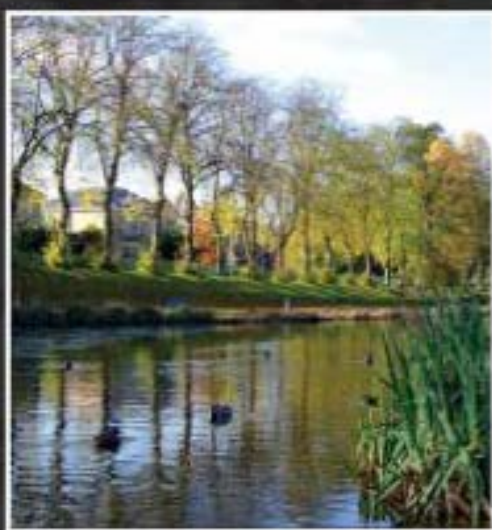


WEST POLLOKSHIELDS

conservation area appraisal





Director : Steve Inch BSc(Hons)Dip TRP
Development and Regeneration Services
Glasgow City Council
229 George Street
Glasgow G1 1QU



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1. Ardornish, 30 Sutherland Avenue, an example of large English Tudor-style villa set in mature grounds
2. Stone gatepost, Colmiston, 67 St. Andrews Drive

INTRODUCTION

**Location**

The West Pollokshields Conservation Area is located approximately two miles south-west of Glasgow City Centre. It is bordered by the East Pollokshields Conservation Area to the south and east, Pollok Park Conservation Area to the south and west and Dumbreck Conservation Area to the west.

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 22 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.

Under current legislation, Conservation Area designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of, or work to, trees



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

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

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

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 Government 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 will provide an opportunity to reconsider Conservation Area boundaries, to make certain that they accurately reflect



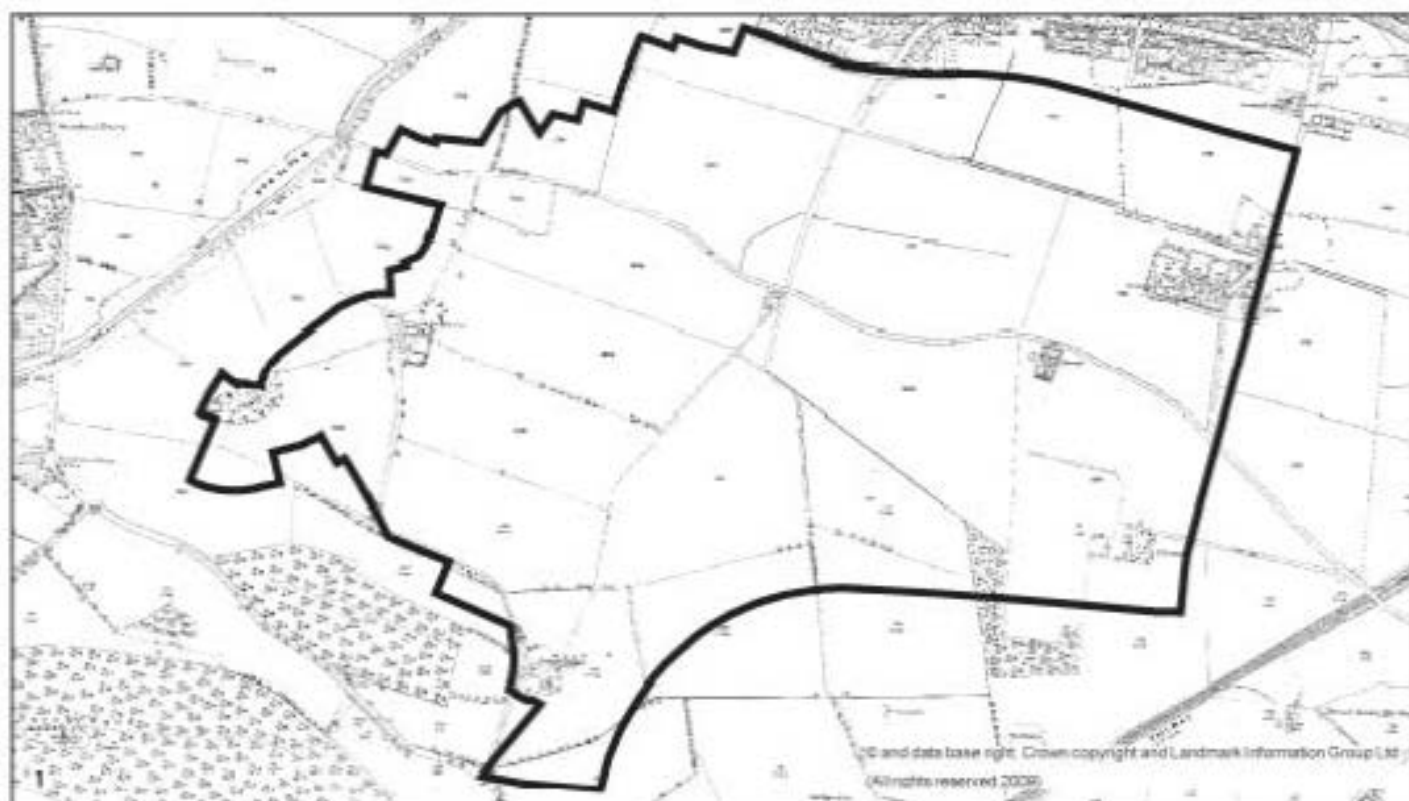
what is of special interest and ensure that they are logically drawn. It will also identify opportunities for preservation and enhancement and provide a basis for the development of the next stage in the process - the preparation of a Conservation Area Management Plan. This appraisal should however be 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.

Designation

On 25th September 1973 Glasgow City Council approved the designation of the West Pollokshields Conservation Area. The designation procedures were completed on 21st December 1973 with notices appearing in the local press and Edinburgh Gazette.

- The 1973 West Pollokshields Conservation Area boundary
- Typical sandstone villa set within mature garden
- Traditional bay window with decorative ironwork



HISTORICAL DEVELOPMENT

West Pollokshields, an area of fine villas and mature landscape, is arguably Britain's earliest planned garden suburb. It was the idea of the 8th Baronet of Nether Pollok, nurtured by his successors and completed under the guardianship of the 10th and last Baronet, Sir John Stirling Maxwell who died in 1956.

Early History

Early records show that the area now known as West Pollokshields occupied the lands of Haggs, Titwood and Shields which belonged to the Church.

In the 12th Century, Pollok Estate, comprising Upper and Nether Pollok, was handed over to Walter Fitzalan, the first High Steward of Scotland by King David the First.

Medieval History

By the 13th Century, the lands had passed to the Maxwell family, who were the lairds of Maxwell, Caerlaverock and Mearns. The smaller part of the estate, called Nether Pollok, was gifted to the youngest son – John on his marriage c.1270.

In December 1515, the Archbishop of Glasgow feued the lands of Haggs, Govan and Shields to Robert Maxwell, the vicar of Tarbolton. Tarbolton then bequeathed the original Haggs Castle to his younger brother, George Maxwell of Cowglen. During 1553, however Haggs Castle was transferred into the hands of Sir John Maxwell. By 1585, a new castle was under construction to replace the original neglected building.

The castle was surrounded by mossy ground eventually to be converted to agricultural use in the 18th Century.

19th Century

By 1843, the estate of Nether Pollok comprised 71 farms, with four main steadings at Haggs, Haggbows, Titwood and Shawmoss.

In 1849, Sir John Maxwell commissioned the Edinburgh 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 eastern sector was planned on formal lines, comprising long rows of fine tenements and street blocks of terraces and crescents arranged around extensive communal gardens. The western sector, in contrast, comprised sweeping streets and boulevards, following the topography and existing horse tracks and laid out with individual villas. The only exception to this was an area consisting of terraces set around a grand circus of houses.



© Courtesy of Mitchell Library

By the 1850s development was well underway, having started around the canal and thereafter spreading southwards. The earliest villas within the Conservation Area can be found on the south side of Maxwell Drive. Higgs Castle on St Andrews Drive, was consolidated in the 1850s and restored, altered and extended over the following 50 years. In 1852 building also commenced on The Knowe and gate lodge at the corner of Albert Drive and Shields Road, designed by Alexander Thomson.

The next phase of development, from the mid 1860s and 1870s comprises the villas on Bruce Road, Albert Drive and Aytoun Road. By 1873 development in West Pollokshields included 220 villas and the Pollokshields Bowling Club on what is now Maxwell Drive. Strict rules governing the design and construction of houses applied resulting in a great variety of styles, albeit conforming to an overall plan and standard. All properties had

railings and well clipped privet hedges, front lawns with flower beds and gravel drives.

At this time, Pollokshields Railway Station was located to the north of the residential area.

Between 1875-9 the impressive former Pollokshields West Church by McKissack and Rowan was constructed dominating a triangular site at the intersection of Leslie Road, Nithsdale Road and Shields Road.

The villa area of Pollokshields gained Burgh status in 1876 when the population stood at 1516. (The tenement area to the east was not to gain Burgh status until 1880.)

Development of the plots to the south of Nithsdale Road dates from 1880 onwards. In 1888 Maxwell Park was gifted to the Burgh of Pollokshields by Sir John Stirling Maxwell of Nether Pollok. It was typical of its period

with formal gardens, boating/skating pond and bandstand. Pollokshields Burgh Hall, lodge and gateway, by H.E. Clifford, were built 1888-90 and adjoin Glencairn Drive at the eastern extremity of Maxwell Park.

Maxwell Park and the Burgh Hall were formally opened in 1890, only a year before the Glasgow city boundaries were extended to include several south-side burghs including Pollokshields. Development to the east of the Park commenced from 1890 and included the Arts and Crafts styled Titwood Bowling Clubhouse.

By 1890, there were approximately 400 villas built in West Pollokshields. The crescent of villas formed by Glencairn Drive, Glencairn Avenue and Terregles Avenue, and known as The Twelve Apostles, were designed by Alexander Petrie. They were built in the 1890s by the builder James Marr of Cambuslang who constructed 52 villas in West Pollokshields.

The most prolific builder in the area however was George Hamilton, who worked with architects Fryers and Penman.

Extension of the existing Cathcart railway also stimulated development. This commenced in 1880 with the creation of the Caledonian Railway's Cathcart Circle and was completed in 1894 by the construction of Maxwell Park Station.

Located on Nithsdale Road, Sherbrooke St, Gilbert's Church, formerly Sherbrooke United Free Church was completed in 1899. This was followed by the completion of the Trinity United Presbyterian Church in Glencairn Drive in 1891.

By the end of the 19th Century, the extensive "garden" suburb was well established with wide avenues of villas interspersed with maturing trees and gardens, open green spaces and public buildings.

1. Historical map circa 1860

2. Higgs Castle, circa 1870, St Andrews Drive

WEST POLLOKSHIELDS

CONTINUATION OF WEST POLLOKSHIELDS

The hilly terrain to the southwest of Dalziel Drive and St Andrews Drive saw the last phase of development from the late 1890s to early 1900s. This area consisted of the grandest villas akin to large country mansions.

1900 - Present

The large Edwardian villas found in Sherbrooke, Springkell and Hamilton Avenues exceeded their Victorian predecessors in size and ornamentation, borrowing from a wealth of historic stylistic sources. "Motor car houses" were built in lieu of coach houses or stables.

The Hamilton Fountain was erected in Maxwell Park in 1908 and was a prominent feature until its demise in 1989. All that remains is its outer basin, which is now used as a flower bed.

The Titwood Tennis Club pavilion and associated grounds were gifted by the Maxwell family, designed by Walker and Ramsay, and completed in 1913.

In 1943 Higgs Castle was requisitioned by the military, and later converted to flats. It was purchased by Glasgow Corporation in 1972 and opened as the Museum of Childhood. This closed in 1996 and Higgs Castle has now returned to residential use.

By the 1950s increasing running costs and lack of domestic servants gave rise to the first subdivision and conversion of villas to institutional and secular use. Some of the vacant peripheral sites were developed with flatted residential buildings and churches were converted to other uses.

In 1954 two church buildings, Titwood Established Church and St Gilberts Church were removed stone by stone to Pollok and Burnside. The site of the former is now Titwood Park and the latter a bungalow on the corner of Sherbrooke Avenue and Hamilton Avenue.

During the late 1950s/early 1960s Glasgow Corporation began to compulsorily purchase villas for residential redevelopment. The Pollokshields Preservation and Development



Association, inaugurated in 1965, persuaded the Corporation to sell back several villas which were then returned to private ownership.

The former Trinity UP Church, which later became Glencairn Pollokshields Church, was burnt down in 1988 with only the former church entrance remaining as a feature of the Pollokshields Square development.

In 1992 a local amenity and conservation group, Pollokshields Heritage, was established to promote the repair and restoration of local landmarks such as the Burgh Hall and Maxwell Park Railway Station with the assistance of grant aid from various sources.

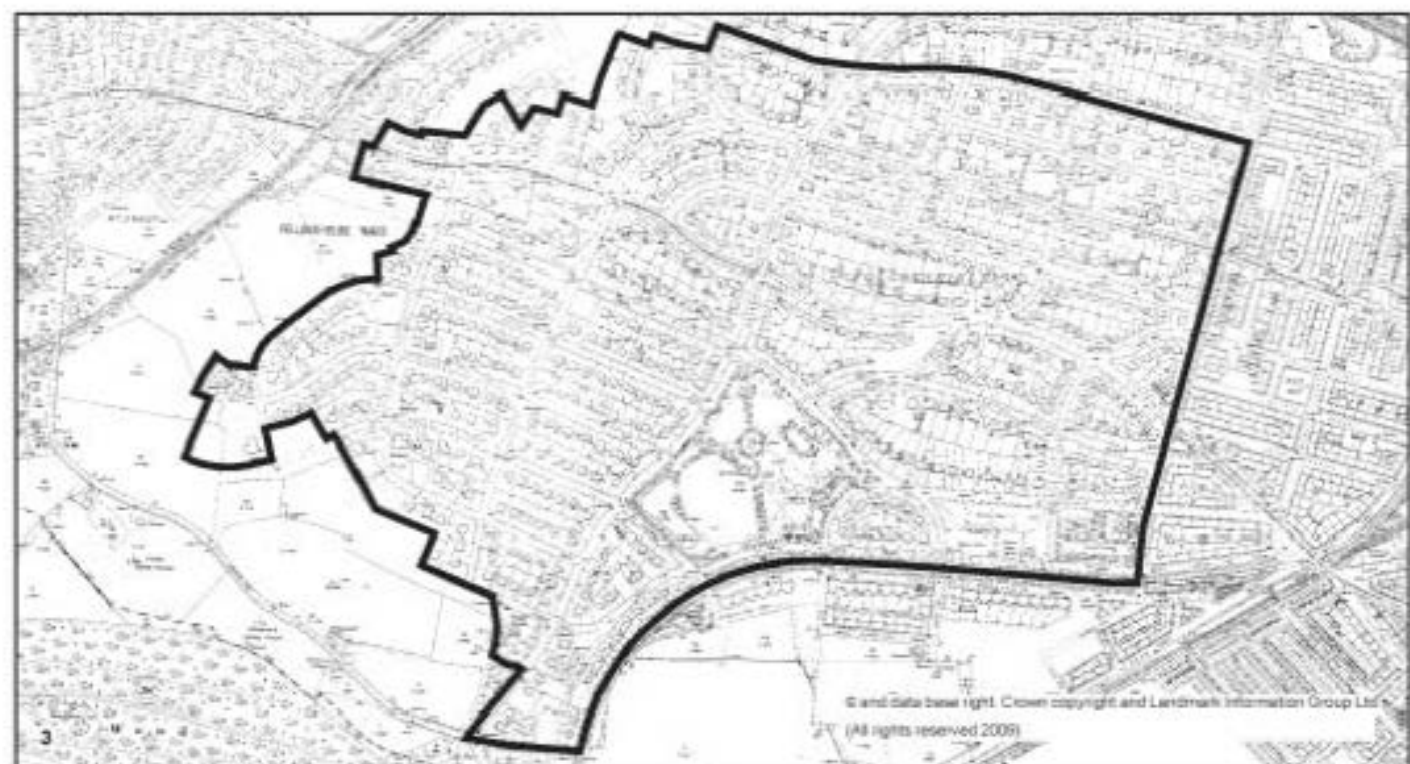
Demolition of original buildings has led to the construction of modern developments including 54/56 Dalziel Drive, Wedsley Court on Albert Drive and St. John's Court on St. John's Road dating from the late 1990s/early 2000s.

Sherbrooke St Gilbert's Church was ravaged by fire in 1994, but is now restored with fine examples of Scottish craftsmanship including: stained glass windows, 3-manual pipe organ, pulpit, tables and font.

Rhind's original plan was partially implemented without the circus in the west and extensive gardens in the east, however, the density distinction between east and west was applied. The Nether Pollok Estate managers strived to create a first class residential neighbourhood by excluding retail and business uses and by insisting that every villa was of individual design.

Today, the suburb enjoys continued prosperity with many villas, which were formerly subdivided being restored to single residences. The 19th Century development has survived largely intact.

1. "The Knowe", Octalodge, 301 Albert Drive by Alexander Thomson
2. Historical map circa 1890
3. Historical map circa 1910



TOWNSCAPE APPRAISAL

Topography

West Pollokshields is built on deeply rolling terrain which is reflected in the sweeping drives and avenues rising and falling over a series of drumlins. These form an axis along Newark Drive, between Dalziel Drive and Nithsdale Road and to the south and west forming the slopes of Ringwood, an area of open space to the west of the Conservation Area. The highest ground lies to the west where the former Haggshaw farmlands were located. The lower lying ground lies to the south including the former marshy lands of Maxwell Park. The soil is generally good with boulder clay below.

Gateways

Gateways into the area have been principally formed around the established road and rail network at the following locations:-

- the road bridges over the railway at Springkell Avenue, Beaton Road and Shields Road
- the busy traffic intersection at Shields Road and Nithsdale Road, marked by the landmark building of the former Pollokshields West Church of Scotland
- the bridge over the M77 motorway represents a major entry point from the neighbouring Dumbreck Conservation Area.
- the railway footbridges leading to Terregles Avenue provide important access points for commuting pedestrians. (See Map Page 17)
- St Andrews Drive from Higgs Road

Street Pattern

The original street pattern, consisting of generous avenues and drives following the contours of the undulating terrain, survives intact, although traffic management in the form of road closures has been carried out at several junctions.

Plot Pattern

Plot sizes are generous depending on the terrain and location and vary from 1000sq.m. to 2000sq.m. Although this may seem large in a development so close to the city centre, they are commensurate with the scale and massing of the grand villas. Corner plots are frequently larger, to take advantage of the sweeping alignment of streets with imposing gatepiers marking private driveways.

Variations in plot size occur where original villas and churches were demolished to make way for modern flatted development. Other variations are linked to non-residential uses including churches, educational and other institutions and civic buildings such as Pollokshields Burgh Hall. Higgs Castle has the privilege of extensive grounds due to its early origins.

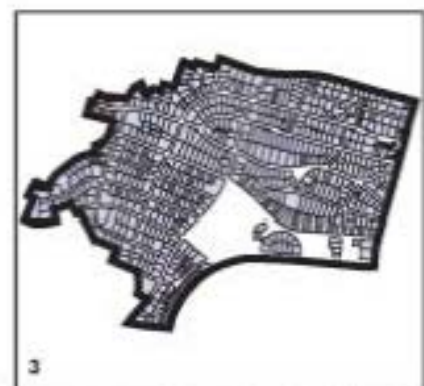
Open Space

West Pollokshields has three formal open spaces.

- Maxwell Park, extending to 21 acres, is the largest. It still retains the formal layout of its original design. The Lime avenues on the perimeter and within the park are significant features which link it to adjoining areas. Within the park, groups of mixed trees give the landscape some variety. Many of the original features have been lost however, including the Hamilton Fountain, the bandstand, drinking well and tennis pavilion. The former boating pond has been transformed in recent years to reflect modern usage and concerns. It has been extensively and successfully re-modelled to provide a very attractive wildlife habitat which is a haven for water birds and has been designated a local Site of Importance for Nature Conservation. (SINC)
- Titwood Park is surrounded by trees and hedgerows and includes a rose garden and children's play area.



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- The Titwood Tennis and Bowling Clubs are private but provide further areas of open space which form a link in the green network between Pollokshields Square and Maxwell Park. Typical of the area, they have substantial rows of Lime trees on the north and west perimeters.

There are also smaller areas of amenity space at street corners of grass and mature trees e.g. Herries Rd/Terregles Avenue and Nithsdale Rd/St John's Rd. Significant green network links are provided by the Cathcart Circle railway corridor.

The Conservation Area is also enhanced by areas of open space outside its boundaries. The west side is bordered by the M77, the embankment of which, acts as a green corridor. Open space originally known as Ringwood, (now often referred to as The Canyon) is protected by a Tree Preservation Order and designated a Site of Interest for

Nature Conservation. Both have large areas of young woodland developing well, and, in time, will make a greater impact on the setting of the Conservation Area.

Circulation and Permeability

There is good circulation and permeability throughout the area. Main arteries include Maxwell Drive, St. Andrew's Drive, Nithsdale Road and Shields Road, some of which are used by the local bus network as well as general traffic. The majority of car parking is accommodated on private driveways, with on street parking close to the railway stations and institutional uses.

The Cathcart Circle railway line provides commuters with a fast and frequent rail link to the city centre with Maxwell Park and Pollokshields West railway stations easily accessed by footbridges from Terregles Avenue, Fotheringay Road and Darnley Road. Footpaths through the park are

aligned with the main road junctions and railway access points from Maxwell Park Station, encouraging pedestrian flow within the southern part of the area. Additional rail access to and from the north west of the area is provided by Dumbreck Station.

1. Pollokshields Burgh Hall in Maxwell Park
2. Topography
3. Floor Pattern
4. Open Space



Views and Landmarks

The bridge over the railway at the extreme southeast corner of the Conservation Area provides views in two directions; the view extends uphill to the north where the division between the villas of West Pollokshields in their parkland setting meet the long lines of tenements of East Pollokshields. To the west, the southern boundary of the Conservation Area is marked by the railway line.

On higher ground to the northeast of the area where Bruce Road and Shields Road meet, views extend downhill to the north towards the city centre and to the south, punctuated to the east by the soaring spire of Pollokshields Church. As a result of its central location on the lower lying ground to the south, Maxwell Park provides a picturesque backdrop to many views, particularly from the streets and avenues lying on the higher ground towards the west.

Views extend downhill to the east from the junctions of Albert Drive and Aytoun Road with St. Andrew's Drive towards the lines of tenements on Shields Road.

The footbridge over the railway line from Maxwell Park station offers an attractive vista into the park, where an avenue of trees

creates a north – south axis through the parkland.

From the high ground at the junctions of Hamilton Avenue and Sutherland Avenue with Sherbrooke Avenue, vistas spread out downhill to the southeast towards the 20th Century housing developments.

Views into the area are many and varied, from the junctions of the avenues and drives with Shields Road to the road bridges over the railway in the south and the motorway in the northwest.

Buildings which act as landmarks include the Sherbrooke Castle Hotel and Sherbrooke St Gilberts Church on Nithsdale Road and former Pollokshields West Church on Shields Road.

While significant views are identified it is anticipated that other views requiring protection may emerge through the development management process.

Activities/Uses

Although the principal land uses are residential, educational institutions and homes for the elderly, recreational uses, a hotel and a number of churches can also be

found in the area. Residents have to travel outwith the area for shops, library, and health facilities.

Architectural Character

The architectural character of the area is that of a planned garden suburb on a grand scale, with large, individually designed, stone villas on generous plots set in a mature landscape. Architectural styles are many and varied, as dictated by the estate planners from the onset. Villas are generally two storey, some with attic floors or occasionally three storey, where ground levels fall. Stone is used on all elevations with the finest finishes reserved for the public elevations. However, fine architectural detailing is often found on rear as well as public elevations. The importance of many of these exceptional properties has been recognised with their inclusion on the Scottish Ministers' Statutory List of Buildings of Special Architectural or Historic Interest. West Pollokshields can be divided into two areas of character based on chronological development and architectural character.

1. North of Nithsdale Road

The earliest villas within the Conservation Area dating from the mid 19th Century lie on the south side of Maxwell Road where stone boundary walls and gatepiers line the wide

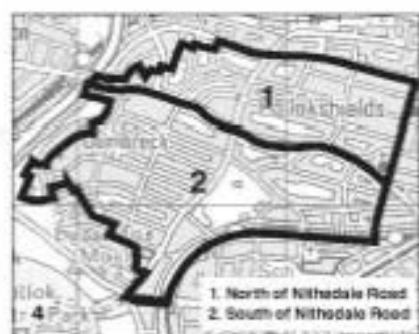


leafy streetscape. Notable among the villas of this period is No. 23 Maxwell Drive, a rustic cottage style villa with steeply pitched gabled roofs and ornamental bargeboards, No. 25 with double bay windows and a Corinthian style porch and No. 43, a large Italianate villa with a square tower, arched porch and decorative timber gables and ironwork.

The next phase of development, from the mid 1860s and 1870s comprises the villas on Bruce Road, Albert Drive and Aytoun Road, where a classical style of architecture was adopted. A notable exception is The Knowe, at the corner of Albert Drive and Shields Road by Alexander Thomson, begun in 1852 and built over a period of twenty years. The Romanesque style villa with shallow pitched gable roofs and round arched windows is echoed in style and form by the diminutive gatehouse. The grounds contain a modern

fitted development which adds little to the historic setting. Other works by Thomson include Ellisland at No. 200 Nithsdale Road, dating from 1871, with fine Egyptian detailing and Castlehill, designed in 1870, an asymmetrical villa at No 202 Nithsdale Road, a more restrained design, currently in use as a school.

To the north of Nithsdale Road, the established pattern of villas is disrupted in places where some of the earliest properties were demolished to make way for high density modern housing developments including Maxwell Terrace and Maxwell Court on Maxwell Drive, St. John's Court, Sutherland Court and Wedsley Court on St. John's Road.



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1. Former Pollokshields West Church, Shields Road an important landmark in the area
2. Maxwell Park Railway Station
3. Listed Buildings
4. Architectural Character Areas



To the north of the junction of Nithsdale Road and Sherbrooke Avenue sits Sherbrooke St. Gilbert's Church, formerly Sherbrooke United Free Church designed by W. F. McGibbon in a typical 13th Century French Gothic style. Opened in 1900, the church is cruciform on plan with low twin gabled transepts, big gabled front to Nithsdale Road and buttresses carried upwards as octagonal pinnacles. Statues of Calvin and Knox are positioned on either side of the entrance.

The triangular site formed by the intersection of Leslie Road, Nithsdale Road and Shields Road is dominated by the impressive former Pollokshields West Church by W G Rowan in 1875-9. Built in a Thomsonian Greek style giant ionic, portico and square tower make this a local landmark.

2. South of Nithsdale Road.

Development south of Nithsdale Road dates from 1880 onwards with villas displaying a greater variety of styles.

To the west, dominating the junction with Sherbrooke Avenue stands a former villa, now The Sherbrooke Castle Hotel by Thomson and Sandilands. Completed in 1895, it incorporates features of the Scots Renaissance style in an uncompromising

manner including a tall tower with balustrades, bartizans and cap-house.

There are also many villas of exceptional quality in Dalziel Drive designed by notable Glasgow architects including W F McGibbon and H E Clifford.

Alexander Petrie's crescent of villas, formed by Glencairn Drive, Glencairn Avenue and Terregles Avenue, is known as The Twelve Apostles on account of their number and architectural harmony. In plots laid out in neat geometric fashion, the twelve villas have bay windows and central porches in a symmetrical arrangement and are constructed in honey and pink sandstone with warmer red sandstone detailing.

To the northeast, the villas in Newark Drive display an extensive range of eclectic features including Italianate, Scottish vernacular and French neo-classical.

A series of villas on the west side of St. Andrew's Drive overlooking the Park feature the trademark motif of their builder, George Hamilton – two or three inset stone tablets featuring raised central bosses surrounded by smaller bosses.

The last villas to be constructed in the suburb at the turn of the century were located on the leafy hill to the southwest of Dalziel Drive and St. Andrew's Drive. The most extravagant in terms of size and ornamentation are located in Hamilton, Springkell and Sherbrooke Avenues. Of particular note is the 'A' listed Benefrey at 124 Springkell Avenue, a large asymmetrical property in the Franco-Scots late Gothic style by W. Hunter McNab of Leiper and McNab, completed in 1910.

The architectural quality of the Scots Renaissance style Pollokshields Burgh Hall, Lodge and Gateway, (1890) by H E. Clifford, the Arts and Crafts Titwood Bowling Clubhouse of 1890 and Walker and Ramsay's tennis pavilion of 1913, together with their associated grounds, complement the exceptionally fine villa development.

Haggs Castle, an L-shaped tower house dating from 1585, provides an important historical link with the past, before development of the residential suburb commenced.

The Caledonian Railway's timber island Maxwell Park Railway Station, opened in 1894 providing residents of West Pollokshields with railway links to the city centre.

There is limited evidence of replacement of traditional materials with inappropriate modern materials including tiled roofs, upvc windows and rainwater goods. Other inappropriate developments include external concrete stairways to upper flats, flat roofed extensions and garages.

Boundary treatments vary from hedges growing behind original stone walls to occasional inappropriate timber screens, modern railings and gates. The loss of most of the original railings and gates during the Second World War is regrettable as it has significantly eroded the original appearance of the historic streetscape.

A number of gardens have been altered reducing the area of lawn and flowerbeds to accommodate the parking of cars and replacing original gravel surfaces with concrete setts.

The original roads and gravel pavements have been covered with tarmac, however the whinstone kerbs and granite setts gutters remain.

The quality of street furniture, including, street railings, street signage and lighting varies; however, the traditional post boxes and cast-iron lighting fuse boxes dating from the 1900s make a positive contribution to the character of the area.



1. 598 Shields Road, decorative entrance
2. 62 Aytoun Road, a fine villa with unusual feature conical roof and small projecting dormer
3. 17 Dalziel Drive, fine example of semi detached property in West Pollokshields
4. Sherbrooke St. Gilbert's Church, Niddale Road
5. Traditional garage
6. Sherbrooke Castle Hotel from Niddale Road
7. Albert Drive looking east towards Shields Road, and the tenements of East Pollokshields

WEST POLLOKSHIELDS

conservation area appraisal

Building Materials

The traditional building materials found in the Conservation Area include:-

- Blonde and red sandstone
- Grey Ashlar
- Brick
- Terracotta
- Cast iron
- Wrought iron
- Glass
- Whin Stone
- Slate
- Rosemary Tiles
- Timber
- Render
- Stucco
- Harling

Condition

The buildings and gardens within the Conservation Area are generally well maintained, although some gardens are prone to water logging. This can be partially attributed to the under lying soil conditions and reduction in surface drainage due to construction of hard standings.

Townscape Detail

West Pollokshields is characterised by a rich variety of architectural styles including Classical, Italianate, Romanesque, Gothic, Free Style, Arts and Crafts, Cotswold Style, Tudor, Franco-Scots Baronial, Glasgow Style, and Egypto-Greek resulting in a diverse array of architectural details and finishes. Photographs illustrating the scale and diversity of villa architecture are found throughout this document.

The following townscape details also contribute to the enrichment of the Conservation Area's character:-

- Porticos and porches
- Decorative ironwork including brattishing, cresting, ornamental finials and balconies, gates and railings





- House name plates on substantial stone gatepiers with architectural detailing
- Original timber conservatories
- Stone boundary walls
- Towers and turrets
- Domed roofs
- Decorative bargeboards
- Common brick side boundary walls with glazed terracotta copes
- Tall ornamental chimney stacks and Thomsonsque chimney cans
- Mature landscaping to front and rear gardens
- Lines of mature trees set into public footpath
- Original granite salt gutters
- Traditional letter boxes
- Lamps
- Original 1920s and 1930s garages
- Glasgow Corporation Lighting Department fuse boxes
- Original solid timber gates

Landscape and Trees

The landscape character is largely determined by the original feuing plan of large stone villas set in generous garden grounds. These substantial gardens are well planted with trees ranging from small ornamentals to large mature woodland specimens. The larger trees found both in gardens and along streets are appropriate to the scale of the properties and contribute significantly to the character of the Conservation Area.

Villas face directly onto the road and are often surrounded by low boundary walls and hedging. Many of the front and side gardens when bounded by a road, are lined with a row of large trees, predominantly, but not exclusively, Lime trees. A full grown Lime tree is a parkland tree reaching some 25m. Few other residential areas in Glasgow accommodate such large trees, and it is one of the features of the garden suburb that as it has matured so have the trees.

Many of the mature trees are around 120 years old, which is classed as mature and at their peak, but in some cases have become over large or are found to be incompatible with modern lifestyles. Lime trees particularly tend to be removed because of their size, their large leaves which cause problems with gutters and they 'drip' a sticky substance onto paving and cars below.

Mature planting in private gardens is complemented by the prolific greenery of public spaces including Maxwell Park and the small amenity spaces of trees and grass found throughout the area.

A feature of the area is avenue tree planting which was incorporated in the original street plan. Even the railway line on the south boundary of the Conservation Area is enhanced with an avenue of mature Lime trees. This is complemented by the perimeter planting within Maxwell Park. Some streets, in particular parts of Nithdale Road, Sherbrooke Avenue, Albert Drive, Springkell Avenue, Sutherland Avenue and Dalziel Drive, retain the avenue planting on the roadside verges, but many of the trees have been felled and not replaced because of road safety concerns, damage to footways and walls or overshadowing of adjacent properties. This is a great loss to the amenity of the area.

Biodiversity/Ecology

There are two Sites of Interest or Nature Conservation located in and around the conservation area at Ringwood (the Canyon) and Maxwell Park Pond. Green Corridors have been identified along major transport routes-M77 and railway corridors.

1. Unique finely detailed villa set in mature garden behind neatly trimmed hedging highlighting the importance of natural elements to the character of the area
2. Postbox, St John's Road/Newark Drive
3. Distinctive lamp at 302 Albert Drive
4. Finely detailed original cast-ironwork
5. Leafy avenues in Maxwell Park
6. Example of fine stone gatepiers, Lauriston House, Shields Road
7. Original timber gate to "The Knowe", 301 Albert Drive





CHARACTER ASSESSMENT

Having examined the townscape of West Pollokshields 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 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 92 listed buildings in West Pollokshields, 5 of which are regarded as buildings of national importance and awarded category "A" status (see map page 11).

This reflects the quality of architecture

and individuality of villa design. Many of the buildings were designed by renowned Scottish architects such as Alexander Thomson, James Miller, Henry E Clifford and William F McGibbon.

Listed buildings contribute positively to the appearance of the Conservation Area, provide points of interest and enrich the areas 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. In West Pollokshields these are traditional pre World War 2 stone villas which unify the townscape, through their age, design and materials as well as maintaining the visual rhythm created by the development of individual plots.

Assessment of Areas

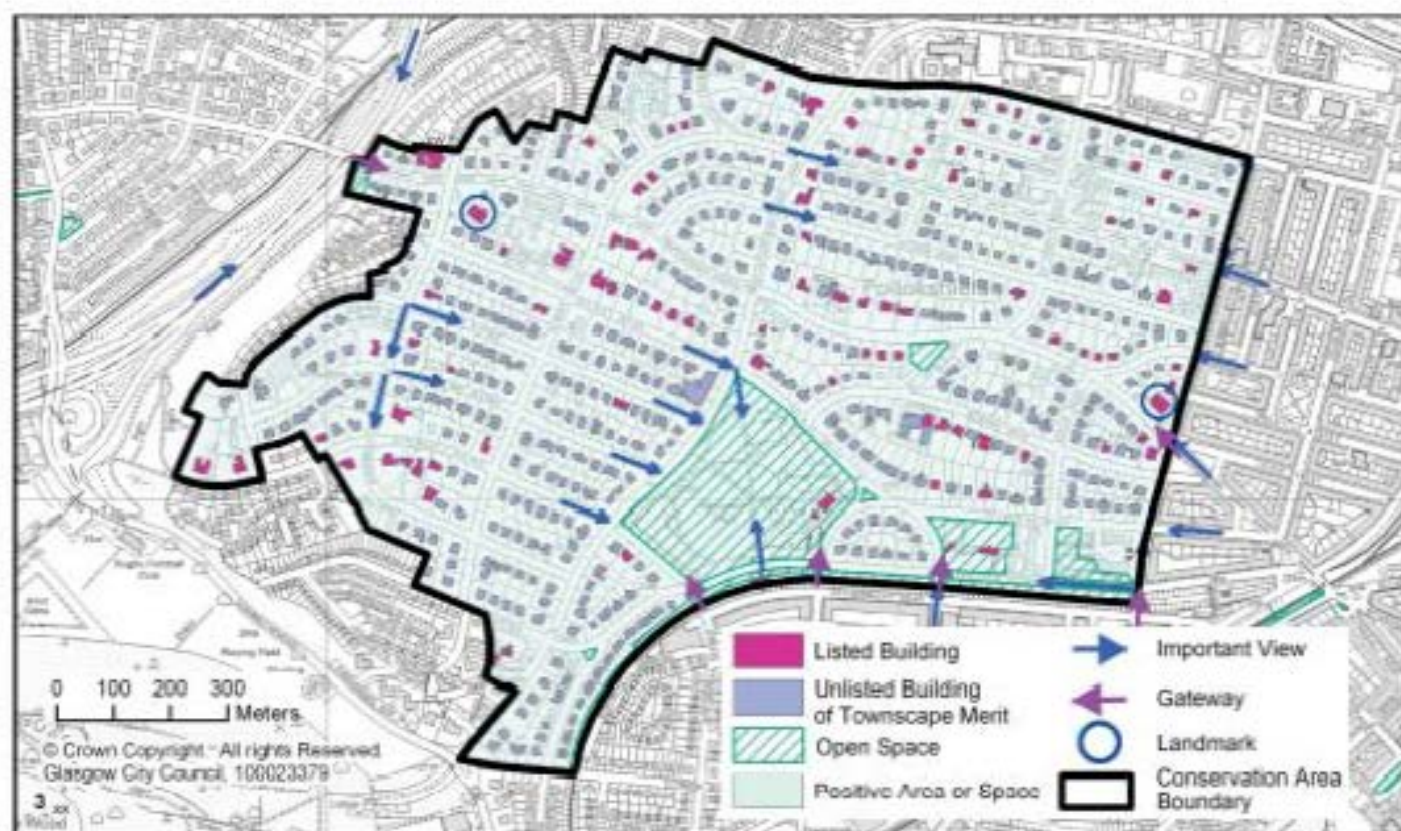
It is also important to assess the character of the areas/spaces between the buildings.

The sandstone villas that dominate the Conservation Area are set within large mature private gardens which contribute significantly to the character of the area. These are complemented by well tended public areas of amenity open space and public parks, which collectively create a garden suburb of exceptional quality.

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 wide leafy avenues and drives are a dominant feature within the conservation area.

Plot Size - The regular rhythm of the houses in their spacious plots and mature gardens, contributes to the special character of the area.

Building Line - The planned nature of this residential suburb is reinforced with the strict adherence to a strong building line.

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

Variety of Architectural Styles - The richness of the architecture derives from a large variety of architectural styles adopted by the architects of this garden suburb.

Architectural Modelling - There is great variety in the styles and designs of architectural features which embellish the historic properties within the conservation area and which contribute to its rich character.

Use of Traditional Materials - Sandstone is the predominant building material including red and blonde and even grey stones in a variety of textures and finishes. Terracotta, harling, timbered panels, slated roofs, timber windows and doors also contribute to the special character of the conservation area.

Original Architectural Details - Many buildings retain original details such as storm and inner vestibule doors, sash and case windows, decorative stonework, ironwork, glazing including stained glass and boundary treatments. In many cases these details can be found on both front and rear elevations.

Green Character - West Pollokshields is characterised by large gardens, well stocked with mature trees, shrubs and hedging. Also contributing to the 'green' character of the area are the street trees, incidental areas of amenity open space and the verdant parks.

Height of Buildings - Building height is defined by the original 2-storey villas which predominate. Deviation from this occurs occasionally with the appearance of small turrets and lower features, or where ground falls away to the rear, allowing the creation of a basement third storey.

Townscape Detail - The diversity and quality of townscape detail contributes to the special character of the conservation area.

1. Cornerston, 23 Sherbrooke Avenue showing the highly decorative detailing found on many of the properties in West Pollokshields
2. Oaklands, 31 Sherbrooke Avenue, a large asymmetrical villa by J. McKellar
3. Townscape Character Assessment



Key Challenges

Loss of original architectural detail - Original architectural detail makes a defining contribution to the character and appearance of the Conservation Area. Its retention and repair is therefore an important aspect of the areas preservation and enhancement. Replacement doors, windows, roof coverings, gates, garages, hard standings and loss of original conservatories have to some extent eroded the special character of the Conservation Area. It is important to reverse this trend.

Use of inappropriate materials - The use of traditional materials in the West Pollokshields Conservation Area is another important element of its character and appearance. While the historic fabric is generally in a good state of repair with only a limited introduction of modern materials, where this does occur, there is a loss of character. Examples include the replacement of original timber windows with modern plastic substitutes, the

application of ceramic tiles to entrance platts, the replacement of traditional driveways with concrete mono-blocking and the removal of traditional boundary treatments and gates, which are not in keeping with the character of the area.

The application of paint to exterior stonework

- The application of paint to historic fabric including facades, gatepiers, front porticos, window bays and door facings erodes the quality of the character and appearance of the Conservation Area. The removal of inappropriate and harmful exterior coatings is therefore an important aspect of the preservation and enhancement of the area.

Landscape maintenance - Mature trees are an important element of the Conservation Area's landscape and make a positive contribution to its special character particularly in terms of amenity and environmental value. Their removal or unsympathetic pruning can have a negative impact on the area's character

and biodiversity. Measures are required to ensure that the landscape is maintained, taking cognisance of the original plan for the area while acknowledging 21st Century concerns.

Streetscape - Many streetscape issues impact on the character of the conservation area, including road and pavement maintenance, road closures, design and co-ordination of street furniture, car parking and siting of recycling facilities. The resolution of these issues is important if the character and appearance of the conservation area is to be maintained.

1. Traditional detailing in abundance - slate roofs, timber windows, stained glass, stone gate piers and boundary walls.
2. Finely detailed stone entrance porch, with stained glass windows. Typical of the high quality design and materials found in the area.

BOUNDARY

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

Assessment of Current Boundary

This appraisal has shown that West Pollokshields is marked by a strong boundary to the east where the lined ranks of tenements on the east side of Shields Road, meet the large villas and generous plots of the garden suburb to the west.

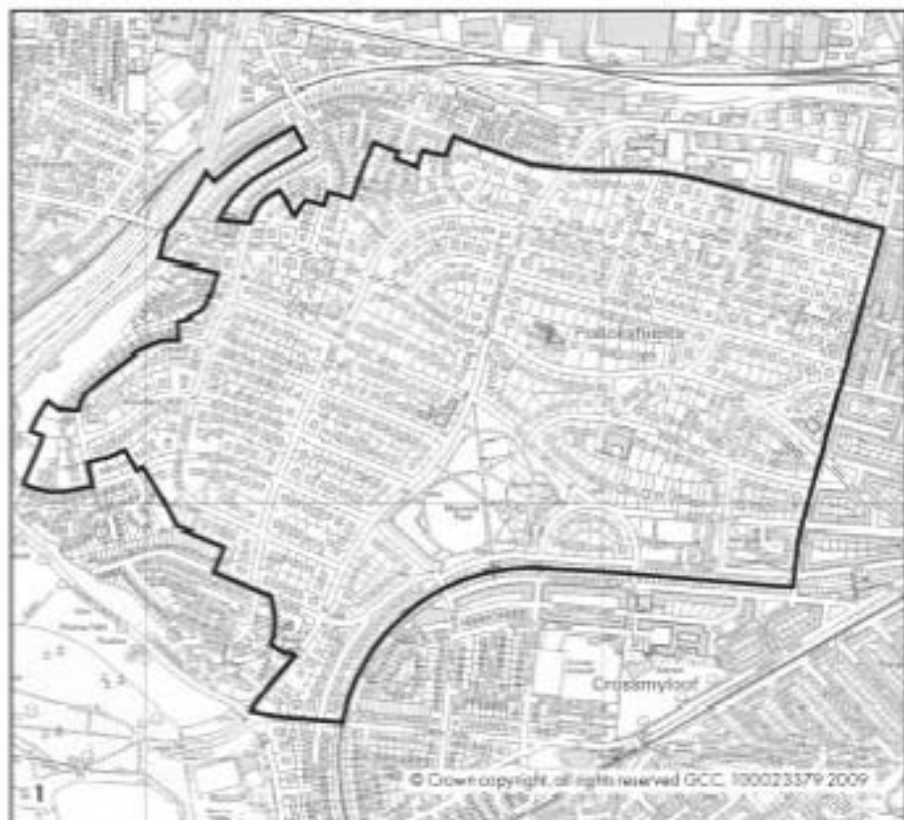
The southern boundary is also clearly marked by the sweep of the Cathcart Circle railway line which separates the villa development of West Pollokshields from the tenement development along Fotheringay Road.

The northern and western boundaries separate modern and more fragmented development from the regular pattern of large Victorian and Edwardian villas/semi-villas and mature suburban landscape of the Conservation Area.

Boundary Amendments

A detailed examination of the West Pollokshields Conservation Area boundary has shown that while the eastern, western and southern boundaries are well defined and require no amendment, the northern boundary requires adjustment to remove inconsistencies.

- The original Conservation Area boundary cut through the middle of a modern block of flats at No. 3 Woodrow Road. In order to remove this inconsistency the boundary has been revised to exclude this property and associated car parking from the Conservation Area. Nos. 15 and 17 Woodrow Road, a flatted development to the south, remains within the Conservation Area. While its design and materials do not contribute positively to the character and appearance, the site has been retained within the Conservation Area in order to ensure that the quality and character of any



future redevelopment would contribute positively.

Properties at Nos. 123–183 Maxwell Drive and an area of amenity space to the west of No. 164 Maxwell Drive are also included within the Conservation Area. These detached and semi-detached red sandstone villas, set within their own mature gardens are similar in character, scale and form to some already located within the Conservation Area boundary. They were constructed between 1894 and 1897 and designed by Fryers & Penman and built by George Hamilton who were responsible for many buildings within the Conservation Area. The small area of shrubbed amenity space on the north side of Maxwell Drive is all that survives of gardens of villas which were demolished to make way for the motorway. Its inclusion within the Conservation Area will secure the setting of villas within the Conservation Area as well as complementing the

inclusion of the entrance to Ringwood on the south side of Nithsdale Road.



1. Revised Boundary 2010
2. 183 Maxwell Drive



PRESERVATION AND ENHANCEMENT

Detailed analysis of the Conservation Area's character has highlighted opportunities for its 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, turrets, chimneys, windows, doors, guttering, stonework, entrance steps, need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term.

Development - Minor works such as the removal of chimneys and replacement or alteration of traditional windows, doors, and roofs with modern styles and materials are evident and can have the cumulative effect of eroding the character and appearance of the Conservation Area. Alterations including the installation of front facing dormers, roof-lights and the erection of poorly designed

new extensions including external stairways to upper converted properties and garages have a similar effect. While protecting the character of public elevations is of primary importance, many villas have features of interest on rear elevations and these too should be conserved.

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

Information relating to the key policies which promote the sympathetic design, repair and maintenance of property in the Conservation Area can be found in GLASGOW CITY PLAN 2 (adopted December 2009) available to view online (see page 26 for details) and at Reception, 229 George Street, Glasgow, G1 1QU.

Information and Advice - Property owners and residents have a major role to play in the preservation and enhancement of the West 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 tree maintenance and protection. Information on grants sources will also be included. 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 quality of streetscape formed by wide avenues and drives flanked by stone boundary walls, gate piers and hedges has been reduced in places by inappropriate boundary treatments. The reinstatement of traditional railings, gates, boundary walls, hedges and driveways would restore and further enhance the character of the historic streetscape.

The Removal of Paint from Historic Buildings - Although a large proportion of the buildings retain their original natural stone finish, some properties have been blighted by the application of paint to stone. In a few cases, the entire front facade, in others, features

such as entrance porticos, gate piers, window bays and entrance porches have been coated with inappropriate finishes which not only erode the character and appearance of the properties but also potentially harm the underlying historic fabric. The removal of paint from stonework will be encouraged, and advice on how to undertake this work can be obtained from Development & Regeneration Services, Heritage & Design, Tel 0141 297 8634.

Tree Replacement/Maintenance - Retention of tree cover in streets and private properties will be encouraged in order to protect the special landscape character of the area. This will be achieved by identifying appropriate species for replanting schemes whilst discouraging the planting of fast growing conifers. While replacement with smaller native species brings biodiversity benefits, where space allows, the splendour and scale of the original species should be continued. With predicted climate change the presence of large trees in an urban situation becomes more beneficial. They will provide shade, maintain ground water balance, slow precipitation into ground water systems and create improved microclimates.



1. Sutherland Avenue, looking west, illustrating the variety of architectural styles and strong building line
2. 106 Tarragles Avenue, a substantial villa with projecting bays, finials and conical corner feature set within mature gardens
3. Statue of Calvin at entrance to Sherbrooke St. Gilbert's Church



In time very large and over-mature trees, including the street trees, will be replaced.

In the past it was popular practice to pollard large trees to keep them at a low level and limit their growth but this treatment has fallen out of fashion and is no longer seen as acceptable in the Conservation Area. It is recommended instead that when problems of safety or tree decline arise, reduction of the crown should be considered. This would allow retention of more mature, larger trees, while addressing safety concerns. When individual trees or groups have to be removed it is important that appropriate replacements are planted to ensure the character of the area is maintained.

Large trees can be perceived as causing problems with foundations but this is usually related to soil type and proximity to the structure rather than type or size of tree.

Road safety issues involving trees can often be resolved by carrying out minor works such as clearing growth off lower trunks while damage to footways can be avoided by allowing sufficient space for tree base development and for footway maintenance which has often been the cause of tree loss.

The greatest constraint to replanting is the installation of services within the footway. The use of root barriers however can make planting possible in these difficult locations.

Streetscape - City Council services will continue to work together to improve the Conservation Area's streetscape.

Street Furniture - The coordination of design and upgrading of streetscape elements such as pedestrian barriers, litter bins, street name panels, conservation area signs, phone boxes, and traffic control boxes would reinforce the sense of place and enhance the character of the Conservation Area.

Hard Standings - In accordance with Council Policy, where hard standings are to be created the materials and method of installation used should allow water drainage through the surface so reducing surface run off which contributes to the water logging of gardens.

Lighting - It is important that street lighting fixtures complement the architectural and historical character of the area. In the West Pollokshields Conservation Area a standard column with pendant style lantern, painted black, will be used along roads and footpaths.

- There may be a departure from the standard column/lantern design for small sites of particular historic/architectural interest that will be assessed as follows:
- The proposed column/lantern design must be historically accurate and seek to replicate that design. All proposals must be supported by documentary evidence such as old photographs.
- The additional cost of providing such columns/lanterns would not normally be met by the City Council and the organisation promoting the non-standard columns and lanterns would be required to fund the difference.
- Land and Environmental Services must be satisfied that the lighting proposals meet the Council's design standards with regard to light quality characteristics.

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

Grants

Owners of historic buildings in the West Pollokshields Conservation Area may get help with the cost of repairs from 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 5521331. Email: info@glasgowheritage.org.uk or check www.glasgow.gov.uk/heritageanddesign.

1. The maintenance/replacement of mature trees is important in order to protect the character of the Conservation Area



ARTICLE 4 DIRECTIONS

In addition to the specific Conservation Area controls mentioned above, further controls apply in the West 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 8th June 1979 (Class 1). The introduction of new legislation, the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 required their updating in May 1993 when Class 7 was added.

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

- Class 1 The enlargement, improvement or other alteration of a dwelling house.
 Class 3 The provision within the curtilage

of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.

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

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

It is considered that the above Classes of Development should continue to be covered by Article 4 Directions and that they should be extended to cover the amended Conservation Area boundary in order to protect the character of the area.

1. 43 Maxwell Drive - a large finely detailed villa showing Thomasique influences



CITY PLAN

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

1. Eliskand, 200 Nithsdale Road by Alexander Thomson, fine Egyptian columns and decorative lamp



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Smith, Ronald – Pollokshields, Historical Guide and Heritage Walk. Glasgow City Council, 1996.

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

1. The natural features of Maxwell Park provide an attractive setting for the surrounding development, as well as a haven for wildlife.



FURTHER INFORMATION

USEFUL PUBLICATIONS:-

Glasgow City Council

[Glasgow Conservation Areas](#)
Development & Regeneration Services,
Heritage & Design, 2008.
www.glasgow.gov.uk/heritageanddesign

[Glasgow City Plan](#)

which is available on the Council's website detailing all the policies designed to protect and enhance the historic and natural environment.

<http://www.glasgow.gov.uk/>
and follow the links

Business
CityPlan2
Part 3
Development Policies
Design Guide

<http://www.glasgow.gov.uk>
and follow the links

Business
CityPlan2
Part 4
Development Policies
Development Guides

Historic Scotland

[Guides](#)
Historic Scotland Technical Conservation
Group's series of *INFORM Guides*
available to download from their website.

These are short leaflets which give owners of
traditional buildings information on repair and
maintenance.

[http://www.historic-scotland.gov.uk/
index/learning/freepublications.htm](http://www.historic-scotland.gov.uk/index/learning/freepublications.htm)

Guide to the Protection of Scotland's Listed
Buildings. What Listing Means to Owners
and Occupiers, Historic Scotland, 2009
[http://www.historic-scotland.gov.uk/
index/learning/freepublications.htm](http://www.historic-scotland.gov.uk/index/learning/freepublications.htm)

1. Pollokshields Burgh Hall, a fine Scots Renaissance style building, designed by H. E. Clifford and set within the landscaped grounds of Maxwell Park



USEFUL CONTACTS:-

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

Development & Regeneration Services
 Phone 0141 287 8555.
www.glasgow.gov.uk
www.glasgow.gov.uk/heritageanddesign

For all grant enquiries:

Glasgow City Heritage Trust
 Phone 0141 562 1331
www.glasgowheritage.org.uk

Additional enquiries:

Historic Scotland
 Phone 0131 668 8600
www.historic-scotland.gov.uk

Institute of Historic Building Conservation
www.ihbc.org.uk

1. Titwood Bowling Club House, Glencairn Drive, built in the Arts and Crafts style, 1890

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

Heritage and Design
Development and Regeneration Services
Glasgow City Council
229 George Street
Glasgow
G1 1QU
Phone: 0141 267 8618

This publication can be provided in a variety of formats.



Development and Regeneration Services
229 George Street
Glasgow
G1 1QU