listed Buildings and Properties in Conservation Areas** details Council policy and design standards relating to the maintenance and repair of property as well as proposals for conversion or new development. This is tackled on a topic basis e.g. chimneys, doors, extensions etc.
- **Policy HER 4 and 5 relate to Ancient Monuments and Sites of Archaeological Importance respectively.**

Other relevant policies can be found throughout the City Plan in Sections relating to **Residential, Industry and**

Business, Shopping and Commercial, Transport and Parking, Urban Design and Greenspace, Landscape and Environment.

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

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

Policies

The City Plan provides detailed guidance on a variety of works relating to listed buildings and conservation areas including standards for, exterior paint work, gutters and down pipes, stonework repair, roofing etc. Some of the policy issues arising within the Crosshill Conservation Area are listed below. The policies drawn attention to here should not be considered conclusive.

Windows

In Crosshill Conservation Area, the original windows and those with traditional designs make a significant contribution to both the

buildings and the character of the area. Detailing, materials and method of opening are all important elements of a window. Some of these features are being lost in the area, particularly in unlisted buildings with the substitution of modern replacements.

The City Council encourages the retention and repair of original/traditional windows in **Policy HER 3(A) 16, Windows**, which also gives policy guidance on window replacement for instances where repair proves not possible.

1. "Wally close tiles" - tenement in Dixon Avenue
2. Looking westward along tree lined Queen's Drive
3. Cast iron railings in stone coping at Queen's Drive
4. Rear boundary wall in Queen's Drive Lane



Roofs

In Glasgow the traditional roofing material is grey slate. There has been a significant erosion of character in the Crosshill Conservation Area with slate being replaced by the use of tiles in recent years. **Built Heritage Policy HER 3 (A) 11** encourages owners to re-use their existing natural slates where these are of reasonable quality. It may be necessary to supplement these with matching natural slates. If it can be demonstrated that this is not practicable then:

- Matching new or second-hand natural slates or second hand slates will be used on listed buildings.
- On unlisted buildings in Crosshill Conservation Area, matching new natural slates or second hand slates should be used where roofs are prominent design features or are visible from the road or footpath.
- Good quality man-made slates may, on occasions, be used as a substitute for the above and for less visible elevations, at the discretion of the Planning Authority.

- Decorative roof features, such as iron finials, ornate ridge tiles, parapet balustrading, bargeboards etc. should be retained or replaced to match the originals.

Planning permission and/or listed building consent is required where an alteration from the existing material is proposed.

Ironwork and Boundary Treatment/Sense of Enclosure

Cast-iron railings to the properties on Queen's Drive in particular, are a major feature of the area together with stone boundary walls and gate piers to the villas of the 'Hill' and to the lanes. These features add much to the Character of the area and in recognition are protected by City Plan Policy. Original cast-iron work, such as boundary and staircase railings, gates and lamp standards should be retained. The reinstatement and/or repair of railings is encouraged. Original stone boundary walls/gate piers to front and rear gardens should be repaired and reinstated in the original material. Any alteration to railings, gates, fences or walls will usually require planning permission and listed building consent. **Built Heritage Policy HER 3 (C) 3 and 5.**

Prominent, decorative and tall chimney stacks

Chimneys are an important skyline feature on both the terrace/tenement properties and the villas of the area. They should be retained and original features such as cans, copings or scrolls reinstated. Where repair works will result in an alteration to the appearance of a chimney, or it needs to be rebuilt or removed, planning permission and/or listed building consent will be required. In exceptional circumstances, on rear elevations, if a chimney is redundant, it may be permissible to remove it completely and roof over the gap with matching materials. **Policy HER 3 (A) 4 Chimneys.**

Villas in a green setting, gardens or feus of the villas/tree lined streets

Owners are required to obtain the written consent of the Director of Development and Regeneration Services prior to lopping, topping, felling or uprooting of trees in a conservation area. Proposals will be considered with regard to health and safety of the tree and its contribution to the amenity of the area. Contact Development and Regeneration Services, Landscape and Environment Section for information and advice. **Built Heritage Policy HER 1, and**



Greenspace Landscape and Environment Policy 13.

Also, in recognition of the special contribution of the villas in their setting/gardens, keeping to a recognised building line; development in side and rear gardens is unlikely to be supported within conservation areas including Crosshill. **RESIDENTIAL POLICY RES 5: Residential development in lanes, backcourts and rear and side gardens.**

Shop Front Design

Design Policy SC 13, Shop front Alterations and Shop Security sets out standards that the Council will apply when determining applications relating to shop design.

Change of use

In order to protect the residential amenity and character of the area, the change of use of mainstream dwellings will be strongly resisted, with a presumption in favour of converting properties back into mainstream residential use. The City Plan contains the following Local Area Policies which apply in Crosshill: -

- **Policy RES 7 Change of use of dwellings**
- **Policy RES 8 Guest Houses/Bed and Breakfasts**
- **Policy RES 9 Residential and Nursing Homes**
- **Policy RES 11 Day Care Nurseries**

1. Albert Avenue - non conforming windows compromise the unity and appearance of the building
2. Pollokshaws Road - non conforming shopfront
3. Crosshill Avenue - villa in green setting
4. Queen's Drive - semi-detached properties with slate roof, traditional windows, doors and gate piers



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A paper researched and written by Mr Peter Duncan; a resident of the sheltered housing scheme in Crosshill Avenue (1976-87)

Ordnance Survey Maps of c1860, 1895, 1913, 1933, courtesy of DRS Geographic Information Systems Team

Glasgow City Plan, Glasgow City Council, 2003

1. Iron crested French roof - southside Niddrie Square



**Development and Regeneration Services
229 George Street
Glasgow
G1 1QU**