

CONSERVATION AREA APPRAISAL

OLD BEARSDEN

TOWNSCAPE PROTECTION AREA
APPRAISALS

PENDICLE ROAD
WHITEHURST



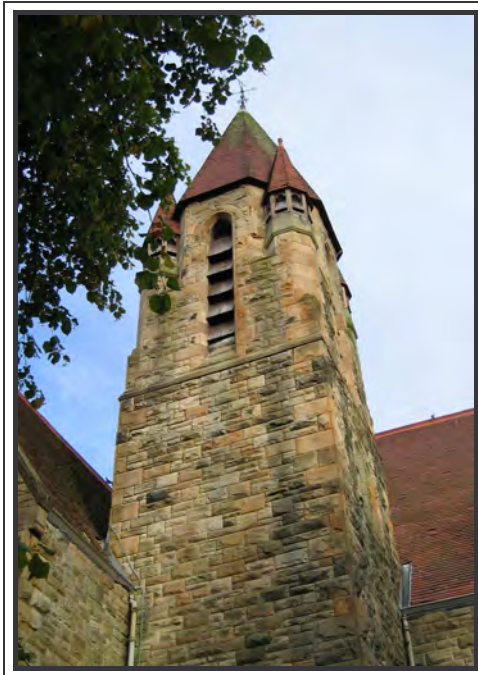
BEARSDEN CROSS



East Dunbartonshire Council

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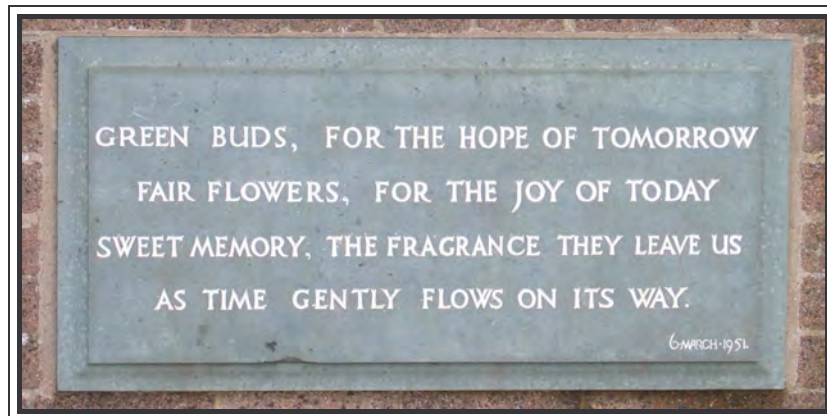
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INTRODUCTION



PLAQUE – ‘JOHN ANDERSON’ GARDENS

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. The Old Bearsden CA was designated on 3 March 1989.

Following commitments set out in the East Dunbartonshire Local Plan a comprehensive review of each area is underway.

Detailed re-assessments of the Old Bearsden Outstanding Conservation Area (CA) and the Townscape Protection Areas (TPA’s) at Pendicle Road and Whitehurst have now been carried out , involving:-

- **A ‘walk over’ and appraisal survey.**
- **An assessment of the current appropriateness of the designation 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 such as bus shelters and signs.**

The Conservation 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.

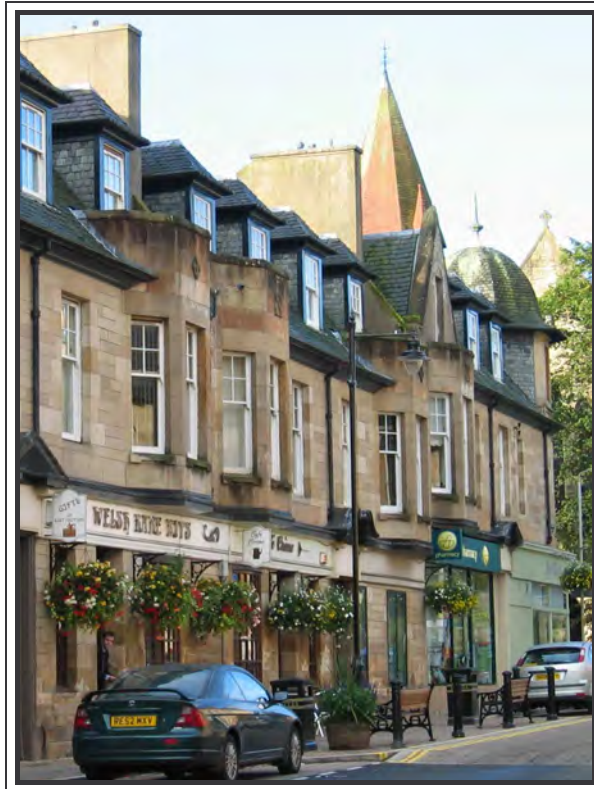
Public Consultation

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 CA’S AND TPA’S

- 1. Locality Map**
- 2. Town Centre Map**
- 3. Historic Maps**

HISTORIC DEVELOPMENT OF THE OLD BEARSDEN CONSERVATION AREA AND THE INFLUENCE ON TOWNSCAPE CHARACTER



NEW KIRK ROAD

Introduction

A 'walk over' survey has been carried out over several days complimented by a 'desk study' analysis of historic maps, local history documents and other archived material. This information is used in the following summary of the historic development of the CA and its influence on the layout and townscape character.

The principal elements influencing the historic development of the Old Bearsden Outstanding CA are considered to be:-

- The Roman antiquities and their influence on the present street pattern.

- The 'hamlet' of New Kilpatrick.
- The railway, railway station, and the development of Bearsden as a 'villa suburb'.

The Antonine Wall



BATH HOUSE

Constructed under the orders of the Roman emperor Antoninus Pius in AD 142 the Wall; a banked rampart of blocks of turf at least 3.5 metres high, laid on a 4.2 metre wide stone foundation, stretched from Old Kilpatrick on the Clyde to Bo'ness on the Forth. To the immediate north was a defensive ditch up to 12.5m wide; to the immediate south 'The Military Way', a road linking regularly spaced forts and fortlets along the length of the Wall.

One of the sixteen or so principal forts was located just east of Bearsden Cross. This was a substantial feature, externally measuring 100 metres by 112 metres, with an annexe on the east side, about 109 metres by 55 metres. The fort ramparts, again of turf construction with stone bases, were fronted by a single ditch on the south, triple ditches on the west and, to the east, a double line of ditches outside the annexe. In Bearsden, as elsewhere, the alignment of the Wall and the position of the fort took advantage of local topographical features of defensive value, in this case higher ground south and southwest of the steeper banks of the Manse Burn.

The ramparts for the both the wall and the fort were still surveyable features in mid-Victorian times, and the present day Roman Road, eastern section of Thorn Road and southern section of Thorn Drive, trace the alignment of the Military Way. As the development of Bearsden

progressed the archaeological and cultural significance of the Wall and Fort were not fully appreciated, and the remnants were readily built over, from Boclair Road to the east to Thorn Drive to the west. Thus extant remains are only visible at specific locations, for example the exposed foundation stones in the New Kilpatrick Cemetery, Boclair Road, just outwith the CA boundaries. Incidentally the internal path layout of the cemetery resembles the outline of a centurion's helmet.

Of great archaeological significance was the discovery, during the construction in the 1970's of the Roman Court flats on the site of four Victorian villas east of Bearsden Cross and north of Roman Road, of masonry associated with the bath house and ancillary buildings in the annexe to the main fort. Having survived the Victorian development, the layout of the flats was adjusted to allow the permanent public display of the relicts under the custodianship of Historic Scotland.

The Wall was completed and then occupied as a defensive feature for little more than 20 years. Notwithstanding the comparative ephemerality of the Roman presence in Scotland, the Wall, Fort and Military Way have clearly influenced the pattern of development in the CA and therefore undoubtedly contribute to its historic character and appearance.

The Antonine Wall is a component part of an European wide network of defensive features marking the northern limits of the Roman Empire, and these 'Frontiers of the Roman Empire' are currently being considered for World Heritage Site Status by UNESCO.

Hamlet of New Kilpatrick



NEW KILPATRICK PARISH CHURCH

Bearsden Cross marks the ‘cross roads’ of the historic routes from Glasgow to Drymen and the east banks of Loch Lomond and a west/east route between Balmore/Torrance towards Duntocher/Clydebank and Old Kilpatrick.

Around this intersection grew the small hamlet of New Kilpatrick. It takes its name from the surrounding parish, created in 1649 following the ‘disjoining’ of the then larger parish of Kilpatrick; the other part centred on the established church and hamlet at Old Kilpatrick on the north banks of the Clyde estuary. The ‘New’ parish also encompassed the settlements, such as they were, of Milngavie, Canniesburn, Dalsholm(sic), Garscadden, Knightswood, and Netherton. At the same time a new church was constructed on the site of the present church building. Subsequently rebuilt in 1807, this building was further altered and extended in the 19th C. to create the present day church. Other buildings in existence in the early 19th C. included a manse, post office, stables, school and several small dwellings.

At this time also large villas in substantial grounds began to appear in the locality; Lochbrae, St. Germain's, Ledcameroch, Beechwood, Carrickarden within the boundaries of the CA and, to the north east Hillfoot and the larger mansion of Kilmardinny. Between lay farm steadings at Ferguston and West Chapleton, plantation and shelter belts and undulating fields that, in the second half of the 19th C. and the early years of the 20th C. were progressively built over to create the present day CA.

The Villa Suburb



LEDCAMEROCH ROAD

Mid to Late Victorian Times

Railway lines, railway stations and residential development went hand in hand in the mid to late 19th century, as professional and mercantile classes sought refuge from the rapidly industrialising and expanding towns and cities of Victorian Britain. In the early 1860's a branch from the Glasgow, Dumbarton and Helensburgh line (itself opened in 1858), was laid from Westerton to Milngavie. As well as serving the established town of Milngavie and its various works and mills the new line, running through dips in the 'drumlin field' topography of the locality, greatly enhanced the development potential of the intervening, open farm land and facilitated the transport of the building materials.

That Bearsden is not known as New Kilpatrick has been attributed to the railway company seeking to avoid confusion in the minds of the travelling public with Old Kilpatrick, served by the established Dumbarton/Helensburgh line. 'Bearsden' was the name of a dwelling demolished to make way for the railway station that opened in 1863. The station name readily became the place name, though its meaning, to this day, remains obscure. A sequence of historic Ordnance Survey maps from the 1860's, 1890's, 1910's and early 1930's reveal the pace of development.

By the end of the 1890's map evidence suggests development progressed rapidly, but on a sporadic and small scale basis. Dwellings for the most part were designed and constructed either individually or in small groups, on plots of pre-determined size. It is likely conditions of sale would have prescribed houses of a minimum value to be constructed of suitable materials, i.e. sandstone walls and slate roofs. At the same time a degree of licence permitted the individualistic architectural design and detailing that is such a distinguishing feature of the CA.

Existing roads were upgraded (e.g. Drymen Road, Roman Road and Thorn Road) with new side roads leading off to create the street pattern that exists today. Whilst initially individual villas in large grounds designed and built 'to order' close to the station predominated, e.g. as on Ledcameroch Road, higher density 'speculative' developments of detached and semi-detached dwellings for onward sale, for example along Station Road, the north of Drymen Road, North and South Erskine Park and Campbell Drive, also appeared.

Residential development necessitated complimentary amenities. Thus by the end of the 19th century non-residential buildings included:- a UP Church and a Free Church on the west side of Drymen Road; the Schaw Convalescent Home on Drymen Road and the Buchanan Retreat on Milngavie Road, both category 'B' listed buildings, the former now converted into 24 flats and the latter now East Dunbartonshire Council offices, and a tenement block, with shops on the ground floor on the

north side of New Kirk Road (then known as Stewart Place). Opposite the station there were two smaller tenement buildings; Eaton Place, which incorporated the post office and Melville Place, with a date stone of 1881. There was also the substantial station buildings themselves with adjacent goods yard. The historic site of the parish school had been enlarged and a new school building constructed. To the north west there was established a golf course with club house, there was a bank on Roman Road, a police station just south of the junction of Canniesburn Road and Drymen Road, two football grounds within and in the vicinity of the CA, a bowling green on its present site on Station Road and a public hall on Drymen Road.

Trees would have been a feature even in these early days, as ornamental features in the grounds of the early Victorian villas and mansions and as remnants of plantations and shelter belts not otherwise affected by development. Curiously though there is no indication of any formally laid out ornamental public park or garden so prevalent in Victorian times.

Regard must also be had to the influence of topography on the progressive laying out of the CA, for example the predominant east west street pattern along the contour lines; the deep gully of the Manse Burn, the secluded water feature of St. Geramins's Loch and the expansive southerly views available from some of the more elevated sites, e.g. Ledcameroch Road and Crescent and the Schaw Convalescent Home.

Pre 1914

Up till 1914 development proceeded apace. Glenburn Drive and Campbell Drive were laid out as were the eastern frontages of Westbourne Drive and Upper Glenburn Road. Substantial, individually designed villas in large grounds, continued to be built, for example at Camstradden Drive East and on the north side of Boclair Road. At the same time small scale higher density speculative developments of villas, (detached and semi-detached) and terraces were laid out on undeveloped parcels of grounds throughout the CA, e.g. at Douglas Gardens, Roman Drive and fronting Milngavie Road.

Further complimentary amenities and institutional buildings include the Parish Council chambers on Roman Road, a public park at the western end of Thorn Road, Hillfoot Station (just outside the CA boundaries), the Douglas Park Golf Course and Club House and 'tennis grounds' at Thorn Road and Jubilee Gardens. At Bearsden Cross, the tenement flats and ground floor shops on Roman Road, Drymen Road and New Kirk Road were completed in 1906. The recently built 'New School' had also been demolished and replaced with the present stone building that, up until the late 1950's, provided for both primary and secondary age pupils.

1920's and 1930's

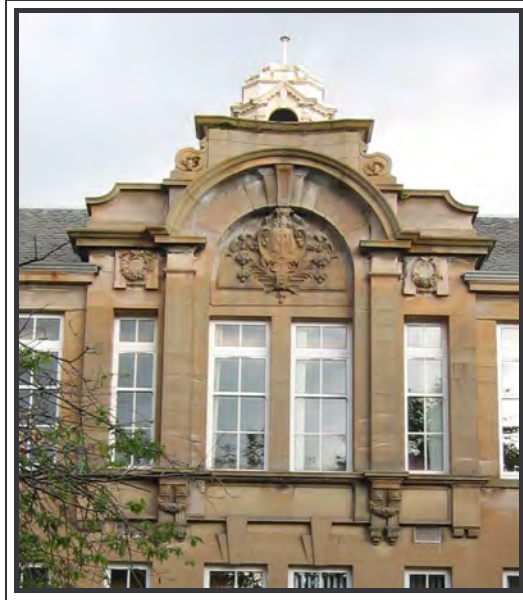
The 20's and 30's saw the 'completion' of the CA, with low density villa developments at Camstradden Drive West, Ralston Road and somewhat denser developments on the south side of Boclair Road and Boclair Crescent. A private boarding school was opened in Upper Glenburn Road. By this time the construction of now familiar estates of bungalows at Kilmardinny, West Chapleton, Westerton, and Hillfoot were also well underway.

Summary

Thus, within the CA boundaries in the course of 70 odd years, with a hiatus around the First World War, some 650 detached, semi-detached and terraced villas had been constructed. In addition there was residential flats in the two and three storey tenement buildings at Kirk Road, New Kirk Road, Drymen Road and Roman Road and also at Eaton Place and Melville Place opposite the station. Various outbuildings and coach houses would also have accommodated household staff.

Other buildings include three new churches; the original, though altered and extended New Kilpatrick Parish Church; the re-built school; various ground floor shop units; a public hall; parish chambers; two tennis grounds; a public park at the west end of Thorn Road; a bowling club, and adjacent golf clubs and a curling and skating rink. Most importantly there was the railway line and Bearsden Station and goods yard, and the later (early 1900's) Hillfoot Station enhancing the accessibility of the eastern side of the CA.

FEATURES OF SPECIAL ARCHITECTURAL AND HISTORIC INTEREST



BEARSDEN PRIMARY SCHOOL

The above summary of the development history of the CA allows a fuller appreciation of the special features of its architecture and layout.

The unique influences of the Roman antiquities, the cluster of buildings of the original hamlet of New Kilpatrick (particularly the church, manse and grave yard) and, finally, pre-railway mansions and villas, can still be discerned in the layout and built form of the wider CA and is reflected also in the numerous street and other place names, e.g. New Kirk Road, Roman Road, Ledcameroch Crescent and the Manse Burn.

It is however the coming of the railway and the transformation of the 'hamlet' of New Kilpatrick to the 'railway suburb' of Bearsden, that had the greatest influence on the development of the CA,

Principle Features

Following from this the principle features of special architectural or historic interest in the CA are considered to be:-

- **With respect to residential properties, the individuality and diversity of domestic architectural styles and original architectural detailing, both in their own right and as a record of changes in architectural tastes and fashions from mid-Victorian times to the 1930's.**

- **Buildings of Particular Architectural or Townscape Interest, including Listed Buildings**
- **Individual and Groups of Trees**

Domestic Architecture



LEDCAMEROCH ROAD



STATION ROAD



THORN ROAD



COLQUHOUN DRIVE



RALSTON ROAD



BAIRD DRIVE

Each house in the CA reflects architectural styles in vogue at the time of design and construction, both in terms of overall design concept and the more detailed ‘ornamentation’. It also reflects the specific architectural tastes of the individual developer and their architect/builder, if commissioned as a ‘one-off’ design or, if constructed on a speculative basis of the size, design and finishing that would attract households to the healthful yet well connected environs of Bearsden.

To illustrate this diversity a number of houses at varying locations are described below.

Ledcameroch Road

A substantial, individually designed, mid Victorian, two storey property in large grounds. The main elevation faces south to take advantage of elevated, expansive views over the Clyde Valley. Yet even its ‘rear’ elevation is rich in architectural detailing and ornamentation, including pitched faced ‘grey’ sand stone with ashlar quoins and window details and right angled window bays to the right of the entrance, flush window openings to the left, all with timber sash and case windows, the upper sashes finely astragalled with up to 30 panes. Other details included ornate eaves brackets on a projecting string course supporting the main slated hipped roof and a substantial arched stained glass half-landing window.

Station Road

A smaller one and a half storey mid-Victorian ‘cottage style’ villa on the south side of Station Road. Though the rear garden is of considerable depth it has a narrow frontage and limited separation. Similarities with neighbouring houses suggest it is part of a ‘speculative’ development for onward sale. The two upper floor gable roofed dormers ‘line in’ with the ground floor mullioned windows, defined by projecting ashlar margins and lintels and a projecting string course at sill level, all symmetrically placed around the main entrance. The sandstone facing to the front wall is of uncoursed, tooled blocks, the slate roof laid with diminishing courses.

Other features include a canopied vestibule with an arched opening and plain fanlight, and sand coloured clay octagonal chimney cans. Owners of similar neighbouring properties have highlighted timber roof feature and rainwater goods in bold yellows and blues.

Thorn Road

Late Victorian, individually designed one and a half storey detached villa in a more compact garden. Coursed red sandstone at ground floor level, with a colour washed (currently cream) wet dash render at first floor. The upper floor front windows are flush with the outside walls, but break through the roof just below lintel level. The windows themselves are ornamented with red sandstone rybats, mullions and angled parapets. Other features include projecting rafter ends, a slated hipped roof, sandstone ornamented cope to the rendered chimney head and angled bays on the main ground floor elevation. The original sash and case windows have astragalled upper sashes on the upper floor windows.

Colquhoun Drive

An Edwardian semi-detached property in Colquhoun Drive displays an eclectic range of external materials. On the ground floor finely coursed blonde sandstone is used on the main elevation with colour washed harl to the sides. At first floor red brick sits above a projecting sandstone string course and the same stone is also used on window surrounds and quoins. The hipped roof over is finished in red rosemary slated tiles, inset with three brick chimney heads. Windows are white painted timber sash and case.

Ralston Road

The progression in architectural tastes before and after the First World War is well illustrated in the contrast of style, finishes and detailing between the predominantly stone houses on say Manse Road, with the substantial inter-war villas on Ralston Road. Architectural features include:- white washed smooth render and harled finishes; a mixture of red rosemary tile or slate roof coverings; varying roof designs, e.g. close trimmed roofs or hipped roofs with overhangs and relatively small window openings. Fenestration is also varies from timber sash and case to more prevalent steel framed casement windows, though the latter style has almost entirely been replaced by UVPC alternatives. Ornamentation is restrained, e.g. brick detailing and half timbering around an arched entrance canopy, to accord with the 'cleaner' lines of the 'Modern' architectural style.

Baird Drive

Throughout the CA there are many modestly scaled houses. This house on Baird Drive, constructed in the late 20's/early 30's, is fully harled at ground and first floor level, with brick detailing around the main entrance and a brick plinth beneath the ground floor bay window. All individual

windows are original timber sash and case, with astragalled uppers sashes. The roof is hipped and finished in red rosemary clay tiles.

Conclusion

The above descriptions and photographs seek to illustrate the diversity of architectural styles in the CA. The settings are equally diverse, sometimes in substantial grounds, well set back from the road and well separated. In other streets development densities are higher, houses closer together or terraced with narrow rear gardens of limited depth.

Listed and other Buildings of Architecture and Historic Interest

CA's protect the setting of listed and other noteworthy buildings. In turn such buildings help define the CA as a place of special architecture and historic interest.

Listed Buildings

The following listed buildings are in the CA:-

Listed Buildings in CA

<u>Non Residential</u>	<u>Category</u>
New Kilpatrick Parish Church	'B'
Bearsden North Parish Church	'B'
Schaw Home Drymen Road	'B'
100 Milngavie Road (Buchanan Retreat/Boclair House)	'B'
Registrars Office, 36 and 38 Roman Road	'C(S)'
Drymen Road Mileposts (2no.)	'C(S)'
Drymen Road War Memorial	'B'
New Kilpatrick Cemetery (Gate House Only)	'B'
<u>Residential</u>	
'Blaven' 24 Boclair Crescent	'B'
Romanhurst 18 Boclair Road	'C(S)'
19 Boclair Road	'C(S)'

27 Boclair Road	'A'
'Pinehurst' Camstradden Drive East	'B'
8A Camstradden Drive East	'B'
'Carrick Arden' 22 Drymen Road	'B'
9 Ralston Road	'B'
6 Roman Road	'B'

Mixed Residential and Commercial

Bearsden Cross 102-116 Drymen Road, 2-22 New Kirk Road and 1-11 Roman Road	'C(S)'
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Other Buildings of Architectural and Historic Interest

Bearsden Hall, Bearsden South Parish Church, All Saints Church (all Drymen Road) St Andrew's Church, Roman Road and the Primary School at Bearsden Cross.

These are some of the more important unlisted buildings noted in the survey, but this list is not meant to be exhaustive.

Individual and groups of trees

Trees provide a natural setting for buildings and enrich the streetscape with variations to species, shapes and colourings (blossoms/autumnal shades). Their importance as wildlife habitats is now also recognised and appreciated. The planning legislation automatically confers protection on trees in formally designated CA's in recognition of their contribution to character and appearance. A separate Tree Preservation Order, predating the CA designation, provides additional protection to certain trees in the Bearsden CA.

Trees feature throughout the Old Bearsden CA, as an attractive natural feature in their own right and as a foil and/or screen to buildings.

PENDICLE ROAD AND WHITEHURST TPA'S



PENDICLE ROAD



WHITEHURST

Pendicle Road TPA

This is an area of mostly interwar housing to the south east of the CA.

There is a pleasing variety of house styles and the turns and steep gradients of Pendicle Road either side of its summit at the junction with Lochend Crescent results in interesting variation to levels and outward views. It also includes a category C(s) listed building at 44 Pendicle Road. Windows and/or roofs on some properties have however been subject to unsympathetic replacements to the detriment of architectural character.

Whitehurst TPA

The architecture and layout of this area of inter-war municipal housing reflect the aspirations of the 'garden city movement' and post First World War political will to provide well designed and equipped housing complimented with spacious gardens and complimentary common open space, at an affordable rent.

The Whitehurst TPA is an enclave of solid two storey semi-detached houses and cottage style or terraced flats. There are a number of individual house types; gable ended buildings with two storey gabled front bays, hipped roofs the side slope of which drops below eaves level, and a variety of wings and bays with occasionally steeply pitched roofs over. The 'U' shaped block at the head of the street incorporates rounded bays on the inside corners. External elevations are finished in a harl in various pastel shades, with very little in the way of additional detailing. Roof finishes alternate between natural slate and red profiled clay roof tiles, though an increasing number have been replaced with bulkier, architecturally inappropriate concrete tiles. Windows have almost entirely been replaced with UVPC alternatives.

CURRENT ISSUES



RALSTON ROAD

Degree of Change

Planning Advice Note No. 71 - Conservation Area Management, states that designating a CA does not mean a prohibition on development. It does mean carefully managing change to ensure the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

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

In the Old Bearsden CA the pattern of development is also significant: that is the relationship of buildings to one another and to adjacent roads and the general street layout. As noted above there is considerable variation, from detached villas in substantial garden grounds to more 'closely knit' layouts of detached and terraced houses. This is not necessarily related to the period of construction, the plot sizes for Victorian Houses on Ledcameroch Road houses are comparable in scale to the 1930' properties on Ralston Road.

In the 70's and early 80's there was intensive redevelopment at various locations in the CA. For example the 80 flats and houses at Roman Court were constructed on the sites of four villas. Two 'pre-railway' villas; St. Germain's and Lochbrae, were cleared and redeveloped with the 83 flats

of the St. Germain's development. Other residential redevelopments from this period include Beechwood Court, Whistlefield Court, Norwood Park and Lochside. Non-residential re-developments include the Burgh Hall, the parade of shops on Drymen Road and the public car park and St Andrew's Catholic Church on Roman Road. In all cases the architecture is clearly 'of its time' and predates the CA designation.

Redevelopment and infill proposals have continued; recent examples including flatted developments on Drymen Road and New Kirk Road, replacement flats at Chesters, infill developments at Ralston Road, Manse Road and Camstradden Drive East and the conversion of the Schaw Nursing Home to residential flats. The capacity to absorb further new build development, whilst at the same time preserving and enhancing the character and appearance of the CA, is highlighted as an issue in the concluding recommendations below.

With regards to the public domain, the recent completion of resurfacing works, altered car parking, replacement street lighting and co-ordinated street furniture at Drymen Road and New Kirk Road has enhanced the amenity and attractiveness of this locality.

With regard to existing buildings 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. For example on account of the disturbance from traffic noise a higher proportion of houses fronting Drymen Road and Milngavie Road, have replaced windows. Houses in Ralston Road, where 'Crittall' style steel windows were originally installed have all seen progressive replacement with UVPC alternatives.

On account of the overall number of buildings it has not been possible to undertake a systematic 'condition' survey as part of this appraisal. The general impression though is that successive owners have for the most part paid particular attention to the care and upkeep of the buildings fabric, resulting in the retention of a wealth of architectural features and ornamentation that add so much to the character and appearance of the CA.

Traffic Management and Car Parking



The overall amenity of the Town Centre is adversely affected by the noise, disturbance and fumes of vehicles on the heavily trafficked A 809 Drymen Road. Air quality monitoring apparatus is currently located at Bearsden Cross. The various town centre car parks and the station park and ride facility operate at capacity resulting in overspill parking on the surrounding streets.

Management of Change

New development and alterations to buildings in CA's should preserve and enhance character and appearance.

It is in the interest of owners maintain their properties and it is self evident the majority take great pride in maintaining buildings to a very high standard. 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 to ensure the proper management of CA's. This includes guiding and improving development proposals 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.

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.)

Old Bearsden Conservation Area

1. Appropriateness of designation

Individually and collectively the buildings, streets, open spaces and other elements of townscape combine to create an attractive well defined area of special architectural and historic interest, the character and appearance of which remains desirable to preserve and enhance by means of a protective 'Outstanding' Conservation Area designation.

2. Boundaries

The designation and boundaries of the CA were originally confirmed in 1989. On all sides there are distinctive changes to architectural styles and layout that clearly signify a move from old to 'newer', and provide a well defined setting for the CA. Certain houses on the west side of Thorn Drive, which date from the late 1890's, are however now considered worthy of inclusion. As the New Kilpatrick Cemetery on Boclair Road is now listed it should also be included. These areas are identified on the locality map.

In some streets the boundaries are currently identified by signs. They are in a deteriorating condition and do little to enhance the appearance of the area. These therefore should be removed and replaced and where necessary additional signs installed to properly identify the limits of the CA.

3. Replacement Windows

Current Council guidance permits replacement windows in CA's and TPA's to be manufactured from UVPC providing the proportions and detailing match the timber originals. Similar to recommendations in other appraisals carried out to date (Milngavie, Bishopbriggs and Baldernock and Bardowie) it is recommended this guidance be re-appraised to consider whether to allow only timber replacement windows to be used on the principal elevations of dwellings in TPA's and CA's, where justified by the context of the surrounding street scene.

4. 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 a conservation area. In townscape protection areas new development should also complement the architecture and layout of the townscape protection areas

The appraisal re-affirms the validity of the present designation as a conservation area and highlight features of special interest, particularly the quality and diversity of the architecture and the pattern of development. It therefore re-emphasises the need for particular care to continue to be taken in the assessment of proposals for both new development and to alter and extend existing buildings.

The East Dunbartonshire Local Plan does not identify any site for new build development in this CA.

5. Recommendations for improvements to the public domain

Several areas of unkempt open space were identified during the survey, e.g at the bus shelter on Drymen Road near to the Schaw site and at the Roman Road car park. Items of street furniture such as Royal Mail 'pouch boxes' were also noted to be in a poor or vandalised condition. This issue will be taken up with the appropriate service departments and other public bodies as appropriate.

6. Financial Support

The Council operates a Heritage Fund to support the use of traditional materials in the 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.

Pendicle Road and Whitehurst TPA's

1. Boundaries

The present boundaries of the TPA's define the limits of cohesive areas of distinctive architecture and there therefore is no need for any amendments.

2. Article 4 Direction

Inappropriate and unsympathetic alterations and materials have detracted from the distinctive appearance of the Pendicle Road and Whitehurst TPA's. The use of concrete tiles to replace slates or rosemary or other clay roof tiles requires planning permission. However

other alterations, particularly replacement windows, but also smaller scale changes such as replacement 'roofline' products such as UVPC barge boards and fascias, can be carried out under what are known as 'permitted development rights' without requiring the prior approval of the Council. This situation can be rectified by promoting what is known as an 'Article 4 direction' which removes these rights within a specified area. Such restrictions are currently in force in all the Conservation Areas of East Dunbartonshire, but apply only intermittently to TPA's. Given the cumulative damaging effects of further inappropriate or unsympathetic alterations it is recommended an Article 4 directions be promoted to remove permitted development rights for domestic alterations.

APPENDIX A - 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 detail 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. The draft 2005 Structure Plan reiterates the above guidance.

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 polices 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.

Review of the Local Plan

A review of the Local Plan is now being progressed, and will formally commence with the publication of an Issues Report in early 2007. The review process will

take into account the findings of the present ongoing review and re-appraisal of CA's and TPA's

APPENDIX B – SOURCES OF FURTHER ADVICE AND INFORMATION AND REFERENCES

Further Advice and Information

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 object 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.

Reference

Old Bearsden Willliam M. McKinlay and Ian B. Hamilton Stenlake Publishing
1997