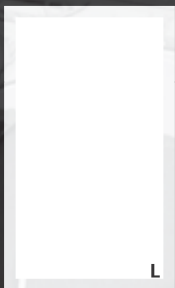
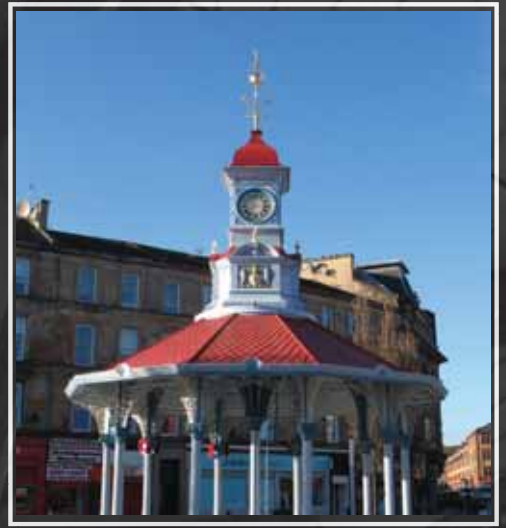


BRIDGETON CROSS

conservation area appraisal



AUGUST 2011



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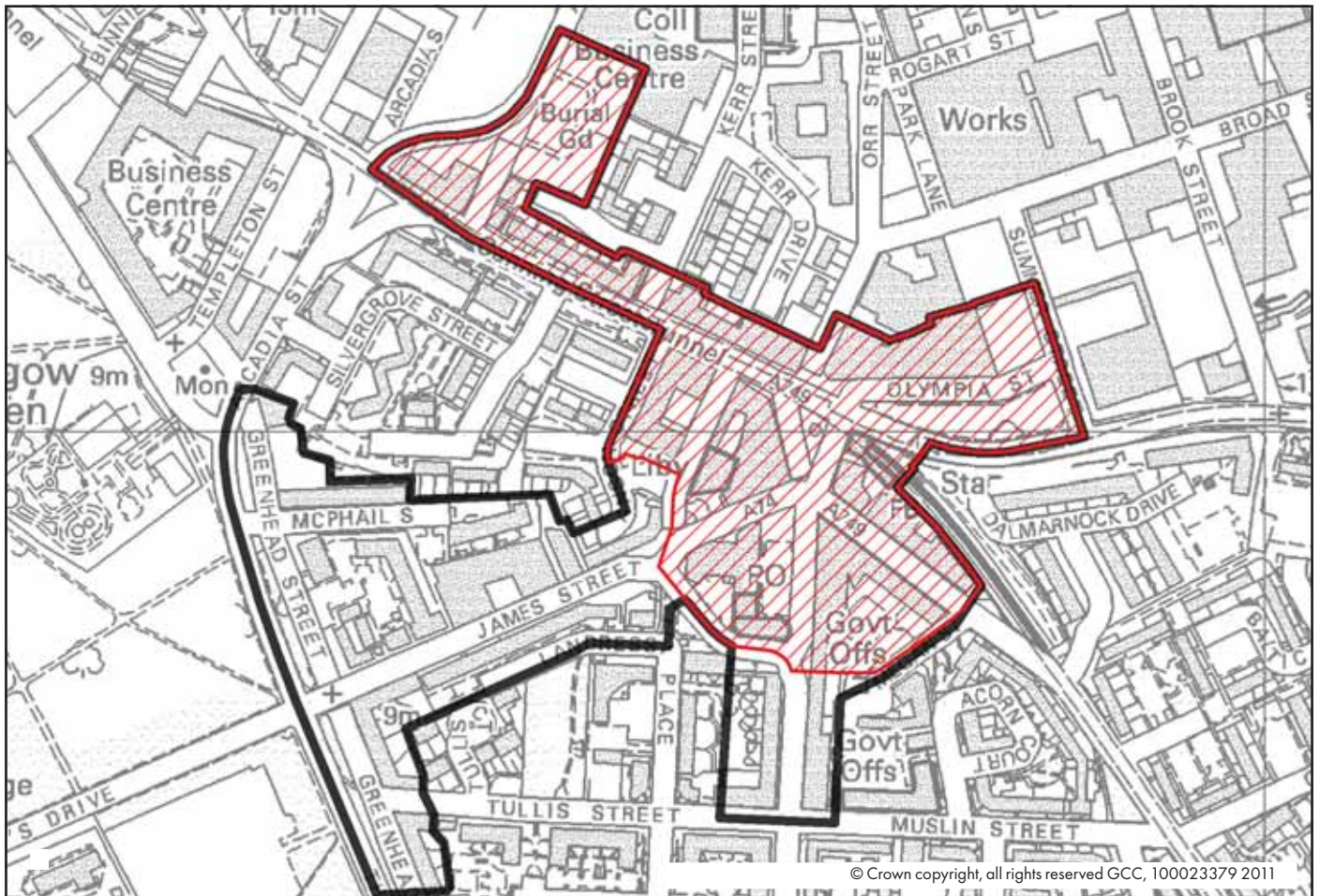


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1. Former Olympia Theatre, 14 Orr Street, Olympia Street
2. Bridgeton Cross Shelter 'Umbrella' (1874)

INTRODUCTION



The City Council has carried out a Conservation Area Appraisal of Bridgeton with a view to assessing its potential for conservation area status.

Location

The study area is in the East End of the city and is focussed on Bridgeton Cross at the convergence of six roads – London Road (through route), Orr Street, Olympia Street, Dalmarnock Road, Main Street and James Street. The study area extends to the south to Tullis Street and Muslin Street and is defined to the east by Greenhead Street and Glasgow Green. Approaching from the West, the study area includes the junction of Abercromby Street with London Road and extends eastwards to Bridgeton Station and Summer 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 in the Act as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

All planning authorities are required by this Act to determine which parts of their area merits conservation area status. Glasgow currently has 22 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and former country estate.

What Does Conservation Area Status Mean?

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

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



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

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

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

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

Purpose of a Conservation Area Appraisal

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

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

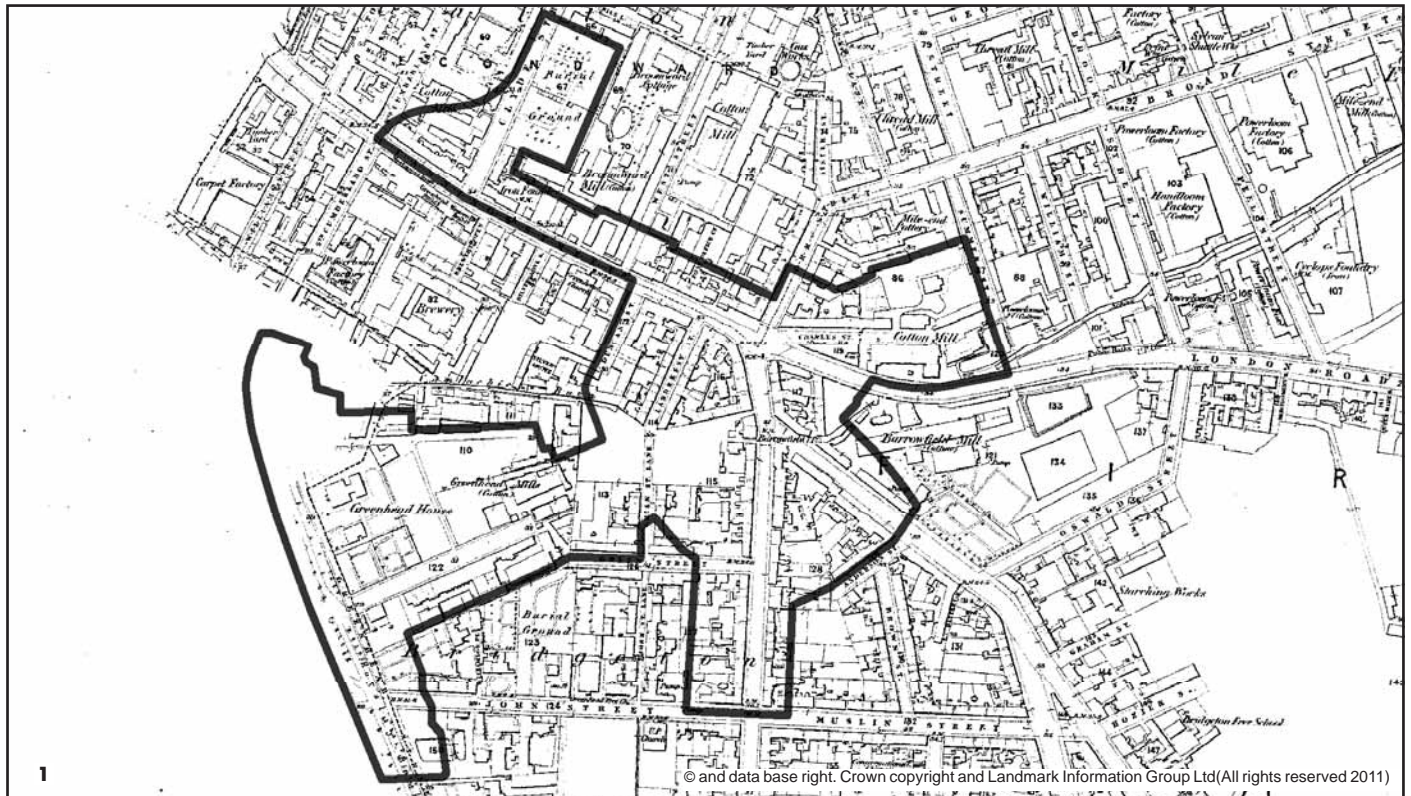
The purpose of this study is to define and evaluate the character and appearance of the study area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process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

The study will provide an opportunity to determine potential conservation area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn.

This document will also provide a framework for the controlled and positive management of change in the proposed conservation area and form a basis on which planning decisions in the area are made. It identifies opportunities and priorities for enhancement, and sets out the policy framework for the determination of development proposals. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan 2 (adopted December 2009).

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

1. Map of the extent of the study area showing the Conservation Area Boundary (in red)
2. View of Bridgeton Cross
3. Detail of former Logan and Johnson School of Domestic Economy, Greenhead Street



HISTORICAL DEVELOPMENT

Early History

What was to become the estate of Barrowfield and then subsequently Bridgeton is first referred to in the 1513 diocesan records as "Barrofeild". This is thought to be derived from the original "Burrow-Field" which may refer to the method of cultivation of the riverside lands. The land originally belonged to the former Barony of Glasgow which was controlled by the Archbishops until the Reformation. The settlement now known as Bridgeton Cross was the first Crossing point (originally by ford then latterly by the Barrowfield Bridge) of the Camlachie Burn.

17th Century

Following the Reformation the land passed into the ownership of several of the town's more powerful families. In the late 17th Century, the land of Barrowfield was acquired by John Walkinshaw, who already owned the adjacent Camlachie lands. The area at this time was predominantly rural in nature.

18th Century

As noted above, most of Bridgeton and neighbouring Calton stand on land that was once the property of the Barrowfield Estate, the mansion house of which once stood in Bridgeton, near the top of what later became Hozier Street. The derelict mansion was used as a stone quarry in 1844. John Walkinshaw, a city merchant, had purchased the Barrowfield estate around 1670 and it remained with his family until his grandson was obliged to sell it to the magistrates of Glasgow in 1723 following his involvement in the Jacobite uprising in 1715. From 1730 to 1788 it was the property of John Orr and in 1795 it belonged to a merchant named Hozier – both of whom are remembered in local street names.

Development of the village was encouraged in 1765 by the restrictions on use of the Glasgow Bridge between Gorbals and Stockwell, giving horse drawn carts the only option of using the Dalmarnock Ford.

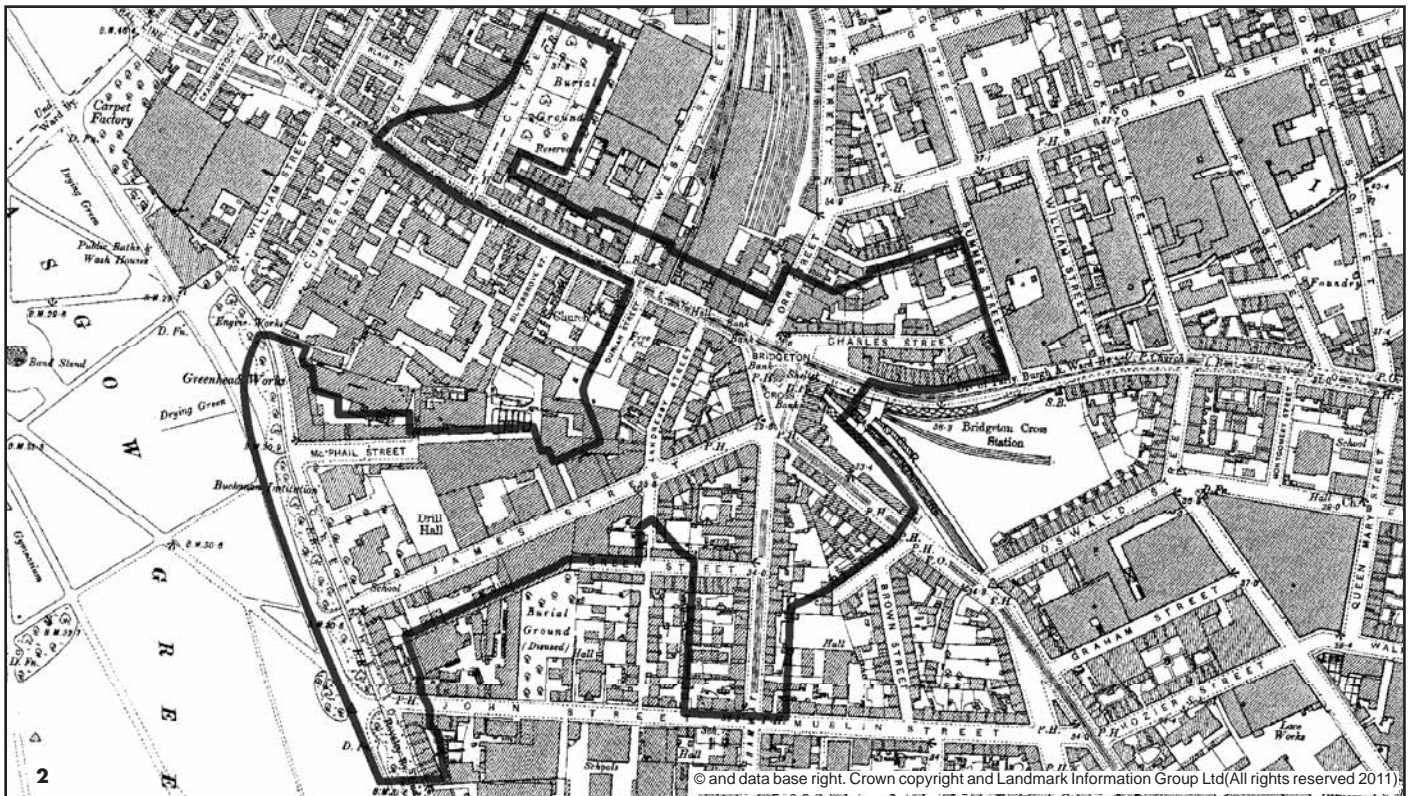
As the ford was unsafe, James Watt was commissioned to design a reproduction of the Glasgow Bridge between the lands of Shawfield and Barrowfield. The Rutherglen Bridge was opened in 1776.

In 1785, the Barrowfield dyeworks was set up to the east of the Rutherglen Bridge by David Dale, George Mackintosh and others. Additional streets were laid out to house the workforce of the growing textile industry.

In 1786 on Abercromby Street a burial ground was established by the Calton Incorporation of Weavers.

19th Century

The cottage industry of weaving linen on handlooms which had been established in Bridgeton and Calton counted for 40% of the workforce of both villages by 1819. Most groundfloor property in Bridgeton was occupied by handlooms, and bleaching fields surrounded the village, including those on Glasgow Green.



By the middle of the 19th century, powerloom weaving factories encircled the village. Even the west side of the village, which had until then preserved its rural character, included weaving factories. The development of Bridgeton as a centre for the textile industry brought a significant increase in the population of the area as well as a significant concentration of the population as more and more land was given over to industry.

In 1846 Bridgeton was annexed by Glasgow. By this time, the area supported a variety of industries including potteries, carpet-weaving, food processing, iron-founding, chemical works and engineering.

Tullis Street (formerly John Street) is the second oldest street in Bridgeton and links Main Street with Glasgow Green. The street was renamed Tullis Street in 1926 in honour of one of Bridgeton's firms of 'Leather Barons' which became a world leader in the production of belting leather for industry. The site of their factory is now occupied by new houses and is named Tullis Court.

Located just outwith the study area, Tullis Street cemetery is one of the oldest remaining places of interest in Bridgeton, a burial ground for Brigtonians from 1811 to 1869. The cemetery has recently been restored.

The latter half of the 19th century saw the development of Greenhead Street. Greenhead House, the School for Domestic Economy, the tenements and the McPhail Street building have all survived (albeit many have been converted into flatted accommodation in recent years). The buildings in Greenhead Street reflected the wealth in the area at the time and the importance of the sites overlooking Glasgow Green.

Demolished in the 1980s, the Bridgeton Working Men's Club at No 9 Landressy Street was set up in 1865 by local employers to provide a place of entertainment and education. The architect John Gordon (1835-1912) was commissioned to design the

club, which was formally opened in 1899. The ground floor contained a large hall for functions, a library, a reading room and a chess room. The basement contained a bowling alley with three lanes and on the gallery over the hall were ten billiard tables. The still relevant motto of the club was 'Learn from the past / Use well the future.'

Bridgeton Cross as we know it today was formed as a result of the clearance of old properties. The City Improvement Trust began clearing old overcrowded properties and replaced them with modern tenements.

1. Historical map circa 1860
2. Historical map circa 1890

BRIDGETON CROSS

1900 – Present

A number of prominent buildings were constructed in the early part of the 20th Century that give emphasis to the importance of the Cross and surrounding area. These include the grand Olympia Theatre of Varieties dated 1910-11 and Bridgeton Public Library on Landressy Street completed in 1903 (as one of a series of impressive Edwardian branch libraries designed by James Robert Rhind).

As the indigenous industries declined in the 20th century many areas suffered widespread deprivation. In 1976 Bridgeton underwent regeneration through the Glasgow Eastern Area Renewal (GEAR) project. Clearance and landscaping of redundant industrial sites and the construction of modern housing took place under the project. A number of small, modern housing estates were inserted into the 19th century street pattern resulting in the loss of the original grid plan. However, London Road, James Street, Greenhead Street, Main Street and Dalmarnock Road remain largely as they were originally laid out.

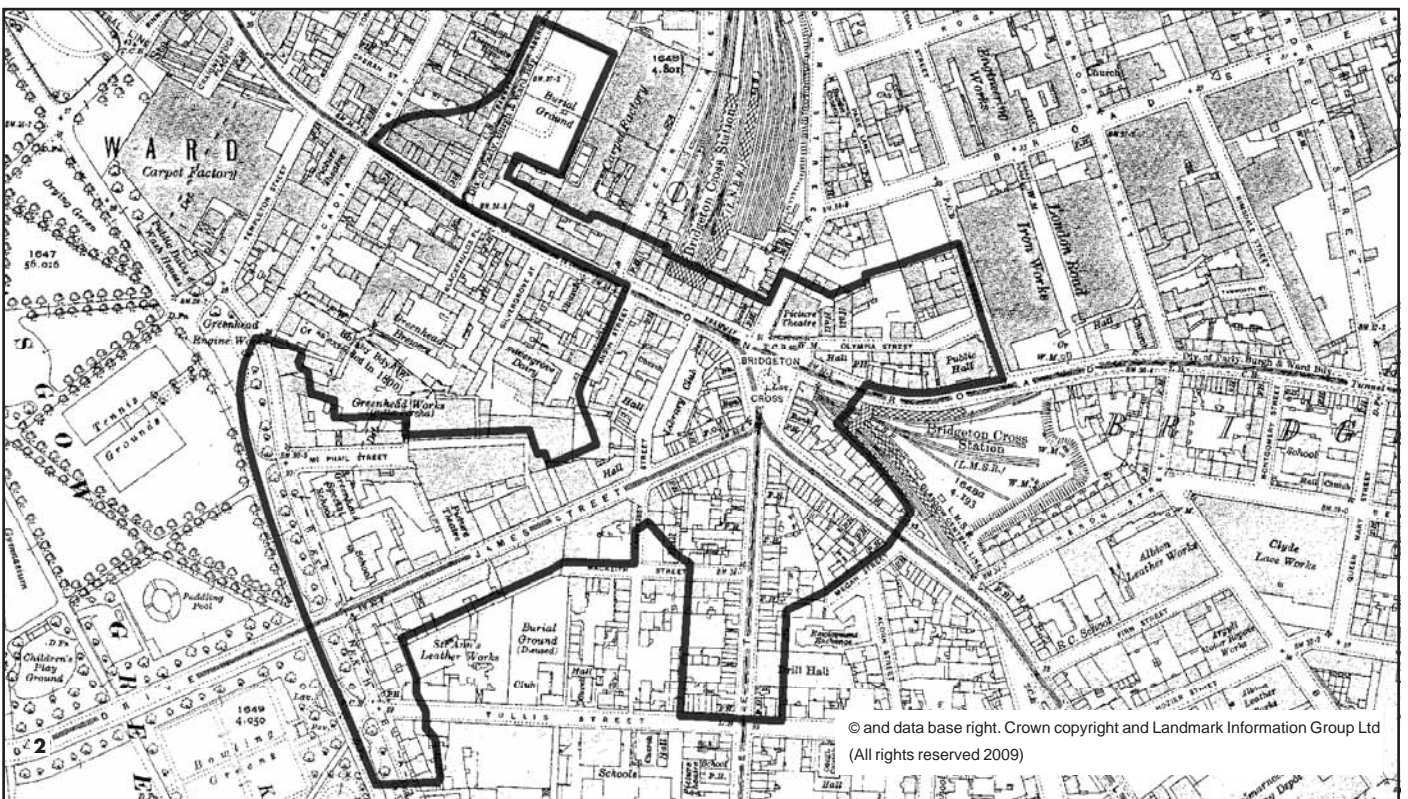
More recently, a programme of environmental improvements has been completed at Bridgeton Cross by Clyde Gateway – an urban regeneration company established to promote the physical and economic regeneration of Bridgeton and adjoining communities. At the time of writing, proposals for the conversion and extension of the Olympia Building at Bridgeton Cross have been submitted for listed building consent and planning permission.

Most of the Victorian housing of the area has been lost and the original street pattern altered however the street names to be found in the Bridgeton and Calton areas reflect their industrial past and the pioneering industrialists who defined the area. Full details are available in the Bridgeton Heritage Trail and Calton Heritage Trail leaflets which are available from Council Offices or online at www.glasgow.gov.uk



© Courtesy of Mitchell Library

1. View looking North along Main Street
2. Historical map circa 1930



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TOWNSCAPE APPRAISAL

Setting/Landscape Character and Topography

The study area including Bridgeton Cross is located on the site of the culverted Camlachie Burn on what would have been low lying ground with land gently sloping to the south to the River Clyde.

Gateways

Gateways to the area have been formed around the established road network at the following approaches into Bridgeton Cross:

- From the west, along London Road, where the increasing height and density of development along London Road signifies a sense of arrival at a centre
- From the south west, along James Street, where the route from Glasgow Green is less well defined than was originally conceived
- From the south, along the historic route of Main Street from the Rutherglen

Bridge, where the sense of the urban grid development of Bridgeton can be appreciated.

- From the south east, along Dalmarnock Road along the historic route from the ford at Dalmarnock where the increasing density characterises an approach to a centre
- From the east, along London Road, where the proximity of development to the street signifies the approaching centre—although the route along Olympia Street offers a clearer view of the focal point of the Cross (the shelter).
- From the north, along Orr Street, where the focal point of the Cross is not revealed until the final approach and a gateway is formed between the Olympia Cinema and the former Station building.

1. View from Bridgeton Cross looking North West

Street Pattern

Within the study area boundary much of the original street pattern remains intact. It is dominated by the convergence of six radial routes, creating Bridgeton Cross. From the south, Dalmarnock Road, Main Street and James Street meet at the southern section of the Cross whilst the axis of London Road to the north is met by Olympia Street and Orr Street. The historic route of Greenhead Street forms the south-western boundary of the study area at Glasgow Green.

The Cross as we know it today only developed in the 1870s as a result of the clearance of older slum properties and was completed around 1900. The last contribution to the Cross was the formation of James Street in 1866 forming a direct link to Glasgow Green and Greenhead Street as can be seen by comparing the historic maps. The south-western boundary of the study area is formed by Greenhead Street, running parallel to Glasgow Green. The intersection of tram

BRIDGETON CROSS

lines on these streets gave way to vehicular traffic. Subsequent traffic management measures and infill development have altered the street pattern in areas such as MacKeith Street to the south of the Cross. There are also a number of no through roads within the study area such as McPhail Street opposite Glasgow Green and Megan Street to the southeast which may be referenced to the historic maps.

Plot Pattern

The study area contains a range of plot patterns reflecting the various phases and types of development from the 19th and 20th centuries. Regular plot forms of the late 19th century tenements with backcourts can be found in many streets south of London Road. Non residential buildings introduce a varied pattern in terms of scale and proportion and corner buildings create irregular plots. Modern developments including offices and a shopping centre to the south of the Cross deviate further from traditional plot patterns.

Outwith the historic Cross area, plot patterns are defined by post war and early 21st century housing development ranging from townhouses and terraces to tenements and larger apartment blocks.

Spaces

Open space is very limited within the Bridgeton area – although it could be argued that the proximity of Glasgow Green provides some compensation for this. Private space is confined to the backcourts of tenements and infill housing areas. The Cross itself is an important public space. Historically it has been used as a meeting place for the local community and today it is still the main focal point of the community. Small left over spaces from development projects have been converted to provide green areas however these offer little in the way of amenity or biodiversity.

To the north east of the study area, the Abercromby Street Burial Ground was established in 1786 and expanded in 1822, when it almost doubled in size. It contains a series of fine 18th and 19th century stone monuments within its rubble-built walls, 2 gateways dedicated to the martyred weavers; 2 memorial stones and the “martyrs” monument. This B listed cemetery

was restored by Clyde Gateway in 2010 and formally renamed as ‘Calton Weavers Burial Ground’. The area in front of Greenhead Street provides a public green space which separates the street from the busy road. The row of tenements on Greenhead Street have small private front gardens - a relatively rare feature for tenement blocks giving residents their own space and private off-street access.

There are two derelict car parks on Landressy Street which are overgrown and feature an abundance of litter and graffiti. One is a private car park associated with housing on Anson Street and the other is the site of the former Keystane Public House which is identified by Clyde Gateway as part of a potential development package in conjunction with properties fronting onto Anson Street.

The plot of derelict land adjacent to No 47 Dalmarnock Road is not suitable for development due to its proximity to a retaining wall belonging to Bridgeton Station.

In front of the former cinema on Olympia Street there is a green area looking onto London Road which serves to separate the pavement from the busy traffic on London Road. This location has also been identified as a potential development site.

The seating area behind the library on James Street is in a neglected condition and is obscured from the Cross by tree cover giving an unwelcome sense of isolation to this space.

Views and Landmarks

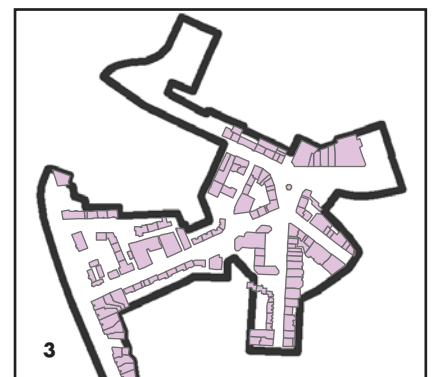
The buildings at the Cross dominate the most important views and vistas. Views through and out of the Cross are important but are restricted due to the street pattern curving along London Road and Dalmarnock Road. Only the straight street pattern of Main Street and James Street provide distant perspectives with the view down James Street from The Cross providing a significant glimpse of Glasgow Green.

The buildings along the length of Greenhead Street have the advantage of expansive views onto Glasgow Green.

In addition, from Orr Street looking south there is a direct view down the street onto the Cross.

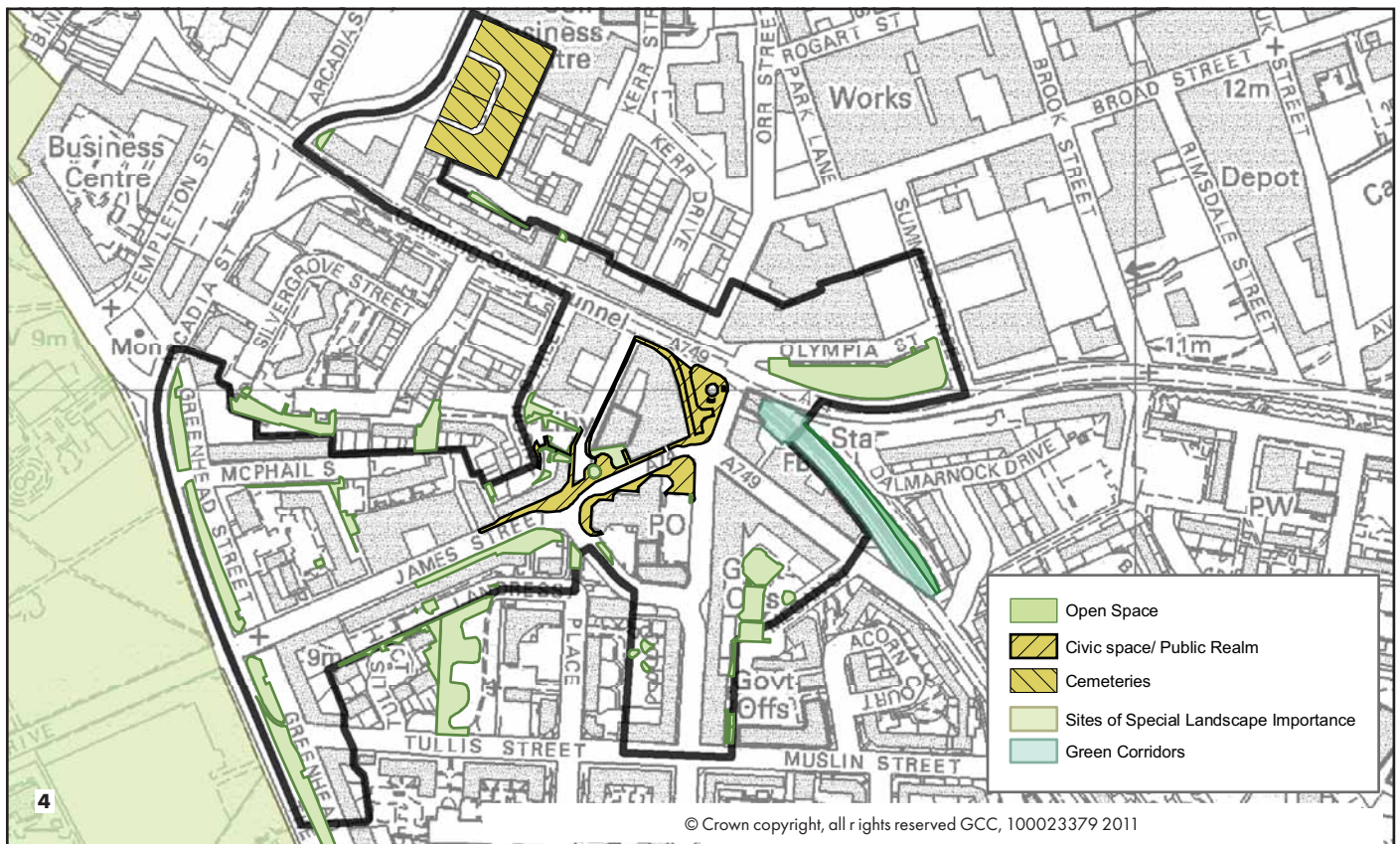


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1. Bridgeton Cross looking toward Bridgeton Station
2. Topography
3. Plot Pattern
4. Open Space



The key landmarks within the study area are the cast-iron shelter at Bridgeton Cross (the 'umbrella'), Bridgeton Mansions, the Bridgeton Cross buildings, Bridgeton public library, the Olympia Theatre and London Road with the former Bridgeton Cross Station.

These structures and buildings are all listed along with the Greenhead Street tenements, Buchanan House, the Logan & Johnstone School of Domestic Economy, former Inn on the Green and the old industrial building at No. 89 James Street.

Activities/Uses

Bridgeton has a mixture of residential and commercial land uses. In the majority of buildings the ground floor is in commercial use and the upper three storeys are residential. The James Street, Main Street and MacKeith Street block is currently used as office space. There are many local public houses within the study area boundary and around the Cross and its approaches.

Several public bodies are located within the area including the urban regeneration company Clyde Gateway. In addition, just outside the study area NHS services and Sportscotland are located within the Templeton Business Centre at Glasgow Green.

There are however many vacant shop premises in the area which are damaging to the vitality and character of the area.

Circulation and Permeability

The original principal thoroughfare from the city centre to Dalmarnock has been disrupted. Whilst remnants of the route survive, the main route now is from the city to the M74 along London Road. Such is the dominance of this route that London Road has been separated from the Cross and access to the Cross is restricted. This has the effect that Bridgeton Cross has become a point on a thoroughfare and not a destination/point of convergence. The volume of traffic passing along London

Road separates North and South Bridgeton Cross and the sense of place is somewhat diminished.

Permeability for pedestrians is also problematic. Most of the local housing is located to the south whilst most of the local employment is located on the north side of London Road. As a result, the road has become a barrier to the free movement of pedestrians through the space. This has resulted in a proliferation of street furniture and pedestrian control to mitigate the impact of the speed of traffic along London Road, all of which detract from the character of the area. Bridgeton is however, well connected to other areas in Glasgow by public transport links via bus, train and the taxi rank on Olympia Street. It also benefits from easy access to the City Centre and surrounding areas via foot and cycle paths.

Architectural Character

The study area may be divided into areas of character based on location and architectural character. Accordingly, the

BRIDGETON CROSS



group of buildings that form Bridgeton Cross are considered to be distinct from those that comprise the remainder of the study area as outlined below. Throughout Bridgeton however, the buildings which have made the greatest contribution to the character of the area are predominantly those from the Victorian and earlier eras. A consistent traditional four storey scale both at the Cross and throughout the area engenders an urban character that is depleted by later lower density developments.

Bridgeton Cross:

The historic core of Bridgeton possesses an urban quality as a result of the concentration of buildings, their height, their scale and above all their continuity with one another.

There is a strong sense of enclosure found at Bridgeton Cross. This is particularly striking along London Road to the west of the Cross, but it is weakened by the lack of buildings to match the height of the Olympia Building and by the inappropriate scale and massing of the current railway station building and the shopping arcade and offices between James Street and Main Street.

The buildings that make up the historic core of Bridgeton range from the mid to late 19th century to the early 20th. Many of the buildings at the Cross have successfully retained their architectural integrity. Original

windows survive as well as slate roofs, carved stonework, giant chimney stacks, finials, domes and corner turrets.

The earlier 18th century buildings would have been one or two storey properties in simple form with pitched slated roofs or tiled roofs however these have been completely lost and replaced with 19th century red and yellow sandstone slate roofed tenements.

The Cross itself may be divided into two sub-areas of character based on architectural style. To the north side of the Cross, the buildings forming the Orr Street, Olympia Street and London Road junction have a distinctive Renaissance and Baroque character. To the south, the junctions of Dalmarnock, Main and James Street feature plainer buildings of traditional Georgian and Victorian styles.

The listed buildings concentrated around the principal corners of Bridgeton Cross provide distinctive architectural character:

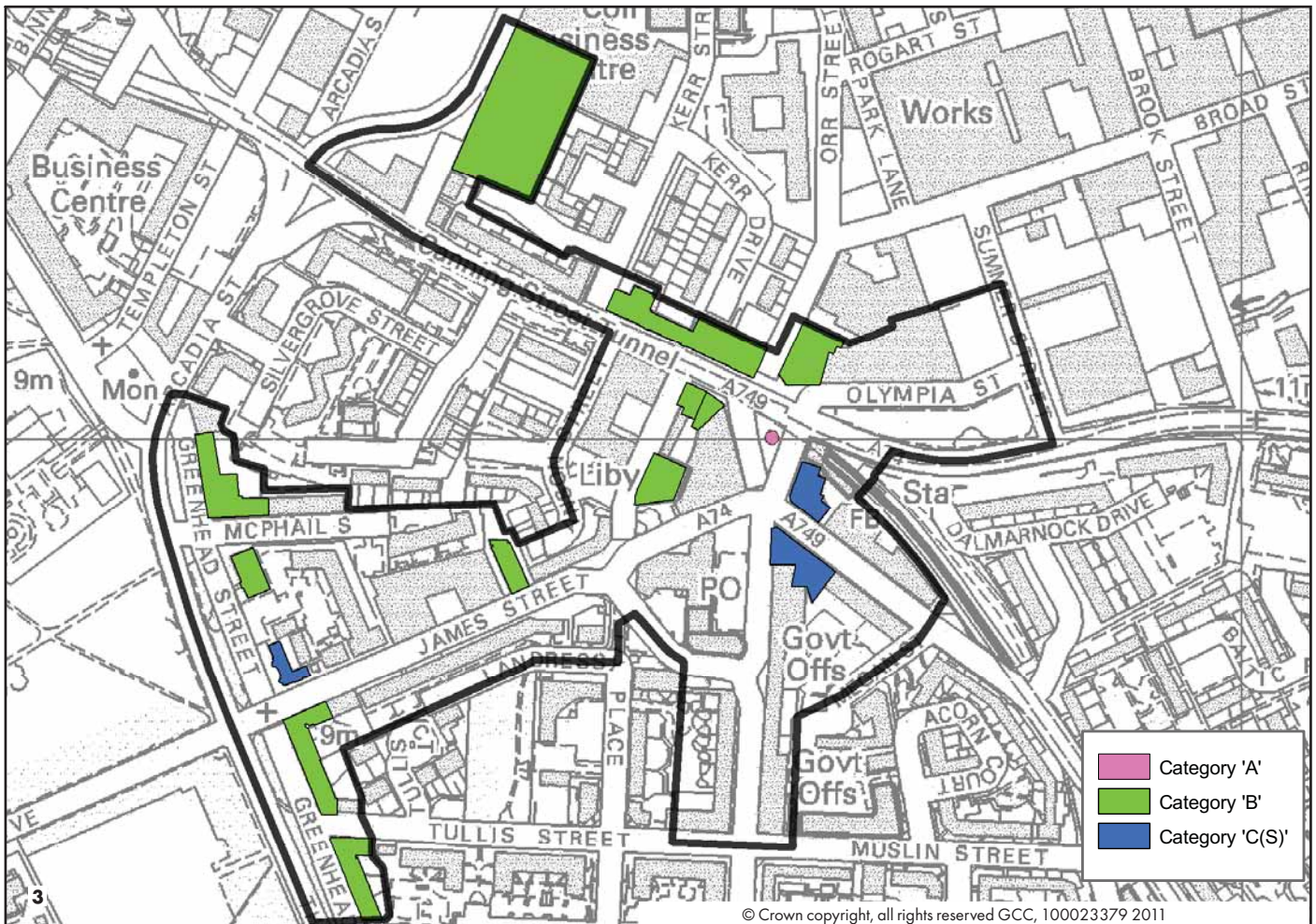
Following the clearance of old overcrowded properties by the City Improvement Trust, the first modern tenements can be seen at No. 1 -11 Dalmarnock Road, built in 1871. This Georgian-style, 4-storey tenement was built on the corner between Bridgeton Cross and Dalmarnock Road. The curved corner has "Bridgeton Cross" inscribed on the parapet. The Bridgeton Cross Building is thought to be the work of the prolific architect James

Thomson (1835-1905) and is a Category C(S) listed building.

No's 32 to 38A Bridgeton Cross were erected c1876 as the original Bridgeton Cross branch of the Savings Bank of Glasgow. The architect of this fine composition was the renowned Glasgow architect, John Burnet (1814-1901). This is a substantial blonde sandstone property with a decidedly French influence. At first floor level is a fine oriel window set within a huge arched panel which rises through two floors. The third floor centre section is capped by a large French roof which is likely to have incorporated a decorative cast-iron crest when originally built. The ground floor banking hall was converted to shops by John Gordon in 1903 on completion of the replacement bank premises next door.

No. 42 Bridgeton Cross, which elevates onto 3 Landressy Street was erected in 1897. The four-storey red sandstone building, which housed the Bridgeton branch of the Trustee Saving Bank with flats above, was designed by the Glasgow-based architect John Gordon. The building incorporates Renaissance detailing as well as some avant garde details to chimneys and rooftops by David Bennet Dobson (born 1871).

Bridgeton Cross Mansions is a 4-storey red sandstone tenement, designed by the Aberdeen-born architect John Cunningham (



c1852-1904) in 1896. This was a successful design that he evolved for a gusset site situation and he re-used it and adapted it for other tenements in the city, notably at the corner of Duke Street and Hunter Street in nearby Dennistoun.

The street block comprising London Road No's 577-621 (odd), No's 2-4 (even) Kerr Street and 3-5 (odd) Orr Street (former Bridgeton Cross station) provides a strong frontage to the western approach to Bridgeton Cross. The 2-storey former station for North British Railway was built around 1872 on the site of the former Post Office Court. Now in mixed residential and commercial use, the station is flanked on both sides by 4-storey tenements which were designed by Thomson and Turnbull in 1897-8, also for North British Railway. The station building, with its 7-arch frontage, was converted to mixed commercial and

residential use when the station was finally closed. The station has a tall ground floor with arcaded openings, unmarginated windows above, thin outer pavilions and a bracketed cornice with parapet concealing roof from street. The tenements have shops at ground level, with long elevations incorporating bays with unmarginated single or mullioned windows and vertical shafts mostly carried upwards as chimneys. They feature complex roof forms (modern tiled roofs), including big pyramidal roofs at ends with original finials and raised drying courts to the rear – an early example of this innovation.

The powerful red sandstone building on the gusset between Orr Street and Olympia Street, and facing on to Bridgeton Cross was built as the Olympia Theatre of Varieties in 1910-11. The architect for this tall curving corner block was the Airdrie-based practice

of George Arthur & Son, with the interior decoration and seating layout being handled by Britain's leading theatre architect Frank Matcham (1854-1920) to accommodate around 2000 patrons. The building suffered considerable internal damage by fire in 2004 however Clyde Gateway has submitted plans for its conversion to new uses and associated restoration works.

The red sandstone former Salvation Army Hall on Olympia Street was designed by the Glasgow architect John Hamilton in 1927.

1. Bridgeton Cross Mansions designed by John Cunningham 1896
2. Detail of French Roof No's 38 and 38a Bridgeton Cross
3. Listed Buildings

BRIDGETON CROSS

conservation area appraisal



Hamilton (1851-1935) was the principal architect for the Salvation Army in Scotland and developed a simple yet recognisable style for their many properties. This hall was one of the latest he produced. The building is now known as Olympia House and is owned by the Loyal Orange Institution of Scotland.

On the east side of Main Street No. 79 is a 4 storey red sand stone tenement block. This style of building continues up the length of the street to the Cross until Bridgeton Cross Mansions present a strong termination. As a result of the different phases of development however, the original buildings at No's 13 -25 (odd) and No. 71 -77 (odd) were demolished and replaced with 4 storey red brick buildings. These newer properties fail to reflect the scale and massing of the tenement buildings.

No 1 – 11(odd) Dalmarnock Road, adjoined to No 3-9(odd) Bridgeton Cross are mid/late 19th century late Georgian-style 4-storey tenements which occupy a prominent corner site. They were renovated circa 1985 with stone-cleaning and had steel beams, modern tiling and dummy sash windows installed.

Bridgeton Public Library at No. 23 Landressy Street was the result of an architectural competition won by James Robert Rhind (1853-1918). The main block of the library is

two-storeys high with pedimented pavilions at either end. The reading room is to the left of the main block. The superb sculptural panels on the library are the work of locally trained sculptor William Kellock Brown (1856-1934) who collaborated with Rhind on all of his Glasgow branch libraries.

Located at the centre of the Cross, the Bridgeton Umbrella is a category 'A' listed structure designed by George Smith and Co, "artistic iron founders" in 1874. The decorative cast-iron open shelter which is supported on cast-iron columns is elaborately ornamented underneath a red-tiled roof, crowned by ogee-domed tall 2-stage cupola with clock and metal finial. It was once used to shelter the unemployed workers in the area. The fluted columns and delicate tracery supports what appears at first glance to be a red tiled roof but, in fact, the whole structure, with the exception of the clock, is constructed of high quality cast-iron. The roof is crowned by a four-sided cupola, bearing the arms of the City of Glasgow, with clock faces above and topped by an elaborate finial.

This open-sided shelter known locally as the "Umbrella" is one of the outstanding pieces of cast-iron construction in the city and a real Bridgeton icon. According to the Glasgow Herald of 4 March 1875 the shelter once "rested upon a raised floor which is laid with encaustic tiles of an effective radiating pattern. Seats are provided within the

Pavilion; and these, with two fine drinking fountains, add much to its usefulness".

In addition to the remarkable buildings detailed above, there are many other buildings that contribute to the architectural character of Bridgeton Cross and the wider study area. Typical buildings that define the approaches to the Cross are 4 storey red or yellow sandstone tenements of a uniform height and modest architectural style, with commercial use at ground floor level.

No 42 - 32 and 48 Dalmarnock Road comprise 4 storey sandstone tenement blocks in a traditional style. With much of the original decorative detailing intact, these buildings contribute to the character of the area.

There are various examples of inappropriate modern infill developments that fail to respect the established building style and scale such as the low rise shopping centre and office development at James Street and Main Street and the brick built tenements on Dalmarnock Road at Megan Street which disrupt the architectural integrity of the area surrounding Bridgeton Cross. Redevelopment is planned for the largely vacant and inappropriately designed commercial block at 21 to 51 Dalmarnock Road. This office development will also see the refurbishment of two adjoining buildings, the upper floors of which have lain derelict for many years.

No.588 - 582 (even) London Road currently accommodates Social Work Services. It is a three storey building with red plastic panelling with grey rough cast in between the panels and cages over the windows. The design and appearance of this property detracts from the character and appearance of the area.

Wider Study Area:

1865 and 1869 saw the erection of the Greenhead Street tenements which form the southwestern boundary of the study area. These were grander properties than had previously been constructed in the Bridgeton area offering generous accommodation overlooking the expanse of Glasgow Green.

The tenement at 117-127 (Odd Nos) Greenhead Street, 91-101 (Odd Nos) Tullis Street was built in 1866. This imposing 4 storey, 16 bay tenement range is constructed in polished yellow ashlar, channelled to ground and features 4 symmetrically placed chimney stacks linked by a parapet with balusters.

No. 97 – 113 (odd) Greenhead Street, No. 2-12 (even) James Street and 100 Tullis Street are 4 storey polished yellow ashlar tenements with 4 panel sash and case windows, original iron railings and a grass area which separates the street from the busy road at the front of the tenements. Non original railings separate the front garden area of the tenements on Greenhead Street from the street (only 97 to 113 Greenhead Street). Distinctive details include remnants of original balustrading at roof level, decorative window ledges and



1. Olympia House - former Salvation Army Hall built(1927)
2. Bridgeton Public Library, 23 Landressy Street
3. Buchanan House (1846), 47 Greenhead Street
4. Tenement - Greenhead Street/Tullis Street (built 1866)
5. 89 James Street, designed in 1888 as a weaving factory
6. Bridgeton Umbrella, designed by George Smith and Co.,1874

BRIDGETON CROSS



© Courtesy of Mitchell Library



a dominant string course above the ground floor windows.

The former Logan and Johnstone School of Domestic Economy sits at the corner of Greenhead Street and James Street. This red sandstone school building in the Scots Renaissance style was designed by the prolific Glasgow architect James Thomson (1835-1905) of Baird & Thomson and built between 1890-3. It was converted into residential accommodation in 2006. The school provided education in the essential domestic skills of cooking, sewing and laundry duties with class rooms for each subject and a reading room located either side of a central corridor. The beehive relief sculpture on the former school is symbolic of industry. The boundary walls and gatepiers are all red ashlar with decorative cast-iron gates and railings. The former school has a front garden area. It was latterly the Dolphin Arts Centre and in 2006 it was converted to housing.

No. 89 James Street by Ninian MacWhannell (1888) is a 4 storey former mill building in red and contrasting yellow brick with horizontal banding. The property has been converted for use as residential accommodation.

No. 20 James Street is a 4 storey red sandstone building with original sash and case windows and chimney stacks. It should be considered as an unlisted building of merit as it contributes positively to the area's

character. It continues the building line of late 19th century yellow ashlar category 'B' listed tenements at No. 2-12 (even) James Street. These tenements continue round onto Greenhead Street No's 97 – 113 and 100 Tullis Street.

The former King's Cinema at 59 James Street is now in use as a bedding and furniture warehouse. The building was opened as a cinema by Samuel Gratton in 1910. The cinema was given a stylish Art Deco style frontage in 1936 when it was at the height of its popularity. The King's survived as a cinema into the 1950s, closing down in May 1959.

Buchanan House on the corner of Greenhead Street and McPhail Street, (Formally Greenhead School), was designed by Charles Wilson in 1846, as Greenhead House for a wealthy industrialist. The large dining room with a richly sculpted window and large curved pediment was added in 1873. William Brodie's carved figure of a boy in studious pose known as "The Mathematician" was also added at this time but would originally have been viewed against the skyline. A number of later additions took place in 1904 and 1913 and the Institute later became Greenview Special School and then St Aidan's R.C. School. In 2006 it was converted for residential use. It features a handsome iron-railed boundary to the street with corniced gatepiers.

No. 17- 19 (odd) Greenhead Street is a modern 5 storey mixed buff brick flatted

development completed in 2004 by ZM Architects of a scale to match that of the buildings in Arcadia Street. The building is considered to be a contemporary interpretation of the adjacent building's vertical windows and chimneys.

An industrial building, circa 1840 occupies the corner site between Greenhead Street and McPhail Street. In 1859 the manufacturing company bought McPhail's Mill which was renovated, extended and re-named Greenhead Works. In order that it would not look out of place in a residential area alongside the Green, the blocks facing onto Greenhead Street were designed in the style of domestic tenements. A long red and white 3-storey brick range was added to McPhail Street around 1888-89. These buildings were converted into flats along with the erection of a newbuild brick and copper 6-storey block at the head of McPhail Street in 2007.

1. King's Cinema circa 1955
2. 39 James Street, Former Kings Cinema (built 1910)

Building Materials

Traditional building materials found in the Bridgeton Cross study area are:

- Red and yellow sandstone
- Slate
- Cast iron
- Timber
- Glass
- Brick
- Stone cobbles

Modern materials include:-

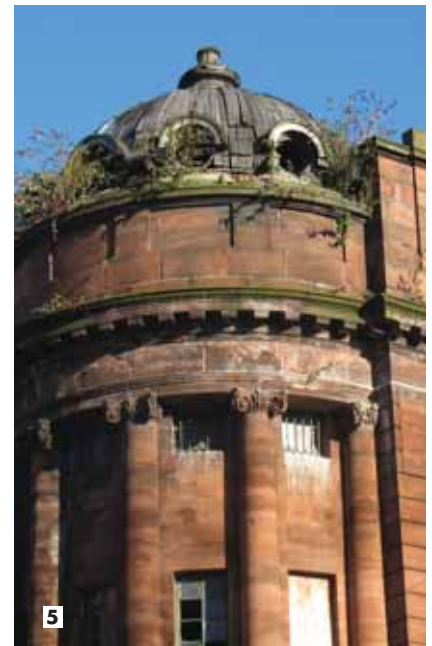
- Brick
- Concrete
- Metal
- Upvc
- Tarmacadam

Some cobbled surfaces remain on Olympia Street and McPhail Street. Slate roofs and traditional timber sash and case windows are evident throughout the study area.

Townscape Detail

A variety of townscape details define the character of the Bridgeton Cross study area including: -

- Decorative ironwork
- Domes
- Turrets
- Finials
- Clocks
- Tram fittings
- Stone carvings
- Original kerbs
- Cobbles
- Traditional shopfronts



1. Decorative ironwork, Bridgeton Cross Umbrella
2. Original stone cobbles, Olympia Street
3. Decorative iron finial, Bridgeton Cross Mansions
4. Stone carving, 40 - 42 (even No's) Bridgeton Cross and 3 Landressy Street
5. Dome, former Olympia Theatre 14 Orr Street, Olympia Street

BRIDGETON CROSS

conservation area appraisal



A number of development sites tidied up as temporary landscaped areas detract from the character of the area. It should be noted however that recent investment by Clyde Gateway has included the refurbishment of the 'Umbrella' and associated works which aspire to transform Bridgeton Cross into a pedestrian-friendly, attractive and functional urban space. Quality streetscape works at the Cross have introduced new lighting, street furniture, public art and traffic management measures.

The proximity of Glasgow Green largely compensates for the absence of soft landscaping.

Public Art

The recent public realm improvements at Bridgeton Cross include a tribute to three locally born servicemen who were awarded the Victoria Cross and a permanent memorial to the national bard Robert Burns, recognising the contribution to the area of the Bridgeton Burns Club which dates back to 1870.

As part of the Bridgeton Cross Improvements as detailed above, a series of arts and heritage projects have been undertaken by pupils in local primary schools and youth groups, with their work displayed throughout the community.



Condition

Notwithstanding the general vandalism, litter and poor maintenance that is common within many areas of the city, the main concern in the area is the condition of the former Olympia Cinema. It is noted however that Clyde Gateway Urban Regeneration Company are promoting the refurbishment and re-use of this important landmark building.

Other historic buildings in the area are in poor condition including Bridgeton Cross Mansions and buildings on Dalmarnock Road No's 23 – 47 (odd) which are in a serious state of disrepair.

Clutter of street signage, street furniture, pedestrian guard rails, changes in levels, a wide range of different materials and styles, and poor quality finishes have eroded the special character of the area. Recent investment by Clyde Gateway has targeted these issues including the refurbishment of the 'Umbrella' and associated improvements to the surrounding area including a revised road layout, public art, lighting and landscaping. Bridgeton Station is also earmarked for improvement works.

Landscape and Trees

The densely developed Cross offers very little opportunity for soft landscaping.

1. Window detail, former Bridgeton Central Station, London Road
2. Improvements at Bridgeton Cross



CHARACTER ASSESSMENT

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

Assessment of Buildings

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

Listed Buildings

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

There are many listed buildings within the study area, and a particular concentration around the historic Cross as described in Architectural Character. Listed buildings contribute positively to the appearance of the conservation area, provide points of interest and enrich the areas special character.

Listed buildings contribute positively to the appearance of the area, provide points of interest and enrich the areas special character.

Unlisted Buildings of Townscape Merit

These are buildings which, although unlisted, make a positive, visual contribution to the character and appearance of the area. They may be landmarks or more modest buildings which unify the townscape. Within the study area, these tend to be the traditional sandstone tenements, which, through their age, design and materials and their uniform scale, contribute to the urban form that characterises the area.

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

Assessment of Areas

It is also important to assess the character of the areas/spaces between the buildings. While buildings of various types dominate the study area they are interspersed with pockets of vacant land, and amenity and open space which vary in quality and character.

Key Features and Key Challenges

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

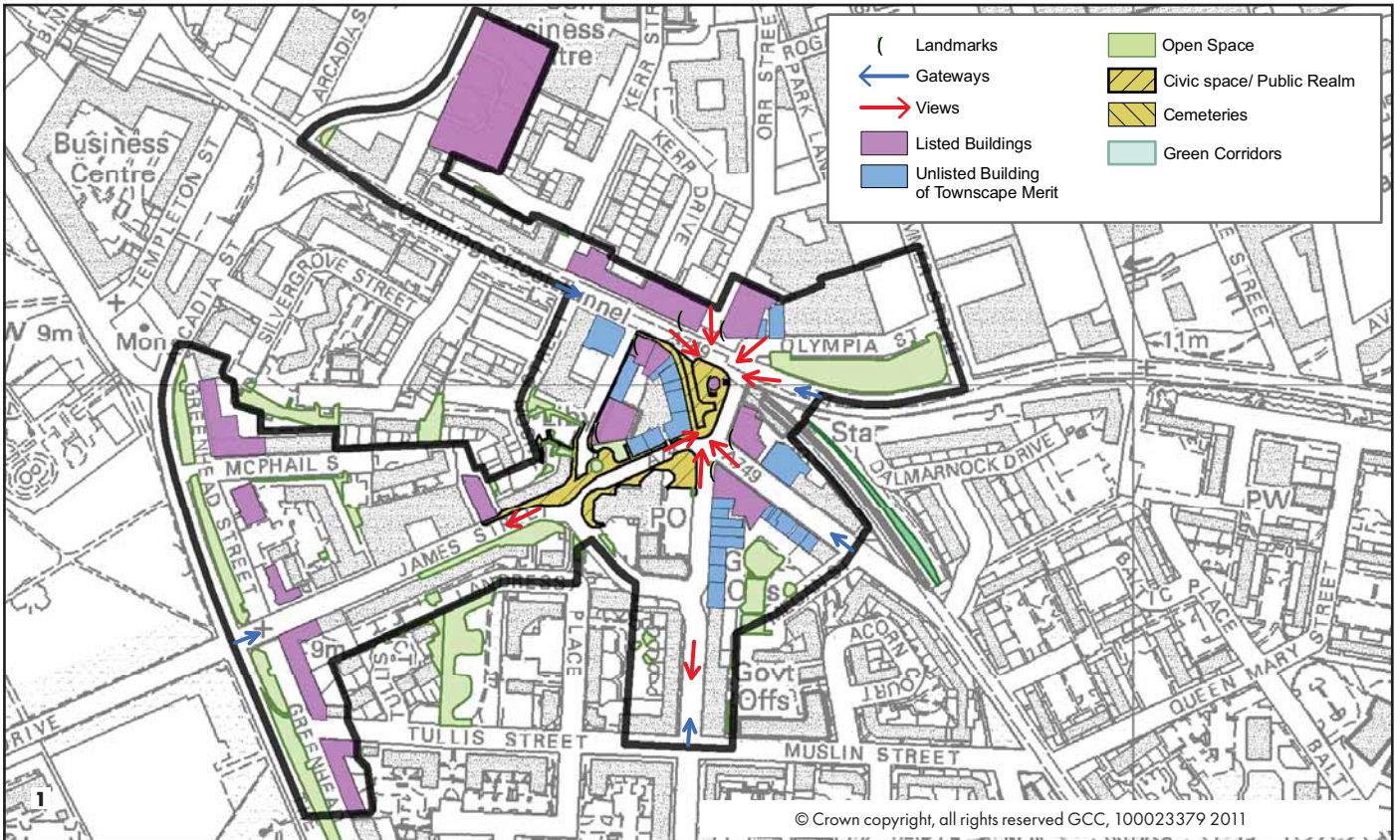
- The Key Features which define the special architectural and historic character of the area and
- The Key Challenges, inappropriate elements which detract from the character and appearance of the area.

Key Features

Street Pattern - Bridgeton was originally the point of Crossing of a burn on the main route from Glasgow to Dalmarnock Ford, and then subsequently provided a junction from the main street to the Rutherglen Bridge Crossing. Thereafter, many routes converged at the Cross and it is this street

1. 40-42 (even No's) Bridgeton Cross and 3 Landressy Street
2. View looking North along Main Street

BRIDGETON CROSS



pattern which predominantly survives and continues to provide the framework in which the buildings of the proposed conservation area sit. The convergence of the radial routes, dominated by fine buildings, is a dominant feature of the study area.

Building Line - The street pattern is reinforced by a consistent building line. All the traditional buildings in the Bridgeton area observe the original building line with buildings hard up against the heel of the pavement. This tradition is not observed by modern housing developments. This results in a reduction in the sense of enclosure within the street and a less urban character. Observance of the building line protects and frames the long views to and from the Cross as well as forming focal points and closed vistas.

Architectural Quality - The importance of the Cross as a major cross-road is marked by a concentration of commercial and former public buildings of high architectural quality

acknowledged by their inclusion on the Scottish Ministers Statutory List of Buildings of Special Architectural or Historic Interest. These buildings date from the early 1900s when development at Bridgeton was at its peak. Building height increases at the Cross where 4 and 5 storey buildings denote the convergence of the routes. The group of buildings at the Cross, especially the bandstand, create a unique townscape which adds to the special interest and character of the area.

Elsewhere in the study area, the buildings on Greenhead Street represent a rich and diverse array of building types which along with the gardens fronting onto Glasgow Green, have a character and townscape that is distinctive. The proximity of Glasgow Green is a major contribution to this character and is denoted with 'Green Boundary' kerbs along Greenhead Street. On the West side of the street every 6th paving kerb reads 'Green Boundary'. However the original paving surface has been replaced with tarmac.

Outwith the Cross, the listed buildings which contribute to the architectural character of the area include the Bridgeton Library on Landressy Street, Church of the Sacred Heart on Dalmarnock Road, the brick power loom mill building on James Street and the tenements, villa and former school on Greenhead Street.

These buildings have mostly retained their architectural integrity despite adaptations and alterations over the years. Conversions, extensions and window replacements have detracted from the special interest of the buildings both on Greenhead Street and around the Cross.

There are numerous unlisted buildings which make a positive impact on the character of the proposed conservation area. These are predominantly of traditional build and date from the early 20th century. There is a presumption that these buildings will be retained and reused where possible.



Roofscape - Many of the commercial and public buildings within the proposed conservation area incorporate fine roof features including domes, tall chimneys and finials. These create visual interest at roof level as well as emphasising the buildings' importance and sense of place. These features are visible from outwith the area, acting as landmarks and providing interesting focal points for views into, through and out from the proposed conservation area.

Uniformity - Uniformity of building scale, style, materials and detailing is a key feature of the proposed conservation area. Gap site developments also respect the built context in terms of building height.

Use of Traditional Materials - The majority of buildings within the proposed conservation area are constructed of sandstone with slate roofs and timber sash and case windows. Many roofs have been replaced in concrete tiles and many windows replaced in uPVC. However, the fact that these properties have survived largely intact ensures that the unique character of the area is conserved. Traditional materials provide a sense of permanency and history.

Some of the original cobbles remain in place on parts of Olympia Street although other areas have been covered with tarmac. Limited parts of the original cobble surface remain in place in McPhail Street.

Combination and Distribution of Uses - The combination and distribution of uses plays an important part in contributing to the special character of the area. The vehicular routes coupled with pedestrian activity centred on the residential and commercial uses help create interest. It is essential to the character of the area that this activity is maintained and encouraged, and that buildings, in particular shop units, are fully occupied.

Key Challenges

Loss of original architectural detail - Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. By contrast, inappropriate replacement doors, windows, roof coverings and loss of chimney stacks have to some extent

eroded the special character of the proposed Bridgeton Cross Conservation Area. The reversal of this trend is important.

Property maintenance and repair

Lack of routine maintenance to many properties in the area has resulted in a deterioration of the condition and appearance of these buildings. The cumulative effect of this creates a sense of neglect and decay which requires to be addressed.

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 character of the buildings.

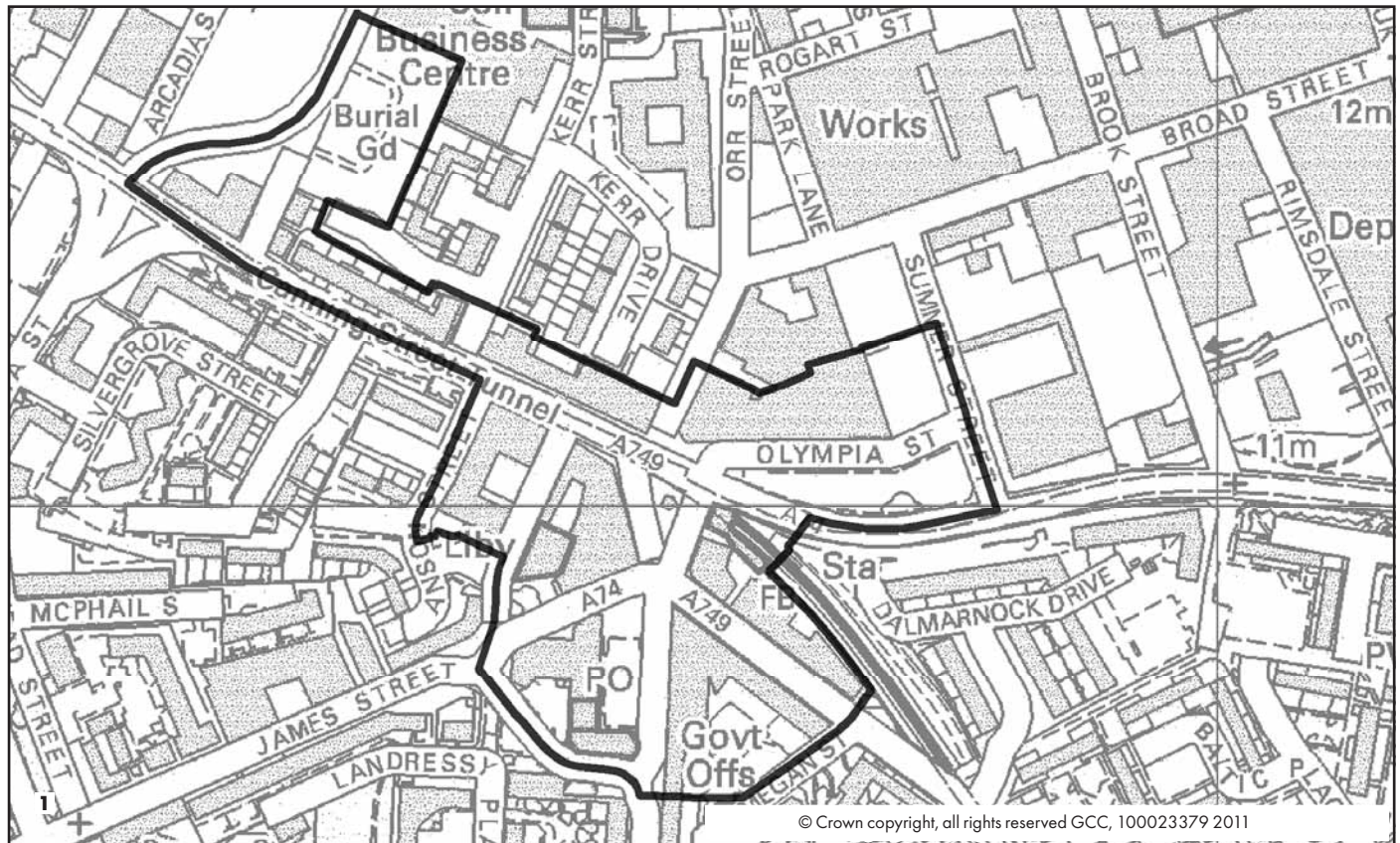
Modern brick finishes are not in keeping with surviving industrial buildings in terms of character and appearance.

Shopfronts, Signs and Adverts - A number of shopfronts retain elements of their original features such as framing or fascia signage however this is concealed beneath modern additions. There is considerable potential to improve the character of the area further by reinstating the historic and traditional shopfronts within the area.

The Public Realm - The quality and upkeep of the public realm within the proposed 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 proposed conservation area is maintained. Clyde Gateway and Glasgow City Council have produced an Infrastructure & Enabling Works Design Guide which sets out a pallet of materials to be used in the public realm and for landscaping works in the area.

1. Townscape Character Assessment
2. Bridgeton Library detail, Landressy Street
3. Detail, 89 James Street - former weaving factory
4. Fine roof features - tall chimneys and finials, Bridgeton Cross





BOUNDARY

Conservation Area Boundaries and Edges

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

Appraisal Assessment

The conservation area boundary has been delineated in order to safeguard the setting of the Cross and preserve the integrity of the historic core and approach routes. It focuses on high density development around Bridgeton Cross where there are many buildings of architectural and historic merit. The appraisal demonstrates that the historic Cross has a character that is distinct from the wider study area and this has informed the proposed conservation area boundary together with feedback and suggestions from the public consultation

exercise. The wider study area features many listed and architecturally significant buildings such as the tenements on Greenhead Street. It should be noted that a proposed future study of Glasgow Green as a potential Conservation Area will consider this area further.

As a result of the consultation exercise, the western boundary line was amended to encompass the Abercromby Street Burial Ground, following the curve of Abercromby Street and returning onto London Road. It then turns into Anson Street, taking in the block with Landressy Street.

The southern and eastern boundary follows the centre line of Megan Street and returns to join Main Street at No 43-45. Further north, the boundary crosses Dalmarnock Road and runs along the railway cutting before following the centre line of London Road to the junction of Summer Street. It includes the landscaped area between Olympia Street and London Road.

The northern boundary follows the plot pattern to the rear of the properties on

Olympia Street before returning onto Summer Street.

The boundary identifies a coherent area within which the special architectural and historic character of the buildings and spaces is consistent.

1. Bridgeton Cross Conservation Area
2. Bridgeton Cross looking North towards former Olympia Theatre



2

PRESERVATION AND ENHANCEMENT

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

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

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

Opportunities for Preservation and Enhancement

Maintenance - The best means of preserving the character and appearance of any area is through the routine maintenance of buildings. Roofs, domes, statuary, chimneys, windows, doors, guttering, stonework, entrance steps, need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term. Conservation Area designation will afford property owners in the area the opportunity to apply for grant assistance for

eligible repair and reinstatement works via the Glasgow City Heritage Trust, (see below for details).

Development - Minor works such as the removal of chimneys and replacement or alteration of traditional windows, doors, and roofs with modern styles and materials are evident and can have the cumulative effect of eroding the character and appearance of 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 City Plan 2 online at www.glasgow.gov.uk/cityplan

Information and Advice - Property owners and residents have a major role to play in the preservation and enhancement of the proposed Bridgeton Cross 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.

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 complement the architectural and historical character of the area. Land & Environmental Services and Development & Regeneration Services must be satisfied that lighting proposals meet the Council's design standards with regard to lighting and the historic environment. 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/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.

Enhancement Opportunities

New development - opportunities for new development exist both within and adjacent to the proposed conservation area. The sympathetic redevelopment of the sites listed below would enhance the character of the proposed Conservation Area. Details of proposed developments for a number of these sites are noted above:

- Site currently bound by Main Street, James Street and McKeith Street

BRIDGETON CROSS

conservation area appraisal



- 11 – 19 McKeith Street
- 56 – 86 Main Street
- Site bound by London Road, Anson Street and Landressy Street
- Site occupied by Bridgeton Station
- Site bound by Olympia Street, Summer Street and London Road
- Site on corner of Landressy and James Street
- 51 Main Street
- 71 Main Street
- 23 – 47 Dalmarnock Road
- 23 – 47 Olympia Street including car park onto Summer Street

Vacant Premises - including numerous shop units create an air of neglect and decay which is reinforced by deterioration in condition. Their reuse or conversion would enhance the character and appearance of the area.

Shopfront Design – the commercial premises at Bridgeton Cross are important to the vitality of the area. The proliferation of unsympathetic shopfront designs however has a detrimental effect on the architectural

integrity of the buildings. This can be overcome by application of the shopfront design policy in City Plan 2 which will help prevent the erosion of original detail and encourage sympathetic designs. Backcourts – many of the backcourts are in poor condition with graffiti and rubbish contributing to their neglected appearance. There is little or no opportunity for sustainable waste disposal. Upgrading would enhance the character and appearance of the conservation area and provide an opportunity to increase space for recycling and compost bins and biodiversity.

Architectural Lighting – the 'Umbrella' has been illuminated as the focal point of the Cross as part of the Bridgeton Cross Improvement scheme undertaken by Clyde Gateway. Selective and sensitive lighting of buildings around the Cross could be developed in order to enhance the appearance of the area and reinforce its position as an important focal point in the East End.

Traffic Management – the proposed conservation area is centred on what was once a busy traffic interchange. The impact of traffic on the Cross has been reduced by minimising through traffic and this has split the Cross into various areas. It is envisaged however that ongoing traffic management measures as part of the improvements



1. Shopfronts, Dalmarnock Road
2. Tiling, former Olympia Theatre

by Clyde Gateway will help to unify the pedestrian areas of the Cross whilst promoting road and pedestrian safety.

Grants

Glasgow City Council currently administers the Historic Building Repair Grant on behalf of Historic Scotland.

In addition to receiving applications from the public, the City Council will identify some possible candidates for grant aid from a visual survey of all listed buildings carried out in the summer of 2009.

The Criteria for awarding grants must include the following benefits: -

- Supports Glasgow City Council's Single Outcome Agreement
- Supports Glasgow City Council's Key Objectives
- Supports Glasgow City Council's Regeneration Framework including key development strategies, spatial priorities and policies contained within City Plan 2
- Brings a building back into sustainable re-use
- Provides community benefits
- Provides opportunities for local skills and training
- Supports the creation of a healthy, safe and successful city

Grants will not be available for routine maintenance and minor repairs, the repair or installation of services or extensions, alterations or demolition.

Applicants should either own the building or hold a full repairing lease with at least 21 years to run.

In addition to the Historic Building Repair Grant, the Glasgow City Heritage Trust administers a discretionary grant designed to assist householders with the restoration and repair of listed buildings and unlisted buildings in conservation areas. It should be noted however that if funding is granted by Glasgow City Council, it will preclude Grant aid by Glasgow City Heritage Trust and vice versa.



Owners of property within a designated Conservation Area can apply although only certain kinds of work are eligible including:

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

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

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

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

Harling - renewal of traditional lime harling to match existing.

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

Flashings - Repair and renewal of lead flashings to chimneys, ridges and gutters.

Rainwater goods - The repair or reinstatement of lead hoppers, cast iron gutters and downpipes.

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

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

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

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

1. Finely detailed original cast ironwork, Buchanan House



ARTICLE 4 DIRECTIONS

In addition to the specific conservation area controls mentioned above, 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.

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 effect of a Direction is that Planning Permission will be required for specific types of development which would otherwise be regarded as 'permitted development'. Development covered by such Directions can cover a variety of minor works e.g. the replacement of doors and windows, the erection of fences, gates, garages, sheds etc.

In the Bridgeton Cross area, the majority of residential property is flatted and therefore has no 'permitted development' rights. In view of this, Article 4 Directions will not be sought, with the protection of the proposed

conservation area's special character and appearance secured through the implementation of the Council's City Plan policies and supplementary guidance.

1. Bridgeton Cross Building



CONTEXT

The East End Local Development Strategy, 2008 identified the potential designation of a Conservation Area at Bridgeton Cross as a key project. This document also contains detailed policy guidance regarding the Bridgeton area.

1. Carved stone detail, Bridgeton Public Library, 23 Landressy Street



CITY PLAN

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

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

The completion of the Bridgeton Cross Conservation Area Appraisal provides an opportunity for the interpretation of these policies at a more local level, focussing on the area's unique character, architectural features and townscape detailing.

1. Bridgeton Cross Mansions



USEFUL CONTACTS

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

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

For all grant enquiries:

Glasgow City Heritage Trust
 Phone 0141 552 1331
www.glasgowheritage.org.uk

Additional enquiries:

Historic Scotland
 Phone 0131 668 8600
www.historic-scotland.gov.uk
 Institute of Historic Building Conservation
www.ihbc.org.uk

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Villages of Glasgow, by Aileen Smart, John Donald Publishers Ltd, Edinburgh, 1988

Bridgeton Urban Design Study – Final Report, by Austin Smith Lord for Glasgow City Council, 2008

Bridgeton Heritage Trail – Iain Paterson, Heritage and Design, Glasgow City Council, 2009.

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

1. 25 Greenhead Street
2. Clock and finial detail, Bridgeton Umbrella



FURTHER INFORMATION

USEFUL PUBLICATIONS:-

Glasgow City Council

Glasgow Conservation Areas
Development & Regeneration Services,
Heritage & Design, 2011.
www.glasgow.gov.uk/heritageanddesign

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

<http://www.glasgow.gov.uk/>
and follow the links
Business
City Plan2
Part 3
Development Policies
Design Guide

<http://www.glasgow.gov.uk/>
and follow the links
Business
City Plan2
Part 4
Development Policies
Development Guides

Historic Scotland

Guides
Historic Scotland Technical Conservation
Group's series of INFORM Guides, available
to downloaded from their website.

These are short leaflets which give owners of
traditional buildings information on repair and
maintenance.
[http://www.historic-scotland.gov.uk/index/
learning/freepublications.htm](http://www.historic-scotland.gov.uk/index/learning/freepublications.htm)

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

1. View looking East from Bridgeton Cross

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

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Glasgow City Council
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G1 1QU
Phone : 0141 287 8683

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