

SHAWLANDS CROSS

conservation area appraisal



April 2013





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INTRODUCTION

The study area lies in the south of the city, less than 2 miles from the River Clyde, and is centred on Pollokshaws Road, which forms a central spine through the area. The study area extends from Springfield Gardens in the northeast to Waverley Park in the west and incorporates the cross-roads junction of Pollokshaws Road, Langside Avenue and Minard Road and Shawlands Cross, where Pollokshaws Road converges with Kilmarnock Road and Moss-side Road. The area known as Waverley Park can be readily defined as the residential area to the east of Shawlands Station and is bounded by the Cathcart Railway Line, the Glasgow-Kilmarnock Railway Line, Pollokshaws Road and Moss-side Road, excluding the Shawlands Academy site. Whilst this document contains information relating to the historic and architectural character of Waverley Park and its association with Shawlands Cross, it should be noted that following a public consultation on the Draft Appraisal, there was not considered to be sufficient local support to merit its designation as a new Conservation Area at this time. The map below shows the wider Study Area and the Shawlands Cross Conservation Area boundary.

Definition of a Conservation Area

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

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

All planning authorities are required by this Act to determine which parts of their area merits conservation area status. Glasgow currently has 23 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and former country estate.

What Does Conservation Area Status Mean?

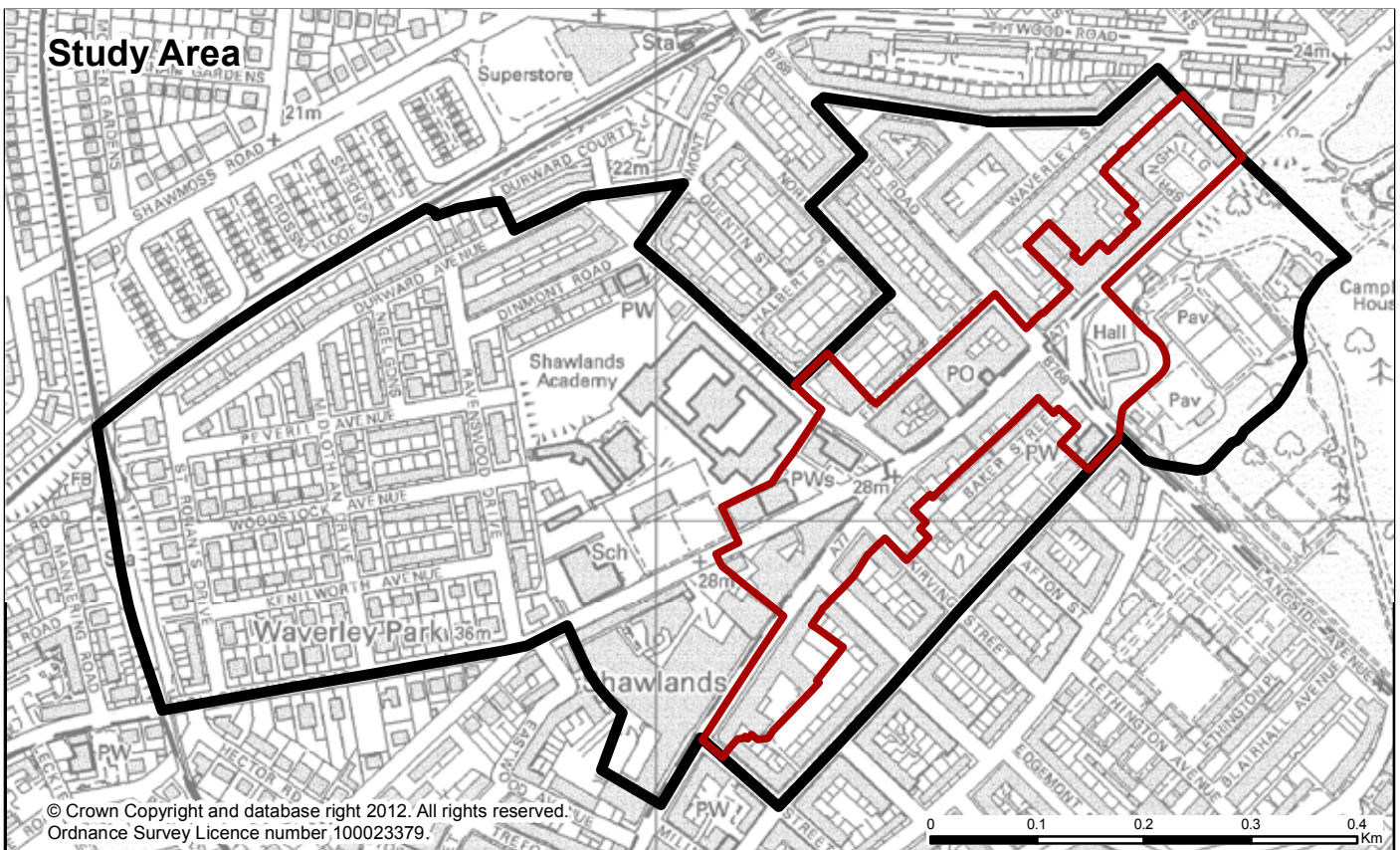
In a conservation area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation area status does not mean that new development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

Changes to the regulations on whether alterations and extensions to houses and flats need planning permission in Scotland were introduced on 6 February 2012. The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 sets out these new regulations. The new GPDO has in effect removed all permitted development rights for householders (i.e dwellings or flatted residential properties) within conservation areas. As the rights have been removed by statute any application requires a fee.

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

- Demolition of buildings
- Removal of, or work to, trees
- Development involving house extensions, roof alterations, windows, satellite dishes, stone cleaning or painting of the exterior, provision of hard surfaces, the erection or alteration of gates, fences and walls and
- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms

The Scottish Government have produced a guidance document on Householder Permitted Development Rights. www.scotland.gov.uk



1 Map showing extent of study area boundary and proposed conservation area



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

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

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

Purpose of a Conservation Area Appraisal

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

Planning authorities and the Scottish 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 study is to define and evaluate the character and appearance of the study 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. It will also identify opportunities and priorities for enhancement.

The study will provide an opportunity to determine potential conservation area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. This document will also provide a framework for the controlled and positive management of change in the proposed conservation area and form a basis on which planning decisions in the area are made. It 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 2 (adopted December 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.



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HISTORICAL DEVELOPMENT

Up until the mid 19th Century, Shawlands was a small hamlet in the northern vicinity of Pollokshaws, Renfrewshire, situated along the main road route between the city of Glasgow and Irvine, then the main port for Glasgow. The name 'Shawlands' likely derives from its early rural and agricultural nature; Shaw means a 'small wood' or 'thicket'



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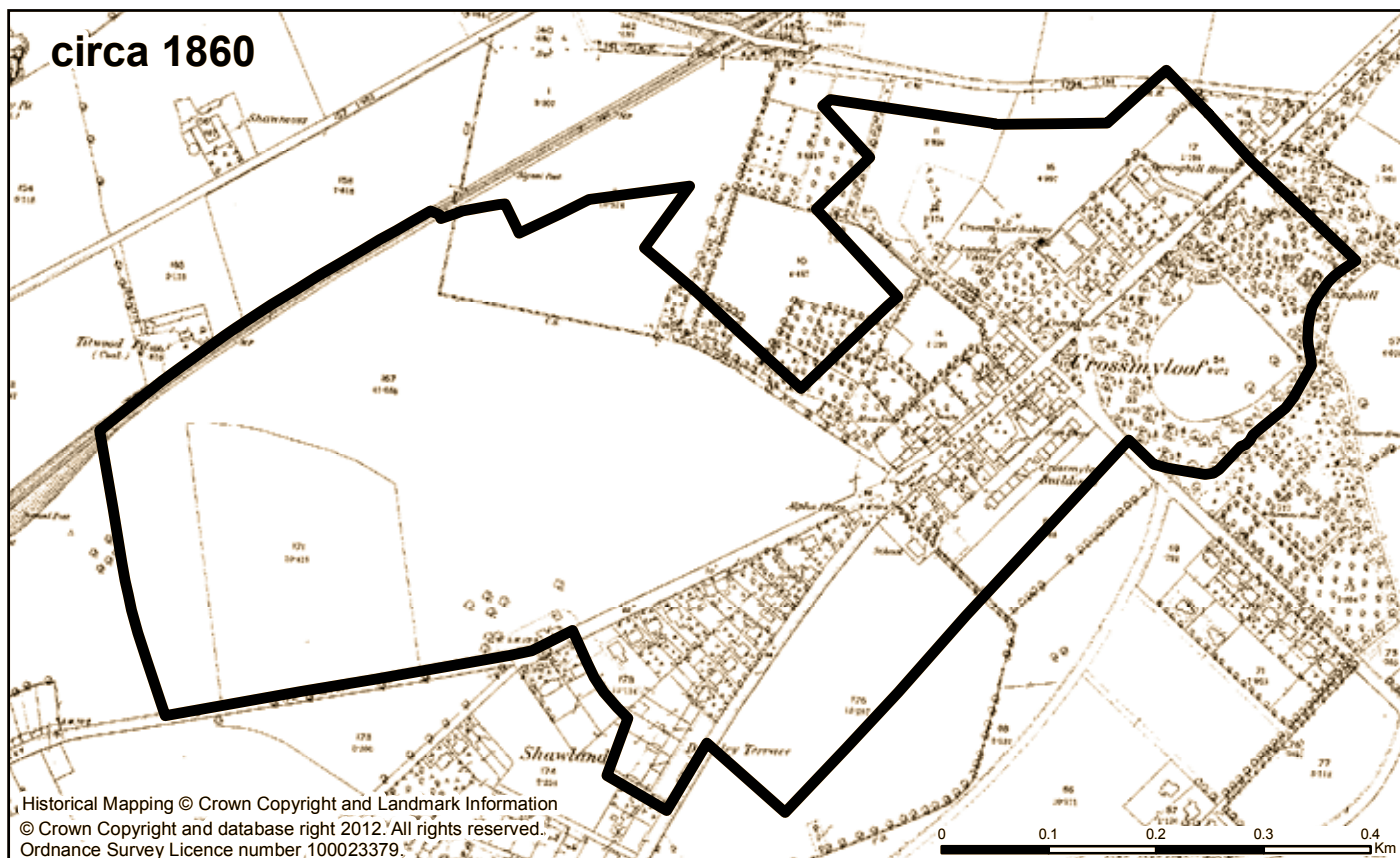
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1 Shawlands Cross c1920/ 2 Langside Hall c1956/ 3 Detail shopfront Pollokshaws Rd c1939/ 4 Shawlands Cross c1960



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Early History

Pollok House was designed by the leading Scottish neo-classical architects, William and John Adam circa. 1752. Langside House, situated 500m east of Kilmarnock Road, was built in 1778 to the designs of the leading London based architect, Robert Adam.

Queens Park takes its name from Mary Queen of Scots. This area is reported to have hosted 4,000 troops of the Regent Earl of Moray, fighting against Mary Queen of Scots at the battle of Langside on 13th May 1568.

In the 18th Century Shawlands was completely undeveloped, except for a solitary cottage at the Cross (the meeting place of Pollokshaws Road and Kilmarnock Road). This would change dramatically within the next century.

19th Century

The Shawlands Cross study area of today comprises an amalgamation of the growth of two former villages; Shawlands, situated at the present Shawlands Cross, and Crossmyloof, situated at the current junction of Pollokshaws Road and Langside Avenue. Parish boundaries ran between the two,

with Shawlands included within Eastwood, Renfrewshire and Crossmyloof in Cathcart, Lanarkshire. Shawlands was annexed to Glasgow in 1891 and Cathcart in 1912 as Glasgow's boundaries continued to rapidly expand, having only first extended south of the Clyde in 1846.

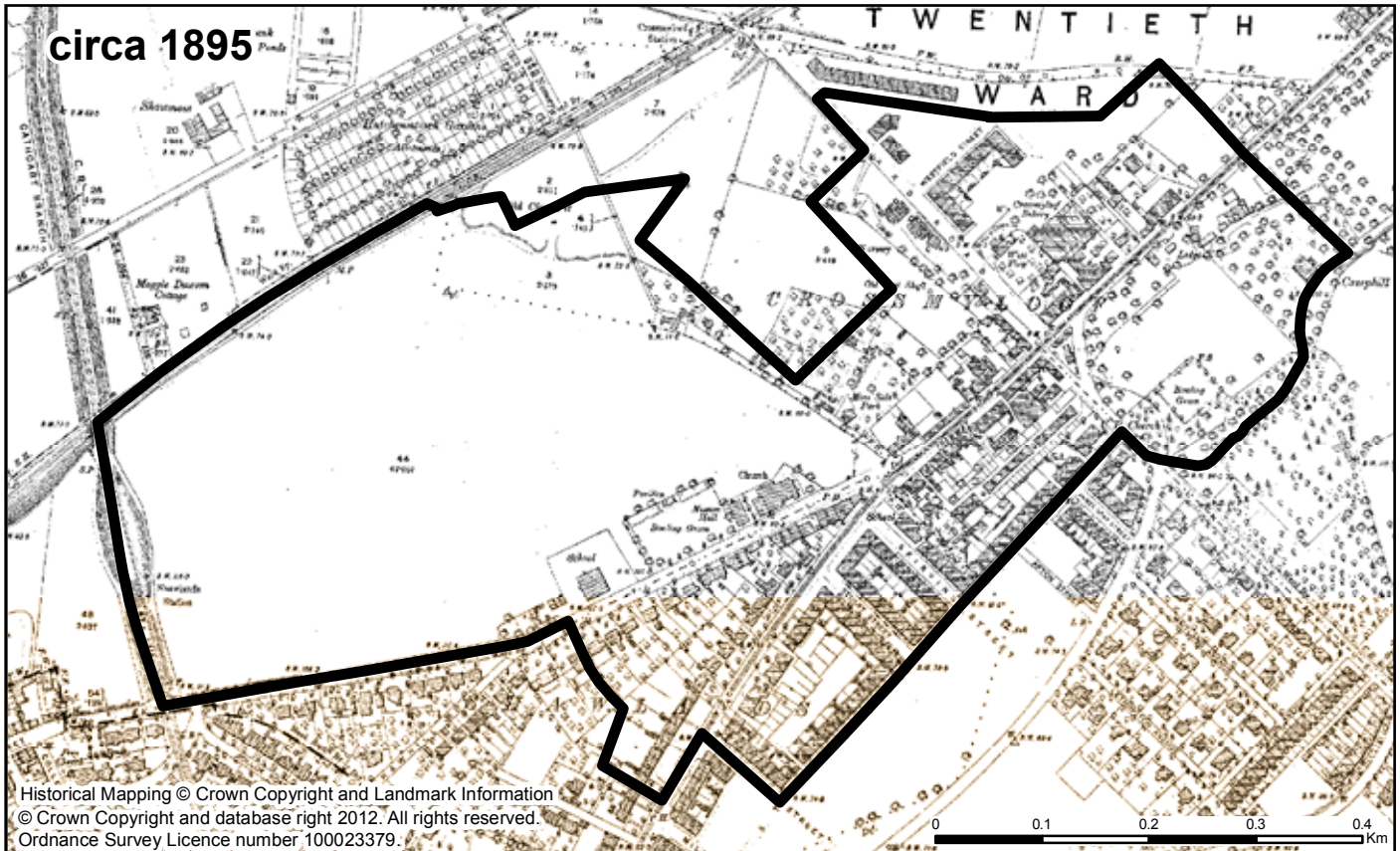
1860 maps of the area show numerous clay pits and quarries in the vicinity and Shawlands shared in the textile and other industries (e.g. pottery) of the nearby town of Pollokshaws. In 1882 the population of the village grew to 798. The village had a chapel-of-ease, meaning that it had no church and that its chapel-of-ease was served from a church elsewhere (probably in Pollokshaws).

In 1818 Crossmyloof (sometimes referred to as Westfield) was described as the most populous village in Cathcart parish, and in 1840, it was noted to house 124 families and a total population of 587. Villagers were mostly weavers, shopkeepers, blacksmiths, brass founders and tinsmiths. However, by 1851 the population had almost doubled, largely due to the opening of the large Camphill Bakery 1847, by Neale Thomson of Camphill Estate, and the relocation, by James Muirhead, of the Cart Forge from Pollokshaws, that produced

axles for railway wagons. Some remnants of this past are evident; a bakery building still occupies land behind the Camphill Gate tenement on Pollokshaws Road and a road named Baker Street still exists where once stood the Alexander 'Greek' Thomson-designed bakery workers' cottages. The Cart Forge was situated between Baker Street and Pollokshaws Road.

The main street in Crossmyloof was Cathcart Place, which is now part of Pollokshaws Road between the Langside Avenue/Minard Road junction and Shawlands Cross at the junction with Kilmarnock Road and Moss-side Road. The environs of Shawlands and Crossmyloof (and Langside) remained an attractive place to be and the area featured nurseries, orchards and parks together with a buoyant floricultural scene.

In 1852 Neale Thomson acquired the Camphill estate and fued lands for the development of villas, terraces and tenements to the designs of Alexander "Greek" Thomson.



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A reportedly 'large and excellent school' under the patronage of Neale Thomson of Camphill, was built at Skirving Street around this time. The school building remains and now houses a café at ground floor.

Very much the emerging Victorian suburb, Glasgow Corporation bought Camphill Estate and opened the Sir Joseph Paxton designed Queens Park in 1862. Shawlands Station was opened in 1894 and that year also marked the beginning of the development of Waverley Park which continued incrementally and was largely complete by 1907. The suburbanisation of the wider area continued with the extension of the Glasgow rail (the Cathcart Circle line was created between 1886 and 1894) and tram networks (from 1894 onwards).

1900-Present

The development of Shawlands intensified, like many similar areas in the city, with improved transport to the city centre and the need for working/middle class housing, prompted by the city's growth in population and economy. Shawlands Cross developed as a lively suburban centre. Pollokshaws Road and Kilmarnock Road became the principal

shopping streets, and the development of pubs, cinemas and music halls made the area synonymous with entertainment and variety.

Further private suburban residential development, beyond the town centre, increased the overall population and reinforced the role of Shawlands as the Southside's main urban centre. Early 20th century tenement buildings replaced older, probably two-storey individual buildings along Pollokshaws Road, such as Camphill Gate (1906) and Springhill Gardens (1904). built on the site of Springhill House that was home of Henry Murphy, a pawnbroker and hat manufacturer in the Bridgegate, before later becoming Springhill Academy.

Four significant cinemas were built in Shawlands from 1912:

1. The Camphill Picture House, Baker Street. It was destroyed by fire in 1929 and subsequently demolished. The Architect is likely to be John Hamilton, designer of The Marlborough.
2. The Waverley (now accommodating Tusk), Moss-side Road, in 1922.

3. The Elephant / White Elephant, Kilmarnock Road in 1927 - The cinema opened in 1927, and was designed by architect H. Barnes for eccentric Glasgow cinema magnate AE Pickard. In its original configuration, it had seating for around 1900, a ballroom, restaurant and car park. The auditorium was entered from beneath the proscenium, rather than from the rear as was more normal. The unusual name was the result of a competition, and was changed to just Elephant when the cinema was sold to AB King in 1934. A Cinemascope screen was installed in the 1950s. When it was converted to shops after closure in 1960, the facade was refaced and slightly cut down - the stonework finish was originally similar to the ballroom section (now a club).

4. The Embassy, Kilmarnock Road, 1935-1936, demolished in 1965. Architect James McKissack, a leading cinema designer, was responsible for the impressive Embassy in Shawlands, one of a number of cinemas owned by Harry Winocour. With a capacity of 1,638 comfortable seats, and a stage and dressing-rooms included, it may have

1 Historical map c1895



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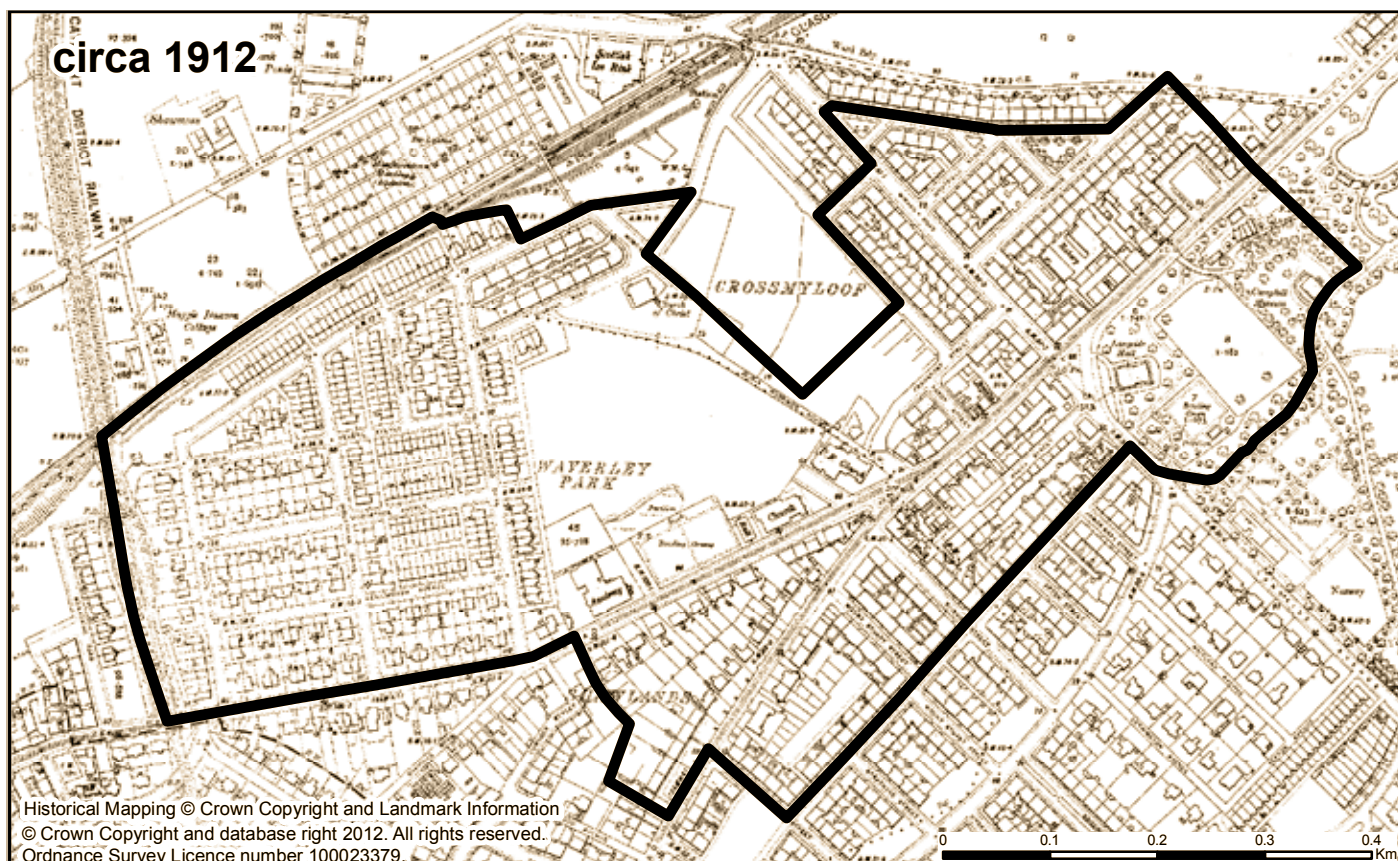
been intended for additional use as a music hall. This impression is reinforced by the engagement of Harry Lauder to perform the opening ceremony in 1936. The Embassy was sold to Glasgow Photo Playhouse in 1938 and demolished in 1965.

The 1930's saw large scale retrofitting of retail units along Kilmarnock Road at Shawlands Cross, with Modernist fascias and contemporary interiors. Good quality in design and materials was employed and one project included a unified shop frontage scheme in Kilmarnock Road, with units all finished in black vitrolite with chrome shop name lettering. (See 1939 street frontage photograph)

In the early 1900s Pollokshaws Road, Kilmarnock Road and Minard Road were the principal shopping streets in Shawlands, with many small shop units until the construction of the area's first supermarket by the Co-operative during the 1960s. Today, these streets, with the addition of the northern section of Skirving Street, remain the main focus for shopping within the designated area of Shawlands Town Centre, which serves the wider south side of Glasgow. The Town Centre area still contains a number of small shop units and there is plenty of evidence of the original Edwardian shop fronts, although much is hidden behind modern fascias.

The area of Shawlands' earliest development, between Pollokshaws and Kilmarnock Roads, is currently dominated by the large complex of the Shawlands Arcade, built in the late 1960s. The complex has a two storey frontage to Pollokshaws Road and incorporates a retail arcade set back on a raised podium, with adjoining deck access flats, a multi-storey car park and a detached pavilion.

The residential area of Waverley Park developed as a suburb of Shawlands in the late 19th/early 20th century and was completed by 1907.



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TOWNSCAPE APPRAISAL

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The area's historical development greatly influences its character. The evidence of historic Country Estates contributes to a leafy parkland setting in the immediate and wider area; such as the adjoining former Camphill Estate, (now Queens Park), and the existing Pollok Estate. Similarly, the location of Shawlands along a prominent historical route (between the expanding city of Glasgow and its once principal port at Irvine), and its current cross-road connections to surrounding communities (e.g. Langside, Pollokshields) add to its significance as a focal point for interaction. The arrangement of some of the notable civic and commercial buildings in the area to address Pollokshaws Road, the Cross and Langside Avenue cross-roads and the shops straddling Pollokshaws Road create movement in, around and across the study area.

Topography

The study area is situated largely on level ground within an area of formerly undulating countryside, on the edge of adjacent small hills (possibly drumlins) at Queens Park and Langside. The central spine of Pollokshaws Road almost lies along a small ridge running north-east to south-west, with streets on either side gently falling away to the north-west (Moss-side Road and Minard Road) and south-east (Langside Avenue and Skirving Street). The sloping north-western section of Waverley Park gives rise to terraced houses that step down the slope.

The residential enclave of Waverley Park has a different character from its surroundings and a unique sense of place; afforded by the combination of its grid street pattern, regularity of plots, lower two-storey building height and streetscape detailing. Boundary hedges and trees in front gardens contribute to the green impression of the area. In the northern half of the area, terraces step down the steep gradient of the north facing site, adding to its character.

Gateways

Gateways into the Shawlands Cross area follow the established road network at the following approaches:

- From the north-east, along Pollokshaws Road, where Queens Park on the left and the notable scale of Springhill Gardens creates an edge and entrance to Shawlands;
- From the south west, along Kilmarnock Road and through the town centre, where the vista of the former TSB bank building provides a focal point at the Cross;
- From the south west, along Pollokshaws Road, and from the north-west along Moss-side Road, where the view of the distant gusset building marks the convergence of streets at the Cross;
- From the south-east and Langside Avenue, where the change in urban form and transition of uses from residential to a

mix of residential, civic and commercial, characterises an approach to a centre,

- Similarly, from the north-west, along Minard Road, where the introduction of retail units to the ground floor of the tenements buildings signifies the approach to a centre.

Gateways into the Waverley Park area include:

- From Pollokshaws Road in the south (via St Ronan's, Midlothian and Ravenswood Drives), where the uniform building line of semi-detached and detached villas (on southside) with green front garden boundaries, define the edge of an attractive residential neighbourhood
- From the east via a footbridge from Ravenhall Road over the railway line by Shawlands Station
- From the west via Durward Avenue and Dinmont Road, where the three-storey tenement scale steps down to the two-storey of the semi-detached and terraced houses that characterise the area

Street Pattern

The original street pattern within the study area remains intact. It is dominated by the principal spine of Pollokshaws Road that branches at

the Cross gusset to Kilmarnock Road, the main historic route between Glasgow and Irvine. The continuation of Pollokshaws Road is aligned with the driveway to Pollok House and there is speculation both roads were intended to join, something that could easily be assumed from historic maps. Also converging at the Cross is Moss-side Road, originally an access road to houses and orchards, this was consolidated with the later building of Shawlands Academy.

Branching at right angles from Pollokshaws Road is the historic Langside Avenue, which continues to line Queens Park as it did Camphill Estate; Minard Road, which arose from the consolidation of an existing access track to 'Langside Valley', and Skirling Street, which was a later addition to Shawlands as the tenements developed south of Kilmarnock Road in the late 19th century. Baker Street continues to access, (albeit a new generation of), residential buildings behind Pollokshaws Road.

Waverley Park contains a distinctive and coherent orthogonal grid pattern of streets running north to south and east to west. The grid is superimposed across an undulating site, with resultant steep street gradients towards the north.

Plot Pattern

The study area contains a range of plot patterns reflecting different types and periods of development from the 18th century onwards. Many historic plots of former individual houses have been replaced by later regular plots of 19th and early 20th century tenement buildings, such

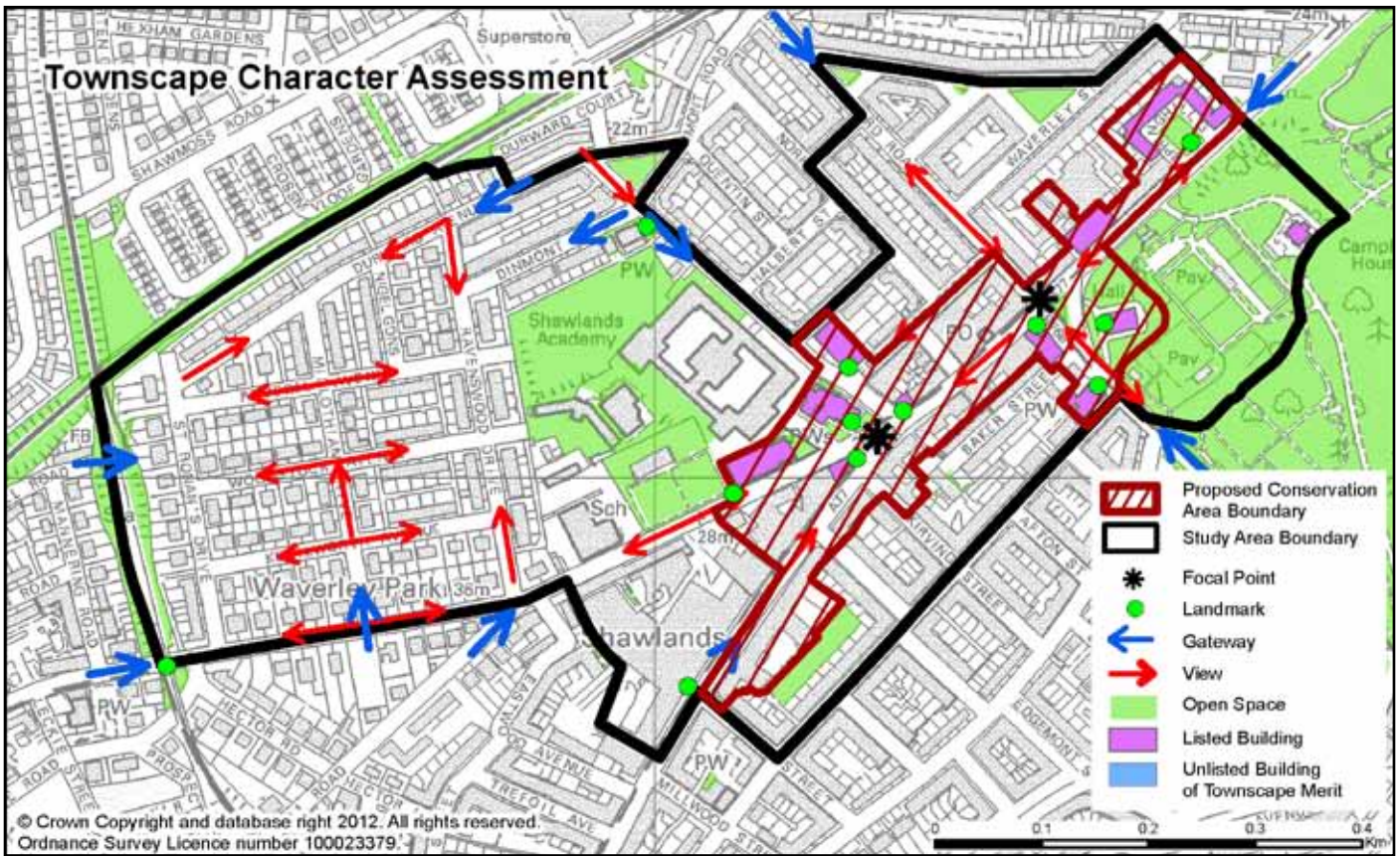


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2 View Shawlands Cross/ 3 Waverley Park Villas/ 4 Detail, Springhill Gardens Crest, Pollokshaws Rd



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as those along Pollokshaws Road including Camphill Gate and Springhill Gardens tenements on the site of the former Springhill House. Original plots of former Croosmyloof terrace houses with gardens can be found along the south side of Pollokshaws Road at 1075 - 1133 and, at 1187 and 1213, plots of the first early villas in Shawlands, built between Pollokshaws Road and Kilmarnock Road in the early 19th century.

Non residential buildings introduce a varied pattern in terms of scale and proportion. In Pollokshaws and Kilmarnock Road, a mixture of small and narrow shop plots sit alongside larger plots typical of a more modern retailing format. Other civic and commercial buildings, particularly around Shawlands Cross (such Shawlands Cross Church, the former TSB building and Croosmyloof Mansions gushet building) address corners and create irregular plots.

The residential Waverley Park comprises largely regular residential plots; smaller for terraces, larger for semi-detached and larger again for the only tenemental block between Durward Avenue and Dinmont Street. There is only the occasional break in continuity to address street corners and for the Church of

Christ at 111 Mossie Road.

Throughout the study area, the majority of plots are contained by the street or adjacent development plots, with the exception of Camphill House and Langside Hall, which both stand in open space in their original plots on the western edge of Queens Park.

Spaces

Queens Park, extending from the northeast of the study area, provides the main recreational green space resource for the area. Once the grounds of Camphill Estate, and still accommodating Camphill House, this popular park contains pitches, a bowling green, allotments, paths, a boating pond and gardens and is a focus for local activities and festivals. The park contributes to the character and setting of Shawlands as it reflects its estate-lands past and provides a buffer from neighbouring communities on the approach from the city centre, which creates a sense of arrival in Shawlands. The openness of the park provides an elegant setting for the listed buildings of Camphill House and Langside Hall, and its green tree-lined edge enhances the setting of Camphill Gate and Springhill Gardens on Pollokshaws Road.



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Additional formal recreational space comprises the Bowling Greens on Pollokshaws Road and the grounds of Shawlands Academy.

Private and semi private space is mainly contained within gardens (such as at Waverley Park) and backcourts to the rear of tenement properties. However, notable features in the area are the pleasure gardens at Springhill Gardens and Waverley Gardens; typical Victorian feature gardens to exclusively serve residents of the adjacent tenements and create an attractive setting for the buildings.

1 Townscape Character Assessment/ 2 View open space, Springhill Gardens/ Pollokshaws Rd

The garden at Springhill Gardens is in need of maintenance, as the trees look unmanaged and currently obscure the building from Pollokshaws Road.

The streetscape is the main civic space in the area, in the absence of other formal or informal spaces. Historically, the Cross was a people (or pedestrian) friendly environment, with the streetscape functioning more as a shared space with freedom of movement across the streets and between buildings, and facilities at the gushet (drinking fountain, transport shelter and seating) to serve people waiting on transport. Today the Cross is dominated by vehicle traffic, with guardrails lining the relatively narrow pavements and limiting pedestrian movement between crossings. The space in front of the gushet now houses a smoking shelter for the Granary pub and no longer functionally relates to the Cross, although it does visually. Throughout the area, the pavements contain a varied mixture of patched surface materials and a clutter of street furniture, signage, railings and utility boxes that need to be simplified.

The streetscape in front of Langside Hall is notable for its considerable space, perhaps a legacy of the junction of two main historic routes, where Langside Avenue meets the main route to Glasgow at Pollokshaws Road. The intervening space was originally planted, as part of Camphill Estate, then later accommodated an ornate Victorian drinking fountain. It now contains a phone box and bench, although it functions principally as a crossing island. The significant size of the space creates a dramatic setting that accentuates the frontage of Langside Hall.

Views and Landmarks

The Cross area contains many long views into, through and to the outside of the area, along the long and largely straight main streets of Pollokshaws Road, Kilmarnock Road, Langside Avenue and Minard Road. The buildings at both the Cross and the Langside Avenue crossroads dominate the most important views and vistas. The former TSB building provides an attractive vista from Kilmarnock Road and also from Pollokshaws Road when combined with the spires of Shawlands Cross Church. Travelling along Pollokshaws Road from the north-west the vista of the gushet is dramatic. The tree lined edge of Queens Park can be glimpsed from most streets in the Shawlands Cross area, which softens immediate and distant views.

The key landmark buildings within the Shawlands Cross area are Springhill Gardens, Camphill Gate, Langside Hall, the Corona Bar, the former TSB building, the former Waverly cinema, Shawlands Cross Church and Crossmyloof Mansions at the gushet. The civic space crossing island in front of Langside Hall, given the change in street pattern and expanse of space, also acts as a landmark. Further west, the concrete mass of the Shawlands Arcade and its break in street presence, creates a landmark on Kilmarnock Road.

Long through street views within the Waverley Park area are afforded by the straight grid of streets. With the exception of the Church of Christ at 111 Mossie Road, there are no landmark buildings within this area, however, the area is noted for its common building height and grid of streets. Distant views of the Campsie Fells may be enjoyed on a clear day from vantage points within Queen’s Park.

Activities/Uses

Shawlands has a rich mixture of residential, civic and commercial land uses. The majority of buildings along Pollokshaws Road, south side of Kilmarnock Road, Minard Road and Skirving Street are commercial at ground floor with residential upper storeys. With the exception of the town centre’s designated ‘principal retail area’ at Kilmarnock Road, residential only land use increases with distance from the Cross. Modern day Shawlands reflects the shift in fortunes of most small town or suburban

town centres competing with out of town retailing patterns, with a number of vacant shop units emerging in recent years.

Shawlands still has a vibrant night time economy with a number of restaurants, pubs, and nightclubs focussed around the Cross. The former Waverly cinema building continues to contribute to the area’s lively entertainment scene as a restaurant, pub and club. The original Corona Bar and Marlborough house (home to the Shed nightclub) still occupy the prominent corner of Langside Avenue and the Granary bar, within the Crossmyloof Mansions gushet building, continues the historic use of a public bar at this location.

A number of churches are scattered through the area, at the Cross and Langside Avenue. Langside Hall continues its use as a public hall in the ownership of the City Council. Queens Park and the bowling greens at Pollokshaws Road provide the main outdoor recreation in the area. Shawlands Academy and Shawlands Primary School provide an educational influence in the area.



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3 Example of consistent building line, Waverley Park/ 4 View Camphill Gate, Pollokshaws Rd

Permeability/Movement

Shawlands is highly accessible and well connected to the city centre and surrounding communities by car and public transport. The historical route of Pollokshaws Road and Kilmarnock Road forms a long spine through the centre of the area and remains a key transport route between the city centre and many of the suburban communities of the south side of Glasgow. Other existing streets build on their former historic routes with additional spurs and connections added as the suburbs grew. The historic route to Langside remains a strong connection as does Minard Road, with its railway crossing connecting it to Pollokshields beyond.

The volume of traffic passing through the area, primarily on Pollokshaws Road, inhibits circulation for pedestrians. While this 'town centre' area is highly accessible by foot, via the network of streets/pavements, the ability to move around and cross freely is restricted by guardrails that channelling movement and erode the overall enjoyment of the streetscape from a pedestrian perspective.

The volume of vehicular traffic and lack of dedicated cycle lanes, discourage cycling through the area or as a commute to the city centre. Moving away from Pollokshaws Road, streets become increasingly quiet, residential and have good passive surveillance, therefore, walking and cycling become more attractive options.

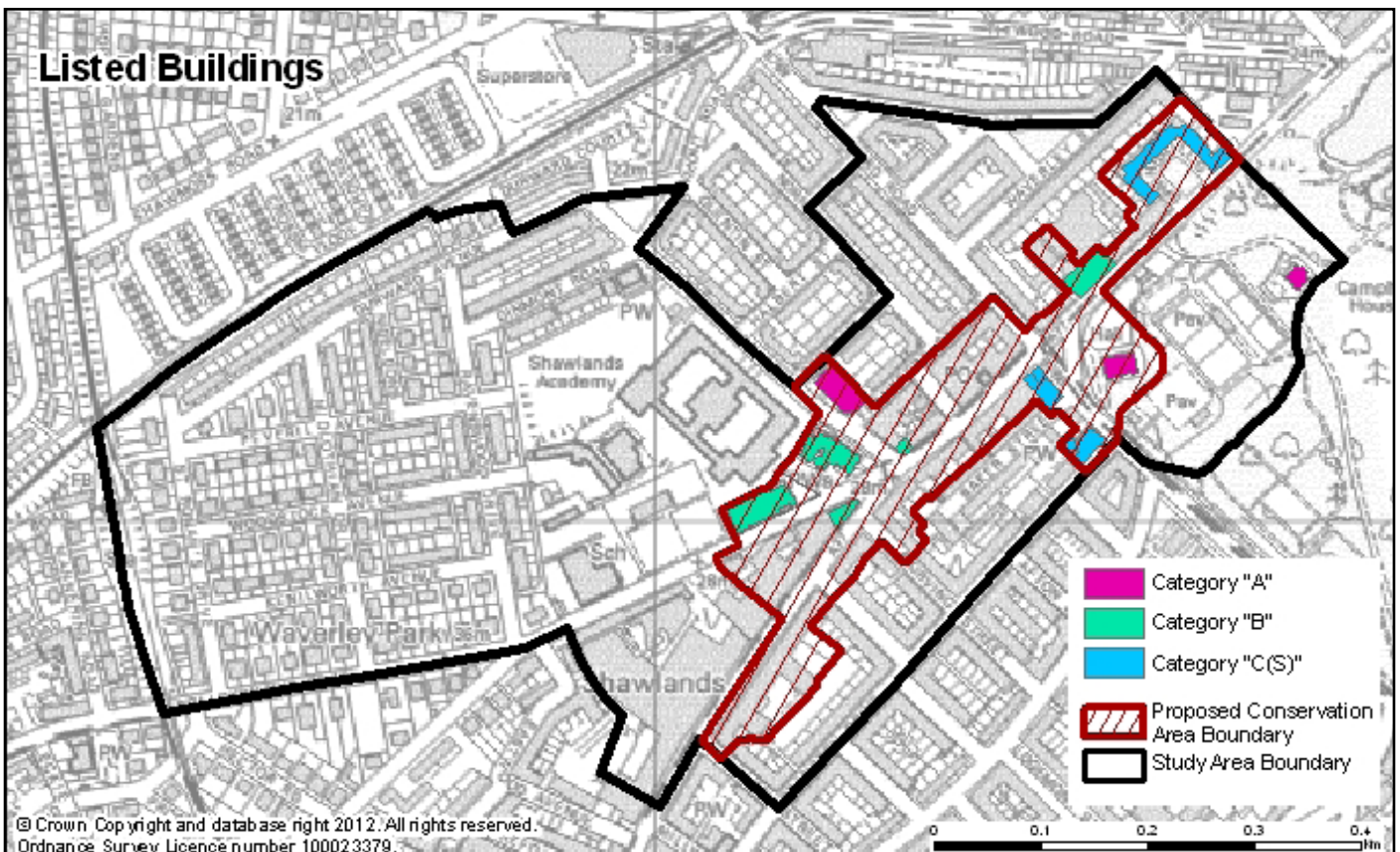
The grid street pattern of Waverley Park and its connections to surrounding road network and wider area, including a footbridge over the railway, make it a highly permeable and accessible neighbourhood.

Architectural Character

The study area can be considered to comprise three character areas based on their different locations with their own sense of place; the Cross with focal gusset and TSB buildings, convergence of streets, and sense of enclosure; the junction of Pollokshaws and Langside Avenue, with its leafy parkland backdrop, regal sense of space, attractive residential tenements and majestic landmark of Langside Hall, and the attractive residential enclave of Waverley Park.

The Cross and Langside Avenue junction are complementary elements that mark the edges of the oldest settlement in the area and share similar characteristics as nodes marking strategic junctions along the same historic route. Both also share a similar scattering of listed buildings set within large plots located around their focal points, such as the former Waverley Cinema, churches at the Cross, Langside Hall, Marlborough House and St Helen's Church at Langside Avenue.

Waverley Park has its own distinctive suburban scale, character and sense of place. The compact and contained mixture of largely short terraces and semi-detached villas, set within a distinctive orderly grid layout, share an architectural character broadly consistent with a simplified Arts and Crafts style.





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The Cross:

The historic cross at Shawlands provides a sense of arrival, given the increasing scale, attractiveness and civic function of buildings grouped around and addressing the focal point at the Cross. The historic buildings range from the mid to late 19th century to the early 20th and many have retained their architectural integrity. Original windows survive as well as slate roofs, carved stonework, balustrades, finials, domes and corner turrets.

The earlier 18th century building at the gushet, and the villas behind it, would have been one to two storeys in simple form with pitched slated or tiled roofs. The gushet building housed a public bar then as now.

The buildings, (the majority of which are listed), concentrated around Shawlands Cross that contribute to the area's distinctive and valuable architectural character are:

Shawlands Cross Church & Hall, 1114 Pollokshaws Rd and 7 Moss-side Road

Designed by Miller and Black and constructed in 1900, this late perpendicular gothic church occupies a corner site, and is attractive and detailed when viewed from every angle. The adjoining hall is by John Hamilton and was built in 1898. The buildings are all bull-faced ashlar, with polished dressings and slate roofs. The church has a main gabled entrance fronting Pollokshaws Road, with buttresses carried upwards as open worked octagons and pinnacles, a large open-worked roof ventilator, side aisles and tall shallow transepts. To the east are the Vestry and the church officer's flat.

Former TSB Bank Building, 1110 Pollokshaws Rd, 4 Moss-side Rd-

Designed by Neil C Duff and built in 1906 for Glasgow Savings Bank, this tall and ornate four-storey bank building, (with domestic flats above), occupies a prominent position on the corner of the Cross. Materials are stone cleaned red ashlar, with granite base reaches and ground floor cills and a slate roof. Built in the Renaissance style, ornament includes decorative sculptured panels, friezes and tympana, thin vertical shafts above ground floor, pedimented wall-head gables and dormer heads. Curved corner bay windows are carried full storey to above the eaves, with columns between attic lights supporting the stone dome, next to corniced chimney stacks. The bank door on the corner angle is beneath a decorative deep arched hood that is supported on a pair of columns with consoles which contain a sculptured crest in tympanum. There are three-bays to both street elevations and, at ground floor, door and window openings each sit below a decorative frieze and consoled cornice. Internally, the large banking hall has an elaborate coved ceiling with strap work ornament that includes the bank monogram and date (1906), original timber panelling, elaborate mantelpieces and terracotta flooring at entrance.

Former Waverley Cinema, 18 Moss-side Rd, Frankfort St, Bertram St

The Waverly Cinema was designed by Watson, Salmond and Gray and built in 1922. Essentially an imposing large block of red ashlar, this attractive building contains some late 17th century detailing and original glazing. Its striking lead-domed recessed and curved corner bay houses a large painted entrance, that is flanked by a pair of giant Egyptianised columns. The elevation to Moss-side Road contains a lesser doorway and a six-bay window range. The more ornate elevation to Frankfort Street contains sculptured roundels over the inner windows and an attic storey above the main cornice. The roof is slated and tarred and has a large roof ventilator.

Shawlands Old Parish Church including Hall, 1120 Pollokshaws Road

Designed by John A Campbell (of Burnet, Son and Campbell) in 1885, this early English Gothic style church has complex flank elevation with a large porch that fronts Pollokshaws Road. Gables of the transept and later hall (of 1893) also front the street beyond its low boundary wall, that incorporates a large ornamental roundel corner feature. The north elevation derives (cf Campbell and Burnet's Barony Church) from Dunblane Cathedral – with three equal sized lights, large buttresses and vesica in the gablehead. To the south is the chancel and belfry. The church is built in stone-cleaned light coloured Giffnock stone and has slated roofs. Its lofty interior has an open timbered roof, aisle arcades, alternate circular/octagonal columns and leaded glass windows; one by John C Hall, (1909), and one by Douglas Hamilton, (1950).

Crossmyloof Mansions, 19th Century, 10, 12 Kilmarnock Rd and 1155 Pollokshaws Rd. including The Granary

Built in the late 19th century, this is a distinctive four-storey bowed-end gusset tenement building with a public house at ground floor. The building is polished ashlar with balustraded wallheads concealing a flat roof, plate glass windows, with mainly bipartites or shallow canted sashes, vertically linked by margin shafts, and horizontal string courses.

Pollokshaws & Skirving St. former Bank of Scotland

This attractive three storey red ashlar tenement corner block with canted bay windows contains a carved ornamental cartouche at first floor level, dated 1894. The former bank at ground floor dates from circa 1937, and contains granite fascias, large timber shopfront window frames and ornamental foliated metal inserts.

Langside Avenue /Pollokshaws Road Junction:

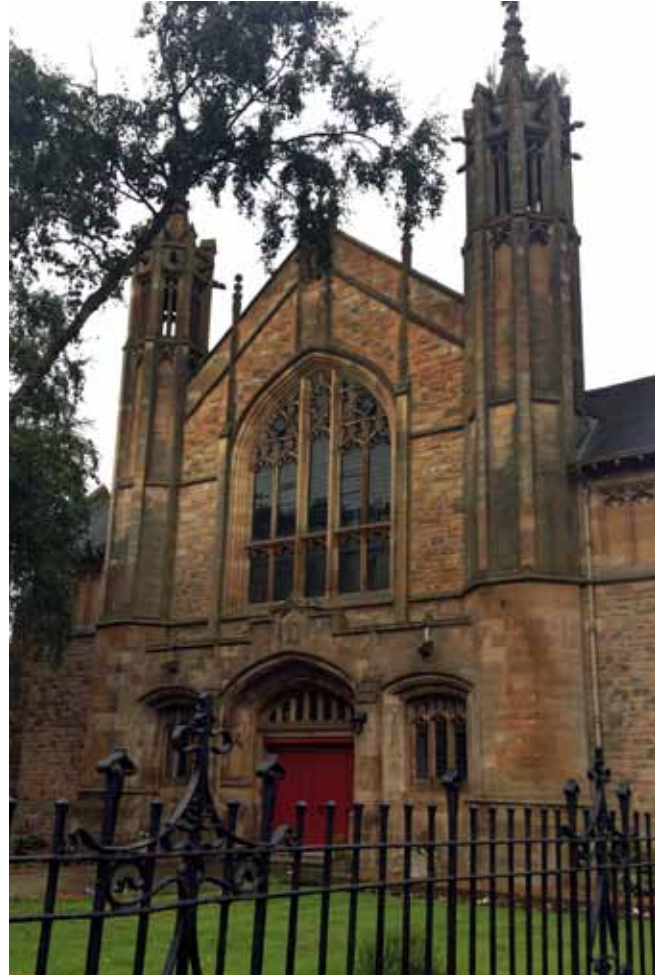
The buildings, (the majority of which are listed) clustered around the Pollokshaws Road and Langside Avenue junction that contribute to the locale's distinctive and valuable architectural character are:

Springhill Gardens, 6-76 (even Nos) Springhill Gardens & 912-924 (even Nos) Pollokshaws Rd

Built in 1904 and designed by local architect John Nisbet, Springhill Gardens is a very large, U-planned block of five-storey Glasgow-style tenements with 'pleasure ground/gardens' in front of it. The building is finished in polished ashlar and red sandstone, and is sparingly-detailed. It features segmental corniced first floor windows, regular full-height bays, sash and case windows (where original) with multi-pane upper sashes. There are soaring wall head stacks, corbelled at first floor, with some reduced; there is a reduced wallhead stack at the northern return. A sculptured panel features the lettering "Springhill Gardens". The roof is concrete-tiled with chimney axial stacks rebuilt in brick. The building provides houses of varying size.

Camphill Gate, 988-1006 (even Nos) Pollokshaws Rd

Built in 1906. Camphill Gate is a symmetrical five-storey tenement in the Glasgow style with Art Nouveau ornament. It was designed by local architect John Nisbet and was the first of its kind to be erected in Glasgow with fire resisting floors and roof by the Albion Fireproof Construction Company. The building comprises shops at ground level with stone cleaned red ashlar above, which feature canted bay windows with a wider pair at centre and turreted outer bays with domed roofs. The building is flat-roofed, with a rooftop drying area, stack chimneys and iron railings over the wallhead. Some windows retain original glazing. Behind the building are three brick built workshop buildings related to the Crossmyloof / Camphill bakery. The façade of one of the workshops incorporates an earlier mid 19th century ashlar faced building with elaborate transom and mullion windows.



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Camphill House, 1798 - 799 Pollokshaws Rd, Camphill House (within Queen's Park)

Style points to David Hamilton as architect. Built for Robert Thomson, cotton manufacturer, probably circa 1798, the year he acquired Camphill. Classical country house now incorporated within extended city boundary. Rectangular-plan, 2 storeys over basement, panelled giant clasping pilasters at angles, 5-bay elevations (spaced 1-3-1 on S front) except at W, ionic porch central on N front. Polished ashlar, basement and detailing at N painted. Sash windows, slender astragals with margined glazing. Continuous entablature, end and axial stacks, shallow-pitch piended slate roof, dormers not original.

Langside Hall, 1 Langside Avenue

Designed by John Gibson (of Gibson and MacDougall), Langside Hall was built in 1847 and was originally one of the city's most imposing commercial buildings housing the National Bank of Scotland at its original location in Queen Street. The whole building was re-erected without significant change on its current site in 1901. Built in rich Italian Renaissance style, with sculpture by John Thomas of London, (who also worked on the decoration of the Houses of Parliament),



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an 1872 Glasgow Guide described the building as 'one of the most beautiful banking houses in the city.' The building comprises two storeys over a basement, with a symmetrical five-bay rusticated frontage. Above the balustraded basement area, at ground floor, there are ionic columns and round-arched openings with masked keystones which feature, in keeping with the mercantile and shipbuilding interests of the city, carved heads which symbolise the main rivers of Britain. First floor features Corinthian columns and pedimented windows, topped with a swagged frieze. The roof is concealed from the street and is fronted by a crest central over wall-head and finials, featuring the Royal Coat of Arms, flanked by a lion and unicorn and seated female figures (symbolising peace and plenty). The City's crest is carved in the lunette above the front door.

When Langside and Shawlands were annexed to the city in 1891, the relocated bank building met the City's requirement for a public hall. An ornate drinking fountain, manufactured by the Saracen Foundry, once stood in front of the hall, but it has now been relocated to Glasgow Green.

Corona Bar, 1039 Pollokshaws Rd

This ornate single storey public bar was designed by James Hoey Craigie, Clarke and Bell, in 1912 and occupies a prominent corner site at the Langside Avenue/Pollokshaws Road junction. The building contains renaissance ornament, a balustraded rook and domed (lead) turret over the corner. There is a doorway to both elevations with pediment over, of white harled on a red granite base and acid etched glass. The bar has a small corner dome and colourful top-lit interior with some original features, etched and stained glass.

Marlborough House including Maxwells, 20th Century, 26 Langside Avenue and 1041

1043 Pollokshaws Rd

This Edwardian baroque early 20th century building was designed by Whyte and Nicol, with alterations by John H Hamilton with Professor William James Smith, from 1920. This tall urban scale three-storey block is roughly L-plan, and clasps the "Corona bar" (listed separately) to its lesser elevation to Pollokshaws Road, with plain rendered walls above the "Corona". Its main elevation to Langside Avenue is red ashlar, channelled at ground with a wide canopied entrance. Features are key-stoned round-arched 1st floor windows (glazing appears to be 1930s), sculptured ornament between top floor windows, rusticated wide strips at angles and mutule cornice. There are large mullioned and transomed first floor windows in harled flank to Baker Street and the roof is slate.

St Helen's Rd Church & Hall, 1896,

32 Langside Avenue and Deanston Drive

Designed by John Bennie Wilson and built in 1896 on land gifted by Neale Thomson, this was originally a United Presbyterian Church. Tall and gothic, on a corner site, with nave and aisles, the building fronts Langside Avenue with a large window at gallery level and flanking projections. To the left of the frontage is the base of an intended tower and a gabled wide porch, that overlaps the projection and to the right is a lesser entrance. A re-set weathered figure features at the gable head. The building is bull-faced grey ashlar with contrasting red dressings. Windows are mostly traceries and the roof is slate with red ridging and swept-roofed ventilators. The low hall/session house fronts Deanston Drive. A spire of 130' was intended. The interior is plain; 2 tiers cast-iron columns supporting a gallery and open timber roof.

Pollokshaws Rd and Minard Rd. De Maggio's

This is a prominent red sandstone corner block with four storey curved bay windows overhanging its corner entrance to full height. Later alterations to the ground floor restaurant are in keeping with the original proportions, incorporating large plate glass shopfront windows.

Campvale, 1010 – 1034 (even nos.) Pollokshaws Road

This three storey L-Plan prominent corner tenement block, contains an indented cartouche dated 1873 with the name Campvale above its canted bay corner. The architect likely to be Glasgow based David Thomson, who, (from 1875), formed a new architectural partnership with Robert Turnbull, the former business partner of Alexander "Greek" Thomson. The stone-cleaned yellow ashlar building has architraves above ground, aproned 1st floor windows with consoled hoods, channelled stone work, some original sash windows and stacks with decorative flues.

952-968 Pollokshaws Road and 88 Springhill Gardens, Circa 1875

Four storey tenement with attic dormers, corner block. Severely plain classical range. Polished ashlar with tall ground floor, consoles at first and second floors. Some sash and case windows. Plain eaves entablature.

Waverley Park:

The distinct neighbourhood enclave of Waverley Park is laid out on a regular grid pattern and possesses a character that differs from its surroundings. The area consists mainly of Victorian terraced and semi-detached houses on:

- St Ronan's Drive
- Midlothian Drive
- Ravenswood Drive
- Durward Avenue (part)
- Peveril Avenue
- Woodstock Avenue
- Kenilworth Avenue
- Dinmont Road
- Pollokshaws Road (part)

Features include snecked rubble walls to the main elevations (red and yellow sandstone) with roughcast wall finishings (return and rear elevations), overhanging eaves timbers, some original timber panelled storm doors, canted bay windows, tripartite first floor windows, full height attenuated hall windows with transom and mullions, Arts and Crafts stained glass window features and ornamental half timbering to cross gables. Original stone boundary walls contain carved name plaques for each street at junctions and add further consistency to the street frontages. Smaller dwarf walls to street frontages are also largely intact. Cobbled back alleys, original lamp posts and cobbled strips alongside the kerbs of St Ronan's Drive all add to a historic and slightly rustic feel and a character to be preserved.

Almost all the development was carried out by George Anderson (Builder) with the terraces and tenement to the east of Ravenswood Drive having been developed by George Eadie (Builder).



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- 1 Example of Villas and Boundary Treatment, Waverley Park
- 2 Carved stone detail Waverley Park
- 3 Example of terrace addressing corner, Waverley Park
- 4 17-19 (even numbers) Skirving St, former school
- 5 Shawlands Church of Christ, 111 Moss-side Rd
- 6 Tenement Waverley Gardens, Minard Rd, Waverley St and Westclyffe St



openings, overhanging eaves and a conical roof feature including original rosemary tiles.

Former Crossmyloof School, Deanston Drive, formerly known as Stevenson Street

This former school building was designed by James Thomson of Baird and Thomson, and built in 1877. This plain two storey building is finished in smooth ashlar and comprises 7 bay windows, with gothic timber pediments at eaves, incised window hood mouldings with restored fenestration, stepped cornice, and piended roof. There is a dwarf boundary wall to street frontage.

1179 Pollokshaws Rd, three storey tenement

A building of some historical interest, occupying one of the earliest plots in Shawlands, this mid-Victorian plain three storey tenement, is finished in yellow smooth polished ashlar with original chimney stacks.

Pollokshaws Primary School & Janitor's House (originally Shawlands Academy), 1284 Pollokshaws Road

This large four storey school building with end pavilion was built from 1893, with later alterations including an additional attic floor. The building is finished in yellow ashlar, with some good neo-classical detailing and boundary ironwork and walls. The architect is John H. Hamilton of James Hamilton and Son, Glasgow.

Kilmarnock Rd Shopping Parade, circa 1930

This long range of single storey retail units with a two storey block at the east end (former Woolworth's store), stands out between the tenements with ground floor shops that make up the rest of the street. The parade originally had a unified frontage with large plate glass windows and Modernist materials; including Vitrolite facades with raised chrome lettering. Ornamental balustrades, piended roof with rosemary tiles, cross-gables and pediment architectural features are still in situ.

Former School at 17-19 (even no.s) Skirving Street

This two-storey yellow sandstone building, sandwiched between tenements of a later period, is thought to be the former school of Shawlands and one of the earliest buildings in the locale. It now houses café and restaurant uses, but its existence demonstrates the historical legacy and evolution of townscape.

Wider Study Area

Shawlands Academy, 31 Moss-side Rd

Designed by the architect Thomas Baird, and built in 1930, this school building has a long symmetrical range with an elevated entrance to centre. The building comprises an austere three-storey red sandstone frontage, set back from building line, with some neo-classical architectural detailing including pseudo-towers. There is boundary ironwork and walling.

Shawlands Church of Christ & Church Hall, 111 Moss-side Rd

Designed by Miller and Black, circa 1920. This non-listed building of architectural merit is similar in architectural character and detailing to Shawlands Kirk, (Category A Listed) and Shawlands South Church (Category B Listed). It dates from circa 1912 and is designed in a perpendicular gothic revival style, with main gable to Moss-side Road and return elevation to Dinmont Road. It has a wide entrance, original traceried windows with etched glass, flanking pinnacled buttresses, windows of bays at ground level. The interior includes original timber paneling, church furniture and fittings. The hall is also gothic perpendicular, with a gabled front

to Moss-side Road. There are iron-railed boundary walls to the north and east street frontages.

Waverley Gardens, Minard Rd, Waverley St and Westclyffe St

These four storey red sandstone tenements form a distinctive area of unified architectural character and date from circa 1901. A consistent approach is adopted to building heights with canted bay windows bearing many of the hallmarks of the Glasgow Style. The distinctive features include tall wall chimney heads, architectural detailing, some original fenestration, sash and case windows and slate roofs. The main axis of the development layout includes a continuous tenement frontage to the north of Waverley Gardens. It consists of nineteen tenement closes and a small urban square. This is the visual centre piece of the layout, formed by the use of a perimeter block layout, carefully controlled building lines and continuous streets. This successfully integrates the layout with Minard Road, Pollokshaws Road and Shawlands Cross. The tenement block from 3 to 15 Westclyffe Street and 72 Minard Road is more elaborate, with some Renaissance detailing, a carved ornamental cartouche dated 1904, aedicules around window



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Building Materials

Traditional building materials found in the Shawlands Cross and Waverley Park area are:

- Red and yellow sandstone
- Cast iron
- Timber
- Glass
- Brick
- Stone cobbles
- Granite kerbstones
- Slate roofs and traditional timber sash and case windows are evident throughout the study area.

Modern materials include:-

- Brick
- Concrete
- Metal
- Upvc
- Tarmacadam

Townscape Detail

A variety of townscape details contribute to the character of the study area, including: -

- Decorative ironwork
- Balustraded Roofs, such as Langside Hall and the distinctive cast iron balustrade to Camphill Gate
- Domes

- Turrets
- Finials
- Stone carvings
- Original kerbs
- Original Edwardian shop front proportions and unit sizes
- Channelled sandstone wall faces
- Stone boundary walls
- Cobbled alleys and kerb-side road channels
- Names of streets on stone walls at corners on Waverley Park
- Consistent building line in Waverley Park

Condition

Little is known of the structural integrity and general condition of the historic buildings in the Shawlands Cross area, however, visually there is a pervading sense of neglect around even some of the more notable landmarks. Langside Hall, for example, is in need of extensive refurbishment and the trees around its frontage require attention to improve its setting. Similar can be said for the exterior and setting of Springhill Gardens. The three storey tenement buildings to the south of Pollokshaws Road (Including the possible original building at 1091 and 1093) are in a poor visual state of repair. Others, such as the Listed Camphill Gate are visually attractive and appear to be in a stable state of repair. There are many shop fronts in poor condition, as well as the haphazard visual clutter of varied modern signage styles that belay a past

of attractive Edwardian and, in some areas, elegant Art Deco shop frontages. The area would benefit from a shop fronts improvement scheme, that could help restore some of many original fascias that are evident under the plethora of modern signage.

Within Waverley Park, properties appear to be generally well maintained and in good condition. There has been little painting of properties and the integrity of the original stonework, including boundary walls, is largely uninterrupted. There are, however, a few areas where boundary walling has crumbled or has been replaced by modern brick, which detracts from the character and continuity of the street.

Landscape and Trees

To the northeast of the study area is Queens Park, a notable and popular public park and the grounds of the former Camphill country estate. The park makes an important contribution to the character and setting of Shawlands as it harks back to its estate-lands past. In addition, the openness of the park provides an elegant, leafy setting for the listed buildings of Langside Hall and for Camphill Gate and Springhill Gardens opposite the park on Pollokshaws Road.

A tree-lined Edwardian pleasure garden to the front of Springhill Gardens provides an attractive setting for the frontage of the



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building and some green relief to the north side of Pollokshaws Road. The garden and trees are in need of management as they currently obscure the listed building from Pollokshaws Road.

The streetscape is the main public realm in the area, however, the proximity of Queens Park largely compensates for the absence of other softly landscaped public spaces. The hedges fronting the bowling greens on Pollokshaws Road and the grounds of the adjacent Shawlands Academy provide some green relief to the west of the Cross.

Tree planting to the front of Shawlands Cross Church helps to define the edge of the street and provide an attractive setting for the building, as well as softening the otherwise hard landscape character of the Cross. However, the trees in summer leaf obscure the frontage of the church from the Cross and would benefit from management or replacement to rectify this. The same applies to the trees around Langside Hall that appear to have overgrown their intended positive purpose. There are no street trees as such throughout the area, with trees being contained within private gardens or grounds. Trees within the gardens of Waverley Park contribute positively to the attractiveness of this residential area.



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Public Realm

The public realm, the majority of which is pavement, suffers from a clutter of street signage, street furniture, pedestrian guard rails and a range of different materials, styles, and poor quality finishes that detracts significantly from both the special historic character and attractiveness of the area. Future improvements are proposed in the Shawlands Town Centre Action Plan, such as de-cluttering, lighting and landscaping.

The dominance of road traffic, particularly around the cross, and the guard rails that inhibit ease of pedestrian movement have also eroded the once people friendly character of this key area.

Public Art & Lighting

There is no notable public art in the locale currently, beyond historic detailing of buildings (crests, railings etc). However, the Shawlands Town Centre Action Plan proposes the introduction of public art as part of future townscape improvements, which could include shop window vinyls by Southside artists and the lighting of landmark buildings.

A public art dimension is included in the Shawlands School Gate Project on Moss Side Road, which involves pupils in exploring improvements to the school's frontage,

including the use of innovative projection equipment to animate the school's façade.



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- 1 Detail of finial
- 2 Example of granite kerb and setts at road edge
- 3 Detail of pitched dormas and stained glass
- 4 Example of decorative stone carvings
- 5 Example of carved street names on stone walls at corners
- 6 Decorative iron work



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CHARACTER ASSESSMENT

Having examined the townscape of the study 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 character assessment involves the evaluation of buildings, identifying those that make a valuable contribution and are worthy of retention as well as those which make no positive contribution or which detract from the character and appearance of the 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 many listed buildings within the Shawlands Cross area, with a particular concentration around the historic Cross and the Pollokshaws Road / Langside Avenue junction as described in 'Architectural Character'. Listed buildings contribute positively to the appearance of the conservation area, provide points of interest and enrich the area's special character.

There are no listed buildings in the Waverley Park area.

Unlisted Buildings of Townscape Merit - These are buildings which, although unlisted, make a positive, visual contribution to the character and appearance of the area. They may be landmarks or more modest buildings which unify the townscape.

Within the Shawlands Cross area, these tend to be traditional sandstone tenements, which, through their age, design and materials and their uniform scale, contribute to the urban form and historical legacy that characterises the suburban development of the area. In addition, the current Shawlands



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- 1 Example of 2 and 3 storey tenements, Waverley Park
 2 Detail, Camphill Gate building, Pollokshaws Rd
 3 Example of decorative ironwork, Shawlands Cross Church

Primary and High Schools, (both attractive civic buildings), the former school at Skirling Street and the Art-Deco parade of shops on Kilmarnock Road also demonstrate the historical evolution of the town centre.

In Waverley Park, the straight ordered streets of terraces and villas distinguish the area. There is a unifying repetition of appearance throughout the area, with materials and detailing (such as stained glass and carved stonework) that emphasise the 'Glasgow Style'.

Listed buildings and unlisted buildings of townscape merit are identified in the attached map.

Assessment of Areas

It is also important to assess the character of the areas/spaces between the buildings. While buildings of various types dominate parts of the study area, they are set within a streetscape and wider landscape which varies in quality and character.

Key Features and Key Challenges

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

The Key Features – those which define the special architectural and historic character of the area, and

The Key Challenges - i nappropriate elements which detract from the character and appearance of the area.

Key Features

Street Pattern – Throughout the study area, there has been little change to the historic street pattern. Shawlands grew along the main strategic route from Glasgow to its port in Irvine and around its main junction to the historic community of Langside. This strategic route from Glasgow still forms the defining central spine of the area, around which many historic and notable buildings are arranged. Thereafter, further routes converged at the

Cross and reinforced its status as the focal point of the area. The convergence of these routes, dominated by fine buildings, is a dominant feature of the study area.

In surrounding residential streets, including the Waverley Park area, there has been little change in street layout since original planning of the 19th century. The regular grid iron street pattern of Waverley Park is a significant feature of the area.

Building Line – The original and appropriate building line is generally intact throughout the study area, including in the Shawlands Cross town centre, its surrounding tenemental streets and the Waverley Park area. Observance of the building line protects and frames street views to and from Shawlands Cross, as well as forming focal points and closed vistas. In Waverley Park, the integrity of the original building line adds coherence and regularity to the streetscape.

Architectural Quality - The importance of Shawlands Cross (including Pollokshaws



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Road/Langside Avenue junction) as a growing suburban centre is marked by a concentration of civic and commercial buildings of high architectural quality, as acknowledged by their inclusion on the Scottish Ministers Statutory List of Buildings of Special Architectural or Historic Interest. These buildings, such as churches, banks, the public Langside Hall, bars and cinemas, date from the late 1800s and early 1900s, when the development of Shawlands was at its peak. In addition, notable residential developments, such as Camphill Gate and Springhill Gardens with their high quality of building design, add to the architectural richness in the area. Most buildings have retained their architectural integrity over the years.

The area also contains non-listed buildings which add to the historic character and architectural interest of the area; such as the building at 1091 Pollokshaws Road or the Modernist Kilmarnock Road Shopping Parade.

The residential semi-detached villas and terraces of Waverley Park provide a distinctive

quality in this area, due to their regular and repeated form and scale and unifying quality of 'Glasgow Style' detailing.

Streetscape and Spaces – The legacy of historic Country Estates creates a distinctive leafy and regal parkland setting for the area. The green edge of Queens Park (former Camphill Estate) provides an attractive and important setting for the listed buildings in this location, such as Camphill House, Langside Hall, Camphill Gate and Springhill Gardens.

In Waverley Park, the regular grid of streets, large terraces and semi-detached villas with consistent building line, front gardens to the street, trees within gardens, hedged garden boundaries, granite kerbs, original stone boundary walling with the names of streets carved in to them, combine to create a distinctive character of an attractive leafy historic residential enclave.

The busy commercial streets of Shawlands town centre and the focal points of Shawlands Cross and crossing island in front of Langside Hall, all emphasise the character of this area

as a place of convergence and interaction.

Views – Key views, particularly to Shawlands Cross, and long views through the area along Pollokshaws Road, are a feature of the area and a reminder of its historic significance as a main transport route to/from Glasgow and as a place of convergence and interaction.

Roofscape - Many of the commercial and civic buildings within the study area incorporate fine roof features including domes, tall chimneys, balustrades and finials. These create visual interest at roof level as well as emphasising the buildings' importance and sense of place. Many of these features are visible from outside the area, acting as landmarks and providing interesting focal points for views into and through the area. In the northern part of Waverley Park, the uniformity and repetition in the roofscape as it terraces down the slope is a key feature of this area.

Use of Traditional Materials - A range of traditional materials are evident in the area and provide a sense of permanency and history. The majority of buildings within the study area are constructed of sandstone in a

1 Detail, roofline former TSB Bank Building, 1110 Pollokshaws Rd/ 2 Example of uniformity, Waverley Park



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variety of colours, textures and finishes. While some original timber sash and case windows or slate roofs have been replaced with uPVC and concrete tiles respectively, many properties have survived largely intact, which ensures the unique character of the area is conserved.

Many original boundary walls and cobbled street channels remain throughout Waverley Park.

Combination and Distribution of Uses - The combination and distribution of residential, civic and commercial uses plays an important part in contributing to the focal 'town centre' character of the busy Shawlands Cross area. It is important to the vibrant character of the area that the activity generated by public and commercial uses that straddle Pollokshaws Road is maintained, and that buildings, in particular shop units, are fully occupied.

Waverley Park is predominantly residential, with the addition of a church and doctors' surgery. The area has a quiet residential character, little traffic and pedestrian activity.

Key Challenges

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

Property maintenance and repair - Lack of routine maintenance to many properties in the Shawlands Cross area, particularly along Pollokshaws Road between Langside Avenue and the Cross, has resulted in a deterioration in the condition and appearance of these buildings and their settings. The cumulative effect of this creates a sense of neglect and decay which requires to be addressed.

The Public Realm - The poor quality and upkeep of the public realm within the area, particularly around Shawlands Cross, is a key issue. A patchwork of poor paving surfaces, the poor quality design and location of street furniture and lighting, the proliferation of street signs and guardrails that restrict movement, all currently detract from the character of the area and its former sense of place as a people friendly environment. A programme to simplify and unify the streetscape is needed to restore the character and substantially improve the appearance of the area.

Shop Fronts, Signs and Adverts - A number of shop fronts in the town centre retain elements of their original features, such as framing or fascia signage, however, these are largely concealed beneath modern additions. There is considerable potential to improve the character and appearance of the area by reinstating the historic and traditional shop fronts within the area.

Use of inappropriate materials - The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there is normally a loss of character. A common example is the replacement of original timber windows and doors with modern plastic substitutes which are not in keeping with the character of the buildings. In Waverley Park, where original stone boundary walling has been replaced with modern brick, a loss in character has resulted.

- 3 Example of boundary treatment
- 4 Detail Langside Hall
- 5 Detail of villas, Waverley Park
- 6 Example of shopfronts



BOUNDARY

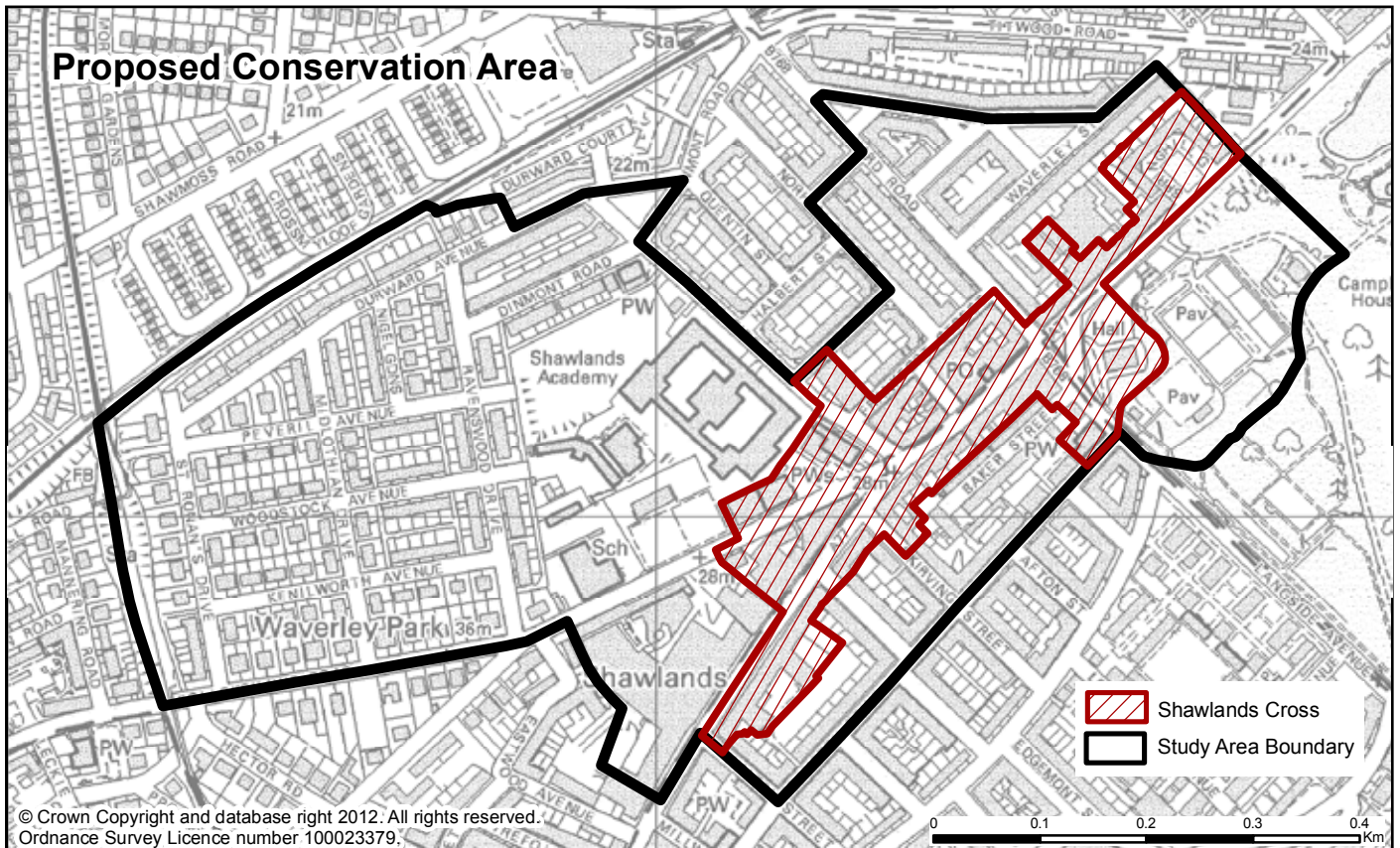
Conservation Area Boundaries and Edges

An important element of this appraisal is to determine whether all, part or none of the study area merits conservation area status. If a conservation area is to be designated then clear and logical boundaries have to be determined.

Appraisal Assessment

The Draft Shawlands Cross and Waverley Park Conservation Area Appraisal identified two distinct areas of particular architectural, historic and townscape merit and proposed the designation of two new conservation areas at Shawlands Cross and Waverley Park. A public consultation exercise during September – November 2012 confirmed wide ranging support for the Shawlands Cross designation however the Waverley Park proposal did not receive sufficient local endorsement to justify the designation at this time. It should be noted however that the

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Council regularly review and assess areas for potential conservation area status and may reconsider the position in the future.

The Shawlands Cross Conservation Area boundary has been delineated in order to preserve the integrity of the historic Cross and town centre and to include the key buildings of particular merit that contribute to its special character. The boundary is drawn neatly around the grouping of buildings of high architectural and historical merit associated with the historic Cross and the Langside Avenue/Pollokshaws Road junction, at either end of the historic centre.

As such, the boundary extends along the Pollokshaws Road from Springhill Gardens in the north-west, through the historic town centre and Cross, to Kilmarnock Road, where it incorporates the former Elephant Cinema and shopping parade at No.61-75 (even Nos.) that are notable for their distinctive Art Deco contribution to the evolving historic centre. The boundary extends partially down Skirving Street to include the former school building at Nos. 15-19.

- 1 Langside Hall, 1 Langside Avenue
- 2 Proposed Conservation Area Boundary
- 3 Camphill Gate, Pollokshaws Rd



PRESERVATION AND ENHANCEMENT

Detailed analysis of the study area’s character has highlighted opportunities for its preservation and enhancement.

The application of planning policies and provision of information and advice encouraging sympathetic maintenance and repair are important tools in the preservation of the unique character of the area and are dealt with in the following pages.

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

Opportunities for Preservation and Enhancement

Maintenance - The best means of preserving the character and appearance of any area is through the routine maintenance of buildings. Roofs, domes, statuary, chimneys, windows, doors, guttering, stonework, entrance steps and boundary walls 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. Conservation Area designation will afford property owners in the area the opportunity to apply for grant assistance for eligible repair and reinstatement works via the Glasgow City Heritage Trust, (see below for details).

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

The City Council is committed to the preservation of the areas’ unique characters through the application of City Plan policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in City Plan 2 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 Shawlands Cross Conservation Areas. 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 containing information on the availability of grants. This information will be available on the Council’s website. Useful names, addresses and contact details are listed at the end of the document.

Streetscape and Street Furniture – The simplification and coordination of streetscape elements such as pedestrian barriers, litter bins, street signage, lighting, street name panels, phone boxes and traffic control boxes is required in Shawlands Cross to create legibility in the area and restore its character as a people-friendly centre. A comprehensive strategy for the streetscape, that addresses this current street



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clutter and that seeks to promote pedestrian movement, will enhance the vibrancy of the centre as well as its appearance and historic character.

Traffic Management – Vehicular traffic currently dominates Shawlands Cross and inhibits pedestrian movement in, and their enjoyment of, the centre. Traffic management measures should be sought as part of a comprehensive strategy for the streetscape that should aim to encourage greater pedestrian usage and enjoyment of the centre and enhance its historic character as a vibrant people oriented environment.

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

Architectural and Artistic Lighting – Selective and sensitive lighting of key buildings, architectural details, shop windows and other features in Shawlands Cross could be developed in order to enhance the appearance and image of the town centre area and reinforce its position as an important focal point of the area. The use of light as art in the streetscape can transform the perception of a place and would also enhance the vibrancy of Shawlands Cross as part of the town centre.

Vacant Premises – In Shawlands Cross, vacant shop units create an air of decay which is reinforced by deterioration in condition. Their reuse, conversion or their dressing with temporary vinyls while a new use is sought would enhance the character and appearance of the area.

Shop Front Design – In Shawlands Cross the presence and mix of commercial premises are important to the vitality of the area. However, the proliferation of unsympathetic shop front designs has a detrimental effect on the architectural integrity of the buildings and appearance of the area. The shop front design policy in City Plan 2 will help prevent the future erosion of original detail and encourage sympathetic designs. In addition, further measures to restore some former original shop fronts would greatly enhance the

appearance and character of the historic town centre.

Grants

The Glasgow City Heritage Trust administers a discretionary grant designed to assist householders with the restoration and repair of listed buildings and unlisted buildings in conservation areas. Owners of property within a designated Conservation Area can apply, although only certain kinds of work are eligible including:

Structural repairs - Minor structural repairs are eligible as part of a wider stone repair scheme.

Stone Repairs - the replacement of decayed or damaged stone to buildings and boundary walls, undertaken with indents of new natural sandstone to match existing.

Repointing - raking out defective mortar and re-pointing with appropriate lime mortar mix to match.

Paving - The repair or reinstatement of traditional sandstone slabs and granite or whin setts.

Harling - renewal of traditional lime harling to match existing.

Roof coverings - Repair and replacement of traditional slate, lead and pan tile roofs, including repairs to timber sarking. NB: Minor overhaul of a slate roof is not grant-eligible.

Flashings - Repair and renewal of lead flashings to chimneys, ridges and gutters. Rainwater goods - The repair or reinstatement of lead hoppers, cast iron gutters and downpipes.

Windows - The repair, overhauling and reinstatement of traditional timber sliding sash-and-case windows, including stained and etched glass (double glazing is not grant-eligible).

Doors - The repair, refurbishment or reinstatement of solid timber or part-glazed external doors, including storm doors, fanlights and sidelights.

Ironwork - Repair, refurbishment or reinstatement of structural or decorative cast or wrought iron including railings, balconies, lamp standards, lanterns, finials and crestings.

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



ARTICLE 4 DIRECTIONS

Historically, Article 4 Directions have been used as a further way of ensuring that a conservation area maintains its character and appearance.

The effect of a Direction is to control minor works which, over time, could erode the character and appearance of a conservation area.

In February 2012 however, the Town and Country Planning (General Permitted Development (Scotland) Amendment Order 2011 (SSI 2011/357) came in to force, removing householder Permitted Development Rights within Conservation Areas.

In the Shawlands Cross area, the majority of residential property is flatted and therefore has very limited 'permitted development' rights according to the new legislation. In view of the removal of Permitted Development Rights now conveyed by Conservation Area status, it is considered that in both Shawlands Cross, additional Article 4 Directions will not need to be sought, in order to protect the proposed conservation areas' special characters and appearance. In addition, their protection and enhancement can also be secured through the implementation of the Council's City Plan policies and supplementary guidance.

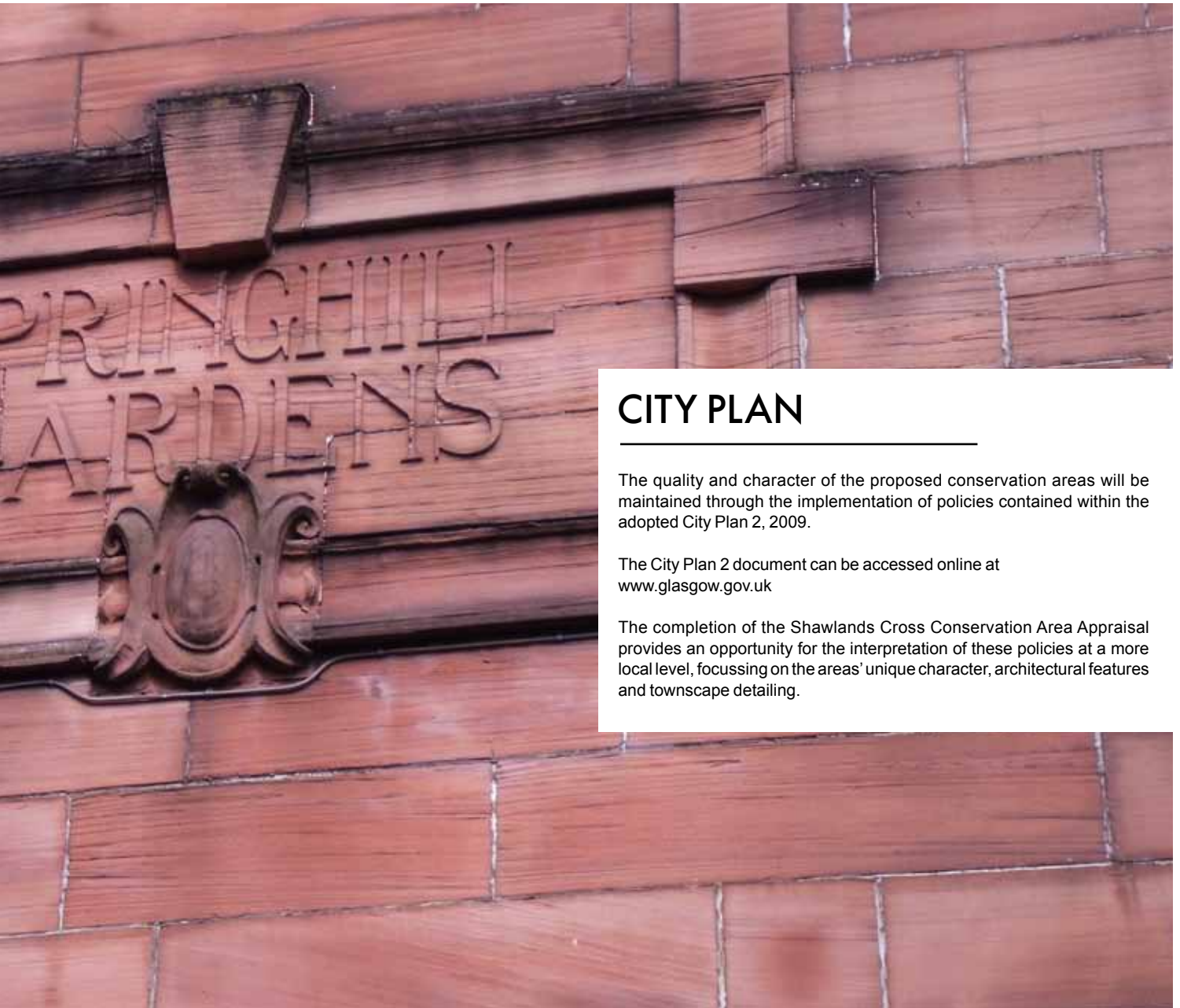
Any planning application which is thought likely to alter the character of a Conservation Area must be advertised in the local press and a notice posted near the site. The local authority must then allow 21 days for objections and comments before determining the application.

All trees in a Conservation Area are protected from works including pruning, lopping or felling. They can make a significant contribution to the character of a Conservation Area. Before any work can be undertaken the Local Authority must be notified. On receipt of notification Glasgow Council have six weeks in which to determine whether formal permission is required for the proposed works.

CONTEXT

The Council approved the Shawlands Town Centre Action Plan in May 2012, to address concerns around the erosion of the vitality and viability of the centre. The Plan provides a spatial strategy and supplementary guidance for considering planning applications. It is accompanied by an action plan that includes a suite of coordinated policies and targeted investment priorities towards improvements in the centre.





CITY PLAN

The quality and character of the proposed conservation areas will be maintained through the implementation of policies contained within the adopted City Plan 2, 2009.

The City Plan 2 document can be accessed online at www.glasgow.gov.uk

The completion of the Shawlands Cross 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.

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FURTHER INFORMATION

Useful Publications:-

Glasgow City Council

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 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.

www.historic-scotland.gov.uk

Useful Contacts:-

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

Development & Regeneration Services

Phone 0141 287 8555.

www.glasgow.gov.uk

For all grant enquiries:

Glasgow City Heritage Trust

Phone 0141 552 1331

www.glasgowheritage.org.uk

Additional enquiries:

Historic Scotland

Phone 0131 668 8600

www.historic-scotland.gov.uk

IHBC Institute of Historic Building Conservation

www.ihbc.org.uk



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

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This publication can be provided in a variety of formats.



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