

# GLASGOW WEST

conservation area appraisal



Finalised  
April 2011



Executive Director: Gerry Gormal  
Development and Regeneration Services  
Glasgow City Council  
229 George Street  
GLASGOW G1 1QU

# GLASGOW WEST CONSERVATION AREA APPRAISAL

FINALISED  
April 2011

Prepared by Nick Haynes & Associates  
Based on initial drafts by the Heritage & Design Team, Glasgow City Council  
Survey work undertaken Spring 2009; additional survey Winter 2010  
Public consultation: March to July 2010

## Consultant Team

Nick Haynes, MA (Hons), IHBC  
Fiona Jamieson, DipTP, MRTPI (retd), FSA Scot., IHBC  
Euan Leitch, MSc, MA (Hons)

## PDF EDITION

Section and sub-section headings are tagged in the index (click on the text to navigate to the page). Clicking on the coloured side-tabs on each page returns the reader to the index. Hyperlinks to websites outside the document can be activated by clicking.

## Cover images

Background: Great Western Road looking west from St Mary's Episcopal Cathedral to Lansdowne Church (John Honeyman, 1861-62).

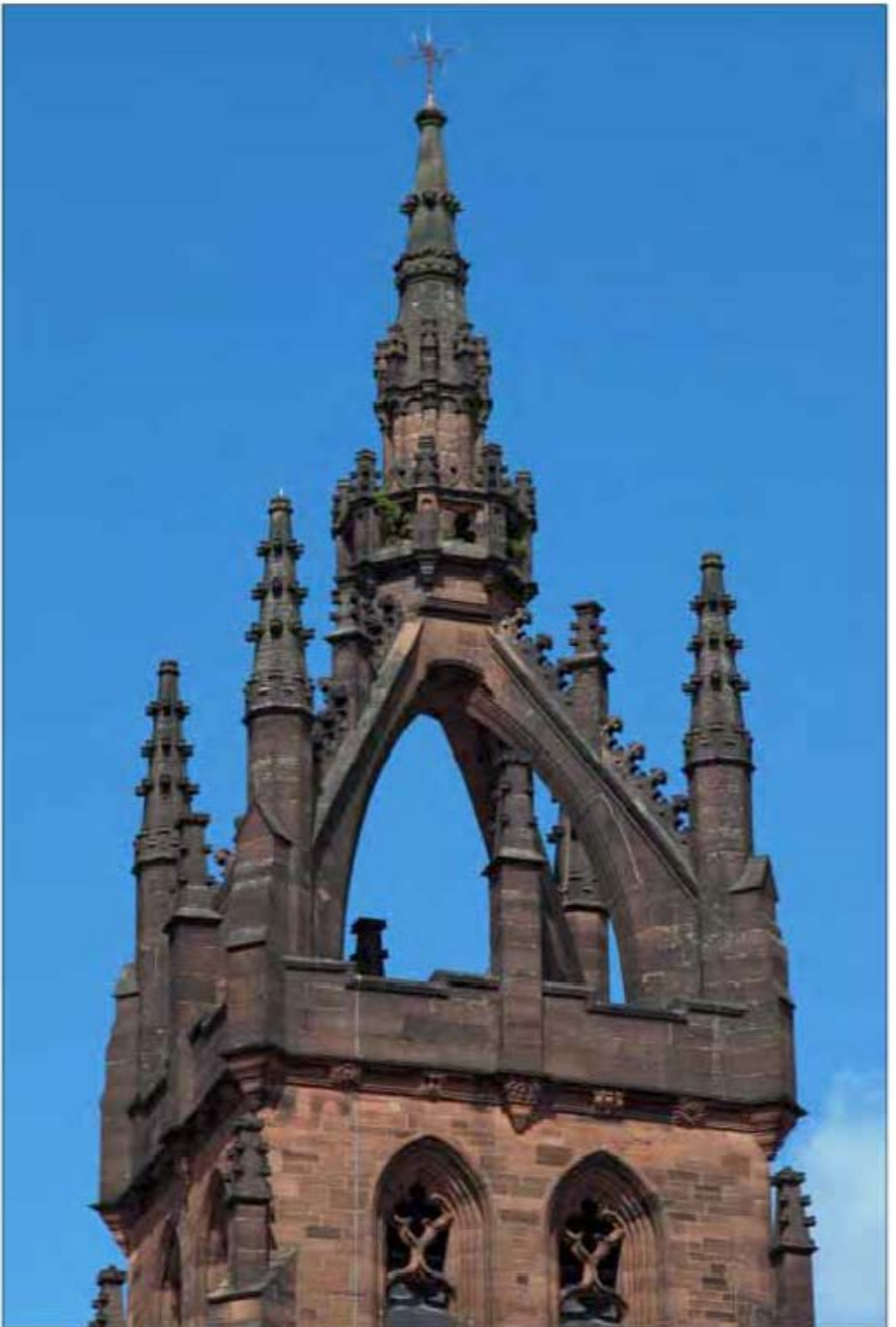
Top detail: a terrace of villas at Kensington Gate (David Barclay, 1902-03), Downhill.

Middle detail: decorative cast-iron railing at Great Western Terrace (Alexander 'Greek' Thomson, 1869).

Bottom detail: Kibble Palace (probably designed by Boucher & Cousland, 1863-66), Glasgow Botanic Gardens.

## Frontispiece (overleaf)

Crown steeple of the Kelvin Stevenson Memorial Church (J J Stevenson, 1898), Belmont Street.



# CONTENTS

## INTRODUCTION

Location.....	3
Conservation Areas.....	3
What Does Conservation Area Status Mean?.....	3
Definitions.....	3
Purpose of a Conservation Area Appraisal.....	4
Using this document.....	4

## PART ONE: HISTORY, CHARACTER & APPEARANCE

### HISTORICAL DEVELOPMENT

Early history.....	5
1800—1900.....	5
1900—Present.....	11
History of Streetscape.....	12
History of Lanes.....	14
History of Open Spaces.....	16
History of Trees.....	17

### TOWNSCAPE APPRAISAL

Topography.....	18
Street Pattern.....	18
Plot Pattern.....	18
Building Density.....	18
Open Space.....	18
Views & Landmarks.....	22
Activities/Uses.....	24
Architectural Character.....	25
Streetscape Character.....	27
Lanes Character.....	28
Landscape Character.....	30
Building Materials.....	35
Townscape Detail.....	37
Statuary and Sculpture.....	37
Condition.....	38

### CHARACTER AREAS

Introduction.....	41
Character Area 1: Hillhead.....	42
Character Area 2: Downhill.....	58
Character Area 3: Kelvinside & North Kelvinside.....	72
Character Area 4: Hyndland & Partickhill.....	90

### CHARACTER ASSESSMENT

Assessment of Buildings & Spaces.....	106
Key Features.....	111

## PART TWO: PRESERVATION & ENHANCEMENT

### CONSERVATION AREA BOUNDARIES

Boundary History.....	113
Boundary Amendments.....	113

### KEY CHALLENGES

Key Challenges.....	122
---------------------	-----

### PRESERVATION & ENHANCEMENT

Introduction.....	126
Management Planning.....	126
Opportunities for Preservation and Enhancement.....	127

### GRANTS

Repair Grants.....	137
--------------------	-----

### CITY PLAN

Policies.....	137
---------------	-----

### ARTICLE 4 DIRECTIONS

Article 4 Directions in Glasgow West Conservation Area.....	139
---	-----

## PART THREE: GENERAL INFORMATION & APPENDICES

### BIBLIOGRAPHY & REFERENCES

Select Bibliography.....	140
Useful Websites.....	141

### FURTHER INFORMATION

Useful Contacts.....	142
Useful Publications.....	142

### APPENDIX A

Provisional Action Priorities for Open Space.....	143
---	-----

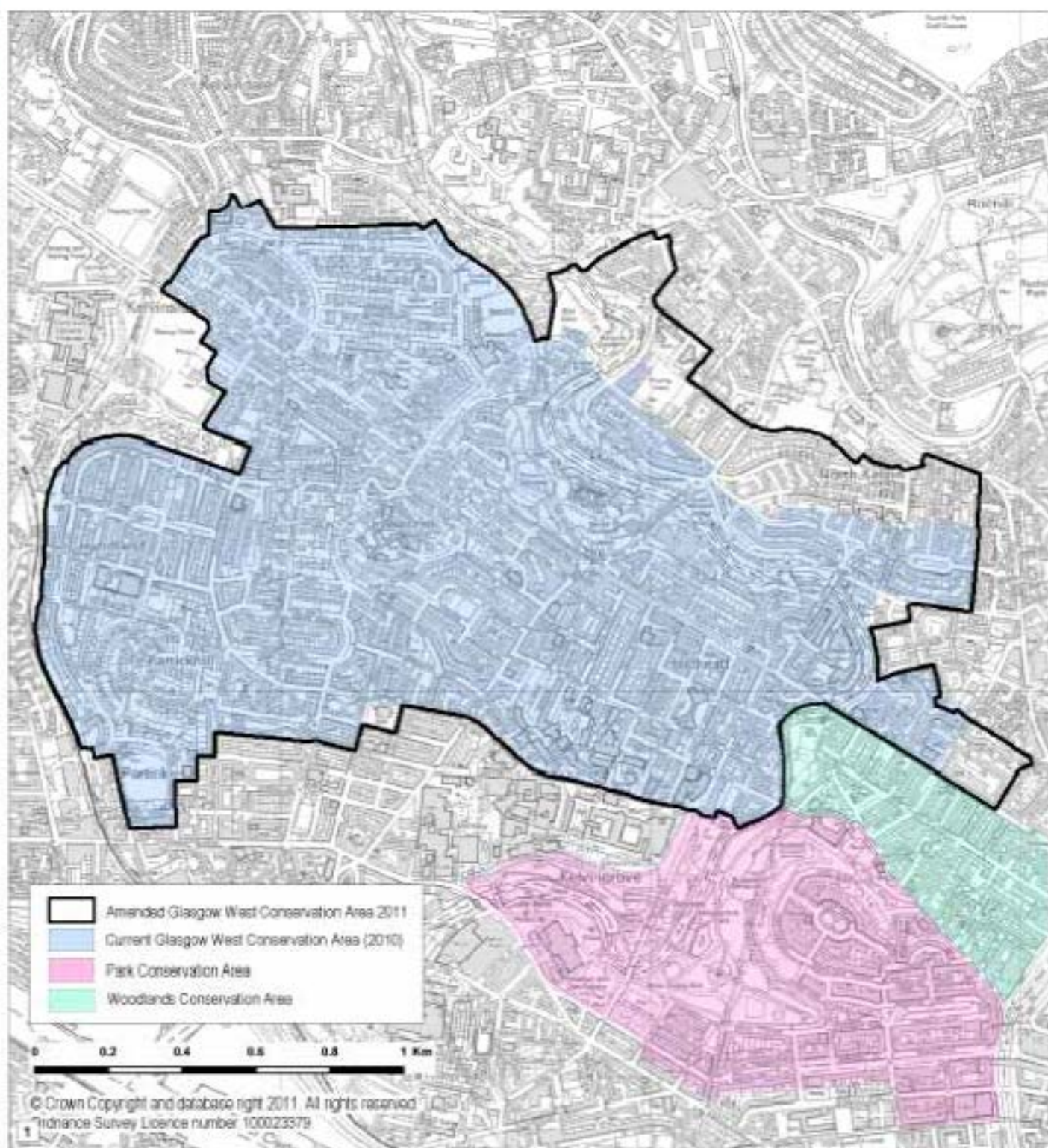
### APPENDIX B

Aerial View of the Conservation Area.....	144
---	-----

### APPENDIX C

Summary of Recommended Actions Arising from Glasgow West Conservation Area Appraisal.....	146
---	-----

## INTRODUCTION



## Location

Glasgow West Conservation Area comprises the villa, terraced townhouse and tenement suburbs to the west of Glasgow City Centre. The area extends from Kelvinside in the north-west to North Kelvinside in the north-east, and from Partickhill in the south-west to Hillhead in the south-east (see Figure 1). Glasgow West Conservation Area is bounded at the south-east by Park Conservation Area and Woodlands Conservation Area.

## Conservation Areas

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

A Conservation Area is defined 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 merit 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

### Definitions

'Glasgow West Conservation Area' refers to the amended boundary area, as detailed in Figure 1.

'Character Area' refers to local districts of distinctive character within the Conservation Area (see Character Area section from page 41).

1. Map of the boundaries of Glasgow West Conservation Area.
2. General aerial view of the Conservation Area from the north-east, looking towards Hillhead and the University of Glasgow campus. See Appendix B on page 144 for a larger version of this image. © Crown copyright: RCAHMS (Ref. DP015713). Licensor: [www.rcahms.gov.uk](http://www.rcahms.gov.uk).



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 that would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features that 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 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 that includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

The study will provide an opportunity to reassess the current Conservation Area boundaries to make certain that they accurately reflect what is of special interest and to 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 finalised version of the appraisal (following public consultation on an earlier draft appraisal) will be regarded as supplementary to the policies set out in the adopted City Plan 2 (2009) and have the

status of a 'material consideration' in the assessment of development proposals.

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.

#### **Using this document**

This Appraisal is divided into three parts.

**PART ONE** examines the history, character and appearance of the Conservation Area. Within the overall Conservation Area, four local **Character Areas** are identified.

**PART TWO** identifies the management issues within the Conservation Area, including challenges and potential for preservation and enhancement measures.

**PART THREE** contains general information including a bibliography, useful websites, contacts and appendices.



## PART ONE: HISTORY, CHARACTER & APPEARANCE

### HISTORICAL DEVELOPMENT



The following sections provide a broad overview of the historical development of Glasgow West Conservation Area as a whole. Further, more detailed analysis of historical development is provided in the assessments of the four local Character Areas from page 41.

#### Early history

King David 1st gifted the Govan Parish lands to the north of the River Clyde and west of the River Kelvin to the Bishops of Glasgow in 1136. Following the Reformation, the church lands and woods were acquired by a few powerful local families. The area remained in agricultural and forestry use with associated mills concentrated around the settlement at Partick and crossing of the Kelvin (south of the Conservation Area). Mineral extraction, mainly coal, sandstone for building and clay for brick manufacture, took place in small quarries across the area.

#### 1800—1900

The area remained essentially rural into the 19th century, until the continuous westward growth of Glasgow began to make the land desirable to speculative developers, merchants and professionals. The opening of Great Western Road in 1840 greatly improved access to the city centre. The country estates and farms began to be feued to create homes for a burgeoning middle class. Initially villas in spacious plots were favoured, but by the 1850s more intensive terraces of townhouses became standard, sometimes replacing the earlier villas. By the end of the century, new developments were predominantly in the form of terraces of tenements.

Development of Partickhill began to plans by the architect Alexander Taylor in the 1830s. The Botanic Gardens moved to Kelvinside in 1840 and the City Observatory was built on Dowanhill in 1841. Kelvinside and North Kelvinside were laid out for feuing as a mixture of grand terraces and individual



villas from 1840 to a layout provided by Decimus Burton (revised in 1859 by James Salmon). The grid-iron street layout that characterised the expansion of Glasgow was employed in Hillhead in 1850 to feuing plans drawn by David Smith in 1830, although it was not until the 1870s that it fulfilled its potential. Downhill was feued out in an expansive and varied arrangement

1. Anthonion pattern cast-iron railing designed by Alexander Thomson on Athole Gardens, 1878–80.
2. View of Belmont Hillhead Church (James Sellar, 1875–76), Sallowan Street in the centre of the image. The grand palace block in the background to the right is Kirkee Terrace (Charles Wilson, 1845–64).
3. A painting by John Knox of Garioch Mill and Kelvinside House in the rural setting of North Kelvinside before large-scale development. The house was built by Virginia merchant, Thomas Dunmore, in about 1750. © Glasgow City Libraries. Licensor: [www.glasgow.gov.uk](http://www.glasgow.gov.uk)
4. One of the earliest houses in the Conservation Area: 64 Partickhill Road, circa 1795, extended to form a short terrace in the early 19th century.

# GLASGOW WEST

conservation area appraisal

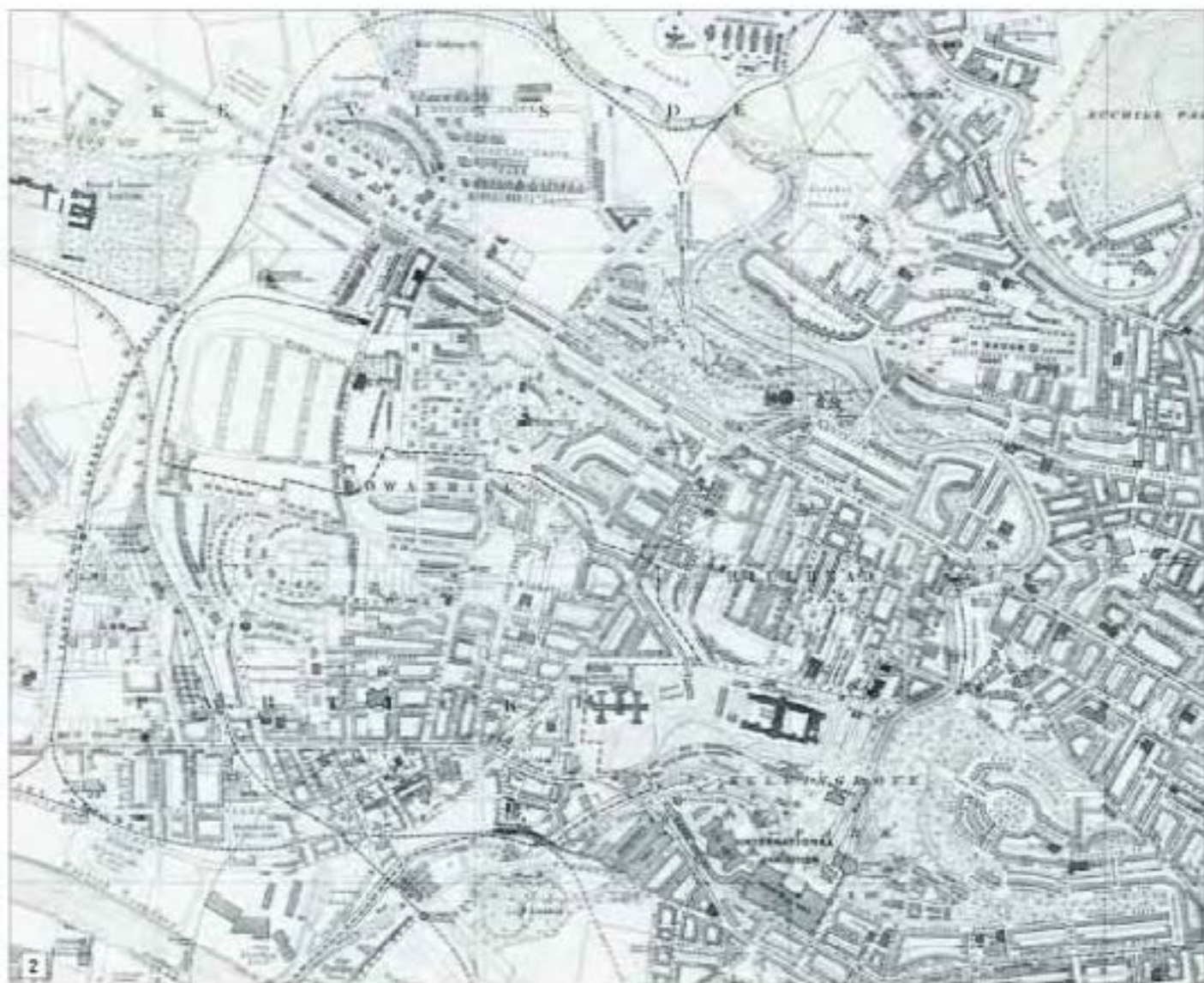
Historical  
Development





1. Detail from Map 32 of Timothy Pont ca. 1583-1601 showing 'Partick' and the 'Kelvin River'. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Detail from General Roy's Military Map of Scotland, 1747-55 that indicates the agricultural nature of Hindland, Horsehill and Hilltop while Byres is an extension of Partick. © The British Library. Licensor: [www.britishlibrary.gov.uk](http://www.britishlibrary.gov.uk)
3. Detail from a Plan of Glasgow by Charles Ross, 1773. Reproduced by permission of the Trustees of the National Library of Scotland.
4. Detail from Map of the town of Glasgow by Thomas Richardson, 1795. Kelvinside House is marked and mills dotted along the length of the River Kelvin. Reproduced by permission of the Trustees of the National Library of Scotland.
5. Detail from Map of the ten parishes within the Royalty ... of Glasgow by James Clelland and David Smith, 1822. Gilmorehill, Hillhead and Kelvinside remain essentially rural in the first half of the nineteenth century. Reproduced by permission of the Trustees of the National Library of Scotland.



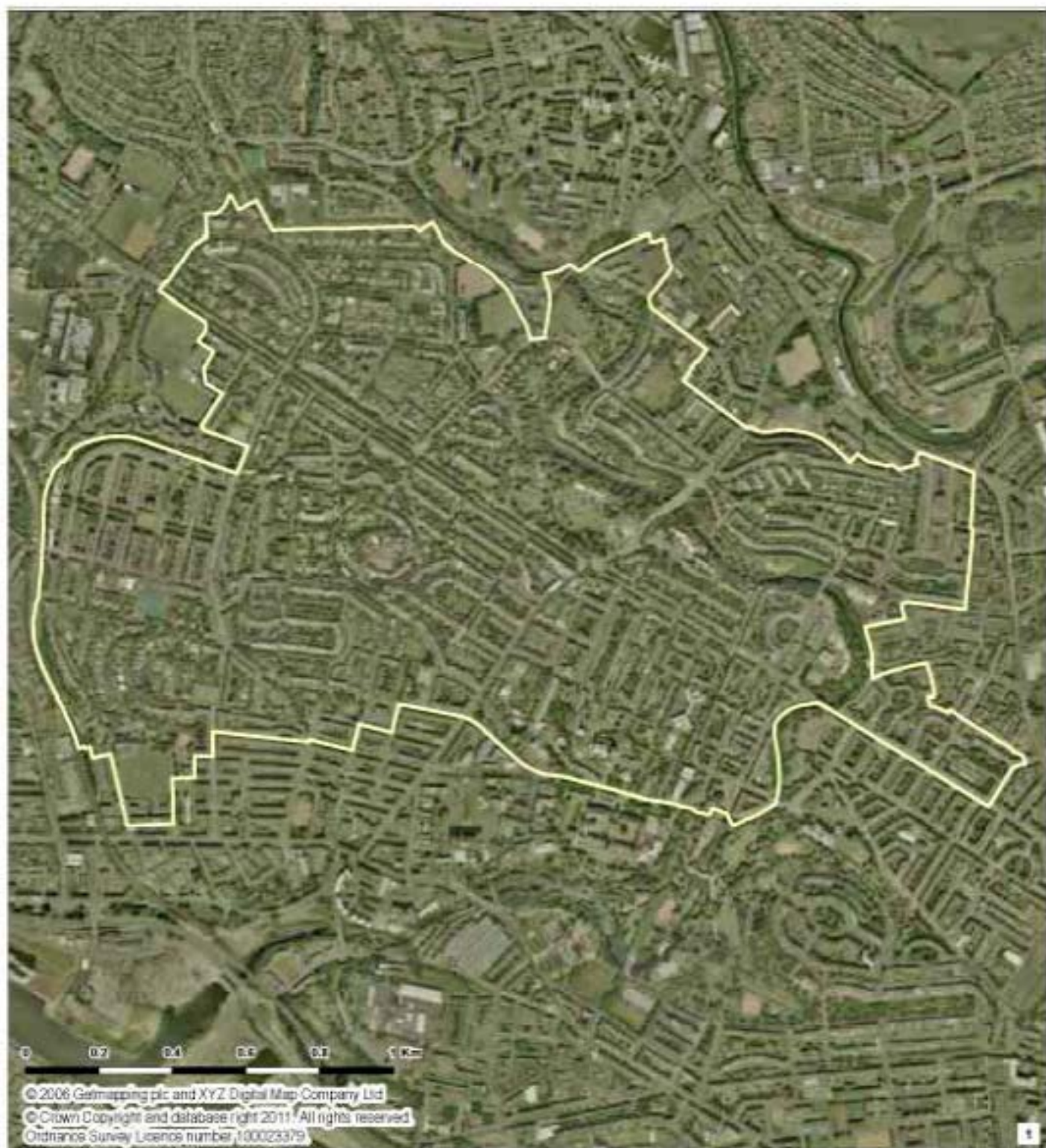


1. Ordnance Survey map 1865. Reproduced by permission of Glasgow University Library, Special Collections.
2. Bartholemew's Post Office Directory map 1901-02. Reproduced by permission of Glasgow University Library, Special Collections.

## GLASGOW WEST

conservation area appraisal

Historical  
Development





around the Observatory in 1850 by James Thomson. A formal grid-plan was used at Hyndland in 1890. Hillhead was granted burgh status in 1869. All these western suburbs were brought under the authority of Glasgow in 1891, and burghal assets such as Common Good Fund properties were transferred to Glasgow Town Council. From 1896 the newly enlarged conurbation came under the auspices of the Corporation of the City of Glasgow.

Glasgow University moved from the squalor and decay of the High Street to Gilmohrhill, just to the south of the Conservation Area, in 1870-72. The Western Infirmary opened on the adjacent site in 1874. The low density of houses and tenements, the green setting and recreational facilities (see open space history below), and the good provision of schools, libraries and transport connections established the West End as an attractive and fashionable area to live by the close of the century.

### 1900—Present

West End development was essentially complete by the early 20th century and therefore new development was restricted either to small infill gap sites or to the replacement of 19th century buildings. Further schools and libraries were built for the expanding population.

The prosperity and attractiveness of the rest of the West End remained with an appealing mix of middle class housing, Glasgow University campus and attendant student community. Glasgow University campus gradually expanded northwards into Hillhead from the 1930s onwards. Major developments by the University in the 1960s and 70s were destructive of some of the 19th century developments south of Gibson Street. The Glasgow Observatory was closed before the outbreak of the Second World War and the building replaced by Notre Dame High School.

Administratively, the area came under

the City of Glasgow District Council and Strathclyde Regional Council from 1975, then under the unitary authority of Glasgow City Council from 1996.

1. Recent aerial view of the Study Area. © 2006 Getmapping Plc & The XYZ Digital Map Company.
2. Watercolour by Thomas Fairbairn of North Woodside Mills, built for Kidston, Cochran & Co on the site of old grain mills in 1845, to grind flints for pottery glazes. Reproduced by permission of Glasgow City Libraries.
3. Old Bridge over the Kelvin, at the Great Western Road, 1888 by William Simpson (1823-1899). The watercolour depicts the early nineteenth century bridge built on the site of Hillhead Ford with the 1840 bridge carrying Great Western Road above it. The latter was replaced in 1890 by the existing bridge. Reproduced by permission of Glasgow Museums.



### History of Streetscape

'Streetscape' is usually defined as the layout and component parts of the street: the road surfaces, pavements, lighting, signage, street furniture etc.

The layout of the streets in the Conservation Area derives in large part from the original feuing plans of the 19th century. 'Feuing' was the traditional method of selling land, usually with conditions and responsibilities attached, including the payment of 'feu duties' to the original landowner. This system of feudal land tenure was finally abolished in Scotland in 2000. The original feuing plans covered whole districts (see Character Areas from page 41). Road and pavement widths were normally set (in Imperial measurements of feet) as a condition of the feuing and there is a high degree of consistency of design/materials within streets feued from the same plan.

Under the feudal system, owners/developers were generally responsible for the formation and maintenance of the road (surfaces and drainage etc.) and pavements and for any lighting.

Two standards of road/pavement specification operated within the Conservation Area for most of its construction period: 'rural', which was a lower standard of 'macadamised' or 'metalised' (systems of soil and stone aggregate without tar) road surface, usually with settled gutters of whinstone, and 'firm gravel' pavements with whinstone kerbs; and 'urban', which was a fully stone-settled surface to the road and flagstone, or later 'artificial' (concrete, granolithic etc.), pavements. Granite setts were preferred for main streets over less well-wearing whinstone. The standard used depended to a large extent on whether the street was public or private at the time of construction,

its nature (main or side street), and on the increasing local authority regulation of the streets by the burghs and later Glasgow Corporation under the Master of Works.

Hillhead and Partickhill, for example, were considered rural when they were laid out from the 1830s and 40s. In the late 19th-early 20th century local, the owners of suitably formed streets could apply to have them vested in the City Corporation for maintenance. Duties were increased to allow the maintenance responsibilities for roads and pavements and full responsibility for the provision of lighting to be taken on by Glasgow Corporation. 'Tarmac', a patent bonded form of 'macadam', became more ubiquitous in the early years of the 20th century.

Even Hyndland (constructed 1898-1910), which was developed more intensively with the urban tenement form than the adjoining





areas of terraces and villas, appears to have adopted the 'rural' pattern of street formation (with the exception of Hyndland Road and Clarence Drive), but using a bonded road surface.

Tolls enabled the provision of larger strategic roads. These 'turnpike' roads, such as Great Western Road, normally required an Act of Parliament and were built using loans to a board of trustees for the scheme. Great Western Road was mainly setted. In 1893 the Great Western Road pavements beyond the Botanic Gardens were controversially upgraded to the more

urban granolithic material. 'Granolithic' was a type of concrete with granite chippings forming the aggregate.

Whinstone or granite setts were used to form drainage channels along the sides of most roads, and the 'rural' road entrances were frequently setted to allow pedestrians to cross without getting quite as muddy. Stone drainage channels were used in some places (e.g. Great Western Terrace). Outside the entrances to houses 'carriage steps' were frequently formed from a large block of stone over the drainage channels. From the early 20th century road

1. The broad tree-lined 'boulevard' of Great Western Road at its grandest: Kelvin-side Parish Church (1862) with the Venetian palace of Grosvenor Terrace beyond, photographed in 1885. © Courtesy of RCAHMS (ref. DP037041). Licensor: [www.rcahms.gov.uk](http://www.rcahms.gov.uk).
2. Photograph of Victoria Crescent Road in 1932 showing an early electric lamp standard, the metalised road surface, the setted drainage channel and road crossing, stone kerbs. The pavement surface appears to be concrete or granolithic. Reproduced by permission of Glasgow City Libraries.



surfaces were replaced, or covered over, by asphalt, but numerous setted drainage channels were retained. Most pavements were replaced in poured concrete, pre-cast concrete slabs and asphalt, but whinstone kerbs were retained. Following the withdrawal of the tram system in the late 1950s, the rails were either removed or buried. At this period much of the concrete used for road bases, paving and kerbs contained clinker from the industrial burning of domestic waste.

In 1871 the Partick, Hillhead, and Maryhill Gas Company was created for the supply of Partick, Hillhead and Kelvinside. From 1891 Glasgow Corporation took over the supply of gas to the city and also began to install electric street lighting. Gas continued in use for street lighting until the 1950s. The decorative cast-iron columns of the gas lamps were replaced by columns of an austere utilitarian design for the electric lighting of the post-War period. The elaborate combined lamps and wire columns for the trams were also removed.

## History of Lanes

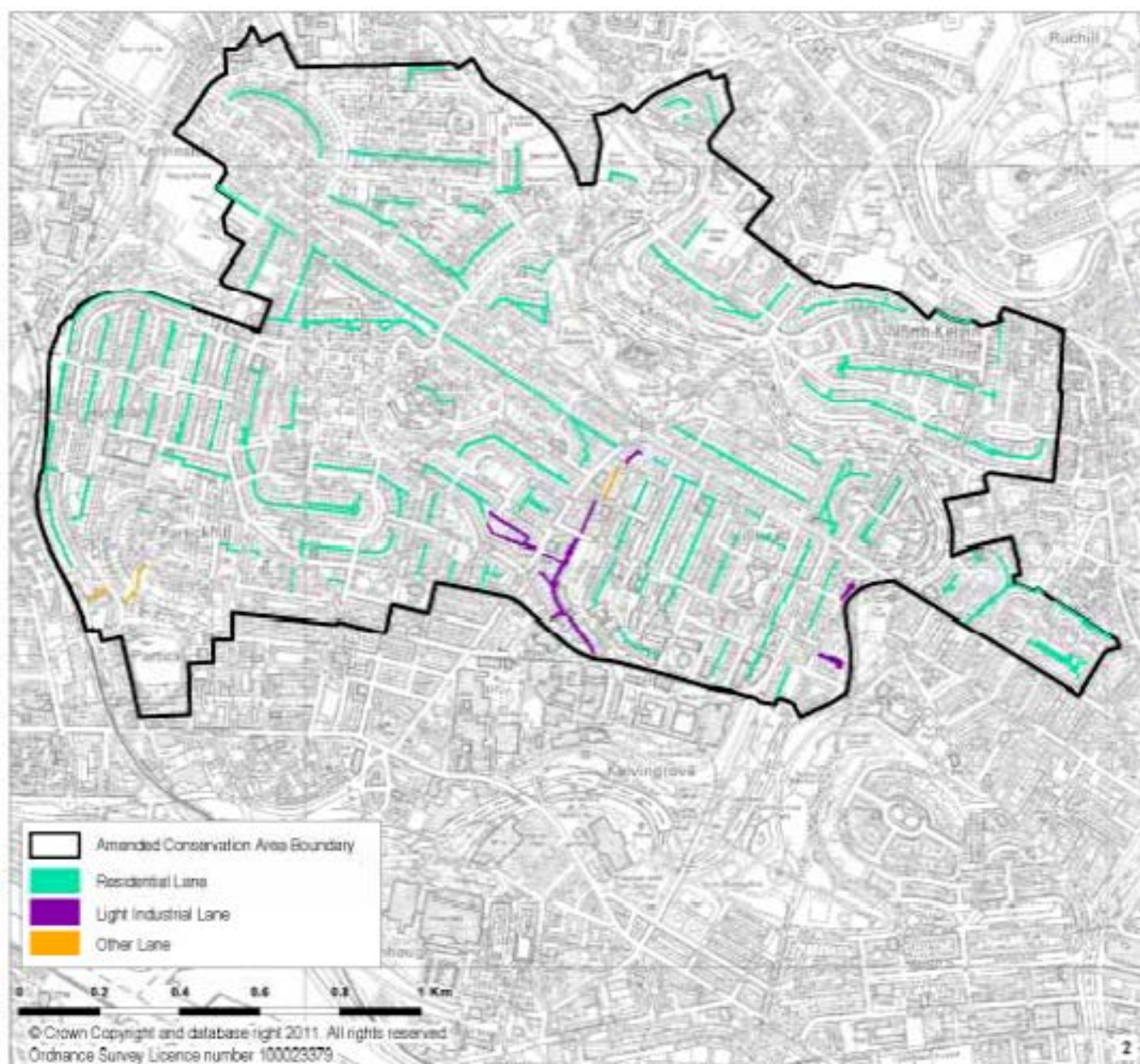
### 1. Lanes behind terraced houses

Most terraces of townhouses in the Conservation Area follow the standard layout of a rear garden backing onto a service lane. The lanes generally run behind and between two parallel terraces of houses. In general, speculative houses were built without rear stables or carriage houses, but it was open to purchasers to construct such service buildings at a later date. Conditions imposed through feu contracts by the feudal superiors, normally the original owners of the land and their descendants, controlled the height (typically 21 feet from lane level to ridge) and building materials (usually stone or brick) of any service buildings. Where no service buildings were constructed on the lane, the feu contracts stipulated the enclosure of the plot with walls of stone or brick. Garden implement sheds and other small ancillary structures were frequently built in standard

locations against the rear garden wall throughout a terraced development.

### 2. Light industrial lanes

In residential locations, industrial buildings and uses were strictly forbidden by the feu contracts. Brewing, distilling, tanning, soap and candle manufacture, glue-making, glass manufacture, brass/iron founding, the use of steam engines and other noisy or noxious processes were often specifically identified as unacceptable in feu contracts. However, in a limited number of lanes in the Conservation Area, not directly associated with the servicing of houses, some light industrial uses, such as dairies, workshops and commercial stabling, were permitted. These light industrial lanes are concentrated around Byre's Road (Ashton, Cresswell, Vinicombe, Rulhven and Downside Lanes) and beside the River Kelvin (Otogo Lane and Otogo Lane North).



### 3. Tenemental lanes

Many tenement schemes are laid out in a quadrangular plan occupying a whole city block. Lanes were provided through, or into, these blocks partly for practical access purposes during construction and partly for emergency and maintenance purposes on completion.

1. The light industrial buildings of Ashton Lane shown in a photograph of 1933. Reproduced by permission of Glasgow City Libraries.
2. Map of lanes in the Conservation Area.



### History of Open Spaces

From 1840 onwards, former rural estates and isolated farms on Glasgow's periphery were gradually eclipsed by a new partnership of urban and landscape planning. 'Suburban quiet', fresh air, hilltop views and the benefit of select communal private gardens, all within easy reach of town business, was to attract the cream of Glasgow society. Hyndland's later, middle-class tenements continued the 'greening tradition' with grassy reservations down the middle of streets.

Garden and open space provision reflected the owner's wealth and status. Open spaces were generally measured out in advance of building, as were pleasure grounds, roads and back lanes. In time, communal and individual domestic gardens came to

be reinforced by small private recreational open spaces. First, West of Scotland Cricket Ground, then a series of Victorian and Edwardian bowling greens and tennis courts. Small public parks followed in the early 20th century, on leftover undeveloped land. All typified changing social and recreational habits by the end of the 19th century. Finally, in the 1930s, allotments occupied the last remaining large areas of vacant ground. Overall, the area's landscape character remained largely unchanged until the Second World War. Thereafter, open space faced incursions from residential redevelopment at greater densities, mainly in Dowanhill and Partickhill, and inroads due to University educational expansion in Hillhead.

Open space is greatly cherished in the Conservation Area. In the 1970s, local

residents and representatives from each Great Western Road communal garden committee successfully resisted the planned widening of Great Western Road. Simultaneously, the green reservations in Airlie Street, Dudley Drive, Lauderdale Gardens and Queensborough Gardens in Hyndland and the majority of communal private gardens along Great Western Road were taken over for maintenance by Glasgow City Council. Residents worked together, in the 1990s, to improve Hayburn Park, Hyndland, and turned the communal garden in Wilton Street, North Kelvinside, into a community garden with a small wildlife area. Most communal gardens still remain in private hands, as do bowling greens and tennis courts.

As the Conservation Movement gained support, Glasgow Conservation Trust West



with assistance from the Council and the former Scottish Development Agency (now Enterprise Glasgow) initiated a garden restoration scheme, in the period 1990-2006. This achieved the reinstatement of railings to a small number of private communal gardens and secured the production of a landscape management plan for Great Western Road (1994). The Council's garden refurbishment grant, instituted 1995, facilitated the upgrading of several other communal private gardens.

Further improvements have been made lately through work by the Coach House Trust on gap sites at La Crosse Terrace, Kelvinside, while two parks/play areas have been created at Dunard Street and Hyndland Street.

The Friends of Glasgow West have published a useful CD-ROM: *Traditional Victorian Gardens in Glasgow's West End* (2000).

### History of Trees

The effects of pollution from nearby industry and domestic coal fires only touched the Conservation Area towards the end of the 19th century. By 1908, beech trees were disappearing most rapidly from the grounds of the Botanic Gardens. Elms and oaks survived better, but many were past their prime. A more intensive annual planting of species better able to tolerate the adverse conditions was recommended, thus many older trees and shrubs still growing in the Conservation Area reflect their ability to withstand the tainted atmosphere. Lime (*Tilia x europaea*) has proved the most enduring and successful species throughout the West End. Dutch elm disease, in the 1970s onwards, was to claim a number of elms from domestic and private communal gardens and about fifty from Glasgow Botanic Gardens. With the Clean Air Act (1956), a wider variety of trees could be grown. This manifests itself in the subsequent conifer and other introductions at the Botanic Gardens.

Trees of note in Glasgow Botanic Gardens include a Weeping Ash about 200 years old, transplanted from the old gardens at Sandyford; a large specimen of *Betula Maximowicziana* and large black oak. Apart from the Botanic Gardens, few conifers have been planted in communal private gardens and parks in contrast to the distinctive, predominantly deciduous, historic landscape character of the Area. The introduction of Leyland cypress as a hedge around one communal space is unquestionably alien.

1. Early 20th-century photograph of *Glasgow Crescent* showing the metalised road surface, the settled drainage channel and road crossing, stone kerbs and compacted aggregate pavement. The lighter colour of the pavement in front of the houses might indicate a replacement concrete surface. Reproduced by permission of Glasgow City Libraries.
2. Glasgow Botanic Gardens. © Fiona Jamieson.
3. Veteran London plane tree in Athole Gardens. © Fiona Jamieson.

## TOWNSCAPE APPRAISAL

**Topography**

The West End is situated on a series of drumlins created by the receding ice sheet. The land slopes southwards from an average 35m in the north to 10m as it nears the River Clyde, the incline punctuated by the crowns of Hillhead (47m), Dowanhill (46m) and Partickhill (41m). The River Kelvin valley bisects the Conservation Area and its steep banks, along with the steep sides of the drumlins, create a distinctive topography.

**Street Pattern**

The street pattern is varied across the Conservation Area with Hillhead, Partick and Hyndland conforming to perimeter blocks on a grid-iron layout. The other

Character Areas are laid out less formally, exploiting the topography with open crescents in Kelvinside and circuses in Dowanhill and Partickhill. Most streets are complemented by service lanes, except for those with villa development.

**Plot Pattern**

The plots within the Conservation Area fall into three principal types – large rectangular plots occupied by tenements, smaller rectangular plots occupied by terraced housing and asymmetric plots occupied by villas or later developments. Public, institutional and religious buildings tend to have unique plots with little regularity of size or layout, such as those at Glasgow Academy or Notre Dame High School.

**Building Density**

Density of building is highest in the tenemental areas of Hillhead, Hyndland and North Kelvinside. Tenemental areas retain a consistent density (usually four storeys in height), some built hard to the pavement, others with small front gardens. There have been some small-scale developments in back courts, mainly associated with the ground floor commercial premises of tenements on Byres Road. The areas of villa development have the lowest density, commonly set well back from the street in generous plots.

**Open Space****Private Gardens**

The finest gardens belong to the villas and townhouses of the 1840s-60s with their more ample layouts, sometimes on steeply sloping ground, e.g. Hamilton Drive and Kelvinside Gardens, Kelvinside. Most properties lost railings during World War II to the 'war effort' and are now simply bounded by hedging and the original dwarf walling. A defining feature is the presence of large-growing trees, predominantly lime, planted behind front boundary walls, most notably in West Kelvinside, Dowanhill and Partickhill. Rear gardens also contain a number of older mature trees.

Tenement gardens are of more mixed quality. Railings have generally been removed leaving only the low walling. Many fine railings still flank steps to front doors. Tenemented streets with continuous hedging are few, exceptions being at Striven Gardens and Holyrood Crescent, Kelvinside. With limited growing space, there are few trees in front gardens and some in back courts.

**Communal Gardens**

The communal gardens are the flagship of the West End. Diverse in form, their number is impressive. Termed 'pleasure grounds' in the Victorian era, these disparate, small-medium-sized, rectangular, triangular, oval or crescent-shaped gardens with lawns, trees and shrubs communicate directly or



indirectly with a sequence of independent, narrower linear communal garden strips, planted mostly with lime, separating private street or tenement from main road. Gardens for the wealthier classes, such as those in Dowanhill and Kelvinside, are more generously proportioned incorporating sophisticated designs, perimeter and cross paths, geometric or lozenge-shaped shrub beds and terraced slopes to accommodate sloping topography. These collective landscapes hold many trees and ornamental shrubs from the Victorian period that particularly define the area's historic landscape character. A number of communal gardens are open to the public during the annual West End Festival in June. Recently the Coach House Trust and Kelvin Clyde Greenspace have worked with local communities to carry out refurbishment projects in several gardens.

#### Other Green Spaces

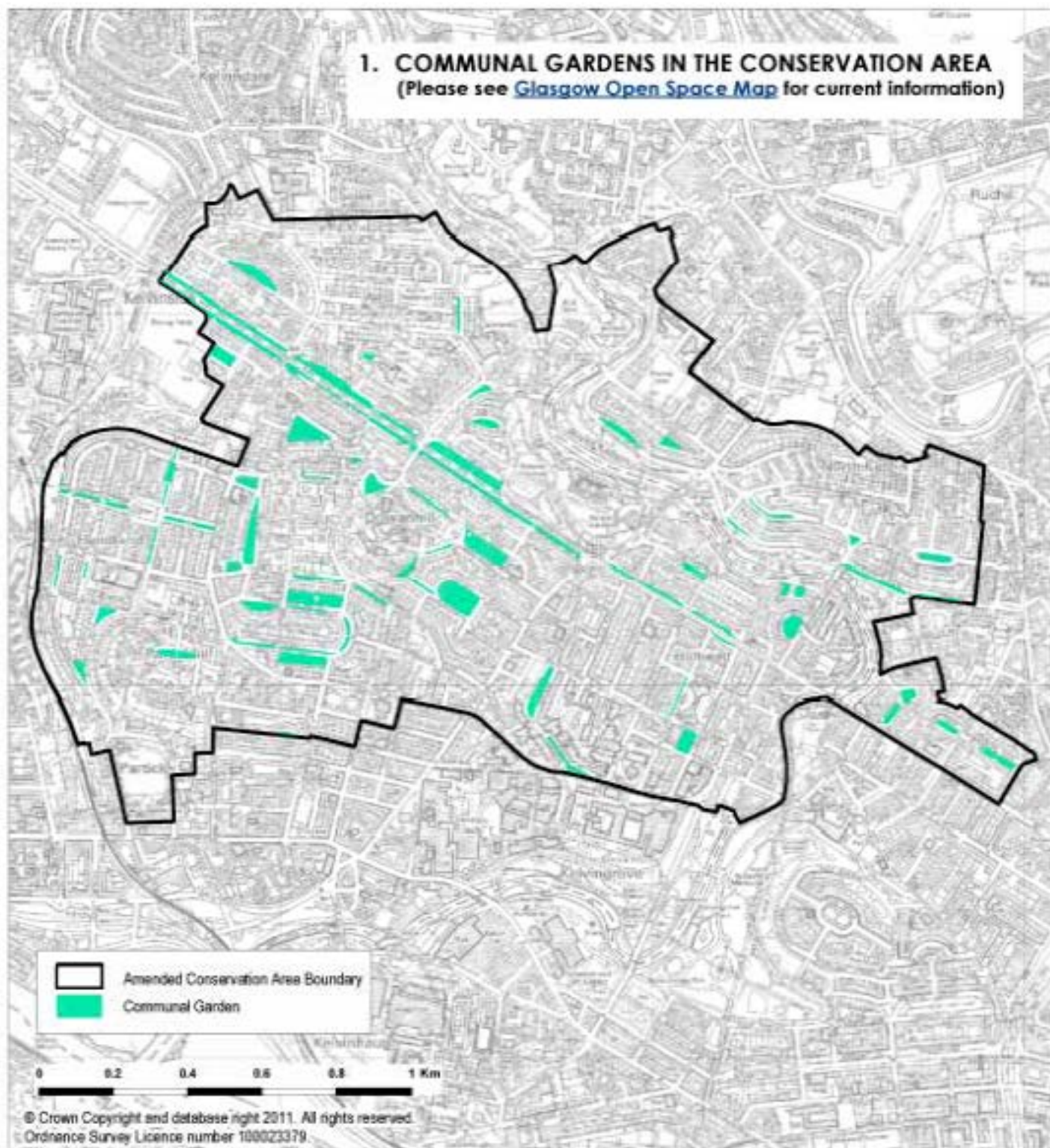
A variety of other green spaces contribute greatly to the city's green network and the setting of buildings. Whilst of more modest,

local cultural and natural heritage value, collectively, they are an essential part of the distinctive landscape character of the Conservation Area (see Maps 7 and 7). City Plan 2 Policy DES 3 (Protecting and Enhancing the City's Historic Environment) sets out the City Council's commitment to ensure that new development proposals in the Conservation Area 'retain all existing open space, whether public or private, which contributes positively to the historic character of the area'. City Plan 2 Policy ENV 1 (Open Space Protection) also provides a strong presumption in favour of retaining all public and private formal or informal open space included on the Glasgow Open Space Map.

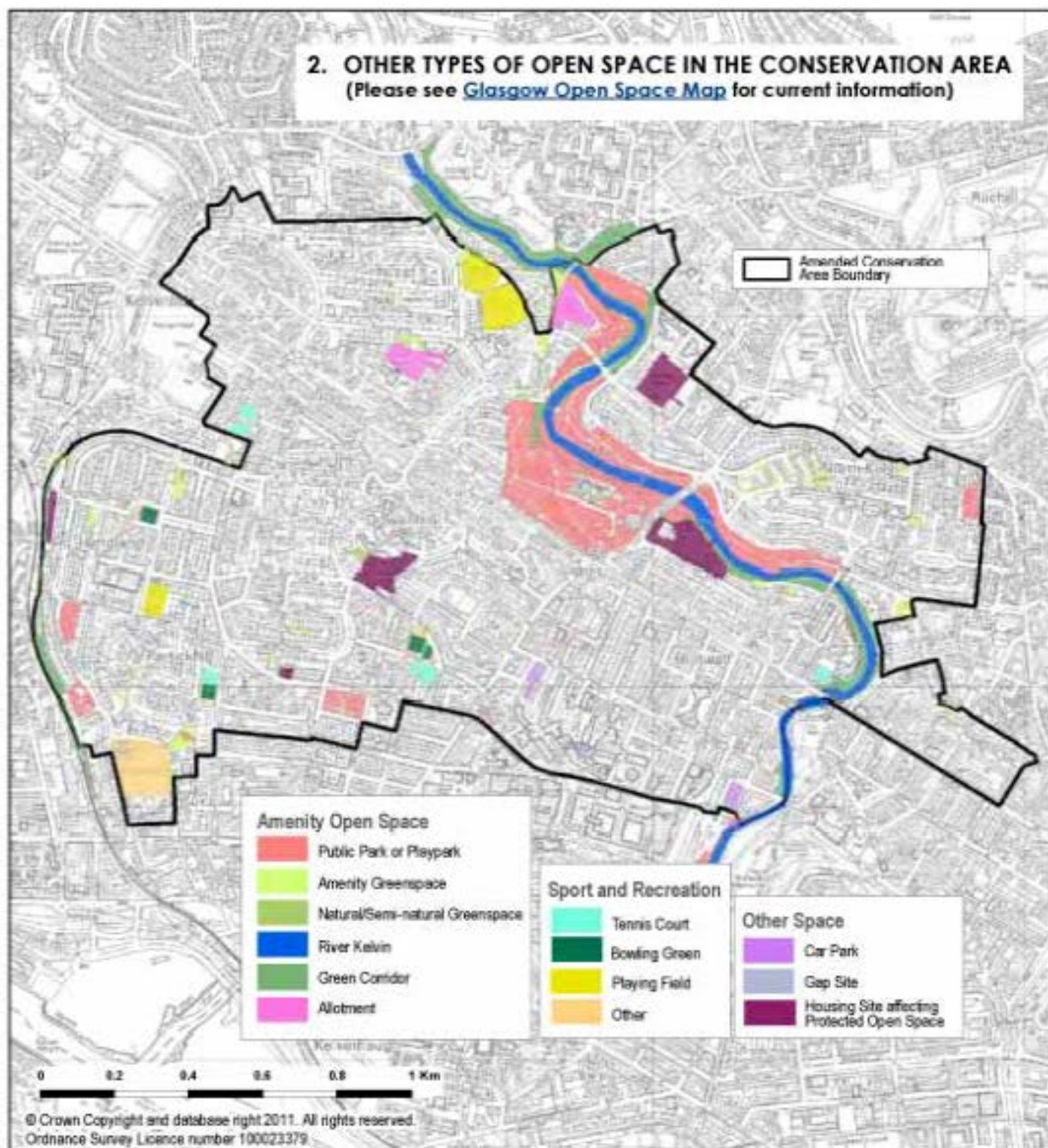
With the advent of tennis as a sport from the 1870s onwards, several late 19th/early 20th-century private membership tennis courts were developed in Dowanhill, Partickhill, Kelvinside and Hyndland (Western Lawn Tennis Club). Some courts evolved jointly with bowling greens, e.g. Hillhead and Partickhill Clubs.

Bowling, a much older game, developed first in the heart of the city before relocating and intensifying in the Victorian suburbs. The Conservation Area's bowling greens are a notable feature and of some historical interest. The earliest is Partick (1844), followed by Hillhead (1882; planned for redevelopment), then Willowbank (1897), significant through its input into the development of Bowling Club rules.

1. The formal layout of the terraces and crescents of Kelvinside and the boulevard of Great Western Road contrast with the natural meander of the River Kelvin valley. © Crown copyright: RCAHMS (ref. DP015713). Licensor: [www.rcahms.gov.uk](http://www.rcahms.gov.uk).
2. High density development of Novar Drive that characterises Hyndland.
3. Communal garden and bowling green on Athole Gardens. © Fiona Jamieson.
4. Hyndland Bowling Green and Clubhouse. © Fiona Jamieson.









Partickhill and Hyndland bowling greens are slightly later (1905) and fine Edwardian examples.

Early 20th-century pocket public parks and children's play areas include Dowanhill Park, Hayburn Park, Lauderdale Gardens Park and Dyce Lane Park (originally tennis courts but reformed as a park later in the 20th century). Play spaces include Dunard Street Adventure Play Park, Cresswell Street Play Park and school play areas such as that found at Kelbourne School. All spaces are generally surrounded by railings and have a diversity of play equipment and layout.

The remaining large areas of undeveloped ground in Kelvinside were given over to allotments at Julian Road and Kirklee Road, in the 1930s. The social, recreational and health benefits of these spaces and their contribution to biodiversity is now widely accepted.

Few spaces are dedicated to football other than Turnberry Road (Hyndland School pitch) and Bellshaugh Road Recreation Ground. Initially, the 'rough game of football' would have been deemed unfitting for the

more genteel West End, and this sport did not appear until after World War I.

Other green spaces of note include the wooded banks of Hayburn Lane Railway embankment, Dowanhill Victory Ground beside the former Dowanhill Church, commemorating those who fell in World War I, and the former Clouston Street Recreation Ground (also known as 'North Kelvin Meadow'). Residual areas are of a more incidental amenity nature. Among recent creative green initiatives are the University of Glasgow's Wildlife Garden at Lilybank Gardens, The Coach House Trust's sculpture garden and nearby community compost garden and viewpoint seating area on gap sites at La Crosse Terrace/Hamilton Park Avenue, Kelvinside. The University of Glasgow's Hillhead campus also contains some new high-quality hard landscape layouts with planting.

#### Gap Sites and Surface Car Parks

There are few gap sites in the Conservation Area. Most occupy the site of demolished buildings and are minor in nature. The largest, behind the former BBC headquarters, Queen Margaret Drive, has

received planning consent for housing.

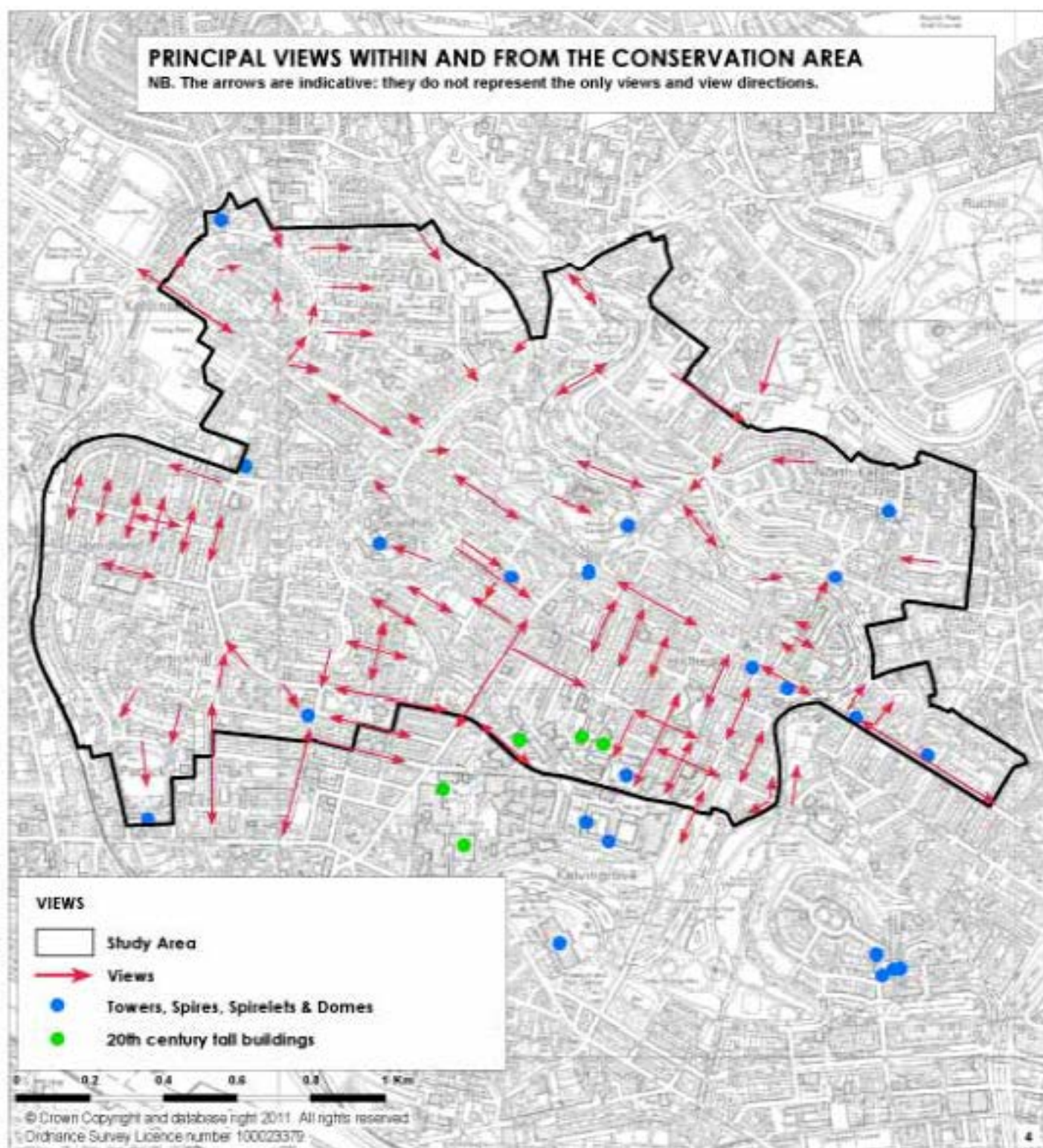
The main concentration of car parks lies in Hillhead, where municipal off-street parking for shopping and business is provided. University parking is accommodated mostly around faculty buildings. Car parking also fully occupies the former playground of Hillhead High School.

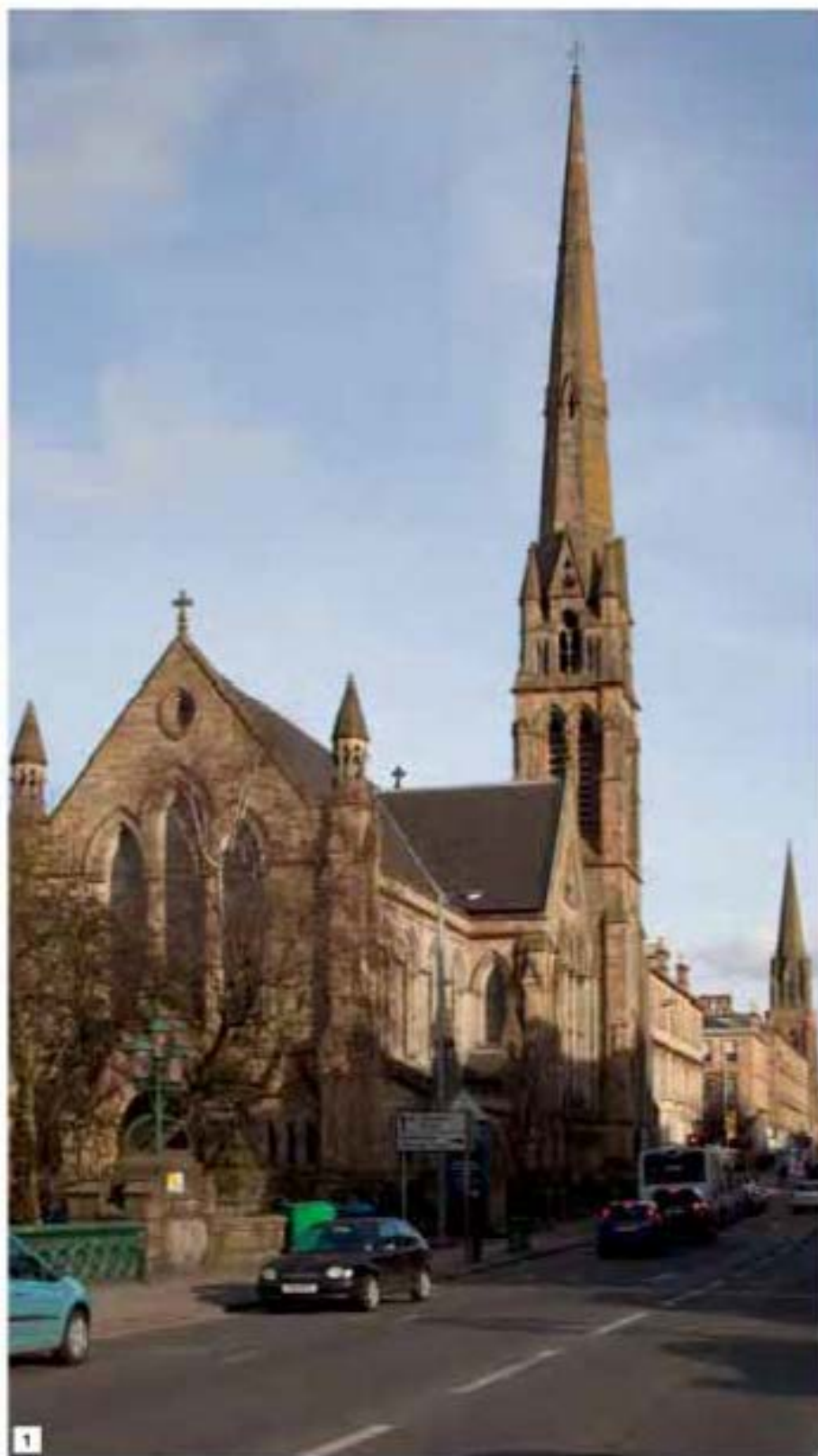
#### Views & Landmarks

While significant views are identified on Figure 4, it is anticipated that other views requiring protection may emerge through the development management process.

Despite the dramatic topography, the high density of the buildings and the maturity of woodland on the banks of the River Kelvin

1. Kirklee Road Allotments. © Fiona Jamieson.
2. High quality hard landscaping of the Fraser Building, Gilmorehill that provides a much improved setting for the adjacent category A Listed Reading Room. © Fiona Jamieson.
3. Dowanhill Victory ground. © Fiona Jamieson.
4. Map of Views within and from the Conservation Area.





prevent many long distance or panoramic views. Great Western Road permits extended views along its length punctuated by the steeples of St Mary's Episcopal Cathedral, Lansdowne Parish Church and the former Kelvinside Parish Church (now 'Oran Mòr').

Other towers and spires (e.g. St Bride's Church, Hyndland Parish Church, Kelvin Stevenson Memorial Church, Notre Dame High School) are local landmarks within residential areas. The impressive sweep of tenements on Oban Drive is widely visible from Queen Margaret Drive, Maryhill Road and Kelbourne Street. The bridges over the River Kelvin provide panoramas of the wooded valley. Glasgow University Spire forms a landmark in views from the area. Southward glimpses across the Clyde Valley are caught from streets in Dowanhill.

**Activities/Uses**

The principal land use within the area is residential. Retail and commercial uses are confined mainly to the ground floors of tenement blocks. Other uses include educational, leisure/recreation, and religious.



### Architectural Character

The architecture of Glasgow West Conservation Area is predominantly residential with distinct areas of unified architectural character. The remaining buildings display a greater variety of architectural styles. The following descriptions by building type provide a general overview of the whole area. More detailed analysis of architectural character is set out in the four Character Areas assessments below (see pages 13-40).

#### Residential buildings

The residential buildings fall into 3 categories: villas, terraces and tenements. The villas of the early 19th century to early 20th century exhibit the variety of styles popular in that period. The villas range from the simple to grand in Neo-classical, Gothic, Italianate, Grecian, French Second Empire, Tudor, Jacobean, Edwardian and Dutch Renaissance styles. The terraces, a particularly notable feature of the West End, employ a varied classical palette over 2-3 storeys, some with basements. They are laid out with both formal simplicity and open crescents and exhibit symmetry along

their lengths. The 3- to 5-storey tenemental properties, mainly of the late 19th and early 20th century, are in classical, baronial and Glasgow styles. The later 20th century infill blocks or flats within the grounds of villas are mainly of undistinguished pattern-book style for their period.

#### Ecclesiastical and Public Buildings

The churches of the West End employ various Gothic Revival styles. Kelvinside Hillhead Parish Church is a particularly fine example, inspired by the Sainte Chapelle of St Germer-de-Fly (Picardy, France). Many have spires and the Kelvin Stevenson Memorial is noteworthy for its crown steeple. Greek Revival and Italian Renaissance styles are also found at some churches. St Charles' Roman Catholic Church (1959 by Gillespie Kidd & Coia) in Kelvinside Gardens is the only Modernist church of high architectural quality. There are two more recent churches: the Church of Jesus Christ and the Latter Day Saints, Julian Avenue (1961-4 by John Easton) and the New Apostolic Church, North Woodside Road.

A number of Board Schools can be found

throughout the area, some with Classical, Baroque, Dutch and Arts & Crafts details. The private schools are of imposing neo-Greek and Germanic styles. Two mid 20th-century secondary schools are noteworthy: Hillhead for its butterfly plan and open corridors; Notre Dame for its Scandinavian Functionalism style.

The University of Glasgow's 20th century additions to Hillhead range from the interwar classical modern of the McMillan Reading

1. The slender spire of Lansdowne Church by John Honeyman, 1861-62, is in the foreground. The spire of St Mary's Episcopal Cathedral by Sir George Gilbert Scott & John Oldrid Scott, 1871-93, can be seen further east along Great Western Road.
2. Long view from Partickhill Road down Gardner Street across the Clyde Valley to the Cathkin Braes.
3. Nuffield House, Great Western Road, an Italianate villa circa 1887. Latterly serving as the home of the Glasgow Homeopathic Hospital the tower was originally a smoking room.
4. Terrace of canted oriels over a channelled ground floor at Westbourne Gardens North of circa 1872.
5. Late Greek Revival Temple, the Wellington Church, University Avenue, 1882-4 by T L Watson.

## GLASGOW WEST

conservation area appraisal



Room, via the Brutalism of the University Library to the more recent remodelling of the Fraser Building ('The Hub'), which employs hi-tech glass curtain walling.

Other notable buildings are Scots Renaissance or more Functionalist, although Partick Burgh Halls are exceptional in their François Premier style. The muted Art Deco of the former Kelbourne Street Fire Station, the Venetian Gothic Western Baths and the talence-clad Botanic Gardens Garage are attractive architectural idiosyncrasies. The low semi-elliptical glass dome of the Kibble Palace is a unique piece of structural engineering and a local landmark.

### **Service and light industrial buildings**

Behind some residential terraces there are small-scale service buildings, such as stables or cart/carnage houses, usually of 1½ or 2 storeys in height in stone or brick. There is little consistency of architectural style in such developments, which were usually added piecemeal by individual owners, rather than designed from the outset with the corresponding terraces of houses. Where they exist, these service buildings are normally constructed hard





against the boundary of the property and the lane.

A number of lanes in Hillhead and Dowanhill Character Areas provided light industrial uses from the outset. This usage is reflected in materials, such as brick and even timber, and a regular classically inspired style. Please see 'Lanes Character' below at page 28.

### Streetscape Character

The original layout of the streetscape (road and pavement widths) remains largely intact throughout the Conservation Area. From building elevation to building elevation, most tenement or terraced townhouse streets are in the 22m-25m range in width. The ratio of pavement width to road width varies, but typically each pavement is about a third (or under) of the width of the roadway.

Almost all streets have basement areas enclosed by decorative railings or gardens between the building elevation and the pavement. Hedges and planting have replaced iron railings (removed for the war effort during the Second World War) in many places, creating green edges to

the streets. Where basement areas exist, original cast-ironwork is more likely to have been exempted from the war effort for safety reasons. Long stretches of railings to basements and stairs are especially impressive.

Many of the original materials of the streetscape have been replaced over the years. In particular, no fully setted streets (as opposed to lanes) survive as originally constructed. However, it is likely that fully setted surfaces survive beneath later asphalt surfaces in many locations. Where aggregate surfaces were used originally, these have been replaced with asphalt, but the setted drainage channels largely remain.

Similarly, most flagged pavements have been replaced with poured concrete, precast slabs, or asphalt. Some stretches of flagstone survive (e.g. Clevedon Crescent), some have been reinstated (e.g. Great Western Terrace) and some more fragmentary areas containing a mixture of original flagstone and modern materials exist (e.g. Devonshire Terrace). Whinstone kerbs survive in large numbers throughout the Conservation Area. The 'Sixty Steps',

designed by Alexander Thomson, form a particularly impressive pedestrian link between Queen Margaret Road and Kelvinside Terrace.

Historic lighting columns are very rare, having been replaced in the post-War years by utilitarian columns. A number of gas lamp schemes have been reinstated (using modern electric systems), including Crown Circus, Great Western Terrace and

1. Dowanhill Primary School, 1894-96, by Steele & Balfour for the School Board in red sandstone.
2. Former Kelbourne Street Fire Station, 1936, by the City Engineer, Thomas Peter Miller Somers: a mildly Art Deco unlisted red brick courtyard now converted to housing.
3. The former Botanic Gardens Garage, 1912 on Vintcombe Street by D.V. Wylie: an early and rare public garage with a Italian Romanesque façade of faience.
4. A typical streetscape in Southpark Avenue, Hillhead, with 1950s utility lighting columns, whinstone setted gutters and kerbs; asphalt replaces the original metalised road and 'firm gravel' pavement surfaces. A variety of boundary treatments has replaced the original railings.
5. Bowmont Terrace: an impressive run of cast-iron railings steps down the hill.
6. University Gardens. Decorative cast-iron railings were removed from between the stone piers for the War effort in 1939-45. Modern poured concrete pavement.



1



2



3

Clevedon Crescent. Several electricity junction boxes decorated with the City Arms can be found, particularly in Hillhead.

Other fine pieces of street furniture include the Art Nouveau lamp base of 1902 and police box, both relocated to the gates of the Botanic Gardens and the very rare Edward VIII pillar box on the corner of Great George Street and Cecil Street. Although the tram system was removed from the West End in the late 1950s, some remnant brackets for overhead wires can be found on buildings along the narrower routes (e.g. Hyndland Road).

A wide variety of historic street name signs can be found throughout the Conservation Area. These include some signs carved in stone, painted on stone, cast in metal, vitreous, enamel and painted metal signs of various dates.

#### Lanes Character

Important components of the character of the Conservation Area are the numerous back lanes, or 'meuses' (mews). There are three main types of lane:

#### 1. Lanes behind terraced houses

Where the original character of the lanes behind townhouses survives, it usually comprises a narrow roadway without surfaced pavements, flanked by brick or stone garden boundary walls of about 2m in height with gateways. Sometimes the continuous boundary walls are broken by small, gabled, single storey or 1½-storey, ancillary buildings in brick or stone. The road surfaces vary in width from lane to lane, but are generally approximately 5m wide and are constructed in squared or irregular granite or whinstone setts. In some locations (e.g. along the back of the south side of Great Western Road) the lanes are aligned between different developments to form a long continuous route. For the most part residential lanes are open to main streets at both ends (i.e. they are more rarely cul-de-sacs).

#### 2. Light industrial lanes

Light industrial lanes are concentrated around Byres Road (Ashton, Cresswell, Vinicombe, Ruthven and Dowanside Lanes) and beside the River Kelvin (Otago Lane and Otago Lane North). Here the scale is

generally larger than the residential lanes – full 2-storey buildings with gabled lofts, predominantly of red brick with contrasting yellow brick around doorways and windows. A number of brick buildings are now painted and there is a timber workshop in Dowanside Lane. The light industrial lanes are mostly wider and more irregular in plan than the residential lanes. Surfacing is regular whinstone or granite setts. The vibrant lanes around Byre's Road are now given over to independent retailers and bars/restaurants.

#### 3. Tenemental lanes

This type of lane is usually devoid of large buildings and characterised by enclosing walls. Small brick-built structures for garden implements are common, but the survival of communal wash-houses (e.g. Westbank Quadrant) is now rare. Surfaces in the earlier tenemental lanes of Hillhead are stone-settled, but the later lanes of Hyndland are mostly finished in tarmac or have no hard surfacing at all.





1. Cast-iron electricity junction box with the City Arms in Leanderdale Gardens, Hyndland.
2. Rene Edward VIII pillar box of 1936 at the corner of Great George Street and Cecil Street, Hillhead.
3. Cast-iron arc lamp base with Art Nouveau decoration for the Glasgow Corporation Lighting Department, 1902, reused as a control gear box outside the main entrance to the Botanic Gardens on Great Western Road, Kelvinside.
4. Lane behind terraced houses: Behaven Terrace Lane showing intermittent development of 1<sup>st</sup>-storey mews buildings behind the townhouses of Behaven Terrace. The road and pavement surfaces are of random whinstone setts.
5. Lane behind terraced houses: grand 2-storey mews buildings in Great Western Terrace Lane.
6. Tenemental lane: irregular whinstone setts form the road surface in the gated Falkland Lane, Hyndland, through the middle of the tenemental block formed by Hyndland Road, Queensborough Gardens, Falkland Street and Novar Drive. Small modern brick bin stores front the lane, which is otherwise bounded by hedges. Most other Hyndland lanes have no hard surfacing.
7. Light industrial lane: former light industrial brick buildings - in Cresswell Lane, Hillhead, painted black and white. Now in independent retail and restaurant/bar use. There is a continuous road, gutter and pavement surface of whinstone setts.



### Landscape Character

The most ample open space is Glasgow Botanic Gardens which, from its highest point, provides views south-east and south-west over the Conservation Area. The Garden's trees along Great Western Road involuntarily form part of that boulevard's planting, while to the north, the Gardens merge seamlessly with the River Kelvin Walkway, a swathe of greenery cutting its way through the fabric of the surrounding residential area. This landscape has little direct visual impact south of Great Western Road, but its beauty, tranquillity and biodiversity are invaluable assets.

Elsewhere, landscape character is defined by the original villa, terrace and tenement block feuing plans along with their intervening communal pleasure grounds or strips, where these are present. The rich canopy of trees and tree-lined streets unifies the area creating a Victorian and Edwardian 'Urbs in Horto' or city in a garden. The long-

favoured Victorian tree has been lime (*Tilia x europaea*), with its compact shape, fine foliage and fragrant flowers. This remains a dominant feature of the Conservation Area. Despite being the tallest tree in many locations, limes are remarkably wind firm. Lime defines Great Western Road, the perimeter of many communal gardens and the green roadway reservations of Hyndland. Lime in private gardens behind front boundary walls is notable in Partickhill, Downhill and Kelvinside. Traditionally many limes and other large-growing species have been pollarded, although this practice is now discouraged by the Council on landscape and tree health grounds. Other trees thriving well in gardens, but in more limited numbers include sycamore (*Acer pseudoplatanus*), horse chestnut (*Aesculus hippocastanum*), oak (*Quercus robur*), a few London plane (*Platanus x acerifolia*), birch (*Betula pendula*), beech, ash and maple. Only Raeberry Street has thorn trees growing in that roadway's central reservation.

As well as trees around the perimeter of Victorian communal gardens, hardy evergreen shrubs tolerant of shade, positioned to provide shelter, privacy and to absorb dust and pollution are a distinctive feature. Holly, laurel, privet and aucubas in many gardens have subsequently attained tree-like proportions in the absence of any consistent pruning or management. More decorative flowering shrubs such as rhododendron (both ponticum and hybrid) and laburnum also survive from the Victorian/Edwardian era, providing vibrant spring colour along with other later shrub introductions. A few superior communal gardens had space for single specimen planting outwith the railed enclosure, e.g., Hurty Gardens, Downhill, with its fine line of clipped holly trees.

Front garden boundary treatment and soft landscaping are an important characteristic. Villas are generally surrounded by low stone boundary walls and often a periphery of large-growing trees, predominantly, but



not exclusively, lime. Gardens are well endowed with lawns and shrubs. Garden size and planting diminishes according to house status.

Privet hedging is now a common form of communal and residential boundary enclosure, where railings have been removed. Timber palings or unsightly mesh fencing often replace missing communal garden railings; a few such gardens have simply peripheral planting. Hedges feature in a number of streets of villas, semi-detached or terraced houses such as Winton Drive and Bellshaugh Place, Kelvinside and in Dowanhill, and Partickhill. Hedges are more infrequent and irregular in tenement streets, but Striven and Jedburgh Gardens, Kelvinside, contain good expanses.

Where large villas and their associated gardens have been replaced by modern flats, e.g. on Partickhill and in Victoria Circus, Dowanhill, these along with similar blocks of flats elsewhere endeavour, but

not always successfully, to maintain the perimeter tree planting so characteristic of the Conservation Area. Associated car parking erodes the extent of land available for planting and has introduced a modern style of more exotic planting. Replacement tree planting is often with non-native species of more limited biodiversity value in comparison to native species.

Tenement communal back courts are a feature of Hillhead, Hyndland and parts of north Kelvinside. These spaces are traditionally shared for washing and drying laundry, storing household waste and securing the rear of properties. In many cases, they comprise a simple drying green or paved area, bin stores and enclosing walling. Some spaces have been the subject of environmental improvement and are now combined into a more open, comprehensive landscape treatment, e.g. between Cranworth Street and Cresswell Lane and also Westbank Quadrant, Hillhead. This work rationalises maintenance and benefits

1. The glass mushroom of the Kibble Palace, Glasgow Botanic Gardens, originally designed for John Kibble's Couthport House, Loch Long 1863-6 but re-erected and enlarged in the gardens in 1873. © Fiona Jamieson.
2. Villa garden privet hedge and old lime tree at Kirklee Circus. © Fiona Jamieson.
3. Clevedon Crescent (John Burnet, 1876) and the mature lime trees that line the communal gardens along Clevedon Drive. © Fiona Jamieson.
4. Boundary railings and two pairs of gatepiers enclosing the front garden of a pair of villas at Tumberly Road.





all surrounding proprietors.

Of sports grounds, tennis courts tend to be hard surfaced, open to view, surrounded by high mesh fencing and floodlit. The fine legacy of bowling greens remains quietly secluded behind high privet hedges and original railings. The immaculate green lawns, are normally fringed by a mix of shrubby elements, herbaceous planting and occasionally trees, depending on site extent and topography, e.g. the steep bank of Hyndland Bowling Club and the angular corner of Willowbank Club grounds. West of Scotland Cricket ground is enclosed by a high, part metal pale and part corrugated-iron boundary fence behind low walling.

Local public parks or play spaces, by contrast, are open to all and visible through Edwardian-style railings, or modern replacements. Several parks had railing heads removed for safety reasons, in the later 20th century. These recreational spaces contain a diversity of play equipment, contrasting layouts and levels of activity. Trees, grass and perimeter shrub or tree planting play a prominent role in landscape character. Parks vary from the more formal Dowanhill Park, whose

Edwardian curvilinear paths and extensive decorative flower beds have given way to a simpler arrangement of children's play area and quieter area of repose. Hayburn Park incorporates a more active ball games area. Parks contain a mix of early 20th-century conventional planting with trees including lime, sycamore, ash, Swedish whitebeam, thorn and later restocking with smaller tree varieties, most commonly 'Thundercloud' cherry plum (*Prunus cerisifera*), ornamental cherry, rowan, maple etc., and occasionally a few conifers.

Tree planting around Victorian and Edwardian public and private schools and playgrounds maintain the Victorian tradition of boundary planting, contributing to the area's amenity.

Allotments at Julian Road and Kirklee Road provide cultivated space for fruit, vegetables, flowers and associated plants, sustaining wildlife and helping organic food production. They adopt a grid system of plots and gravel paths, some now tarmaced, with associated garden huts of individualistic style at the end of each plot. To limit vandalism and theft, allotments are secured by padlocked gates and surrounded by high mesh fencing or



railings, often incorporating climbing plants or shrubs to provide screening. Allotments are now integrated into the Council's Allotment Strategy 2009–2013.

Municipal car parking is fringed by a border of trees and low growing shrubs for visibility and security. There is generally a low protective kick rail to mark the border edges. All have tarmac surfaces.

1. Aerial view of the River Kelvin as it runs through Glasgow Botanic Gardens, Kelvinside & North Kelvinside. Tree-lined streets and communal and private gardens are also significant features. © 2006 Getmapping Plc & The XYZ Digital Map Company.
2. Kirklee Road allotments, Kelvinside & North Kelvinside. © Fiona Jamieson.
3. Banavie Road Gardens, Partickhill. © Fiona Jamieson.



### Building Materials

The buildings erected before 1840 are mainly built from local quarried sandstone in light hues of cream and occasionally pink. The arrival of the railway enabled the importation of stone from further afield within the Central Belt, and this too is predominantly blonde sandstone. Industrial-scale exploitation of the red sandstone quarries in Dumfriesshire and Ayrshire began in the late 19th century, with significant quantities sent to Glasgow for the construction industry. The stone was probably first used in the Conservation Area at Hyndland Church of 1885, but it was used extensively throughout the area after that. Improved transportation permitted the use of imported stone from further afield, such as Portland in the early 20th century.

Scottish granite is frequently found in kerb stones. Where settled road surfaces survive, they are usually of whinstone setts. Stone cladding on building from the latter half of the 20th century onwards is invariably imported and has allowed a multiplicity of stone types to be used.

Brick is most commonly reserved for side and rear elevations, very rarely being used decoratively, although it has been used extensively on 20th century infill development. A small number of 20th century buildings employ concrete as a surface finish.

There is a wide variety of window types and different sorts of glass: cylinder, plate, patent plate, stained, painted, etched, drawn flat sheet, and modern float glass. Before 1914 the vast majority of window frames were constructed of timber. Metal frames of various sorts of steel or alloy became popular in the inter-war years. Similarly outer doors are predominantly made of timber with brass or iron door furniture.

Roofs are generally slated using materials from the West or Central Highlands – dark grey slates from Easdale or Ballachulish, grey, green or red slates from Luss. Some areas of renovated tenements have concrete roof tiles – chimney cans are generally of clay or terracotta.



1. Natural variation in sandstone colours at Granby Lane, Hillhead.
2. Art Deco glazed terracotta frontage of the former City Bakeries at 500 Great Western Road, by James Lindsay, 1929.
3. Textured corrugated concrete provides a sculptural quality to the Mackintosh House, Hunterian Art Gallery, Glasgow University, by William Whitfield, 1972.
4. One of the few red brick buildings in the Conservation Area: Hillhead High School, by E G Wylie, 1921–22.
5. Circa 1900 red sandstone tenement with glazed 2-leaf door and fanlight typical of the period at Clarence Drive, Hyndland.
6. Stained glass in the front door of a former house of circa 1887 at Bute Gardens, Hillhead.
7. Original late 19th-century timber sash and case window in Roxburgh Street, Dovanhill: irregularities in the glass create interesting distorted reflections and 'sparkle' that is not found in modern float glass.
8. Many tenement closes contain beautiful glazed tilework, like this example in Saltoun Street, Dovanhill.
9. Highly ornate late 19th-century cast-iron brackets and 'barleysgar' downpipe in Highburgh Road, Dovanhill.
10. The roofs in the foreground are covered in natural West Highland slate, in contrast to the concrete-tiled roofs of the tenements in the background, which have a less varied texture and colour. Cupolas light the stairwells in the centre of the houses.
11. Idiosyncratic Egypto-Greek chimney pots, designed by Alexander 'Greek' Thomson as part of his alterations to Lilybank House, Bute Gardens, Hillhead, in 1869.
12. An unusual cast-iron conservatory built at 998 Great Western Rd for the Saracen Iron Foundry magnate, James Marshall, in 1877.
13. Etched glass in a vestibule door, Devonshire Terrace, 1883.







### Townscape Detail

A broad variety of details define the character of the Conservation Area. Steeples, spires, towers, turrets and domes appear throughout the West End. Bay and bowed windows are a repeated element that characterise some tenements and terraces. Grand flights of steps with attendant ironwork and retaining walls connect a number of terraces. Iron finials, brattishing (decorative ironwork) and weathervanes animate rooflines, as do decorative chimneys stacks and cans. Landscape forms an important part of the townscape and is dealt with under Open Spaces below.

### Statuary and Sculpture

Statuary is rare, but sculpture of an exceptionally high quality, predominantly in stone, adorns many 19th-century and early-20th-century buildings along with decorative cast- and wrought-iron work.



### Ironwork

Decorative boundary railings and gates of cast- and wrought-iron, form a significant feature of the Conservation Area. Images 1-9 provide a small sample of the wide range of patterns and designs to be found.

1. Decorative cast-iron railings at Downside Road, Downhill.
2. Railing at Great George Street, Hillhead, designed by John Nisbet circa 1900.
3. Flower finial, circa 1880, at Clevedon Crescent Lane, Kelvinside.
4. Palmette cresting, circa 1884, at the Wellington Church, University Avenue, Hillhead.
5. Cast-iron railing panels in Hillhead Street.
6. Kelvinside Academy gates, Bellschaugh Road, James Sellers, 1877-79.
7. Gateway to North Park House, Hamilton Drive, Kelvinside.
8. Art Nouveau railings in Kelbourne Street, North Kelvinside, of circa 1905.
9. Tamberry Road, Partickhill, boundary railing (1870s).

### Statuary and sculpture

10. Bronze sculpture 'Diagram of an Object' by Dhruva Mistry, 1990, outside the Hunterian Art Gallery, University of Glasgow.
11. Carved sandstone cartouche of the Caledonian Railway Company at Caledonian Mansions, Great Western Road, by James Miller, 1897.
12. 'Knowledge & Inspiration' by Walter Pritchard, circa 1900, on No. 16 University Gardens, Hillhead.
13. Carved angel above the rose window at Belmont Hillhead Church (James Sellers, 1875), Saltoun Street, Downhill.
14. Term-plaster forming part of a doorpiece in Lancaster Terrace of 1875-76.



### Condition

#### Buildings

Generally, the majority of buildings within the Conservation Area appear to be maintained in good or reasonable condition externally. However, there are a number of properties that suffer from poor maintenance, are empty or derelict (see the Buildings At Risk Register at: [www.buildingsatrisk.org.uk](http://www.buildingsatrisk.org.uk)). Evidence of neglect including vegetation, damaged stonework decaying wood and ironwork is a guide to where repairs are needed. The replacement of slate roofs, timber sash-and-case windows, cast-iron gutters and downpipes with modern products is evident in places. The Kelvinside Terrace steps and terrace,

designed by Alexander Thomson in the early 1870s, are in poor condition.

#### Streetscape

There is a large legacy of low quality replacement materials from the mid 20th century and continuing erosion of quality through poor repairs/reinstatement by utility and other companies. Maintenance of the streetscape varies in standard across the area. New street furniture, such as bins and signage, is not always sensitive in design or location to the qualities of the Conservation Area. Advertising drums, signposts, 'A-boards', safety railings and wheelie bins often add to street clutter, particularly in commercial streets. Traffic calming measures are rarely integrated with

the existing streetscape.

The Kelvinside Terrace steps and terrace, which retain much of their original form and materials, are in particularly poor condition.

#### Lanes

In a large number of cases the condition of the lanes behind terraces and tenements is generally poor: road surfaces are not maintained or badly patched; the sides of the lanes are overgrown and litter accumulates; and damaged boundary walls are unrepaired.

The light industrial lanes are more varied in condition. Ashton and Otago Lanes are well-maintained and in generally good condition;



Vinicombe, Ruthven and Downside Lanes are in a poor state of repair.

### Open Space

Some private and Council-owned communal garden strips and certain larger individual communal garden spaces are in poor condition, displaying a legacy of unsatisfactory or inconsistent management of trees, shrubs and hedging. A number have unsatisfactory boundary fencing where railings are absent. Often low stone boundary walling, piers and lamp standards to communal gardens have been damaged and need to be reset or repaired. Some later paved paths are alien and deteriorating. Parking, apart from damaging grass verges or causing inroads into communal garden ground, has resulted in an incongruous variety of kerb edging and bollards.

The progressive loss of mature broadleaves of large stature, e.g. lime, elm, ash, sycamore is leading to a change in the historic landscape character. Many trees have reached a maturity not envisaged by the original landscape designers and have outgrown their location. Often there is no replacement tree planting or replacement



with smaller garden varieties or non-native species, which contribute only limited landscape value and reduce the biomass/biodiversity value of the Conservation Area. New building and parking within garden ground is leading to further tree loss.

Most private gardens and back courts to domestic and other properties are well kept, but a number are neglected and unmanaged. Loss of front garden railings is the most damaging aspect affecting historic landscape and townscape character. Many back lanes are poorly maintained and surfacing is breaking up.

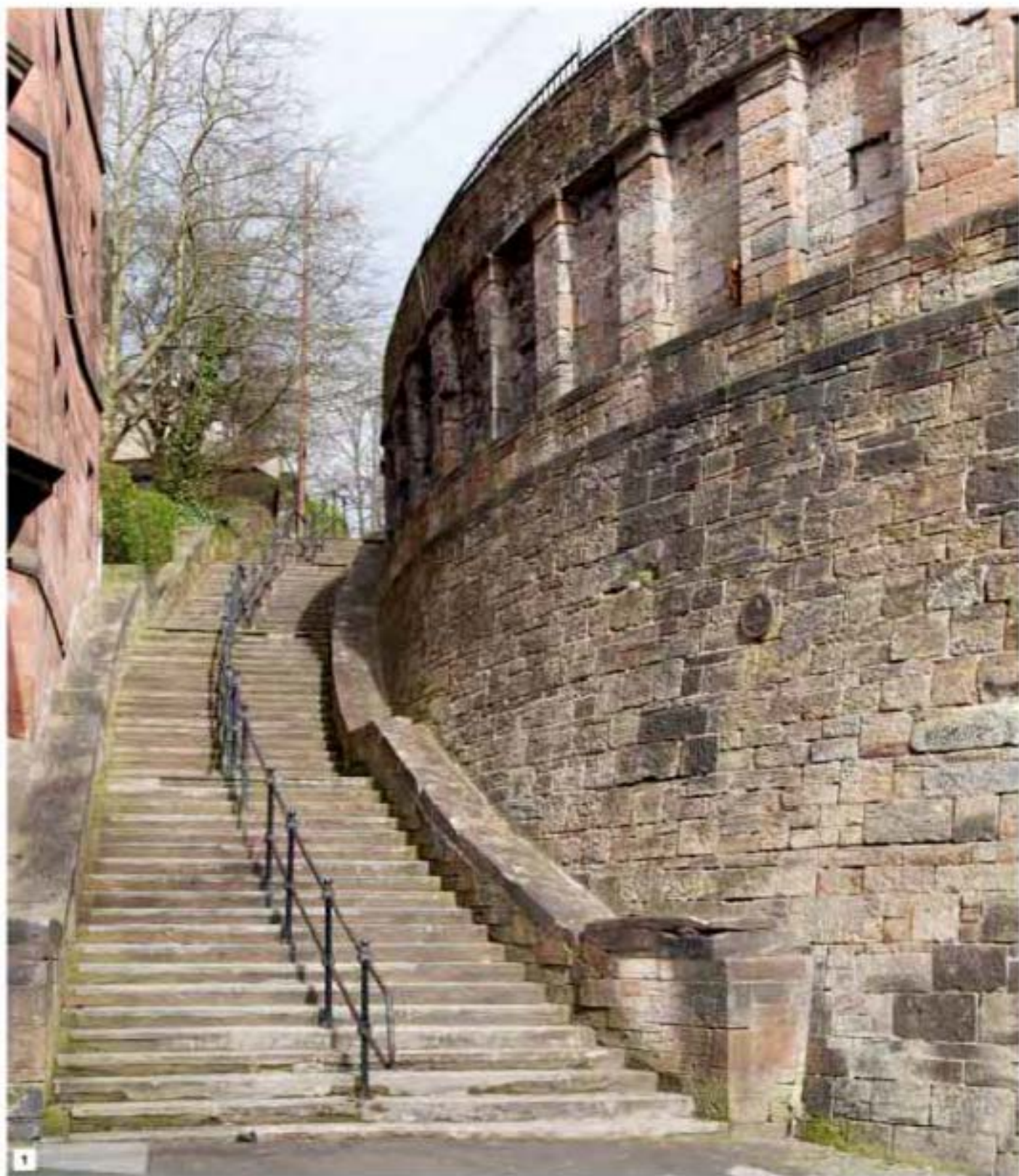
Of recreational open space, Partickhill Tennis Courts are presently abandoned and overgrown, while the boundary fencing to West of Scotland Cricket Club, though functional, does little to enhance the amenity of the surrounding area.

Remaining open spaces (e.g. sports/recreational, educational, allotments, public open spaces, parks) are in fair to good condition, but a legacy of derelict garaging/stores remains along Hayburn Lane Railway Embankment. Vandalism, graffiti and antisocial behaviour are issues in parts

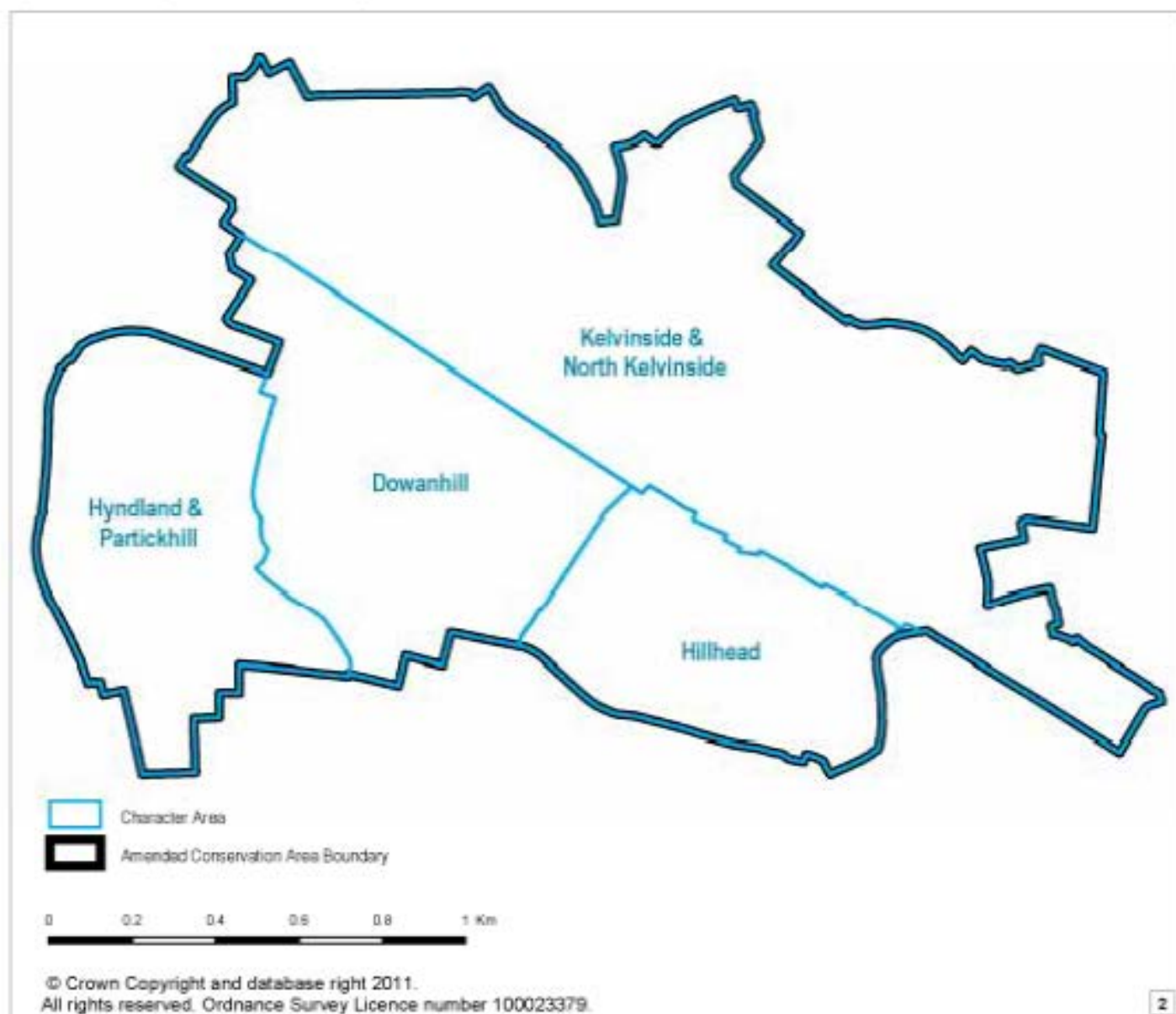


of Glasgow Botanic Gardens, the Kelvin Walkway and a few parks.

1. An exceptional terrace of houses in Oakfield Avenue, designed by Alexander 'Greek' Thomson in 1865. The stonework is in poor condition. The buildings are currently included on the [Buildings At Risk Register](#).
2. A plethora of bins, signs, poles, railings, and advertising combined with badly patched pavement surfaces makes for a poor quality of streetscape at the junction of Great Western Road and Byres Road.
3. Broken and badly patched road and paving surfaces with litter at Vinicombe Lane.
4. Poor quality fencing at Princes Gardens. © Fiona Jamieson.



## CHARACTER AREAS



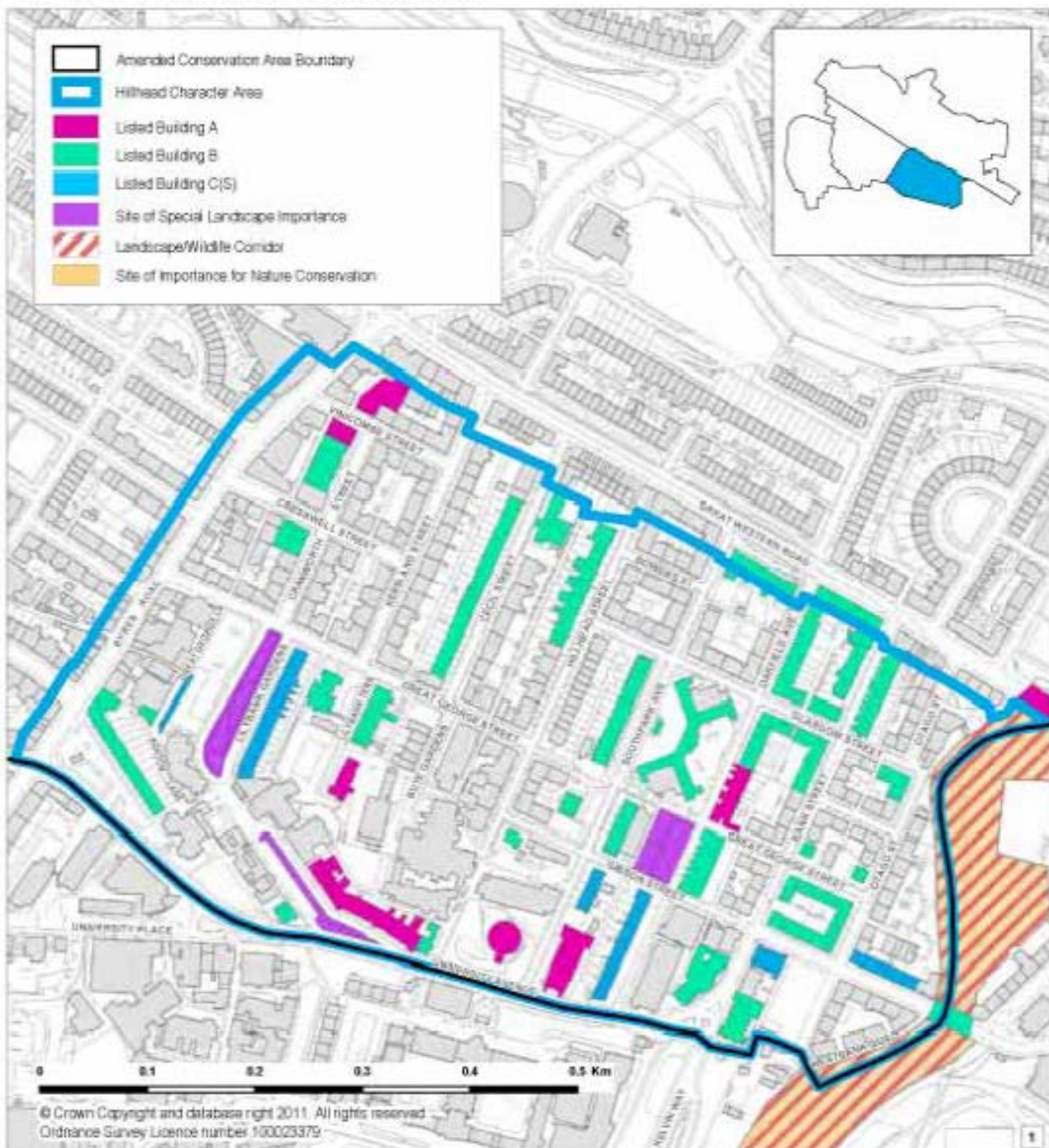
### Introduction

Four distinctive Character Areas have been identified within the Conservation Area: Hillhead; Dowanhill; Kelvinside and North Kelvinside; Hyndland & Partickhill. The boundaries are drawn solely for the purpose of describing areas of common

characteristics (architectural, historical, and layout) within this appraisal: **they have no administrative, legal or other significance.** The Character Areas are defined in such a way that the major thoroughfares (Great Western Road, Byres Road, Hyndland Road) are mainly considered within one Character Area.

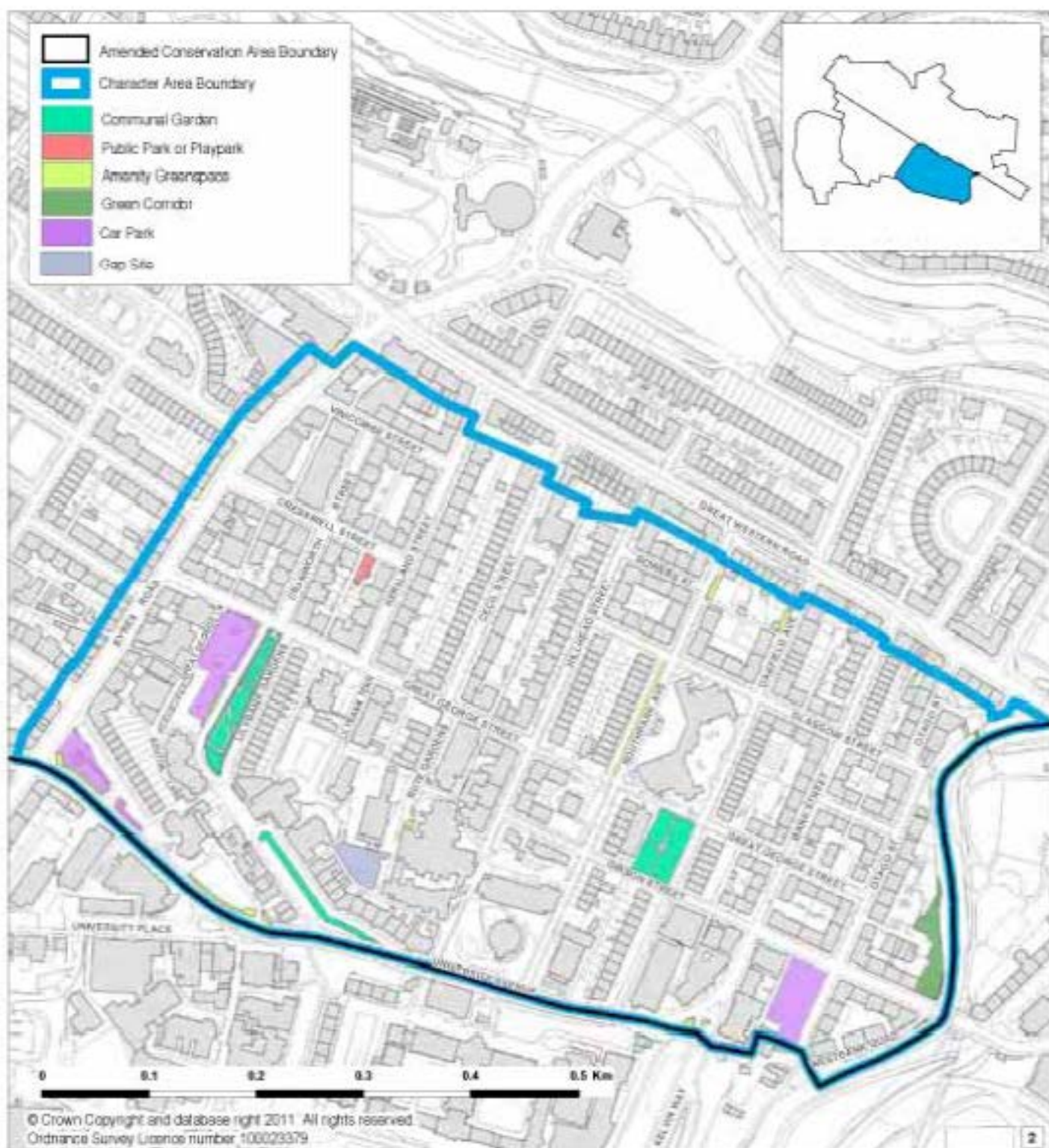
1. The impressive 'Sixty Steps', (Alexander Thomson, 1872) link Queen Margaret Road with Kelvinside Terrace. The steps and characteristic columned screen wall originally connected to the old Queen Margaret Bridge, or 'Walker Bridge', after the developer JE Walker. The steps, wall and screen are now in poor condition.
2. Map showing the four Character Areas within the Conservation Area Boundary.

# Character Area 1: Hillhead



Character Area 1:  
Hillhead

1. Map showing built and natural heritage designations in Hillhead Character Area.



Character Area 1:  
Hillhead

2. Map showing types of open space in Hillhead Character Area. Derived from Glasgow Open Space Map (see [www.glasgow.gov.uk](http://www.glasgow.gov.uk) for current edition)



Character Area 1:  
Hillhead





## SUMMARY

Hillhead lies some 2 miles west of the city centre. It is bounded by Great Western Road, Byres Road, University Avenue and the River Kelvin.

Hillhead was the earliest part of the Conservation Area to be laid out for development, dating in plan to 1830. Like the city centre and Blythswood/Garnethill, the streets are set out in a grid pattern, but in Hillhead a suburban character is evident in the higher level of green spaces and tree-planting. The predominant building types are terraces of residential tenements and houses with small front gardens and large back courts/gardens. Some early 19th century villas also survive. The grid pattern is less complete in the southern part of the Character Area where there are a number of institutional developments by the University of Glasgow.

## HISTORICAL DEVELOPMENT

### Early History

Urquhart writes that 'the first reference to the area is King David's 1136 grant of the lands of the parish of Govan to the see of Glasgow'. Govan Parish continued to include the lands west of the Burgh of Glasgow and north of the River Clyde as far as Kelvinside until the mid 19th century.

After the Reformation, the lands around the River Kelvin were acquired by a small number of elite families including the Campbells of Blythswood, the Gibsons of Hillhead and Overnewton and the Campbells of Succoth. At this time the lands consisted of hilly wooded terrain and were mostly in use as small tenant farms. The manor houses of old, influential Glasgow families, including leading merchants and generations of provosts, were set within this landscape. There was also some light industry in the form of coal, stone and brick-clay quarries as well as paper and cotton

mills on the banks of the Kelvin.

### 19th Century

The Estate of Hillhead remained largely intact around the old mansion at the crown of the hill until 1799, when 14 acres in the north-east, 'Northpark', were sold to the West India trader, John Hamilton. This area, north of Great Western Road and west of the River Kelvin, was developed separately, and is considered in Kelvinside & North Kelvinside Character Area. By the 1820s the westwards expansion of the city had reached Blythswood Square. The surveyor David Smith established feuing plans for the Gibson family of Hillhead and set out an orthogonal grid of streets across the hilly terrain in 1823. In spite of the plan, some large plots were sold and mansions were built, of which Saughfield (to the south-west, where University Gardens now stands) was the largest. A number of large villas were also constructed, of which only the last three now survive: New Hillhead House; Oakfield House; Thornville; Tyrefield; Laurelbank; Westbank; Florentine House; Southpark; and Lilybank.

Development was piecemeal until a new road was constructed in 1842, as a result of the passing of the New Annesland Turnpike Act of 1838. Leading from St. George's Road to Annesland, the new roadway, the Great Western Road, incorporating a new high-level bridge over the River Kelvin, was the catalyst for significant expansion of the new suburb. The population of Hillhead rose from 200 in 1841 to 2,244 by 1851. By the time of the first Ordnance Survey Town Plan (1856), Hillhead consisted of a mix of small mansions, villas, cottages and terraces of townhouses with some undeveloped farmland.

1. Feuing plan of Hillhead and Northpark Estates, 1855, reproduced by permission of Glasgow University Archive Services.
2. 1st Edition Ordnance Survey Map, 1864. Reproduced by permission of the Trustees of the National Library of Scotland.



Institutions began to move out to the west from the city around this time including the Botanic Gardens, Gartnavel Hospital and the Observatory. Most significant was the 1870-72 relocation of the University from High Street to Gilmorehill, just to the south of the Conservation Area.

By the time Hillhead was granted burgh status in 1869, development was well consolidated in the area to the east of Hillhead Street. Burgh status was rescinded in 1891 when Hillhead was annexed to the City of Glasgow. By this time, the suburb was thriving, and some of the earliest developments were being redeveloped more intensively as terraces and tenements. However, the actual disposition of buildings on the estate was erratic, and this was further exacerbated by the adoption of an eclectic mix of architectural styles.

Notwithstanding the boom, the topography was difficult in places for building. As a result, the plain of the river was built up with tipping material to the level of Great Western Road and buildings were erected over old quarries. It was, therefore, not surprising that in places some buildings collapsed.

#### 1900 – present

Due to its popularity with the professional classes, the development of Hillhead continued into the 20th century, mainly in the form of tenements and terraces that filled most of the vacant plots within the grid. Tenements above shops were constructed along the main arteries of Great Western Road and Byres Road. Churches, schools and light industrial premises were erected to enrich the burgeoning suburb.

Most properties were in residential use and were often generous in size, with some tenement flats comprising as many as ten rooms over two floors.

Although much of the urban form of Hillhead remained unchanged throughout the 20th century, one area was radically altered as a result of the expansion of the University around its Gilmorehill site. To facilitate the construction of buildings such

Character Area 1:  
Hillhead

as the University Library, the Reading Room, student unions, the Refectory, the Stevenson Building and teaching blocks, the Boyd Orr and Adam Smith buildings, much of the original plot pattern, including some terraced houses and villas, and some of the street pattern were lost. In addition, some of the earlier properties fell into University use, all of which had an impact on the social complexion of the area.

As the century progressed, the social mix of the area began to change as its popularity declined, resulting in a reduction in numbers of single owners of large properties. A changing ownership pattern emerged with houses being converted to flats, including many in multiple occupancy (HMO's), hotels, nursing homes and schools. Further demolitions were brought about by the realignment of University Avenue in the 1970's.

Recent development of the area is limited to infilling of gaps including the expansion of Hillhead High School, the erection of a new residential development on the corner of Byres Road and Cresswell Street and reconstruction of previously demolished tenements in Great George Street.



1. 1895 Ordnance Survey Map.
2. 1833 Ordnance Survey Map.
3. Photograph of 1954 looking from the University of Glasgow Main Building Tower towards Hillhead, taking in the MacMillan Reading Room and Willington Church in the foreground and Hillhead High School in the middleground. © The Scotsman Publications Ltd. Licensee [www.scotsman.co.uk](http://www.scotsman.co.uk).
4. Florentine House, 53 Hillhead Street, one of the early villas of Hillhead, built circa 1840.



## TOWNSCAPE APPRAISAL

### Architectural Character

Hillhead Character Area can be further subdivided into several areas of distinctive architectural character:

- **North Hillhead** [to the north of Great George Street] is made up, in the main, of long street blocks of stone tenements and terraced townhouses which follow a gridded street pattern to create a dense urban form. Many of the terraces are built to unified symmetrical 'palace block' designs. Mature garden trees provide a green backcloth to the area, and many of the streets are accessed to the rear by narrow service lanes.
- In **South Hillhead** [to the south of Great George Street] the urban grid is more fragmented with large open spaces set within a mixture of original terraces and villas interspersed by large and modern University buildings.
- At **Byres Road** the dominance of retail and commercial uses, particularly at

ground floor level, distinguishes this area from the remainder of Hillhead.

- To the rear of Byres Road, lanes of former light industrial buildings have been adapted for retail and bar/restaurant use, creating distinctive and intimate spaces away from the traffic.

### North Hillhead

Mid-late 19th-century tenements and terraces interspersed with occasional villas define the architectural character of this area. The development here is dense, resulting in long, unbroken street frontages of stone terraces and tenements. The tenements consist in the main of three and four storeys with basements. Terraces are of two and three storeys with basements and in some cases, incorporate attic storeys. In many cases the design of the terraces and tenements is unified in a symmetrical 'palace' form, with end and central 'pavilions' (blocks that are slightly taller and stand forward of the adjoining ranges). Designs of this type are particularly common along Great Western Road, and in a number of cases the corner blocks form part of continuous designs in two directions:

east-west along Great Western Road and north-south along the streets of Hillhead Character Area.

A few schools, churches and buildings of commercial and light industrial use add to the variety of scale, materials and architectural style. Although architecturally diverse, the buildings adhere to the original grid-iron street pattern, with amenity spaces in front of terraces and enclosed back-courts.

The older buildings, faced with locally quarried sandstone, have survived from the early stages of the suburb's development. They exhibit distinctive architectural features including corniced and architraved windows, ornamental door cases and application of neo-Greek detailing.

Particularly notable buildings include Granby Terrace (1856) on Hillhead Street, a pair of 1852 classical villas at 2, 4 and 10 Great George Street, the terrace at 41—53 Oakfield Avenue (1865) by Alexander Thomson (a carefully balanced composition of 2 storey townhouses with mansarded attic storeys and elevated end pavilions of 3 storeys) and symmetrical tenements in the



classical tradition on Otago Street/Gibson Street/Great George Street. Hillhead Primary School (1863) by H and D Barclay is another key building that displays bold neo-Greek detailing on an elevated site on Cecil Street.

The buildings of the 1890s and early 20th century, mainly in the form of tenements and terraces, add architectural diversity and include several 4-storey blocks of handsome red sandstone tenements on Cranworth Street, Cresswell Street, Kersland Street and on the north side of Great George Street. Details include polygonal corner turrets, cantled bays, oversailing eills, corniced windows, Glasgow Style stained glass and tall corniced chimney stacks.

Landmark buildings of the later period include Caledonian Mansions (1897–8) by James Millar, an asymmetrical Glasgow-style block of tenements that sits on a prominent site adjacent to the bridge over the Kelvin on Great Western Road. Distinctive details include roof turrets, ornamental doorpieces, heavy stringcourses and varied window arrangements. Adjacent on Otago Street is the tall former Red Hackle Building, built in the 1860s for Peter Hepburn's furniture



1. Typical 4-storey terrace of tenements of circa 1880 in Cecil Street, stepping down the hill from Great George Street to Great Western Road. Continuity of the regular window pattern creates an impressive monumental appearance.
2. The Italianate exterior of the Western Baths (Clarke & Bell, 1873), Cranworth Street.
3. Detail of 18 Great George Street, the southern temple-like pavilion block of the Oakfield Avenue terrace of houses (1865) by Alexander Thomson.
4. Former Botanic Gardens Garage (DV Wylie, 1911), Vincombe Street, clad in green and white tiles.
5. The distinctive butterfly-plan and red brick of Hillhead High School (EG Wylie, 1921–22), Oakfield Avenue, seen from the air.
6. Hillhead Bookshop, originally built as the Hillhead Picture House in 1913. It is one of only two cinemas known to have been constructed using the Hennebique Ferrocement System.
7. One of a pair of 1852 classical villas in Great George Street.
8. The College of Piping, Otago Street.

works and adapted in the 1920s for his son, Charles Hepburn, as the headquarters of the whisky company Hepburn & Ross, manufacturers of the 'Red Hackle' blend.

Hillhead High School (1928–31) by E G Wylie, on Oakfield Avenue and Southpark Avenue represents a major interruption to the dense gridiron street pattern. This large school building deviates in all respects from the other buildings in the sub-area including scale, massing, materials and plan form with its butterfly wing formation and red brick facades.

Hillhead Bookclub, a former cinema (previously known as the 'Hillhead Picture House', then the 'Salon Cinema') of 1913 in Vinicombe Street, is an early building of its type and of rare Hennebique ferro-concrete construction. The former Botanic Gardens Garage (1906–12), also in Vinicombe Street, provides a lively contrast with its faience clad façade and largely glazed side elevation. Again, the building is a very rare and early example of its type in a national context - a 2 storey public motor garage for storing cars off the street - and built using innovative techniques of concrete and steel construction with a decorative faience skin. Nearby, the Western Baths with its Palladian composition and Byzantine/Gothic detailing provides a contrast to the design, scale and massing of the tenements.

Modern developments are rare owing to the density of urbanisation. A new tenement has been erected on a former gap site at the junction of Great George Street with Cranworth Lane. Other gap site developments include the School of Piping on Otago Street, a group of brick faced 4-storey tenements on Otago Street and a single block of flats on Bank Street, all of which fit with street scale and buildings lines, if not with materials and design.

Other works include extensions to Hillhead High School in conjunction with the Private Public Partnership (PPP) Schools programme and include a significant rear extension to the listed terrace on Southpark Avenue that provides additional classrooms for the adjacent school.





### South Hillhead

The architectural character of the southern part of the area is more varied, reflecting the larger proportion of non-residential uses. There are small pockets of community and specialist shops/café's at Gibson Street and Otago Lane.

In contrast to the dense and coherent urban form of the northern sub-area, the grid of this area is fragmented by open spaces in the form of communal gardens and car parks and by the development of modern University buildings.

Buildings range in style and period from a scattering of surviving early-to-mid 19th century villas and classical terraces to late 19th-century terraces and the later 20th century Brutalist towerblocks of Glasgow University at the Boyd Orr Building (1972), University Library (1968) and Adam Smith Building (1967). Although often referred to as interpretations of Italian hilltop towns, the towers of the University Library, designed by Sir William Whitfield, were inspired by Langley Castle, Northumberland. The brief for the building required that it should make a major contribution to the skyline to

complement the tower of the Gilbert Scott Building opposite (outside the Conservation Area). The adjoining Hunterian Art Gallery of bush-hammered concrete, was a later addition by the same architect, incorporating a new wing for the display of artefacts from the demolished Southpark Avenue house of Charles Rennie Mackintosh and Margaret MacDonald. A more recent design is the Fraser Building, or 'Hub', a building of 1967 substantially remodelled by Page & Park Architects in 2007-2009.

Outstanding historic buildings include: Lilybank House, an elegant villa of the 1850's with an asymmetrical extension of 1863-5 by Alexander Thomson; Wellington Church of 1883, in the form of a temple on University Avenue, by T. L. Watson; the McMillan Reading Room, University Avenue, of 1939-40 by T. Harold Hughes, a distinctive brick and glass rotunda which was originally intended as the centrepiece of a quadrangle; and the fine terrace of Glasgow Style houses at University Gardens designed by John James Burnet and John Gaff Gillespie. The unusual triangle of tenements at Gibson Street, Otago Street and Westbank Quadrant have cast-iron mullions in tripartite windows of

1. Hillhead High School (E G Wylie, 1921-22), Oakfield Avenue.
2. The unified palace block at 57-69 Oakfield Avenue, typical of many terrace designs in the area.
3. This small classical villa of 1840, Lilybank House, Lilybank Terrace, was extended by Alexander Thomson in 1869 and incorporates his idiosyncratic Egypto-Greek chimney cans. Now a departmental building.
4. The Mackintosh House, part of the Hunterian Art Gallery complex of 1971-81 by William Whitfield, houses a reconstruction of the interiors of Charles and Margaret Mackintosh's second house at 63 South Park Avenue (demolished in 1963).

## GLASGOW WEST

conservation area appraisal



the later blocks and retain their original communal wash-house in the back green. They were built over a period of ten years from 1876 for the developer, William Young, by the architects John Burnet & Son and Duncan McNaughtan.

Many of the modern buildings break the historic street and plot patterns, changing the urban geometry of the original suburb. These mainly 20th century buildings

introduce a different scale, design rationale and palette of materials.

At the time of writing there are four fire-damaged townhouses in Lilybank Terrace, formerly the premises of Hutcheson's Grammar Primary School.





1. Terrace of grand Renaissance-detailed houses, now University departments, at University Avenue. Designed by J J Burnet in 1882–84.
2. In its original form the University Library (William Whitfield, 1968) was inspired by a mediaeval castle (Langley, near Hexham, Northumberland), but a rooftop extension of 1997 has lessened the skyline profiles of the individual towers.
3. Another of the Brutalist hilltop towers, the Boyd Orr Building (Ivor G Dorward, 1972) is a rival to the University Main Building's landmark tower in views along University Avenue.
4. The circular MacMillan Reading Room (T Harold Hughes & DGR Vaugh, 1939–40) was intended to be the centrepiece of a quadrangle, but the rest was never built.
5. The Frazer Building by Page/Park Architects of 2007–9 is a high-quality refurbishment and extension of a 1970s reletory building.
6. Wellington Church, University Avenue, a late Greek temple design by TL Watson in 1883.
7. Glasgow University Union (John Arthur & Alan G McNaughtan, 1928–29) incorporates elements of style from the great turn-of-the-century architects Burnet, Mackintosh and Lorimer.
8. The end of a terrace of houses in Oakfield Avenue. No. 70 University Avenue was owned by the architect J J Burnet and altered for himself.
9. A handsome terrace of circa 1850 tenements at the foot of Gibson Street (Nos 12–50).

# GLASGOW WEST

conservation area appraisal



Character Area 1:  
Hillhead



### Byres Road

Byres Road is a bustling local shopping centre and busy thoroughfare. It is approximately 1km in length, and linear on a north-east to south-west alignment. The northern end of the street is more fragmentary in terms of building dates, styles and heights, whilst south of Observatory Road/Cresswell Street there is an impressive consistency of linear regularity and design to the tenements and shops, which are mainly 4-storey and of late 19th-century date.

347 Byres Road is a fine example of an early 20th century Glasgow Style tenement in red sandstone with shallow oriel bays and balustrades parapet. Other distinctive buildings in Byres Road include Hillhead Library (1972, Rogerson & Spence) with its striking vertical strip fenestration and pre-cast concrete panels, an adjacent 21st-century residential development by Cooper Cromar with 5-storey corner tower, stone cladding, inset cedar panelling to upper levels and large glazed shopfronts, and a late 20th-century shop and flats with stepped brown-brick elevation at No. 373.

### Lanes

A number of light industrial lanes, such as Ashton, Cresswell, Vinicombe, Ruthven and Downsides Lanes, lead off, or run behind, both sides of Byres Road. These lanes offer character contrast owing to their intimate scale, setted road surface and the incidence of polychrome and painted brickwork.

An attractive mixture of former mews cottages, stables and lofts is interspersed with the Grosvenor Cinema and the former Barr and Stroud workshop on a gusset in Ashton Lane. The 2-storey buildings at the south end of the lane are predominantly red brick with contrasting yellow brick around the door and window openings in a 'long and short' pattern. Gabled dormers break the wallheads, and some guttering is corbelled. The middle and northern ends of the lane are mainly of white-painted brick with black contrasting surrounds to doors and windows. The road surface is of whinstone and granite setts; the 'pavements' are also surfaced in setts (the pavement setts are laid at 90 degrees to the road setts). Most buildings have been converted to bar/restaurant use and independent retail. Cresswell Lane has a similar pattern of

1. Hillhead Burgh Halls, Byres Road, designed by Clarke & Bell, circa 1873. The Halls were demolished in 1972 to make way for the Library. © Newsquest (Herald & Times). Licensor [www.scotland.ac.uk](http://www.scotland.ac.uk).
2. Ashton Lane showing the red-brick light industrial buildings at the southern end.
3. Hillhead Library (Rogerson & Spence, 1972).
4. Victoria Cross Buildings, 1876.
5. A late 19th century shopfront with slender window columns and replacement modern canopy/signage.
6. An original polished black granite shopfront surround and metal building numbers, part of a continuous design for the whole building at 339-353 Byres Road dating from the early 1830s.
7. Well-known, but much-altered shopfronts in Byres Road.
8. Downsides Lane. A timber workshop remains on the west side.
9. Sardinia Lane: irregular whinstone setts form the surface of this long lane behind the terraced houses of Cecil Street.
10. Light industrial buildings re-used for independent retail and restaurant in Ctogo Lane.

white-painted former industrial buildings. At the time of writing Vincombe Lane retains some of its light industrial/workshop character in the former Botanic Gardens Garage. Part of the north-west side of the lane is dominated by the backs of 5-storey tenement blocks.

Ruthven and Downside Lanes have a more mixed character of buildings and usages; some buildings are of brick, some of stone and even one of timber, all of different heights, sizes and plan-form. Uses include restaurant/bar, galleries, studios, shops, garages and workshops. Some brick and stone boundary walls to the rear of properties on Ruthven Street and Downside Road remain. Downside Lane is surfaced in whinstone setts, whilst Ruthven Lane is mainly tarmac.

Otago Lane and Otago Lane North are both light industrial lanes on the eastern edge of the Conservation Area. Otago Lane North broadens to the north, is walled on the east side with the Red Hackle Building on the west and the road surface is tarmac. There is a short row of 2-storey former workshops on the south side of Otago Lane, now in use for independent retail and restaurant use. The north side of the lane was opened up when the former livery stables site on Otago Street was redeveloped with brick tenements in the late 20th century. The lane surface is setts.

The other lanes in the Character Area are service lanes for terraces of houses and tenements. All are linear in layout, with long lanes running north-south and shorter lanes running east-west. Surfaces vary between lanes, and in some cases between different parts of the same lane. The predominant surfaces are whinstone setts (both squared and irregular), tarmac (sometimes on top of setts) and loose stone/earth. There are substantial areas of whinstone setts in Alfred, Belgrave, Burgh, Cowan, Eton South, Granby, Great Kelvin, Hillsborough, Lilybank Gardens, Lilybank Terrace, Sandringham, Sardinia, Viewfield and Westbank Lanes. For the most part the lanes are formed between coped brick or stone garden boundary walls. Some original mews buildings can be found in



most lanes, but there is no regular pattern to their design or distribution. Later garages and lock-ups are also present in a number of lanes. Where mews buildings exist, they are built directly on the lane, of single storey or 1½-storey in height, have gabled slate roofs, stretch the width of a single plot, and are usually constructed of stone or brick.

See also History and Character of Lanes at page 14 and page 28 above.

### Open Space Character

See also Townscape Appraisal: History/Open Spaces/Condition/Landscape Character for an overall assessment of the open space character.

Open space within the Character Area is made up of front and rear gardens, tenement backcourts, communal gardens and an assortment of both formal and informal green space affiliated to the University including a Wildlife Garden to the immediate west of Lilybank House and amenity space adjoining faculty and recreational buildings.

University-acquired open space incorporates elements of formalised high

quality modern hard landscaping with medium and large-growing trees and well-designed street furniture, e.g. beside the University Reading Room. Such areas stand alongside inherited, well-kept, informal villa Victorian lawns with mature tree planting, a few Victorian communal gardens and strips and contrast with the freer woodland character and dense undergrowth of the recently formed wildlife garden in the grounds of Lilybank House. Incursions by University car parking into University Gardens, several villa gardens, and housing back courts has eroded elements of inherited green space. Part of the former Great George Street pleasure ground has been built on by Hillhead High School with the remaining landscaped space used as a seating/passive recreational area for pupils.

Instances of public open space include car parks and a small play area, but there are no large public amenity spaces or parks/gardens.

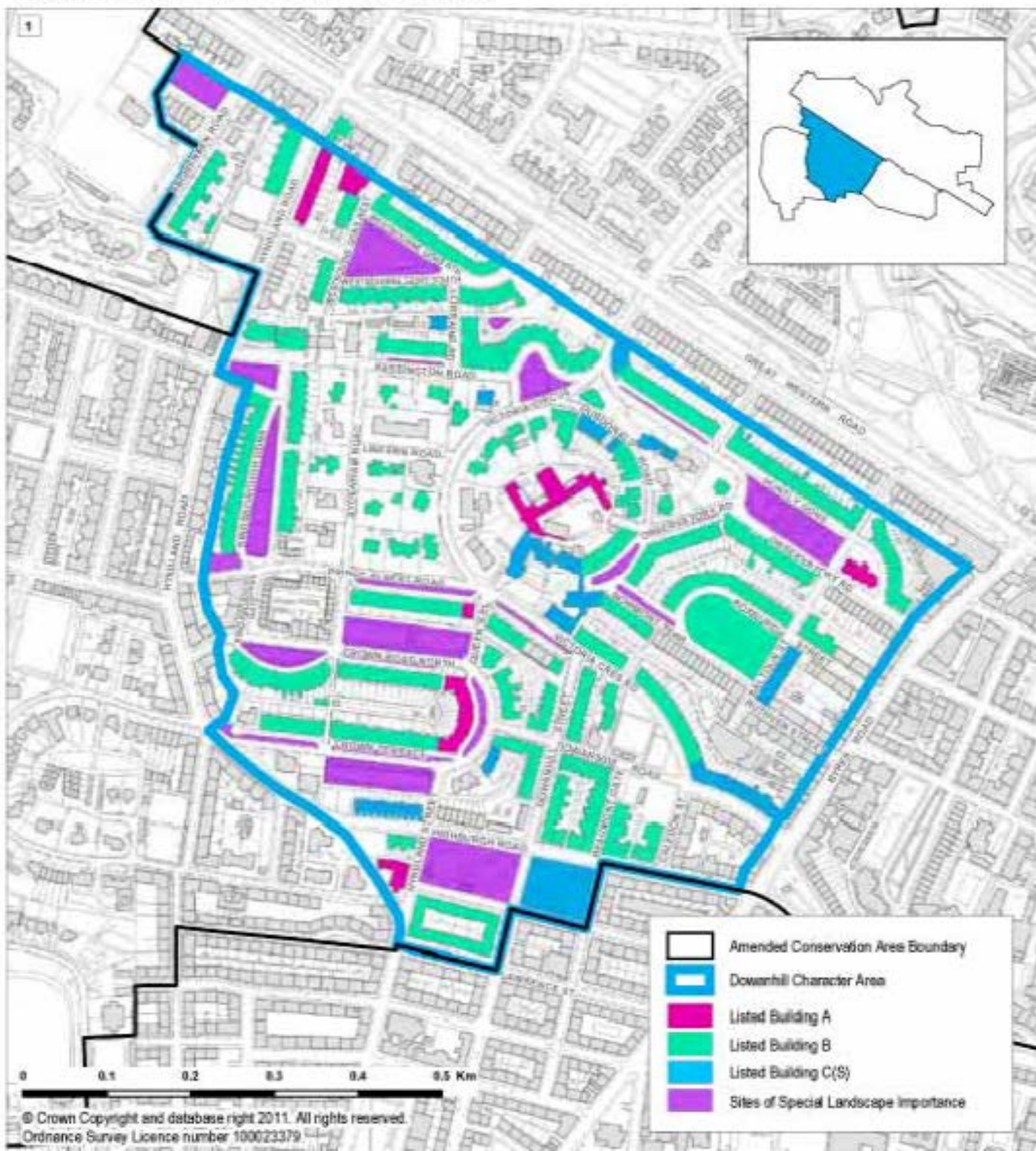


Character Area 1:  
Hillhead



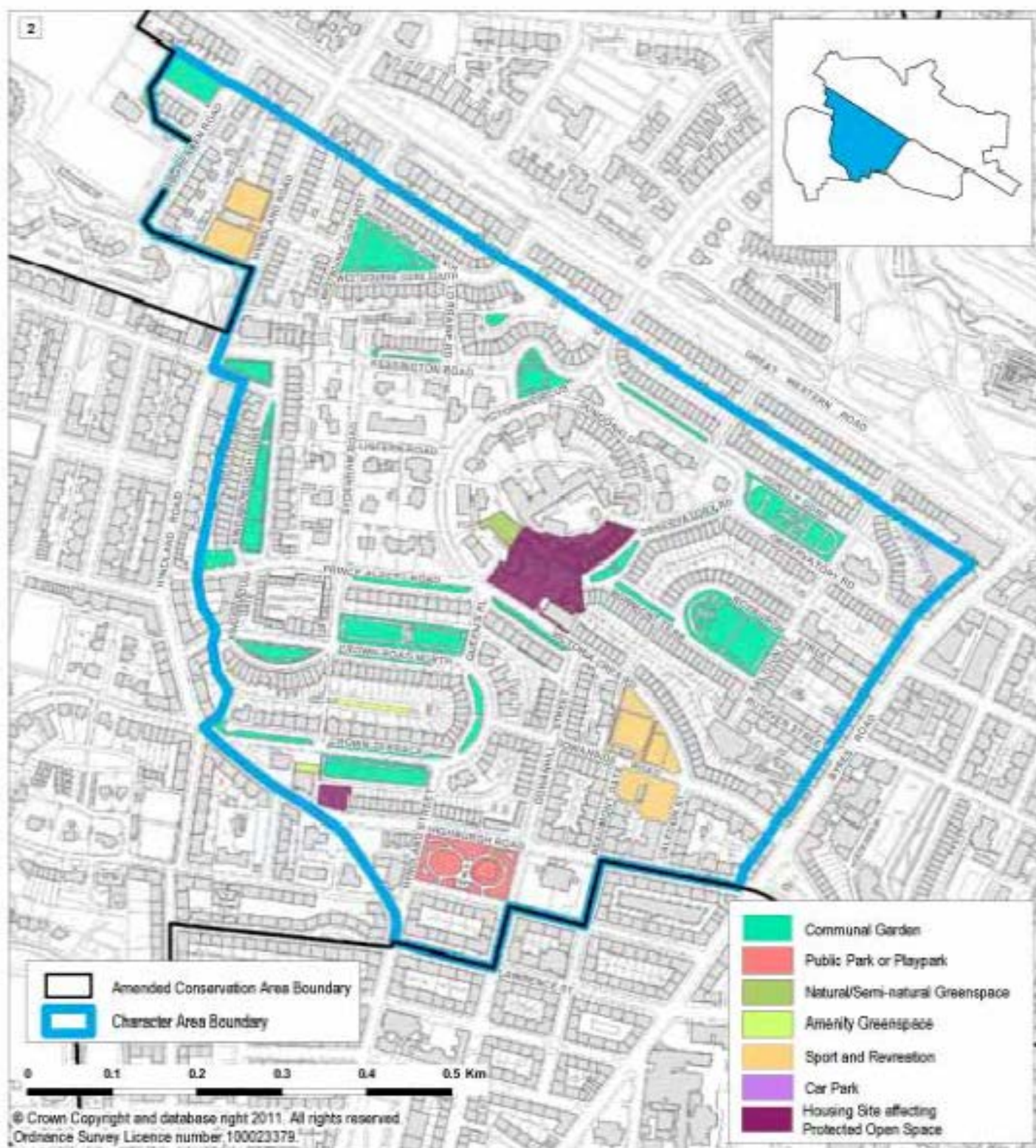
1. Glasgow Street looking east from South Park Avenue, showing the hedges and trees that enclose the tenement front gardens.
2. The sculpture court at the Hunterian Art Gallery features a number of modern sculptures and the cupola of Pettigrew & Stephens department store in Sauchiehall Street by Charles Rennie Mackintosh, 1899.
3. Westbank Quadrant tenement back court. © Fiona Jamieson.
4. View to the Red Hackle Building along the River Kelvin. Built in the 1880s as a furniture works, it was adapted in the 1920s as the headquarters of the whisky company Hepburn & Ross, manufacturers of the 'Red Hackle' blend.

## Character Area 2: Dowanhill

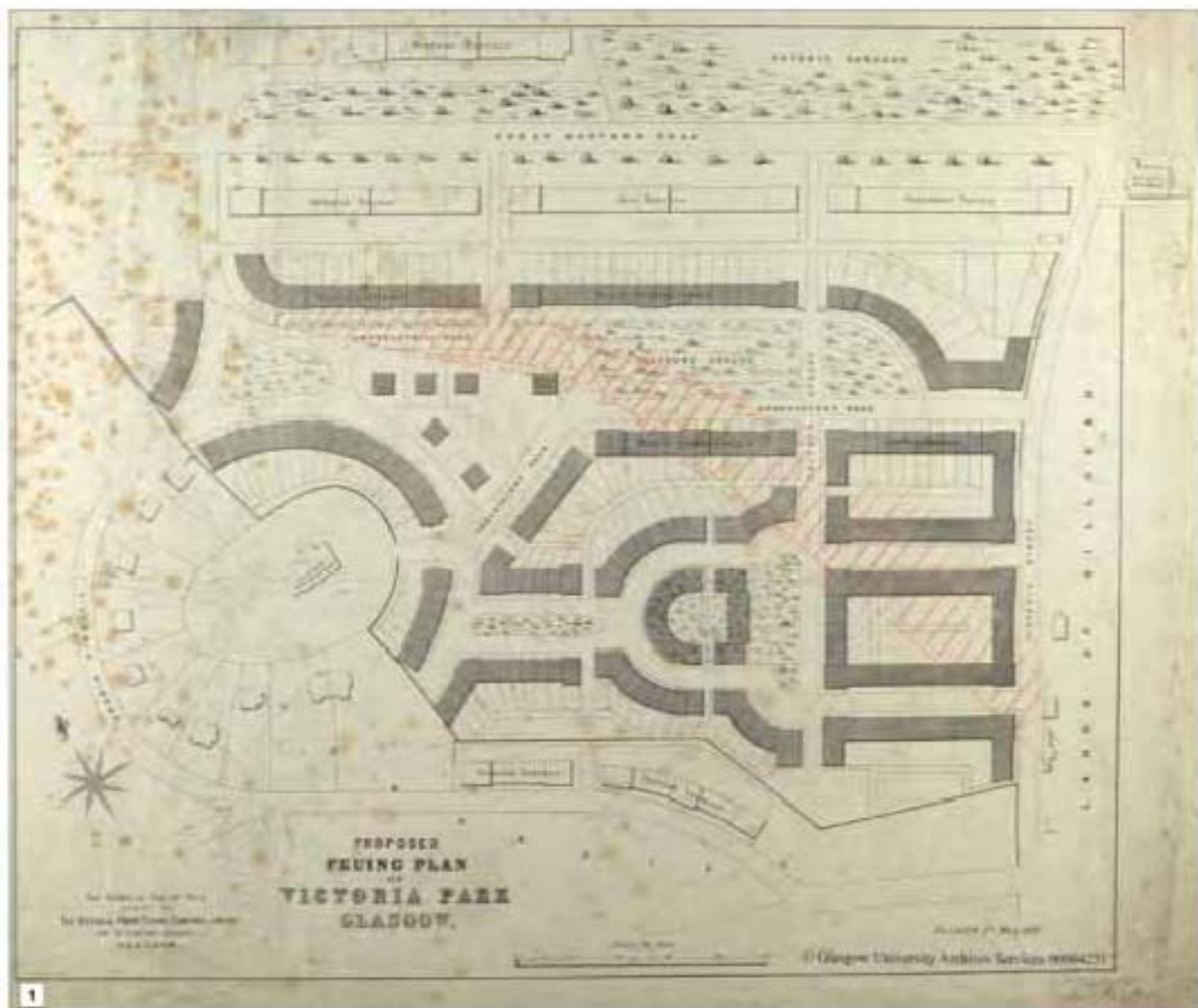


Character Area 2:  
Dowanhill

1. Map showing built and natural heritage designations in Dowanhill Character Area.



2. Map showing types of open space in Dowanhill Character Area. Derived from Glasgow Open Space Map (see [www.glasgow.gov.uk](http://www.glasgow.gov.uk) for current edition)



Character Area 2:  
Dowanhill





## SUMMARY

Downhill is bounded by Great Western Road (see Kelvinside & North Kelvinside Character Area for an assessment of Great Western Road) to the north, Byres Road (see Hillhead Character Area for an assessment of Byres Road) to the east and Highburgh Road and Hyndland Road to the south and west. It is built on a drumlin with the land falling away to each of the respective boundaries.

The street layout combines formal terraces and crescents with a less formal villa arrangement that exploits the topography. The area is harmonized by the well-established gardens.

The area is primarily residential, with a school on the summit of the hill and commercial interests restricted to Hyndland Road. There are a number of fine ecclesiastical buildings throughout Downhill.

## HISTORICAL DEVELOPMENT

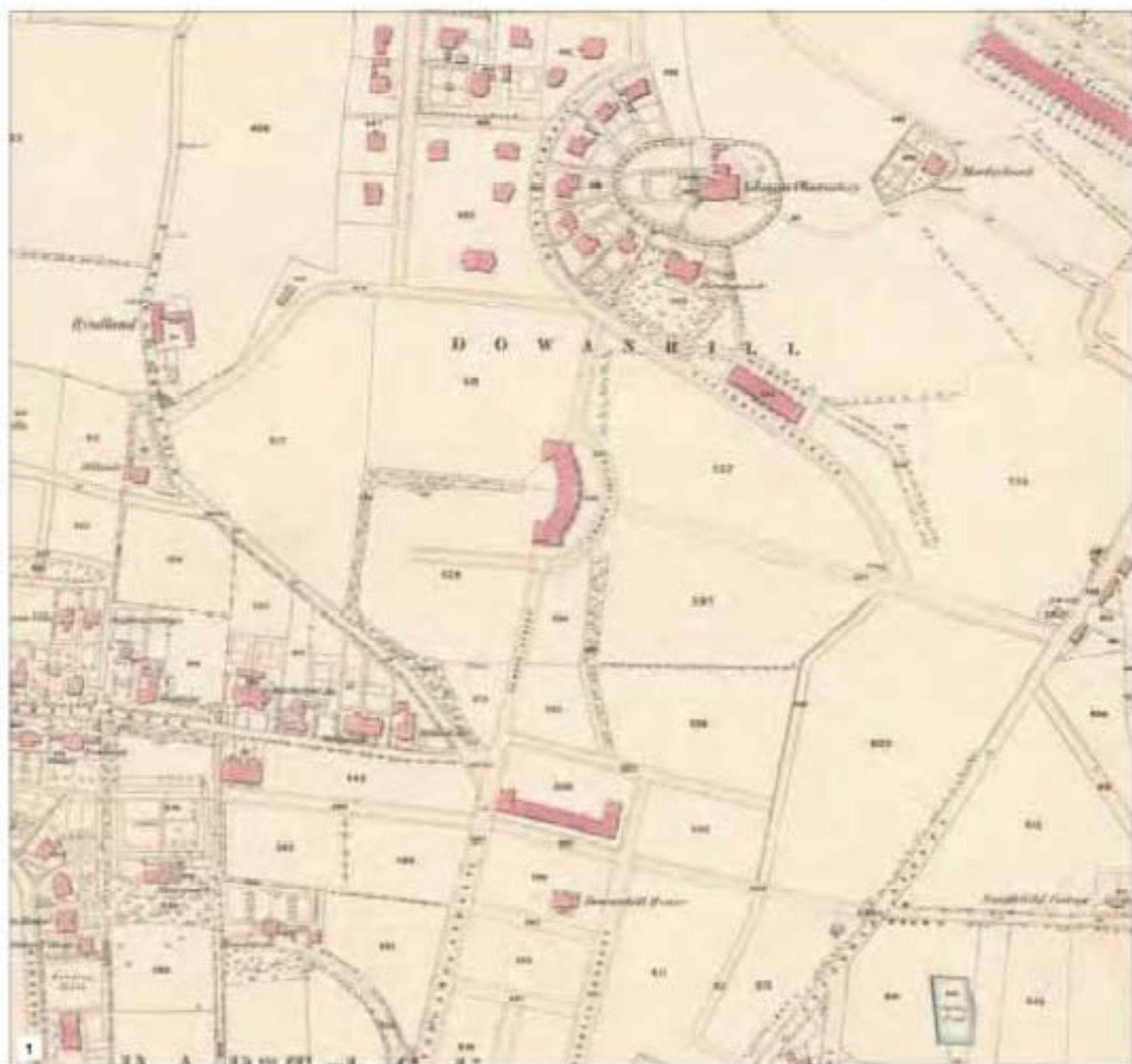
### *Early History to 18th Century*

The ancient ecclesiastical Parish of Govan encompassed the lands of Downhill until the mid 19th century. Early maps indicate that the area known as Downhill was one of a number of country estates to the west of the built up area of Glasgow. This comprised farmland with hedgerows and occasional tree belts, bounded on two sides by country roads and crossed by farm lanes. South Balgray and Horselethill farm steadings, part of the Kelvinside Estate, were situated in the north-west and north-east corners of the area respectively. The former was located close to the minor north-south local road that linked Partick with the Forth and Clyde Canal, the line of which now forms part of Hyndland Road. Horselethill Farm buildings lay immediately to the west of the old parish road that ran in a generally northern direction from Partick Cross. The old parish road was subsequently realigned to form what was to become Byres Road.

1. Facing plan of Downhill, or 'Victoria Park', of 8th May 1871 signed by David Rankine. The red shaded line marks the extent of old coal workings. The plan was amended as built, but shows the basic outline of the scheme around Huntly Gardens and the Observatory. © Glasgow University Archive Services.
2. Tenements and terraces of Downhill are clearly visible, as are Lilybank Gardens, prior to post war development of the University campus in the photograph from 1904. © University of Glasgow. Licensor [www.acorn.ac.uk](http://www.acorn.ac.uk)

## GLASGOW WEST

(conservation area appraisal)



Character Area 2:  
Dowanhill



### 19th Century

Dowanhill Estate was assembled between 1812 and 1818 by James Buchanan, a wealthy Glasgow merchant from lands between the two old parish roads that led north from Partick. Buchanan built a mansion on the southern slope of the hill, close to modern-day Lawrence Street. Development of Dowanhill did not begin until after the completion of the Great Western Road turnpike in 1841. This road project had been promoted through Parliamentary Act by landowners whose property flanked its route (see Kelvinside & North Kelvinside Character Area below). With the completion of the road the adjoining land became increasingly attractive for development.

Although the city's observatory was built on the summit of Dowanhill in 1840-1 – the earliest development in the area – little else occurred until the second half of the century. Following the opening of the Great Western Road, the country road (Byres Road) running north from Partick that formed the eastern boundary of the Dowanhill Estate was straightened to make a direct link between Dumbarton Road and the principal roads to the north.

1. 1st Edition Ordnance Survey Map, 1864. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Ordnance Survey Map, 1895.
3. Ordnance Survey Map, 1933.



The lands immediately to the south of Great Western Road remained part of the Kelvinside Estate until 1844, when they were advertised for sale in lots at auction. The streets and lanes were to be laid out with villas and terraces according to the feuing plan by Decimus Burton. Gas pipes were provided to the site and water pipes were planned for extension from Hillhead. Omnibuses ran four times a day from the Botanic Gardens to the centre of Glasgow. Only the three terraces fronting Great Western Road were built to the Burton plan. The remaining parts of the Kelvinside Estate to the south and west were re-planned several times subsequently. The Balgray and Horseleithill Farm lands were advertised for sale again in 1868 to take advantage of the impending arrival of the University of Glasgow in Gilmorehill.

The Dowanhill Estate was acquired by T. L. Paterson around 1853 and the presence of the Observatory (1841) with its connotation of pure, clear air may have helped promote Dowanhill as a very desirable living environment. The first feuing plan for the Dowanhill Estate emerged in 1853 and was produced by James Smith, Land Surveyor. His plan set out development opportunities to maximise the particular topographical advantages of different parts of the estate. The result was a designed settlement comprising villas, grand terraces and cottages laid out in an informal street pattern.

During the following half century, the estate was transformed into a high-class residential area. Purpose-built villas were constructed around the summit of Observatory Hill. Crown Circus and its environs were developed as a terraced housing development. Crown Circus itself was constructed in 1858 and assumed a splendid and dominant situation within the surrounding, largely undeveloped estate.

Other significant advances occurred with the coming of the first passenger railway to the area that resulted in the building of Botanic Gardens Station to designs by James Miller in 1896 (destroyed by fire 1979).



Character Area 2:  
Dowanhill**1900 – present**

The construction of the Dowanhill tenements, terraces and villas was largely completed by 1905. Subsequent development activity has been confined to the replacement of a limited number of buildings. These include the replacement of the former Glasgow Observatory by the Notre Dame School complex at Observatory Road. The British Telecom building (1970) at Linfern Road now occupies the site of a grand villa known as Richmond House. Flatted residential development has also been constructed at Kensington Road (1963), Prince Albert Road (1964), at the north end of Hyndland Street (1967) and Victoria Circus (1976 and 1980). The most recent development includes residential flats at Kingsborough Gate (1990) and Saltoun Street (post 2000).

**Townscape Appraisal****Architectural Character**

The villa development of Dowanhill has its earliest example in a late Georgian classical villa, Marleybank House on Horselethill Road. It is typical of its kind at 2 storeys with 3 bays and a Doric portico. The villa development extends from here along Victoria Circus, Kensington Road and Sydenham Road and was built from the mid to late nineteenth century. They exhibit the range of styles typical of the period from Boucher & Cousland's Italianate to Tudor Gothic, Classical and Scots Baronial. The asymmetrical double villa in red sandstone ('Royston' & 'Westdel') at No. 2 Queens Place and No. 10 Crown Road North is a picturesque diversion amongst the classical symmetry, designed by the Edinburgh

architect, George Washington Browne in circa 1889. Westdel, built for the publisher Robert Maclehose, was extended by A N Paterson in 1896 and a bedroom was remodelled by Charles Rennie Mackintosh in 1898. The imposing 'Elstow' at No. 5 Victoria Circus was also significantly

1. Dowanhill Observatory, built for the University of Glasgow in 1841 (demolished in 1937). Notre Dame High School now occupies the site. © Newsquest (Herald & Times). Licensor [www.scotair.co.uk](http://www.scotair.co.uk)
2. Design by Boucher & Cousland, circa 1858, for 10 Sydenham Road. © Courtesy of RCAHMS (ref. SC1123862). Licensor [www.rcahms.gov.uk](http://www.rcahms.gov.uk)
3. Aerial view of the distinctive swirling pattern of grand tree-lined crescents and terraces radiating out from the crest of Dowanhill at Notre Dame High School. Communal and private gardens make an important contribution to the character of the area. © 2006 Getmapping Plc & The XYZ Digital Map Company.

# GLASGOW WEST

conservation area appraisal



Character Area 2:  
Dowanhill



remodelled in 1899 by A N Paterson with feature gables and a bow crowned by a hemi-domical roof.

The most dominant architectural form of the area is the grand terrace. It appears in 2–4 storey forms of straight linear, crescents and serpentine. Great Western Road features the grandest terraces with Alexander Thomson's monumental masterpiece of 1869, a Grecian 2–storey terrace of 52 bays with 3–storey pavilions at Great Western Terrace (see also Kelvinside & North Kelvinside Character Area). It is stripped of decorative detail other than the columned porches over sunken basements with distinctive cast-ironwork extending to the stepped and ramped access. Round the corner, Thomson completed 21–29 Hyndland Road two years later, an astylar terrace with entrances of Ionic columns in antis (recessed). Crown Gardens has the more unusual feature of a consoled balcony with a cast-iron balustrade and it connects to Crown Circus with an arched screen.

Crown Circus of 1858, the earliest of the crescents, is a bold convex curve of 3–storey over basement townhouses. The continuous Doric colonnade emphasises

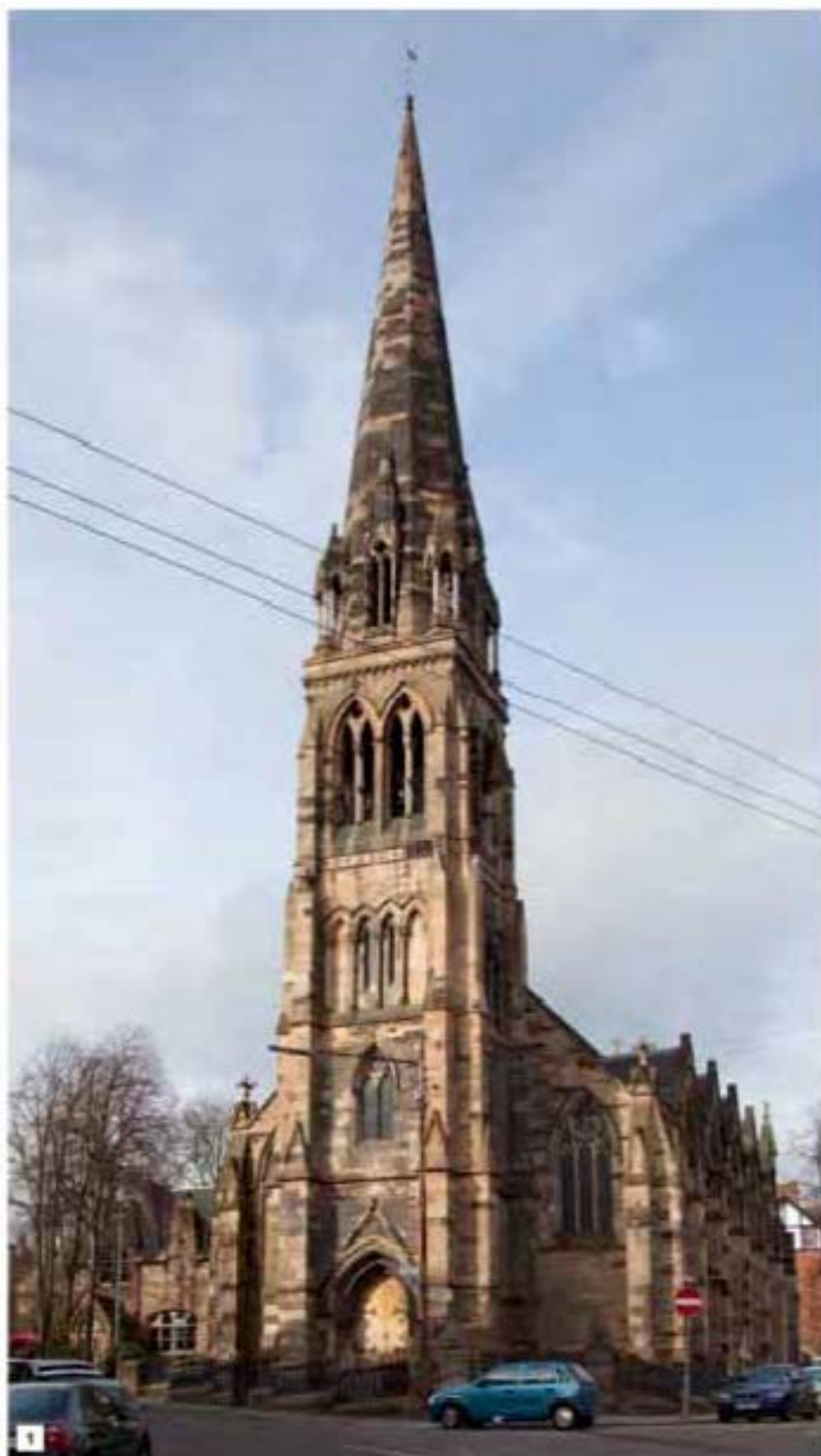
the curve and the central houses share the colonnade but have pilasters instead of columns, canted bays and a parapet with pedestals and urn finials. Crown Circus, Terrace and Gardens form a remarkable showpiece architectural group that exploits the elevated position, enhanced by the balustrade staircases and cast-iron railings that enclose the gardens of Crown Circus.

Princes Crescent, Grosvenor Crescent, and Caledon Street are other crescents of distinction featuring oriel first floor bays and arched dormers. Aithole Gardens of 1878 is a bolder composition of curve and terrace on steeply sloping ground with tripartite entrances and canted bays. The incised 'chip-carved' detailing, lotus capitals and anthemion patterned cast-iron railings are from a design by Thomson. David Barclay's Kensington Gate is the most serpentine of the Dowanhill terraces, each house with a 5-light bow window from basement to first floor and dormers with conical roof. The entrances are of baroque design, many retaining decorative stained glass.

Hyndland Road and Highburgh Road comprise typical Glasgow tenements with bowed and canted bays, although 65–73

Highburgh Road is a 2–storey Tudor terrace with timbered gables. The former Western Telephone Exchange by Leonard Stokes of London with Colin Menzies of Glasgow of 1907 at 24 Highburgh Road, is unusual for its polychrome use of red and cream sandstone and projecting canted windows. Dowanside Road, Dowanhill Street and Besumont Gate built by David Barclay between 1898–1912 are fine examples of Glasgow Style tenements with bowed windows and elaborate entrances.

1. The south end of Crown Circus (James Thomson, 1858) and garden, restored from 2004–9.
2. Terrace of red sandstone houses at Kensington Gate (David Barclay, 1902–3), viewed across the communal garden.
3. Detail of a doorway at Kensington Gate.
4. 60–58 Dowanside Road and 117 Dowanhill Street, designed by David Barclay in 1898–1907 as part of a larger scheme in the two streets.
5. Unusual semi-circular bowed window at 117 Dowanhill Street.
6. 86–90 Hyndland Street and 52–50 Lawrence Street, part of a symmetrical classical block of tenements.
7. 1 Dundonald Road, an Italianate villa of 1874.
8. Telephone Exchange (now Exchange House), 24 Highburgh Road, by Leonard Stokes, 1907.



Good ashlar stonework is a feature of Dowanhill, in blonde and red sandstone, with fine details in channelled ground floors, consoled windows and cornices. Repeated oriel bays and a variety of dormers are also distinctive features, as are low boundary walls and good cast-iron work.

There are five major ecclesiastical buildings in Dowanhill. Four are primarily Gothic variations, whilst the Westbourne Free Church of 1881 by John Honeyman is in Italian Renaissance style. Paired Corinthian columns over Ionic and the ogeed bellcotes make this a particularly attractive church. William Leiper's Dowanhill Church (now the Cotter Theatre) is in Normandy Gothic with the steeple forming a prominent skyline feature from the north and south. St Bride's Episcopal Church, Hyndland Road is a Decorated Gothic church begun in 1903 by GF Bodley and completed in 1913 by HO Tarbolton. Belmont & Hillhead Parish Church (1875) on Saltoun Street is a fine interpretation by James Sellars of the Rayonnant style 13th-century Sainte-Chapelle at Saint Germer-de-Fly (Picardy, France). Sellars employed Normandy Gothic two years later at St Luke's Greek Orthodox Cathedral, Dundonald Road.





Notre Dame Primary School on Victoria Crescent Road is a robust late 19th-century Board School in red sandstone. Mid to late 20th-century development has not always been kind to the area: the fattened developments and telephone exchange on Victoria Circus are perhaps the least successful 20th-century developments amidst the traditional villas. The exception is Notre Dame High School, replacing Glasgow City Observatory, a fine example of Scandinavian Functionalism. Although designed in 1939 by Thomas S Gordiner, it was not completed until 1954 and combines brick, concrete and ashlar with beautiful sculptural details. The 1960s housing scheme on Prince Albert Road by the City Architect is of modest nature with a pleasing rhythm and has weathered well.

Townscape views from within Downhill tend to be incidental rather than formal. Spires of the churches appear above the treetops and views south are caught from Victoria Circus and Crown Circus. The best views are within the area along the repetitive terraces and crescents.



### Lanes

Ruthven and Dowanside Lanes are described above in the context of light industrial lanes surrounding Byres Road (see page 55). The remaining lanes in the Character Area are service lanes for terraces of houses and tenements. Most lanes are laid out in a linear arrangement, although there are some exceptions behind crescents. There is a near-continuous linear alignment of lanes behind the south side of Great Western Road.

Surfaces vary between lanes, and in some cases between different parts of the same lane. The predominant surfaces are whinstone setts (both squared and irregular), tarmac (sometimes on top of setts) and loose stone/earth. There are substantial areas of whinstone setts in Athole, Belhaven Terrace, Belhaven Terrace West, Caledon, Devonshire Gardens, Devonshire Terrace, Grosvenor, Grosvenor Crescent, Kew, Lancaster Terrace, Princes Gardens and Roxburgh Lanes. For the most part the lanes are formed between coped brick or stone garden boundary walls.

Some original mews buildings can be found



1. Downhill Church (now the Collier Theatre), 93 Hyndland Street by William Leiper, 1865-67. The building fabric was secured from its near-dereict state by 1992 and the tower repaired in 2002. A full repair scheme, including the exceptional and pioneering interior work by Daniel Coffier, has been ongoing since 2005. The spire is a local landmark from several directions. The upwardly mobile congregation of the East Partick United Presbyterian Church relocated here from Partick Cross in 1887. The landowner, Thomas L Paterson, offered a reduced price for the spectacular feu in return for a high-quality Gothic building that would encourage development of the residential feu on his surrounding Downhill Estate.
2. Struthers Memorial Church, 52 Westbourne Gardens (John Honeyman, 1881).
3. St Bride's Episcopal Church, 61 Hyndland Road designed by the great church specialist architect, GF Bodley, in 1903, but completed 10 years later by HO Tarbolton.
4. St Luke's Greek Orthodox Cathedral, Dunconald Road, by James Sellers, 1877.
5. Grosvenor Lane running parallel to Great Western Road behind the Grosvenor Hotel (originally a terrace of houses). Occasional 1<sup>st</sup>-storey mews buildings break the run of garden walls.



in most lanes, but there is no regular pattern to their design or distribution. Later garages and lock-ups are also present in a number of lanes. Where mews buildings exist, they are generally built directly on the lane, are of single storey or 1½-storeys in height, have gabled slate roofs, stretch the width of a single plot, and are usually constructed of stone or brick. An exceptional and grand example of a shared carriage house across several plots survives behind 1-3 Prince's Gardens at 10-12 Sydenham Lane.

Kensington Gate Lane has recently been resurfaced in stone setts as a condition of planning permission for the construction of two new mews houses.

### Open Space Character

The Dowanhill landscape character is one of spacious private gardens, tree-lined streets, a number of quality communal gardens and a few recreational/sports areas. See also the general characteristics in sections: Townscape Appraisal: Open Space/Private Gardens/Communal Gardens/Other Green Spaces.

Dowanhill Character Area shares Great Western Road boulevard in common with Kelvinside & North Kelvinside Character Area, where that impressive sequence of communal gardens is described. With other noteworthy communal gardens and garden strips in Dowanhill and Kelvinside, these spaces may be worthy of consideration for

inclusion in Historic Scotland's Inventory of Gardens and Designed Landscapes.

Open space of more local importance includes Dowanhill Park, Highburgh Road. Opened in 1905 and refurbished in 2005, it is affectionately known as 'The Wee Park'. Original elements include the early cast-iron drinking fountain at the park centre and the peripheral Edwardian Park gates, stone piers and railings. Grass banks on the north side are planted with whitebeam, ash, lime and a number of Prunus, with other species in the interior. Few mature limes remain and the circular Edwardian shrub beds and banks have long gone. A new children's nursery building lies near the original Edwardian Park pavilion.



Downhill Church Victory Ground, Highburgh Road, commemorates men of Downhill Church who fell in the 1914-18 War. The corner site comprising grass, mixed trees and shrubs, spring bulbs and summer bedding was gifted by members of the former Church, subsequently the Cottier Theatre. Housing development is planned for the ground.

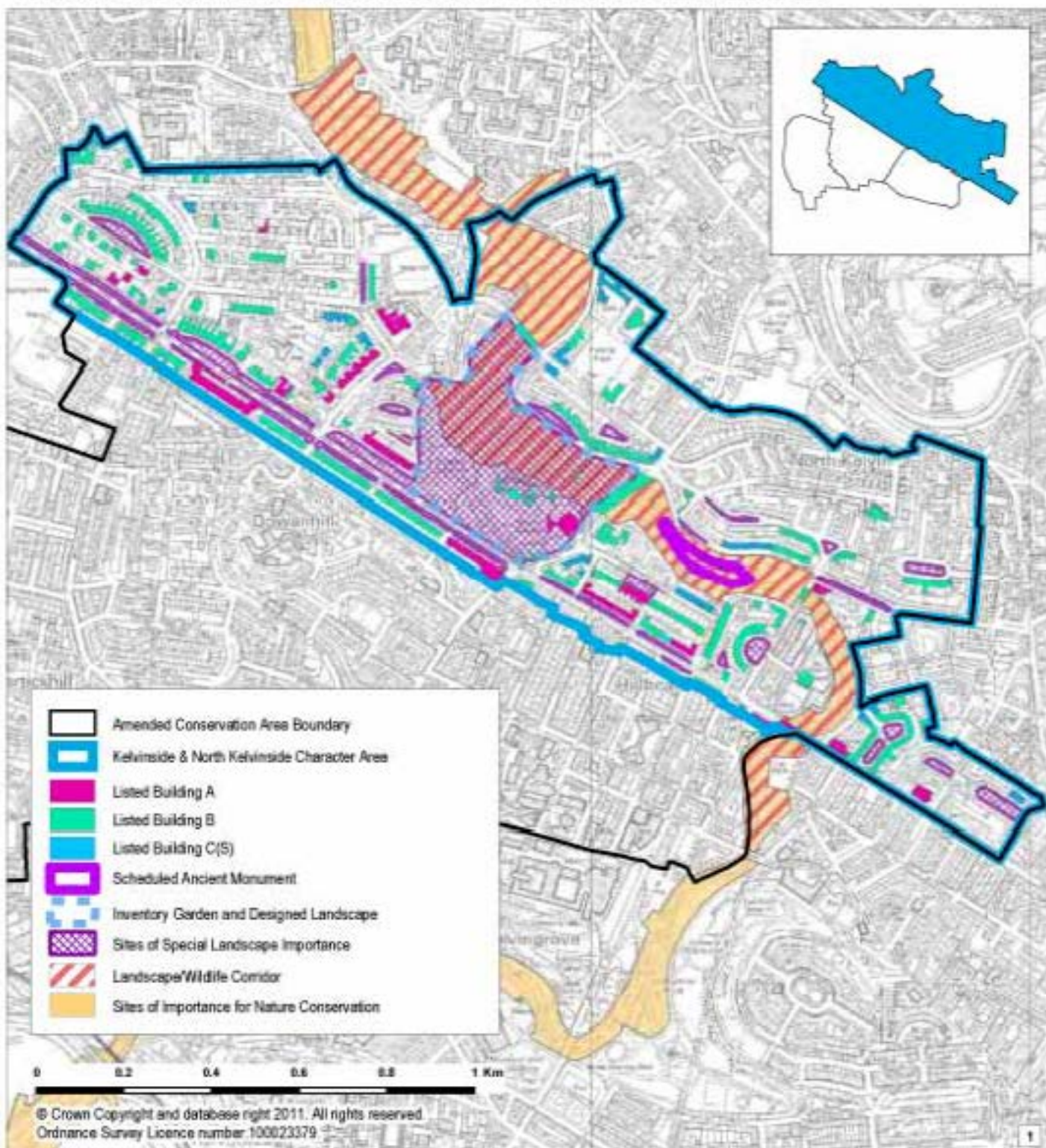
Private recreational space includes the late Victorian Willowbank Bowling Club, Downside Road, where an eastern wedge of trees and shrubs, mainly holly and sycamore and high hedging provide an effective screen from Byres Road and the surrounding streets. The clubhouse dates from 1897 and includes a stained glass window by Norman MacDougall depicting the famous bowler, Sir Francis Drake. The pre-World War II tennis courts and pavilion

at Downhill Lawn Tennis Club, Downside Road, have been improved and upgraded to all-weather floodlit courts with enclosing high mesh fencing. Tree and shrub planting are confined to the north-east and north sides. Similarly, the more substantial Western Lawn Tennis Club, Hyndland Road, established in the early 1920s, has been modernised and now operates as Western Health and Racquets Club.

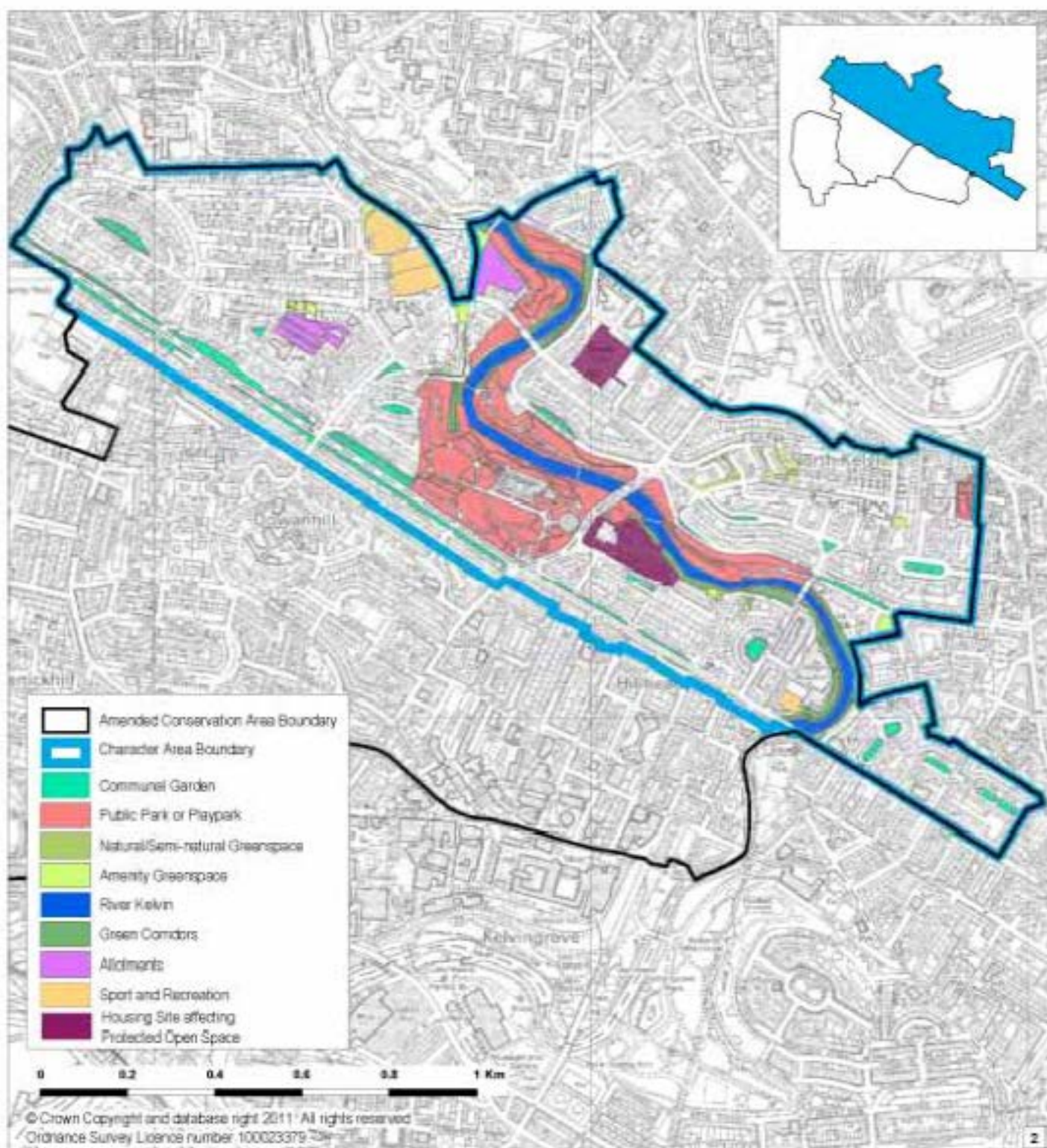


1. Notre Dame High School (TS Cordner, 1949-53), built on the site of the old Observatory in Scandinavian modernist style.
2. View of the grassed terraces and paths of Athole Gardens communal gardens, one of the largest of the important green spaces in the Character Area. © Fiona Jamieson.
3. The long run of replacement iron railings in Crown Circus gardens, part of a combined building and landscape restoration programme for the street from 2004-09.
4. Willowbank Bowling Club, Downside Road, Glasgow's oldest bowling club, constituted in 1835. Initially it was located at 'Willowbank', a small estate to the west of what is now Blythswood Square. The club moved to the current site in 1896. © Fiona Jamieson.

## Character Area 3: Kelvinside & North Kelvinside



1. Map showing built and natural heritage designations in Kelvinside & North Kelvinside Character Area.



Character Area 3:  
Kelvinside & North Kelvinside

2. Map showing types of open space in Kelvinside & North Kelvinside Character Area. Derived from Glasgow Open Space Map (see [www.glasgow.gov.uk](http://www.glasgow.gov.uk) for current edition)



Character Area 3:  
Kelvinside & North Kelvinside





## SUMMARY

Kelvinside & North Kelvinside Character Area is located to the north of Great Western Road and to the south of Maryhill Road. It stretches from Burnbank Terrace in the east to Beaconsfield Road in the west.

A feuing plan for the lands of the old Kelvinside Estate was first devised by Decimus Burton in 1840. It is perhaps the city's grandest residential suburb, with imposing terraces of houses and tenements lining spacious streets and avenues. The city's major western artery, Great Western Road, runs along the southern boundary of the Character Area. Less monumental development followed in North Kelvinside from 1842 after the relocation of Glasgow Botanic Gardens to its current site. The predominant use throughout the Character Area is residential, but there is some local retail at the eastern end of Great Western

Road and a number of educational and religious buildings.

The Character Area is notable for its green spaces, particularly the tree-lined streets, generous private gardens and back courts. The River Kelvin and its associated bridges and green spaces, including Glasgow Botanic Gardens, are at the heart of the area.

## HISTORICAL DEVELOPMENT

### Early History

The ecclesiastical Parish of Govan included the lands west of the Burgh of Glasgow and north of the River Clyde as far as Kelvinside until the mid 19th century. Several old Glasgow families including the Campbells of Blythswood, the Gibsons of Hillhead and Overnewton and the Campbells of Succoth owned the lands to the area north of Great

Western Road in the 18th century. Most of the land was leased out for agricultural, light industrial and mineral extraction purposes. This was an area mainly of farmland and woods with mills along the banks of the River Kelvin, which were also dotted with

1. Feuing plan of Kelvinside Estate, or 'Queenstown', by Decimus Burton, 1840. © Glasgow University Archive Services.
2. Detail of 1840 feuing plan showing view north of 'Windsor Terrace' (Kirklee Terrace). © Glasgow University Archive Services.
3. Late 19th-century photograph of Great Western Road from the junction with Kerland Street looking towards former Kelvinside Parish Church (now Oran Mòr) tower and steeple on the left and Buckingham Terrace on the right. The pavement appears to comprise substantial stone slabs with stone kerbs and settled gutter. The road surface is settled in the centre around the tram lines, but appears less well made/maintained and rutted at the edges; gas lamps are located at the edges of the pavement and there is a long stretch of railings fronting the gardens. Reproduced by permission of the Glasgow City Libraries.



bleachfields and printfields, papermaking works and many small coal workings.

In the mid 18th century, many wealthy Glasgow families bought large estates in picturesque locations around the periphery of the city and those who migrated west were amongst the oldest and most influential, including generations of provosts and leading merchants. Thomas Dunmore was the first Glasgow merchant of this period to establish a substantial country residence along the banks of the river, building a mansion called Kelvinside at Old Garrioch Mill (the north bank opposite the Botanic Gardens) in 1750. Dunmore bought the old Bankhead Farm, part of the ancient lands of Ruchill and Lambhill, from the heirs of Provost James Peattie in 1749,

and changed the name to 'Kelvinside'. The estate passed to Thomas' son, Robert Dunmore, in the 1770s, before being sold to an East India Company doctor, Thomas Lithan, in 1785.

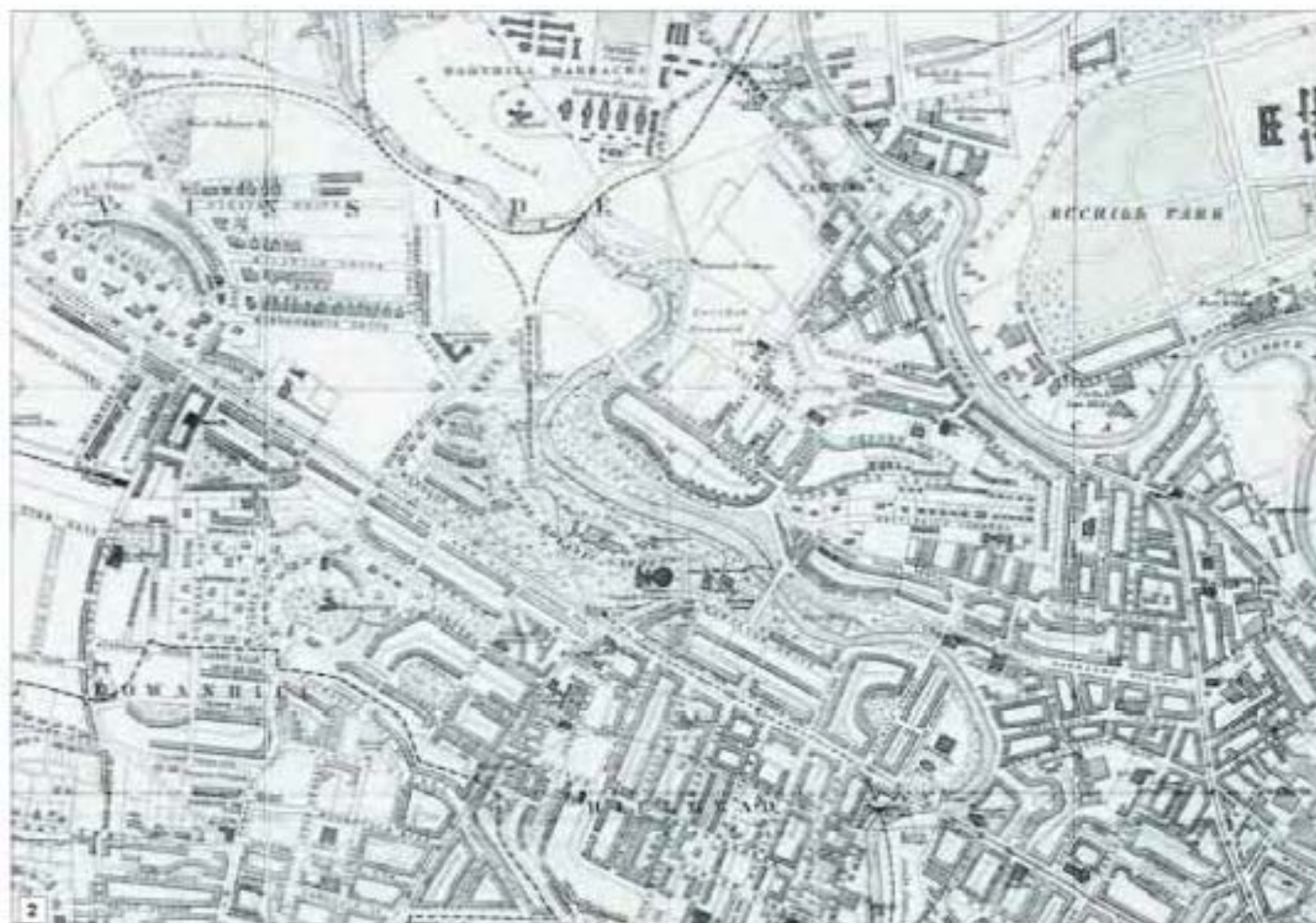
#### 19th Century

Following Lithan's death in 1807, his widow Elizabeth Mowbray inherited the estate. The house and estate were advertised for let in 1826 and Kirklee Farm and the mansion house were put up for sale in 1827. Further parts of the estate including North Woodside Park and Chapel and Horseleithill Farms were added to the sale particulars in the *Caledonian Mercury* of 31 July 1830. In 1839 the 462-acre estate was finally sold to the Kelvinside Estate

Company. The partners in the company, Matthew Montgomerie, John Park Fleming and James Belmont Neilson added a further 104 acres of the Gartnavel Estate in 1845. By now the estate as a whole extended from the Botanic Garden Gate in the east to Anniesland Toll in the west, and was bounded by Garscube and Maryhill Roads (from Springbank to Maryhill) in the north.

The catalyst for residential development of the area was the passing of the New Anniesland Turnpike Act in 1836 and the full opening of the turnpike road from St George's Road to Anniesland in 1841. Landowner James Gibson of Hillhead appears to have been the driving force behind the planning and construction of the turnpike. The road was to provide a new route into the city through the estates




**Character Area 3:  
Kelvinside & North Kelvinside**

of Woodlands, Hillhead and Kelvinside. Once past Woodlands it became one of the grandest suburban boulevards in Britain called the Great Western Road. The impressive layout of the road was commissioned from Decimus Burton by the newly-formed Kelvinside Estate Company. Burton had previously worked with John Nash on the layout of Regent's Park in London. Burton's plan was revised and extended by James Salmon in 1859 to reduce the profligate use of land.

A further feuing plan for the adjoining Northpark Estate (the area now occupied by Glasgow Academy, Belmont Crescent and Hamilton Drive) was commissioned from Decimus Burton in 1841.

Prior to the opening of Great Western Road,

development of land had been slow, but now the estates of North Woodside, Kelvinside, Northpark, Hillhead and Dowanhill were all laid out for feuing. One of the earliest feu contracts was 21 acres to the Royal Botanical Institute of Glasgow. Residential development was restricted to the terraces in Holyrood Crescent and Lansdowne Crescent.

The remains of North Woodside Flint Mill (1846), a scheduled monument on the north bank of the River Kelvin below Garriochmill Road, testify to the continuing agricultural and light industrial character of the area well into the 19th century. The water-powered mill ground flint for use in ceramic production.

In 1847 the Kelvinside Estate Company

commissioned Charles Wilson to design a speculative housing project at what is now Kinkiee Terrace. Only six houses were built and the two partners of the company occupied two of these. The terrace was not completed for another 15 years and thereafter the estate company only feued land for speculative development by others. After four decades trying to promote Kelvinside, the two partners had only managed to dispose of 66 feus at the time of their deaths in 1868 and 1869.

1. Ordnance Survey map 1865. Reproduced by permission of Glasgow University Library, Special Collections.
2. Bartholemew's Post Office Directory map 1901-02. Reproduced by permission of Glasgow University Library, Special Collections.



James Brown Montgomerie Fleming assumed control of the company from his father and uncle just as Glasgow was entering the period of its greatest building boom. Within three years he had sold off nearly all the ground east of Clevedon Road and within 10 years he had disposed of one third of the estate, including North Kelvinside (sold in 1868 to John Ewing Walker, who formed the Kelvinside Feuing Company). In 1869, James Buchanan Mirrlees, a wealthy Glasgow businessman, acquired a 24-acre site and built a luxurious mansion called Redlands on the prominent site of what is now Lancaster Crescent.

From 1870 building work was progressing in earnest and Kelvinside attracted some of Glasgow's wealthiest and most influential families. Clevedon Road and Kirklee Road were widened and streets to the north of

Great Western Road were laid out. In 1872 the company sold a large rectangle of land to Thomas Russell consisting of plots for 20 large detached villas and the first site was sold to Glasgow Bailie, James Morrison, who built what is now known as Balmanno House (3 Clevedon Road/992 Great Western Road). Russell erected his own substantial house called Clevedon on a double feu just behind Balmanno House. The 1870s was the decade in which the West End enjoyed its greatest period of sustained growth. The quality of the Great Western Road buildings reflected in no small measure the wealth and influence of sections of Glasgow society. The professions, including doctors, academics and lawyers were joined as new residents by the many entrepreneurs and merchants involved in textile manufacturing, iron-founding, shipbuilding and the other mainstays of Glasgow's economy. Despite

its success in developing the area, the Kelvinside Estate Company was not a thriving concern and the trustees did not pay off its large debts until the middle of the next century.

The railway had little impact on the West End as the proposals were for goods trains that offered no benefit to Kelvinside or the other residential estates. The Kelvinside Estate Company contested the 1860's proposed railway route and it was dropped until a revised route was opened in 1896, the same year that the Underground opened. Two railway stations were located within the area at the Botanic Gardens and Kirklee.

In 1891 a Boundaries Commission recommended that Glasgow should annex the three West End burghs and six South



1. Photograph of Kelvinside House by Thomas Annan, circa 1870, shortly before its demolition. Reproduced by permission of Glasgow City Libraries.
2. Photograph by Thomas Annan of Redlands House, 11 Lancaster Crescent, soon after construction for the businessman James Milnes to designs by James Boucher in 1871. Great Western Road is shown in the foreground and the fields of rural Kelvinside stretch out behind. Reproduced by permission of Glasgow University Archive Services.
3. Early photograph by Thomas Annan of Kelvinside Free Church (now Óran Mór), designed by Campbell Douglas & Stevenson in 1862. Reproduced by permission of Glasgow City Libraries.
4. Photograph by James Annan (son of Thomas) of Redlands House circa 1901. The entrance porch and conservatory have been enlarged and the house is now surrounded by development. Reproduced by permission of Glasgow University Archive Services.



Side burghs. The Burgh of Hillhead and districts of Kelvinside and Dowanhill were incorporated into the city at this time.

#### 1900 – present

The early years of the 20th century saw further development of terraced houses but the pace of development slowed markedly from this time. In the 1920's Glasgow Corporation constructed a new road and bridge across the river at Queen Margaret Drive between the Kibble Palace and Queen Margaret Hall. The extension by the BBC of the former North Park House to designs by James Miller in 1936 is perhaps the only other major development of this period.

During the second half of the century many remaining vacant sites were developed principally for residential uses. Further development was restricted to the piecemeal infill of sites created by demolitions and sub-divisions of larger plots.

The 19th- and early 20th-century tenement developments of North Kelvinside originally filled the area between the River Kelvin and Maryhill Road, but the late 1970s comprehensive redevelopment strategy

for the 'Maryhill Corridor' resulted in the demolition of large swathes of tenements, particularly along the southern stretch of Maryhill Road.

#### TOWNSCAPE APPRAISAL

##### Architectural Character

Kelvinside & North Kelvinside Character Area can be further subdivided into several areas of distinctive architectural character:

- **Great Western Road** [north side from Burnbank Terrace in the east to Beaconsfield Road in the west; south side from Great Western Road Bridge to Hughenden Playing Fields. The south side from St George's Cross to the Great Western Road Bridge is included in Woodlands Conservation Area] is a broad boulevard of terraces running in a straight line from St George's Cross to Beaconsfield Road (and continuing beyond, outside the Conservation Area).
- **Kelvinside** [north of Great Western Road and south of the River Kelvin] is characterised by terraces of houses



and large villas set in spacious plots. The River Kelvin, its banks and Glasgow Botanic Gardens form a large area of green space at the centre.

- **North Kelvinside** [north of the River Kelvin and south of Hotspur Street, Kelbourne Street, Oban Drive and Maryhill Road] has smaller plots and a higher proportion of tenements, but also contains terraces of houses and individual villas.

##### Great Western Road

Great Western Road is described by the 'Buildings of Scotland: Glasgow' as 'one of the grandest suburban boulevards in Britain', notable for its length, width and straight alignment. The central carriageway and pavements are just under 20m in width for the full length of the street. At the eastern end the tenements are built at the back of the pavement without basement areas, but west of Hamilton Park Avenue/Oakfield Avenue many of the terraces are set back further behind trees, grass strips, subsidiary roads and basement areas. The architectural treatment of the street was never planned from end to end, but



the developers achieved a remarkable homogeneity in spite of this. Modifications were made by William Holford & Associates at Great Western Terrace when Great Western Road became an 'expressway' in the 1970s.

A number of the grand terraces, particularly at the Hillhead end of the street, are designed as 'palace blocks' with end and central pavilions that project slightly forward and above the linking ranges. The corner pavilion blocks can also be significant to the design of the adjoining side streets.

The part of the street east of the River Kelvin was slow to be developed, with little construction here until the 1870s. Typically the buildings here are 4-storey tenements with shops below, built in a uniform style of flat elevations with a regular arrangement of corniced windows. The earlier buildings are generally of local yellow sandstone, whilst the later ones are of red Ayrshire or Dumfriesshire sandstone. The impressively consistent height and style of the tenements are punctured only by the dramatic spires of St Mary's Episcopal Cathedral and the Lansdowne Church. The former was built as a parish church in 1871-74 by Sir George



Gilbert Scott and the spire was added by his son, John Cyril Scott, in 1893. Lansdowne Church was built with a particularly tall and slender spire for the United Presbyterian Church in 1862-63 by John Honeyman.

The Great Western Bridge (1889-91, Bell & Miller Engineers) crossing the River Kelvin is barely noticeable as a bridge at street level, but from river level its two 4-centred cast-iron arches and crenellated stone piers form a distinguished piece of late Victorian engineering.

The section of the street between the bridge and Hamilton Park Avenue/Oakfield Avenue is still commercial at the ground floor, but there is less consistency of height and design. Old mine workings have made parts of the north side unstable, and to some extent dictated the lower density of building here. Immediately west of the bridge at Nos. 445-459 is James Miller's Caledonian Mansions of 1895, a magnificent red sandstone, Glasgow Style development of commercial and residential apartments with corner saucer domes. The old Hubbard's bakery at Nos. 508-510 (1929, James Lindsay) is a rare Art Deco frontage with white terracotta frontage and decorative glazing. Opposite



1. Bobonic Gardens Station (James Miller, circa 1894), an exotic landmark with two towers and gilded onion domes, which stood beside the Great Western Road entrance to the gardens until it was destroyed by fire in 1970. Reproduced by permission of Glasgow City Libraries.
2. Caledonian Mansions at Kelvinbridge, another railway-associated development by James Miller for the Caledonian Railway Company, built in 1895 on land previously purchased for tunnel construction. The station itself, also by Miller, was destroyed by fire in 1968.
3. Great Western Bridge (Bell & Miller Engineers, 1889-91) with Lansdowne Church behind. The predecessors to this bridge enabled the feuing and development of the lands west of the River Kelvin.
4. 499 Great Western Road, the former Cooper's Building with its unusual corner tower.
5. Ruskin Terrace of circa 1855-58, set back above Great Western Road and separated from it by a grassed and tree-lined bank with retaining wall and railings.
6. 508-510 Great Western Road: 1929 Art Deco former bakery with Jazz Modern motifs in brightly coloured glazed terracotta.



at No. 499 is another landmark, the quirky corner clock tower of the former Cooper's Building (1000, R Duncan).

The section of the street between Hamilton Park/Oakfield Avenues and Queen Margaret Drive/Byres Road is a mixture of grand residential terraces on the north side and tenements with shops at the ground floor on the south side. Here the main road continues at a lower level, whilst parallel side roads with grassy banks and trees in between service the grand residential accommodation of Ruskin (1855-58), Belgrave (1856, Thomas Gildard & R H M Macfarlane) and Buckingham Terraces (1852-58, J T Rothead) at a higher level. The last major landmark is the spire of the former Kelvinside Parish Church (1862, J J Stevenson), now known as 'Óran Mór' and converted for use as a bar, restaurant and entertainments events venue.

West of Queen Margaret Drive/Byres Road the boulevard nature of the street, with a central carriageway separated from parallel side roads by grass strips and trees, remains consistent to the boundary of the Conservation Area. The grandest of the classical residential terraces are to be found here on the south side of the street:

Grosvenor Terrace (1855, J T Rothead); Kew Terrace (1849, Thomas Brown & J T Rothead); Belhaven Terrace (1000-08, James Thomson); Belhaven Terrace West (1870-74, James Thomson); Great Western Terrace (1869, Alexander Thomson); Lancaster Terrace (1875-76); Devonshire Gardens (circa 1870); and Devonshire Terrace (circa 1883, James Thomson). Of these, perhaps the most extraordinary is Great Western Terrace, an imposing monumental palace block design set on a terraced platform and incorporating Greek-patterned ironwork. The mixture of villas and terraces on the north side is less consistent, but nonetheless contains impressive developments at Kirklee Terrace (1845-64, Charles Wilson), Redlands Terrace and Lancaster Crescent (circa 1896, various architects).

Most of the grand terraces are serviced by rear lanes, some of which contain low mews buildings (see also the sections on the history and character of lanes at page 14 and page 28).



### Kelvinside

North of Great Western Road the ambience of a leafy residential suburb is continued in the avenues and crescents lined with stone-built terraces or villas in generous plots. There are relatively few tenements. The layout of the streets is informal, responding to the topography and course of the River Kelvin. The green qualities of the area are further enhanced by the River Kelvin and Glasgow Botanic Gardens (see Open Space Character below).

Individual buildings of particular note include: Glasgow Academy, Colebrooke Street, of 1878 by H & D Barclay, is a handsome Greek classical block on a plinth, aligned on the centre of Belmont Crescent; at the heart of 30 Queen Margaret Drive (former BBC Scotland headquarters) is North Park House, a villa of 1869 by J T Rothead and John Honeyman, later extended by John Keppie and Charles Rennie Mackintosh for Queen Margaret College, and then further extended by James Miller and M T Tudsbury in 1936-38 for the BBC; Kelvinside Academy, Bellshaugh Road, a Grecian-style palace of 1877-79 by James Sellars; St John's-Renfield Church, Beaconsfield Road, 1929-30, by James Taylor Thomson is inspired by mediaeval precedent.



1. Great Western Road looking west from Buckingham Terrace to Kelvinside Free Church (Oran Mör) and the tree-line boulevard beyond.
2. The impressive extent and consistent detailing of Grosvenor Terrace (JT Rothead, 1855) create a monumental effect.
3. Greek-patterned ironwork and lamps at the entrances to Great Western Terrace (Alexander 'Greek' Thomson, 1868).
4. 595-617 Great Western Road, typical tenements and shops on the south side of Great Western Road.
5. The starter of the two parts of Buckingham Terrace (JT Rothead, 1855) at Nos. 24-31. Designed as a palace block with end pavilions.
6. Glasgow Academy (H & D Barclay, 1878), Colebrooke Street, designed in Greek style (originally without the box dormers).
7. An earlier Greek design at Kelvinside Academy (James Sellars, 1877-79), Bellshaugh Road.

## GLASGOW WEST

conservation area appraisal



Character Area 3:  
Kelvinside & North Kelvinside

The crescents at 3-18 Belmont Crescent and 2-15 Clevedon Crescent and terraces at 1-67 Hamilton Drive, 6-36 Hamilton Park Avenue, 7-23 Kirklee Road, 3-19 Mirrieles Drive, 1-7 Kirklee Gardens, 2-10 and 28-40 Clevedon Drive, and 10-28 Clevedon Gardens are significant planned developments of the 1870s to 1910s. There is a concentration of individual and paired villas of the same period in the north-western part of the Character Area, most notably in Clevedon Drive. Stylistically they are diverse, but Italian Renaissance designs predominate.

There are a number of late 20th-century flatted developments of significant scale, but little architectural quality, including the 8-storey tower at 33 Clevedon Drive.







### North Kelvinside

The building types here are mainly terraces of houses from the 1850s and 60s and later 19th-century tenements, with fewer villas. The plot sizes and road widths are less generous than south of the river, and development is denser. Again the street layout, derived from the Burton and Salmon feuing plans, is informal and responds to topography, particularly in the sinuous terraces along the top of the north bank of the River Kelvin gorge and the tenements on the hill at Oban and Fergus Drives.

The southern edge of the area is defined by the striking long terraces of houses and tenements fronting the Kelvin Valley. On the northern side the long rows of red sandstone, bay-windowed tenements curving up the slopes of Oban and Fergus Drives are distinctive. Another characteristic of the area is the number of planned developments designed around central gardens, for example Burnbank Gardens, Holyrood Crescent, Lansdowne Crescent, the Wilson Street quadrants, and Botanic Crescent.

The Kelvin Stevenson Memorial Church of 1902, dramatically situated at the side of



the River Kelvin at Belmont Bridge, was designed by John James Stevenson in a combination of English and Scots Gothic styles and possesses a distinctive crown steeple. St Charles' RC Church, Kelvinside Gardens, designed in 1959 by Gillespie, Kidd & Coia, has a landmark Scandinavian-inspired cloche (freestanding belltower).

Other institutional buildings of interest include: the former Woodside Mission Hall of 1879 at 329 North Woodside Road, where the Boys' Brigade was founded in 1883 by William Alexander Smith; the mildly Art Deco courtyard of housing at the former Kelbourne Street Fire Station, 1936, by Thomas Somers (City Engineer); the half-timbered Lanarkshire Regiment Drill Hall, Jardine Street, of 1894 by Robert Alexander Bryden; St Charles' Primary School, 1901, by William McCaig; the Arts & Crafts, red-brick Kelbourne School, Hotspur Street, 1914; the fine Free Style Stow College West Campus Building, 75 Hotspur Street, of circa 1905; and Dunard Street School, 1900, by HBW Steele & Balfour.

Several 20th-century housing developments fall within the area, including Easson & Jardine's scheme of 1965-72 in Napierhall Street/ Burnbank Gardens/ Burnbank



1. Formal terraces of houses at Hamilton Park Avenue and Belmont Crescent (1869-70), seen from the air looking east. © Crown Copyright; RCAHMS (ref. DP 017425). Licensor [www.rcahms.gov.uk](http://www.rcahms.gov.uk).
2. Decorative cast-iron basement area and entrance steps railings at Belmont Crescent.
3. A terrace of substantial houses at Clevedon Crescent (1876), designed by John Burnet with possible help from his son, JJ Burnet. © Fiona Jamieson.
4. The old BBC complex at Queen Margaret Drive/Hamilton Drive, now partly demolished and awaiting redevelopment. John Keppie and Charles Ronnie Mackintosh added the ogee-domed 'Medical Building' in 1895.
5. The sinuous line of Doune Gardens/Kelvin Drive/Botanic Crescent of the 1870s snakes along the top of the Kelvin Valley.
6. Kelvin Stevenson Memorial Church (JJ Stevenson, 1902), named after Nathaniel Stevenson, the cotton manufacturer and Free Church benefactor. The crown spire is based on that of King's College, Aberdeen.
7. The unusual dog-leg plan of Lansdowne Crescent (1850s) encloses two communal gardens.
8. St Charles RC Church (Gillespie, Kidd & Coia, 1959) has a large glazed east (entrance) elevation and a landmark belltower (not shown in this image).

Terrace, and the Queen Margaret Court, Oban Court, Fergus Court and Clouston Court blocks of flats off Fergus and Kelvinside Drives of 1967.

Nine bridges of various dates and types span the River Kelvin, linking Kelvinside to North Kelvinside. The listed structures include: Kirklee Bridge of 1899-1900 by Charles Formans, Engineer; the elegant cast-iron balustraded Botanic Gardens Footbridge, built across the Kelvin to bring the wooded north bank of the river within the gardens at the extension of 1892-3; Queen Margaret Bridge of 1926-29 by Thomas Somers, built in reinforced concrete and red Comcockle sandstone; Belmont Bridge, promoted circa 1870 by the City of Glasgow Bank to open up development of their North Woodside Estate. The 66 Kelvinside Terrace Steps were designed in the 1870s by Alexander Thomson and mark the approach to the former Walker Bridge (demolished 1971).

#### Lanes

All the lanes in the Character Area are service lanes for terraces of houses and tenements. The layout of the lanes is less regular than in the other Character Areas, reflecting the wider variety of building periods and more varied topography. The longer lanes generally run in an east-west direction.

Surfaces vary between lanes, and in some cases between different parts of the same lane. The predominant surfaces are whinstone setts (both squared and irregular), tarmac (sometimes on top of setts) and loose stone/earth. For the most part the lanes are formed between coped brick or stone garden boundary walls.

Some original mews buildings can be found in most lanes, but there is no regular pattern to their design or distribution. Later garages and lock-ups, some of timber construction, are also present in a number of lanes. Where mews buildings exist, they are generally built directly on the lane, are of single storey or 1½-storeys in height, have gabled slate roofs, stretch the width of a single plot, and are usually constructed of stone or brick.



#### Open Space Character

Kelvinside & North Kelvinside Character Area, like Dowanhill, contains a blend of spacious private gardens, tree-lined streets and a system of supporting period communal gardens laid out to good effect beside impressive terraces and crescents, all forming an integral part of the townscape. Along with more modest recreational, play and amenity areas, they contribute to the character of the locale. The area's finest conjoined assets are Glasgow Botanic Gardens and the Kelvin Valley river corridor, followed by the disparate communal gardens.

See also the general characteristics in sections: Townscape Appraisal: Open Space/Private Gardens/Communal Gardens/Other Green Spaces.

#### Glasgow Botanic Gardens

Glasgow Botanic Gardens represent the most significant open space by reason of their inclusion in Historic Scotland's Inventory of Gardens & Designed Landscapes. The outstanding historic designed landscape holds a repository of plants of national and

international importance — collections of begonia species and dendrobium orchids, a special collection of *Dendrobium nobile* hybrids and *Paphiopedilum* of international value, internationally renowned filmy ferns and the national collection of tree ferns (*Dicksoniaceae*) — all housed within a series of impressive historic glasshouses. Perimeter cast-iron railings around the Gardens form a distinctive feature offering enticing glimpses of the greenhouses, planting beds, trees and lawns within.

The Gardens (19.6 hectares) were developed on the present site between Great Western Road and the River Kelvin after moving here in 1841 from their previous home at Fitzroy Place, Sauchiehall Street. Formed as a private subscription institution to provide a source of suitable plants for the teaching of medicine and botany at the University of Glasgow, this historic connection continues today. The City Council took over full ownership of the Gardens in 1891, at which point they opened freely to the public. Soon afterwards, the north bank of the Kelvin came under the Gardens' jurisdiction. Since then the Gardens have been managed as a public park and botanic garden. They



3



4



6



5

remain a major visitor destination with around 400,000 persons per annum.

The remarkable Kibble Palace glasshouse forms a distinctive landmark and is one of the finest curvilinear Victorian glasshouses in Britain. It was restored in 2006. The Arboretum on lower-lying ground by the River Kelvin to the north-west was created in 1977 on the site of the Gardens' former rubbish tip and forms part of the Kelvin Walkway. Additional landscape components include systemic and chronological plant collections, a world rose garden, herb garden, flower garden, vegetable garden and a popular children's play area.

#### Kelvin Walkway

The River Kelvin, a green link from the wider countryside to the centre of the city, is recognised in the City Plan as a Corridor of Landscape and Wildlife importance, noted for its biodiversity. River levels vary according to the rainfall in its catchment and its benign nature can transform rapidly into a rushing torrent. In the West End, its banks are steep and wooded but access is afforded from various paths that drop down from the surrounding streets and the Botanic Gardens to the Kelvin Walkway, a long distance footpath constructed in the late 1970s.

1. Eastward view in the Botanic Gardens towards the glasshouses and beyond to the City.
2. Spring colour in the Botanic Gardens. © Fiona Jamieson.
3. Plate-girder footbridge of 1892-93 that extended the Botanic Gardens across the River Kelvin.
4. The great glass house of the Botanic Gardens was originally built as a conservatory for John Kibble's private house at Loch Long in 1863-66. It was re-erected here in 1871.
5. Queen Margaret Bridge over the River Kelvin, designed by the City Engineer, TFM Somers, in 1926-29. It is constructed of concrete and faced in fine red sandstone. The Kelvin Walkway passes beneath it.



The banks are clothed with large growing beech as well as willow, lime, sycamore hawthorn and birch alongside the developing understorey of natural regeneration of the forest species. Ground vegetation includes mosses and liverworts, woodland flora and bulbs. All support a range of wildlife. With better sewage treatment in the City from 1970 onwards, water quality has improved. Brown trout are to be found and salmon have returned.

The Kelvin Cycle Way follows the river through Glasgow linking two long-distance cycle routes—the West Highland Way and the Glasgow to Loch Lomond route. The Walkway is part of the planned Core Path Network. As well as holding nature conservation and recreational interest, the north bank displays a legacy of industrial archaeology with the remains of the former lade and flint mill which once harnessed the river's water-power.

#### **Great Western Road Boulevard**

This linear parkway of formal communal private gardens is one of the finest of its type in Britain, providing the garden setting for the associated grand terraces and a few individual villas. It is an exemplar piece of early Victorian town planning with separate realms for through traffic and for slower-paced vehicular and pedestrian movement. Gardens are bounded on one side by low stone walls incorporating railings or privet hedge, with a line of mostly lime trees, ranging from 125–160 years old set in the ornamental shrub border behind. In most cases, a broad grass strip extends from the border to the 'private' roadway in front of each elegant block. A few more ample gardens deviate from this pattern and contain walks and sinuous shrub borders, others, an inner row of secondary ornamental trees. The unifying factor is the avenue-style tree planting, the significant Victorian shrub under-storey of mainly holly, rhododendron, laurel etc and the continuous belt of greenery. Unlike most other communal gardens, many are now owned by Glasgow City Council. A number of road accesses, closed off in the 1970s, and parts of several villa front gardens were incorporated into the communal garden spaces at that time.





### Other Open Spaces

These include Bellshaugh Road recreation ground, three simple but functional sports pitches, with boundary and embankment tree planting. Queen Margaret College residences shelter an informal amenity area with pleasant tree and shrub groupings incorporating grassy play pitch and small orchard. The site known as 'North Kelvin Meadow' at Clouston Street is designated for 'residential and supporting uses' according to City Plan 2 (2009). Informal use of this vacant site however has generated significant local interest in the use of the land as a community growing site and a local action group has been established. To the south-western edge of the site a row of mature lime trees are protected by a Tree Preservation Order.

Two secluded 1930s allotment areas at Kirklee Road and Julian Road are run by Kelvinside Allotments Association and among Glasgow's current 26 allotment sites.

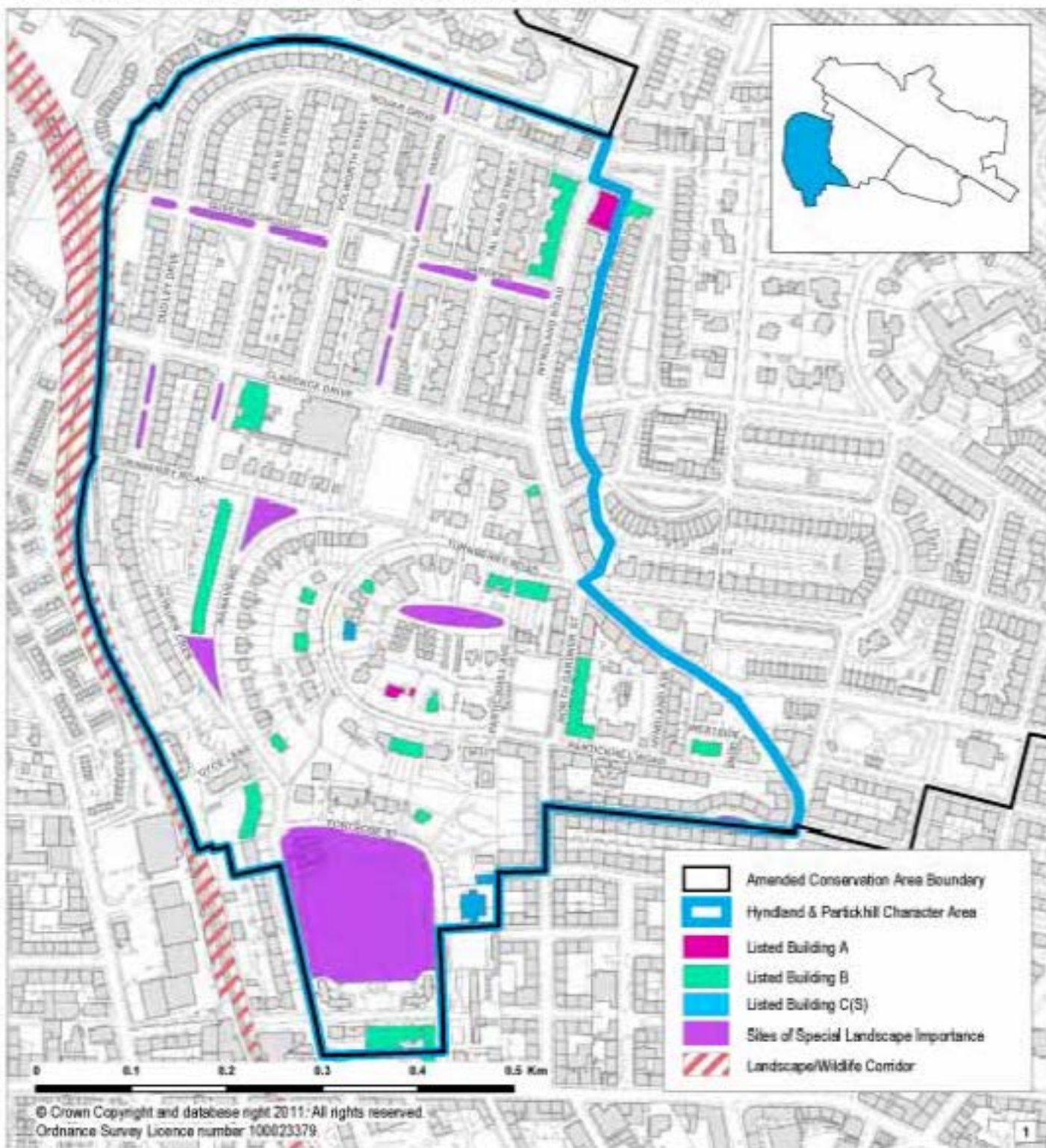
Dunard Street Adventure Play Park, a recent green space, occupies the site of the former Sheepmount Brickworks. Grassy mounds,

lawns and peripheral tree planting surround the play equipment. The older, Kelbourne School Play Area, Northumberland Street, is more modest, set within the school grounds and hidden behind a belt of mature trees and variegated laurel. The School's Garrioch Road strip is unmanaged but the greenery contributes to the local amenity.

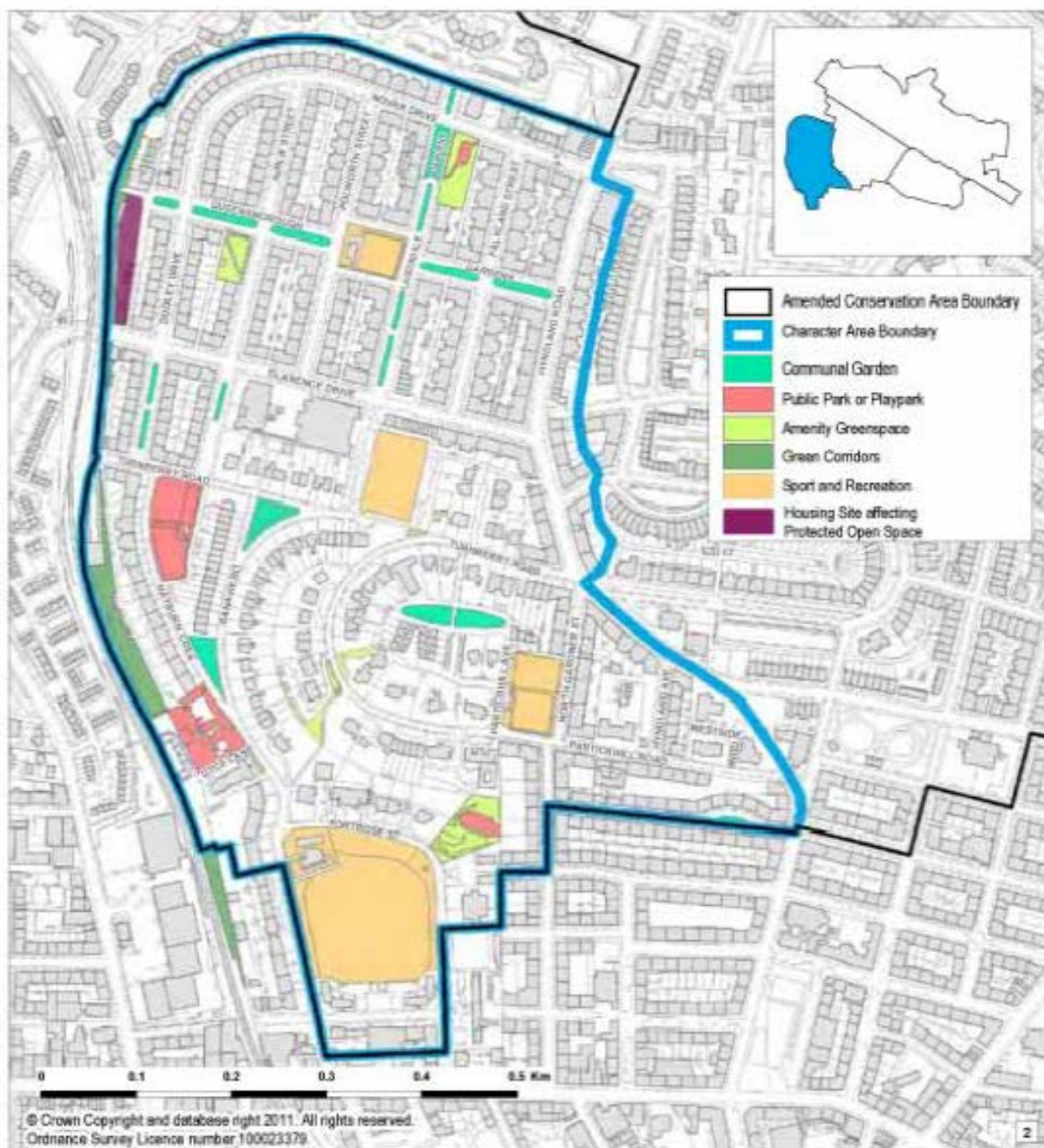
In and around La Crosse Terrace, several gap sites or neglected open spaces have been transformed by the Coach House Trust into small innovative gardens using recycled materials. One site, occupying a former tenement block, is part of a network of demonstration composting gardens in Europe.

1. The tree-lined 'boulevard' of Great Western Road, with raised access roads and terraces of houses set behind, is one of the finest setpieces of 19th-century urban planning in the UK. © Fiona Jamieson.
2. Redlands Terrace and Lancaster Crescent (1875-76), two of the side developments of Great Western Road set above the main thoroughfare. © Fiona Jamieson.
3. Belmont Crescent gardens maintains its early layout, with trees and under-planting around the perimeter of a path and central lawn. © Fiona Jamieson.
4. Belmont Lane garden, one of the new pocket gardens created and tended by the Coach House Trust.
5. Wilton Gardens garden also maintains its early tradition of perimeter planting, but a more recent arrangement of paths leads along the axis. © Fiona Jamieson.

## Character Area 4: Hyndland & Partickhill



1. Map showing built and natural heritage designations in Hyndland & Partickhill Character Area.



2. Map showing types of open space in Hyndland & Partickhill Character Area. Derived from Glasgow Open Space Map (see [www.glasgow.gov.uk](http://www.glasgow.gov.uk) for current edition)



Character Area 4:  
Hyndland & Parickhill





## SUMMARY

Hyndland and Partickhill Character Area is situated on the slopes of the hill bounded by Hyndland Road to the east, the railway line to the west and Burgh Hall Lane to the south. Novar Drive is the northern boundary. They form quiet and leafy residential areas: Hyndland a tenemented grid, and Partickhill a more informal arrangement of villas. Commercial properties are limited to three rows of shops.

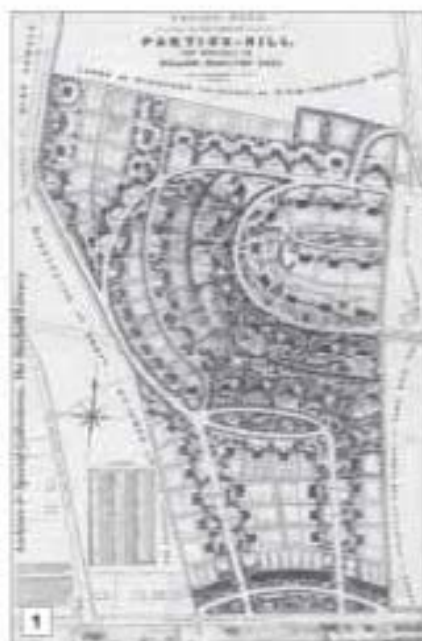
Views are primarily within the area, for example axially along Queensborough Gardens, but long views southwards across the River Clyde can be glimpsed from Partickhill.

## HISTORICAL DEVELOPMENT

### *Early History to 18th Century*

The lands of Hyndland, or 'Hind Land', and Partickhill were formerly part of the Balshagray Estate in the Parish of Govan, granted to the Bishops of Glasgow Cathedral by David I in 1136. The parish continued to encompass the lands west of the Burgh of Glasgow and north of the River Clyde as far as Kelvinside, including Hyndland and Partickhill, until the mid 19th century. After the Reformation, Balshagray passed through the hands of a number of owners, including William Anderston of Stobcross (eight-times Provost of Glasgow in the 1660s and 70s), Walter Gibson (1643-1723, another Provost, known as 'The Merchant'), the Crawford merchant family between 1723 and 1759, then the tobacco merchant Oswald family of Scotstoun, and

1. Feuing plan of Hyndland, 1887, by James Bert, surveyor. The basic design of the plan was maintained throughout the development from 1880-19010, but a bowling green was introduced at the centre and not all the green central reservations were implemented. © Glasgow University Archive Services.
2. Bell tower of Partick Burgh Halls, 3-9 Burgh Hall Street (William Leiper, 1872).



finally Hyndland was sold to Rae Crawford of Milton in 1799. From the middle of the 18th century the weaver, David Robb, began to assemble the plots of land between the Glasgow-Yoker turnpike (Dumbarton Road) and the southern boundary of Hyndland Farm to create the 'Hillhead' or Partickhillhead' Estate. Robb's son, James, a lawyer, continued to purchase land in the area throughout the 1790s. He built the villa at 54 Partickhill Road.

To the south the road from Dumbarton, an important martial and political site, passed along what is now Dumbarton Road. Immediately to the east, the route now formed by Hyndland Street and Hyndland Road linked Partick with Garscube, passing through what was farmland until well into the 19th century.

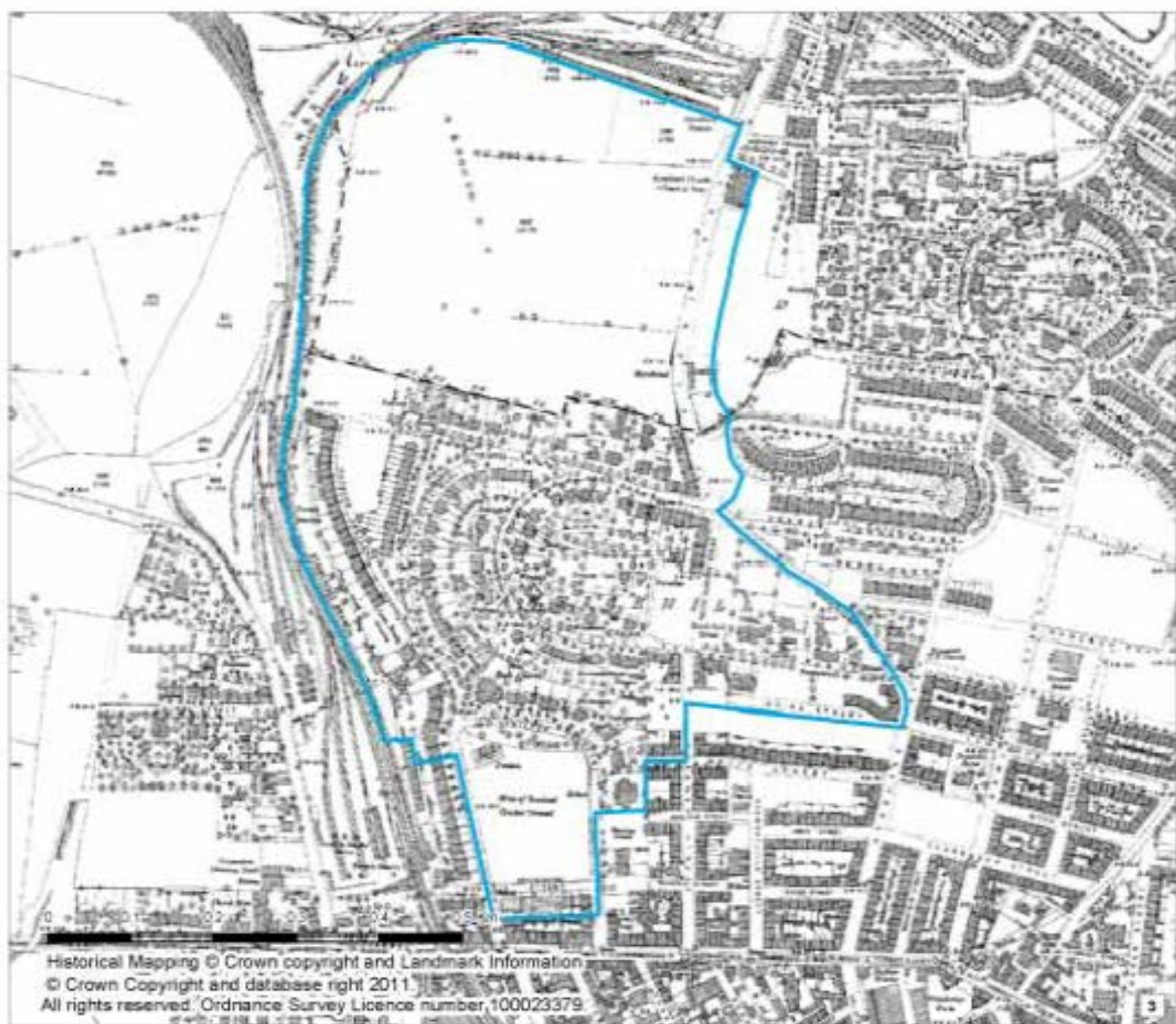
#### 19th Century

The Partickhill Estate was purchased by William Hamilton of Middleton, Govan, a property speculator and merchant in the Far East. A feuing plan was drawn up in 1840 by Alexander Taylor, an Edinburgh architect and engineer, for the creation of a villa suburb. The plans were entirely for villas,



laid out in the picturesque manner popular elsewhere, but new to Glasgow at this time. They involved the placing of 73 detached and semi-detached villas in generous plots, retaining extant planting and following the sweeping contours of the hill rather than applying a formal geometry in the laying out of the streets. The plan on the elevated site presented a conscious contrast with the dense development of Partick Burgh and the heavy industry of the River Clyde beyond.

Although some road layouts and villas survive, Taylor's Partickhill feuing plan was never fully realised. Changes were made to the plan as early as 1850. Hamilton became bankrupt in the 1860s and large parcels in the south and west of the estate were sold off to developers. In 1862 the West of Scotland Cricket Club was established on one of the largest sites at the foot of the hill. The remaining plots of land were developed much more intensively in the last part of the 19th century, with terraces of townhouses at



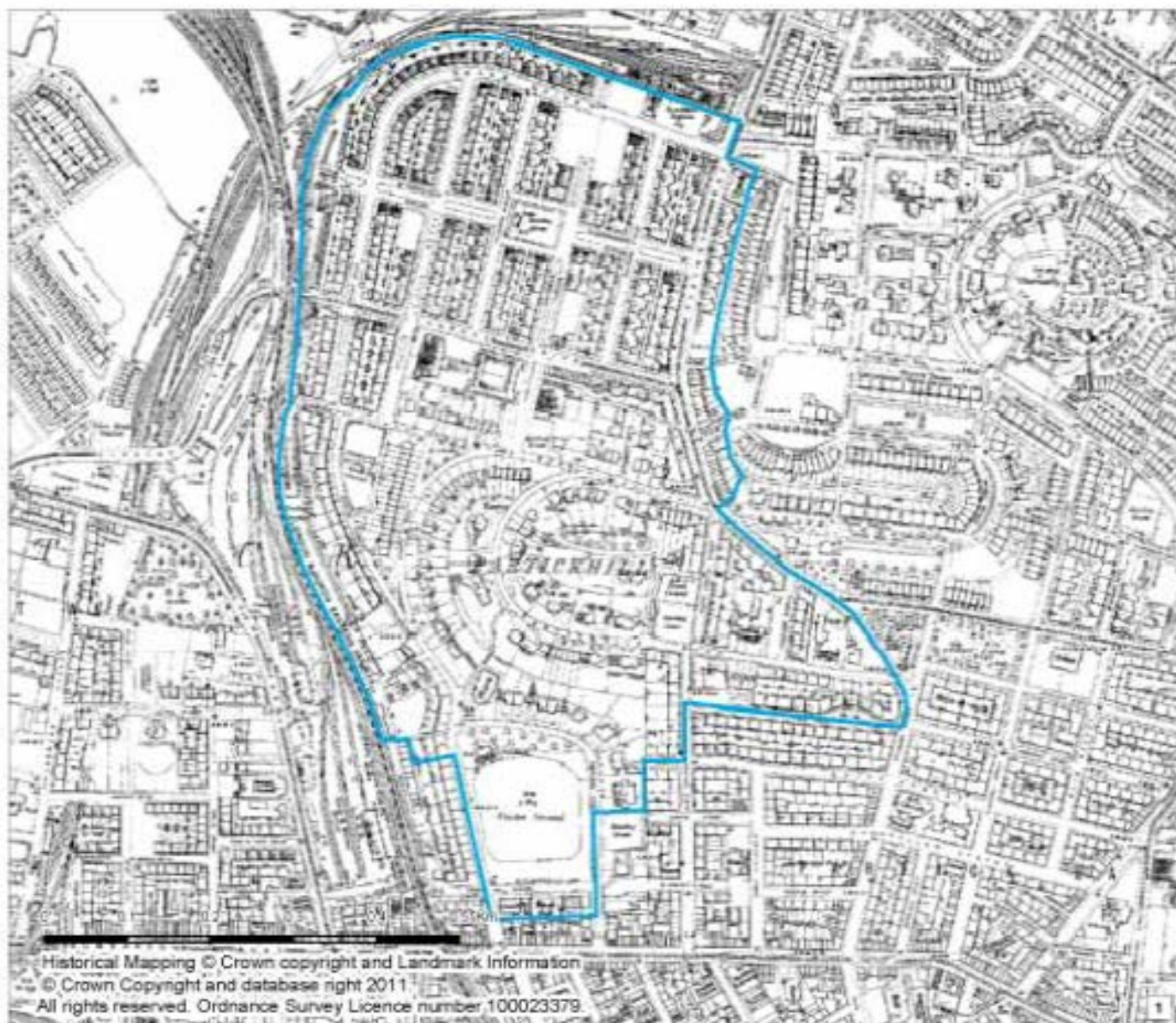
Annfield Terrace West (1869-74) in Banavie Road and Hawarden Terrace (circa 1881 by Archibald Skirving) in Partickhill Road and tenements in Peel Terrace and Hayburn Crescent.

A full history of the development of Hyndland as a tenement suburb and guide to the architects and dates of construction can be found in Ann Laird's excellent book; *Hyndland: Edwardian Glasgow Tenement Suburb* (1997). For the purpose of this

Appraisal, these details are not repeated, but a summary of key events is provided below.

By 1875, Hyndland had passed into the ownership of the Stirling Crawford family who instructed John Carrick, the City Architect to prepare feuing plans and offered it for sale in 1876. Development of terraced housing in Kingsborough Gardens (in Dowanhill Character Area) by William Robertson began in the late 1870s.

1. Feuing plan of Partickhill Estate by Alexander Taylor for William Hamilton in 1840. Reproduced by permission of Glasgow City Libraries.
2. Ordnance Survey map, 1865. Reproduced by permission of the Trustees of the National Library of Scotland.
3. Ordnance Survey map, 1885.



However, the failure of the Glasgow Bank in 1878 had a significant impact on the confidence of speculative developers and the area failed to attract further interest until the advent of the rail route and station in 1886 and more crucially, the extension of the tram route along Great Western Road to Hyndland Road in the mid 1890s.

A further feuing plan (based on the earlier scheme by Carrick) was drawn up in 1897

by James Barr and between 1898 and 1910 the streets were laid out and lined with grand tenements – amongst the grandest and best appointed in the city at the time. At the request of the residents, a bowling green was added to the initial plans and a clubhouse built in 1904. The Western Property Company was formed in 1896 by two surveyor's clerks, Duncanson & Henderson, who immediately purchased the land bounded by Hyndland Road on

the west, Clarence Drive on the south and Novar Drive on the north and west. The company used the architect John Campbell McKellar almost exclusively for the design of the superior tenements of 3 to 6 rooms and a kitchen.

Other architects were involved around the core Western Property Company developments of tenements by McKellar of 1898-1910:



- **Frank, Burnet & Boston** at 141-159 Hyndland Road (plans, 1899);
- **Alexander Adam and John Short** at 84-98 and 130-152a Hyndland Road (plans, 1898);
- **Andrew Mickel** (for J A MacTaggart & Co.) at 33-45 Dudley Drive/104 Clarence Drive/101-105 Queensborough Gardens (plans, 1901) and 34-46 Dudley Drive/94-100 Clarence Drive (plans, 1902), 162-176 Hyndland Road/2-8 Turnberry Road (plans, 1898), and 193-195 Hyndland Road/107 Crown Road North (plans, 1902);
- **John Nisbet** (for J A MacTaggart & Co.) at 102-130 Novar Drive/102-104 Queensborough Gardens (plans, 1903-07), 115-129 Novar Drive/96 Queensborough Gardens (plans, 1905), 57-63 Airlie Street/109-113 Novar Drive (plans, 1907), and 50-

66 Airlie Street/89 Novar Drive/68 Queensborough Gardens (plans, 1909);

- **Charles McNair** at 51-55 Airlie Street/88-92 Queensborough Gardens (plans, 1910);
- **George Spiers Kenneth** at 81-95 Hyndland Road (plans, 1901);
- **William Benzie** at 97-111 Hyndland Road (plans, 1904).

#### 1900 – present

Much of the tenemental development of Hyndland was complete by 1910. The recession of 1905, additional taxes on builders' profits in Lloyd George's People's Budget of 1909 and the start of the First World War in 1914 put an end to the building boom. Some key sites in Lauderdale Gardens remained undeveloped, such as the corner with Clarence Drive, which

was only completed in 1967 by London architect Leslie C Norton's brown brick flats. A number of villas in Partickhill were also replaced from this time with large blocks of flats, such as the Drumlins, which replaced Domira and Sunnyside villas in 1990.

1. Ordnance Survey map, 1833.
2. The original Hyndland Station (1886) in Hyndland Road (opposite St Bride's Episcopal Church), built by the North British Railway Company as an unusually grand terminus to the short Hyndland Branch of the Stobcross Railway (connecting the Queen's Dock to Maryhill). The branch facilitated the tenement developments of Hyndland in the late 19th and early 20th centuries. The station was demolished on closure of passenger services in the 1960s. © RCAHMS (ref. SC 686157). Reproduced courtesy of J R Hume, Lioemor [www.rcahms.gov.uk](http://www.rcahms.gov.uk).



## TOWNSCAPE APPRAISAL

### Architectural Character

Hyndland & Partickhill Character Area can be further subdivided into two areas of distinctive architectural character:

- **Hyndland** (north of Tumbery Road), mainly 4-storey tenements in a formal grid plan.
- **Partickhill** (south of Tumbery Road), mainly villas on sloping sites laid out to an informal plan.

### Hyndland

Hyndland is almost entirely comprised of 4-storey tenements built between 1898 and 1910, mainly designed by John Campbell McKeellar with many of the Glasgow Style hallmarks. Key common characteristics are:

- Largely symmetrical plan-form and



#### layout of blocks

- Broad streets with central green strips along the main arteries
- Consistent scale and height to wallhead
- Use of finely polished red sandstone ashlar (except Adam & Short design for Hyndland Road, which is cream sandstone)
- Repetitive rhythm of window/door openings, bay windows and roofline
- Cantled, square and round bay windows rising through the whole building with decorative parapets at roof level
- Timber sash and case windows, frequently painted in dark colours with a contrasting white highlight or putty
- Margin-pane glazing or other decorative patterns to upper window sashes
- Some decorative leaded stained glass
- Panelled doors (single and 2-leaf, some with original glazed upper panels)
- Decorative fanlights
- Decorative glazed tiles ('wally' tiles to the close in single-room tenements in the south; 'art' tiles to the close and

#### stair in the mansion flats to the north)

- Channeled ashlar at the ground floor (McKellar designs only)
- Decorative aedicules over 1st floor windows (McKellar designs only)
- String courses
- Cornices over windows
- Projecting eaves
- Tall wallhead and mutual chimney stacks
- Slated roofs
- Corner roof towers of conical, saucer dome or polygonal design
- Some carved stone street-name plaques
- The grander tenements have rear wings, forming a T-plan.

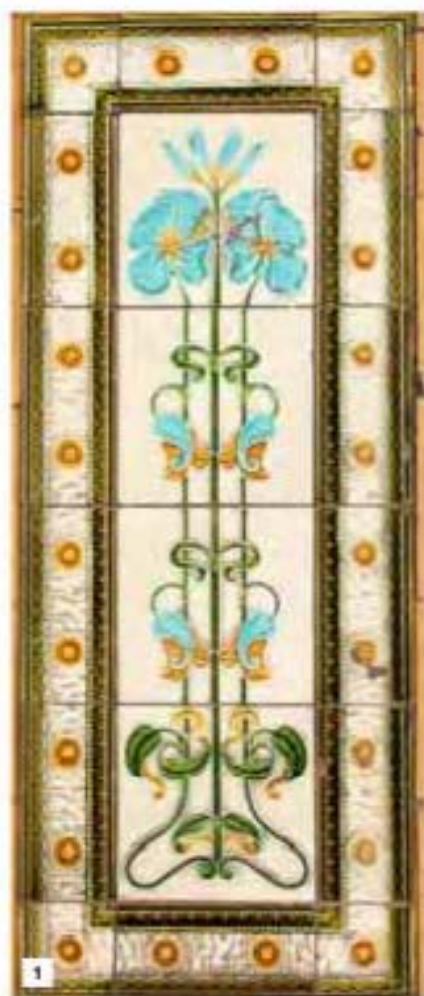
The tenements have shallow front gardens and boundary treatment varies in both material and condition, but examples of original railings and stonewalls can still be found (e.g. ornate cast-iron railings to the entrance steps at 103-105 Clarence Drive). A small number of ground floor flats on the west side of Hyndland Road have been converted for commercial use. Much of the west side was designed with shops at the



1. The long rippling curve of the north-east side of Hyndland Road looking north from the junction with North Gardner Street. Whilst many of the early 20th century shopfronts are altered, some survive intact or beneath later schemes.
2. Window detail, Lauderdale Gardens, 1905.
3. Carved timber street sign, Queensborough Gardens.
4. The central green reservation at Lauderdale Gardens. © Fiona Jamieson.
5. Falkland Street, 1901, by John Campbell McKellar. A street of typical 4-storey red sandstone tenements with a corner turret, bay windows, margin-pane upper sashes, slated roofs and wallhead and mutual chimneys.
6. Coloured and painted leaded upper sashes at the corner of Hyndland Road and Queensborough Gardens, 1898.
7. Typical doorway in Queensborough Gardens with glazed bipartite door and short run of original railings beside the steps, 1898.
8. Carved stone street sign, Airlie Gardens.

# GLASGOW WEST

conservation area appraisal



Character Area 4:  
Hyndland & Parickhill





ground floor, and several original shopfronts remain.

The principal exceptions to the tenements include Hyndland Secondary School and Hyndland Parish Church. Hyndland Secondary School is a former Govan Parish School Board building of 1910 by H E Clifford in red sandstone. The western-most building has Mannerist detailing. Hyndland Parish Church, of 1885-87 by William Leiper, has fine traceried windows and sculpture, but the tower remains unfinished.

Other non-residential buildings include the 1934 single storey Royal Bank of Scotland at 162 Hyndland Road with Egyptian Deco details by James McCallum. The

1911 single storey row of shops by John Campbell McKellar at 70-82 Hyndland Road, 'Little Hyndland', has lost its original shopfronts, but retains the unifying red sandstone parapet balustrade. The strip of single storey shops at 21-43 Clarence Drive steps gently down the hill with traditionally detailed shop fronts (Peckham's) at either end.

Late 20th-century infill tends to be of an inferior quality with some flat roofed, brick blocks between tenements such as 73-85 Lauderdale Gardens. More recent buildings have emulated the mass, material and form of the earlier tenements such as those on the corner of Lauderdale Gardens and Nova Drive.



There are a number of Corporation electricity junction boxes throughout Hyndland, and a rare Edward VIII pillar box at Little Hyndland.

1. Decorative glazed Art Nouveau 'wally' tiles (1903) in a close entrance, Clarence Drive.
2. Shallow domed 'leopard' roof on the corner of Queensborough and Lauderdale Gardens.
3. Griffin gargoyle at Hyndland Parish Church.
4. Egyptian Deco-detailed Royal Bank of Scotland, 162 Hyndland Road, 1934 by James McCallum.
5. Original elaborate cast-iron ceilings of circa 1900 in Clarence Drive.
6. Airlie Building, Hyndland Secondary School, designed in 1910 for the Govan Parish School Board by H E Clifford as a later amendment of the feuing plan when the residential building boom had waned.
7. Although the planned tower was never built, Hyndland Parish Church (1885-87) is otherwise a very fine example of the work of the architect William Leiper (who also designed Downhill Church and Partick Burgh Halls in the Conservation Area).
8. A traditional shopfront with turned timber mullions and large sheets of plate glass in Hyndland Road, still visible beneath the corporate fascia board.
9. Monumental run of tenements at 84-98 Hyndland Road, designed by John Short of Adam & Short Architects in 1898. Unusually for Hyndland, they were built of cream sandstone, rather than the ubiquitous red.



### Partickhill

Partickhill, built on the contours of the hill, has a more varied architectural character. The principal streets sweep in large curves around the hill. Early 20th-century tenements, less grand than Hyndland, are limited to Hayburn Crescent. The south-western end of Hyndland Road, Partickhill Road, Gardner and North Gardner Streets, the latter with some subtle Glasgow Style details. 53-63 Peel Street is a short length of imposing tenements from 1875 with foliate carving in the shellheads of the 1st floor windows and aediculed dormers. Banavie Road is a long 2-storey terrace of classical 3-bay townhouses built between 1868 and 1875 in blonde sandstone ashlar with channelled stonework to the ground floor. The terrace is set back, providing comparatively generous front gardens.

The remainder of Partickhill consists of villa development primarily from the mid to late 19th century, detached and semi-detached, and arranged in crescents around Partickhill on Fortrose Street, Tumberry Road and Partickhill Road. 64 Partickhill Road is the earliest villa, circa 1795, with a 3-bay main elevation and Doric portico.

55 Partickhill Road is an elegant classical villa of circa 1841 complete with Ionic portico, the service court screened behind a pedimented archway and adorned with a sculpted lion and eagle. The other villas are variants on Italianate themes such as 74 Partickhill Road with its bowed bay, windowhead details and modillion cornice. The villas are set within generous plots with low boundary walls and some original gate-piers. Many retain timber sash and case windows with decorative glass a feature of inner doors. The building line follows the contours of the roads. Roofs remain slated with details being prominent due to the terraced nature of the hill: the arcaded cupola of 71 Partickhill Road is a notable example.

Partick Burgh Halls on Burgh Hall Street and Hyndland Primary School, Fortrose Street, a grey sandstone Board School by Landless & Clifford of 1885-87, are the main non-residential buildings.

The recently refurbished (ZM Architecture, 2004) Partick Halls of 1867-72 are in a lively François I style by William Leiper, with excellent sculptural details by William Mossman II, stained glass, mansard roof

and cupola. The design was exhibited at the Paris Exhibition Universelle of 1867 as an example of the 'Progress of British Architecture'. They replaced the original Burgh Hall by Charles Wilson on Anderson Street, which then became the police office and burgh court.

20th-century development is limited to the replacement of some villas within the generous plots. The majority are exercises in brick of little architectural merit. Some villas have been extended unsympathetically, although more recent developments are of a higher standard using natural sandstone.

### Lanes

All the lanes in the Character Area are service lanes for terraces of houses and tenements except Dyce Lane, formerly an access to Partick Goods Station, and Partickhill Lane, a footpath between Peel Street and Partickhill Road. In Hyndland the longer lanes generally run in a north-south direction behind and between the tenement blocks.

The predominant surfaces are tarmac and loose stone/earth. Falkland Lane is the only



settled lane in Hyndland, and large parts of the surface have been re-laid in tarmac. For the most part the lanes in Hyndland are formed between low coped brick walls with railings or hedges/planting. Small monopitch brick outhouses are the main type of structure on the lanes.

1. The long terrace of late 19th–early 20th century tenements in North Gardner Street. Many traditional timber sash and case windows with small-pane upper sashes survive. A variety of paint colours are in use here, including black and dark greens and blues that were popular at the turn of the 19th century.
2. Tenement at the corner of Partickhill Road and Hyndland Street with green-painted windows and two types of street name sign: glazed and enamel.
3. 56 Partickhill Road, an early villa of circa 1841 with a fine arched entrance to a stable court. Cast-iron gatepiers flank the driveway.
4. Typical Thomsonsque villa of the mid 1870s on Turnberry Road with decorative doorpiece, mullioned windows and shallow-pitched overhanging roof.
5. The tree-lined sweep of Partickhill Road looking west from Partickhill Avenue. The alignment of the street survives from the Alexander Taylor feuing plan of 1840.
6. An Art Nouveau pediment on a tenement doorway in Hyndland Avenue.



### Open Space Character

Reference should be made to the general characteristics in sections: Townscape Appraisal, Open Space/Private Gardens/Communal Gardens/Other Green Spaces.

Green space in Hyndland embodies small front gardens and back courts to tenement blocks reinforced by tree-lined green reservations along the middle of Queensborough Gardens, Lauderdale Gardens, Dudley Drive and Airlie Street. These green areas are supported by the amenity space on the corner of Queensborough Gardens/Airlie Street and a small informal play park in Lauderdale Gardens. Hyndland Bowling Club, at the intersection of Queensborough and Lauderdale gardens, occupies the heart of the district. Railings and privet hedge enclose a well-kept bowling green with steep embankment planted with trees and shrubs below extended Edwardian clubhouse.

Partickhill contains an Edwardian bowling green retaining original railings intact, three earlier communal gardens and a sequence of ample villa gardens on its slopes and heights. Most discrete is the refurbished oval communal garden on the hill summit,

off Partickhill Avenue North. Tenements overlook the neat bowling green, its well-tended hedge, planting and bank of variegated laurel. Adjacent tennis courts, established with the bowling club in 1905, now lie abandoned and overgrown with saplings. In contrast, overgrown laurels demarcate the frontage to Gardener Street where the tennis courts' cast-iron gate entrance with original club name still survives.

Other open spaces confine themselves to the western slopes of Partickhill. These include Hayburn Park, Turnberry Road, a railed, early 20th-century park, recently refurbished and divided by grass mounding into zones—fenced children's corner, swings and climbing frame area, kickabout and play pitches. Perimeter planting includes sorbus, ash, willow and Maritime or Austrian pine. The layout of Dyce Lane Park, off Hayburn Crescent, dates from last half of 20th century. Grass banks and stairway drop steeply down from the main roadway to a circular seating area laid out in pavilions. Adjacent lawns and slopes are well planted with mature and semi-mature trees. A margin of shrubs fronts Dyce Lane. This park is now in need of upgrading.

West of Scotland cricket ground, the district's manicured horseshoe-shaped grassy arena, favours lower terrain. The Club is one of Glasgow's earliest and most illustrious clubs, founded in 1862. The world's first international football match between Scotland and England took place here, in 1872. In 1876, the site hosted the first ever visit of an Australian cricket team to Scotland. The undistinguished, metal pale and corrugated-iron sheet fence surrounding the generous grounds is longstanding. The clubhouse is late 19th century with more modern stand and ancillary buildings including a Nissen hut. Lime, holly and a few other species frame the northern perimeter banking. In recent times, the southern edge of the site has been developed for housing.

Hayburn Lane railway embankment is the only semi-natural landscape/wildlife corridor in this character area. It abuts the 19th-century railway line between Dyce Lane Park and Turnberry Road. Here, two fine old ash and sycamore coppiced trees are reinforced by a mix of natural regeneration. The space is an important buffer between the railway and adjacent housing and functions as an 'adventure playground' for local children. Abandoned garaging or stores are a detraction.



1. Partick Burgh Halls (William Leiper, 1872), seen from across the West of Scotland Cricket Ground. © Fiona Jamieson.
2. Central tree-lined reservation in Queensborough Gardens - part of the 'public road' as shown at Item 982 in the 1914 Register of Public Roads, rather than a privately-owned communal garden.
3. Partickhill Oval gardens at the summit of the hill. © Fiona Jamieson.
4. View from Partickhill to the River Clyde and beyond. © Fiona Jamieson.
5. Hayburn Lane railway embankment. © Fiona Jamieson.
6. Bonavie Gardens. © Fiona Jamieson.

## CHARACTER ASSESSMENT



## Introduction

Having examined the historical development and townscape of the Conservation Area, it is now possible to carry out an assessment of the area's character and identify those features that contribute to its character and appearance as an area of special architectural and historic interest. The following sections identify:

- the principal buildings and spaces that contribute to the interest of the Conservation Area;
- the key features of the Conservation Area.

## Assessment of Buildings &amp; Spaces

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

general, the most significant architectural or historic buildings and spaces are recognised by official designations, as shown in the maps on page 108 and page 109. Other undesignated buildings and spaces also play a significant role in creating the identity and interest of the Conservation Area.

**Scheduled Monuments and Listed Buildings (Statutory Designations)**

Scheduled Monuments are monuments of national interest given protection under the Ancient Monuments & Archaeological Areas Act 1979. The only Scheduled Monument in the Conservation Area is North Woodside Flint Mills, Garriochmill Road, North Kelvinside.

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 fine listed buildings in the Conservation Area, which are identified on the map at Figure 1 and on the more detailed maps accompanying the Character Area assessments. Listed buildings contribute positively to the appearance of the Conservation Area, provide points of interest and enrich the area's special character. Listed buildings in poor condition have the potential to be repaired and contribute positively to the character of the area.

**Unlisted Buildings that Contribute Positively to the Character/Appearance of the Conservation Area**

These are buildings identified for the purpose of this appraisal, which although unlisted, make a positive, visual or historical contribution to the character and appearance of the Conservation Area. They may be landmarks, more modest buildings that unify the townscape, or recent buildings that do not meet the criteria for listing.



#### **Designated Open Spaces (National Non-Statutory and City Plan Designations)**

Of green infrastructure, only Glasgow Botanic Gardens is currently included in Historic Scotland's national Inventory of Gardens and Designed Landscapes. Some open space, such as Great Western Road boulevard with its sequence of communal gardens in association with similar notable communal gardens and garden strips in Kelvinside and Dowanhill may collectively be worthy of assessment by Historic Scotland for inclusion in the Inventory.

The adopted Glasgow City Plan 2 identifies a number of local environmental designations including: city-wide Sites of Importance for Nature Conservation (SINC), Sites of Special Landscape Importance (SSLI) and Corridors of Wildlife and/or Landscape

Importance. Policy ENV 1 of City Plan 2 also sets out a strong presumption in favour of the retention of all public and private green/open space and affords protection to open space shown on the Council's 'Glasgow Open Space Map'.

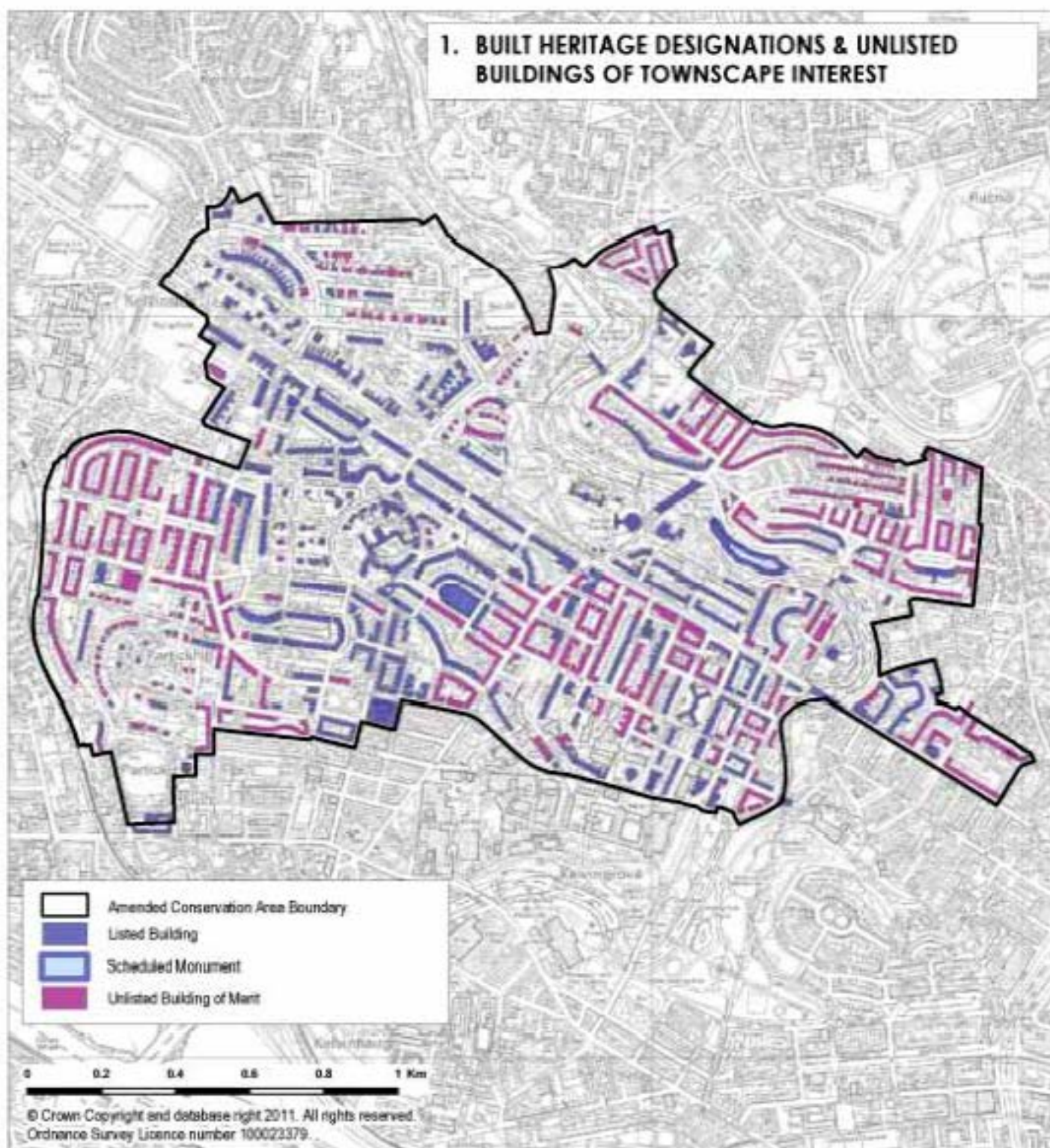
Open spaces in poor condition also have the potential to be repaired so as to contribute positively to the character of the area.

#### **Other Non-Designated Open Spaces that Contribute Positively to the Character/Appearance of the Study Area**

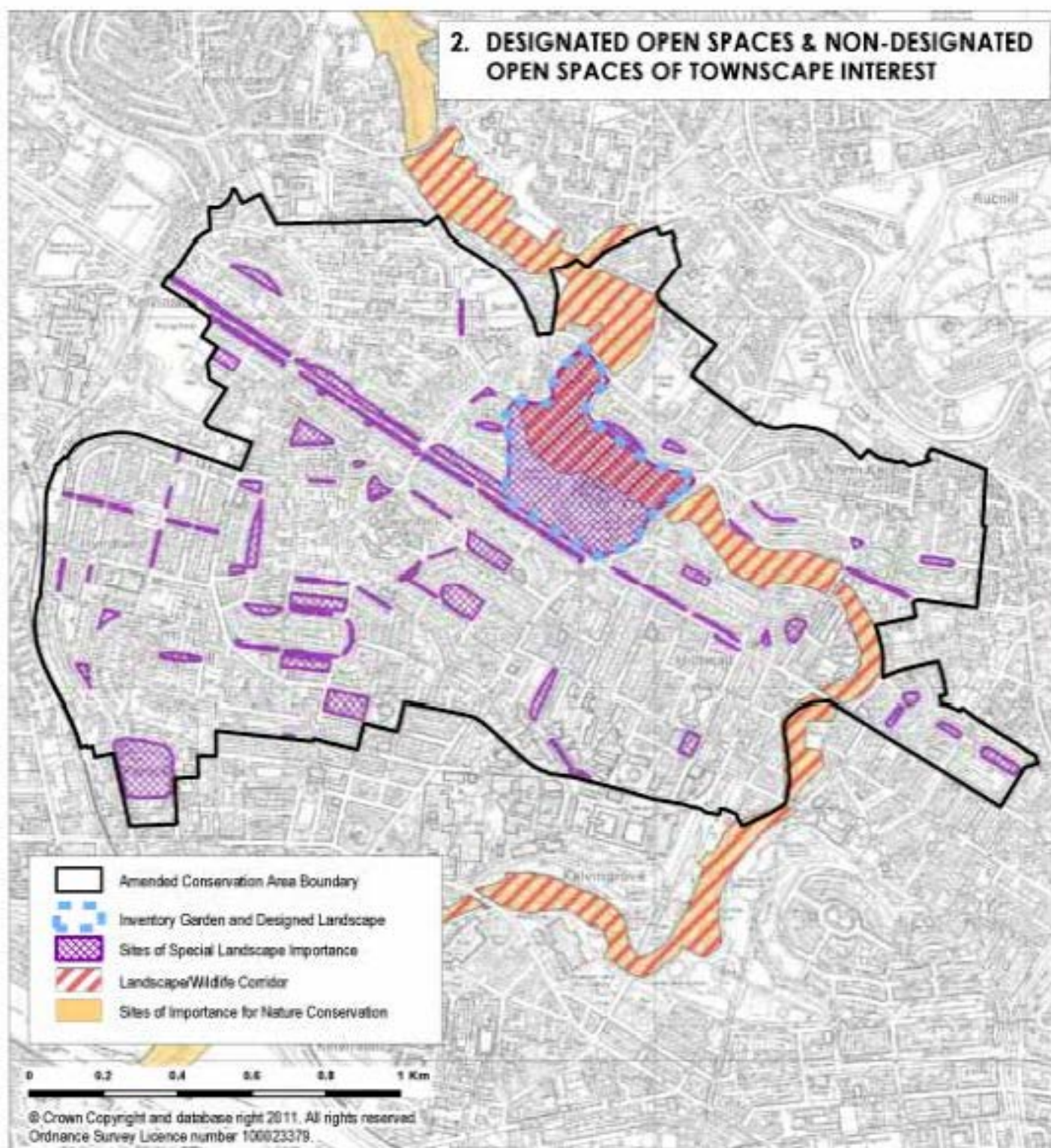
Many other areas of public and private open space are interspersed throughout the Conservation Area. They may be more modest spaces or collections of spaces (e.g. individual private gardens) that are planned or provide incidental amenity or recreational

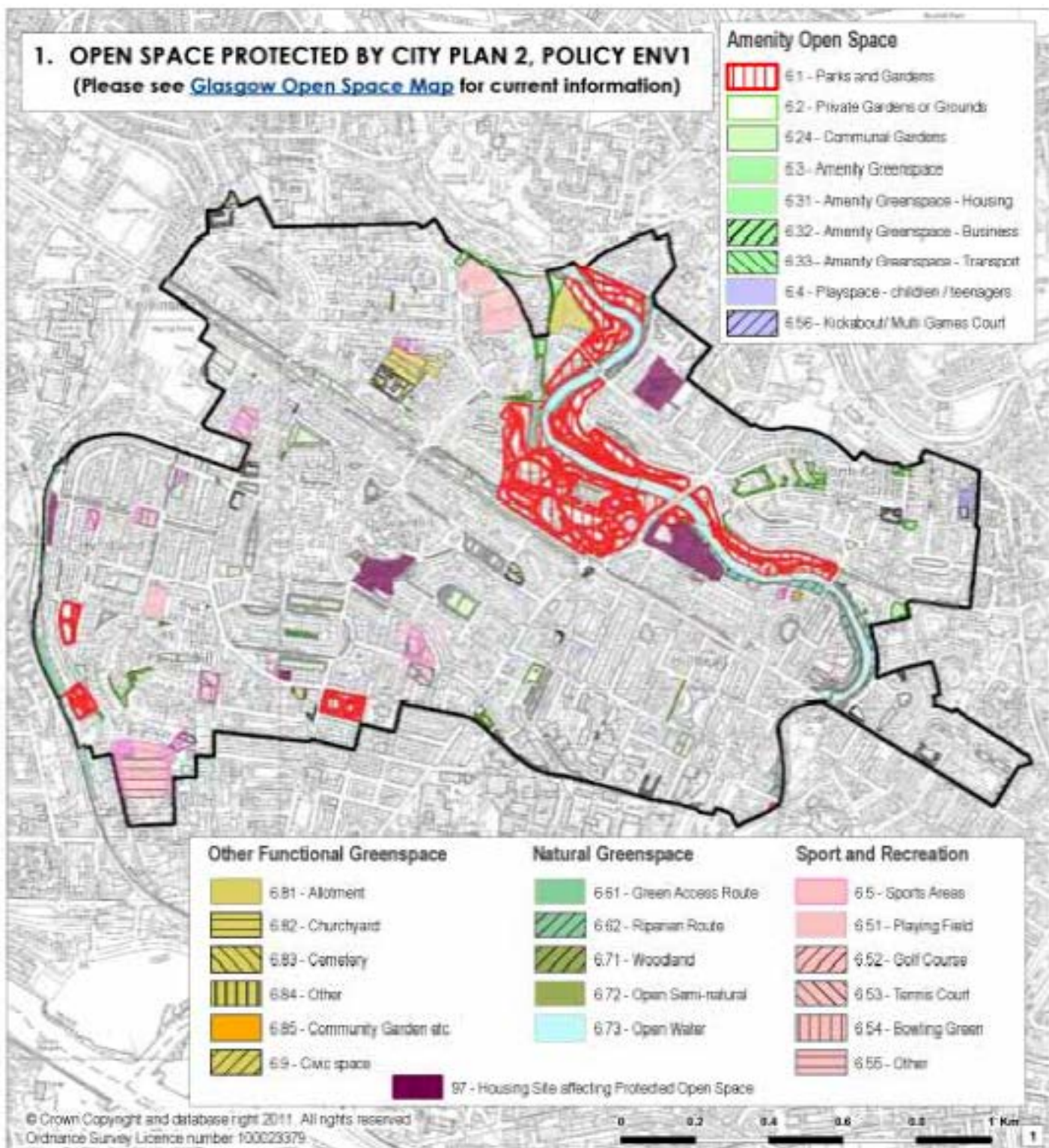
activity. In view of the very large number of such spaces in the Conservation Area, it has not proved practical to assess them individually or to map them as part of this Appraisal. Nevertheless, their cumulative impact and interest make a significant contribution to the historic character and biodiversity of the Conservation Area, and they merit further detailed research.

1. Great Western Bridge and Lansdowne Church. The River Kelvin and Great Western Road are both major features running through the Conservation Area.
2. A typical terrace of tenements in Kerland Street, Hillhead. The horizontal emphasis of the design is adapted to the topography by stepping up the hill.











## Key Features

### Architectural Quality

The architectural richness of the Conservation Area is derived from the high quality of building designs, particularly from the late 19th and early 20th centuries. Attention to scale, massing, rhythm, detailing and use of materials has historically resulted in an outstanding quality of developments throughout the area.

The predominant building types are residential: tenements, terraces of houses and villas. Other types, such as churches, schools and bridges are also well represented. Many pre-eminent architects of this period were at work in the Conservation Area. Classical styles predominated before 1900. The 'Glasgow Style' emerged in the early 1890s, based on a free interpretation of classical and other historical forms. The Conservation Area was largely built between 1840 and 1914 with little redevelopment after that, so examples of Art Deco, Modern Movement, Post-Modern and contemporary architectural styles are relatively rare.

There is a presumption that listed buildings and unlisted buildings that contribute positively to the Glasgow West Conservation Area will be retained and reused wherever possible.



### Open Spaces

The Conservation Area is characterised by its legacy of historic open spaces and Victorian tree and shrub planting. The tree-lined streets, communal and domestic gardens, interwoven parks, recreational grounds and other green spaces define the Area's character. The Great Western Road boulevard is unsurpassed in Scotland. In association with other communal private gardens it is of more than regional significance. Lime trees are the predominant longstanding Victorian species in many gardens and streets and shape the area's overall historic 'tree-scape'. The general wealth of lime and other trees plays an important role in the amenity of the area and in tempering the effects of climate and pollution. The wooded Kelvin valley corridor provides valuable biodiversity and recreational opportunities, acknowledged in City Plan 2. Glasgow Botanic Gardens' historic landscape design, listed buildings and national/international plant collections give this space outstanding cultural value, affirmed by its inclusion in Historic Scotland's Inventory of Gardens and Designed Landscapes. A number of secondary open spaces such as bowling greens, West of Scotland cricket ground, tennis courts, public parks and allotments provide a variety of planting and greenery, and many are also safeguarded through

Policy ENV1 of City Plan 2. Collectively, all make an important contribution to the townscape, natural heritage, open space and recreational opportunities within the Conservation Area and merit protection.

### Historic Street Pattern

Whilst there is no overarching pattern to the street layout throughout the Conservation Area, each Character Area is laid out in a way that responds to the topography of the site. The Kelvin Valley and series of drumlins at Hillhead, Dowanhill, Partickhill, Gilmohrhill all presented challenges to the feuars and developers. In some cases, such as Hillhead, Hyndland, parts of Kelvinside and Great Western Road the response was formal grid-plan arrangements, whilst elsewhere more sinuous informal layouts suited the terrain. In most parts of the Conservation Area there has been little change in street layout since the initial feuing plans of the 19th century.

1. Map of Open Spaces protected by Policy ENV1 of City Plan 2.
2. Beaumont Gate tenements exhibiting high quality of materials and consistency of detailing.
3. Great Western Road looking west from Alfred Terrace: here the integral green spaces contribute to the grandeur of the design. © Fiona Jamieson.



### **Variety of Building Density, Historic Plot Sizes and Patterns**

There are significant variations in the density of residential building throughout the Conservation Area, from the relatively intensive built form of Hyndland to the large villas with ample gardens of Dowanhill and Partickhill, via the intermediate density of terraces of townhouses and tenements in Hillhead and Kelvinside. This variety of density contributes to the interest of the area.

In many cases the pattern of development is emphasised and enhanced by consistent boundary treatments, such as walls, railings and hedges.

### **Consistent Building Line and Scale**

Whether in tenement, terrace or villa, the streets within the Conservation Area generally respect the appropriate building line. This reinforces the proportions of each street and establishes a clear and regular sense of enclosure. Any variation to this, especially where it involves breaking forward of an established line, is likely to disrupt these important relationships within the townscape.

In most parts of the Conservation Area

buildings conform to locally appropriate scale of development. Architectural scale can be considered as the relationship between various dimensions of a structure, including its constituent parts, to each other and to the surrounding space/buildings, and the relationship of those dimensions to the human viewer. Key issues in considering scale are:

- the height of elevations from the ground to eaves level;
- the height and form of the roof from eaves level to the ridge;
- the width and depth of the building;
- the relationship of the building's dimensions to the surrounding buildings, spaces and topography.

Where the locally established scale of development is disrupted, it is usually damaging to the character of the Conservation Area.

### **Views**

There are a number of key views within, to and from the Conservation Area (see map at page 23). These include views to the University Main Building at Gilmorehill; along Great Western Road, taking in the landmark towers; across the Kelvin Valley and Glasgow Botanic Gardens; up and

down Byres Road; along Oban Drive; from Dowanhill to the River Clyde and beyond to the Cathkin Braes; up Clarence Drive; down Queensborough Gardens; both ways along Dowanhill Street; eastwards along Victoria Crescent Road.

### **Quality of Design and Detailing**

Many buildings retain original details such as storm and inner vestibule doors, sash and case windows, decorative stonework, ironwork and glazing and boundary treatments. These are generally of a high quality reflecting the best standards of craftsmanship of the day.

### **Building Materials**

An enormous range of traditional and other building materials are in use in the Area. Sandstone is the unifying element and predominant building material including red, blonde, yellow and grey stones in a variety of textures and finishes. Various types of slate are widely used for roofing. Iron is used for both structural and decorative purposes.

### **Public Realm**

The public realm comprises the road/pavement surfaces and all the street furniture and utility equipment (lighting, pillar boxes, street signs etc.). The quality of design and materials in the public realm has a significant impact on the character of the Conservation Area. Many of the early or original historic street surfaces, such as stone setts and flagstone paving, were replaced with concrete and tarmac in the earlier-late 20th century, but some survive in various parts of the Conservation Area. Many of the lanes retain their original surfacing.

## PART TWO: CONSERVATION AREA PRESERVATION & ENHANCEMENT

### CONSERVATION AREA BOUNDARIES

#### Boundary History

The Glasgow West Conservation Area was originally designated in 1972 following the publication of proposals contained in Lord Esher's report "Conservation in Glasgow". It was then extended in 1983. Hyndland was originally designated a Conservation Area in its own right in 1975 but this was cancelled and the area incorporated in the Glasgow West Conservation Area in 1990.

#### Boundary Amendments

A detailed examination of the existing Glasgow West Conservation Area Boundary resulted in a series of proposed boundary adjustments, which were the subject of public consultation on the Draft Glasgow West Conservation Area Appraisal (2010).

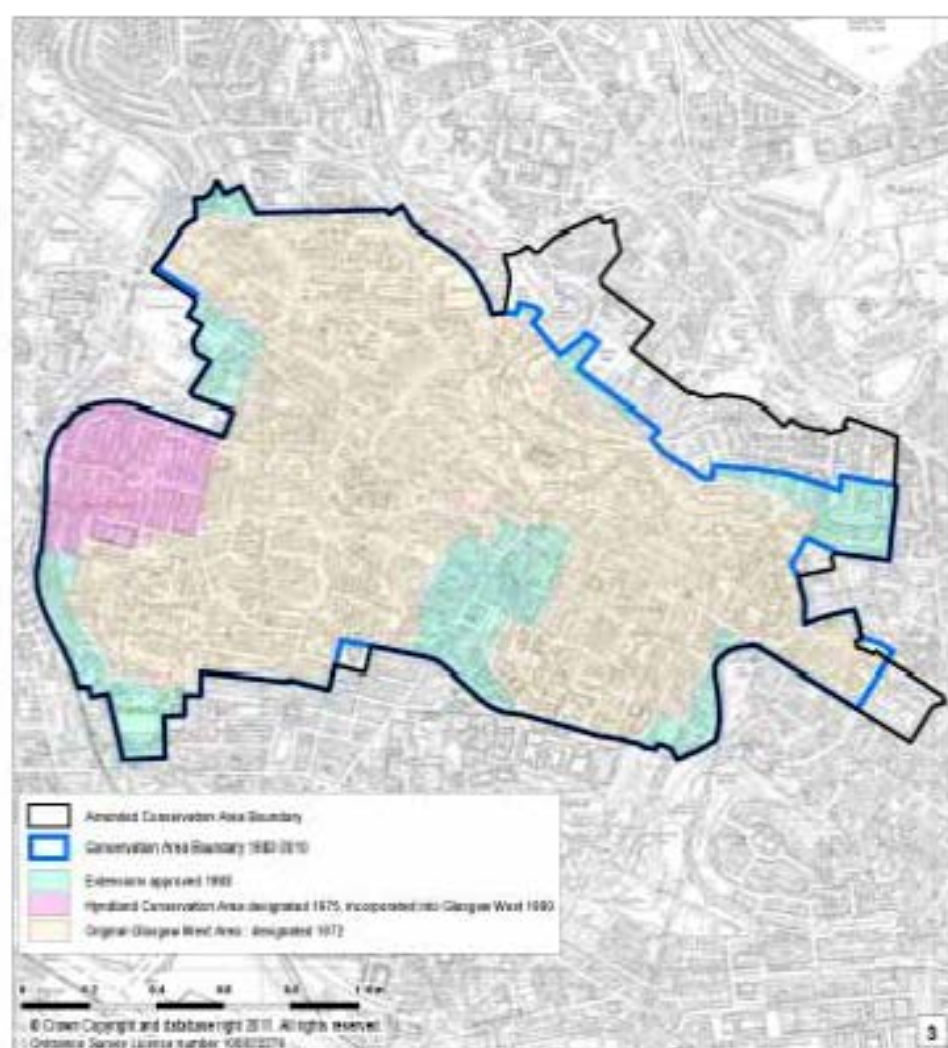
Taking into account the designated and undesignated buildings and spaces of interest and the key features of a larger Study Area, six amendments to the boundary are required:

- 1) North Kelvinside (south of Garioch Road/Hotspur Street/Kelbourne Street/Oban Drive/Maryhill Road)
- 2) Striven Gardens, Jardine Street, Tillie Street
- 3) Burnbank Gardens
- 4) Downhill Primary School
- 5) Great Western Road (south side between Devonshire Terrace and Lismore Road)

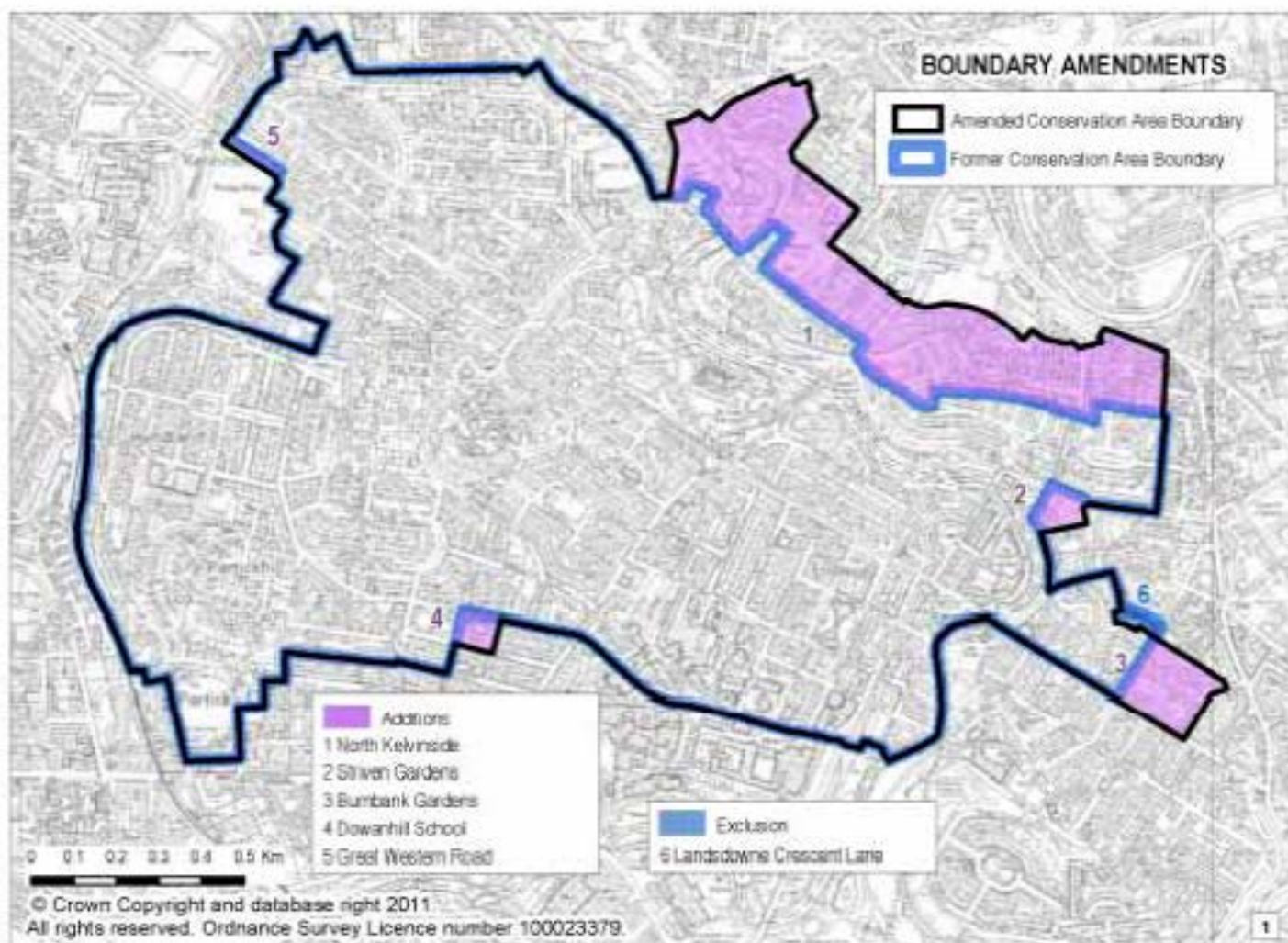
A further amendment to the boundary excludes a recent development at:

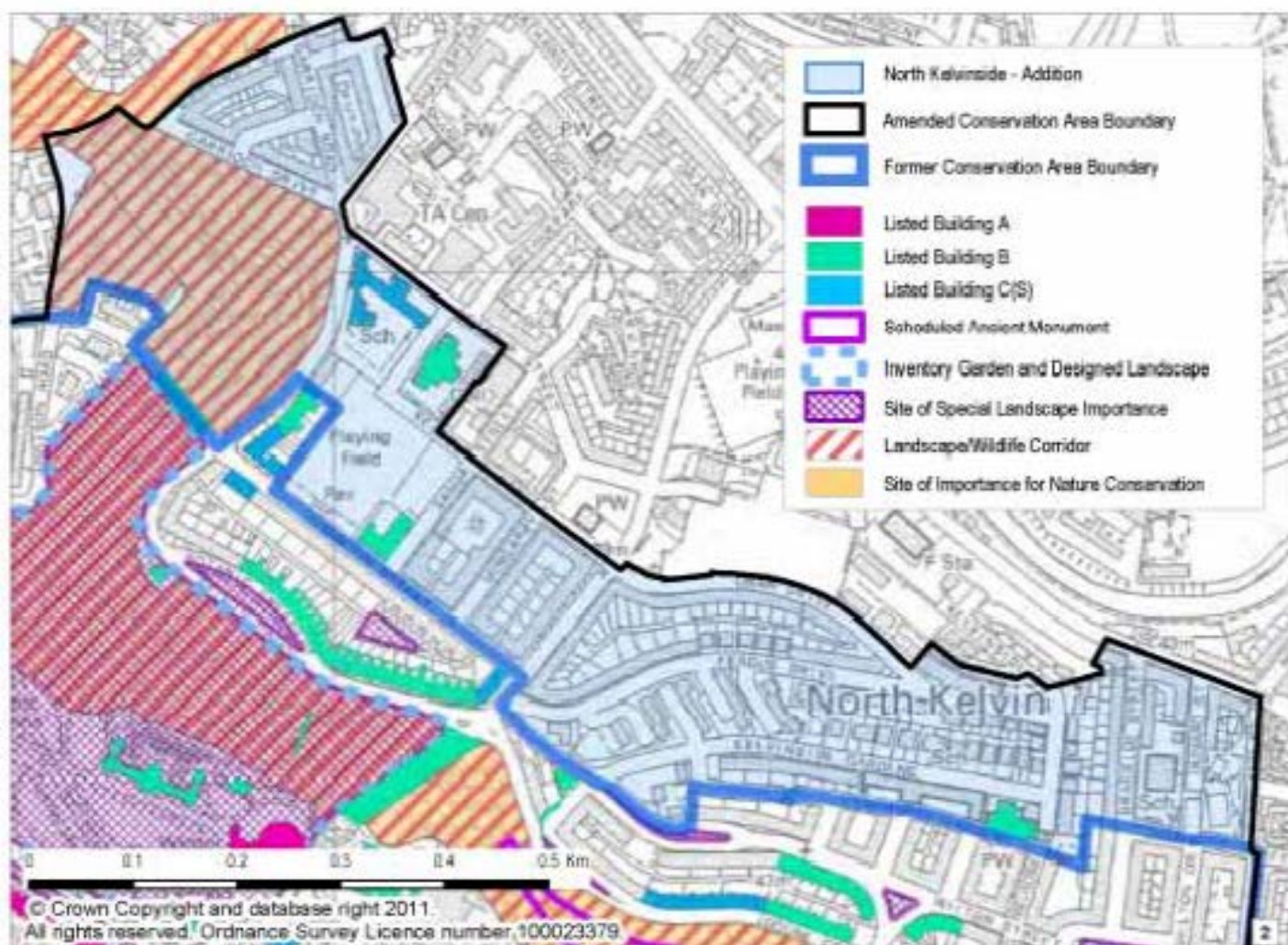
- 6) Lansdowne Crescent Lane (north side, east of Herbert Street)

Further details of the boundary amendments are set out on the following pages.



1. Athole Gardens, where the original cast-iron boundary railings designed by Alexander Thomson are a distinctive feature.
2. A mixture of heights within a range and red and blonde sandstone tenements in Roxburgh Street, but consistency of building line and detailing create a unified and attractive grouping.
3. Map of changes to the Conservation Area boundary since 1972.





### Areas included in Amended Glasgow West Conservation Area

#### *Boundary Amendment 1: North Kelvinside (south of Garrioch Road/Hotspur Street/Kelbourne Street/Oban Drive/Maryhill Road)*

The amendment takes in an area of traditional sandstone tenements and villas not previously protected by Conservation Area status. An additional part of the Botanic Gardens and allotments adjacent to the River Kelvin are also included. The selection of the revised boundary has attempted to draw a distinction between intact planned street blocks and blocks that are incomplete or where modern developments predominate. In terms of architectural

quality, many of the buildings are similar to buildings already included in the Glasgow West Conservation Area, and historically they also formed part of the development of the Kelvinside Estate. Consideration was given to extending the boundary as far as the impressive late 19th to early 20th century tenement developments at Maryhill Road, but the intervening developments are not sufficiently intact or coherent.

Significant numbers of window replacements and some roof replacements have taken place in the extended area, but it would be possible to encourage more sympathetic repairs and replacements in the future. Whilst windows and roofs are important components, the interest of the tenemental areas depends to a large degree on their

massing and grouping.

The revised boundary includes the intact perimeter blocks of sandstone tenements at Garrioch, Mingary Street and Oban/Fergus Drive. The 1967 blocks between Fergus Drive and Kelvinside Gardens are sympathetic in scale, not without architectural merit and retain mature planting. The North Kelvinside villas and their boundary treatments would benefit from Conservation Area protection, as would the old school boundary on Oban Drive.

1. Map showing amended boundary of Glasgow West Conservation Area.
2. Map of Boundary Amendment 1: North Kelvinside.



The extension of the Glasgow West Conservation Area includes a number of B- and C(S)-listed school buildings and St Charles Roman Catholic Church as well as some unlisted but fine buildings such as the former Kelbourne Fire Station, Mingarry Street, and St Charles's Primary School.



Conservation Area Boundary



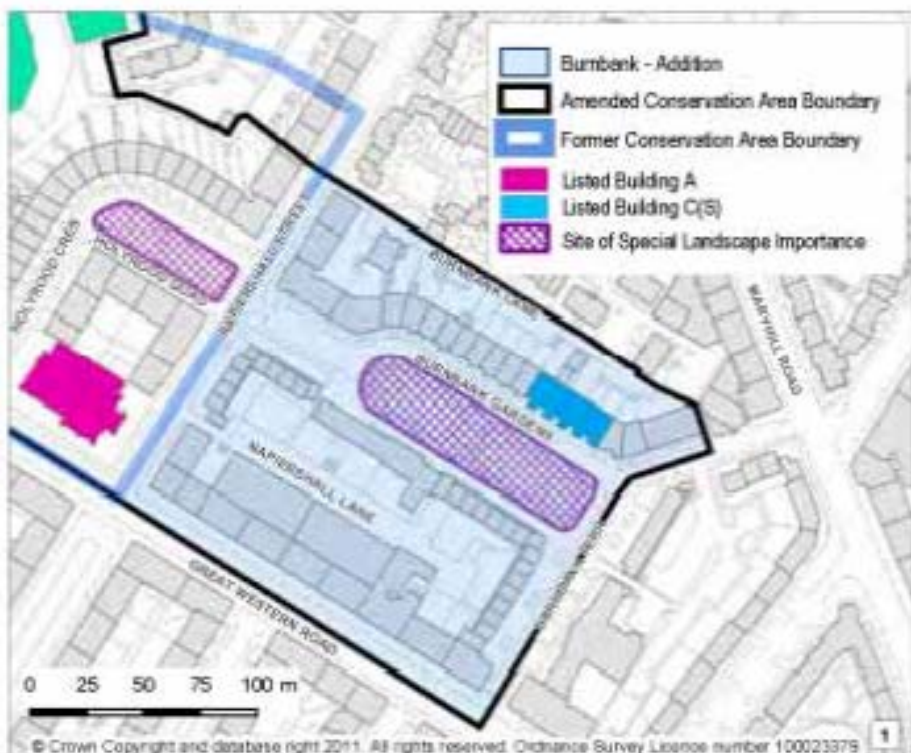
**Boundary Amendment 2: Striven Gardens, Jardine Street, Tillie Street**

The extension of Glasgow West Conservation Area to include Striven Gardens, Jardine Street and Tillie Street is intended to rationalise the 1990 boundary. The 1990 boundary cut through features such as the gardens between Garnochmill Road and Striven Gardens and the Territorial Army Drill Hall on Garnochmill Road. The minor amendment of the boundary includes the full extent of these features and also the category B-listed Lanarkshire Regiment Drill Hall. A small free-standing garden in front of the Drill Hall and an L-plan block of traditional sandstone tenements on the corner of Tillie/Jardine Streets is also included.



Conservation Area Boundary

1. The impressive sweep of red and cream sandstone tenements winding up Oban Drive.
2. Carefully detailed tenements at Sanda Street.
3. A mixture of villas and tenements on Fergus Drive.
4. Braeside Street, where late 19th-century red sandstone tenements line both sides of the street.
5. Map of Boundary Amendment 2: Striven Gardens.
6. Territorial Army Hall, designed with mock half-timbering in 1894.
7. Striven Gardens strip.

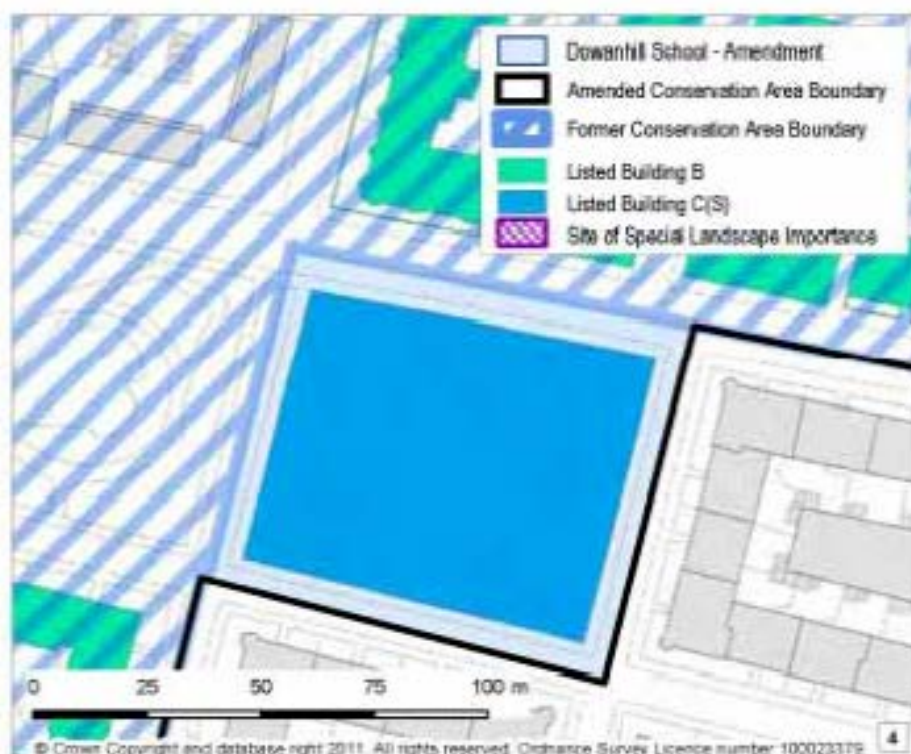


**Boundary Amendment 3: Burnbank Gardens, Burnbank Terrace, Great Western Road (Nos. 208-298)**

The boundary amendment takes in the remainder of a planned development that appears to have a visual and design link to the contemporary Holyrood Crescent within the existing Glasgow West Conservation Area. Named after an earlier villa on the site, the Burnbank gardens were laid out in 1857 and the surrounding houses followed soon afterwards.

Although Burnbank Gardens has lost one half of its symmetrical 19th century street plan, the remaining half and central garden are an attractive feature of the area. Only Nos. 4-12 are category C(S)-listed, but the terrace as a whole and gardens retain their historic character. 208-298 Great Western Road is a complete block of sandstone tenements over shops that is similar in quality to the buildings opposite within Woodlands Conservation Area, and forms part of the impressive linear view along Great Western Road.





#### **Boundary Amendment 4: Dowanhill Primary School**

A minor amendment at Highburgh Road includes the C(S)-listed Dowanhill Primary School within Glasgow West Conservation Area. The school was designed in 1894 by the architects Steele & Balfour for the Govan Parish School Board. It forms a focal point in the layout of the surrounding streets and in terms of design and materials it complements the neighbouring tenements within the 1990 Conservation Area boundary.



1. Map of Boundary Amendment 3: Bumbank Gardens.
2. The terrace of circa 1890 houses on the north side of Bumbank Gardens.
3. The long terrace of shops and tenements at 208–298 Great Western Road, forming part of the enclosure to the vista to the Episcopal Cathedral and Lamdowrie Church.
4. Map of Boundary Amendment 4: Dowanhill School.
5. Dowanhill School.



**Boundary Amendment 5: Great Western Road (south side between Devonshire Terrace and Lismore Road)**

This amendment rationalises the 1990 boundary to take in both sides of Great Western Road as far west as Beaconsfield Road. Under the 1990 boundary only the northern half of the avenue of trees in this location was included within the Conservation Area.



Conservation Area Boundary



#### Area Excluded from Amended Glasgow West Conservation Area

**Boundary Amendment 6: Landsdowne Crescent Lane (north side, east of Herbert Street)**

A minor boundary amendment here excludes recent developments on the north side of Landsdowne Crescent, east of Herbert Street.

**Area Considered in the Draft Glasgow West Conservation Area Appraisal (2010) but not included in Amended Glasgow West Conservation Area 1: Hughenden Playing Fields**

Hughenden Playing Fields are located outside the north-west boundary of the Conservation Area between Hughenden Road and Great Western Road. In carrying out an assessment of the grass strip and trees that form the southern part of the avenue on Great Western Road (see Amendment 4 above), consideration was also given to extending the boundary to include the Hughenden Playing Fields.



Whilst the playing fields undoubtedly provide recreation facilities and green amenity and are important to the setting of the Conservation Area, they do not form an integrated part of the historical or design context of the area. It appears to have been relatively late, in the 1930s, that the former field was converted for recreational use. Hughenden Playing Fields are included on the Glasgow Open Space Map, which provides protection under Policy ENV 1 of City Plan 2.

1. Map of Boundary Amendment 5: Great Western Road (Devonshire Terrace to Lismore Road).
2. Great Western Road: currently the trees on the right hand side are included within the Glasgow West Conservation Area, but those on the left are excluded. The amendment includes both sides.
3. Map of Proposed Exclusion 1: Landsdowne Crescent Lane.
4. Map of Area Considered, but Not Proposed: Hughenden Playing Fields.

## KEY CHALLENGES

**Key Challenges**

Like many dynamic suburban areas, Glasgow West Conservation Area is constantly changing. Whilst many changes, such as repair and reuse of historic buildings or sensitive redevelopment, can have a beneficial impact, others have the potential to damage the character and appearance of the area. The paragraphs below outline the most significant challenges to the special architectural and historic interest of Glasgow West Conservation Area.

**Loss of original architectural details**

Original architectural detail makes a defining contribution to the character and appearance of any Conservation Area. Retention and repair is therefore an important aspect of the preservation and enhancement of an area. By contrast the incremental removal of traditional features such as windows, shopfronts, metal work, chimneys and roof coverings contributes to the erosion of the special character of the Conservation Area. The introduction of new

and incongruous forms, such as flat roofs in an area of pitched or pitched roofs, or the addition of badly sited service equipment/housing, cabling, pipework and flues, can also be damaging.

**Use of inappropriate materials**

The use of materials in any Conservation Area is another important element of its character and appearance. The use of traditional materials provides a cohesive effect across the Conservation Area. Where these are replaced with modern materials and/or detailing there will normally be a loss of character. Inappropriate materials and detailing often stand out from traditional materials by virtue of their uniformity of surface, profile and patina, and their comparatively poor long-term weathering appearance. Common examples include: the replacement of original timber windows with modern plastic substitutes that lack the subtle detailing and variety of character of 19th-century timber sash and case windows; the use of cement roofing tiles; the replacement of cast-iron rainwater

goods with plastic or zinc; the use of zinc or other metal panels on elevations; cladding using thin stone panels.

**Energy efficiency**

The reduction of CO<sub>2</sub> emissions and improvement in energy efficiency of traditional buildings without damage to their character is a significant challenge.

**Boundary Treatments**

The quality of the streetscape formed by ranks of fine terraces and tenements in the Conservation Area has been reduced by the lack of coherent boundary treatments. The removal and dilapidation over the years of original railings to boundary walls and flying stairs, gates and stone entrance features including retaining walls, piers, ball finials and pyramidal cones, combined with an assortment of inappropriate replacements has eroded the character of the historic townscape. The height and density of boundary features is an important consideration: where dense hedges are



allowed to grow too tall, the sense of enclosure can adversely affect the character of the street. Unsympathetic fencing to large areas of open space also detracts from the character of the Conservation Area.

#### **Shopfronts, Signs and Adverts**

Original and sympathetic shopfronts and signs can contribute to an area's special character e.g. shops in Raeberry Street and Hyndland Road. However, there are frontages and signs in other locations that are not in keeping with the area's character and they detract from the quality of the local townscape – this is particularly the case in parts of Great Western Road and Byres Road.

#### **Communal Gardens**

Upkeep of communal gardens (private or Council-owned or managed) is one of the greatest challenges facing the Conservation Area. A long-term vision for these spaces is essential if stewardship is to be maintained and improved. Collectively, conservation, restoration and maintenance remain extensive when boundary railing or walling restoration and repair is taken into account. Responsibility for garden maintenance,



share of common roads, back lanes and pleasure grounds including railings, rests with individual private proprietors and, in some instances, the Council. Sometimes this responsibility is shared amongst a great number of owners which can make required management or enhancement time-consuming to agree and difficult to achieve easily and quickly. Costs can be high if maintenance is not undertaken on a regular basis.

Damage to communal garden lawn edges from car parking, the use of a variety of edging protection and barriers and inroads into communal gardens by end-on parking is corrosive to historic landscape quality.

#### **Threats to Victorian historic planting character**

Loss of mature broadleaf trees of large stature e.g. lime, beech, ash, maple is of concern within the Conservation Area, with significant weakening of landscape character and biodiversity value. Specimens of seeded origin have often established themselves in inappropriate locations leading to conflict with built structures. Replacing like with like is seldom appropriate in these circumstances.

However, their loss adds to the increasing trend to either to carry out no replacement tree planting, or to replace with smaller or non-native garden varieties that contribute only a limited landscape or biodiversity value in comparison to native species.

There is a slowly evolving change in the historic planting palette and 'tree-scape' with moves away from lime (*Tilia x europaea*) and native forest trees, replanting with smaller-growing species and the stripping out/natural decay of Victorian rhododendron, laurel, holly, aucuba and yew etc. New threats such as climate change may yet impact upon the health, vigour and character of the present tree stock and lead to pressure to plant different species.

1. Neglected ornamental cast-iron gas lamp on Princes Terrace Gardens. © Fiona Jamieson.
2. Concrete roof tiles have replaced the original slates of this 1905 tenement, creating an uncharacteristic ridged texture and appearance.
3. The decorative granite detailing of this former bank on Great Western Road is dominated by the current brand signage.
4. Neglected tree planting on Bowmont Terrace Gardens. © Fiona Jamieson.
5. Pollarded lime trees at Clevedon Gardens. © Fiona Jamieson.



### Aspects of Tree and Shrub Management including Pollarding

Some existing landscape management practices are damaging, require modification and specialised guidance to ensure that Victorian shrubs and trees are managed in an appropriate way and replanting follows historic style, layout, plant groupings, form and good practice. Integrated management practice between the many communal garden spaces seems essential.

As a matter of landscape policy and on tree health grounds, the Council no longer pollards trees in lawn reservations along Great Western Road and elsewhere and it is not a recommended practice in the Conservation Area. Pollarding is sometimes still evident in villa and tenement gardens where trees are planted closely or near buildings. In communal gardens and strips, the practice does not seem to have evolved until the 20th century, and only once trees achieved a certain size and began to outgrow their location. The matter raises several questions: was it the intention to fell and replant the trees in strips and linked communal gardens once they reached a certain size, particularly in avenue/boulevard situations?; is a smaller cultivar

species an appropriate substitution?; is aphid dew from lime (*Tilia x europaea*) such a significant problem to warrant a change to a cultivar in the Conservation Area? These are challenging and controversial issues and point to the need for wider research and debate, before a firm policy is adopted. One thing is certain, lime (*Tilia x europaea*), is the prevalent historically planted species, has so far withstood the test of time, pollution and climate and is a successful tree in the Conservation Area.

### Development within Gardens and Loss of Garden Space

Within the Conservation Area the setting of buildings with gardens has been eroded by the erection of new housing or buildings, extensions and car parking within plots. This is exacerbated where boundary walls and gate-piers are altered or removed to increase vehicle access. The use of garden areas for parking vehicles has increasingly resulted in the formation of inappropriate hard surfacing. Utilisation of Mono-block and other paving is harmful to the green setting of the buildings and the character of the area. Further incremental building development has the potential to erode the Conservation Area's green

space and biodiversity, unless controlled. Most of the back lanes in the Conservation Area are extremely narrow and unable to accommodate the additional usage associated with new development.

### Kelvin Walkway

Invasive species such as Japanese Knotweed, Indian Balsam and Giant Hogweed present problems for biodiversity, upsetting the balance of indigenous plant and wild life. Rubbish coming downstream detracts from river quality. Anti-social behaviour, graffiti, litter and rubbish dumping affect the condition and quality of the river corridor as a major public recreational and amenity open space. Some built features, paths and railings would benefit from upgrading and improvement. Better integration of cycles of maintenance and repair between the different interest groups, bodies and departments is desirable.

### Other Open Spaces

Abandoned and overgrown open spaces such as Parlickhill Tennis Courts are in the minority, but detract from the historic character and setting of adjacent buildings



and the Conservation Area. Decline in usage of recreational spaces, such as the bowling clubs, is a potential threat to their continued survival as features of the area.

#### **Biodiversity and Sustainability**

There is a requirement for all Authorities to consider biodiversity under the Nature Conservation Act (2005) and to reconcile this with the need to protect significant historic landscape design and planting. Balanced assessment and guidance is needed when incorporating the different interests into policy documents to ensure that they work together in harmony.

#### **Back Lanes**

Many lanes have poor surfaces and poor drainage leading to muddiness and a run-down appearance. This is often accompanied by inadequate maintenance of rear boundary walls, bin stores etc., and seeding of tree saplings in inappropriate locations. Absentee landlords and multiple occupancy can make good maintenance difficult to secure.

#### **Public Realm**

The quality and upkeep of the public realm within the Conservation Area is a major concern to residents. The principal areas of concern relate to paving surfaces and damage by utilities and other contractors, design and location of street furniture, street lighting, proliferation of street signs and the maintenance of communal and amenity spaces.

Where historic street furniture survives, such as lamp posts, standards and fittings, the distinctive police box at the entrance to the Botanic Gardens, the rare Edward VIII Pillar Box on the corner of Great George Street/ Cecil Street and the cast-iron electricity supply boxes decorated with the City arms, every effort should be made to retain and repair these. Similarly, historic surfaces such as road setts, kerbs and flagstone paving should be retained and repaired. Public art and sculpture, such as that in the Botanic Gardens or the University Campus, should be safeguarded where it contributes



to the variety and interest of the streetscape and public open space.

#### **Accessibility**

There are currently many buildings from which services are provided to the public that have poor access arrangements, creating unnecessary barriers to potential users, including people with disabilities and parents with pushchairs/buggies. Similarly there are parts of the public realm that are difficult for some users to access. There is a widespread need for carefully designed access improvements, taking into account the needs of users and the historic or architectural interest of the building and its context.

#### **Tall buildings**

Tall buildings have the potential to block important views in, out or across the Conservation Area, to obscure the skyline profile of key buildings, or to introduce an incongruous element in an area of otherwise consistent roofscape character. For the future development of tall buildings it is necessary to identify sites and designs that protect the interest of the city's



Conservation Areas, maintain strategic views of established landmarks and make a positive contribution to the skyline.

#### **Financial constraints**

It is recognised that the global economic situation and financial constraints across both the public and private sector will impact on the resources available for preservation and enhancement of the historic environment. The planning of priorities and identification of funding and other resources to maximise the benefits to the Conservation Area is a key recommendation of this appraisal (see Management Planning below).

1. Uncontrolled vegetation potentially causing damage to the stonework.
2. An ugly and poorly maintained communal garden fence on a rutted and neglected lane on Crown Road North, Dowanhill. © Fiona Jamieson.
3. An unusual irregularly settled back lane in Hillhead.
4. Graffitied cast-iron lamp incorporating the City Arms at Queen Margaret Bridge, Kelvinside.

## PRESERVATION &amp; ENHANCEMENT



## Introduction

Detailed analysis of the area's character and the challenges facing it has highlighted opportunities for its preservation and enhancement.

Glasgow West Conservation Area is large and complex with a wide variety of people and agencies, including the City Council, sharing responsibility for its care and maintenance. The City Council has a statutory duty to protect and enhance the historic environment and will, within the resources available, strive to ensure that all initiatives and projects in the area take cognisance of the opportunities to provide preservation and enhancement as identified below.

## Management Planning

The Conservation Area would benefit from an overall management plan to assist in the prioritisation and coordination of preservation and enhancement actions and resources. The management plan should seek to maximise the effect of available resources in the Conservation Area by:

- Identifying potential funding and other resources;
- Prioritising projects and other actions;
- Identifying management issues and any problems with control of works in the Conservation Area and seeking to resolve them;
- Encouraging different parts of the Council and other organisations, groups and individuals to work together on priorities;
- Ensuring that appropriate information and advice about practical

conservation and planning issues is readily available;

- Identifying means of promoting awareness of the interest and importance of the Conservation Area through education, interpretation, activities and events.

Some critical sites and areas, such as the collective system of communal gardens and Kelvin Walkway, merit their own individual conservation plans to ensure that their historic and cultural significance is properly understood, considered and protected. A management plan for the Kelvin Walkway should integrate with the existing management plan for Glasgow Botanic Gardens.

Involvement of owners, stakeholders and partner organisations in the development of plans is essential, particularly where there are complicated, or even conflicting, interests in the site.



### Opportunities for Preservation and Enhancement

The following section is divided into general opportunities applicable throughout the Conservation Area and specific opportunities that are particularly relevant to character areas, individual sites or green space. The general opportunities are grouped by topic.

#### GENERAL CONSERVATION AREA-WIDE OPPORTUNITIES

##### General strategic management opportunities

##### GEN 1: Improved access, interpretation, education and community engagement

Where enhancement projects are being planned, carefully designed inclusive access provisions in line with City Plan 2 development guide DG/DES 3 (A8) are a priority. To ensure that access is properly considered, Access Statements may be required to support development applications (see City Plan 2, Policy DES 1).

It is also important to consider ways in which interpretation and the educational benefits of the site can be maximised as a learning and teaching resource for all sectors of the community.

Engagement with the local community is essential in fostering a sense of ownership and responsibility for the historic environment. The City Council will continue to encourage local involvement through liaison with local and community groups, amenity/heritage groups and stakeholders in issues affecting the historic environment.

##### GEN 2: Improved traffic management

Double sided car parking in the streets and the use of rear lanes as short cuts has a detrimental affect on amenity, creating circulation and safety problems for local residents and emergency services. The parking of vehicles on pavements and their repeated excavations by statutory undertakers has resulted in their deterioration. Measures to resolve issues such as the volume and speed of traffic and on-street car parking, along with an enhanced pedestrian network, would improve the character and appearance of the Conservation Area.

Strategic traffic management issues will be addressed as part of the City's new Traffic Management Plan and local issues considered in the planning of public realm works (see also GEN 15).

##### General historic building/monument/open space repair and maintenance opportunities

##### GEN 3: Provision of information and advice to owners and occupiers

To promote the preservation and enhancement of Glasgow West Conservation Area the City Council will prepare and distribute information leaflets explaining the implications of living in a Conservation Area and/or listed building. Details of the availability of grants will also be included. In addition specific guidance for residents/owners wishing to carry out repairs and alterations to their property and for the management of trees and green space will be prepared. Information will be made available on the Council's website and in the local press.

Relevant contacts and information are listed in the Further Information section of this Appraisal (see page 142).

1. A 5-year restoration project was completed at Crown Circus in 2009 involving the clearance of overgrown gardens, repair of stonework and reinstatement of railings.
2. Landscaping in Gilmohill that enhances the setting of the adjacent category A listed Reading Room and provides a high quality public realm. Bench sculptures 'To be Sot and Sown in the Garden' by Christine Borland, 2001 (the title refers to plants incised on the ceramic headrests).
3. The Belmont Lane Community Gardens were established on a gap site in Kelvinside and are now maintained by the Belmont Coach House Trust. © Fiona Jamieson.



#### GEN 4: Increased maintenance

The best means of preserving the character and appearance of any area is through the routine maintenance of buildings and green infrastructure such as trees and open spaces. Roofs, chimneys, windows, doors, guttering, stonework, paintwork, wall finishes, entrance steps, gardens and boundary treatments both front and rear all need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term. Similar considerations apply to the management and upkeep of private gardens and other private and public open spaces.

Historic Scotland's free Inform Guide series provides useful information on maintenance issues for various elements of historic buildings.

#### GEN 5: Improved energy efficiency

It is normally possible to improve the energy efficiency of traditional buildings without damage to their character. The following guides are useful sources of advice:

- Historic Scotland, *Inform Guide: Energy Efficiency in Traditional Homes* (2008).
- Changeworks, *Energy Heritage: A Guide to Improving Energy Efficiency in Traditional and Historic Homes* (2008).

Where measures will affect the character of a listed building or unlisted building in a Conservation Area, planning permission and/or listed building consent may be required.

#### GEN 6: Repair of listed and unlisted buildings

There are a number of listed and unlisted buildings that by their repair would contribute to the enhancement of the Conservation Area, such as 41-53 Oakfield Avenue/18 Great George Street or 898 Great Western Road. Please see also the list of properties on the Buildings At Risk Register at [www.buildingsatrisk.org.uk](http://www.buildingsatrisk.org.uk) for a current list of specific buildings.

The Council's Buildings at Risk Strategy aims to assess the condition of the City's listed buildings and to prioritise action

to protect the special interest of those buildings in most need. The latest survey was completed in Summer 2009.

Where the preservation of a listed building is threatened by lack of maintenance and repair, the Council may serve notice on the owners of a property to instigate necessary repair work under the terms of sections 43-49 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997. In exceptional circumstances, this may lead to the Compulsory Purchase of a property. Where such buildings are in predominantly residential use, a Section 30 Works Notice under the terms of the Housing (Scotland) Act 2006 can be served.

#### GEN 7: Presumption in favour of retaining listed buildings and unlisted buildings of townscape interest/merit that make a positive contribution to the character of the Conservation Area

In order to preserve the character of the Conservation Area there is a presumption in favour of the retention of all listed buildings, unless it can be demonstrated that the building is incapable of economically viable repair.



Similarly there is a presumption in favour of retaining unlisted buildings of townscape interest that make a positive contribution to the Conservation Area.

Policy DES 3 of City Plan 2 sets out the Council's policy in relation to the demolition of listed buildings and unlisted buildings in the Conservation Area.

#### **GEN 8: Speedy removal of graffiti and fly posters**

Graffiti is particularly damaging to stone and brick walls. Owners of buildings are encouraged to put in place preventative measures to discourage such vandalism and obtain the correct advice about its removal when it occurs. City Plan 2 development guide DG/DES 3 (A1) sets out the detailed context for such work.

The Council's website and Historic

Scotland's *Inform Guide: Graffiti & its Safe Removal* also provide useful information on this issue.

#### **GEN 9: Protection of scheduled monuments and archaeological sites**

There is currently one Scheduled Monument within the proposed boundary of the Conservation Area: North Woodside Flint Mill. Development proposals will be required to retain, protect, preserve and enhance the City's Scheduled Monuments (City Plan 2, Policy ENV 13).

The City of Glasgow Sites & Monuments Record (SMR) contains records for all known archaeological sites, finds, fieldwork and research within the Conservation Area boundary. The SMR is maintained by the West of Scotland Archaeology Service (WOSAS) for the City Council. The Council will seek to retain, protect, preserve

and enhance the City's archaeological heritage, including any future discoveries. Policy ENV 14 of City Plan 2 sets out the procedures for developments affecting sites of archaeological significance or cases where archaeological remains are discovered after a development has started.

1. Unlisted tenement in Hyndland of townscape merit. The red sandstone, corner bay and turret roof, wallhead chimneys and coricing are characteristic of the area.
2. Flint mill on the River Kelvin still operating in 1955, now a Scheduled Monument. © Glasgow Museums.
3. Example of timber upper sash window with contrasting paintwork and stained glass, Beaumont Gate.
4. Example of upper sash window detail and characteristic two tone paintwork, Queensborough Gardens.
5. Sensitively restored shopfront in Hyndland Road retaining decorative glass panels and canopy mechanism.

## General sensitive alteration opportunities

### GEN 10: Promotion of sensitive alterations

The Council encourages the sensitive alteration and extension of listed buildings, where this will not harm their special interest, and of unlisted buildings where the proposals preserve and enhance the character and appearance of the Conservation Area. Policy DES 3 of City Plan 2 and the accompanying development guide DG/DES 3 provide the context in which all applications for alterations to listed and unlisted buildings in the Conservation Area will be assessed.

### GEN 11: Control of minor works

Minor works such as the removal of chimneys, introduction of vents, and replacement of traditional windows, doors, and railings with modern styles and materials are evident and can have the cumulative effect of eroding the character of the Conservation Area. The construction of new buildings, new shopfronts, roof and other alterations also requires sympathetic treatment. The City Council is committed to the preservation of the area's unique character through the application of the Design Policies in City Plan 2. Article 4 Directions (see page ??) remove the permitted development rights for certain types of development within the Conservation Area.

Common property rights and conditions, or terms of deeds, relating to maintenance and repair, may also apply (e.g. some deeds specify the painting of all the windows and doors of a tenement at the same time to avoid a hotch-potch effect). These are part of contract law, and not controlled or enforced by the planning authority.

### GEN 12: Promotion of high-quality shopfront design

Unsympathetic shopfront designs have a detrimental effect on the architectural integrity of buildings in the Conservation Area. Streets such as Great Western Road,

Byres Road and Hyndland Road have clearly had high-quality shopfront designs in the past that respected the tenement form, but unsightly roller shutters, inappropriate shopfront alterations including the introduction of over-dominant fascias and signage has eroded the character of such streets. In some cases it may be possible to recover earlier shopfronts of quality from beneath later alterations.

The Council's shopfront design policies will be applied consistently throughout the Conservation Area to prevent the erosion of historical detail, to encourage sympathetic materials and to promote quality. City Plan 2 Policy DES 9 (Alterations to Shops and Other Commercial Buildings) and DES 8 (Signs & Advertising) are relevant to this issue. More detailed design guidance is available in development guides DG/DES 1, DG/DES 2 and DG/DES 3, which accompany City Plan 2.

### GEN 13: Promotion of sympathetic, high-quality, new development

Sympathetic contemporary forms of redevelopment should be sought for gap and vacant sites, taking particular account of local context, views, townscape, setting, scale, massing, materials and detail.

City Plan 2 Policies DES 1, DES 2 and DES 3 and the accompanying development guide DG/DES 3 provide further information. The City Council will prepare design briefs for particularly large or sensitive sites.

### GEN 14: Sensitive siting of new tall buildings

Glasgow West Conservation Area is particularly sensitive to the dominant built form represented by tall buildings. In practice this means that the historic character and qualities of the Conservation Area, such as its roofscape and designed views, are susceptible to detriment by structures that dominate their broader context by scale, massing, height or footprint. The Council will seek to ensure that development proposals for tall buildings meet the Design Policies set out in City Plan 2 (Policies DES 1, DES 3 and DES 11) and accompanying



development guides (DG/DES 2, DG/DES 3 and DG/DES 5). Whilst the development of new tall buildings is not specifically excluded from Glasgow West Conservation Area, it is more likely that the DES 11 policy criteria will be met outside the Conservation Area boundary.

## General public realm opportunities

### GEN 15: Conserving and improving the public realm

Redevelopment works and repeated excavations by statutory undertakers have resulted in the gradual loss of traditional materials such as Caithness paving slabs, granite kerbs and whin/granite road sets from the Conservation Area. Some historic materials survive, such as the whinstone sets and kerbs that line the edges of the road surfaces throughout the Conservation Area (e.g. Hillhead Street). City Plan 2 development guide DG/DES3 (Section D4) provides advice on the appropriate treatment of footpaths and carriageways in order to retain the character of the Conservation Area.

It would be desirable to reintroduce high-



quality public realm surfaces and street furniture throughout the area, but the highest priorities are the busy local centres in Byres Road, Great Western Road and Hyndland Road. High-quality design and materials, functionality and cost-effective maintenance are key considerations.

There are a variety of existing styles and designs of street furniture, which are variable in design quality. While variety can add to the diversity of character in the Conservation Area there is a danger of visual clutter in important civic and street spaces where competing styles of furniture such as bins, seating, pedestrian barriers, planters etc. coexist. Future consideration of street furniture and waste storage should ensure that it is complementary to the character of the Conservation Area in design quality and its location and does not perpetuate clutter.

Where historic street furniture survives, such as the distinctive police box, Edward VIII pillar-box, electricity junction boxes and historic street signs, every effort should be made to retain and repair them. Similarly, public art and sculpture should be safeguarded where it contributes to the

variety and interest of the streetscape.

New public art is encouraged in line with City Plan 2 Policy DES 6 (Public Realm & Lighting) and development guide DG/DES 7 (Public Realm & Public Art). Selective introduction of distinctive pieces of street furniture and artwork could reinforce a local sense of place and express civic pride.

Any street furniture with associated advertising attached such as bins, bus shelters, signposts etc. should be resisted in this area due to its likely adverse effect on the character and appearance of the Conservation Area.

Where public realm projects are undertaken in the future, there is an ongoing need for regular monitoring, maintenance, and where necessary, repair, of the upgraded public realm.

The area would benefit from an overall public realm strategy to prioritise and co-ordinate preservation and enhancement actions in the public realm. Such a strategy could form part of a Conservation Area management plan, or stand alone as a separate document.

#### GEN 16: Upgrading of back lanes

Rear service lanes are a particular feature of the Conservation Area, many retaining historic setted road surfaces, such as Eton Lane, Viewfield Lane or Cresswell Lane. The lanes are used as the principal means for cleansing uplift, service delivery to premises, pedestrian ways and for access to off street parking related to main street addresses. This can lead to conflict and affect the special character of the lanes.

1. A traditional 'rural' setted drainage channel in Hillhead - as in many other places, utility, telecoms or other contractors have not reinstated the original surface, leaving an unsightly patched appearance.
2. Clevedon Crescent Lane was subject to restoration in 2008 retaining the original setts.
3. Differing styles of street signs in Hillhead, the historic one on the left requiring maintenance.
4. One of a number of early 20th-century Glasgow Corporation Electricity Department boxes throughout Glasgow West Conservation Area. The boxes are subject to vandalism, fly-posting and poor external maintenance.

The sense of enclosure of the lanes has also in part been lost by the demolition of boundary walls to allow for parking and the removal of the original granite setts. Some privately owned back lanes are setted and many are in a poor state of repair having been patch repaired over the years.

There is considerable potential for repair of the lanes to provide a network of safe and efficient walking and cycling routes. The City Council will encourage developers and other contractors to restore rear lanes, boundary walls and boundary lines using authentic materials. At present the City Council offers technical assistance for the upgrading of lanes with costs having to be met from other sources. City Plan 2 Development Guide DG/DES3 (Section D3) provides advice on the appropriate treatment of rear lanes in the Conservation Area. In most cases the residential lanes are too narrow to accommodate access to new developments: where this applies, new development in the lanes will be discouraged.

#### GEN 17: Improvement of 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 merits. Land and Environmental Services and Development & Regeneration Services must be satisfied that lighting proposals meet the Council's design standards with regard to light quality characteristics and enhance the historic environment.

#### General landscape and gardens opportunities

#### GEN 18: Protection of sites included in Historic Scotland's Inventory of Gardens and Designed Landscapes

Glasgow Botanic Gardens is the only site included in the national [Inventory of Gardens and Designed Landscapes in Scotland](#). Great Western Road boulevard and its sequence of communal gardens along with a number of other noteworthy private communal gardens may also be worthy of assessment by Historic Scotland



for inclusion in the Inventory. Scottish Ministers' Policy, SHEP 2009, gives guidance on the treatment of gardens and designed landscapes. It requires Planning Authorities to use appropriate conditions to protect and enhance sites in the Inventory. Prior to granting planning permission, Planning Authorities are required to consult Scottish Ministers on 'development which may affect an historic garden or designed landscape' that is on the Inventory. City Plan 2 Policy ENV 7 aims to maintain, protect and enhance landscapes of national landscape, cultural or nature conservation importance.

#### GEN 19: Protection of green space and the green network

Green infrastructure is important in terms of townscape and local amenity and can have visual, ecological or biodiversity value. Historic gardens and open spaces, although not of national interest, nevertheless make an important contribution to local landscape character and form part of the Conservation Area's cultural heritage.

City Plan 2 Policy DES 3 (Protecting and Enhancing the City's Historic Environment) sets out the City Council's commitment to ensure that new development proposals in the Conservation Area 'retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and retain trees which contribute positively to the historic character of the area.' City Plan 2, Policy ENV 1 also provides a strong presumption in favour of retaining all public and private formal or informal open space included on the Glasgow Open Space Map. Protection for sites of national, regional or local importance is afforded in accordance with Policy DEV 2 and 11 and ENV 7. Protection for trees, woodlands and hedges is given under Policy ENV 8.

#### GEN 20: Enhancement of landscape and open spaces

The image of the city is influenced not only by its buildings but also by the public and private spaces between them, with a presumption in favour of retaining and



improving these (City Plan 2, development guides DG/DES 3, DG/DES 4, DG/DES 7 and DG/ENV 1-4). Specific local improvement opportunities are identified in the relevant Character Areas.

The Conservation Area would benefit from an overall historic landscape management strategy to prioritise and co-ordinate preservation and enhancement actions affecting historic open spaces/designated landscapes. Such a strategy could form part of a Conservation Area management plan, or stand alone as a separate document. It should take account of the special requirements of historic open spaces/ designed landscapes and of specialist training potential. Communal private gardens and strips appear most vulnerable from the present appraisal. Other significant spaces, such as Glasgow Botanic Gardens and the Kelvin Walkway and river corridor with a range of different interest groups and management elements would profit from an integrated historic landscape management plan.

An audit of the species, age, location and condition of trees in the Conservation Area would assist historic landscape analysis and future strategic landscape management. Priority survey areas are the Great Western Road communal gardens, remaining communal gardens and strips in the Conservation Area, public parks including Glasgow Botanic Gardens and the River Kelvin corridor.

Updating the existing Council 1990s communal garden survey data to include trees, the species, age and location of shrubs and shrub beds and condition of built elements would be beneficial. Transference of this information onto a database would assist historic landscape analysis, future landscape management policy and establishment of historic landscape management priorities. The data could prove helpful for funding applications and provide a resource for education and training if combined with historical photographs and other historical records or material.

Although the Friends of Glasgow West

have published an important contribution to understanding the traditional Victorian gardens of the West End (see bibliography), further research into the historical layout, planting and cycle of lime tree management in communal Victorian gardens and into proprietors' garden committee minute books of the Victorian period would be beneficial. This information could reinforce knowledge and understanding of the surviving historic landscape, support development of a conservation management plan and assist future landscape management practices.

Significant resources have been invested in ensuring that open spaces are safe and accessible, and in dealing with litter, graffiti and vandalism (see the 'Clean Glasgow' web pages: [www.glasgow.gov.uk/en/Residents/CleanGlasgow](http://www.glasgow.gov.uk/en/Residents/CleanGlasgow)). The City Council will continue to pursue measures to this end, taking into account historic landscape character.

The Council will continue to support sustainable back court initiatives. A survey of tenement front gardens and back courts will be undertaken to determine priorities for improvement.

In accordance with City Plan 2 Policy ENV 8 and the City's Allotment Strategy 2009–2013, the use of existing allotment sites will be supported and opportunities for the development of new sites, even on a transitional or temporary basis, will be explored.

#### **GEN 21: Improvement of the condition of communal gardens**

The raising of money towards upkeep and improvement of communal gardens has always been a key function of individual garden management committees and a few employ a gardener or tree consultant. Taking account of the research and priorities identified under GEN 19 above, and working with owners and managers, it would be desirable to establish a coordinated programme of improvement and regular maintenance of communal gardens. Improvements might include the reinstatement of traditional cast-iron boundary railings where appropriate.

#### **GEN 22: Guidance on tree/shrub management**

A variety of tree and shrub management practices is currently adopted by property owners and managers throughout the Conservation Area, resulting in some unnecessary damage to historic planting.

In most cases the City Council discourages the practice of 'pollarding' (cutting back of tree crowns to restrict growth) and encourages the replacement of pollarded trees. Replacements with large-growing native species, or native species such as the space will allow without coming into conflict with the adjacent structures, are encouraged.

The City Council is currently producing guidance on general tree, shrub and garden management which will be published on the Council's website in 2011.

#### **GEN 23: Biodiversity and sustainability**

There is a requirement for all Authorities to consider biodiversity under the Nature Conservation Act (2005). Government guidance on sustainable development is reflected in the National Planning Framework and current Scottish Planning. The Council will ensure policies for biodiversity and sustainability harmonise with the need to conserve the area's historic landscapes, open spaces, planting and design. Under Glasgow Woodland Initiative, the Council will pursue its aims to keep Glasgow 'a dear green place' with commitment to the sustainable management of its tree resources over the long term.

1. Overgrown communal gardens at Kirklee Crescent Gardens. © Fiona Jamieson.

## LOCAL PRESERVATION AND ENHANCEMENT OPPORTUNITIES

*Hillhead Character Area***LOC 1: Improvement of the Ashton Road Triangle**

This area of ground between Ashton Road and University Avenue adjoins one of the most significant traffic intersections of the appraisal area. A redundant sub-station is surrounded by tarmac-surfaced car parking bays, recycling bins and an unimaginative arrangement of planters and shabby retaining walls. This poorly landscaped area affects the appearance of this prominent corner and detracts from the setting of the listed buildings opposite.

**LOC 2: Repair of 41–53 Oakfield Avenue and 18 Great George Street**

The continuing deterioration of the external building fabric of this significant Grecian terrace by Alexander Thomson has given rise to several feasibility studies. Eroded stonework, dilapidated roof surfaces, loss of decorative ironwork railings and lamps detract from the special architectural and historic interest of this landmark building. The City Council will continue to work with property owners and occupiers to implement a repair scheme at the earliest opportunity.

**LOC 3: Masterplanning of Glasgow University Campus Developments**

Given its strong physical, economic and social links with Hillhead and immediate environs, it is highly likely that any future expansion/campus reconfiguration by Glasgow University will have a significant impact on a number of buildings. It is understood that the University is in the process of undertaking a Conservation Strategy and Campus Masterplan for its estate (see also page 53).

**LOC 4: Sensitive Refurbishment of the car park at Lilybank Gardens**

This vacant site currently in use as a car park by the University was formed when a group of tenements and terraces were demolished



to make way for the Boyd Orr and Geology Buildings of Glasgow University in the early 1970's. Enhanced design and landscaping could improve the quality of this space significantly. Full consultation with Hillhead Community Council and the local business community would be required for any scheme.

*Downhill Character Area*

The principal opportunities for preservation and enhancement in this character area are covered by the general (GEN) Conservation Area-wide opportunities above.

*Kelvinside & North Kelvinside Character Area***LOC 5: Improvement of the public realm in and around Great Western Road**

Parts of Great Western Road (e.g. Kelvinside and Byres Road/Queen Margaret Drive junction) form significant local shopping centres within the West End Conservation Area. The quality of the public realm is currently poor. Much of the pavement is formed from badly repaired concrete, the pedestrian spaces are cluttered with bins and signs, street



furniture is of generally low quality, and heavy traffic dominates the area. There are significant opportunities for enhancing the quality of the public realm in this renowned street. The local shopping centres and surrounding streets are of highest priority, but other parts of the grand 'boulevard' are also in need of repair or refurbishment. The wall to the Botanic Gardens in front of the old station site is of poor materials and colour. Action to improve shop signage and fronts is desirable too (see GEN 11).

**LOC 6: Implementation of a Management Plan for Glasgow Botanic Gardens**

The site includes both the Botanic Gardens themselves and the north bank of the River Kelvin. Vandalism and anti-social behaviour has resulted in the removal of play equipment and several viewpoint seats overlooking the river. There is vandalism to some designed elements, e.g. railings around Ha'penny House. The water edges of the River Kelvin are home to invading species, namely Japanese Knotweed, Indian Balsam and Giant Hogweed, which are damaging to biodiversity and, in the latter case, harmful to touch. Timber and statutory listed stone bridges and paths need annual maintenance. Regular safety



checks are required for trees in event of decay or windblow. The remains of the Flint Mill need some repair and maintenance.

The Botanic Gardens Conservation Management Plan was produced in 2001 to support funding applications for restoration of the Kibble Palace. This document did not include the site of the Scheduled Flint Mill on the north bank of the River Kelvin. At the time of writing a draft of the Glasgow Botanic Gardens Management Plan 2011-2016 is on public consultation. The new draft Plan addresses management issues for the whole site, taking into account the earlier Conservation Plan. It is hoped that a finalised version of the Plan will be formally adopted later in 2011.

#### LOC 7: Improvements to the Kelvin Walkway

Regular checks on tree health for public safety reasons have to be reconciled with the ecological advantages of retaining veteran trees and a more varied woodland age profile. Sudden loss of longstanding, familiar mature trees close to paths, understandably, can be disturbing to the local community.

Management or eradication of invasive species such as Japanese Knotweed, Indian Balsam and Giant Hogweed is to be encouraged.

To ensure that rubbish coming downstream is cleaned up regularly, that anti-social behaviour, graffiti, litter and rubbish dumping is kept under control, the upgrading and improvement of paths, painting or repair of riverside railings and timber and statutory listed stone bridges is undertaken regularly, integrated cycles of management and maintenance would be beneficial. Similar considerations apply to aspects of river management, fishing interests, Friends of the River Kelvin, The Coach House Trust, policing etc. A more integrated approach to management and maintenance overall is commended.

#### LOC 8: Updating of the Great Western Road Communal Gardens Management Plan

The Management Plan is now outdated and would benefit from review. The retaining wall to the Belmont Terrace garden strip is in particular need of urgent repair.



#### LOC 9: Repair of the Kelvinside Terrace Steps, Retaining Wall and Screen Wall

The Kelvinside Terrace Steps, known as the 'Sixty Steps', retaining wall and 'screen wall' are all in a poor state of repair. They were designed by Alexander 'Greek' Thomson as a link to the former (demolished) Queen Margaret Bridge, or 'Walker Bridge' of 1870.

#### Hyndland & Partickhill Character Area

#### LOC 10: Improvement of the public realm in Hyndland Road

Hyndland Road is an important local centre within the West End Conservation Area, however the quality of the public realm is currently low. Much of the pavement is formed from poorly repaired concrete and the street furniture is of generally low quality.

1. Poured, textured concrete pavements and badly positioned advertising drum result in poor quality public realm at the major junction of Great Western Road and Byres Road.
2. Detail of stonework erosion on Alexander 'Greek' Thomson's Oakfield Avenue terrace of houses, currently on the Buildings at Risk Register.
3. Lilybank Car Park. © Fiona Jamieson.
4. Wilton Street strip in poor condition. © Fiona Jamieson.



## GRANTS

### Repair Grants

Owners of historic buildings in Glasgow West Conservation Area may get help with the cost of repairs from the **Glasgow City Heritage Trust** and **Historic Scotland**. Eligible works include:-

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

For further information contact:  
Glasgow City Heritage Trust  
50 Bell Street  
GLASGOW  
G1 1LQ  
t: 0141 552 1331  
[info@glasgowheritage.org.uk](mailto:info@glasgowheritage.org.uk)  
[www.glasgowheritage.org.uk](http://www.glasgowheritage.org.uk)

From time to time **Glasgow City Council** may offer grants for trees and communal gardens. Information on alternative sources of funding can be obtained from:  
**Planning Service: City Design Group**  
t: 0141 267 8614

**Glasgow Building Preservation Trust** was established in 1962 to rescue, repair, restore and rehabilitate historic buildings of architectural merit which through neglect or abuse may otherwise be lost in Glasgow and the surrounding area. The Trust also promotes educational opportunities (including traditional building skills), and organises the annual Doors Open Day event in Glasgow. Although the Trust is not a grant-giving body, in some cases it can provide information, advice and support for repair projects, and facilitate funding applications to other bodies.

For further information contact:  
Glasgow Building Preservation Trust  
Room 16  
Wellpark Enterprise Centre  
120 Sydney Street  
GLASGOW  
G3 1JF  
t: 0141 221 6061  
[info@gbpt.org](mailto:info@gbpt.org)  
[www.gbpt.org](http://www.gbpt.org)

## CITY PLAN

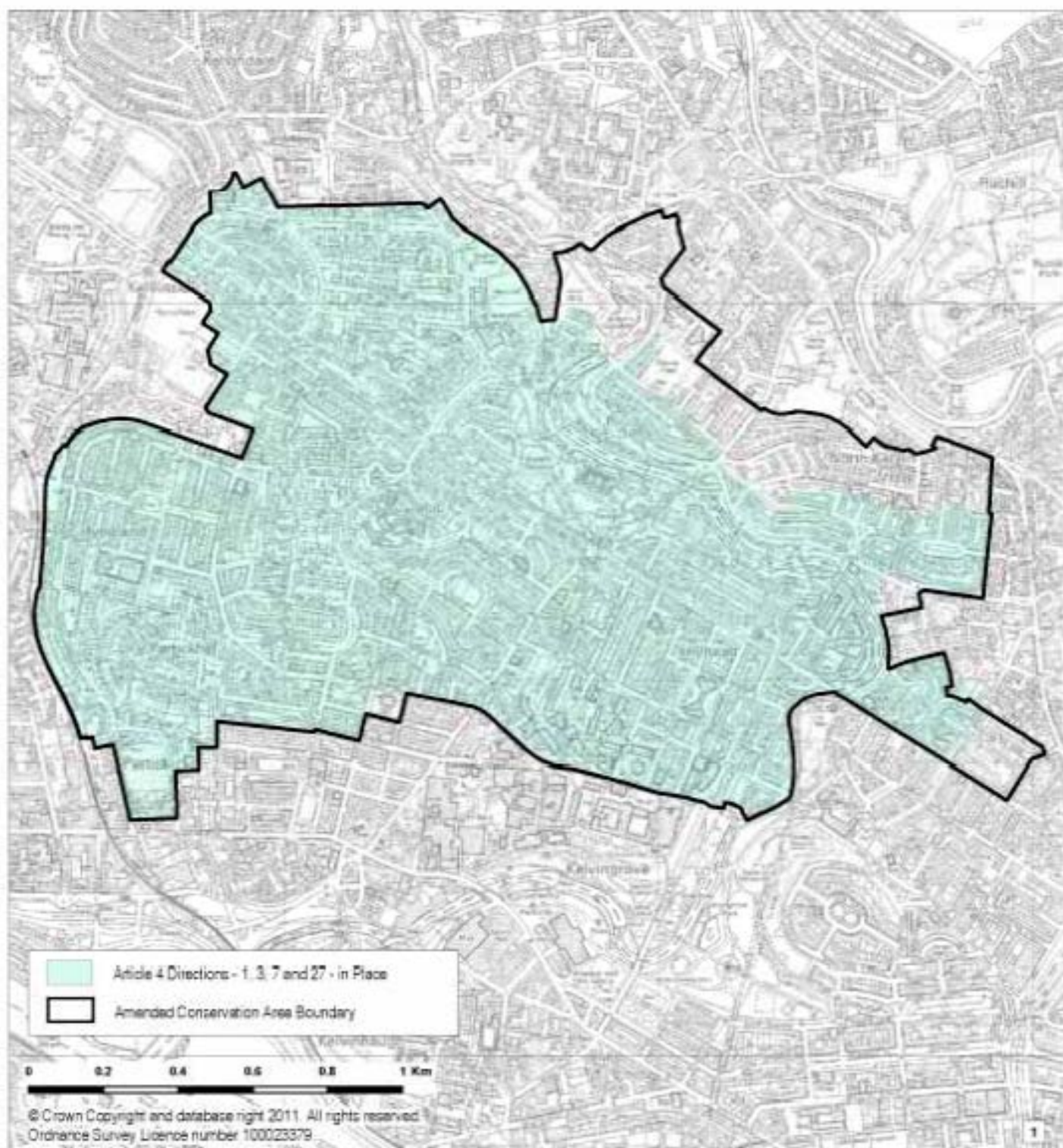
### Policies

The quality and character of Glasgow West Conservation Area, as identified in this Appraisal, will be maintained through the implementation of policies contained within the adopted City Plan 2 (2009). The Development Policy Principles and the Design, Residential, Retail & Commercial Leisure and Environment Policies and accompanying guidance are of particular relevance.

Copies of the adopted City Plan 2 can be consulted in local libraries or online at: [www.glasgow.gov.uk](http://www.glasgow.gov.uk) and follow the links  
**Business**  
**City Plan 2**

1. Kelvinade Terrace screen wall and steps, designed by Alexander Thomson in 1872, now in need of repair.

## ARTICLE 4 DIRECTIONS



#### Article 4 Directions in Glasgow West Conservation Area

Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments, the planning authority can seek approval of the Scottish Ministers for additional Directions that restrict permitted development rights.

The effect of an Article 4 Direction is to control minor works that, 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.

A review of Article 4 Directions has been carried out as part of this appraisal and as required by City Plan 2.

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.

Class	Description
Class 1	The enlargement, improvement or other alteration of a dwelling house.
Class 3	The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.
Class 7	The erection, construction, maintenance, improvement or other alteration of a gate, fence, wall, or other means of enclosure.
Class 27	The carrying out on land within the boundary of a private road or private way of works required for the maintenance or improvement of the road or way.

1. Map showing current extent of Article 4 Directions.

## PART THREE: GENERAL INFORMATION & APPENDICES

### BIBLIOGRAPHY & REFERENCES

#### Select Bibliography

- Brogden, WA (ed.), *The Neo-Classical Town - Scottish Contributions to Urban Design Since 1750*, 1998.
- Curtis, Peter, *The Story of Glasgow's Botanic Gardens*, 2008.
- Fleming, JB, *Kelvin-side: Illustrated by a Series of Drawings and Photographs*, 1894.
- Foreman, Carol, *Hidden Glasgow*, 2008.
- Friends of Glasgow West, *Traditional Victorian Gardens in Glasgow's West End*, 2000. CDROM
- Gibb, Andrew, *Glasgow - The Making of a City*, 1983.
- Glasgow Caledonian University School of the Built and Natural Environment, *Biodiversity and Allotments: Making Sure We Don't Lose the Plot*, 2002.
- Glasgow City Council, *West End Local Plan*, 1983.
- Glasgow Corporation, *Minutes*, 6 October 1908.
- Glasgow Corporation, *Municipal Glasgow - its Evolution & Enterprises*, 1914.
- Glasgow West Conservation Trust, *Conservation Manual*, 1996.
- Hermansen, Christian (Mackintosh School of Architecture, University of Glasgow), *A Profile of Hillhead - A Report to the Glasgow West Conservation Trust*.
- Hyndland Heart* (journal at: [www.hyndland.org.uk](http://www.hyndland.org.uk)).
- Kellett, JR, *Glasgow - A Concise History*, 1957.
- Kinchin, Juliet; Hilary Macartney; David Robertson, *Cottier's in Context: Daniel Cottier, William Leiper and Downhill Church, Glasgow*, (Historic Scotland Case Study Series) 2011.
- Leird, Ann, *Hyndland: Edwardian Glasgow Tenement Suburb*, 1997.
- Land Use Consultants, *Great Western Road Project Final Report*, March 1994.
- Land Use Consultants, *West End Conservation Initiative Draft Report*, July 1989.
- McFadzean, Ronald, *The Life and Work of Alexander Thomson*, 1979.
- McKean, Charles; David Walker; and Frank Arneil Walker, *RIAS Illustrated Architectural Guide to Central Glasgow*, 1989.
- McLellan, Duncan, *Glasgow Public Parks*, 1894.
- Mays, Deborah (ed.), *The Architecture of Scottish Cities*, 1997.
- Morton, Henry B, *A Hillhead Album*, 1973.
- Reed, Peter (ed.), *Glasgow The Forming of a City*, 1999.
- Rodger, Johnny, *Contemporary Glasgow - The Architecture of the 1990s*, 1999.
- Smart, Aileen, *Villages of Glasgow, Volume Two*, 1988.
- Simpson, Michael, A., *Middle Class Housing and Growth of Suburban Communities in the West End of Glasgow, 1830-1914*, Thesis submitted for Degree of Bachelor of Letters of the University of Glasgow, 1970.
- Small, Sam, *RIAS Illustrated Architectural Guide to Greater Glasgow*, 2008.
- Spalding, Bill, *Bygone Partick*, 2004.
- Williamson, Elizabeth; Anne Riches; and Malcolm Higgs, *The Buildings of Scotland: Glasgow*, 1990.
- Stamp, Gavin, and Gem McNairy (eds.), 'Greek' Thomson, 1994.
- Urquhart, Gordon R, *Along Great Western Road - An Illustrated History of Glasgow's West End*, 2000.
- Urquhart, Gordon R, *Friends of Glasgow West: Hillhead Heritage Trail*, 2008.
- Urquhart, Gordon R, *Friends of Glasgow West: Downhill Heritage Trail*, 2008.
- Urquhart, Gordon R, *Friends of Glasgow West: Kelvin-side Heritage Trail*, 2008.
- Urquhart, Gordon R, *Friends of Glasgow West: Hyndland & Partickhill Heritage Trail*, 2008.
- Walker, David; Andor Gomme, *Architecture of Glasgow*, 1988 (revised and reprinted 1987).
- Walker, David, 'Scotland at the Turn of the Century' in *Edwardian Architecture & its Origins*, (ed. Alastair Service) 1975.
- Williamson, Elizabeth; Anne Riches; & Malcolm Higgs, *Buildings of Scotland: Glasgow*, 1990.



### Useful Websites

#### Buildings at Risk

[www.buildingsatrisk.org.uk](http://www.buildingsatrisk.org.uk)

#### Dictionary of Scottish Architects

[www.scottisharchitects.org.uk](http://www.scottisharchitects.org.uk)

#### The Glasgow Story

[www.theglasgowstory.com](http://www.theglasgowstory.com)

#### Glasgow University Archives

[www.gla.ac.uk/archives](http://www.gla.ac.uk/archives)

#### Glasgow University Library

[www.lib.gla.ac.uk](http://www.lib.gla.ac.uk)

#### Hidden Glasgow

[www.hiddenglasgow.com](http://www.hiddenglasgow.com)

#### Historic Scotland

[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk)

#### Institute of Historic Building Conservation

[www.ihbc.org.uk](http://www.ihbc.org.uk)

#### The Mitchell Library

[www.mitchelllibrary.org](http://www.mitchelllibrary.org)

#### National Archives of Scotland

[www.nas.gov.uk](http://www.nas.gov.uk)

#### National Library of Scotland

[www.nls.uk](http://www.nls.uk)

#### Pastmap

[www.pastmap.gov.uk](http://www.pastmap.gov.uk)

#### Royal Commission on the Ancient & Historical Monuments of Scotland

[www.rcahms.gov.uk](http://www.rcahms.gov.uk)

#### Scotland's Places

[www.scotlandspplaces.gov.uk](http://www.scotlandspplaces.gov.uk)

#### Scottish Cultural Resources Access Network (SCRAN)

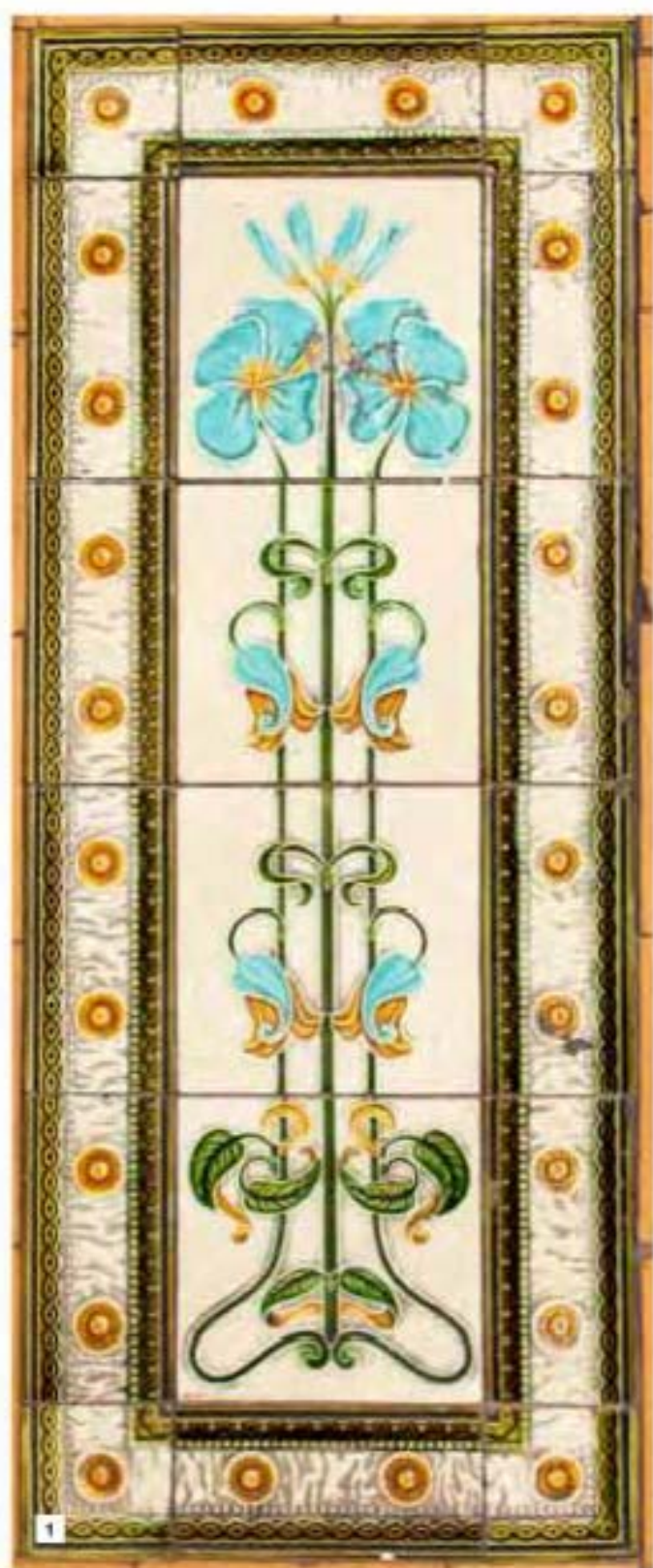
[www.scran.ac.uk](http://www.scran.ac.uk)

#### Scottish Screen Archive

[www.ssa.nls.uk](http://www.ssa.nls.uk)

#### Strathclyde University Library

[www.lib.strath.ac.uk](http://www.lib.strath.ac.uk)



1. Glazed 'wally' tiles in a lunette above entrance, Hyndland.



## FURTHER INFORMATION

### Useful Contacts

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

Planning Service: City Design Group  
Tel: 0141 287 8555  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

#### For grant enquiries:

Glasgow City Heritage Trust  
Tel: 0141 552 1331  
[www.glasgowheritage.org.uk](http://www.glasgowheritage.org.uk)

#### Additional enquiries:

Historic Scotland  
Tel: 0131 668 8600  
[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk)

### Useful Publications

The adopted *Glasgow City Plan 2 (2009)* is available on the Council's website. It sets out all the policies and accompanying guidance designed to protect and enhance the historic and natural environment of the conservation area.

[www.glasgow.gov.uk](http://www.glasgow.gov.uk)  
and follow the links

#### Business City Plan 2

*Glasgow Conservation Areas*, Glasgow City Council, Development & Regeneration Services, Heritage & Design, 2008.

[www.glasgow.gov.uk/en/Business/Planning\\_Development/Heritage\\_design/](http://www.glasgow.gov.uk/en/Business/Planning_Development/Heritage_design/)

Historic Scotland Technical Conservation Group's series of **INFORM Guides**, is available from Historic Scotland or can be downloaded from their website. These are short leaflets that give owners of traditional buildings information on repair and maintenance.

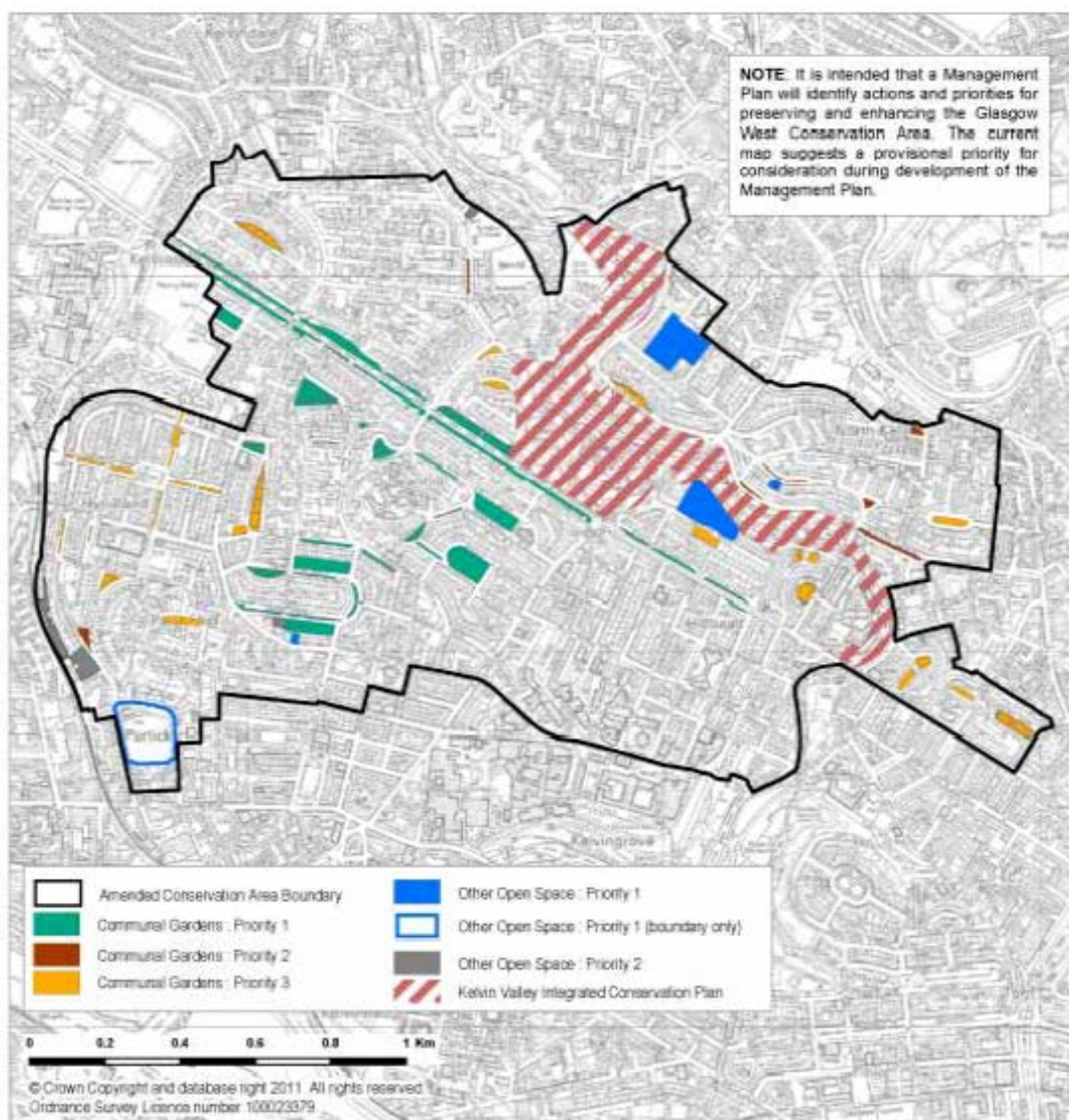
[www.historic-scotland.gov.uk/index/learning/freepublications.htm](http://www.historic-scotland.gov.uk/index/learning/freepublications.htm)

Historic Scotland's *Guide to the Protection of Scotland's Listed Buildings (2009)* is available from the same address.

1. Etched glass in a vestibule door, Devonshire Terrace.

## APPENDIX A

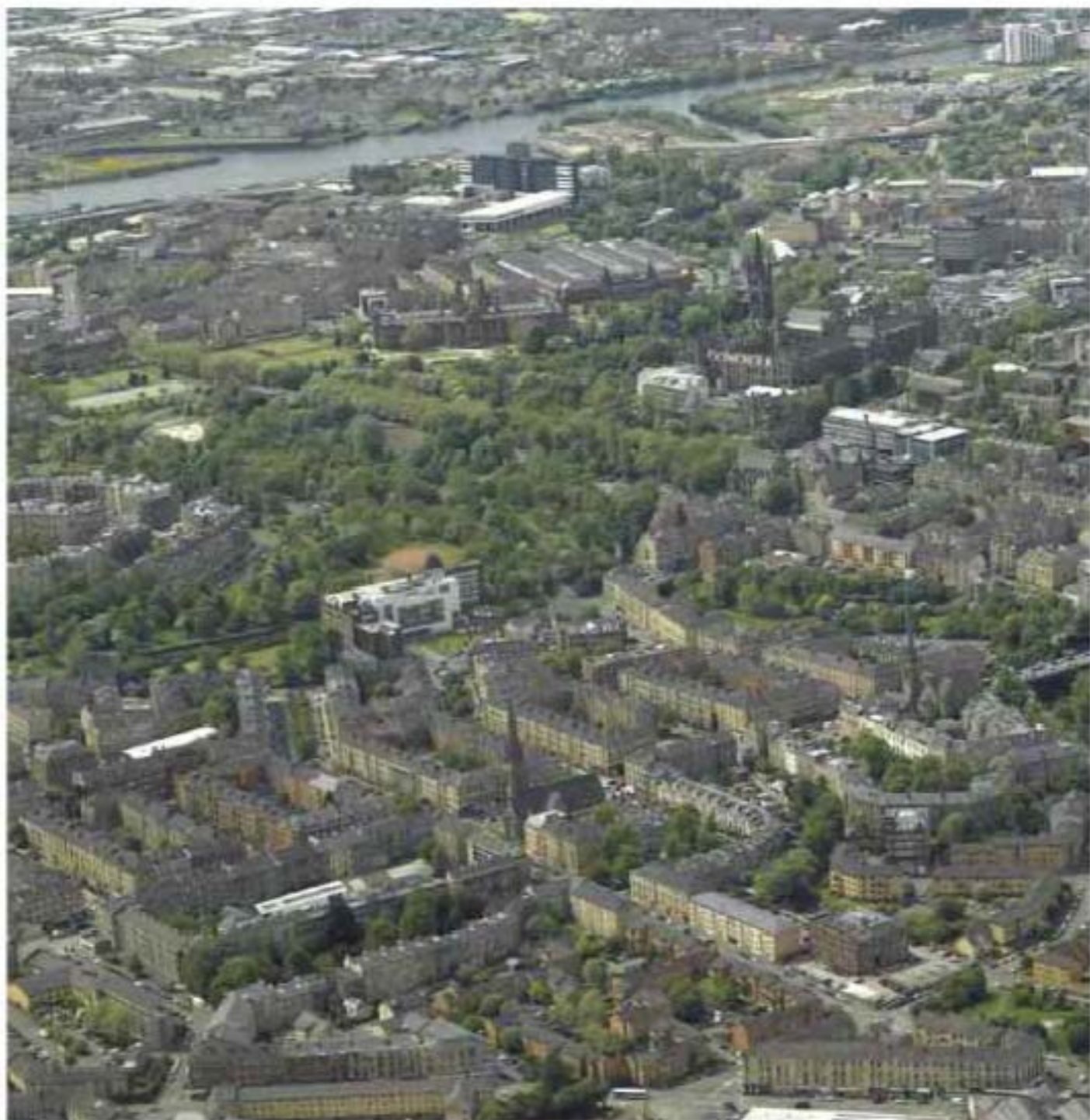
## Provisional Action Priorities for Open Space



## APPENDIX B

### Aerial View of the Conservation Area

© Crown copyright. RCAHMS (Ref. DP015713). Licensor: [www.rcahms.gov.uk](http://www.rcahms.gov.uk).





## APPENDIX C

### Summary of Recommended Actions Arising from Glasgow West Conservation Area Appraisal

#### Recommended Administrative Actions

- Extension of Article 4 Directions to cover the amended Glasgow West Conservation Area boundary.
- Consideration of the designation of a separate Conservation Area potentially covering Partick
- Consideration of the designation of a separate Conservation Area potentially covering Gilmorehill.
- Preparation of a Management Plan for Glasgow West Conservation Area.

#### Recommended Management Plan Considerations

A Conservation Area Management Plan is normally based on the issues identified in a Conservation Area appraisal. It takes these issues as a basis for planning the preservation and enhancement of the Conservation Area over a set time period. The plan should identify relevant stakeholders and consider the co-ordination, resourcing and programming of preservation and enhancement opportunities. In some cases the opportunities might be addressed through existing mechanisms, but others might require further research or the development of new initiatives/projects. The identified area-wide and local opportunities include:

#### General Conservation Area-wide Opportunities (numbered with prefix 'GEN'; see pages 115-122 for further details)

- GEN 1: Improved access, interpretation, education and community engagement
- GEN 2: Improved traffic management
- GEN 3: Provision of information and advice to owners and occupiers
- GEN 4: Increased maintenance
- GEN 5: Improved energy efficiency
- GEN 6: Repair of listed and unlisted buildings
- GEN 7: Presumption in favour of retaining listed buildings and unlisted buildings of townscape interest/merit that make a positive contribution to the character of the Conservation Area
- GEN 8: Speedy removal of graffiti and fly posters
- GEN 9: Protection of scheduled monuments and archaeological sites
- GEN 10: Promotion of sensitive alterations
- GEN 11: Control of minor works
- GEN 12: Promotion of high-quality shopfront design
- GEN 13: Promotion of sympathetic, high-quality, new development
- GEN 14: Sensitive siting of new tall buildings
- GEN 15: Conserving and improving the public realm
- GEN 16: Upgrading of back lanes
- GEN 17: Improvement of street lighting
- GEN 18: Protection of sites included in Historic Scotland's Inventory of Gardens and Designed Landscapes
- GEN 19: Protection of green space and the green network
- GEN 20: Enhancement of landscape and open spaces
- GEN 21: Improvement of the condition of communal gardens
- GEN 22: Guidance on tree/shrub management
- GEN 23: Biodiversity and sustainability

**Local Opportunities** (numbered with prefix 'LOC'; see pages 122–124 for further details)

**Hillhead Character Area**

- LOC 1: Improvement of the Ashton Road Triangle
- LOC 2: Repair of 41–53 Oakfield Avenue and 18 Great George Street
- LOC 3: Masterplanning of Glasgow University Campus developments
- LOC 4: Sensitive redevelopment of the car park at Lilybank Gardens

**Downhill Character Area**

Opportunities covered under general (GEN) above.

**Kelvinside & North Kelvinside Character Area**

- LOC 5: Improvement of the public realm in and around Great Western Road
- LOC 6: Implementation of a Park Management Plan for Glasgow Botanic Gardens
- LOC 7: Improvements to the Kelvin Walkway
- LOC 8: Updating of the Great Western Road Communal Gardens Management Plan
- LOC 9: Repair of the Kelvinside Terrace Steps, Retaining Wall and Screen Wall

**Hyndland & Partickhill Character Area**

- LOC 10: Improvement of the public realm in Hyndland Road





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 287 8555

This publication can be provided in a variety of formats.



Development and Regeneration Services  
Glasgow City Council  
229 George Street  
GLASGOW  
G1 1QU