



# VICTORIA PARK

conservation area appraisal

**MARCH 2012**





Cover images Makay Cottages, Lime Street and Arched doorway, Victoria Park Drive South





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# INTRODUCTION

The Victoria Park Conservation Area is located to the west of Partick, in Whiteinch, on the north bank of the River Clyde. The boundaries are clearly defined by Victoria Park and the Clydeside Expressway to the north; Dumbarton Road to the south; tenement properties and Haldane Street to the east; and the Primrose Court Housing Development and a landscaped area to the west.

## Definition of a Conservation Area

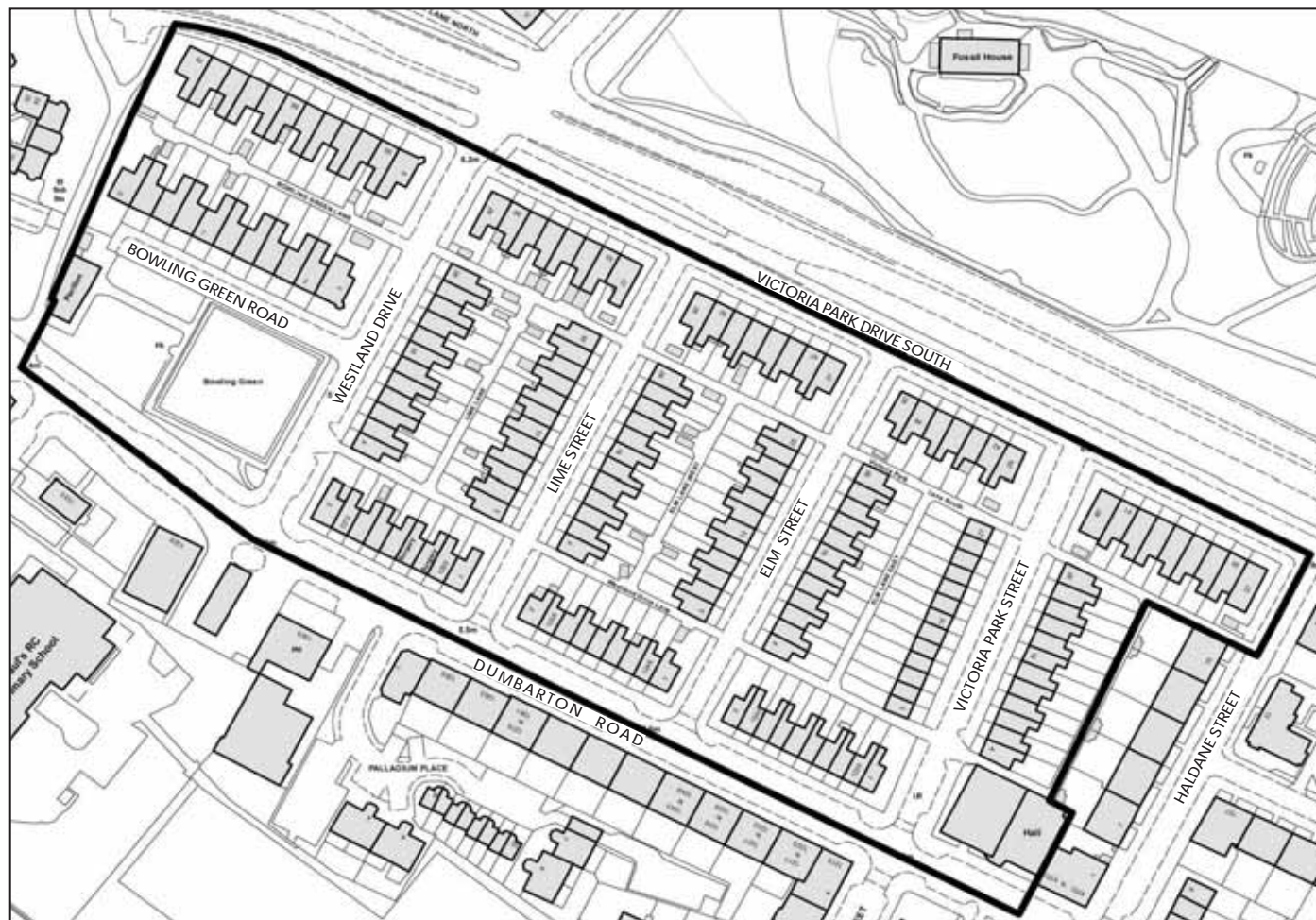
Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 provides the current legislative framework for the designation of conservation areas.

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

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

## What Does Conservation Area Status Mean?

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



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1 Victoria Park Conservation Area Boundary



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

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

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

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

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

### Purpose of a Conservation Area Appraisal

Conservation Area designation should be regarded as the first positive step towards an area's protection and enhancement. Planning authorities and the Scottish Executive are required by law to protect Conservation Areas from development which would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.

The purpose of this appraisal is to define and evaluate the character and appearance of the Conservation Area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

The study will provide an opportunity to reconsider the Conservation Area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. This document will

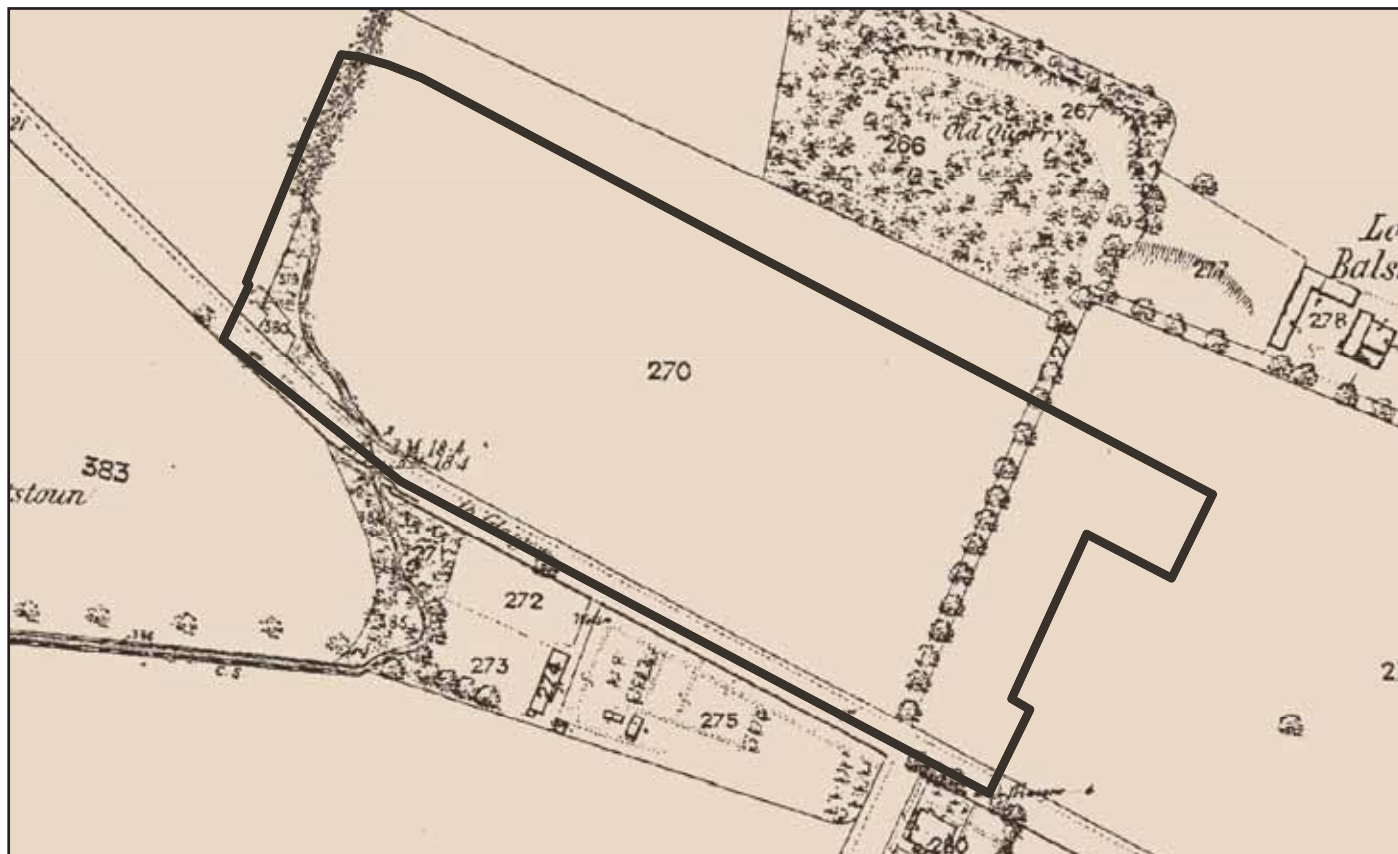
also provide a framework for the controlled and positive management of change in the Conservation Area and form a basis on which planning decisions in the area are made. It will also identify opportunities and priorities for enhancement. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan 2 (adopted 2009).

It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners

### Designation

Glasgow City Council approved the designation of the Victoria Park Conservation Area on 17 December 1982 and the designation procedures were completed on 26 January 1983 with notices appearing in the Evening Times and Edinburgh Gazette.

2 View of Victoria Park Street/ 3 Notable feature of the area - names of groups of cottages carved into the dwelling



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## HISTORICAL DEVELOPMENT

The Victoria Park Conservation Area consists of straight rows of cottages, fine examples of their type, and unique to the City of Glasgow. This small residential area is located between Dumbarton Road and Victoria Park and dates from 1885. The setting is enhanced by the leafy backdrop of Victoria Park and abundant hedging which creates a rural appearance. The first cottages were erected in 1885 for Scotstoun Estate workers by their employer James Gordon Oswald who also granted a site for the construction of Gordon Park Church and contributed to its cost.

### Early and Medieval History

The area occupied by the current Victoria Park Conservation Area is very compact and requires to be set within the wider area of Whiteinch and Partick of which it is part. Whiteinch appears as an island in the River Clyde on Timothy Pont's map of 1580-1590. Pont was a significant Scottish cartographer and is responsible for the oldest maps of Scotland based on an original survey. Whiteinch also appears on Joan Blaeu's "Atlas Novus" dating from 1654; Blaeu was a renowned map maker in Amsterdam. The Atlas Novus was the first atlas of Scotland and published in 1654. The name is spelt Whytinche on Pont's map and Whyt Inch on Blaeu's and at this point, Whiteinch was an island covered with white sands. It was still an island as late as 1837; the first house having been built on its banks in 1826.

The current area covered by Victoria Park Conservation Area was part of the 'land and tennandrie of Scottistoune' according to a document dated 1488, passing from the Royal Stuarts to the Montgomeries of Eglinton. The lands were eventually bought by the Walkinshaws; William Walkinshaw being a merchant in Glasgow.

### 18th Century

William's son, John, had to flee in 1715 when the estate was claimed by Alexander, 9th Earl of Eglinton. Eventually the lands fell to Richard and Alexander Oswald in 1748, Glasgow Merchants, whose family came from Caithness.

1 Historical Map c.1860



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### 19th Century

In 1852 the Burgh of Partick was created with Whiteinch forming its western boundary; Partick and Whiteinch were part of Govan Parish. The Oswald family continued to own Scotstoun Estate until the last decade of the 19th century when James Gordon Oswald died in 1897. It was James Gordon Oswald who initiated the development of this area for housing for estate workers in 1885. The houses are small and self contained with garden plots and were considered to be an innovation in social housing at the time and attracted visitors from all over Europe. The area became known later as Gordon Park.

The simple gothic façade of the former Gordon Park Church (originally the Whiteinch United Free Church and Hall) was built by Gordon Oswald (architects McKissack and Rowan) to serve the existing industrial settlement and predates the leafy enclave of Gordon Park. Gordon Oswald being a very religious man and active in the church granted the site for the church and donated £500 for its construction. The hall was completed in 1874 and the church in 1877.

2 Historical Map 1890/ 3 View from Dumbarton Road looking along Elm Street c.1910

The first rows of cottages date from 1885 and were built facing Dumbarton Road. Designed by the architect Alexander Petrie, these are simple one-storey dwellings with dormers. The subsequent cottages in Victoria Park, Elm Street, Lime Street, Westland Drive and Bowling Green Road were constructed between 1888 and 1895 by George Anderson, a builder. These later ones are two storey villas in rock-faced red and white sandstone. All have gardens, back and front and are served by a network of lanes. In the late 1800's, the area became known as 'Gordon Park' after James Gordon Oswald.

Another part of Scotstoun Estate was given to the Burgh of Partick for the laying out of open space to be called "Victoria Park" by Gordon Oswald.

This park, out-with and to the north of the conservation area separated today by the Expressway, was opened in 1887 during Queen Victoria's Jubilee year.

1900-Present

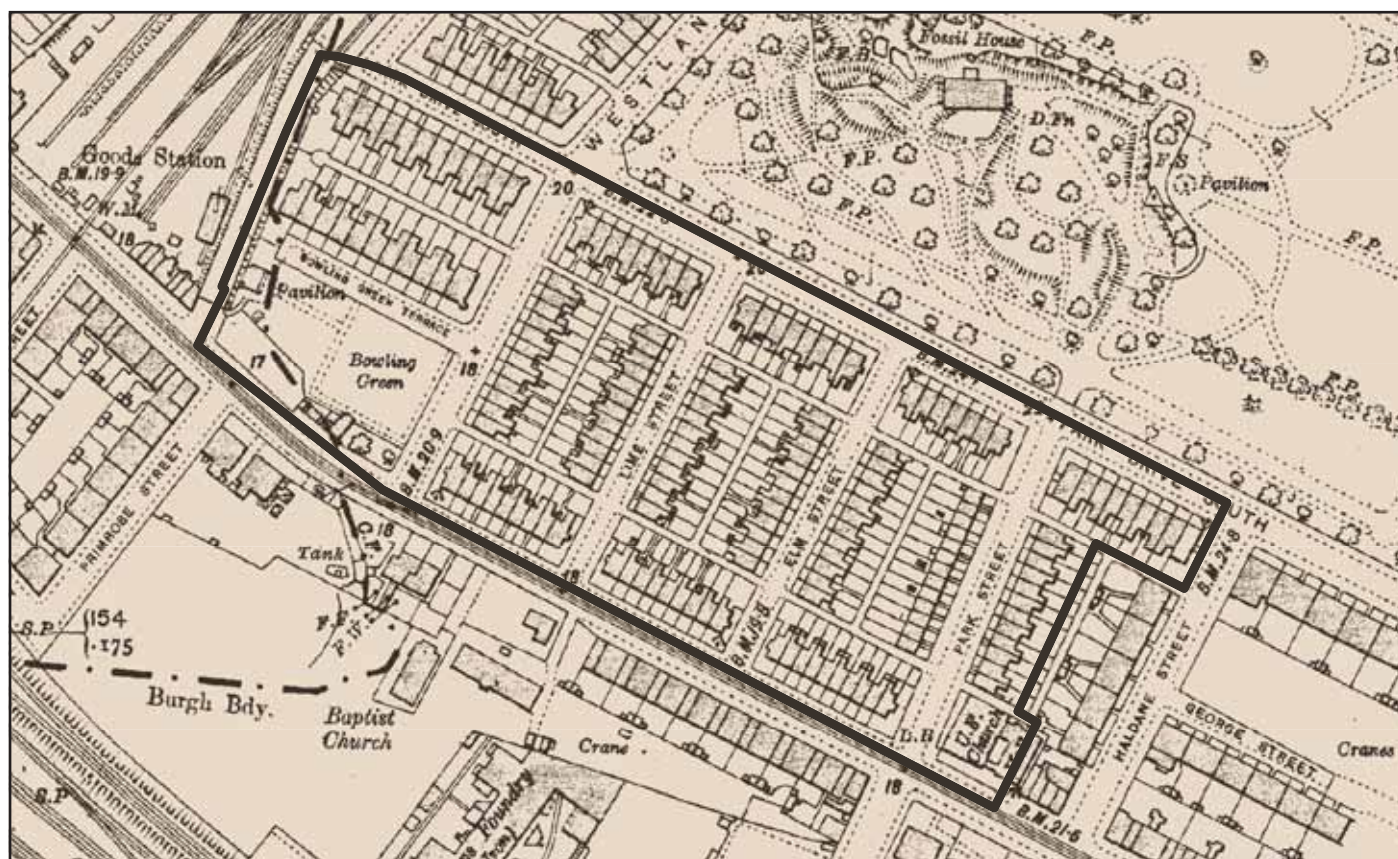
The Victoria Park Bowling Club dates from 1903 and includes an extended clubhouse



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with a flat roof. In 1949, 10 properties at 19-27 Lime Street, 24 and 26 Westland Drive and 53-56 Victoria Park Drive South were re-built due to war damage. They were reconstructed to match the remaining buildings. Otherwise, the area has remained unchanged since its inception.



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1 View along Victoria Park Drive South c.1910/ 2 Historical map c.1910





## TOWNSCAPE APPRAISAL

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### Topography

The topography of the conservation area is flat and there are no natural landmarks to influence or distinguish the area. However, the edge of trees within Victoria Park to the north enhances the setting of the buildings, and to the south the dockyard and cranes punctuate the skyline. There is a rise in the landform towards the Fossil Grove at Victoria Park where the heavy planting adds to the green impression of the area. The Conservation Area is defined sharply on two sides by the major arterial routes of the Clydeside Expressway to the north which separates it from Victoria Park, and to the south, by Dumbarton Road.

To the east and west, the area is enclosed by the tenement properties in Haldane Street and the more recent development of housing called Primrose Court respectively.

### Gateways

On first viewing, there are no defined or obvious entry points to this small residential area excepting that of the former Gordon Park

Church (now in commercial use) on the corner of Dumbarton Road and Victoria Park Street. In spite of this, on closer inspection, the end properties on Victoria Park, Elm, and Lime Streets in particular, mark a form of entry to the area with arched doorways and pitched door canopies that appear like sentinels guarding entry to these streets. More generally, entry to the area is easy to establish in the sudden transition from the typical tenemental built form around Gordon Park to the domestic scale of the cottages.

### Street Pattern

The area consists essentially of straight rows of dwellings stretching from north to south and east to west following a regular grid iron street pattern. The streets are linked further by a series of lanes surfaced in red chip which run to the rear of each row.

### Plot Pattern

The plot sizes or feus of the area are small and regular, although all the houses have both front and back gardens. The only

break in continuity of plot size is provided by the Victoria Park Bowling Green and the former Gordon Park Church.

### Spaces

The area has no dedicated public open space, being small and self contained. However, the whole area has a rural appearance which is enhanced by the proliferation of hedging that surrounds many of the front and back gardens to the lanes. The mature landscaping of nearby Victoria Park provides a further leafy backdrop to the area. The Victoria Park Bowling Green which also includes a small garden area represents the only area of 'green' contained within the area. The street trees however, give the area a feel of being set in parkland.

### Views and Landmarks

Views into, across and out of the area are shortened and constrained by the low-lying nature of the land and Victoria Park; the dockyard and cranes and the red sandstone tenements, all of which help define the area. The urban/industrial view of the large austere



tenements which rise above the smaller domestic scale cottages and the dockyards to the south, contrasts sharply with the essentially rural character of the area. A quay-side Titan crane at the former North British Diesel Engine Works is clearly visible looking south along Westland Drive.

There are no distinctive landmark structures in the area however; the area is noted for its common building height.

**Activities/Uses**

This is a predominantly residential area that additionally contains a doctors' surgery; a bowling green and a former church which is now in commercial use. There are shops and other commercial uses to be found just outwith the area to the south side of Dumbarton Road with Victoria Park just outwith the area to the north.

**Permeability/Movement**

The area is dominated by the east-west main arterial routes of Dumbarton Road to the south and the Expressway to the north. The north-south connecting streets are interlinked with a series of criss-crossing lanes providing a further layer of accessibility through the area for residents.

**Architectural Character**

The main impression given of the area is of rural domestic architecture with the older cottages (one and a half storey) being of a more modest nature than the large villa type dwellings (two storey) dating from 1892.

Yellow sandstone which has weathered grey is the predominant building material, although in many cases buildings have been painted in a variety of colours which tends to compromise the continuity of terraces. The later two storey villas are in rock faced red and white sandstone. Roofs are pitched and were originally slated and this remains the case in the majority of instances (only 19 properties in mid 2009 displayed tiles rather than slate). Bay windows and pitched dormers are also prominent features which characterise the dwellings. Their proportions remain largely unaltered apart from the replacement frames, which in many instances has resulted in a 'squared off' appearance where the projecting angled windows have been removed and the dormer cheeks extended.

On the earlier cottages pitched door canopies and brick chimney stacks create additional features of interest that contribute much to the character of the area. The chimney stacks are particularly notable with their white or glazed brick appearance and miniature dentil course below the cope; most properties still have their original chimney stacks intact. The larger dwellings fronting Victoria Park Drive South have slated mansard roofs on the rear elevation; a feature of their original design. A further



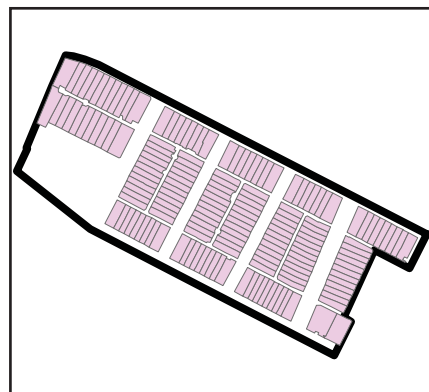
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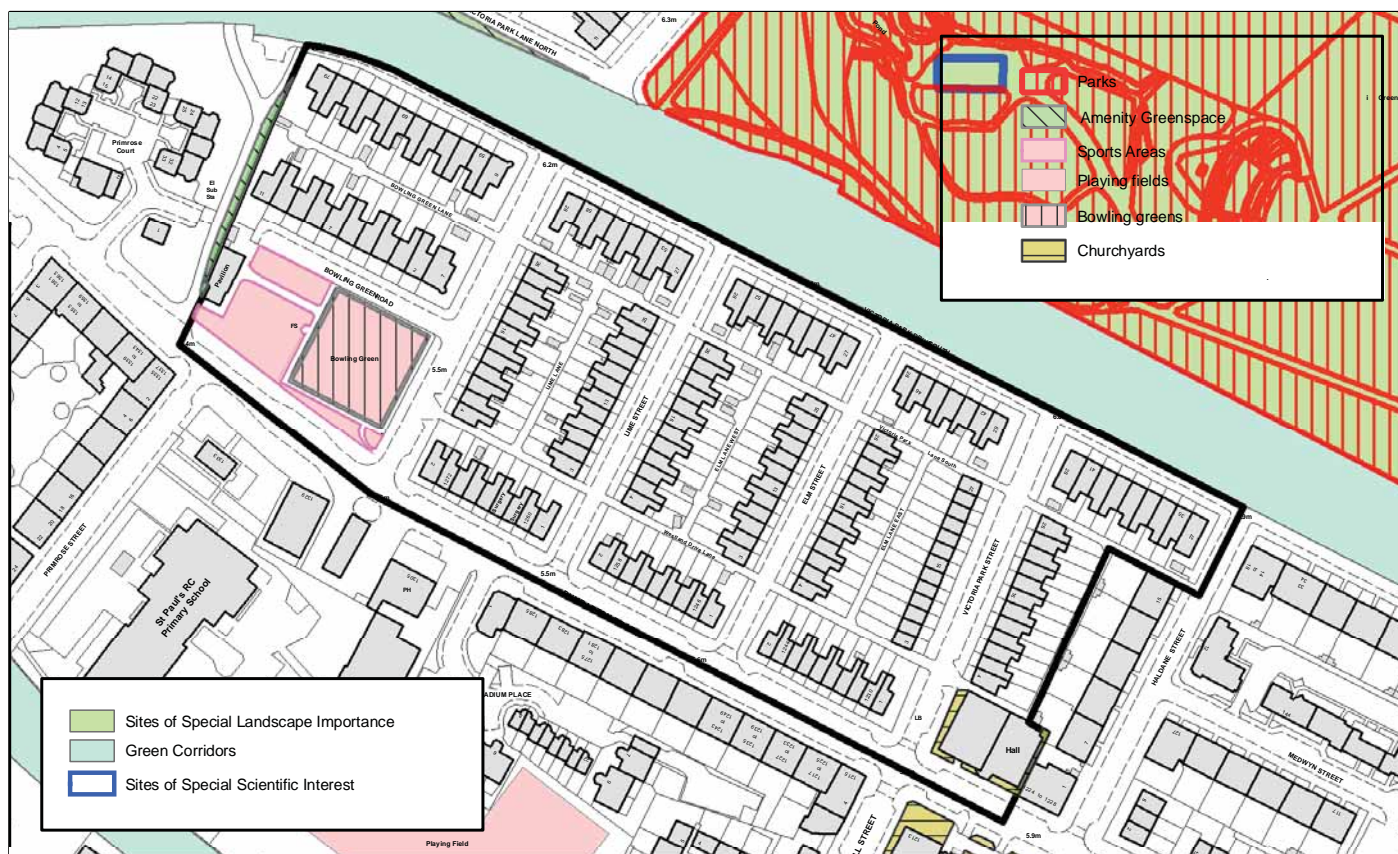
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1 View of Victoria Park Lane/ 2 Large villa type dwellings - Bowling Green Road/ 3 Decorative, glazed brick chimney stacks/ 4 Plot pattern

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distinctive element still intact in the majority of houses is that of projecting ridge tiles, often with decorative finial tiles on the gables and dormer hoods.

Each dwelling has a front and rear garden which sets the building back from the road and in turn, there is a consistent building line kept across all the terraces of the area. There is a wide variety of boundary enclosure including, timber fencing, railings, various low walls in blockwork, brick and stone and many with hedging. Some properties feature a mix of hedging, wall and/or railings.

The narrow lanes that run to the rear of the properties provide another means of pedestrian access across the area and between streets, and can be used for access purposes only by vehicles. The lanes allow the rear elevations to be open to public view and originally, the rows of cottages would have been identical at the rear however, they now have small additions, sheds and garden related equipment.

Very few of the original arched doors remain in the area but they are very distinctive where they do exist. The majority of doors are double doors with glazing (timber or upvc) or solid

timber double doors. Very few properties retain their original window frames; most now have upvc or timber frames with a different opening method and often to a different pattern.

Another notable feature of the area is that each row of cottages is named, the names being either carved directly into the stone or applied to a projecting tablet of stone. Some of the names are: Stanley Cottages, Burton Cottages, Livingstone Cottages, Hannington Cottages. Some of the named rows also include the name 'Gordon Park' alluding to their historic founding. An interesting feature of Livingstone Cottages is the break in visual continuity caused by a stone gable facing the street.



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1 Open Space/ 2 Pitched doorway. Corner of Lime Street/Victoria Park Drive South

**Building Materials**

The traditional building materials found in Victoria Park include: -

- Red, buff and white sandstone
- Slate
- Timber
- Glass
- Clay/terracotta
- Brick
- Granite pavement kerb stones

**Townscape Detail**

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

- Decorative brick chimney stacks some with glazed brick and miniature dentil course below the cope
- Granite kerbs
- Slated mansard roofs to rear of Victoria Park Drive South
- Bay windows and pitched dormers
- Projecting angled dormers
- Projecting ridge tiles (fretted ridge) with decorative finial tiles on the dormer hoods and gables
- Pitched door canopies on the older properties
- Original timber arched doors
- Names of the groups of cottages carved into the stone of buildings
- Consistent building line
- Front and back gardens



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1 Pitched door canopy / 2 Arched doorway / 3 Tree lined street/ 4 Example of consistent building line/ 5 Detail glazed brick chimney stack



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### Condition

The majority of properties have been painted and in some instances, where a variety of colours have been used, the continuity of terraces has been compromised. Generally, however, property within the area appears to be maintained in good or reasonable condition externally however, there are a few properties in need of maintenance particularly where paintwork has peeled. A specific building requiring attention is the Victoria Park Bowling Green Club House, and in particular the rear elevation to the footpath which separates it from the Primrose Court residential development to the north.

### Landscape and Trees

Tree lined streets are a significant feature of the area and together with boundary hedging give the area a rural appearance. Both the trees and the hedging make an important visual and ecological contribution to the local environment. Victoria Park itself adds to the sylvan characteristics of the area.

There is no public open space in the area excepting that provided by the presence of the Victoria Park Bowling Green which has a small garden section between the Bowling Green and the clubhouse.

The street trees are in the ownership of individual adjacent proprietors however, they have been maintained under agreement since 1926 by the Council (presently Glasgow City Council, Land and Environmental Services). Many of the trees are reaching the end of their lifespan and some are causing damage to footpaths through 'root heave activity'. This has resulted in large numbers of tree removals in recent years.



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A coordinated joint initiative is under development by the Council to implement new planting, ongoing maintenance and longer term management of the street trees. This will help to ensure that the conservation area regains and maintains its fine tree cover and associated Victorian character of the overall area.

6 Slated Mansard roofs/ 7 Projecting ridge tiles with decorative finial tiles/ 8 Granite kerbs and setts at road edge/ 9 Bay windows and pitched dormers





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# CHARACTER ASSESSMENT

Having examined the townscape of Victoria Park it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historic interest.

## Assessment of Buildings

An important part of character assessment involves the evaluation of buildings, identifying those that make a valuable contribution and are worthy of retention as well as those which make no positive contribution or which detract from the character and appearance of the conservation area.

**Listed Buildings** – Buildings that are “listed” have already been assessed by Historic Scotland as being of special architectural or historic interest and are included on the Scottish Ministers statutory list.

There are no listed buildings in the Victoria Park Conservation Area.

**Unlisted Buildings of Townscape Merit** – These are buildings which, although unlisted, make a positive, visual contribution to the character and appearance of the conservation area. In Victoria Park, it is the striking small almost rural and domestic scale of the cottages that distinguish the area. This is enhanced through their unity of appearance, by use of materials and details, such as decorative brick chimney stacks, bay windows and pitched dormers, and projecting ridge tiles which all contribute to the visual rhythm by the repetition of details.



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- 1 Townscape Character Assessment
- 2 Detail, Shaftesbury Cottages, Dumbarton Road
- 3 Example of uniformity and repetition - Lime Street

### Assessment of Areas

It is also important to assess the character of the areas/spaces between the buildings. While buildings of various types dominate the conservation area they are interspersed with small areas of vacant land, and amenity and open space which vary in quality and character. There is only one such area in the Victoria Park Conservation Area as highlighted on the map.

### Key Features and Key Challenges

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

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

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

### Key Features

Architectural Quality – The distinctive quality of the area is in the uniformity and regular

scale of building type. This is predominantly comprised of the older, 1885 domestic scale, one and a half storey cottages and the larger villa type two storey cottages dating from 1892. The predominant building material is yellow sandstone; weathered grey with the later two storey villas being of rock faced red and white sandstone.

Street Pattern - The regular grid iron street pattern with interlocking lanes running to the rear of the rows of dwellings that run east-west and north-south is a significant feature of the area. All property in the area is characterised by a small plot/feu size.

Building Line - This is intact across the area and creates a strong unifying image.

Traditional Material - Red, buff and white sandstone; slate, clay, terracotta and brick make a valuable contribution to the quality and unity of the conservation area which survives largely intact.

Townscape - Features such as bay windows and pitched dormers, projecting angled dormers, pitched door canopies, original

timber arched doors and decorative brick chimney stacks, all add considerable character to the buildings and the conservation area in general. Other features which are important to the townscape of the area include:

- Slated mansard roofs to the rear of Victoria Park Drive South
- Names of groups of cottages carved into the stone of the dwellings
- Projecting ridge tiles with decorative finial tiles on the dormer hoods and gables
- Granite kerbs
- Consistent building line
- Front and rear gardens

Uniformity and repetition - The uniformity of scale and regular building height are defining characteristics of the area. Also, the repetition of traditional building features such as projecting ridge tiles, pitched door canopies, decorative chimney stacks bay windows and pitched dormers, reinforce the character of the area.

## VICTORIA PARK

Combination and Distribution of Uses - This is predominantly a residential area containing a few service uses such as doctors' surgeries, a bowling green and commercial use in a former church. The whole area has a quiet residential character with very little traffic and pedestrian activity excepting traffic movement on Dumbarton Road which is a main arterial road in the City.

Skyline - This is characterised by the uniform domestic scale one and half storey cottages and two storey villas across the entire area with the exception of the former Gordon Park Church.

Parks, Gardens, Hedging and Trees - The rural appearance and character of the area is emphasised by the hedging that surrounds many of the front gardens to the streets and to the lanes. Tree lined streets are a significant feature and complete the rural feel of the area making it appear to be set in parkland, and

modern plastic substitutes which are not in keeping with the character of the buildings. Very few properties in Victoria Park retain their original window frames.

The Public Realm: - The quality and upkeep of the public realm within the conservation area is important. Damage to paving surfaces by utilities and other contractors, design and location of street furniture, street lighting, proliferation of street signs and the maintenance of amenity spaces, all need to be addressed to ensure the character and appearance of the conservation area is maintained. In some streets, the trees have caused damage to the pavements through 'root heave activity'.

Back Lanes - The majority of the lanes in the area are in reasonable condition. In some instances, their maintenance and upkeep could be improved where in particular vegetation growth has been allowed to take



are a link to the mature landscaping of nearby Victoria Park. The front and back gardens to the properties are also an important feature of the area.

### Key Challenges

Loss of original architectural detail - Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. Inappropriate replacement doors, windows, roof coverings, reduction in height of original chimneys, and in some instances where properties have been painted in a variety of colours in the same row; has to some extent eroded the special character of the Victoria Park Conservation Area.

Use of inappropriate materials - The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there will normally be a loss of character. A common example is the replacement of original timber windows with

hold. The surface material and drainage issues may require attention.

Painting of Buildings - The majority of property in many of the rows of terraced housing in the area is painted. Unfortunately, in many cases buildings have been painted in a variety of colours compromising the unity and cohesion of the terraces.

Front Garden Boundary Treatment - Existing historical records appear to show that the front gardens were originally bounded by railings. The most successful boundary treatments today continue to be the railings and hedging; the least appropriate treatment being the blockwork and brick boundary walls sometimes with a lattice appearance.

Victoria Park Bowling Green Pavilion - The rear elevation of the pavilion to the footpath separating Victoria Park from the adjoining Primrose Court residential development, presents a poor image and an appearance of dereliction.

An important element of this appraisal is the

1 Row of terraced housing, Victoria Park Street





## BOUNDARY

assessment of existing conservation area boundaries.

The Victoria Park Conservation Area is a unique area within the City of Glasgow. It was founded specifically for the workers on the Scotstoun Estate by James Gordon Oswald (refer back to section on “historical development” in the text); it has a unity of appearance and construction and therefore can be viewed as a complete composition.

The surrounding areas are marked by their obvious contrast to the domestic, quasi-rural character and appearance of the Victoria Park Conservation Area. This distinct sense of place is emphasised by the urban/industrial view of the tenements and the dockyards to the south and the tenements and more fragmented townscape to the east. To the north and west and south, the area is dominated and effectively separated by the major arterial routes of the Expressway and Dumbarton Road.

Therefore, having examined the unique circumstances that gave rise to this area, it has been shown clearly that it is logically defined requiring no amendment.

Victoria Park itself is a well-defined area of open space to the north of the Expressway with many historic associations of its own. It is also a designated site on the City’s Inventory of Gardens and Designed Landscapes.



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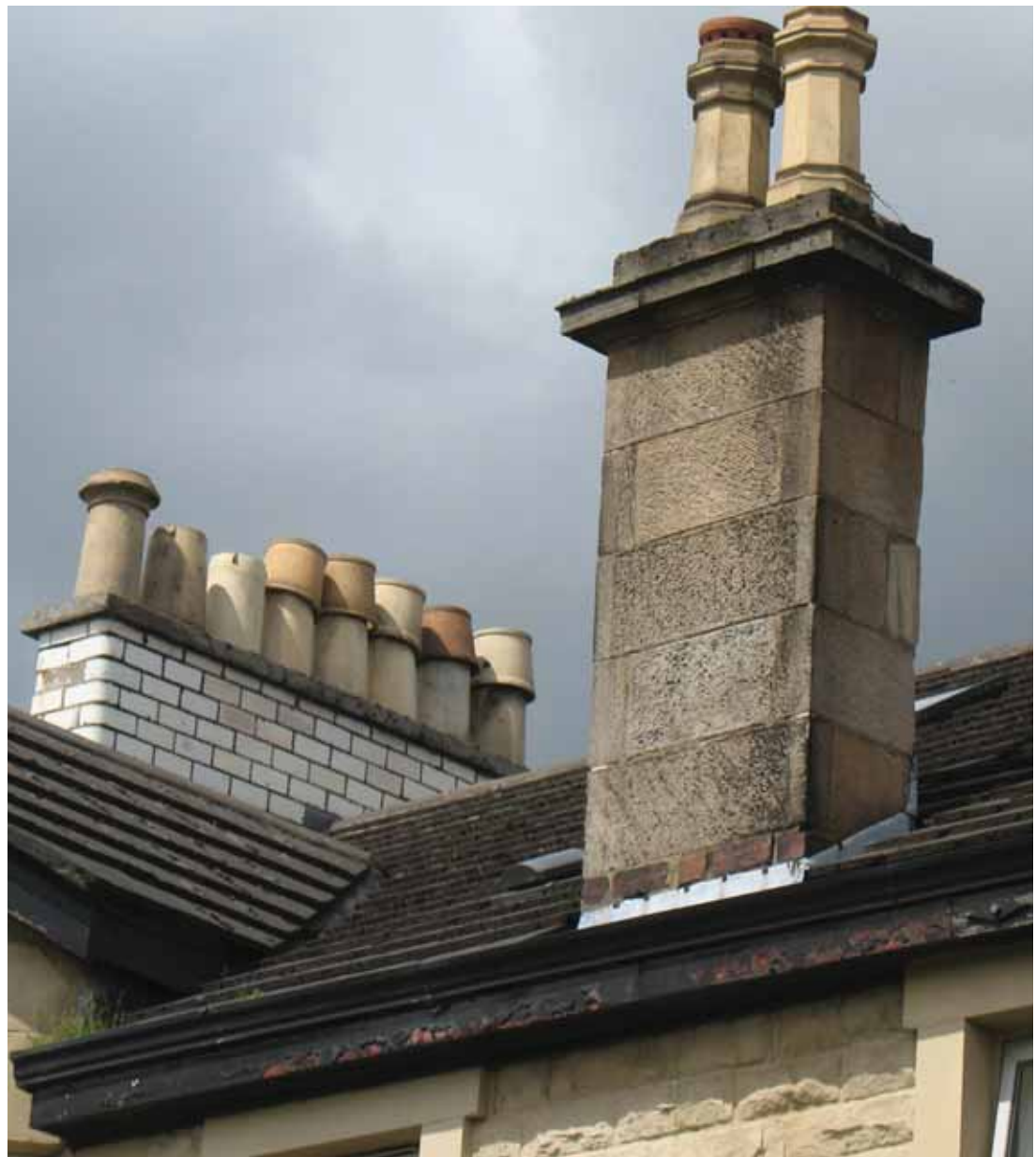
1 Victoria Park Drive South, large villas





## PRESERVATION AND ENHANCEMENT

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1 Decorative Chimney Stacks



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

### Opportunities for Preservation and Enhancement

**Maintenance** - The best means of preserving the character and appearance of any area is through the routine maintenance of buildings. Roofs, chimneys, windows, doors, guttering, down pipes, stonework, entrance steps, gardens and boundary treatments to both front and rear; all need regular attention to prolong their life to 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 painting of buildings, removal of chimneys and replacement or alteration of traditional windows, doors, and roofs with modern materials and inappropriate boundary treatments are evident, and can have the cumulative effect of eroding the character and appearance of the conservation area.

The City Council is committed to the preservation of the areas unique character through the application of City Plan policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in the GLASGOW CITY PLAN 2 (adopted December 2009) available to view online at [www.glasgow.gov.uk](http://www.glasgow.gov.uk)

**Information and Advice** - Property owners and residents have a major role to play in the preservation and enhancement of the Victoria Park 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. This information will be available on the Council's web-site. Useful names, addresses and contact details are listed at the end of this document

**Street Furniture** - The standardisation and coordination of streetscape elements such as pedestrian barriers, litter bins, street signage, lighting, street name panels, phone boxes and traffic control boxes would complement the formal lines of the prevailing architecture and reinforce the character of the conservation area.

**Lighting** - It is important that street lighting fixtures compliment 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.

**Back Lanes** - Lanes criss-cross the area east to west and north to south; the east to west lanes also have the function of being used as service adjuncts for cleansing uplift to the main street addresses. None of the lanes in this area are adopted by the Council for maintenance purposes and are therefore in private ownership. In some instances the maintenance and upkeep of the lanes could be improved where vegetation growth has been allowed to take hold. In some places the surface material could be improved. At present, the City Council offers technical assistance only for the upgrading of lanes with costs having to be met from other sources.

### Grants

Owners of buildings in this area may be eligible for help with the cost of repairs from the Glasgow City Heritage Trust. Eligible works to the exterior of a property only include:-

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

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



2

**Painting of Property:** - The majority of property in many of the rows of terraced housing in the area is painted. Unfortunately, in many cases buildings have been painted in a variety of colours compromising the unity and cohesion of the terraces. Co-ordination of painting schemes for a complete row to one approved standard colour would reduce this problem where removal of paintwork is not practicable.

**Victoria Park Bowling Green Pavilion:** - The rear elevation of the pavilion to the footpath separating Victoria Park from the adjoining Primrose Court residential development, requires treatment to improve its current poor appearance which detracts from the Conservation Area.

## ARTICLE 4 DIRECTIONS

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In addition to specific conservation area controls, further controls apply in the Victoria Park Conservation Area called Article 4 Directions. These were originally promoted by the Council and confirmed by the Secretary of State in April 1983. The introduction of new legislation, the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 required their updating in May 1993.

The effect of a Direction is to control minor works which, over time, could erode the character and appearance of the conservation area. Article 4 Directions do not preclude the carrying out of these works but planning permission must be sought.

The Victoria Park Conservation Area has Article 4 Directions covering the following Classes of Development:

**Class 1** The enlargement, improvement or other alteration of a dwelling house.

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

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

It is considered that the above Classes of Development should continue to be covered by Article 4 Directions in order to protect the character of the area.

It should be noted also that on 6th February 2012, the Town and County Planning (General Permitted Development (Scotland) Amendment Order 2011 (SSI 2011/357) came into force, removing householder Permitted Development Rights within Conservation Areas.





## CITY PLAN

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1 Example of pitched door canopy - corner of Victoria Park Street and Victoria Park Drive South



## FURTHER INFORMATION

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### Useful Publications:-

#### Glasgow City Council

##### Glasgow City Plan 2

is available on the Council website and details all policies designed to protect and enhance the historic and natural environment.  
[www.glasgow.gov.uk/](http://www.glasgow.gov.uk/)

#### Historic Scotland

Guides Conservation Group's series of INFORM Guides, available from Historic Scotland or downloadable from their website.

These leaflets give owners of traditional buildings information on repair and maintenance.  
A series of Guidance Notes on Managing Change in the Historic Environment are also available.  
[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk)

### Useful Contacts:-

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

Development & Regeneration Services  
Tel: 0141 287 8555  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

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

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

IHBC Institute of Historic Buildings Conservation  
[www.ihbc.org.uk](http://www.ihbc.org.uk)



1 Example of notable feature of the area - Names of groups of cottages carved into the stone of the dwellings. Livingstone Cottages, Victoria Park Street



## BIBLIOGRAPHY

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The Buildings of Scotland – Glasgow: Elizabeth Williamson, Anne Riches, Malcolm Higgs

Old Scotstoun and Whiteinch – Sandra Malcolm (Stenlake Publishing)

Blaeu Atlas of Scotland, 1654: A Vision of Scotland: Joan Blaeu and the Atlas Novus – Charles W J Withers, Professor of Historical Geography, University of Edinburgh

National Library of Scotland – Timothy Pont's Maps

Ordnance Survey Maps of c1895, 1913, 1933, courtesy of DRS Geographic Information Systems Team

Glasgow City Plan 2, Glasgow City Council, 2009



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

Planning Services: City Design Group  
Development and Regeneration Services  
Glasgow City Council  
229 George Street  
Glasgow  
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This publication is available in a variety of formats.





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