

WALMER CRESCENT

conservation area appraisal

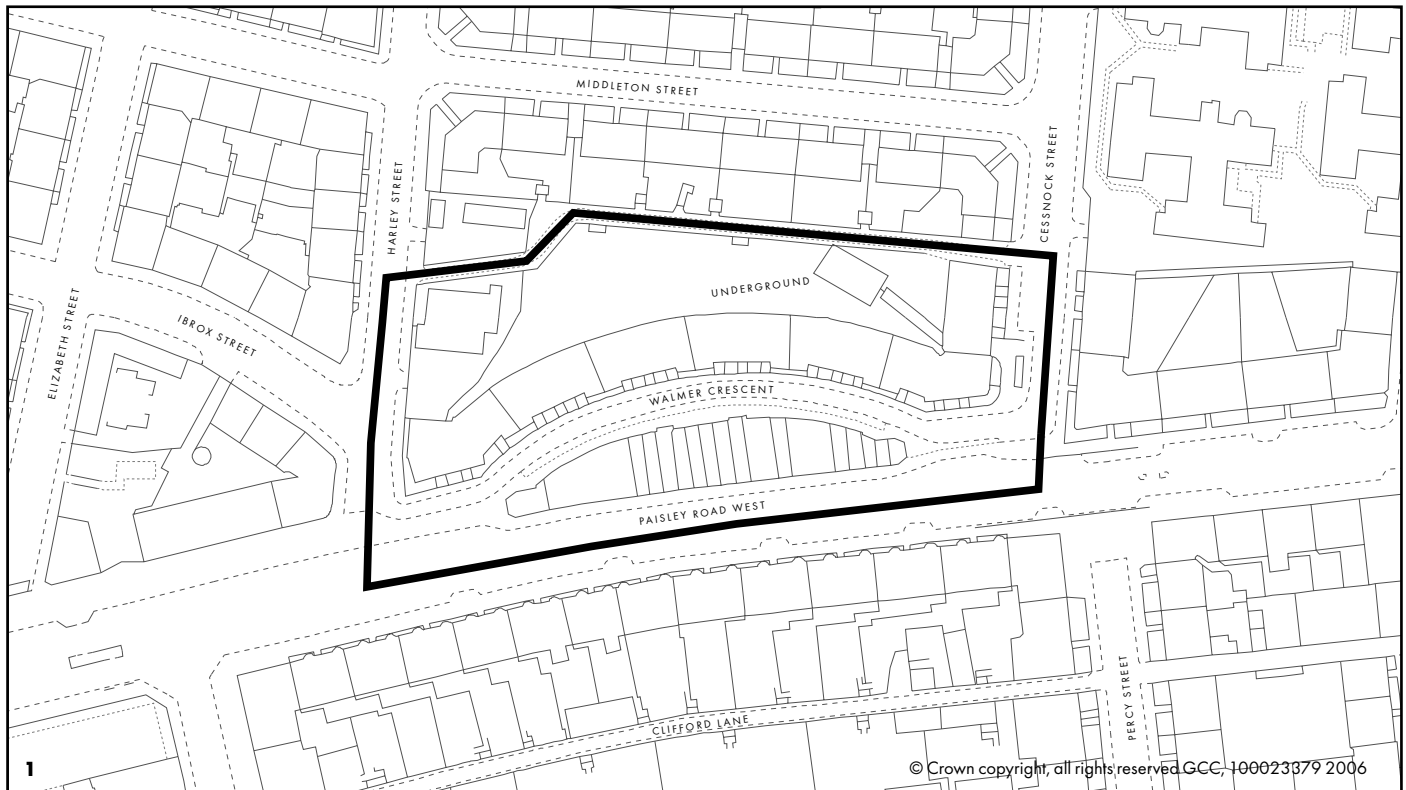




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1. Entrance 'Walmer Crescent'
 2. Architectural detail 'Walmer Crescent'



INTRODUCTION

Location

Walmer Crescent lies within Kinning Park in the South West of the city. The Crescent itself sits on the north side of Paisley Road West, between Harley Street and Cessnock Street.

Definition of a Conservation Area

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

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

All planning authorities are required to

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

What Does Conservation Area Status Mean?

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

Under current legislation conservation area designation automatically brings the following works under planning control:

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

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



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

Purpose of a Conservation Area Appraisal

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

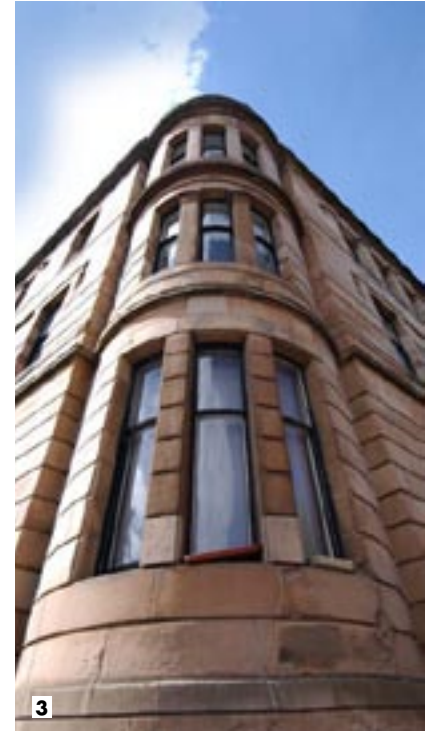
Planning authorities and the Scottish Executive are required by law to protect conservation areas from development which would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the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

The purpose of this conservation area appraisal is to define what is important about its character and appearance; to identify its important characteristics. It is also a vital tool to enable the active management of the Walmer Crescent Conservation Area. It identifies the areas special features

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

This information informs consideration of conservation area boundaries as well as providing a context for the assessment of development proposals within the area. It identifies opportunities and priorities for enhancement, and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan (adopted August 2003).

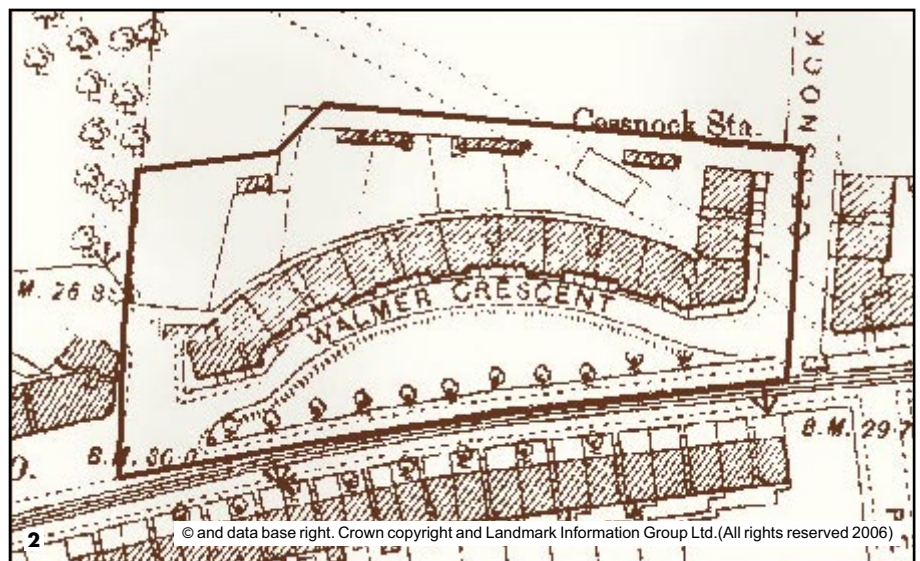
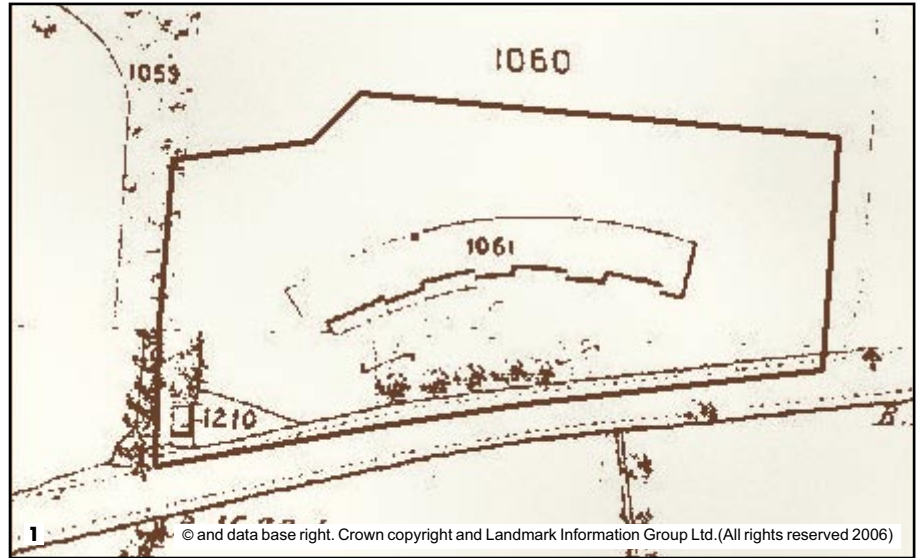
It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners. Following consultation at the Draft Appraisal stage comments and suggestions received have been considered and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



Designation

Glasgow District Council designated the Walmer Crescent Conservation Area on **16 July 1975**.

1. Extent of Walmer Crescent Conservation Area
2. Walmer Crescent
3. Corner of Cessnock St. / Walmer Crescent



HISTORICAL DEVELOPMENT

Early History

The area was largely undeveloped until the second half of the 19th Century when large-scale industrial development led to an increase in the local population.

19th Century

Walmer Crescent represents the first of Alexander 'Greek' Thomson's Glasgow tenement blocks. Numbers 1-18 Walmer Crescent was constructed from 1857-1858 with the tenement block on Cessnock Street completed later in 1862. The western gable on Harley Street shows evidence that a similar block was completed here but demolished, probably before 1895.

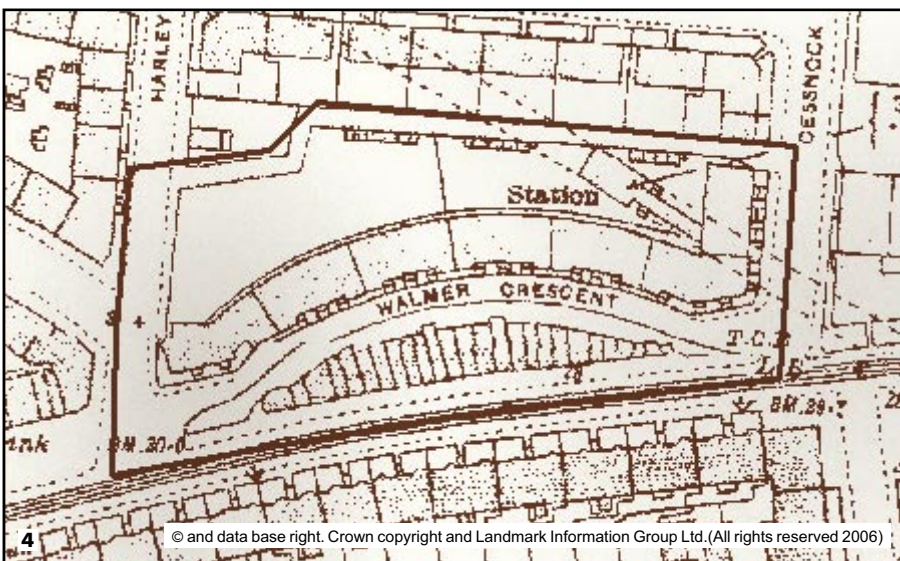
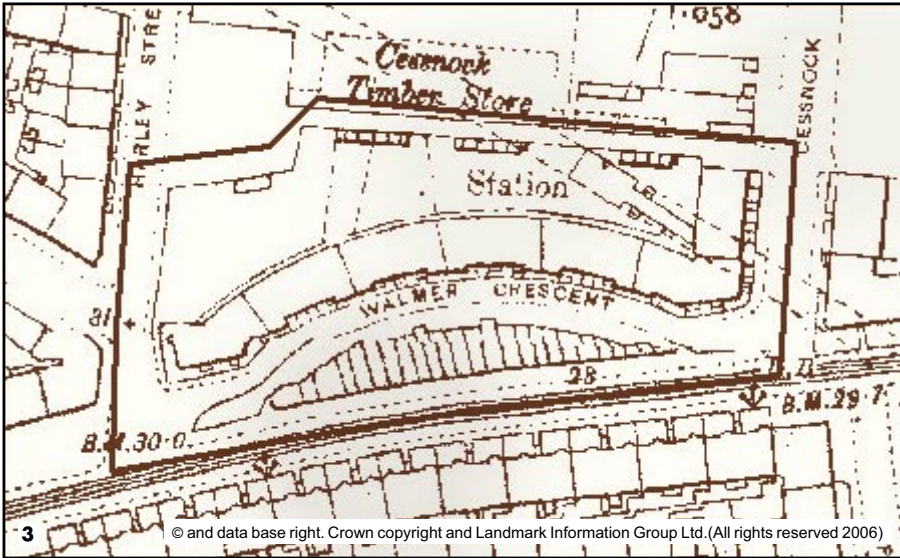
Originally set in open fields, the Crescent was built for John Hood junior, a house factor and insurance agent and quickly became home to a number of rich city merchants. It is

likely that Walmer Crescent was designed by Thomson as the focal point of a much grander scheme which was never realised. From the 1870's onwards the remainder of the area was developed as tenemental housing, in a conventional style.

This area fell within the Kinning Park Burgh which was created in 1871.

20th Century

In 1907, a single storey parade of shops was built on the front gardens of Walmer Crescent. The development was constructed in two phases and completed by 1908. The first phase stretched from Cessnock Street westwards to the halfway point of the development and was designed by Alexander Nisbet Paterson. The second phase was developed from Harley Street eastwards with Campbell Douglas and Paterson responsible for its design.



1. Historical map circa 1860
2. Historical map circa 1895
3. Historical map circa 1912
4. Historical map circa 1933
5. Walmer Crescent circa 1910

The Gospel Hall on Harley Street was built in the 1970's.

The City Housing Department carried out a comprehensive repairs scheme on the Crescent during the early 1980's.

Historical Maps

The development of the area can be illustrated by reference to the early editions of the Ordnance Survey. Only the central section of Walmer Crescent appears on the first edition Ordnance Survey map of circa 1860. The eastern and western tenements, to Cessnock Street and Harley Street respectively, were still under construction at the publication of the map.



TOWNSCAPE APPRAISAL

Topography

Walmer Crescent sits on slightly elevated ground above Paisley Road West. It faces south and gently rises and declines between Cessnock Street and Harley Street. The shops on Paisley Road West and the hall on Harley Street sit on relatively flat ground.

Gateways

Due to the very small size of the conservation area, "gateways" are confined to the east and west approaches to the Crescent which are marked by its terminal blocks and shops.

Conservation Area Boundaries and Edges

The Conservation Area is small and compact with the boundary tightly following the original boundary of the Crescent and shops. Due to the location within a rigid street pattern of predominantly tenement buildings, the

Conservation Area can be clearly identified when approached from all directions.

All boundaries follow the centre line of streets or lane.

The southern boundary of the Conservation Area is defined by Paisley Road West. This busy thoroughfare lies between the tenement development on its southern side and the parade of shops and Walmer Crescent to the north.

The northern edge of the Conservation Area is bounded by Walmer Crescent Lane which separates the backcourt of the Crescent from the later public housing development.

The boundaries to the east and west follow the centre line of Cessnock Street and Harley Street respectively with traditional, simply detailed, tenements adjacent.

Street Pattern

The street pattern is generated by the curve of Walmer Crescent. Walmer Crescent Lane follows the rear wall of the backcourt to Walmer Crescent. The Crescent and shops form a focal point along Paisley Road West, interrupting the strong building line with the single storey shops creating the impression of a wider urban space.

Plot Pattern

The Walmer Crescent plots are regular and segmental stretching from the front railings to the rear wall of the building. With the exception of ground occupied by the underground station, there are no physical boundaries defining ownership of the backcourt area which extends from the rear elevation of the building to the wall at the back lane. The parade of shops and Gospel Hall provide the main variations in plot size.

Open Space

Public open space is located in front of the tenement blocks and behind the shops, - the last surviving remnant of the Crescent's front garden. It consists of a narrow line of mature trees and self-seeded shrubs growing in a neglected piece of ground which collects wind blown litter. Small areas of amenity ground consisting of a granite sett surface with trees and bollards have been created to prevent vehicular access directly onto Paisley Road West from Walmer Crescent at Harley Street and Cessnock Street. The access to Cessnock Underground Station is defined by substantial stonewalls formed to create large planters flanking access steps. These are planted with small shrubs. The setted parking area on the west side of Cessnock Street is delineated by lines of trees protected by metal tree guards which replicate the original railing detail found in Walmer Crescent.

Private open space is confined to the backcourts at the rear of Walmer Crescent and Numbers 1-5 Cessnock Street and the car parking area within the boundary of the Gospel Hall.



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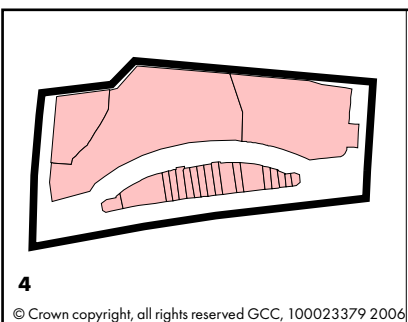
3

Circulation/Permeability

While pedestrians can move freely throughout the area, vehicular access to the Crescent from Paisley Road West is prohibited and can only be obtained via Cessnock Street, Harley Street and Ibrox Street from the north. A bus stop located to the south east of the Crescent and the siting of Cessnock Underground Station beneath it ensures that access to and from the area is relatively easy.

Views

Views of the Crescent from Paisley Road West vary depending on the season. Comparatively clear views can be obtained during the winter months when the leaves are off the trees, but the Crescent is largely obscured during the summer.



4

- 1. Ariel view Walmer Crescent
- 2. Entrance to Cessnock Underground Station
- 3. Parade of shops Paisley Road West
- 4. Plot Pattern

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Similarly views southwards from the Crescent tend to be blocked by trees and the shops located on Paisley Road West. From each end of the Crescent views to the south are terminated by tenements with long views to the east and west along Paisley Road West taking in the former Bellahouston Academy Annex building. Looking to the north up Cessnock Street it is possible to view the spire of Glasgow University on Gilmorehill in the distance, with the near views terminated by low-rise modern development. The signs and archways marking the entrance to the underground station acknowledge its location with the adoption of “Thomsonesque” detailing. The Glasgow Tower dominates distant views northwards from Harley Street.

Activities and Uses

Walmer Crescent is mainly residential in character with a doctor’s surgery at No 12. Commercial uses are located in the parade of shops on Paisley Road West. The Gospel Hall and Cessnock Underground Station are the two main other uses in the area.

Architectural Character

Walmer Crescent is described by Ronald McFadzean author of *The Life and Work of Alexander Thomson*) as having “a kind of rugged grandeur enhanced by the rather aggressive quality of the projecting bay windows...It is not a gracious, sweeping crescent...it is too heroically independent, tough and uncompromising”

Constructed in yellow sandstone, the buildings on Walmer Crescent and Cessnock Street comprise a basement and three, upper storeys with ‘flying stairs’ leading to the front entrance. Originally roofs were slated, however, some of the property has now been re-roofed with grey-ridged tiles.

The front elevation consists of a very plain ground floor with deeply channelled masonry into which windows are set. Doorways are decorated with simple stone discs. The first floor windows are linked by one of Thomson’s most striking innovations, a continuous recessed hood moulding which has an almost zigzag visual effect. The top floor introduces a colonnade detail separating each window with a blank masonry window forming a division between each house. Five



rectangular bay windows of two storeys project from the front elevation. Thomson introduced a number of optical corrections to his works and in Walmer Crescent all the windows are narrower at the top.

Walmer Crescent and 1-5 Cessnock Street are Listed Buildings and are included on the Scottish Ministers List of Buildings of Special Architectural or Historic Interest in Glasgow as Category 'A' Buildings.

Unauthorised works such as the fitting of alarm boxes and satellite dishes, door alterations and painting of stonework detract from the appearance of the Crescent.

The parade of shops dating from 1907/8 has been altered considerably over the years. Decorative balustrading originally positioned above the central point of the parade and at either end has been removed. Original shop fronts have largely disappeared under modern signage, roller shutters and painted facades. Flues and satellite dishes adorn the patched felted roof. Despite the major alterations made to this development, it is regarded as an unlisted building of merit primarily because of its age and its restoration potential.



The Gospel Hall in Harley Street is a plain 1970's building constructed in brick with a pitched slate roof. A later flat roofed extension has been constructed on the south elevation and contributes little to the architectural quality of the hall or its surroundings. The black and white wrought iron railings are inappropriate in this setting.

1. Glasgow Tower viewed from Harley St.
2. "Rugged grandeur" of Walmer Crescent
3. Gospel Hall, Harley Street
4. Front elevation Walmer Crescent

Building Materials

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

- Yellow sandstone
- Slate
- Cast iron
- Timber
- Glass
- Clay/terracotta
- Granite/whin sets

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

- Brick
- Concrete
- Metal
- Tarmacadam
- Felt
- Roughcast

Condition

General maintenance is poor with windows, defective soil vents, choked guttering, poor or missing pointing, fly tipping in the gardens and back lane and problems with the central valley gutters, all requiring attention. The basement wall also requires urgent repair.





Pavement surfaces are very poor with a wide variety of treatments including granite setts, brick paviors, concrete, tarmac and concrete slabs. The area of garden ground to the south of the Crescent, tucked behind the parade of shops is badly neglected and a focus for anti-social activity. **Townscape Detail**

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

- Tree guards
- Granite setted surfaces
- Original cast iron railings
- Disc detailing surrounding doorways

Landscape and Trees

Mature trees and self-seeded shrubs grow in ground directly in front of Walmer Crescent and may have formed part of the original garden. They dominate the area and obscure views into and out of the Crescent. This situation is at its worst during the summer when the leaves cast very dark shadows over the residential flats.

Supplementary trees have been planted outside Numbers 1-5 Cessnock Street, which mark the boundary of the car parking spaces. Young trees have also been planted in the small landscaped areas found at either end of the shops and near the rear boundary wall to the backcourt.



1. Granite Setts, Cessnock St.
2. Corner detailing Walmer Crescent / Cessnock St.
3. Stone disc detailing / storm door, Walmer Crescent
4. Curved window detail, Walmer Crescent
5. Trees outside No.1 - 5 Cessnock Street
6. Traditional cast iron railings





CHARACTER ASSESSMENT

Introduction

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

Listed below are: -

- **Key Features** - Essential elements which define the special architectural and historic character of the area.
- **Key Challenges** - Inappropriate elements which detract from the character and appearance of the area.
- **Positive Buildings and Areas** - These are considered to be buildings or areas which contribute positively to the character of the conservation area and which it is considered desirable to preserve and enhance. There is a

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

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

Key Features

Architectural quality which is reflected in the "A" listing category of Walmer Crescent.

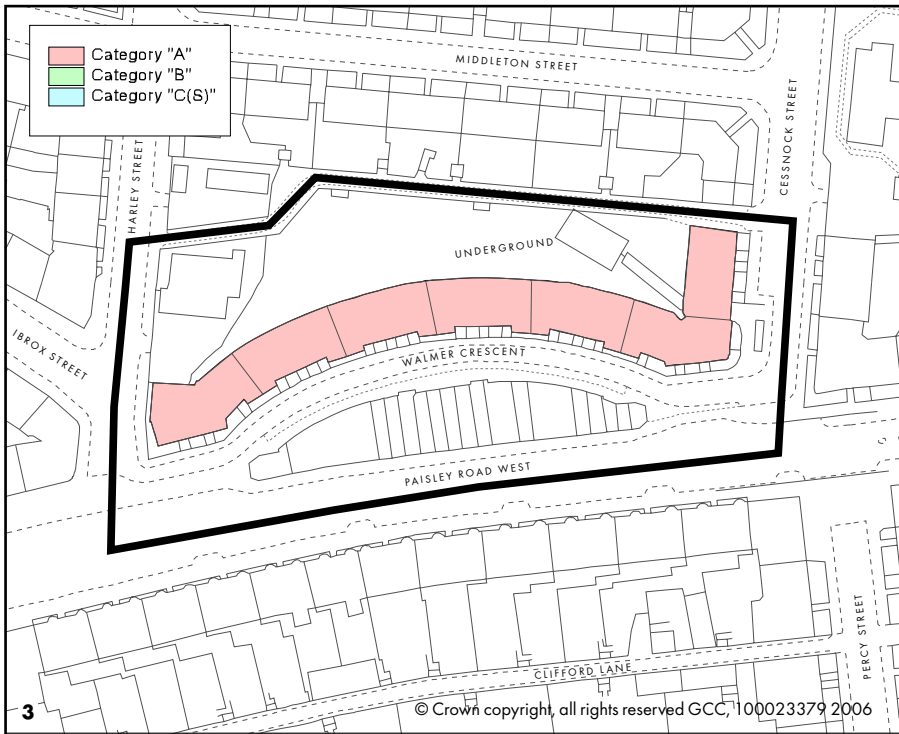
Unlisted buildings of merit, buildings of merit

which contribute, or have the potential to contribute, positively to the character of the conservation area such as the parade of shops. There is a presumption within the City Plan that these buildings will be retained and reused wherever possible.

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

Use of traditional materials such as sandstone, slate, timber windows and doors and cast iron railings, granite setts make a valuable contribution to the quality of the conservation area and contribute to its cohesive character.

Original building line with the Walmer Crescent tenements creating a strong continuous curved frontage, while the parade of shops emerge from the heel of the pavement reinforcing the strong building line along Paisley Road.



Roofline is important with the rhythm of tenement roofs punctuated at regular intervals with substantial chimneystacks.

Survival of original details e.g. storm doors, sash and case windows, railings.

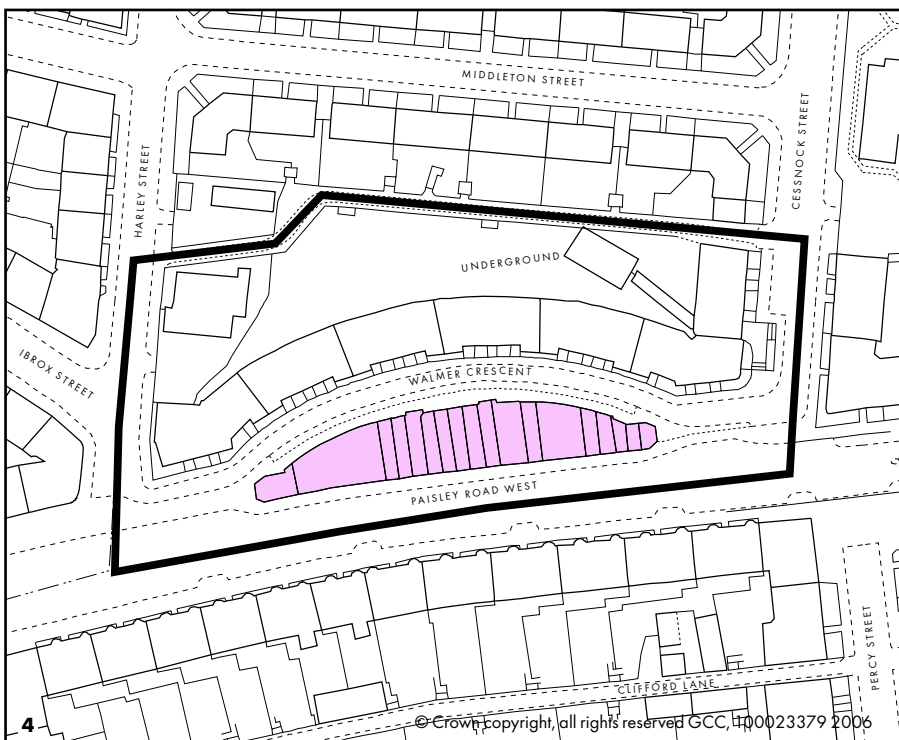
Combination and distribution of uses play an important part in creating the special character of the area. The full occupation of shop units in Paisley Road West is as essential to the character of the conservation area as the residential flats in Walmer Crescent. The location of the shops and the underground station ensures that Walmer Crescent is a focal point along Paisley Road West.

Key Challenges

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

Shopfronts, Signs and Adverts - The majority of shop frontages are not in keeping with the area's character and their proliferation is harmful to the quality of the local townscape.

Loss of original architectural detail - Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. By contrast, the extensive alterations to the shopping parade and to a lesser extent the inappropriate replacement doors, windows and roof coverings in the Crescent has to some degree eroded the special character of the Conservation Area.



1. View north along Cessnock Street
2. View east to Walmer Crescent
3. Location of Listed Buildings
4. Location of Unlisted Buildings of Merit

WALMER CRESCENT

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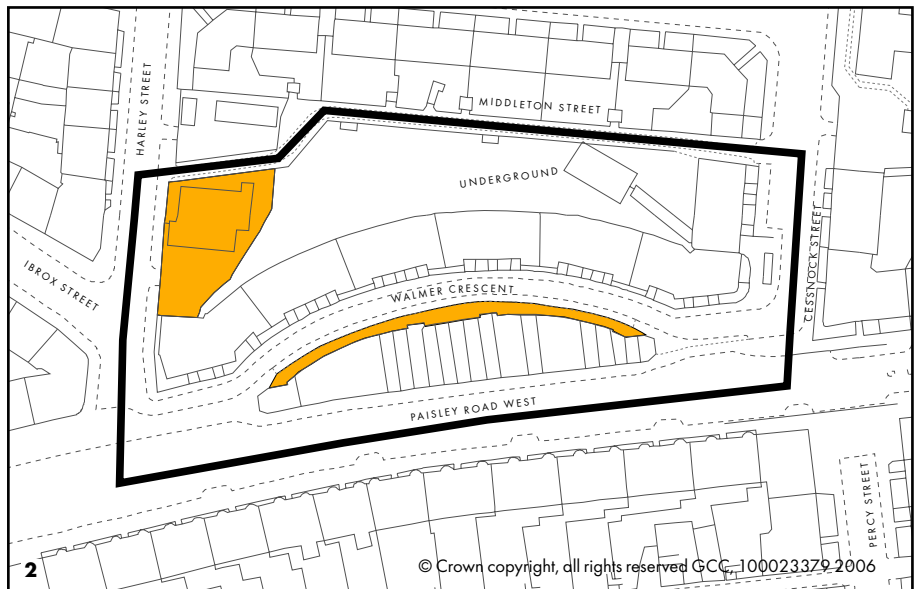
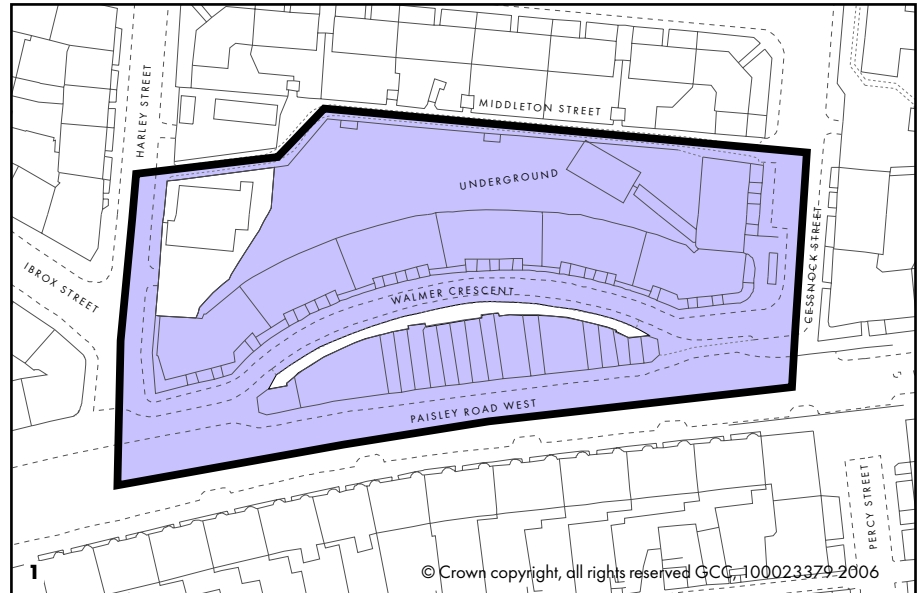
Use of inappropriate materials - The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there will normally be a loss of character. A common example is the replacement of original timber windows with modern plastic substitutes which are not in keeping with the traditional character.

Positive Buildings and Areas

The buildings and areas which contribute positively to the character and appearance of the conservation area are plotted on map 1.

Negative/Neutral Buildings and Areas

The buildings and areas which do not contribute positively to the character and appearance of the conservation area are plotted on map 2.



1. Positive Buildings and Areas
2. Negative/ Neutral Buildings and Areas



BOUNDARY

An important element of this appraisal is the assessment of existing conservation area boundaries.

The boundary to the Walmer Crescent Conservation Area boundary is clearly and logically defined requiring no amendment.

1. Walmer Crescent frontage



PRESERVATION AND ENHANCEMENT

Introduction

Detailed analysis of the conservation area's character and consultation with residents has highlighted opportunities for its preservation and enhancement.

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

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

Opportunities for Preservation and Enhancement

Maintenance The best means of preserving the character and appearance of any area is through the routine maintenance of buildings. Roofs, chimneys, windows, doors, guttering,

stonework, entrance steps, gardens and boundary treatments both front and rear all need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term.

Development Minor works such as the fitting of alarm boxes and satellite dishes, door alterations and painting of stonework are evident and can have the cumulative effect of eroding the character of the conservation area.

The City Council is committed to the preservation of the area's unique character through the application of Built Heritage policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in the "CITY PLAN" section on page 20 or on line at www.glasgow.gov.uk/cityplan.



The opportunity for new development in the Conservation Area is limited, however works such as the formation of new shopfronts will also be guided by City Plan Policies.

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

Enhancement Opportunities in Walmer Crescent Conservation Area

- Walmer Crescent Gardens - The area of ground to the rear of the shops is neglected and is the site of mature trees which obscure views to and from the Crescent. Quality surfacing, effective tree management and control of illegal car parking and anti-social behaviour in this locality would significantly improve

the setting of Walmer Crescent and the character and appearance of the conservation area in general.

- Parade of Shops - The appearance of the shops located on Paisley Road West immediately in front of Walmer Crescent has been altered considerably over the years and currently detracts from, rather than enhances, the character of the conservation area. The Council's Shopfront Design Policy needs to be applied to encourage sympathetic designs.
- Traffic Management - Car parking continues to be a problem in the Crescent. The road is narrow with many vehicles mounting the pavement to park causing damage to pavement surfaces or alternatively disregarding the double yellow lines and parking on the "garden" area on the south side of the street. Quality surfacing and effective traffic management could resolve this issue.

1. "Garden ground" to rear of Paisley Road West shops
2. Shopfronts, Paisley Road West
3. Entrance to No. 3 Walmer Crescent



- Street Furniture - The selective introduction of street signs for the conservation area, appropriate lighting fixtures and street furniture (bins, bollards etc) could reinforce the character of the conservation area.
- Lighting - The City Council is committed to renewing the entire street lighting network across the City and to upgrade to whiter light sources to improve visibility and security for both road users and pedestrians.

The Lighting Network Renewal Contract has specified the use of a standard column painted in gunmetal grey or black for roads and footpaths in the Walmer Crescent Conservation Area

There can be a departure from the standard column/lantern design for sites of historic/architectural interest that will be assessed as follows:

- The proposed column/lantern design must be historically accurate and seek to replicate that design. All proposals must be supported by documentary evidence such as old photographs.

- The additional cost of providing such columns/lanterns would not normally be met by the Lighting Network Renewal Contract and the organisation promoting the non-standard columns and lanterns would be required to fund the difference.
- Land Services must be satisfied that the lighting proposals meet the Council's lighting design standards.

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

Grants

Glasgow City Council administers a discretionary grant designed to assist owners with the restoration and repair of listed buildings and unlisted buildings in conservation areas. From 2007 this programme will be administered by a new city-wide Conservation Trust for Glasgow.

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

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

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

Owners of listed buildings can also apply to Historic Scotland for grant assistance.

The Council also promotes a Tree Grant and a Communal Gardens Grant.

1. Cessnock Street Underground Station, iron work detail



ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned within the section "What Does Conservation Area Status Mean?" further controls can be applied called Article 4 Directions. These have the effect of controlling minor works which, overtime, could erode the character and appearance of the conservation area.

It is considered however that the current conservation area controls are sufficient to provide the necessary protection and that Article 4 Directions will not be pursued.

1. Facade of Harley Street / Walmer Crescent



CITY PLAN

Context

Glasgow City Plan was adopted on 1 August 2003.

The City Plan consists of two parts, Part One, Development Strategy and Part Two, Development Policies and Design Guidance.

Part One, Development Strategy

Of particular relevance to the Walmer Crescent Conservation Area are proposals contained in the Environment section, paragraph 7.24 stating that the Council will prepare conservation area appraisals, and paragraph 7.33 committing the City Council to assessing the Crescent with a view to establishing an action plan to prevent further deterioration of the built fabric.

Part Two, Development Policies and Design Guidance

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

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

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



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

Other relevant policies can be found throughout the City Plan in Sections relating to **Residential, Industry and Business, Shopping and Commercial, Transport and**

Parking Urban Design and Greenspace, Landscape and Environment.

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

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

1. Corner detail of Walmer Crescent / Cessnock St.
2. Approach to Cessnock Street Underground Station, railing detail



Policies

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

Doors

In the Walmer Crescent Conservation Area examples of traditional panelled storm doors and glazed vestibule doors can still be found, however a number have been removed and replaced with unsympathetic designs. The original doors make a significant contribution to the historical and architectural character of the area. **Policy HER 3 (A) 6.1, Storm Doors and 6.2, Vestibule Doors**, promotes their retention or replacement with doors to match the original. The use of traditional door ironmongery and the use of a single colour are also encouraged.

Windows

In the Walmer Crescent Conservation Area the original windows, including their detailing, materials and method of opening are an important element of the buildings design

and make a significant contribution to the areas character. Some of these features are being lost to the rear of the Crescent with the substitution of modern replacements. The City Council encourages the retention and repair of traditional windows in **Policy HER 3 (A) 16, Windows** which also gives policy guidance on window replacement.

Ironwork and Boundary Treatment

The majority of railings in the Crescent are of the traditional design. The City Plan encourages the removal of non-traditional railings and boundary treatments and the enclosure of all basement areas with the traditional railings, painted black, (**Policy HER 3 C) 5, Ironwork and Boundary Treatments**). The regular cleaning of basement areas would improve the setting of the buildings.

Shopfront Design

Policy SC13, Shopfront Alterations and Shop Security sets out standards that the Council will apply when determining applications relating to shop design.

Unsympathetic shopfront design in Paisley Road West has a detrimental affect on the character of the buildings and the shopfront design policy needs to be applied to restore



the architectural and historic integrity of the street.

Bin Stores

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

- 1. Example of shopfront designs, Paisley Road West
- 2. Traditional cast iron railings Walmer Crescent
- 3. Rear elevation Walmer Crescent, showing original sash and case windows and modern replacement



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