

CONSERVATION AREA APPRAISAL

BALDERNOCK AND BARDOWIE

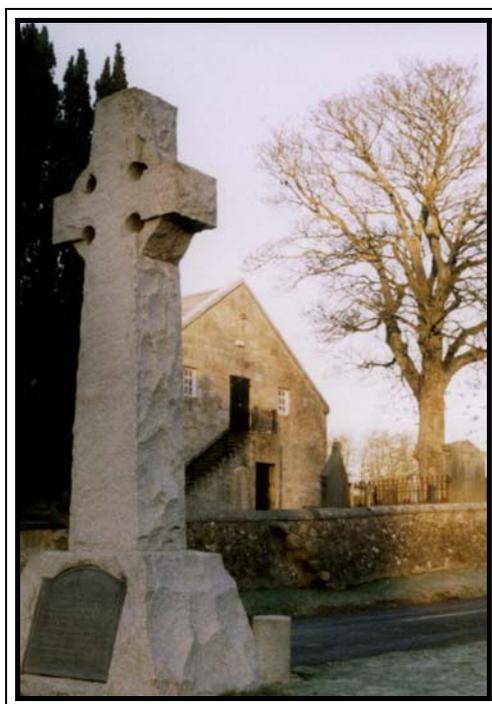
TOWNSCAPE PROTECTION AREA

APPRAISAL

BALDERNOCK, BARDOWIE AND

BOGHALL AND BARNELLAN

JUNE 2006



BALDERNOCK PARISH CHURCH AND WAR MEMORIAL



East Dunbartonshire Council

www.eastdunbarton.gov.uk

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INTRODUCTION



BARDOWIE CASTLE

East Dunbartonshire has 12 Conservation Areas and 25 Townscape Protection Areas. Conservation areas (C.A.'s) are defined in the Town and Country Planning legislation as “... Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

Townscape Protection Areas (T.P.A.'s) are a Council designation used to identify other localities with distinctive architectural and historic qualities.

The original survey work and designation of many of the CA's and TPA's date back to the mid 1970's. Following commitments set out in the East Dunbartonshire Local Plan a comprehensive review of each area is underway.

A detailed re-assessment of the CA's and TPA's of the Baldernock and Bardowie areas has now been carried out, involving:-

- A 'walk over' and appraisal survey.
- An assessment of the current appropriateness of the designations and area boundaries.
- An assessment of the degree and quality of change since the original designation.
- Where necessary a consideration of wider 'management' issues such as open space maintenance, traffic management, controls over tree works, opportunities for development, and condition and appearance of street furniture and signage.

The Area Appraisal

This work is drawn together in this “Appraisal”, which is based on advice in the Scottish Executive Planning Advice Note no. 71 — Conservation Area Management. The Appraisal summarises the survey and assessment work, describes the CA's and TPA's and their historical significance and townscape character, identifies ongoing conservation issues and sets out policies and proposals for future management. The Appraisal includes historic maps and photographs and it is hoped it will also be of interest for reference and educational use.

Public Consultation

The Appraisal is initially published in a draft form to allow consultation with local residents, local Councillors and other interested parties. A public meeting will also be held. Regard will be taken of views and comments submitted in response to the consultation process prior to the publication of the final version of the Appraisal.

MAPS OF THE AREA

1. *Locality Map*

2. *Historic Maps*

HISTORIC DEVELOPMENT & TOWNSCAPE AND LANDSCAPE CHARACTER



VIEW FROM LANGBANK

The protected areas are in the historic parish of Baldernock, the boundaries of which were defined in 1649. Burial cairns and other antiquities indicate much earlier pre-Christian activity, prompting one commentator to suggest the place name is a corruption of Baldrinick, or Druids' Town.

The locality map shows the two CA's; Baldernock and Bardowie (designated as 'outstanding'), and four TPA's; one enveloping the Baldernock CA to the west, south and east, two separate areas to the south and west of the Bardowie CA and a fourth, comprising two small sub-areas, at Boghall and Barnellan.

The locality was surveyed in 2006, complimented by a 'desk study' analysis of historic maps and other information.

The principle features of special and distinct architectural or historic interest in these CA's and TPA's are considered to be:-

- The topography and landscape of the protected areas.
- Particularly striking historic buildings, a number of which are listed, and their countryside setting.
- The Bardowie 'Railway suburb.'

The topography and landscape setting of the protected areas

Historic accounts of the Parish describe three diverse landscapes:-

- i) the Balmore Haughs, immediately north of the Kelvin and Allander, rising to:-
- ii) undulating ground to the north again, peppered with knolls and swellings; running into:-
- iii) elevated moss land and moorish ground, reaching 690 ft, with commanding prospects, especially to the south.

A more recent regional landscape assessment classified the local topography as 'drumlin foothills' in recognition of its glacial origins.

The protected areas lie in the intermediate area between the Haughs' flood plain and the higher Muirs to the north. This rolling surface in turn is dressed with a pattern of buildings, field boundaries, woodlands, shelter belts, plantations, roads and tracks, little changed from Victorian times, the main exceptions being-

- i) the Edwardian stone villas and bungalows marking the forestalled limits of a much larger 'planned' residential development of 500 dwellings around Bardowie railway station,
- ii) the inter-war laying out of Langbank Holdings, a group of small holdings, now much altered with little signs of ongoing agricultural activity, and
- iii) high voltage electricity pylons.

Away, northwards, from the heavily trafficked A807 Balmore Road, the landscape has an exceptionally tranquil and timeless character, all the more surprising given its proximity to the densely developed northern suburbs of the Glasgow conurbation. As one traverses the network of country roads and tracks, especially on foot, cycle or horseback, views are enclosed then open out then close in again and the eye is drawn to various individual or groups of buildings, woodlands and field boundaries against the backcloth of pastureland.

Particularly striking listed and other historic buildings, and their countryside setting



BARDOWIE CASTLE

Listed Buildings

Various buildings are 'listed' in recognition of their architectural and historic interest. Category 'A' buildings are of national or international importance, Category 'B' of regional importance and Category 'C' of local importance. The photographs in Appendix 1 shows a selection of these buildings in more detail.

Category 'A' listed building

Bardowie Castle - This three storey listed building, with origins in the 14th C, is the focal point of the Bardowie CA. Comprehensive restoration in the late 1980's was facilitated through building three new courtyard style houses, of vernacular design and finishing, in the castle grounds. It is the ancient home of the Hamilton family, who moved from the nearby Craigmaddie Castle to the tower house that forms the core of the building in the mid 16th C. A 19th C. mansion is built on to the castle at the west side.

It is rich in architectural detailing. Despite the age difference the conjoined buildings work well together on account of the similarities of the slate roofs and external walls; predominantly of a blonde sandstone 'rubble' masonry, with ashlar window and door surrounds. Other features include castellated parapets, chamfered corners on the original tower house and crow stepped and skewed gables. At the rear it steps down to a range of single and two storey buildings of attractive form and similar finishes and detailing.

The general setting provides a locally unique example of that iconic Scottish image of a lochside and woodland setting for a fortification. Bardowie Loch itself, one of the few expanses of natural open water in East Dunbartonshire, is also the long established fresh water base for the Clyde Cruising Club. The combination of sailing dinghies, castle, perimeter woodland and pasture land combined with the loch (as a feature in itself and as a reflecting surface) makes a pleasant scene, as demonstrated in the historic photograph heading the introduction section. The building is occasionally floodlit to attractive effect.

Other buildings in the castle grounds include the Heaxagon House, the original home farm of Bardowie Mains, now converted to residential use, and the East Lodge Gate house.

Category 'B' listed buildings

Baldernock Parish Church - The historic, architectural and landscape value of the Church and burial ground cannot be overemphasised. Though "... by no means conveniently located . . ." its somewhat wayward position can perhaps be explained by the prominence and outlook from the selected site, some 300 ft above sea level, and its proximity to then established east-west and north-south tracks. The church, which replaced earlier buildings, was completed in 1797, and the nearby manse to the north east, in 1803.

Although at first glance it appears a rather plain pitched roof slated structure it is again enriched by detailing such as the arched windows flanking a central projecting bay that, in turn, supports the central bellhead (this bay incorporating an inscribed stone of possible Romn origins) and the external stairs on the gable elevations, supposedly incorporating stonework from an earlier building. At the entrance gate there is a small watchman's house and two yews either side of the path. Yews also grow to the rear of the church. The church yard is defined by a rubble stone wall, over which appear the upper parts of the numerous historic head stones.

Robinsfield - Architecturally complex and the only building in East Dunbartonshire with associations, albeit reputed, with Charles Rennie McIntosh. Map evidence suggest some form of structure on the site from the 18th C., with substantial later 19th C. additions. Further additions and alterations in

the early 20th C. were undertaken by Robert McAulay Stevenson, of the Glasgow School of Painters, Mid 20th C. decline was arrested in the 1980's through comprehensive restoration, rebuilding and subdivision. The stone elevations and slate roofs incorporate a wealth of detailing, for example intricate masonry work, crowstepping, conical roofed entrance, and three storey parapetted tower. Interior features such as panelling and the main stair are also of interest. The property enjoys northerly open aspects, taking in the Loch and Castle, the rising lands of Baldernock and the Campsie Fells.

Boghall - The main house and adjacent lodge were completed in 1907 in a 'baronial' style. Features include 'snecked' rubble finishes, steeply pitched roofs incorporating catslide dormers (main house) and half dormers (lodge), crow stepped chimney head gables, claypotts style entrance (main house) and circular entrance tower and turret (lodge). Curving entrance wall and gate piers are also noteworthy features.

The Jaw - An 18th C. cottage with dormers at first floor level, attached to an e.19th C. barn in an 'L' arrangement, both built in whitewashed rubble with slated roof over. There is an arched entrance into the garden courtyard and the curtilage runs south eastwards to the banks of Bardowie Loch. The barn incorporates a circular stair turret.

Category 'C' listed building

Mill Cottage - A mid 19th C. split level stone building originally used as a corn mill, then a saw mill before conversion to residential use. This restoration included the re-instatement of the water wheel.

Other historic buildings

Converted Farm Steadings - The mid to late 20th C. has seen a remarkable transformation in agricultural practices, moving from the labour intensive working of land in what would now be considered small units to more mechanised, larger holdings at select locations. In these protected areas alone there are seven former steadings, progressively converted to residential or occasional residential/commercial use. Only one steading is still in active agricultural use, the well maintained Kettlehill property. They nevertheless remain important features of the protected areas on account of their architectural and historic interest and as landscape features. They are typically of stone construction with the two storey farm house flanked by converted single storey barns and visually, if not functionally, augment the rural character of the protected areas.

The Former Free Church and Baldernock House - Though not listed the plain, smooth rendered/'rubble' walled slate roofed building of the former Free Church remains a building of significant architectural and historic interest, as a locally unique symbol, in these more secular times, of religious passions and its effects in even small rural parishes like Baldernock. It is situated in the grounds of Baldernock House and was constructed in the 1850's to accommodate parishioners siding with the Disruptionist minister. It remained in ecclesiastical use until the 1900's, and is, at the time of writing, being converted to residential use.

Baldernock House itself is a substantial villa, divided into two properties. It is mainly finished in a whitewashed harl, with blonde sandstone widow and door surrounds, sandstone string courses on the gables, and original timber sash and case astragalled windows. The southern elevation incorporates a large sandstone architraved plaque, possibly an unfinished sundial. These buildings and the hipped roof lodges to the north and west are set in well maintained wooded grounds.

The Bardowie Railway Suburb



BALMORE ROAD/STATION ROAD



ALLANDER AVENUE

Railways, stations and new residential developments went hand in hand in Victorian and Edwardian Britain. Running from Maryhill to Kilsyth the Kelvin Valley Railway was fully opened to passengers in 1880. Bardowie Station opened in 1905 and it is reasonable to assume there was some formal arrangement between the railway company and contemporaneous proposals to build 500 houses in the locality. One relict of this grand vision is the oversized, 18.0 metre width, of Station Road and the angled orientation and elevated position of the semi-villa at 'Beechwood' Balmore Road and 1 Station Road, at what would have been the principle entrance to the estate. Simple locational shortcomings may have stymied the project; other than the station residents were removed from amenities and a large active waste disposal tip on the development side of the rail line would rather undermine an otherwise attractive and unindustrialised rural setting. Competing with the more advanced railway suburbs of Lenzie and Bearsden could also have been a factor.

The CA boundaries include the initial Edwardian phase of development on the south side of Balmore Road, and the east sides of Station Road to the south and Barnellan Road to the north. Also belonging to this era are the four semi-detached villas on Allander Avenue and the stone semi-detached at 40-42 Balmore Road. On closer inspection there is a pleasing variety of architectural details; the main elevations are generally finished with pitched face stone, and ashlar quoins and window and door margins. There is a notable contrast between the red sandstone used at 3-4 Allander Avenue and the prevalent grey blonde of the other stone buildings. The three houses on the east side of Barnellan Road are of an 'Arts and Crafts design', incorporating tiled roofs, rendered finishes and half timbered detailing.

Subsequent infill on Station Road from the 1950's onwards, is of little architectural merit. The ribbon of interwar and 1950's bungalows fronting Balmore Road, and overlooking Bardowie Loch, have been much altered and extended over the years.

CURRENT ISSUES

Management of Change

New development and alterations to buildings in the protected areas should preserve and enhance character and appearance.

It is in the interest of owners maintain their properties. Conversely building(s) and other land in poor visual condition, (badly maintained, inappropriate materials, unkempt garden ground and the like) can very easily detract from general amenity, both in their own right and as an integral part of the wider area.

The Council, as planning authority, also exercises important controls. This includes vetting planning applications to ensure high standards of design and finishing and compliance with local plan policies and guidance; initiating enforcement action to remedy breaches of planning control; providing grant

assistance towards building maintenance and refurbishment; providing information and advice to households and other building owners and the general promotion of a conservation ethic.

Degree of Change

The above assessment highlights the significant architectural, historic and landscape features of the protected areas and allows a better understanding of their defining character.

During the survey work particular attention was also given to:-

- i) assessing the scale and extent of alterations to the original fabric of buildings and whether these have been carried out in a considerate manner, and
- ii) the quality of new development.

Much of the justification for CA or TPA status derives from the localities special or distinctive architecture and layout and the inherent qualities of unique and irreplaceable architectural detailing and ornamentation. This includes original and unique designs, individual features or an assembly of detailings (e.g. windows and their surrounds) and their execution through craft skills and traditional materials.

Original roof finishes and windows are most prone to unsympathetic alteration and replacement but other, perhaps less obvious, features also (individually and cumulatively) make significant contributions, e.g. rhone pipes, guttering and other rainwater goods, chimney design (heads, stacks and cans) and timber detailing such as barge boards, half timbering, finials, etc.

Unfortunately a number of properties have been subject to unsympathetic alterations. Specific examples include the replacement of slate or clay 'rosemary' tiles with bulkier profiled concrete tiles and replacement windows of inappropriate design and/or materials. With regard to the latter in Bardowie in particular there are in fact very few original windows remaining. Replacements are usually of uPVC that rarely replicate the finer detailing of the originals. It is acknowledged however that minimisation of traffic noise would have encouraged replacements at a time when there was much more limited range of uPVC windows sympathetic to older buildings.

On a more positive note where new build has been permitted the protective designations have encouraged a greater attention to detailing and finishing than might otherwise have been the case. Recent examples include the Clyde Cruising Club's new club house at Bardowie Loch, alterations and extensions to South Bardowie farmhouse and the laying out of the cemetery extension at Baldernock. Current proposals for a barn conversion and extension at Branziet Farm and three new build houses at South Bardowie Farm will be designed and laid out to reflect the rural character of the locality.

Green belt designations also make a significant contribution to restricting development in both the protected areas and the wider parish, to maintain the remarkable sense of tranquility and openness once away from the main road.

An important function of the Bardowie and Baldernock CA's and TPA's is to protect the landscape setting of Bardowie Castle and Baldernock Parish Church. This is augmented by green belt restrictions that presume against new development in the countryside unless falling within certain strictly defined criteria.

It is considered these protective designations have and will continue to serve their purposes well in the general preservation of an open, unspoiled rural environment so close to the built up area.

This also a working agricultural landscape and due recognition must be given to the responsible practices of local farmers in the proper upkeep of the remaining operational steading (Kettlehill) and surrounding fields, and other land farmed from steadings outwith the designated areas.

CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

(Note: All preliminary recommendations to be the subject of further discussion and debate through the consultation process on the draft version of the Appraisal.)

1. Appropriateness of the designations

This is a particularly attractive undulating landscape with a development pattern of listed and other historic buildings, roads, tracks, field boundaries, woodlands and plantations little altered since Victorian times. It also incorporates groupings of Edwardian and interwar dwellings at Bardowie and an area of small holdings at Langbank. It therefore remains desirable for the designations to remain in place to preserve and enhance the distinctive and special character and appearance of the locality.

2. Boundaries

As noted previously a primary function of these CA's and TPA's is to protect the setting of the listed buildings therein, though they also include other buildings and features (including landscape features) of significant heritage and topographic interest. Moving outwards from the current limits, mainly defined by field boundaries, the landscape, though no less attractive, is more open and incorporates less built features of architectural or historic interest. There is therefore no requirement to amend the present boundaries of either the CA's or TPA's.

3. Assessment of New Development

East Dunbartonshire Council has a general duty, when exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of CA's. In TPA's new development should also complement architecture and layout.

The appraisal re-affirms the validity of the present designations and therefore re-emphasises the need for particular care to be taken in the assessment of proposals for both new development and to alter and extend existing buildings.

4. Financial Support

The Council operates a Heritage Fund to support the use of traditional materials in repair and maintenance work of buildings in CA and TPA's, and also listed buildings. The budget for the financial year 2006-2007 is £10 000, but this may increase in future years.

5. Small Scale Improvements

The survey highlighted several opportunities for small scale improvements. e.g. consolidation of and improvements to road signs on the approaches to Bardowie, improvements to the gated entrance to the CCC site, and these will be taken up with the relevant Council service(s), and other responsible parties. Consideration is also being given to provide additional road side signage to identify the various CA's and TPA's.

APPENDIX 1 - PHOTOGRAPHS



BOGHALL



BALDERNOCK PARISH CHURCH



FORMER BALDERNOCK FREE CHURCH



ROBINSFIELD



BARDOWIE CASTLE

DETAILINGS



SCULPTURED CAT



ARCHED WINDOW



*PLAQUE FOR
SUNDIAL?*

APPENDIX B – PLANNING GUIDANCE AND POLICIES

Planning guidance on Conservation and Heritage issues are set out in various Scottish Executive Publications, the Glasgow and Clyde Valley Joint Structure Plan 2000 and the East Dunbartonshire Local Plan.

National Guidance

The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 The primary statutory instrument.

The more relevant SE publications are:-

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 Provides guidance on legislation and policy, and detailed advice on architectural features.

National Planning Policy Guidance 18 Planning and the Historic Environment Sets out the planning policies in relation to the historic environment with a view to its protection, conservation and enhancement. Central to the Government's approach is the need to secure preservation whilst accommodating and remaining responsive to present day needs.

Scottish Planning Policy 20 Role of Architecture and Design - Scotland Draws together and reinforces the Executive's published design policy commitments and sets out the role of Architecture and Design Scotland.

Designing Places - The first policy statement on designing places in Scotland Sets out the policy context for important areas of planning policy, design guidance, professional practice, and education and training.

Planning Advice Note 71 Conservation Area Management Complements existing advice on the management of conservation areas, identifies good practice, sets out a checklist for appraising conservation areas and advice on funding and implementation.

Strategic Guidance

The Glasgow and Clyde Valley Joint Structure Plan 2000 Recognises that the quality of life of communities will be improved by, amongst other things, conservation led re-generation and the enhancement of the historic environment. The plan also contains a presumption in favour of safeguarding the quality and extent of identified environmental resources, including category 'A' listed buildings and scheduled historic and designed landscapes.

Local Plan Policies and Guidance

Decisions on applications for planning permission and listed building consent and other planning matters requires to be made in accordance with the policies in the approved local plan (currently the East Dunbartonshire Local Plan, adopted in February 2005), unless material considerations indicate otherwise. Relevant policies are summarised below.

DQ 2 Design Quality The Council will expect high quality design in all developments, and all development should be compatible with the amenity and character of the area within which it is located. Within historic environments development must particularly reflect the existing or original character.

HE 7 Conservation Areas and Townscape Protection Areas Strict development control policies will be maintained in the designated Conservation Areas and the Townscape Protection Areas. Developments outwith a Conservation Area, but which could affect its visual setting, must also be sympathetic to the special character of the area. There is a presumption against the demolition of buildings within a Conservation Area or Townscape Protection Area. Only where a building makes no, or little contribution to the character of the Area, or where it is demonstrated to be unsafe will the Council consider allowing demolition. Any replacement buildings, following demolition, should respect the character of the original building on the site and the area in general.

The approved Article 4 Directions which remove certain permitted development rights will be retained and the Council will seek to apply Article 4 Directions to those areas which are currently not so covered. All trees within conservation areas are protected as if they were under a Tree Preservation Order and Tree Preservation Orders apply in some of the Townscape Protection Areas.

HE 5 Listed Buildings The Council will protect Listed Buildings and their settings from inappropriate development. There is a strong presumption against demolition of listed buildings. Alterations or extensions will only be permitted where they maintain or enhance the special architectural or historic qualities of the building and its setting.

HE 1 Heritage Fund The Council may be able to offer discretionary grants for work required to repair or maintain Listed Buildings, properties within a Conservation Area or Townscape Protection Area and other archaeological and heritage buildings, where additional expenditure is required for the use of materials and skills which are necessary to retain the traditional character and appearance of the buildings.

Design Guidance on the Built Heritage (Guidance Note, No.9) Sets out the Council's policy guidelines with regards to the conservation of buildings and townscapes which are important for their heritage. These guidelines expand on and give further detail to the Design Quality Policies within the Local Plan itself. The guidance is set within the context of the 'Memorandum of Guidance on Listed Buildings and Conservation Areas' produced by Historic Scotland and National Planning Policy Guideline 18 : Planning and the Historic Environment.

APPENDIX C – SOURCES OF FURTHER ADVICE AND INFORMATION AND REFERENCES

Further Advice and Information

Baldernock Community Council c/o Mr. John Hansen, Secretary 1 Allander Avenue Bardowie

Historic Scotland

www.historic-scotland.gov

For general enquiries call the switchboard on 0131 668 8600

Historic Scotland is an Agency within the Scottish Executive and is directly responsible to Scottish Ministers for safeguarding the nation's historic environment, and promoting its understanding and enjoyment.

Scottish Civic Trust

The Tobacco Merchants House
42 Miller Street, Glasgow G1 1DT
Tel: 0141-221-1466 / Fax No. 0141-248-6952
www.scottishcivictrust.org.uk
sct@scottishcivictrust.org.uk

Founded in 1967. Scotland's only voluntary organisation working to raise the quality of the whole built environment. Encourages excellence in the conservation of the past, in contemporary architecture and planning and in effective public education and participation in all these concerns.

Architectural Society for Scotland

AHSS, The Glasite Meeting House, 33 Barony Street, Edinburgh EH3 6NX
Tel: 0131 557 0019, Fax: 0131 557 0049 administrator@ahss.org.uk

The objects of the Society is to encourage the protection, preservation, study and appreciation of buildings, together with their settings and associated furnishings, and of town-layout, gardens and designed landscapes being of merit or historic interest and situated in Scotland.

References

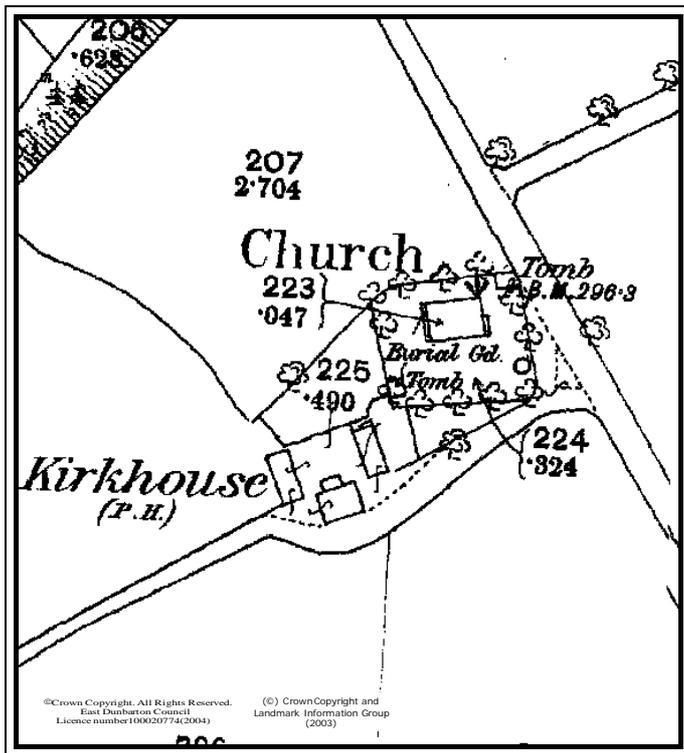
The Story of Baldernock Elizabeth Robertson and William Ure

Parish of Baldernock

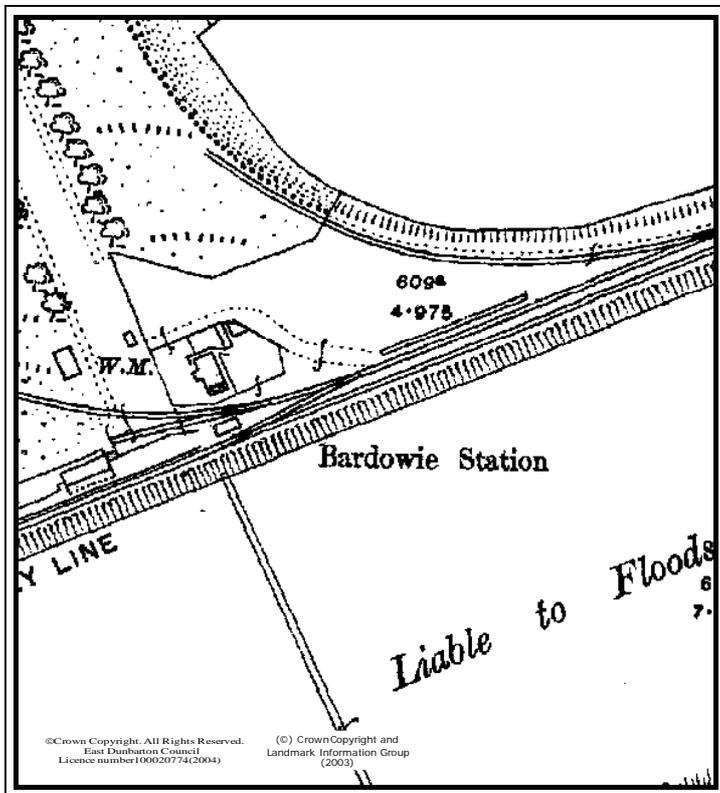
Rev. John Pollock

New Statistical Account 1841

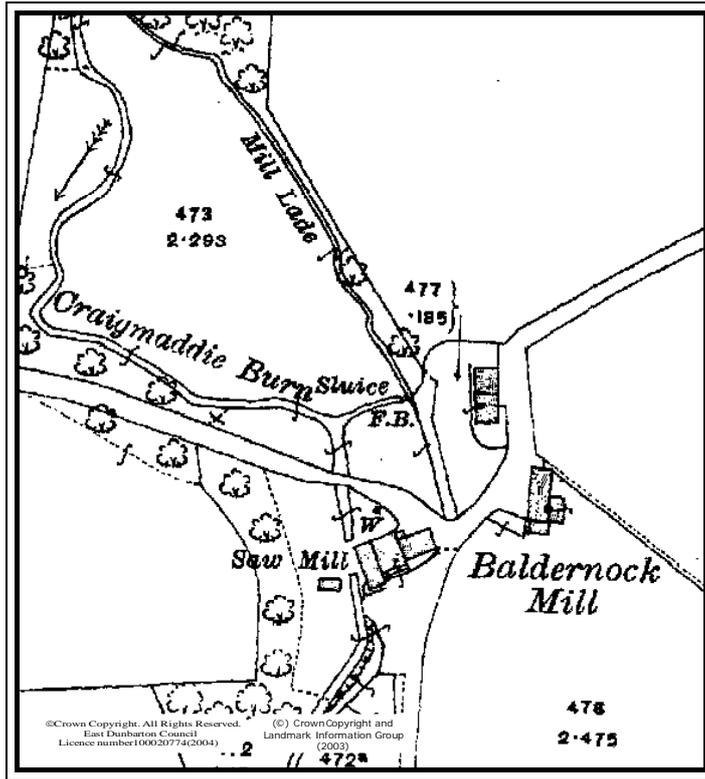
HISTORIC MAPS



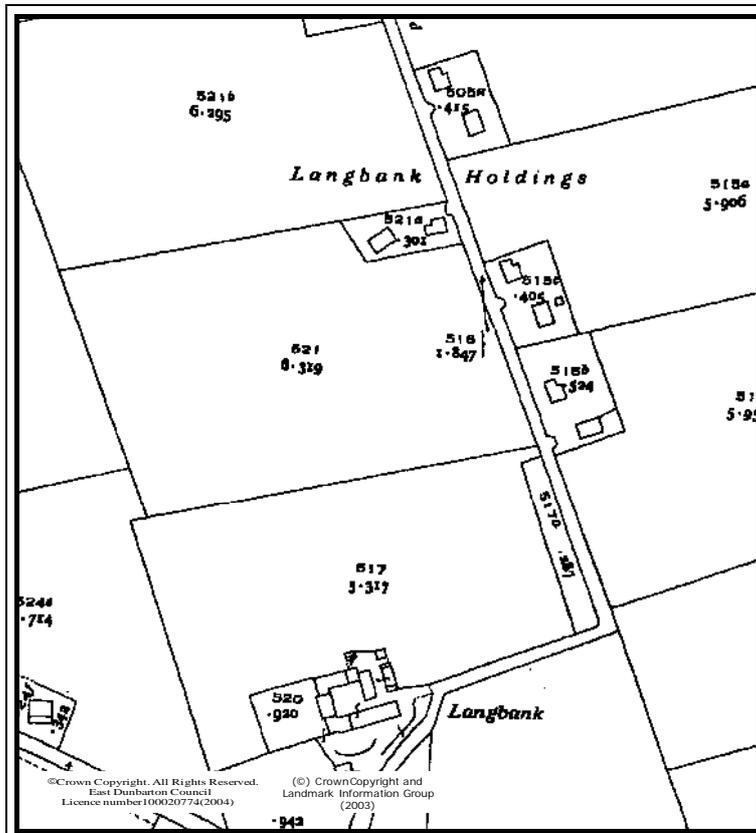
C. 1860'S



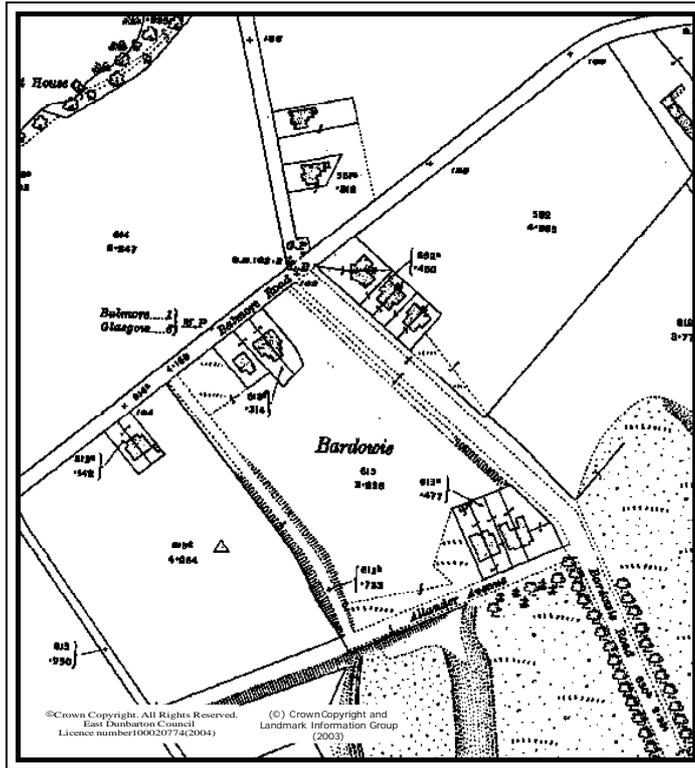
C. 1912



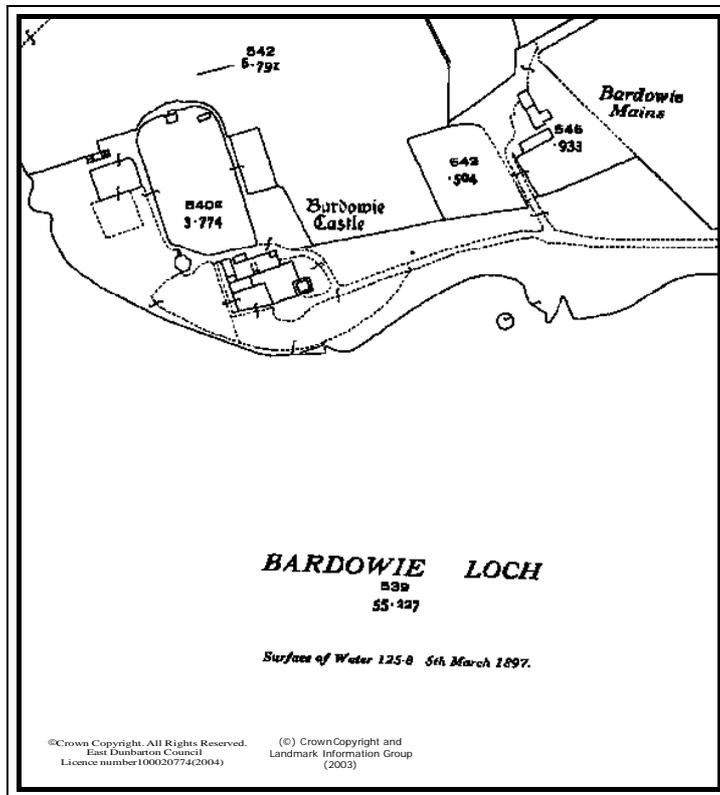
C.1912



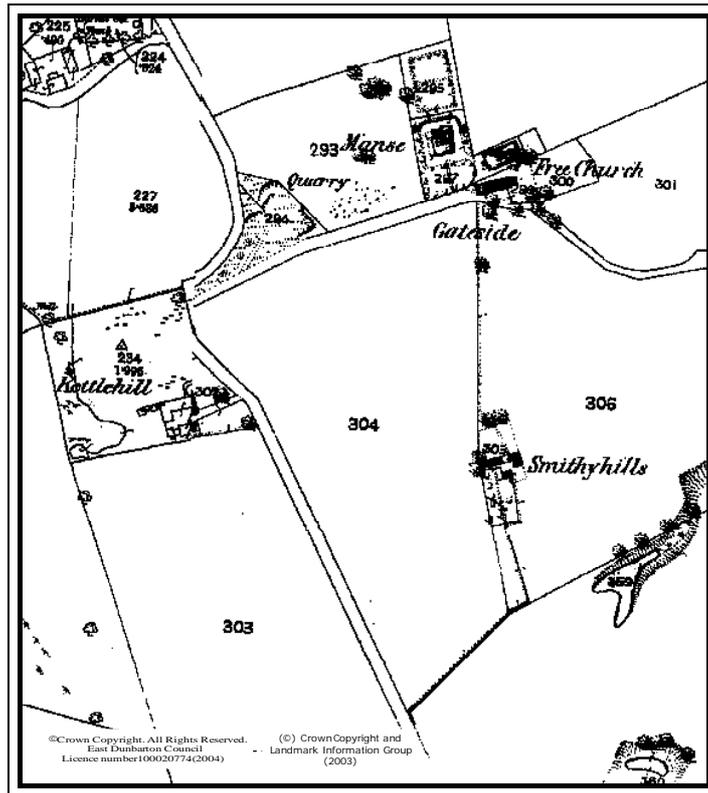
C.1933



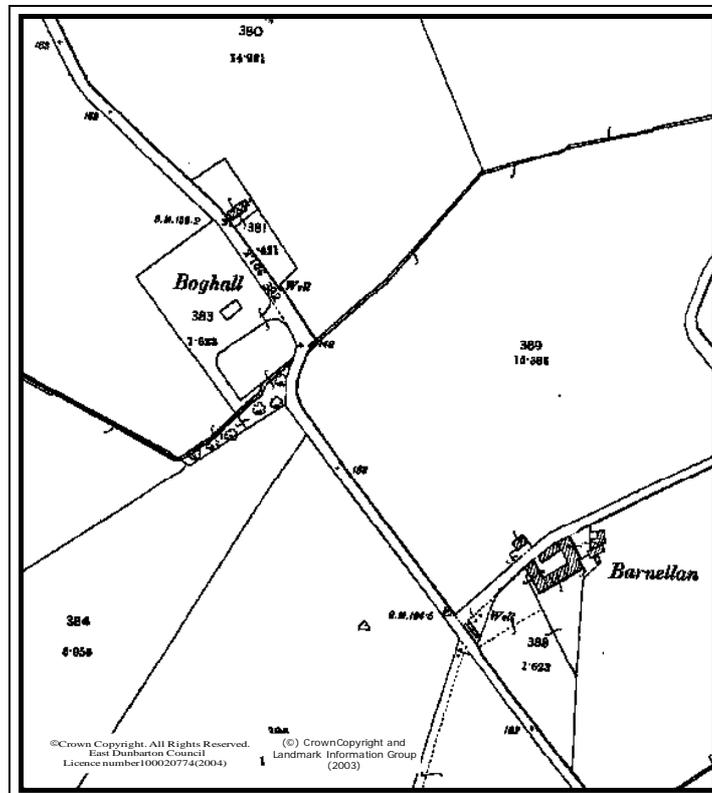
c.1912



c. 1933



C. 1860



C. 1895