

ITEM 4

29th November 2011



Glasgow City Council

Planning Applications Committee

Report by Executive Director of Development and Regeneration Services

Contact: Alison Farrell Ext: 78683

East Pollokshields Conservation Area Appraisal

Purpose of Report:

To advise Committee of the outcome of an appraisal of the East Pollokshields Conservation Area including boundary amendments.

Recommendations:

That Committee notes the outcome of the appraisal and approves :

- the Conservation Area Appraisal as supplementary planning guidance
- the proposed boundary changes
- the re-application for the confirmation of Article 4 Directions for the areas subject to proposed boundary changes.

Ward No(s):

6

Citywide:

Local member(s) advised: Yes

No

Consulted: Yes

No

PLEASE NOTE THE FOLLOWING:

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1. BACKGROUND

- 1.1 The Conservation Area Appraisal programme was established in 2002 and is supported by a proposal contained in City Plan 2 that "The City Council will complete a Conservation Area Appraisal for each of the City's Conservation Areas." Glasgow currently has 23 designated Conservation Areas and to date 15 appraisals have been completed and approved by committee.

2. CONSERVATION AREA APPRAISALS

- 2.1 Local Authorities have a duty to preserve and enhance the character and appearance of conservation areas and from time to time to prepare and publish conservation area appraisals.

The purpose of an appraisal is to define and evaluate the character and appearance of the Conservation Area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs are assessed through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. Each appraisal is prepared in accordance with a methodology based on the advice of Scottish Ministers set out in PAN 71 'Conservation Area Management' and a best practice review.

- 2.2 The appraisal provides an opportunity to reconsider Conservation Area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. It also identifies opportunities for preservation and enhancement which provide a basis for the development of a further stage in the process - the preparation of a conservation area management plan.

3. EAST POLLOKSHIELDS CONSERVATION AREA APPRAISAL

- 3.1 The East Pollokshields Conservation Area was originally designated in 1973 and the boundary most recently reviewed and revised in 1984.
- 3.2 A conservation area appraisal has been prepared to identify and define what is important about the character and appearance of the East Pollokshields Conservation Area, and to assess the appropriateness of its boundaries.

4. PUBLIC CONSULTATION

- 4.1 Following the preparation of a draft appraisal for the East Pollokshields Conservation Area, public consultation was carried out during April/May 2011. Every address within the proposed boundary extension area was contacted by letter, notifying residents/businesses of the draft document, explaining its purpose, where it could be viewed and inviting comments. Local community groups as well as other stakeholders were consulted and the draft appraisal was made available on the Council's website, through libraries, and at Council Offices. Relevant Area Committees were informed of the document and comments invited.

- 4.2 Completion of the Appraisal highlighted boundary issues and the Draft document contained a proposal to amend the boundary fringe to include the full length of Darnley Street and return into St Andrew's Road. The rationale for proposing this extension was that it would encompass the key listed buildings adjacent to the eastern edge of the existing boundary and the unlisted properties of interest on Forth Street. In particular, it would encompass the B listed building at the corner of Albert Drive and Darnley Street which represents a 'gateway' into the Conservation Area. This building is of a character that contrasts with the tenemental built form that defines much of East Pollokshields however it also fronts a distinct sector of the area containing light industrial works and commercial premises, some of which are of architectural merit.

5. CONSULTATION COMMENTS:

- 5.1 A total of 44 comments were received as a result of the consultation exercise, including a petition signed by 9 proprietors based at Forth Street/Maxwell Road, objecting to the proposed boundary amendment. A letter of representation was also received with respect to land-holdings at Maxwell Road/St Andrews Road. The remaining contributors were either in agreement with the boundary amendment, made no comment or suggested a revision to the proposed area. In particular, Pollokshields Heritage suggested that the boundary should be extended further, to include the Tramway, Hidden Gardens, Scottish Ballet and St Ninian's Church and also to include the Darnley Street railway embankments.

A full summary of all comments received is available on request.

6. PROPOSED BOUNDARY AMENDMENT – REVISED:

- 6.1 Feedback concerning the proposed boundary amendment has been reviewed and it is now proposed that the extension is limited to include the early 19th century Forth Street cottages and the former Glasgow Laundry building at 100 – 132 Albert Road (refer to attached map). This view is supported by Historic Scotland, who commented that the remainder of the area is of little architectural or historic interest and would not benefit from Conservation Area designation. Furthermore, the properties of note within the area are already protected in terms of their Statutory designations. Extending the boundary further eastwards to include the Tramway and other notable buildings is not considered to be appropriate in terms of the criteria for designation of conservation areas as determined by the Scottish Executive in PAN 71 'Conservation Area Management'. Whilst it is recognised that the railway embankments are an important feature within and adjacent to the Conservation Area – these linear corridors are identified and afforded protection as such via City Plan 2 policies ENV 1 and ENV 7.
- 6.2 As noted above, a total of 44 comments were received as a result of the consultation exercise. Details of these are summarised below:

6.3 The majority of respondents were in agreement with the contents of the Draft Appraisal in terms of its aim of defining the special characteristics of the area. Whilst the majority of those who responded were in support of the proposed boundary amendment – this has been rationalised to take account of all views as detailed above.

6.4 The remaining issues may be categorised as follows:

- **Litter** – general street cleanliness, flytipping, backcourt bin areas and front gardens
- **Dog-fouling** – reported as problem throughout the area
- **Vermin/pest infestation** - reported
- **Front gardens** – loss of original railings and inappropriate and/or overgrown boundary treatments
- **Maintenance to properties** – lack of routine repairs to tenements, absence of factors, prohibitive cost of repairs
- **Enforcement issues** – upvc windows, loss of uniformity of colour schemes for tenement doors/windows, inappropriate and poor quality signage and advertising, satellite dishes, painting of stonework
- **Parking/Traffic issues** – reported with respect to Maxwell Park train station. Also long-term parking of advertising trailers in commercial areas. Some signage and traffic management measures considered to be inappropriate to conservation area context – e.g. roundabouts on Albert Drive
- **Lighting** – request for street lighting renewal/upgrade to complement the Conservation Area
- **Street furniture** – co-ordinated approach required in response to conservation area status.
- **Signage** – request for bespoke signage to identify East Pollokshields Conservation Area
- **Greenspaces** – need to ensure any replacement planting to front gardens is appropriate. General upkeep of other open space areas e.g. Leslie Street sites.
- **Shopfronts** – improvement in quality and signage needed
- **Education & awareness** – a community focused programme required to encourage and support actions to preserve and enhance the Conservation Area including property maintenance

- 6.5 The issues identified through the public consultation have been collated for analysis and action as appropriate. It should be noted that many of the above concerns are not planning or conservation matters however feedback will be forwarded to relevant Council departments.

5. PROPOSED ACTION

- 5.1 Where changes are proposed to the boundary, legal processes will be initiated. Boundary changes will also require the extension of Article 4 Directions to cover the added areas. This involves securing the approval of the Scottish Ministers.
- 5.2 The targeting of unauthorised works affecting the character of the conservation area will be carried out in accordance with the Council's Enforcement Charter.
- 5.3 Promoting the key assets of the conservation area is important in raising awareness of its special characteristics. This will be achieved by publishing the approved appraisal along with topic-based best practice notes on the Council's website and providing printed copies on request. Postcards promoting the key features of the Conservation Area will also be produced via an education art project with local community groups.
- 5.4 The appraisal process has also highlighted areas where enhancement measures and targeted action is required. In order to manage this process and to ensure that the key features are protected and enhanced, it is proposed that liaison with the key partners and stakeholders will take place to develop a management plan/action plan.
- 5.6 It is recognised that residents and local groups have a major role to play in the management of conservation area and that they should be involved in the enhancement process.

6. CONCLUSIONS

- 6.1 Preparing the appraisal has provided the opportunity to find out what residents think of their area. The appraisal process has also enabled the Council to review the character and appearance of East Pollokshields Conservation Area and identify the elements that make it special. The document presents a thorough and up-to-date statement of significance and identifies the opportunities for its enhancement.

On this basis the Appraisal will inform the City Council's planning function and afford greater clarity to owners and developers in the preparation of development applications.

- 6.2 In addition it is proposed that liaison with the key partners and stakeholders will take place to develop a management plan/action plan.

6.3 In accordance with City Plan 2 the East Conservation Area Appraisal is presented to Committee as supplementary planning guidance.

7. RECOMMENDATIONS

7.1 It is recommended that Committee notes the outcome of the appraisal and approves:

- the Conservation Area Appraisal as supplementary planning guidance
- the proposed boundary changes
- the re-application for the confirmation of Article 4 Directions for the areas subject to proposed boundary changes.

8. BACKGROUND PAPERS

- Finalised East Pollokshields Conservation Area Appraisal, November 2011
- Boundary map extract – East Pollokshields Conservation Area Appraisal, November 2011

9. SERVICE IMPLICATIONS

Financial: Promotional material, including the printing of Appraisal document.

Legal: An application will be made to Scottish Ministers for the placing of Article 4 Directions with respect to the amended Conservation Area boundary.

Personnel: There are no personnel implications associated with this report

Environmental: There are no environmental implications associated with this report

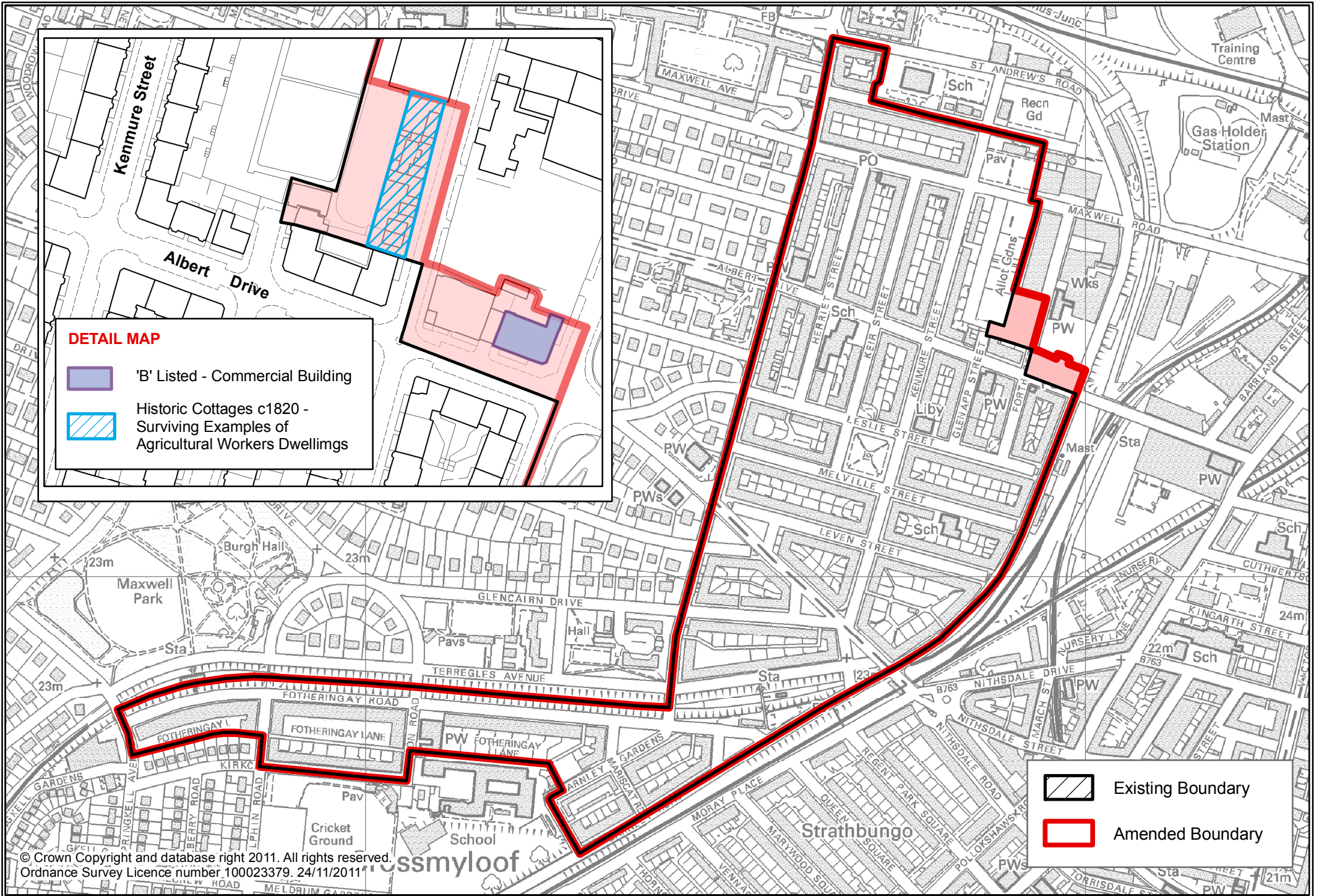
Service Plan: This report takes forward the Service Plan objective of Promoting the City.

Sustainable Procurement and Article 19: There are no implications associated with this report

Development and Regeneration Services

Author's Initials: AF

Date: 18th November 2011



EAST POLLOKSHIELDS

conservation area appraisal

**FINALISED
DRAFT**





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INTRODUCTION

East Pollokshields Conservation Area is located approximately two miles south-west of the city centre. It is defined by Shields Road and the Cathcart Outer-Inner railway line to the west; McCulloch Street and St Andrews Road to the north; Darnley Street and the rear of Victoria Garden Allotments along the boundary of the Bowling Green to the east and Fotheringay Lane and Kirkaldy Road to the south. It is adjoined immediately to the west by West Pollokshields Conservation Area and the close historical association of the physical development of both are discussed below.

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 23 Conservation Areas varying in character from the city centre and Victorian residential suburbs to a rural village and a former country estate.

What Does Conservation Area Status Mean?

In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing

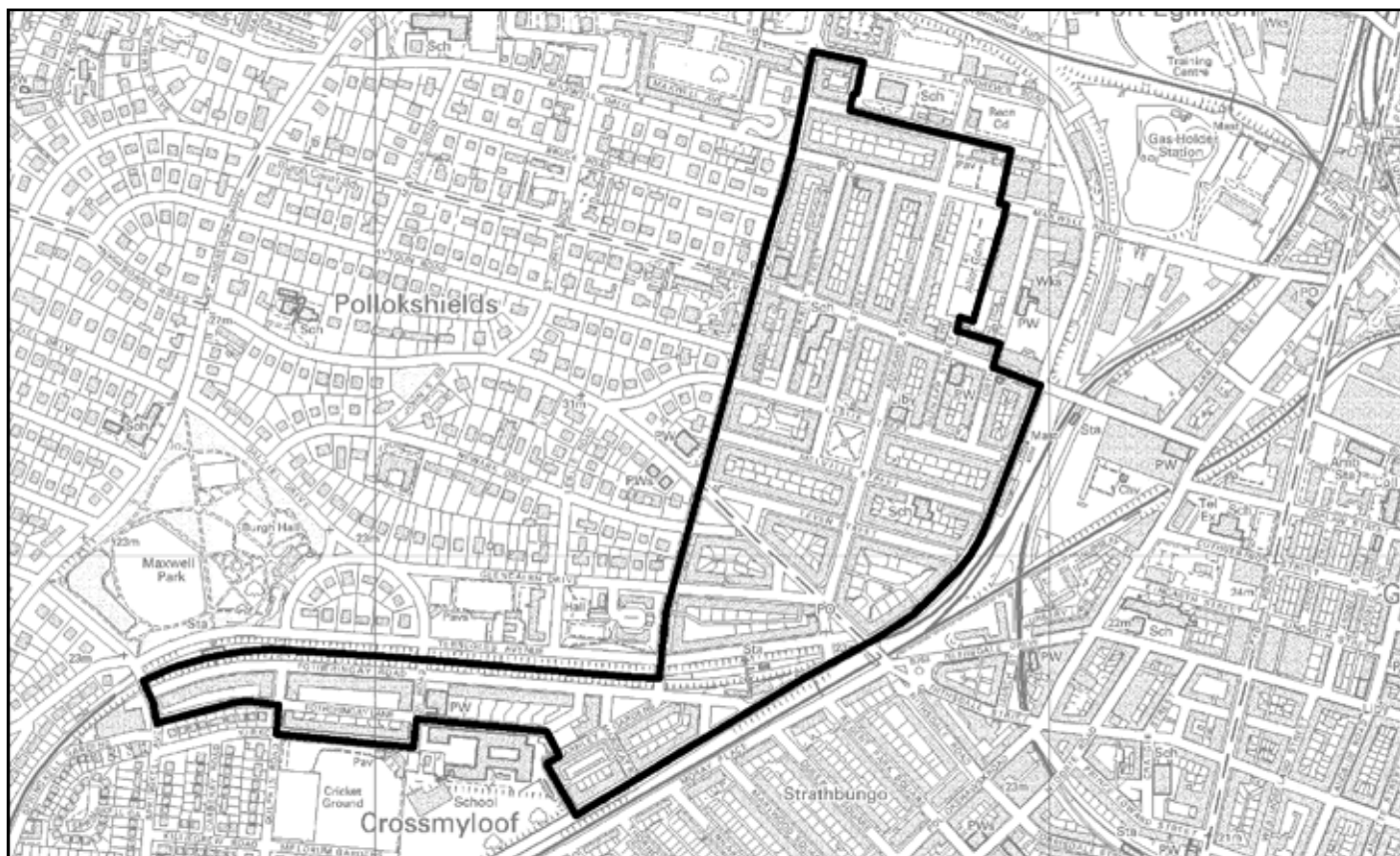
its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

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



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1 The 1984 East Pollokshields Conservation Area Boundary



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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 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 appraisal is to define and evaluate the character and appearance of the Conservation Area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through

a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

The study provides an opportunity to reconsider the 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 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 Plan 2 (adopted 2009).

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

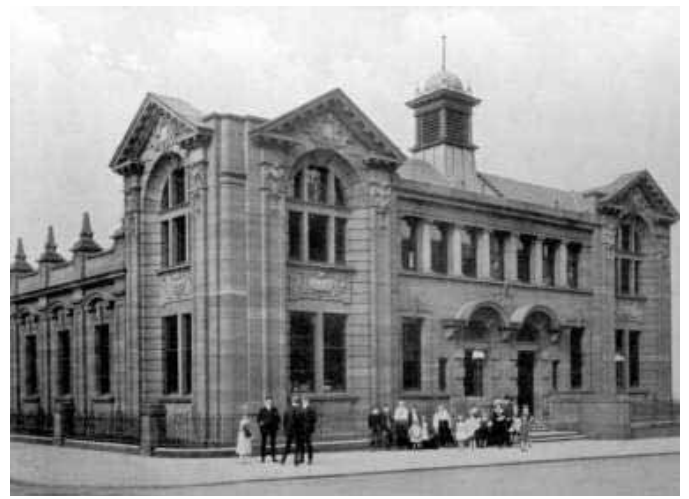
The two Conservation Areas of Pollokshields (East and West) were designated in 1973, following the preliminary report on Conservation in Glasgow by Lord Esher, the

President of the British Institute of Architects, in which he recorded that:

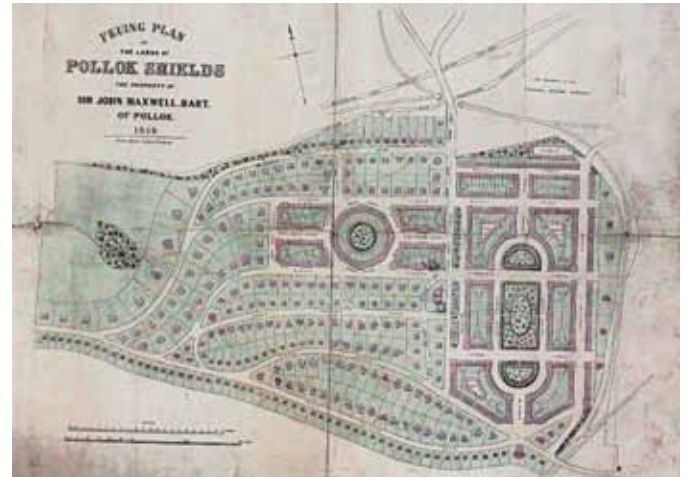
'Glasgow has a remarkable wealth of good architecture, very largely of the 19th century mainly concentrated in the beautiful inner suburbs. Glasgow is now the finest surviving example of a great Victorian city..... Fortunately not too late we realise that a great many Victorian houses in their old settings..... are built with more craftsmanship that we can hope to emulate, or than the world is likely ever to see again.....The problem is to safeguard this investment....No middle to late Victorian garden suburb as extensive as (Pollokshields) has been designated elsewhere'

'Conservation in Glasgow: A preliminary report', 1971.

Thus on, 21st December 1973, Glasgow City Council approved the designation of both East and West Pollokshields Conservation Area(s). On 27th January 1984, the boundary of East Pollokshields Conservation Area was extended to include parts of Shields Road/McCulloch Street/St Andrew's Road and Albert Drive/Glenapp Street/Forth Street. The designation procedure for East Pollokshields Conservation Area was completed on 06 April 1984 with notices appearing in the Evening Times and Edinburgh Gazette.



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HISTORICAL DEVELOPMENT

The built form of the district of Pollokshields as it is today was developed in the Victorian era according to a plan promoted by the original land owners, the Stirling Maxwells of Nether Pollok, whose association with the area goes back to 1270.



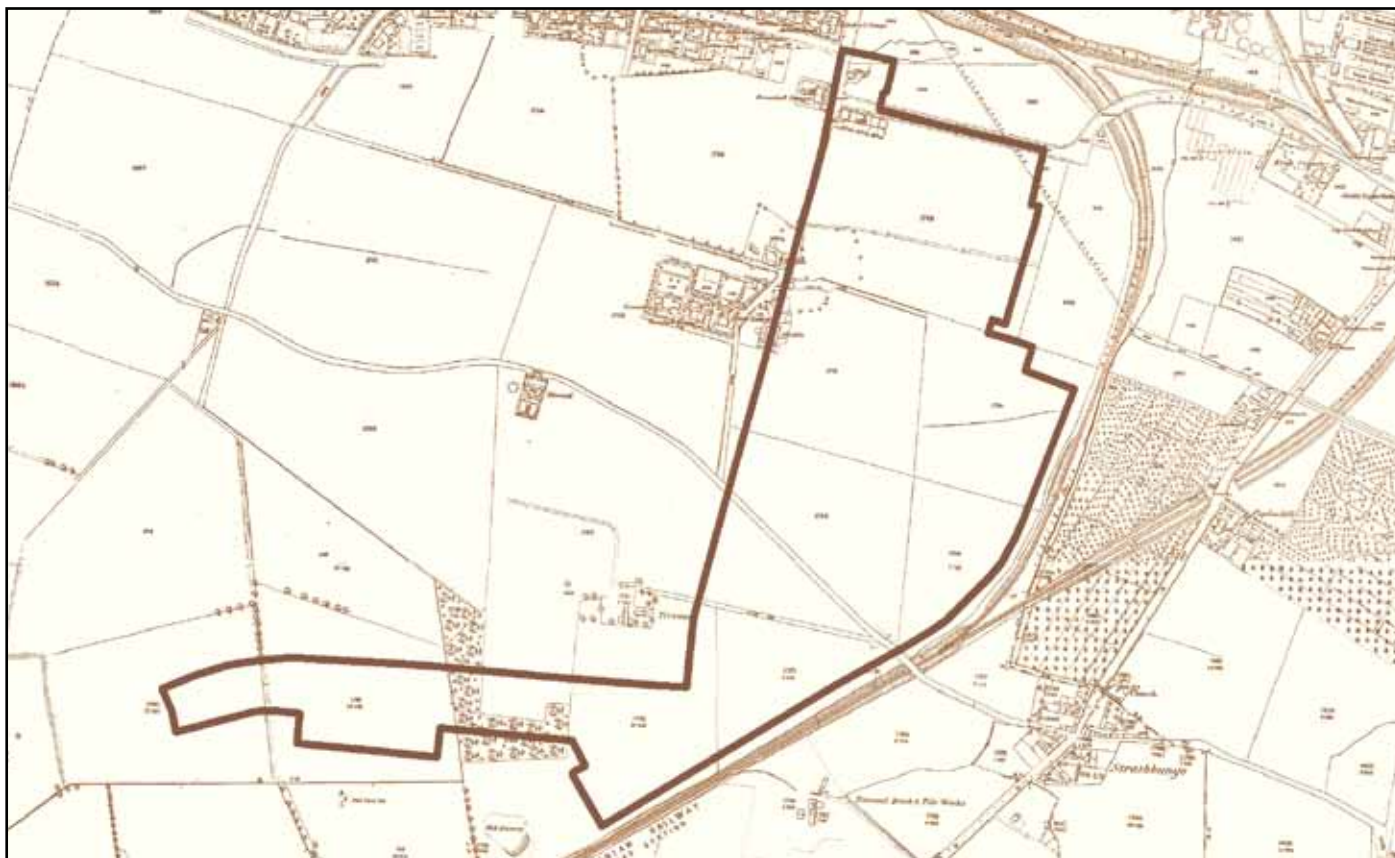
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1 Pollokshields Library, Lesley Street c1907/2 Feuing plan for Pollokshields, by David Rhinds, 1849 (Glasgow City Archives)/3 View of Knowe Terrace c1910



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Early History

Around 1270 Sir John Aymer Maxwell, Laird of Maxwell, Cerlaverock and Mearns, bequeathed Nether Pollok – a rich agricultural estate, to Sir John Maxwell, his 3rd son.

In 1581 The Maxwells of Pollok became the proprietors of the lands of Hags, Titwood and Shields by feu charter. The land of Pollok was composed of farms - Shields farm (situated between what is now the location of Bruce Road and Albert Drive) and Titwood farm (on the east side of Leslie Road, between Terregles Avenue and Glencairn Drive). The physical development of East Pollokshields was promoted by descendents of these original landowners, the Maxwells of Nether Pollok. From the 18th Century, the Maxwells resided at Pollok House, which is now National Trust for Scotland property, where the family still retain an apartment in what is now Pollok Country Park.

Until the latter part of the 17th century the area remained as open fields.

19th Century

In 1849 Sir John Maxwell commissioned the

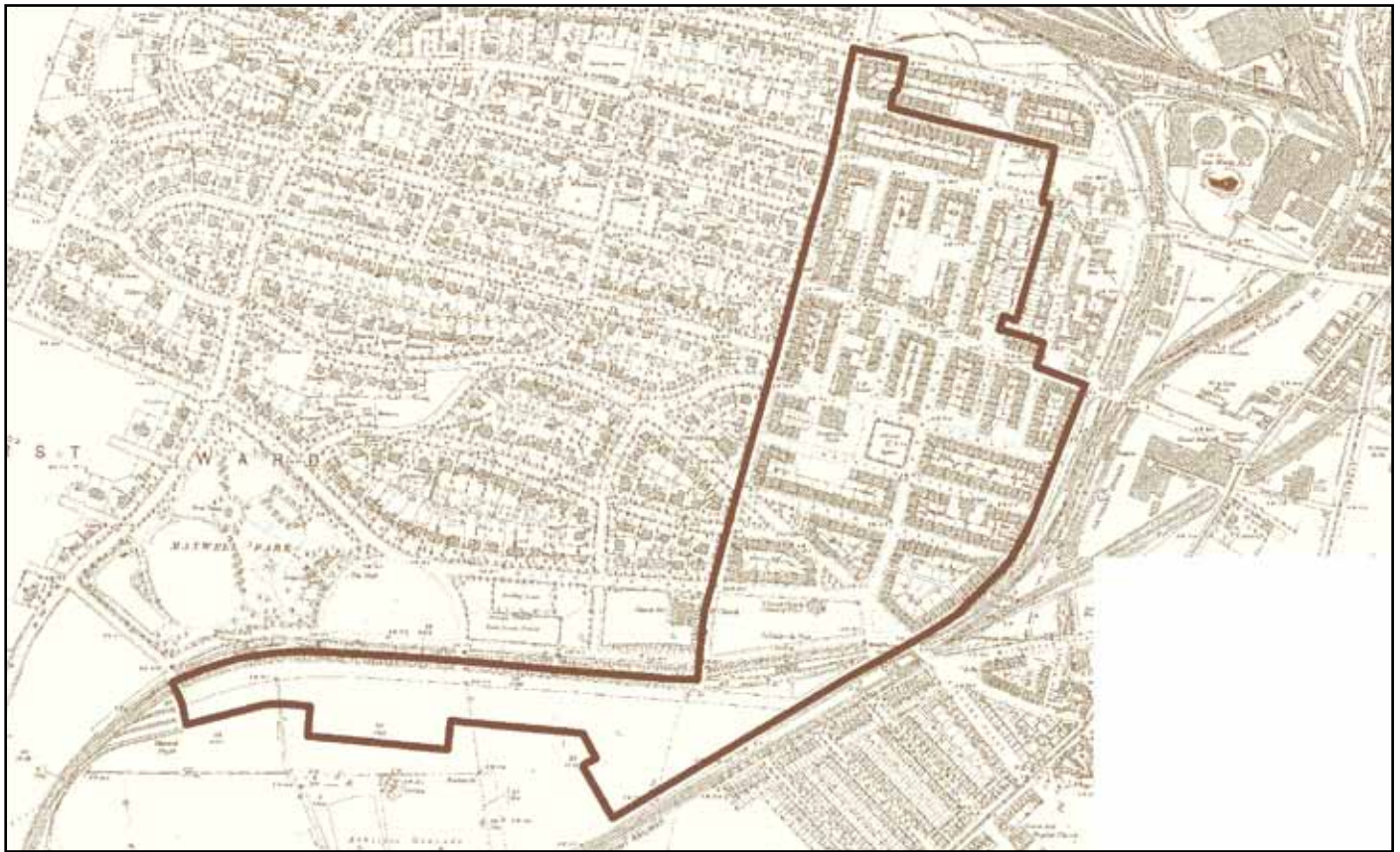
Edinburgh based architect, David Rhind, to produce a feuing plan for the farmlands lying to the south of the Glasgow, Paisley and Ardrossan Canal. The plan proposed two distinct areas – the western sector comprised sweeping streets and boulevards, following the topography and existing horse tracks, laid out with individual villas occupying generous plots. The eastern sector was planned on formal lines, comprising rows of fine tenements and street blocks of terraces and crescents arranged around extensive communal gardens. Strict rules governing the design and construction of houses applied resulting in a great variety of design, but conformity to the overall plan and standard. All properties had railings and well clipped privet hedges, front lawns with flower beds and gravel drives.

In practice, very little of Rhind's suggested layout was implemented in East Pollokshields but the influence of his ideas and methodical approach to development in terms of plot sizes, standards of construction and use of quality materials ensured the future amenity of the area. While East and West Pollokshields appear to have been planned to assume separate social and functional purposes, their most obvious differences lie in the

architectural features.

Developed mainly over the period 1855-1910 in a grid iron street pattern with wide roads and pavements, East Pollokshields was an affluent area of tenement flats, limited by feu contract to three storeys in height rather than the four storeys more usual in Scottish cities. The flats are generously proportioned, varying in size from three to seven rooms, with considerable variety of exterior detail, elaborate plaster ceilings and quality joinery within.

The first tenements in Pollokshields were built on the south side of Prince's (now McCulloch) Street, running eastwards from Shields Road. The original flats provided in these early tenements were very spacious, some being two-storey flats or maisonettes on the upper floors. The later tenements, mainly south and west of Nithsdale Road are some of the finest examples in existence anywhere in Scotland, having retained their decorative detailing and generous proportions, often containing mixes of four to six rooms. The Nether Pollok feu conditions prohibited shared or outside toilets and all flats were provided with baths from the outset, in complete contrast to the standard of provision in most contemporary tenement housing elsewhere in the city.



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Whilst the villas to the West were individually designed, commissioned and constructed, the tenements to the East were built as speculative developments and investments. They were thus let out almost entirely to rent-paying tenants. Despite this uniformity however, there are variations on the tenemental theme evident in East Pollokshields. Of particular note are the Greek Thomson tenements on Nithsdale Road, with long elevations, plain unmarked openings and 2nd floor cill band with Greek key motif.

As well as tenements, the neighbourhood east of Shields Road contains all of the facilities which had generally not been permitted in West Pollokshields – shops, churches and schools. The evolution of the commercial sector of East Pollokshields resulted in the development of many commercial and light industrial uses in the area north of Albert Drive and east of New Victoria Gardens, and a cluster of fine industrial buildings from this era are located here. Although currently outwith the Conservation Area boundary, the finest of these is the 'A' Listed Millar and Lang building designed in 1901-03 for the art publishers by DB Dobson of Gordon & Dobson and a fine example of the 'Glasgow Style'. Much of the commercial character has altered as a result

of the arrival of supermarkets however W&S Cranston Butchers, established in 1885, still serve the district at 134 Nithsdale Road. In 1882 GS Illingworth established a pharmacy at the corner of Nithsdale Road and Kenmure Street which was subsequently sold to GS Kitchin, under whose name it still trades thanks to co-operation of Rowlands Pharmacy. One of the first registered GPs practices in Glasgow remains also in Nithsdale Road.

In 1880 East Pollokshields assumed separate burgh status with a population of 4,360. In 1891 parliamentary legislation enabled the extension of Glasgow's boundaries to include the whole of Pollokshields. By this time the population of East Pollokshields had increased to 6,681.

The extension of the Cathcart Railway to form the Cathcart Circle started in 1890 and opened in 1894 and this added momentum to the development of Pollokshields. The railway was constructed in a cutting between the new Maxwell Park and Pollokshields West Stations, minimising disturbance to future residents of nearby property, and was lined on either side by roads opening up the southern edges of Pollokshields for development.

Towards the end of the 19th century, the character of East Pollokshields as we know it today was well established; its sandstone tenements, streets, gardens and open spaces were beginning to make an impact, while church spires added the interest to the skyline. The finest tenements in the area are a reflection of the city's late Victorian and Edwardian prosperity.

1900-Present

Tenements in the area were increasingly upmarket in the early part of the century with the Edwardian buildings incorporating more diversity of style and richness of detail than those of the Victorian era. Construction of tenements commenced to the south of Nithsdale Road and included the listed HE Clifford tenements with modern movement details. The 1913 OS map shows development substantially complete and the depression that lasted from 1910 until the start of the Great War halted all building.

In addition, the rent control introduced by the rent Acts of 1917 and 1939 made renting out property less economically viable. After WW2, regulations were relaxed and flats were sold off individually, allowing residents to become

owner occupiers instead of tenants. Sadly, the factoring system gradually declined which led to considerable neglect of the fabric of the tenements. A number of inappropriate infill developments using facing brick and concrete tiles were constructed in the post-war years as demand for housing declined. By the 1950's, post war shortages of materials and a reduced population compounded the decline of the physical environment. Smoke from railways and domestic chimneys had also blackened and damaged many of the buildings.

In 1962 Pollokshields became a smokeless zone under the Clean Air Act and over the following thirty years, the availability of housing improvement grants facilitated a programme of stone cleaning, backcourt improvements and rehabilitation of property, which greatly enhanced the area's appearance and renewed interest in the district.

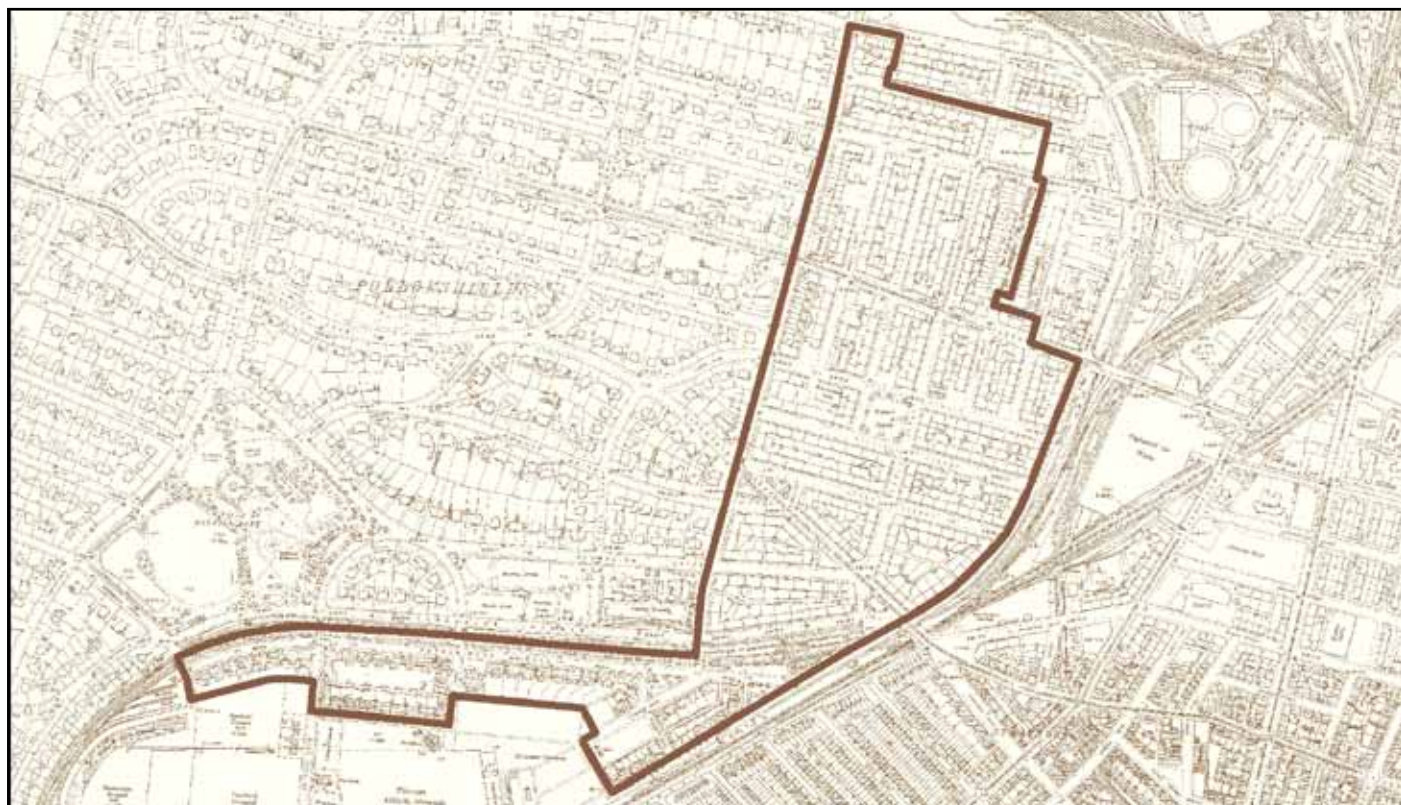
Today the suburb is still visible in its original layout and architectural character, despite some modern interventions, in the form of infill developments.

Since the 1970's there have been no major developments within the Conservation Area however incremental erosion of the character and building fabric are a continual threat as detailed later. To this end, Pollokshields Heritage was set up in 1992 to monitor planning activity in the area and to promote conservation and the preservation of the character of both Conservation Areas.



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TOWNSCAPE APPRAISAL

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Topography

In contrast to the undulating landform of West Pollokshields, East Pollokshields is situated on largely level ground, rising slightly to the west.

Gateways

From the east Albert Drive at Darnley Street is one of the main gateways into the Conservation Area. At this location the rising topography and the spires of St Albert Church and Pollokshields Church dominate the skyline and reinforce the sense of arrival.

To the southeast, the approach along Nithsdale Road from the Strathbungo Roundabout marks the entrance into the Conservation Area. The architectural distinctiveness of the Conservation Area is clearly evident from this vantage point.

Approaching from the West, gateways are formed at all junctions with Shields Road, the wall of tenements and terraces punctuated with the grid-iron street pattern.

Approaching from Nithsdale Street and then turning into Nithsdale Road, glimpses of the distinct townscape of the Conservation Area are visible.

Shields Road runs north south along the western edge of the Conservation Area and marks the transition between its tenemental form and the large villas to the west.

Off Darnley Street, Fotheringay Road offers an additional gateway into the Conservation Area from the east into the linear built form, typically characterised by imposing red sandstone tenements.

Street Pattern

The regular grid iron layout set out in the 19th Century, with its north-south orientation, is still very much a characteristic of the area and is reinforced by well defined building lines which enhance the perspective views of the streets. Laid out in 1889 to provide formal open space, Maxwell Square occupies an entire street block at the core of this grid layout. The orientation of Nithsdale Road breaks the

formality of the arrangement with its west-east direction. This creates blocks of different shapes, with pointed curved corners, and introduces a number of small green triangular spaces along its length.

In addition the curve of the railway to the east also influences the shape of the blocks, as it veers westwards off the north-south dominated grid. The long curving frontage of Darnley Street and Darnley Road takes advantage of this long curved boundary.

Wider streets, such as Albert Drive, Shields Road and Nithsdale Road are interwoven with relatively narrower streets and smaller green pockets to provide a strong sense of legibility and permeability in the area. There are also several narrow rear lanes which service tenement blocks, for example Fotheringay Lane and Glencairn Lane.

Plot Pattern

The predominant pattern is the regular form of late 19th/early 20th Century tenements with shared back gardens. Variations in plot size

are found with non-residential use such as school buildings, churches, light industrial and civic buildings and there is a triangular plot opposite Pollokshields West Station at Darnley Road. The New Victoria Garden Allotments Site also introduces a large rectangular plot to the north eastern edge of the conservation area.

Spaces

Private open space comprises narrow front gardens to tenements and tenement backcourts. Public open space is limited to squares, vacant corner plots and triangular sites which break through the tight grid of streets, opening up views while providing attractive recreational and amenity space. In addition, the railway embankment provides a green south-eastern edge to the Conservation Area.

One of the oldest allotment sites in Glasgow - New Victoria Gardens was established at Maxwell Road in 1871. It includes 60 plots, cultivated by enthusiasts of all ages. An annual Flower Show and Open Day, a tradition begun in 1887, still continues today. The allotments are not readily visible from the surrounding area however, being concealed by the line of tenements on Kenmure Street and a brick perimeter wall at the termination of Glenapp Street. A small green painted wooden door marks the entrance to this urban greenspace.

Maxwell Square is the main public open space of the area and is centrally located. It opened in 1889 as a green space for the enjoyment of children. It was originally created some nine feet below street level but the ground

has been raised slowly by renovation work over the years. The cast iron drinking fountain at the Kenmure Street side of the Park was demolished in 1950. Maxwell Square is the only formal green space within East Pollokshields which is open to the public however the wider area benefits from the close proximity of Pollok, Maxwell, Queen's and Bellahouston Park(s). Whilst the original trees have died, the replacement trees have now established

Views and Landmarks

As a result of its regular and legible street network, and the uniformity of building lines and height, fine long and short views can be experienced through the area:

The church spires on Albert Drive are landmarks on the skyline and provide the opportunity for attractive views from various points within the Conservation Area. In particular the view westwards from Darnley Street is distinctive and marks the entrance to the Conservation Area.

The view westwards up Albert Drive into Pollokshields West is green on either side of the road, with trees both in the extensive gardens and trees planted in the street as part of the original layout of the area.

The view looking north up Kenmure Street from Nithsdale Road allows distant views of the hills beyond.



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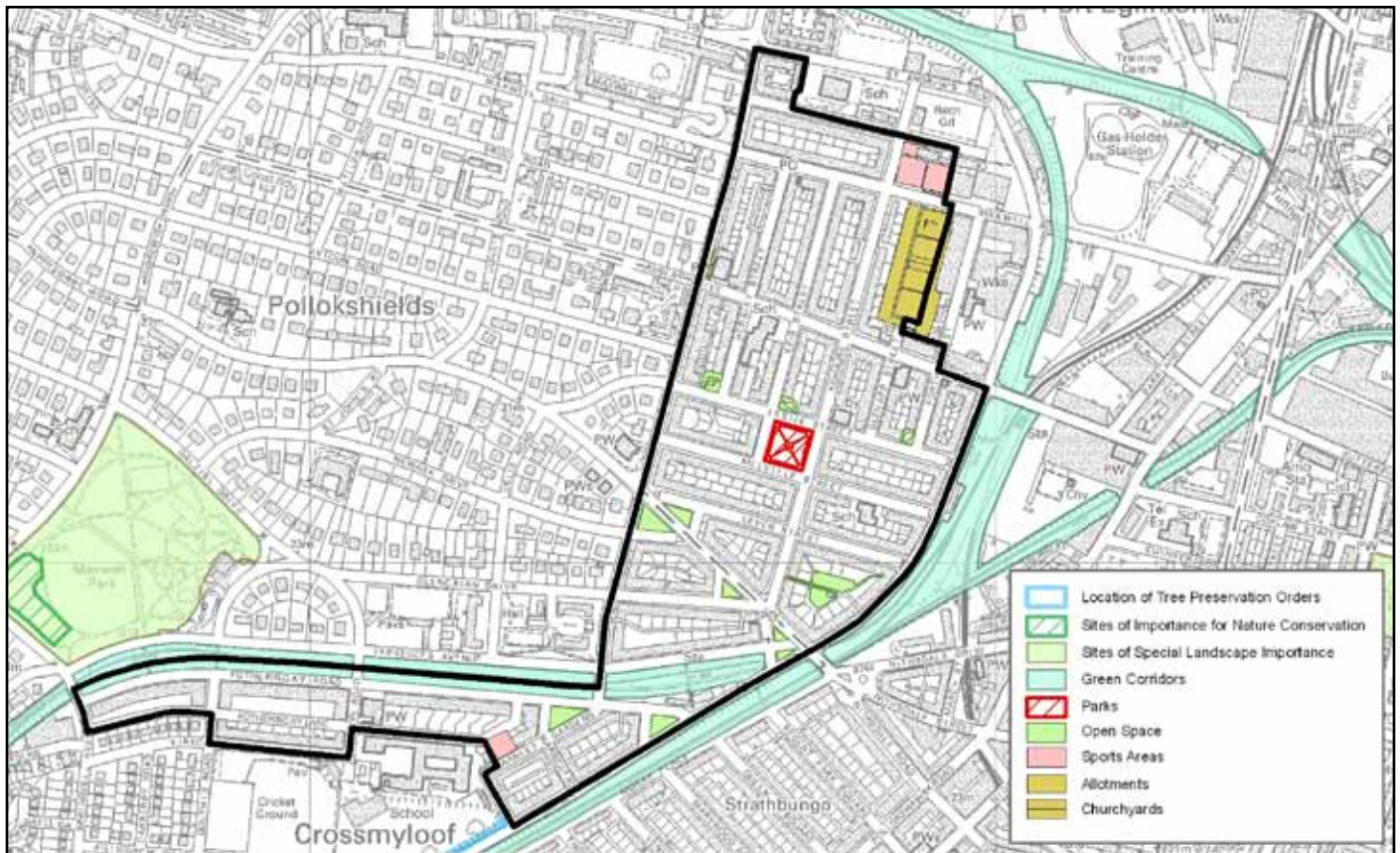
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3 Detail of Pollokshields Library, Leslie Street/ 4 Maxwell Square/ 5 View of New Victoria Gardens, Allotments/ 6. Plot Pattern.

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From Kildrostan Street, the view of the Kitchin Corner and Thomson tenements in Nithsdale Road is locally distinctive.

The enclosed views within Maxwell Square are inward looking and self contained owing to the regular street geometry.

A fine view is offered travelling north west along Nithsdale Road, towards the spire of Nithsdale Trust Church.

The frontal view into Fotheringay Road from the parallel Terregles Avenue is distinctive in virtue of the fine architecture and uniformity of the street frontage.

Activities/Uses

The principal land use is residential with commercial uses such as cafes, shops and restaurants confined to the ground floor of tenement blocks, for example at Maxwell Road and Albert Drive. Additional uses such as schools, nurseries, places of worship, a bowling green and a library are present within the Conservation Area.

Permeability/Movement

The hierarchy of streets with primary routes such as Shields Road, Nithsdale Road, Albert Drive and Darnley Street creates a legible urban structure which offers a wide choice of movement for pedestrians and cars.

Pedestrian movement is concentrated along the main routes where bus stops and shops are located.

The area is also served by three railway stations – East & West Pollokshields and Maxwell Park.

Architectural Character

Much of the character of the Conservation Area derives from the compact built form, the uniformity of building lines and the consistent scale which prevails throughout the whole Conservation Area.

The area is primarily tenemental in form, interspersed with public buildings such as the Library, schools and several churches. The exceptions to this are the historic cottages on Forth Street which are within the revised Conservation Area boundary. Believed to



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have been built around 1820, these would have been agricultural dwellings, originally used by draymen and then by horse-cab hirers. The stables are located within the underbuildings to the rear of these unusual properties of which there are few remaining in the City. A further landmark property within the revised boundary is the distinctive 'B' listed former Glasgow Steam Laundry on the prominent corner site at 100 Albert Drive.

The buildings which define the architectural character of the Conservation Area are

1 Open Space/ 2 Kilmore Terrace, 735 – 745 Shields Road

primarily late 19th century red and honey sandstone tenements and terraces of 3 storeys with slate roofs and a wide variety of decorative detailing and traditional window patterns. Shields Road and Kenmure Street form a strong north – south axis through the area, the geometric street pattern adding emphasis to the uniformity of scale. The northern end of Shields Road features some of the earliest tenements to be constructed in the area dating to pre-1865. It then continues south with a series of terraces, punctuated by Pollokshields Church of Scotland at the corner of Albert Drive as described below.

Further terraces are located to the south of Albert Drive – for example the distinctive Thomson influenced property at 553 – 609 Shields Road, dated 1875. Thereafter, the street returns to tenemental form.

The tenements, terraces, public buildings and Places of Worship that contribute to the architectural character of the Conservation Area are summarised as follows:

The block of tenements at Kenmure Street/ Nithsdale Road/ Darnley Street, once known as Lorne Terrace, was designed by Alexander 'Greek' Thomson. Construction began in 1873 and was completed by his partner Robert Turnbull in 1888. The applied Greek decorative motifs are simple yet distinctive. Historic records show the original presence of a first floor balcony with acroteria motif and antefixae cresting above the eaves which were believed to have been removed during refurbishment in the late 1960's/early 1970s.

The handsome, curved tenement at the opposite corner of Kenmure Street and Nithsdale Road was redesigned at the ground floor as a shopping parade in 1883 and neighbouring ground floor flats in Nithsdale Road were also converted into shops to cater for local demand.

The tenements at 44-84 Terregles Avenue dated 1895 by H.E. Clifford, like those south-west of Nithsdale Road and many tenements in Pollokshields, are generously proportioned with four to six room apartments. The pale sandstone is complemented by a full, unaltered set of cream painted window frames. This three storey tenement features the paired bay windows, overhanging eaves and prominent downpipes and chimney stacks commonly associated with the 'Glasgow Style'. Of the original railings, only the stair balustrades on the Terregles Avenue frontage remain.

Also by H.E. Clifford, the tenements at 17-57 Fotheringay Road are constructed in red sandstone in a more elaborate design featuring varied bay window and balcony details, together with undulating parapets and a turret at the western end. Flats are of generous size with 4 to 6 apartments, maid's room and bathroom. Window frames are still in their traditional, uniform green. At number 33 a bronze wall plaque can be seen, unveiled in 1933, marking the birthplace of James A. Mollison, the pioneer aviator.

A repeated feature of the tenements in East Pollokshields is the use of rebated horizontal joints on ground floor facades. The top of this common treatment is often marked by a moulding and emphasises the line of the first floor where the masonry is composed of polished ashlars.

There are many historic Places of Worship within East Pollokshields and the varied architecture of these contributes to the character of the Conservation Area. There is also a traditional Mosque located on Forth Street outwith the Conservation Area boundary which dates from 1979.

Pollokshields Church of Scotland marks a gateway into the Conservation Area at Albert Drive and Shields Road. This gothic church with corner tower, clerestory and high spire was designed by Robert Baldie and dates from 1878.

Also on Albert Drive, at the corner of Glenapp Street sits the Italian Renaissance influenced St. Albert's RC Church by J.B. Wilson dated 1886. Originally constructed for the Presbyterian Church, the dramatic tower is a 140 feet high landmark, featuring arcaded bell-stages and a dome. The two-storey presbytery diagonally opposite was constructed in 1965.

To the western edge of the Conservation Area on the corner of Fotheringay Road and Beaton Road sits the former Pollokshields Congregational Church designed by Steele and Balfour in Gothic mid-pointed style dated 1903. This prominent red-sandstone building has been extensively refurbished and is now known as The Fotheringay Centre.



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There is also a modern extension to the rear of the building which is complementary in style and materials to the original building and character of the Conservation Area.

Pollokshields Primary School is also located on Albert Drive. Dating from 1882 and designed by H. & D. Barclay, the two-storey building has housed Albert Road Academy from 1902, Pollokshields Senior Secondary School from 1926 and the main part of Pollokshields Primary School since 1962.

Also in the Scottish Renaissance style, Pollokshields Primary School Annexe on Melville Street was first opened in 1879 and was designed, like the main school in Albert Drive, by H. & D. Barclay for Govan Parish School Board.

Pollokshields Public Library overlooking Maxwell Park is dated 1907 and was one of the twelve Carnegie Libraries in Glasgow. Designed by Thomas Gilmour of the City Engineer's Department in Edwardian Baroque style, it features cartouches, panels and stained glass.

There are a number of contemporary residential infill developments throughout the area which, despite respecting the height and massing of the surrounding buildings, lack quality in terms of materials and architectural modelling. Overall however, they are not considered to detrimentally affect the character of the Conservation Area.

Building Materials

The traditional building materials found in East Pollokshields are:

- Blonde and red sandstone
- Slate
- Cast iron
- Timber: sash and case windows, storm doors, vestibule doors
- Glass: windows, etched and stained glass
- Clay/Terracotta: chimney pots.
- Granite/whin setts: kerbs, lane surfaces
- Brick: walls to back lanes

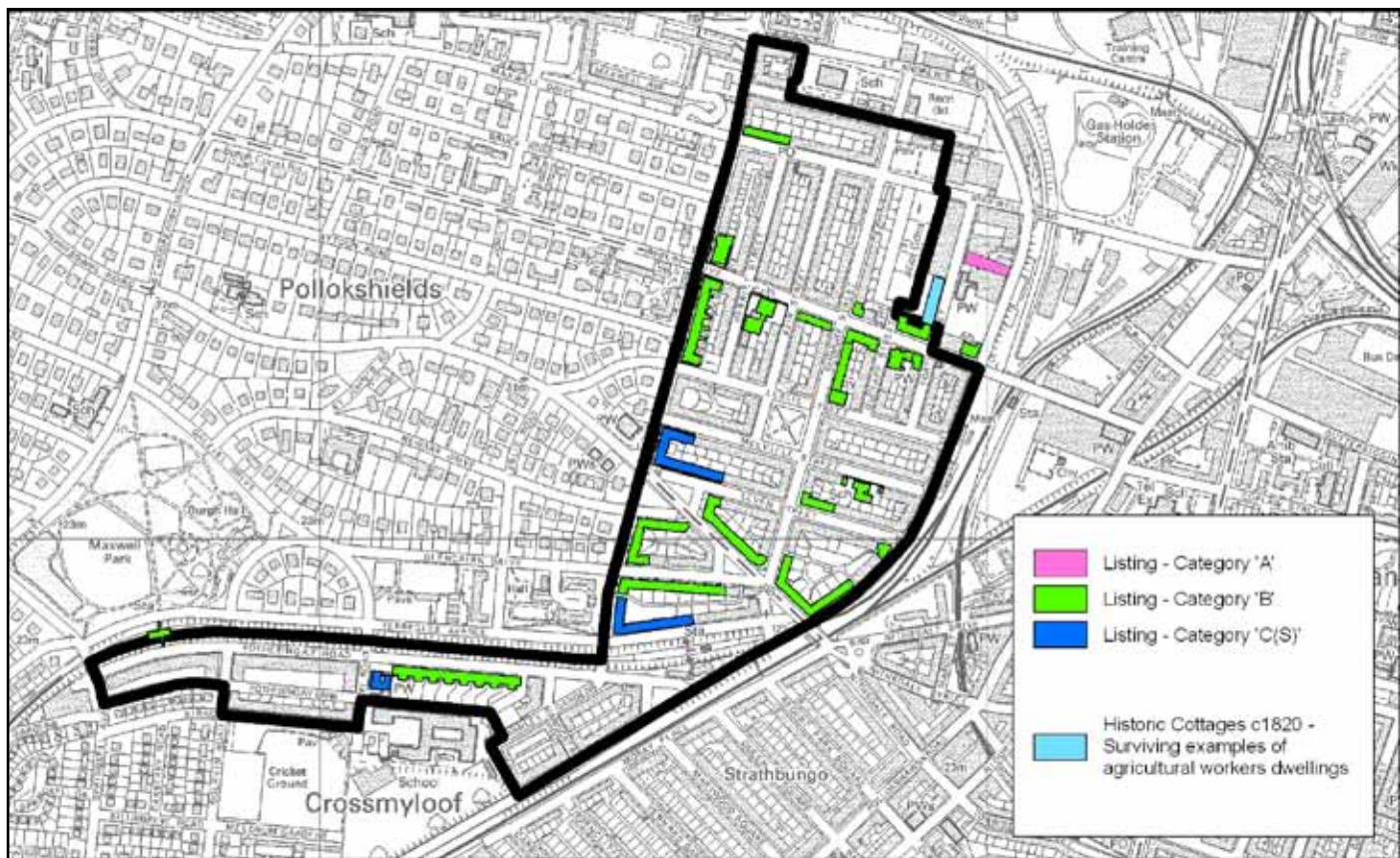
Modern materials include:

- Brick
- Concrete: roof tiles, pavement surfacing
- Metal: windows, satellite dishes, central heating flues
- UPVC: windows
- Tarmac: roads pavements
- Render/roughcast: walls
- Timber: boundary fencing

Townscape Detail

The presence of the following features adds significantly to the character of the East Pollokshields Conservation Area: -

- Tall ornamental chimney stacks
- Original storm doors and windows
- Cill bands with Greek key details
- Frieze with rosettes
- Slated domes
- Tram cable brackets
- Rebated horizontal joints on ground floor tenement facades
- Strips of original setts at road edge
- Historic pillar box



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1 Listed Buildings/ 2 Strip of original Setts at road edge/ 3 Example of tall chimney stacks with original clay/ terracotta pots, and slated dome



2

Condition

Whilst the majority of the listed properties (tenements/ecclesiastical and public buildings) are in a stable state of repair and have retained original detailing and fenestration, there are many instances where properties require urgent as well as routine maintenance. The physical and visual integrity of the historic fabric of East Pollokshields as defined by the tenement blocks requires a co-ordinated effort in order to safeguard the special architectural character and townscape value of the area for the future. Inappropriate alterations have depleted the uniform appearance of many tenement blocks – in particular the installation of upvc windows, chimney removal/replacements and satellite dishes. Historic shopfronts and signage throughout the commercial area also require attention to ensure that these complement the historic environment. Non traditional or poorly maintained boundary treatments and excessive street furniture/signage further detract from the environment of the area. A wholesale improvement in maintenance levels is required together with monitoring of works affecting the Conservation Area to ensure that these comply with Policy and reverse the incremental erosion of the special character of the area.



3

Landscape and Trees

Greenspaces are an important feature of the Conservation Area which add interest to the townscape.

The majority of greenspace is to the rear of the tenement blocks, with some extensive back gardens especially to the south of the Conservation Area such as the 'East Pollokshields Quad' enclosed by the tenements on Darnley Street, Kenmure Street and Leven Street, however, these spaces are private to the tenement closes and not visible to most.

Front gardens include privet hedges which are in many cases unshapely, through lack of regular maintenance. This negatively affects the uniformity and appearance of the area.



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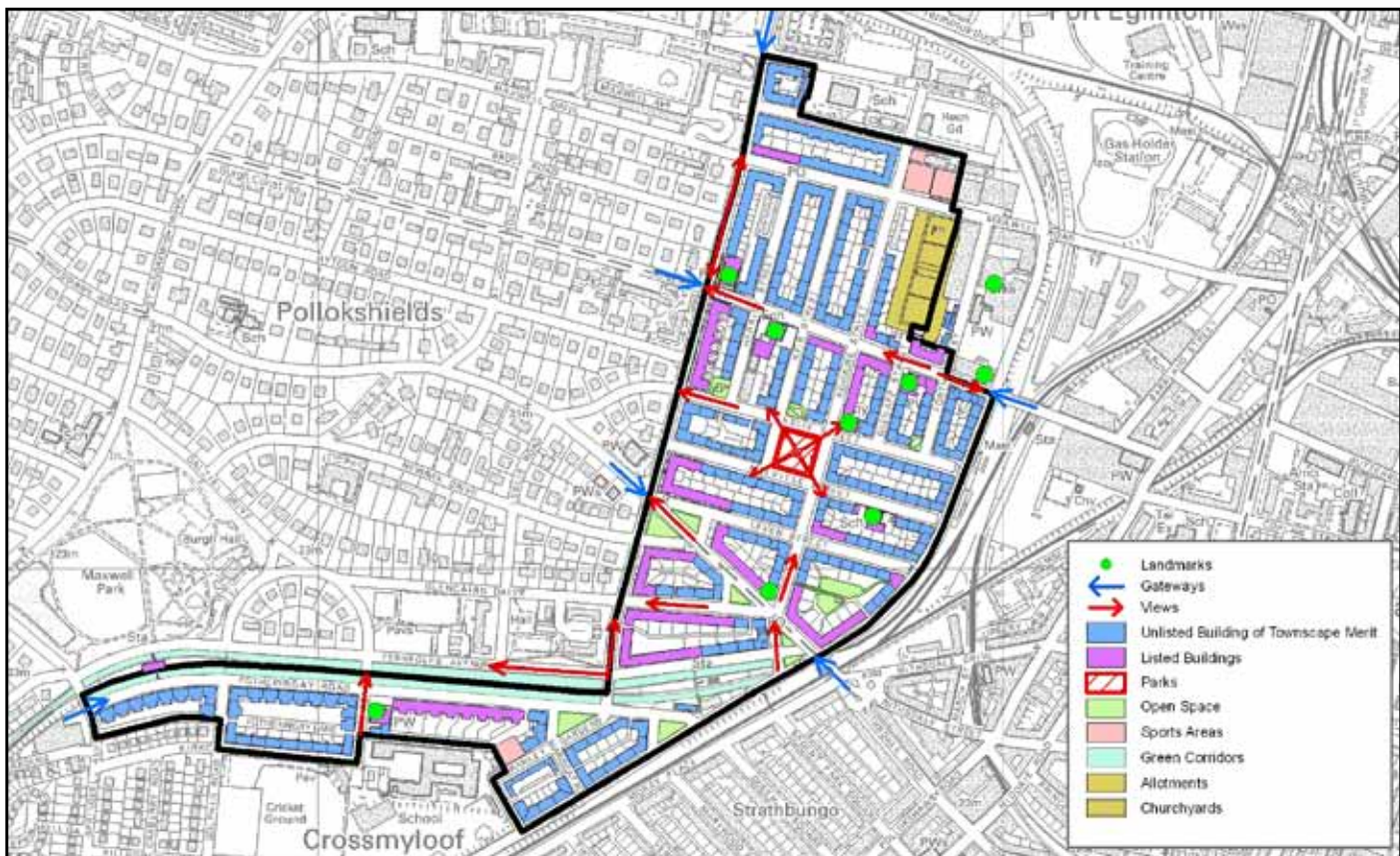


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New Victoria Gardens is an extensive allotment site with 'secret garden' entrance door. Again this is private and screened behind buildings. Maxwell Square however, is a public space which occupies a whole street block and includes trees, grass and play areas.

Other incidental green areas include many small triangular sites particularly along Nithsdale Road which include trees and grass. In addition, the 'Leslie Street Greenspaces' – gable end sites at the junctions of Herriet Street, Keir Street and Forth Street have been the subject of a local campaign to retain these pockets as community growing and amenity spaces.

Railway corridors also create green areas however any vegetation here is of temporary duration and subject to the requirement of the rail authorities to manage for operational requirements.



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CHARACTER ASSESSMENT

Having examined the townscape of East Pollokshields 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.

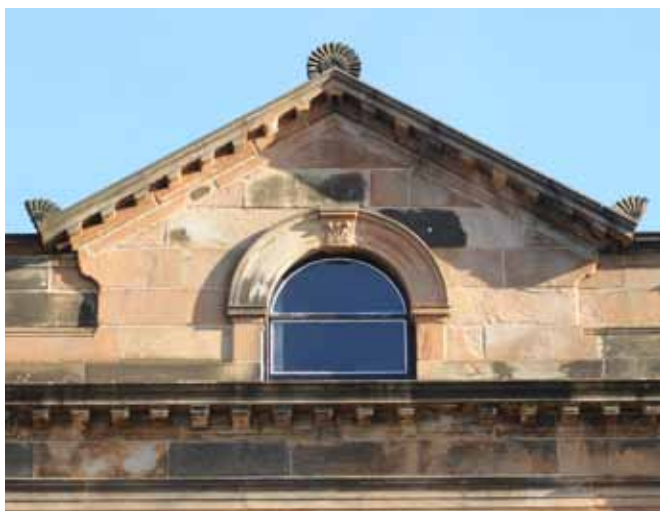
Assessment of Buildings

An important part of the character assessment involves the evaluation of buildings, identifying those that make a valuable contribution to the character and appearance of the Conservation Area.

Listed Buildings – Buildings that are 'listed' have already been assessed by Historic Scotland as being of special architectural or historic interest and are included on the Scottish Ministers Statutory List. There are currently 27 listed buildings in East Pollokshields, 24 of which are regarded as buildings of regional importance and awarded category 'B' status. There are also 3 category 'C' listed properties in the area. The Miller and Lang building at 46 – 50 Darnley Street is located adjacent to the current boundary and is an 'A' listed building. There is also an Edward VIII Pillar Box at the junction of Albert Drive and Herriet Street and a war memorial which are 'B' listed.

Listed buildings contribute positively to the appearance of the Conservation Area, provide points of interest and enrich the area's special character.

Unlisted Buildings of Townscape Merit – These are buildings which, although unlisted, make a positive, visual contribution to the character and appearance of the Conservation Area. The many unlisted tenement blocks that define the historic street pattern of East Pollokshields are integral to the character of the Conservation Area. These are not landmark buildings however they are component parts of the planned residential suburb which unify the townscape in terms of their age, height, building line and palette of materials. Other notable buildings within this category include the cottages on Forth Street.



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- 1 Townscape Character Assessment
- 2 Detail, 555 Shields Road
- 3 Example of uniformity and repetition - 705 Shields Road

Assessment of Areas

It is also important to assess the character of the areas/spaces between the buildings. The primary public area of amenity space is Maxwell Square. This historic space contributes positively to the character of the Conservation Area and dates back to the original layout, providing visual interest in contrast to the uniform tenement blocks. The dense tenemental form is balanced by the presence of ample open space including the bowling green and allotments, creating a quality urban environment.

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.

The Key Challenges – inappropriate elements which detract from the character and appearance of the area.

Key Features

Street Pattern - The survival of the original grid pattern and hierarchy of streets, lanes and open spaces is a defining feature of the Conservation Area. It provides the framework within which the buildings and spaces of the Conservation Area sit and has been little altered by modern intervention.

Townscape - The existing uniform townscape of 3-storey tenements, occasionally punctuated by church spires, creates visual interest and adds to the legibility of the area. Despite the introduction of modern materials on some buildings, a rich diversity of original detail still survives, for example storm doors, sash and case windows, ironwork, decorative stonework, sculpture and statuary, finials, chimneystacks and shopfronts which provide townscape interest and character.

Building Line - The consistent and established building line visible through the area contributes to the sense of spatial order and formal layout, which is a characteristic of the Conservation Area. The street pattern is emphasised by this consistent building line

with views into and out of the Conservation Area guided and framed by the position of the buildings on either side of the streets. Most tenements are set back from the pavement, with small front gardens. In the commercial areas such as Nithsdale Road, the pavements are very wide where these properties were originally flats with gardens.

Uniformity and Repetition - The uniformity and repetition of features such as chimney stacks, bay windows and corner features of tenement blocks reinforces the distinctive character and sense of place that defines the Conservation Area.

Building Scale and Layout - The tenemental scale of buildings is established through the area together with the consistent layout of plot patterns which are a characteristic feature of the area.

Architectural Quality - The architectural quality of the area is evident in the number of listed buildings and unlisted buildings of merit present in the area. Many of these have retained their architectural integrity with traditional materials, fine detailing and

original features which contribute to the overall character and appearance of the Conservation Area.

Homogeneity - Much of the character of the Conservation Area derives from a strong uniformity of built form, scale, use of traditional materials, and the rhythm of the design of the elevations.

Use of Traditional Materials - With the occasional exception of buildings being recently built in brick and or render, buildings are comprehensively faced with blonde and red sandstone and roofed with Scottish slate. The fact that many traditional properties survive largely intact ensures that the unique character of the area is conserved. Traditional materials give the area a feeling of permanency and sense of history.

Combination and Distribution of Uses - The integration of some commercial uses within the mainstream residential character

contributes to the overall character and vitality of the Conservation Area and relates back to the origins of this planned suburb. This mixture of uses creates an air of bustling activity around the main shopping areas. It is vital to the character of the Conservation Area that these activities and uses are maintained and that buildings, in particular shop units remain fully occupied.

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. Inappropriate replacement windows, inconsistent colour schemes to tenement block windows, doors, roof coverings, boundary treatments and loss of chimney stacks have eroded the special character of the East Pollokshields Conservation Area.

or burglar alarms located on prominent elevations to buildings. This detracts from the appearance of the Conservation Area.

Boundary Treatment / Front Gardens - Many original boundary treatments have been lost and replaced with inappropriate materials such as timber fencing. In addition the hedging that forms many street frontages is often poorly maintained and detracts significantly from the quality of the environment.

Gardens - Front gardens and open spaces are attractive elements of the townscape; however, in some cases, the level of maintenance is poor and this detracts from the appearance of the area. There are also many instances of inappropriate and overgrown species dominating front gardens.

Shopfronts - The lack of quality in shop frontages and signs is detrimental to the character and townscape of the Conservation Area. Many shopfronts and signage displays



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This is particularly evident with respect to the many unlisted tenements in the area which nonetheless contribute to the distinctiveness and character of the Conservation Area. The reversal of this trend is vital to safeguard the special interest of this historic area for the enjoyment of future generations.

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 be a loss of character. A common example is the replacement of original timber windows with modern plastic substitutes which are not in keeping with the character of the buildings. The removal of traditional boundary treatments and replacement with inappropriate materials such as timber fencing is also evident in East Pollokshields as noted below. This has eroded the uniform appearance of the tenement blocks that define the area.

Inappropriate modern additions to buildings - The townscape is in some cases punctuated by modern fittings such as satellite dishes

in the commercial area of East Pollokshields are constructed in non-traditional materials and do not reflect the original proportions of traditional shopfronts.

Parking - Short-term parking provision during day-time within the main shopping areas at Albert Drive, Kidrostan Street/Nithsdale Road is severely limited and may impact upon the viability of the commercial sector. It is also evident that vehicles are commonly used as storage facilities in this area. Short-term and disabled parking provision throughout the area requires to be addressed.

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.

BOUNDARY

An important element of this appraisal is the assessment of existing Conservation Area boundaries.

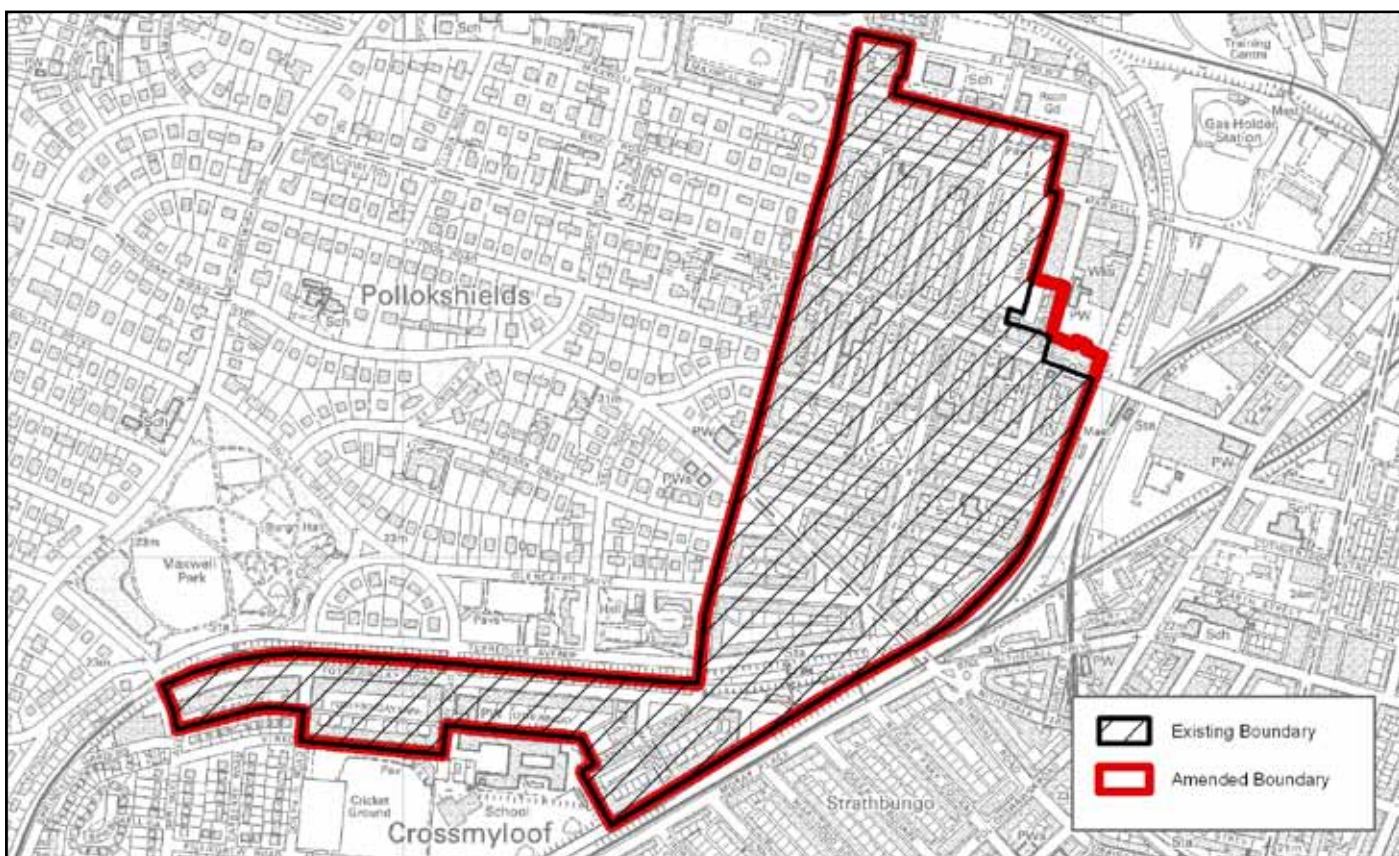
Amended Boundary

Completion of the Appraisal highlighted boundary issues and the Draft document contained a proposal to amend the boundary fringe to include the full length of Darnley Street and return into St Andrew's Road. The rationale for proposing this extension was that it would encompass the key listed buildings adjacent to the eastern edge of the existing boundary and the unlisted properties of interest on Forth Street. In particular, it would encompass the B listed building at the corner of Albert Drive and Darnley Street which represents a 'gateway' into the Conservation Area. This building is of a character that contrasts with the tenemental built form that defines much of East Pollokshields however it also fronts a distinct sector of the area containing light industrial works and commercial premises, some of which are of architectural merit.

Following the public consultation exercise however, the extension is limited to include the early 19th century Forth Street cottages and the former Glasgow Laundry building at 100 – 132 Albert Road. The revised boundary identifies a coherent area within which the special architectural and historic character of the buildings and spaces is consistent.



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PRESERVATION AND 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 and landscape. Roofs, windows, doors, guttering, stonework, turrets, chimneys, entrance steps, boundary treatments and shopfronts need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, co-ordinated maintenance programmes can help reduce costs in the long term.

Development - Works such as the replacement of traditional windows, inappropriate signage/shopfronts, removal of chimneys, replacement of original stormdoors, inappropriate roof repairs and the installation of modern fittings to buildings effect an incremental erosion on the character and appearance of the Conservation Area.

The City Council is committed to the preservation of the unique character of East Pollokshields through the application of City Plan policies.

Information on key policies which promote the preservation and enhancement of Conservation Areas can be found in City Plan 2 2009, available online at www.glasgow.gov.uk/cityplan.

Information and Advice - Property owners and residents have a major role to play in the preservation and enhancement of the East Pollokshields 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 and the importance of property maintenance. In addition specific guidance for residents/owners wishing to carry out repairs and alterations to their property will be prepared. This information will also be available on the Council's web site. Useful names, addresses and contact details are listed at the end of this document.

Front Boundary Treatments - The regular plot pattern and uniformity of built form of the tenements that comprise East Pollokshields is a key feature of the Conservation Area. The quality of the streetscape is affected by poorly maintained and/or inappropriate front boundary treatments such as unkempt hedging, planting of inappropriate/overgrown species, timber fencing and removal of original boundary walls/railings. Re-instatement of original boundary treatments where appropriate, together with routine maintenance would make a great difference to the appearance of the Conservation Area and enhance its special character.

Shopfront Design - Commercial premises throughout East Pollokshields are essential to the vitality of the area. The proliferation of unsympathetic shopfront designs however,

has a detrimental affect on the architectural integrity of the buildings. This can be overcome by application of the shopfront design policy in City Plan 2 which will help prevent the erosion of original detail and encourage sympathetic designs.

Street Furniture - The co-ordination of design and upgrading of streetscape elements such as pedestrian barriers, litter bins, street name panels, phone boxes, bollards, street planters and traffic lights would reinforce the sense of place and enhance the character of the Conservation Area.

Lighting - It is important that street lighting fixtures complement the architectural and historical character of the area. Any new proposals for lighting fixtures will be assessed on their merits. Land and Environmental Services and Development and Regeneration Services must be satisfied that lighting proposals meet the Council's design standards with regard to light quality characteristics and enhance the historic environment.

Grants

Owners of historic buildings in the East Pollokshields Conservation Area may be eligible for assistance towards the costs of repairs from the Glasgow City Heritage Trust and Historic Scotland.

Eligible works include:

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

For further information contact the Glasgow City Heritage Trust, 54 Bell Street, Glasgow, G1 1LQ. Phone 0141 552 1331. Email: info@glasgowheritage.org.uk

- 1 Towers and Turrets , Albert Drive
- 2 587 Shields Road



ARTICLE 4 DIRECTIONS

In addition to the specific Conservation Area controls mentioned above, further controls apply in the East Pollokshields Conservation Area called Article 4 Directions. These were originally promoted by the Council and confirmed by the Secretary of State on 7th October 1974(Class 2) and 9th June 1979 (Class 1). The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 required their updating in May 1993 when Class 7 was added. Recent legislation has amended the scope of Permitted Development rights for householders. In order to ensure that such works are controlled within Conservation Areas, the current Article 4 Direction for East Pollokshields will require to be amended in due course.

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 East Pollokshields Conservation Area has Article 4 Directions covering the following Classes of Development:

Class 7 The erection, construction, maintenance, improvement or other alteration of a gate, fence, wall or other means of enclosure.

It is considered that the above Class of Development should continue to be covered by Article 4 directions in order to protect the character of the area. As stated above, following recent changes in legislation, Article 4 Directions will be subject to review and possible amendment in future in order to ensure that they remain fit for purpose.





CITY PLAN

The quality and character of the East Pollokshields Conservation Area will be maintained through the implementation of policies contained within Glasgow City Plan 2 (2009).

FURTHER INFORMATION

Useful Publications:-

Glasgow City Council

Glasgow Conservation Areas
Development and Regeneration Services
Heritage & Design, 2008
www.glasgow.gov.uk/heritageanddesign.

Glasgow City Plan 2
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 Scotland

Guides Technical Conservation Group's series of INFORM Guides, available from Historic Scotland or downloadable from their website. These leaflets give owners of traditional buildings information on repair and maintenance.
NB These leaflets are to be replaced by a new series of Guidance Notes on Managing Change in the Historic Environment.
www.historic-scotland.gov.uk

Also a Guide to the Protection of Scotland's Listed Buildings – What Listing means to Owners and Occupiers, Historic Scotland 2008.
www.historic-scotland.gov.uk

Useful Contacts:-

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

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

For all grant enquiries:
Glasgow City Heritage Trust
Tel: 0141 552 1331

Additional enquiries:
Historic Scotland
Tel: 0131 668 8600
www.historic-scotland.gov.uk

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

Secretary Pollokshields Heritage
PO Box 3754
Pollokshields, G41 4YF



1 View of the south west building on Kenmure Road

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

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Development and Regeneration Services
Glasgow City Council
229 George Street
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Phone : 0141 287 8683

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