

CONSERVATION AREA APPRAISAL

TANNOCH

TOWNSCAPE PROTECTION AREA
APPRAISALS

STRATHBLANE ROAD, ETC.

MUGDOCK ROAD, ETC.

JUNE 2006



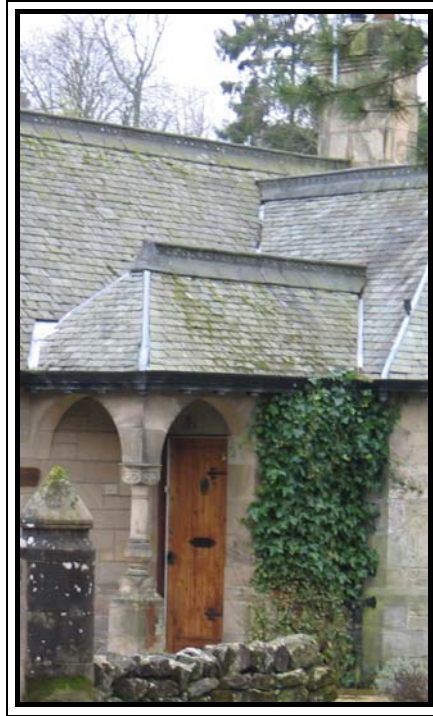
TANNOCH LOCH



East Dunbartonshire Council

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INTRODUCTION



TANNOCH DRIVE

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 Tannoch CA and the adjacent Strathblane Road, etc and Mugdock Road, etc. TPA's have 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 appropriate a consideration of wider 'management' issues such as open space maintenance, traffic management, controls over tree works, opportunities for development. 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 TPA and its 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 AREAS

1. **Locality Map**

2. **Area Map**

3. **Historic Maps**

HISTORIC DEVELOPMENT & TOWNSCAPE CHARACTER

TANNOCH CA



CRAIGMILLAR AVENUE

As Milngavie prospered and the amenities of the town and its convenient rail link to Glasgow attracted new residents, then undeveloped land would be identified for housing development, and building carried out either on a speculative basis for onward rent or sale or to meet the specific architectural and accommodation requirements of an individual household.

The Tannoch CA is primarily residential in character though at its northern end incorporates part of the southern embankment of the Mugdock reservoir.

A 'walk over' survey was carried out in March 2006, complimented by a 'desk study' analysis of historic maps and other information.

This analysis suggests four phases of development:-

- i) The building, in mid to late Victorian times, of large sandstone houses with extensive grounds on the west side of Mugdock Road. The smaller properties at Heatherbank and Craiggallion Lodge also date from this time.
- ii) The construction and completion of the Mugdock Reservoir and Commissioners' walk in the 1850's, followed by the completion of the Craigmaddie Reservoir in the 1890's.
- iii) The deliberate flooding of low lying ground east of Mugdock Road and south of the reservoir embankment to form Tannoch Loch and the subsequent late 19th/early 20th C. development of the Tannoch Loch residential development. Two villas on the west side of Mugdock Road are also associated with this phase of development.
- iv) The planned inter war residential development at the northern end of Craigmillar Avenue.

A small number of modern infill development can also be seen, particularly west of Mugdock Road and at 170-172 Mugdock Road.

The principle features of special architectural or historic interest in the CA are:-

- The substantial stone villas on the west side of Mugdock Road.
- Tannoch Loch and the surrounding 'planned' residential development.
- The rendered interwar housing on Craigmillar Avenue,
- Topography of the locality, both natural and engineered.

West of Mugdock Road

The substantial villas at Woodlands (a category 'B' listed building), Heatherbank and at 2 Mossspark Road date from mid-Victorian times. The 1895 edition Ordnance Survey Map then shows a further four villas being completed at 4 Mossspark Road and Bank Avenue. The large grounds of these buildings have been progressively subdivided, with 12 additional houses being built from the 1970's onwards.

The original houses are well maintained sandstone and slate roofed properties with a range of period architectural detailings, as can be seen at 2 Mossspark Road and Craigmillar Lodge. With the exception of Woodlands and 2 and 4 Mossspark Road the larger villas are not readily visible from public viewpoints. In most cases their settings have however been somewhat compromised by later infill developments of little architectural merit.

Tannoch Loch

The natural amenities of a private loch in conjunction with the municipal parkland of the Milngavie Reservoirs to the north provided a stable, attractive setting for the ensuing residential development of late Victorian and early Edwardian times.

Open land was developed on a speculative but 'planned' basis by local resident John Woodburn. This phase of development includes the houses on Mugdock Road (east side), Tannoch Drive, Heathfield Drive and Montrose Gardens and the two secluded stone villas accessed from Craigmillar Avenue. The overall effect is a pleasing combination of individuality and consistency.

Main elevations are finished in stone, roofs in slate and display a wealth of original architectural detailing and ornamentation. A typical front elevation for a semi-detached on Mugdock Road includes pitched faced stone with ashlar quoins, window/door surrounds, mullions and cornices; projecting right angled bays with hipped roofs over (featuring a cast iron finial) and a slated hipped roof. This building also features unstraggled sash and case windows, sand coloured hexagonal chimney pots, rafter ends enclosed with fascia and soffit and half glazed, astragalled, lean-to entrance porches. Gables and rear elevations are finished in squared 'rubble' stone.

Architectural detailing such as gabled, half, catslide and wallhead dormers, half timbering, astragalled glazing, cast iron rainwater goods and arched door openings can be seen throughout the area. Ornamentation is however restrained, eg. nibs on window surrounds, four slate diamond insets on a front roof slope, etc.

The scale and density also varies, from the close set one and half storey semi-detached and detached houses on Montrose Gardens to the wider/deeper feus of the larger Heathfield Drive semi-detached villas.

Tannoch Loch is integral to the special character and appearance of the CA. It was originally formed on low lying ground to form a headwater for a small hydro power scheme. 300 metres long by 80-120 metres wide, it is fringed to the west by the rear gardens of Mugdock Road and Montrose Gardens and overlooked by Heathfield Drive to the east and Tannoch Drive residents to the south. The loch abuts Tannoch Drive resulting in an informal viewpoint and bird feeding place. The vista to the north takes in the surrounding housing and woodland adjacent to the northern bank, then the substantial embankment of the Mugdock Reservoir and the Campsie Hills beyond. The various jetties, rowing boats, birdlife, woodland and garden trees combine to create a unique setting for the surrounding houses.

Craigmillar Avenue

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 stone Tannoch Loch houses and the 12 rendered villas on Craigmillar Avenue. These substantial villas were constructed in the late 1920's and early 1930's. Three villas were designed by the same architect, James Taylor Thomson, and the otherwise overall similarities in scale, design and finishing suggests prescriptive conditions of sale to this effect, again resulting in pleasing combination of both individuality and consistency.

Architectural features include white washed rendered finishes, with either rosemary tile or slate roof coverings (certain roofs have been recovered with concrete tiles), close trimmed roofs or hipped roofs with overhangs, relatively small window openings (where original 'Crittall' windows were installed these have been replaced), brick, tiles or stone sills, corbelled brick chimney copes, blue or terracotta chimney cans and buttresses, Ornamentation is restrained, for example brick detailing around an arched entrance canopy, to accord with the 'cleaner' lines of the 'Modern' architectural style.

The houses occupy generous feus with the front boundaries defined mostly by beech hedging. Adjacent are grasse verges with intermittent planting. The overall air is of informal seclusion.

Topography

The valuable contribution of the Loch to the character and appearance of the CA is mentioned above. Also of note is the increasingly dramatic changes in levels between Craigmillar Avenue and Heathfield Drive, and the extensive elevated views over the CA from the Milngavie Reservoir service road. Albeit an engineered feature the grassed embankment of the Mugdock Reservoir forms a distinctive backdrop to Tannoch Loch and adjacent housing.

STRATHBLANE ROAD, ETC, AND MUGDOCK ROAD, ETC TOWNSCAPE PROTECTION AREAS



MOSSWELL STREET

Two Townscape Protection areas about the south western and south eastern corners of the Tannoch CA.

The houses in the Strathblane Road, Tannoch Drive and Mosswell Street are predominantly late Victorian and Edwardian stone villas that have clear architectural and historic affinities with the Tannoch CA. Particularly well maintained buildings include the striking former manse at Mosswell Street and the majority of the villas on Tannoch Drive facing onto the Commissioner's Walk. The extensive set back of the villas on the bend of Strathblane Road are also noteworthy.

A more diverse range of house styles area within the TPA that covers the grouping of late Victorian to interwar housing at Mugdock Road, Woodlands Street and Sandfield Avenue. This remains an attractive enclave though there is greater loss of original features such as timber windows.

Individual and groups of trees

Trees provide a natural setting for buildings and enrich the streetscape with varying 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.

General tree cover makes a significant contribution to the amenity of the CA and the TPA's, e.g. trees fringing Tannoch Loch and the woodland at its northern end and various mature specimens in larger garden grounds. There are unfortunately examples of unauthorised work works to trees which have adversely affected character.

CURRENT ISSUES



STRATHBLANE ROAD

Management of Change

New developments and alterations and extension to existing buildings should preserve and enhance character and appearance.

It is, of course, in the interests of individual owners and occupiers to 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 to ensure the proper management of TPA's and CA's. This includes vetting planning applications to ensure a 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

Much of the justification for Conservation Area or Townscape Protection Area status derives from the areas' 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.

During the survey work particular attention was given to assessing the scale and extent of alterations to the original fabric of buildings and whether these have been carried out in a considerate manner.

Unfortunately a number of properties have been subject to unsympathetic alterations. Specific examples include the replacement of slate or rosemary tiles with concrete tiles and replacement windows of unsympathetic design and/or materials.

That being said the overall general quality of property maintenance with regard to the preservation of the fabric of buildings is to be commended.

At a larger scale the architecture of newer houses on subdivided garden ground 'are of their time', and do little to enhance the area, particularly with regard to the negative effect they have had on the setting of the larger villas west of Mugdock Road. On the same street proposals to redevelop the site of a 1950's dwelling at 170-172 Mugdock Road with four flats in two buildings have recently been approved (Spring 2006) following an earlier decisions to refuse planning permission for a single block of four flats

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

Tannoch CA

This remains an attractive enclave of residential development some 80 -90 years in the making, with the unique focal point of Tannoch Loch. Its character and appearance remains desirable to preserve and enhance by means of a protective Conservation Area designation.

Strathblane Road, etc, and Mugdock Road, etc TPA's

On account of the inherent qualities of the architecture and layout of the Strathblane Road, etc. TPA, and its affinity with both the Tannoch CA and the proposed Milngavie Reservoirs CA, it is recommended that this TPA be upgraded to CA status and be incorporated into the Tannoch CA.

It is considered appropriate to retain the TPA designation for the Mugdock Road locality.

2. Boundaries

The boundaries of the Tannoch CA are generally considered to be robust, defined as they are by the limits of the curtilages of the houses whose inherent qualities justify the designation in the first place. The following adjustments are however proposed:-

- i) The northern boundary be amended to exclude that part of the Milngavie Reservoirs, which is proposed to be designated as a new CA.
- ii) That it be extended to include the Strathblane Road, etc. TPA, for the reasons given above.
- iii) That it be extended to include the grounds and villa at 1 Mossspark Road, that has a historic and architectural affinity with the stone villas on 2-4 Mossspark Road and Mugdock Road already within the CA. As with 170-172 Mugdock Road there have been recent proposals to demolish and redevelop this site for flats.
- iv) 'Arts and Crafts' style and more modern infill housing of architectural merit opposite 1 Mossspark Road and on the west side of Mossspark Avenue may also be appropriate for either inclusion in the Tannoch CA or under a separate TPA designation.
- v) With regard to the Mugdock Road TPA it is considered appropriate, on account of their historic interest, to add a group of sandstone houses at Iddisleigh Place that are the remnants of a wider area of mid to late Victorian development that included housing, a school, mortuary and cattle market, redeveloped for the newer housing at Sinclair Street, Woodlands Street and the Riggs.

These proposed new, extended or re-designated areas are identified on the detailed site map.

It is also considered appropriate to identify the boundaries of the CA's and TPA's with appropriate signage.

3. Article 4 Direction

Alterations, such as 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' in TPA's and CA's, 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 currently apply in the Tannoch CA, but not elsewhere. Given the cumulative damaging effects of further inappropriate or unsympathetic alterations it is recommended Article 4 directions be promoted to remove permitted development rights for domestic alterations in the existing and proposed TPA's and those areas to be included in the Tannoch CA.

4. Replacement Windows

The survey highlighted the detrimental impact of replacement windows of inappropriate design and finishing. Current Council guidance permits replacement windows in TPA's and CA's to be manufactured from UVPC. It is recommended this guidance be re-appraised to consider whether to allow only timber replacement windows to be used on the principle elevations of dwellings in TPA's and CA's where justified by the context of the surrounding street scene.

5. 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 conservation and townscape protection areas, 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.

There are no sites currently allocated for new build development in the CA's or TPA's in the East Dunbartonshire Local Plan.

6. 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.

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.

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 B – SOURCES OF FURTHER ADVICE AND INFORMATION AND REFERENCES

Further Advice and Information

Milngavie Community Council c/o Dr. N. Peacock 16 Drumlin Drive Milngavie G62 6LN

Milngavie Civic Trust c/o Mr. Ian Ferguson 4 South Glassford Street Milngavie G62 6AT

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

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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

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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

| | | |
|---------------------------|-------------------|-----------------------------|
| Milngavie The Village | Nigel Orr | Milngavie Community Council |
| From Scythes to Strimmers | Sally Orr | Heatherbank Press |
| Milngavie — The Place | Rev. John T. Peat | St. Pauls Parish Church |