

MILLBRAE

CONSERVATION AREA APPRAISAL

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1.0 INTRODUCTION

1.1 Location

Millbrae Conservation Area lies on the south side of the city within the district of Langside. It is located to the east of Millbrae Road, and sits on a south-facing hill. It is bounded to the south and east by the White Cart Water. A map showing the extent and location of the Millbrae Conservation Area can be found in **Appendix 1**.

1.2 Definition of a Conservation Area

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

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

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

1.3 What Does Conservation Area Status Mean?

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

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

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

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

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

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

1.4 Purpose of a Conservation Area Appraisal

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

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

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

The document is laid out as follows: -

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

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

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

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

1.5 Designation

Glasgow City Council designated Millbrae as a Conservation Area on 2 December 1988. Copies of the designation papers can be found in **Appendix 2**.

2.0 HISTORICAL DEVELOPMENT

2.1 Early History

This area originally thrived on a tradition of weaving. The name “Millbrae” probably relates to the two mills located on the banks of the White Cart Water, one a paper mill (dating from 1690) and the other a corn mill. Both are now demolished. The corn miller’s house survives and is located on the west side of Millbrae Road overlooking the river and Newlands beyond.

The site of the Battle of Langside (1568) is located close by at Queens Park.

2.2 19th Century

Around 1820 the Langside and Millbrae area was regarded as a health resort with wealthy city merchants building mansions in the vicinity, slowly crowding out the weavers. A map dating from 1858 shows Millbrae House occupying a site in the northern part of the conservation area. At the north end of Millbrae Bridge, Millbrae Corn Mill was still in existence, but both Millbrae House and the mill had been demolished by 1895.

The site of Millbrae House was advertised for development in 1876 with the construction of No. 2-38 Millbrae Crescent commencing that year, followed by No 40-46. Both terraces were completed by 1877. Alexander “Greek” Thomson died in 1875 but these buildings may have been executed by Robert Turnbull, his partner who continued the practice after his death. The tenements on Millbrae Crescent and Millbrae Road were built c 1880. The terraced units in Ailsa Drive (appearing as Ailsa Street on the 1895 OS map) were also developed around that period with the entire development largely completed by 1895. The exception to this was No 93-95 Millbrae Road which finally appeared on the OS map of 1913.

2.3 20th Century

The current Millbrae Bridge over the White Cart Water was completed in the early 1900’s.

During the latter half of the 20th Century the only significant developments in the area relate to the creation of the river walkway and flood prevention measures.

During the mid 1990’s a phased coordinated repair scheme for No 2-38 Millbrae Crescent was implemented including roof repairs, reinstatement of the original distinctive cast-iron railings and stone pavement surfaces and the installation of period street lighting.

2.4 Historical Maps

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

3.0 TOWNSCAPE APPRAISAL

3.1 Topography (Appendix 6)

The Conservation Area lies on the steeply sloping north and west bank of the White Cart Water. The lower part of the area lies within the flood plain of the river where the meander tightly follows the eastern and southern edges of development. In extreme weather conditions the river floods affecting Millbrae Crescent properties. There is a difference in level of 18m from the river to the highest point of the area on Millbrae Road.

3.2 Gateways

There are two gateways into the conservation area:-

- The principal gateway is located at the junction of Millbrae Crescent and Millbrae Road and is marked by the end pavilion of the imposing two storey Millbrae Crescent and curve of the four storey blonde sandstone tenement with parapet balustrading on the north side of the street.
- The gateway at the junction of Ailsa Drive and Millbrae Road is less well defined due to the positioning of a series of poorly maintained lock-ups on a neglected site adjacent to No 5 Ailsa Drive. No 85 Millbrae Road, a painted two-storey end terrace property provides a strong corner feature marking the south side of this gateway.

3.3 Conservation Area Boundaries and Edges

The boundaries of this small conservation area are well defined to the south and east, with the White Cart providing both a visual and physical boundary to the development.

The northern boundary follows the small rear gardens of terraced property in Ailsa Drive which contrast with the large gardens of the mixed villa development that lies to the north.

The western edge is also well defined with Millbrae Road clearly marking the change in character from the terraces and tenements of the conservation area to the large villa and flat development on Mansionhouse Hill. The current western boundary appears arbitrary in places, excluding some areas of public amenity space, but including others. The digitising of boundaries, realignment of roads, and the inaccuracy of maps used at the time of designation have created this problem which needs to be addressed.

The Millbrae Conservation Area boundary adjoins the boundary of the Newlands Conservation Area at Millbrae Bridge and the White Cart. **(Appendix 4)**

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

3.4 Street Pattern (Appendix 7)

The street pattern follows a horseshoe plan formed by a U-shaped access road on a one-way system. (Old) Millbrae Road is an open, single-sided road to the west. It runs alongside and almost parallel to the realigned Millbrae Road, the main through road which by-passes the area.

3.5 Plot Pattern (Appendix 8)

Three plot patterns exist within the conservation area:-

- Millbrae Crescent consists of regular terraced units of 12m width dating from 1876. Plots gradually increase in size from west to east.
- The later tenemental form, opposite, has 32m plot width serving 6 to 8 flats from a central close with communal gardens to the rear.
- The terraces on Ailsa Drive consist of units, approx 10m wide, some with close access for bins.

3.6 Open Space (Appendix 9)

Public open space takes the form of the White Cart Water which is designated Green Space and a Corridor of Wildlife and Landscape Importance. The river is a boundary to the conservation area rather than part of it. The associated walkway, which can be accessed at Millbrae Bridge, is mainly paved with a tidy shrub edge and river wall on the waterside. The other side of the walkway is bounded by a variable shrub border which adds variety to the brick garden wall which runs round the whole area. It is part of the flood plain and is subject to flooding.

The green amenity space between the realigned Millbrae Road and (old) Millbrae Road which consists of small ornamental trees, shrubs grass and modern railings, is important to the setting of the buildings but is currently excluded from the Conservation Area. The partly vacant site of former lock-ups at Ailsa Drive also has a green verge important to the setting of the area. The vacant site at the east end of Ailsa Drive is in a poorly maintained, overgrown condition and is used as a short cut to the riverside walk.

Private open space is confined to the front and back gardens of the terraced and tenemental property. The communal gardens at the core of the area are of variable size but not generally well maintained.

3.7 Circulation/Permeability

The U-shaped street pattern ensures that this residential area remains quiet with no through traffic. A one-way traffic system was introduced to alleviate circulation problems created by parked cars in the narrow southern stretch of Millbrae Crescent. Car parking however continues to create circulation problems for larger vehicles, often requiring them to mount and subsequently damage pavement surfaces. Pedestrian circulation follows the street pattern with access to the river walkway at the western end of Millbrae Crescent. Access to the walkway is also gained by way of the vacant site adjacent to No 25 Ailsa Drive.

3.8 Views (Appendix 10)

The conservation area is generally inward looking with internal views restricted to the length of a street. Views out of the area across the river can be obtained at the south-east and north-east corners of Millbrae Crescent, and from the higher parts of Ailsa Road, but tend to be limited by tree canopies. Views along the river and footpath are limited in extent by the bends in the river. A fine view of the single segmental span Millbrae Bridge can be obtained looking westwards along the southern stretch of the walkway.

There are a number of important views into the conservation area.

1. The view from the south looking north over Millbrae Bridge
2. There is a sequence of important buildings approaching the conservation area:-
 - Newlands South church
 - The railway bridge
 - Millbrae Bridge
 - The strong tenement of 1 Millbrae Road
 - The glimpse into the Crescent and its smooth curve
3. The view from the west at Tantallon Road towards Millbrae Crescent is also important with the strong tenement to the left of the view and the Crescent disappearing in its curved form. The Crescent is also open to view from the north and west.

3.9 Activities and Uses

The conservation area is a wholly residential area with a semi-rural river walkway, which is regularly used.

3.10 Architectural Character

The buildings possess a strong sense of uniformity in terms of design, style and materials. The special architectural and historic interest of the Millbrae Crescent terraces has been recognised by their statutory listing. (See **Appendix 11 and 12**) The long sweep of No 2–38 Millbrae Crescent dominates the conservation area with paired gables at either end decorated with fret-worked timber gable-heads. Other important features of this two storey crescent are the repetitive 'Thomsonesque' details which include double entrances divided by lotus-headed columns, recessed panels with anthemion (Greek ornamentation based on the honeysuckle flower and leaves) at first floor window level and medallion frieze below the eaves. There is also the powerful repetition of lotus leaf topped chimneys. The low pitch roof disappears as a street feature and the two storey stonewall and chimneys create the visual impact.

The continuous curve of the Crescent is reinforced by the cohesive treatment of front gardens, street lighting and pavement surfaces.

Nos 40-46 Millbrae Crescent are of simpler design reflecting elements of the more elaborate adjacent terrace, - two storey with projecting end gables, shallow roof pitch with strong chimney features.

The four storey blonde sandstone and three storey red sandstone tenemental forms opposite create a counterpoint to the smooth lines of the two storey terraces.

Similarly, the random mix of garden and boundary styles, contrasts with the formal treatment of Nos 2-38 Millbrae Crescent.

The later two storey blonde terraces in Ailsa Drive step up the hill with projecting bay windows, stone detailing to entrances, projecting eaves and some original cast-iron railings. Examples of fine stained and etched glass vestibule doors survive as well as traditional six-panelled timber storm doors and encaustic floor tiles. Traditional salt-glazed paviers can still be found outside nos 5 and 7 Ailsa Drive.

The frontage to Millbrae Road is a mixture of styles and materials. The two storey with basement, terraced properties at the top of the hill are similar to those in Ailsa Drive with the exception of curved bays at No's 85 and 87 and the painting of front elevations. Next to the terraces stands a 3/4 storey red sandstone tenement which contrasts dramatically with the adjacent blonde sandstone properties. The 3/4 storey blonde tenement with curved corner feature topped with parapet balustrade dominates the main entrance to the conservation area.

3.11 Building Materials

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

- Blonde and red sandstone: walls and boundary walls,
- Slate: roofs
- Cast iron: railings with various finials
- Timber: sash and case windows, storm doors, and vestibule doors
- Glass: windows, stained glass, etched glass
- Clay/terracotta: chimney pots
- Granite setts: road surface
- Brick: walls
- Stone slabs: pavements
- Salt-glazed paviers: pavement surfacing
- Ceramic tiles: close decoration
- Encaustic floor tiles

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

- Concrete: roof tiles, pavement surfacing
- Metal: windows, satellite dishes, central heating flues
- UPVC: windows
- Tarmacadam: roads, pavements
- Patio block: boundary walling
- Roughcast

The traditional window is timber sash and case, however, replacements in modern materials and styles, are evident. A number of original doors and slate roofs have also been replaced with modern materials and designs. While some original railings have been restored and others survive in various states of repair, there are also examples of less sympathetic boundary treatments including roughcast brick and patio block walls. Some buildings have painted facades which detract from the cohesiveness of the area.

3.12 Condition

The majority of properties in the conservation area are in fair/good condition although non-conforming doors, windows, roofing materials, boundary treatments, pavement surfaces and neglected vacant sites detract from the amenity of the area. The repair of stonework including the removal of paint and repointing is required in a number of instances. Only the lockups adjacent to No 5 Ailsa Drive are in poor condition.

3.13 Townscape Details

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

- Distinctive original railings
- Period street lighting
- Carved stone detailing – medallions, recessed panels with anthemion
- Lotus leave detailing to chimney pots
- Remnants of granite setts at edge of roadway
- Parapet balustrading at 1 Millbrae Crescent
- Footsteps up to gardens from river walkway (to limit flood water spilling into back gardens and dwellings.)
- Etched glass
- Stained glass vestibule doors and side light
- Salt glazed paviers
- Cast iron lighting pillar at 19 Ailsa Drive
- Ceramic close tiles
- Encaustic floor tiles

3.14 Landscape and Trees

Trees are an important feature on the river walkway and on the western side of Millbrae Road, helping to define the boundary of the conservation area.

There are few trees on the Millbrae Crescent street frontage due to the small front gardens and the relatively recent scheme to restore railings. The largest trees can be found on vacant sites on Ailsa Drive with a large mature sycamore at the east end and two young mature sycamores to the west. The riverbank has almost complete coverage of young sycamore. Other than these, trees are small ornamental types, with some larger specimens in the communal gardens. The open space to the west of (old) Millbrae Road is not in the conservation area, but the trees there provide an attractive green edge.

4.0 CHARACTER ASSESSMENT

4.1 Introduction

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

Listed below are: -

- **Key Features**

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

- **Key Challenges**

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

- **Positive Buildings and Areas**

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

- **Negative/Neutral Buildings and Areas**

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

4.2 Key Features

4.2.1 Topography and urban form create a visually well-contained site on the side of a south-facing hill.

4.2.2 Architectural quality which is reflected in the statutory listing of Nos 2-38 Millbrae Crescent, an iconic, Thomsonsque terrace at category 'A'. (A map showing the location of listed buildings within the Conservation Area and a list of listed building addresses with categories are contained in **Appendix 11 and 12**).

Unlisted buildings of merit, buildings of merit which contribute positively to the character of the conservation area, are identified in **Appendix 13**. There is a presumption within the City Plan that these buildings will be retained and reused wherever possible.

4.2.3 Uniformity in terms of scale, design, style and materials helps create a cohesive, well-defined area.

- 4.2.4 Use of traditional materials of quality such as sandstone, slate, timber windows and doors and cast iron railings, granite setts and flagstones make a valuable contribution to the quality of the conservation area and contribute to its cohesive character.
- 4.2.5 Survival of original details e.g. storm doors, sash and case windows, railings, granite setts, timber fretwork to gables, stained glass, ceramic close tiles, encaustic floor tiles, carved stonework and lotus leaved detailed chimney pots.
- 4.2.6 Original building line with Millbrae Crescent creating a strong continuous curved frontage set behind small gardens and the remaining tenements and terraces following a similar well defined line.
- 4.2.7 Roofline with the rhythm of the Crescent roof punctuated at regular intervals with substantial chimneystacks.
- 4.2.8 The cast iron railings and planting of front gardens enhances the setting of the listed buildings.
- 4.2.9 The White Cart Water serves as a natural boundary to the area and is important to the setting of the conservation area and listed buildings.

4.3 Key Challenges

- 4.3.1 Loss of original architectural detail
Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. By contrast, the proliferation of inappropriate replacement doors, windows, roof coverings and boundary treatments has to some extent eroded the special character of the Millbrae Conservation Area.
- 4.3.2 Use of inappropriate materials
The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there will normally be a loss of character. A common example is the replacement of original timber windows with modern plastic substitutes which are not in keeping with the character of nineteenth century terraces and tenements.
- 4.3.3 The Public Realm
The quality and upkeep of the public realm within the conservation area is a major concern to residents. The principal areas of concern relate to paving surfaces and damage by vehicles, utilities and other contractors, design and location of street furniture, street lighting, proliferation of street signs and the maintenance of amenity spaces.
- 4.3.4 Flood Prevention
In extreme weather conditions, the White Cart floods the surrounding area with Millbrae Crescent being an area of particularly high risk resulting in damage to property.

4.4 Positive Buildings and Areas

The buildings and areas that contribute positively to the character and appearance of the conservation area are plotted on the map presented as **Appendix 14**.

4.5 Negative/Neutral Buildings and Areas

The buildings and areas that do not contribute positively to the character and appearance of the conservation area are plotted on the map presented as **Appendix 15**.

5.0 BOUNDARY

The assessment of existing conservation area boundaries in terms of appropriateness is an important element of this appraisal. While the majority of the Millbrae Conservation Area boundary is clearly and logically defined the western boundary requires revision to remove inconsistencies. A map showing areas where boundary changes should be considered is included as **Appendix 16**.

6.0 PRESERVATION AND ENHANCEMENT

6.1 Introduction

Detailed analysis of the conservation areas character and analysis of consultation responses has highlighted opportunities for its preservation and enhancement.

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

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

6.2 Opportunities for Preservation and Enhancement

6.2.1 Maintenance

The best means of preserving the character and appearance of any area is through the routine maintenance of buildings. Roofs, chimneys, windows, doors, bargeboards, guttering, stonework, entrance steps, gardens and boundary treatments both front and rear all 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.

6.2.2. Development

Minor works such as the removal of chimneys, painting of stone facades and replacement 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 Built Heritage policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in **8.0 CITY PLAN**.

6.2.3. Information and Advice

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

6.2.4 Enhancement Opportunities in Millbrae Conservation Area

New Development

The sympathetic redevelopment of two vacant sites in Ailsa Drive, guided by City Plan policies, would enhance the character of the conservation area.

Landscaping

The upgrading of small areas of amenity ground on Millbrae Road would improve the appearance of the conservation area.

River Walkway

The River Walkway contributes to the character of the conservation area. The amenity of the walkway would be improved by resurfacing, new planting, removing graffiti and upgrading fencing located at the entrance to the walkway at Millbrae Bridge.

Railings/front gardens

The successful restoration of railings and gardens at 2-38 Millbrae Crescent sets the standard for future work within the conservation area. Encouragement should be given to the removal of timber fencing, brick walls and other unsympathetic boundary treatments. The restoration and upgrading of front gardens would improve the setting of the buildings.

Street Furniture

The selective introduction of signs for the conservation area, appropriate design and positioning of lighting fixtures and street furniture (bins, pedestrian barriers etc) could reinforce the local sense of place.

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

The Lighting Improvement Project Framework has specified the use of a standard column painted in gunmetal grey for roads and footpaths in the Millbrae 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.

Pavements

Repeated excavations by statutory undertakers have resulted in the gradual deterioration of pavement surfaces. The exception to this is the successful reinstatement of stone slabs to the pavements at 2-38 Millbrae Crescent which sets the standard for future work within the conservation area. Quality surfacing throughout the conservation area would significantly improve its character and appearance.

Traffic Management

The volume of on-street car parking in the area continues to create circulation problems despite the introduction of a one-way system. Further study is required to establish the extent of the problem and any measures which may be appropriate.

Flood Prevention

In extreme weather conditions, the White Cart floods the surrounding area with Millbrae Crescent being an area of particularly high risk. Following extensive public consultation a flood prevention scheme has been developed to mitigate this problem. The proposals still require formal approval but it is envisaged that within the Millbrae area a large solid wall will be constructed to the rear of the Crescent preventing floodwaters from entering rear gardens and eventually the properties. Direct access from the rear of the properties to the walkway will be curtailed. Service paths, however, will be provided for all properties backing onto the walkway. Accesses will be provided to the paths at Millbrae Bridge and to the south of the vacant site adjacent to No 25 Ailsa Drive.

6.3 Grants

The Millbrae Conservation Area is regarded as "Outstanding" for grant purposes by the Scottish Ministers. Papers relating to "Outstanding" status are contained in **Appendix 17**. In effect this means that property owners of listed or unlisted buildings in this area are potentially eligible to apply for grant assistance to Historic Scotland for carrying out external repairs. Those in listed buildings can additionally apply to Historic Scotland for grant assistance for works to internal features.

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

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

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

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

7.0 ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned in above further controls apply in the Millbrae Conservation Area called Article 4 Directions. These were originally promoted by the Council and confirmed by the Secretary of State in December 1988. The introduction of new legislation, the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 required their updating in May 1993.

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

The Millbrae 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 enclave
- Class 27 - the carrying out on land within the boundary 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 required by the City Plan.

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

Further papers relating to the confirmation of Article 4 Directions are presented in **Appendix 18**.

8.0 CITY PLAN

8.1 Context

In January 1992 the Shawlands Local Plan was adopted and included policies relating to the Millbrae Conservation Area. Many of the policies contained within that document were included or updated in the Glasgow City Plan which was adopted on 1 August 2003. The City Plan consists of two parts, Part One, Development Strategy and Part Two, Development Policies and Design Guidance.

8.2 Part One, Development Strategy

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

8.3 Part Two, Development Policies and Design Guidance

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

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

A “**Greenspace Development Policy Principle**” covers the Walkway and the White Cart. Areas designated as “**GREENSPACE**” contribute to the City’s Greenspace Network and make an important contribution to the health and well being of the community. There is a presumption in favour of retaining Greenspace, whether in public or private ownership.

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

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

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

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

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

8.4 Policies

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

8.4.1 Doors

In the Millbrae Conservation Area there are many fine examples of traditional panelled storm doors with inner glazed vestibule doors some with etched or stained glass, which make a significant contribution to the historical and architectural character of the area. The original storm doors vary in design with doors at Nos. 2-38 and 40-46 Millbrae Crescent of tongue and groove timber construction while those found elsewhere in the conservation area tend to be 6 panelled solid timber. (Illustrations) **Policy HER 3 (A) 6.1, Storm Doors** and **6.2, Vestibule Doors**, promote their retention or replacement with doors to match the original. The use of traditional door ironmongery and the use of a single colour are also encouraged.

In order to maintain the uniformity of the Crescent, the storm doors should be painted in a colour agreed with the local planning authority.

Policy HER 3 (A) 6.3 provides guidance on the design and installation of close doors.

8.4.2 Windows

In the Millbrae Conservation Area the original windows, including their detailing, materials and method of opening are an important element of the buildings design and make a significant contribution to the areas character. Some of these features are being lost due to their substitution by modern replacements. The City Council encourages the retention and repair of traditional windows in **Policy HER 3 (A) 16, Windows** which also gives policy guidance on window replacement.

In tenement and terraced property it is particularly important that the original style and type of window is retained to ensure that the original proportions of the building are unaltered.

8.4.3 Roofs

The traditional roofing material in Millbrae Conservation Area is slate. While the listed buildings in Millbrae Crescent retain this roofing material, elsewhere in the conservation area it is gradually being replaced by modern concrete tiles. The City Council encourages the retention of original roof details, such as the decorative bargeboards found at Nos. 2-38 Millbrae Crescent and the re-use of traditional roof materials in **Policy HER 3 (A) 11 Roofs**.

8.4.4 Chimneys

Chimneys are an important feature in the conservation area with chimney heads located both on the front and rear elevations. The decorative chimney pots on the listed buildings in Millbrae Crescent are an integral part of the terraces design and an important townscape detail within the conservation area. **Policy HER 3 (A) 4 Chimneys** encourages the retention and restoration of chimneys wherever possible.

8.4.5 Ironwork And Boundary Treatment

Original cast iron railings were largely removed during the Second World War. Some examples however did survive and replicas of these very distinctive railings have been successfully made for reinstatement in Millbrae Crescent. The City Plan encourages the removal of timber fencing/masonry walls and the enclosure of all front gardens with the re-introduction of original railings, painted black, (**Policy HER 3 (C) 5, Ironwork and Boundary Treatments**). The restoration and upgrading of front gardens would improve the setting of the buildings. The planting of hedging does not require planning consent, but if planted should be trimmed to railing height.

8.4.6 Painted Stonework

Painted stonework can be found on some of entrance porticos and facades throughout the conservation area. The City Council does not normally permit the painting of any unpainted natural stonework and where it has occurred, its removal is encouraged. (**Policy HER 3 (A) 14 Stonework**)

8.4.7 Bin Stores

When backcourts are being upgraded, consideration should be given to increasing space for bin stores to enable recycling or compost making.

8.4.8 Subdivision

The City Plan **Policy RES 14 Subdivision** acknowledges that there is a demand for subdividing property and provides guidance on how this can be achieved with minimum effect on the external appearance of the building while providing good quality accommodation.

Subdivision of property in the Millbrae Conservation Area however is restricted by the **Local Area Policy** which stipulates that subdivision of terraced and tenemental properties at 5-27 and 2-16 Ailsa Drive and 1-19 and 2-46 Millbrae Crescent will not be permitted. The continued application of this policy is vital to maintaining and enhancing the character of the conservation area.

8.4.9 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 Millbrae Conservation Area: -

- **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**

9.0 FURTHER INFORMATION AND ADVICE

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

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

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

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