

East Dunbartonshire Council

Conservation Area Appraisal Tannoach

Final report

Prepared by LUC

January 2021



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East Dunbartonshire Council

Conservation Area Appraisal Tannoch

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Chapter 1

Executive Summary

Introduction

1.1 The special interest of Tannoch and the desire to celebrate and preserve its historical importance has been recognised by its designation as an area of special interest. This conservation area appraisal has been produced to document the reasons for the area's designation, considering the character and appearance of the area as it stands today.

1.2 This appraisal is one of a suite of appraisals and documents that consider the importance of conservation areas in East Dunbartonshire and how their special interest should be managed.

- Each conservation area has its own appraisal that considers the historical development of that specific area, along with an analysis of its character based on an assessment of its function and form, spatial qualities, architectural detailing, trees and landscaping and views.
- Further information on why and how an area is designated as a conservation can be found in the accompanying document 'An Introduction to Conservation Areas' which can be found.
- For advice on how to retain, restore and reinforce the character of conservation areas, along with specific management issues, opportunities and recommendations identified for the Tannoch Conservation Area, please refer to the separate 'Conservation Areas: Managing Change' document.

Location and context

1.3 Milngavie is a town located in the valley of the Allander Water, approximately 10km northwest of Glasgow city centre; Tannoch is a neighbourhood located in the north of Milngavie, less than 1km from the railway station. It lies immediately south of Mugdock Reservoirs and is next to Allander Park to its west and Barloch Moor to its south.

1.4 The town of Milngavie marks both the north-western limit of the lowlands of the Clydeside conurbation, and the beginnings of the highlands of northern Scotland, making it ideally positioned for a mixture of urban and rural living; indeed, it is known as the gateway to Loch Lomond and the Trossachs, and a granite obelisk in the town marks the start of the West Highland Way, which runs north for 96 miles to Fort William. Southwards there are the built-up areas of Bearsden and the city of Glasgow in the lowlands. Encircling the town to the north is the rising ground of Craigton, Mugdock and Baldernock, containing attractive farm and moorland, woodlands, tree belts and golf courses.

Historical development

1.5 Located to the north of Milngavie town centre, the development of the neighbourhood of Tannoch has been greatly influenced by Milngavie's strong historic identity as a centre of industry, but even more so by its more recent incarnation as a commuter suburb. Up until the mid-19th century, the area was mainly open farmland with a few scattered farmsteads and a couple of sizeable houses. Then, with the arrival of the railway and the continuing prosperity of the town, Tannoch loch was created, and an attractive, upmarket residential suburb built up around it.

1.6 The rural and secluded environment of Tannoch has continued to be a significant draw to new residents, predominantly the Glasgow business community, and Milngavie more widely has a reputation as a desirable place to live. Now as then, it is ideally suited for those looking to escape the busy urban centre yet remain close enough to the transport links and local amenities in the town centre of Milngavie – combining the pleasure of the countryside with the convenience of the town. It is this character that underpins the area's designation to this day.

Summary of defining characteristics of Tannoch Conservation Area

1.7 The context and historical development of Tannoch are unique and it is from this that it draws its individual character. This strong sense of place comes from many facets and the way these elements combine to create a special place of architectural or historic interest – that is, the foremost criteria for conservation area designation. The following features are of particular importance to the character and appearance of Tannoch:

- The development of the area as evidenced in its layout, which is uniform in plan and is made up of rows of building plots that face towards quiet, often private roads,

focused on the loch at the centre. Despite the careful, linear Victorian planning of the neighbourhood, the area has, on the whole, a surprisingly organic feel. This has been achieved by mixing in different plot sizes and house types, by softening the hard edges with a generous planting of trees, hedges and shrubs in gardens, now mature, and by incorporating views out towards the surrounding countryside. Tannoch loch provides a focal point for surrounding houses and streets, while opening up a view to the wider landscape around the reservoirs.

- Buildings in the area are residential in use and domestic in scale and character. They are detached or semi-detached, stone built in either a tooled or ashlar finish, range from 1 to 2-storeys, and are predominantly square or rectangular in footprint with pitched or hipped slate roofs. Various combinations of these forms are found throughout the conservation area, with the overall effect a pleasing combination of variety and individuality but with an overarching cohesiveness and balance.
- The eclecticism of late-Victorian architectural treatment and the popularity of reviving the styles of the past can be seen throughout the conservation area thanks to the high level of survival of historic detailing on buildings: asymmetrical in appearance, features include sash windows, stone mullions, chimneys and chimney pots, panelled timber external doors, dormers, cast iron rainwater goods, apex finials to roofs and barge boards are found throughout the area. Ornamentation of these elements is restrained but nevertheless important in creating visual unity, and in illustrating the awareness and conscious adoption of architectural fashions in a desire to create attractive, polite, contemporary residences.
- The interwar properties on Craigmillar Avenue depart from the appearance of the rest of the conservation area through their use of white render, bricks and clay tiles, as well as more irregular plot sizes and footprints. Although this makes them distinct in appearance, they share a common character with the rest of the conservation area through their heights, use of mature planting, boundary treatments, and more generally by being high-status, out of town residences – just on a grander scale.
- The commonality and high survival of boundary treatments, including a variety of hedges, stone walls and railings; whatever the form, however, they are almost invariably low-level. This is an important characteristic of the area as it allows views of the properties and their front gardens, which visually connects them with the road

and each other. This has given the conservation area a more open and cohesive appearance and reinforces its semi-rural and idyllic character.

Chapter 2

Location and Context

The character of an area starts to form long before the human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. These literal foundations are what makes some places suitable for human habitation and others not, what makes some settlements flourish whilst others fade. This section considers what it is about the location and context of Tannoch that made it ripe for successful occupation.

Location

2.1 The area of East Dunbartonshire lies to the north of the city of Glasgow in central Scotland. Bordered by Stirling to the north, West Dunbartonshire to the west and North Lanarkshire to the east, it covers an area of approximately 175 square kilometres and incorporates parts of the historic counties of Dunbartonshire, Stirlingshire and Lanarkshire.¹

2.2 Tannoch is a neighbourhood located in the north of Milngavie, less than 1km from Milngavie railway station. It lies immediately south of Mugdock Reservoirs and is surrounded by Allander Park to its west and Barloch Moor to its south. The conservation area boundary abuts the Milngavie Reservoirs Conservation Area and nationally registered garden and designed

¹ <https://www.qeni.com/projects/Dunbartonshire-Main-Page/16029> [accessed 7th July 2020]

landscape to the north, and Milngavie Town Centre Conservation Area at its south-eastern extent along Tannoch Drive.

2.3 Milngavie is a town located in the valley of the Allander Water, approximately 10km northwest of Glasgow city centre. It is located in the former parish of New Kilpatrick (which was created by the subdivision of the old parish of Kilpatrick in 1649) where it was part of the county of Stirlingshire. In 1891, Milngavie was transferred to Dunbartonshire county given that most of the former parish was located in this county. It had a population of approximately 13,000 people at the last census and is one of Glasgow's many commuter towns for much of Milngavie's working population. The town centre is known locally as 'Milngavie Precinct' and is based around the original village (located to the south of Tannoch) with pedestrianised streets containing a range of shops and restaurants.

2.4 Milngavie's location makes it ideally positioned for a mixture of urban and rural living. The nearby and easily accessible (by road and rail) city of Glasgow provides strong connections for work and leisure and the surrounding countryside opens up the landscape to the north. It is known as the gateway to the Loch Lomond and the Trossachs, and a granite obelisk in the town marks the start of the West Highland Way, which runs north for 96 miles to Fort William. To the immediate north, The Milngavie Reservoirs and Mugdock Country Park provide open space and ample walking routes.

Geology & Topography

2.5 The landscape of the region varies in character, descending from the sparsely populated, rugged uplands of the Campsie Fells in the north-west, through smooth, undulating foothills into the broad, deep lowlands of the Kelvin Valley and on to the rolling, pastoral farmland of the south-east of the region. Punctuating this landscape are small towns and villages, with the largest settlements congregating along the corridor created by the valley lowlands that extend on a gentle incline from south west to west, allowing easy passage across the region. The further south and south-west you travel the more densely populated the region gets as it transitions from its rural hinterlands to become the urban fringes and overspill of the City of Glasgow.

2.6 The change in landscape character can largely be attributed to the geology that underlies this area. For the most part, this comprises sedimentary bedrock formed between 350 and 300 million years ago in the Carboniferous Period. Known as the Clackmannan Group, this layer of

rock is made up of a sequence of sandstones, siltstone, mudstones, ironstones and coals overlaid by seams of clays, silts, sand and gravel that were deposited on top of them during the last Ice Age. Over millions of years this rock has eroded, and it is this action that has formed the gentle hills and lowland of the majority of the region.

2.7 This wide band of sedimentary rock that underlies most of the region sits alongside harder volcanic rocks in the north, and it is the nature of these different types of rock formation that directly accounts for the area's topography. Volcanic rock is more resistant to erosion and wears away at a much slower rate than sandstone. The transition between the two – along a line known as the Campsie Fault – has endowed East Dunbartonshire with a beautiful, contrasting and at times dramatic landscape, a defining feature that makes for a strong identity and sense of place.

2.8 This fortune extends much further than just visual appeal, however, and has also gifted the region with a plentiful supply of tough and durable sandstones that make excellent building stone, as well as rich deposits of coal that brought landowners in the region much wealth. It is this comparatively easy access to quality stone that makes East Dunbartonshire a region of predominantly sandstone and slate buildings. By no means has this resulted in homogeneity, however: stones ranging in colour from brown, red and pink through to grey, cream and buffs recall the locality from which they were quarried, tying the buildings back to the landscape that they stand on and, indeed, are hewn from.

2.9 Milngavie marks both the north-western limit of the lowlands of the Clydeside conurbation, and the beginnings of the highlands of northern Scotland. Southwards there are the built-up areas of Bearsden and the city of Glasgow in the lowlands. Encircling the town to the north is the rising ground of Craigton, Mugdock and Baldernock, containing attractive farm and moorland, woodlands, tree belts and golf courses. In addition are the reservoirs, parklands and water treatment facilities of the Milngavie Reservoirs, unique features in their own right that create a strong sense of place.

The Conservation Area Boundary

2.10 The conservation area boundary (Figure 3.1) is irregular and encloses Tannoch Loch alongside various residential streets that developed between the mid-19th century and mid-20th century. The northern extent is marked by a public path that runs parallel to Milngavie reservoirs before running south following the rear plot boundaries of properties on Craigmillar

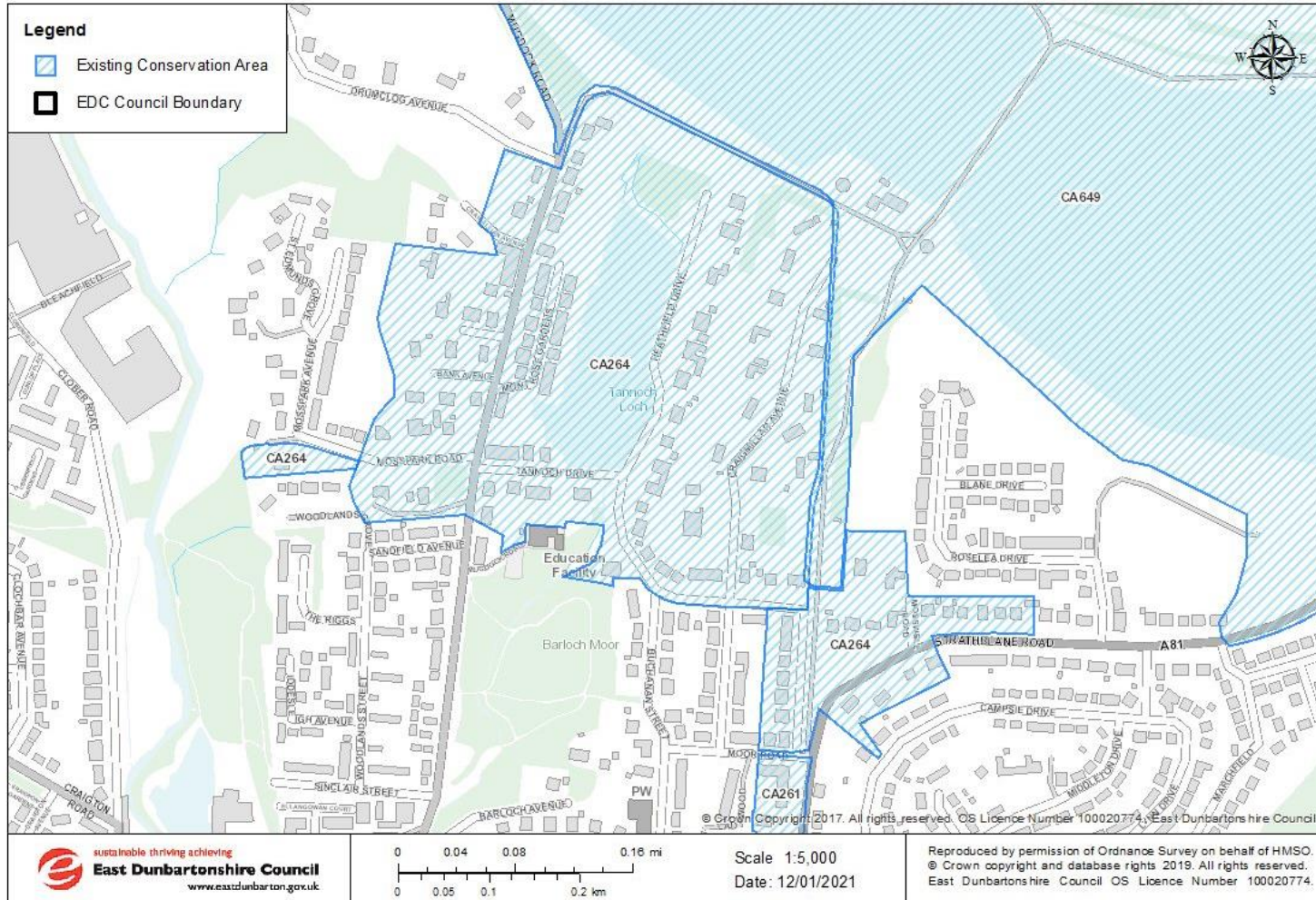
Chapter 2

Location and Context

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Avenue. Here the boundary follows the extensive grounds of individual villas and cottages along Strathblane Road and Tannoch Drive, along the southern extent of the conservation area. To the west, the boundary follows the rear gardens of substantial late-19th villas along Mugdock Road and Mossbank Road. In the centre of the conservation area, Heathfield Drive defines the south and east of the Lochside area, while rear gardens of Montrose Gardens run to Lochside on the west.

Figure 2.1: Map of CA boundary (CA264)



Chapter 3

The Historical Development of Tannoch

Conservation areas did not develop in isolation, and in order to understand what is included within the boundary and why we must look beyond to give the area context. This section considers how Tannoch developed from its earliest origins into the settlement we see today.

The rise of industry – the establishment of Milngavie

3.1 Located to the north of Milngavie town centre, the development of the neighbourhood of Tannoch has been greatly influenced by Milngavie's strong historic identity as a centre of industry as well as its more recent incarnation as a commuter suburb. The town has origins as a small, 18th century rural village originally focused around a corn mill on the banks of the Allander Water – the name Milngavie being derived from Gavin's (or Guy's) Mill. The mill was located here to take advantage of the topography of the area, which created a fast running water source which could be used to operate the water wheels and pumps.

3.2 The combination of access to water and the flat land of the banks made this an ideal location for industrial activity, providing easy access to waterpower and resources as well as space for mills, factories and their associated features. The advantages of this location for industrial processing, as well as access to large areas of productive agricultural land, was not lost on those with an entrepreneurial eye, and the village became the natural focus for economic activity. The mill itself was expanded in the early 19th century to accommodate kilns and a storage area for the new grain-drying services being offered, whilst a range of other water dependent industries sprang up along the banks of the Allander Water. The clearest evidence of this growth appears on 1st Edition OS mapping, which depicts a number of new structures

related to the growing industries, including bleach works, printfields, cotton mills, and dye works.

3.3 These industries turned Milngavie into a small but lively manufacturing town that produced a variety of goods. As the industries grew so did the size of the town, with further development of residential properties and amenities for inhabitants appearing throughout the 19th century. This growth was rapid: in the 20-year period between 1831 and 1851 alone the population of the town grew by nearly 130%, from 1,162 inhabitants to 2,636. The majority of residents were likely employed in the range of industries along the Allander alongside the growing number of local amenities that were needed to support the residents of the growing town.

3.4 The presence of water-based industries continued to be a theme in the area into the late 19th century. To the immediate north of the conservation area, the large Mugdock and Craigmaddie Reservoirs were constructed in 1850 and 1890's respectively by Glasgow Corporation, and over the past 170 years have played an important role in supplying water to the city of Glasgow, with water pipes from Loch Katrine in the Trossachs. This development exerted a massive influence on the character of the area, providing another type of industry and cementing Milngavie's place as a centre for manufacturing and engineering. It was between the established historic town centre in the south and the reservoirs in the north that Tannoch then developed as a neighbourhood of Milngavie.

Figure 3.1: Water-related industry around Tannoch



Milngavie Reservoirs

Commuter suburb – the development of Milngavie

3.5 The 19th century residential expansion of Milngavie is also attributable to the construction of the railway line connecting the town to Glasgow, which opened in 1863. The terminus station served the Milngavie Junction Railway, which provided access to a wider local and national rail network and marked the transition of the town's principal focus as a manufacturing town to a

commuter suburb of the nearby city. Although plans to expand the line north did not go ahead, the connection with Glasgow allowed the population and wealth of Milngavie to grow quickly during the second half of the 19th century.

3.6 The prosperity and popularity of the town during the latter Victorian era brought with it a strong business community. In 1875, some of the town's local businessmen acted as provosts and were responsible for establishing Milngavie as a burgh for the purposes of local government. These men included James Watt from the mill, Major Walter Drew of Clober bleachfield, shopkeepers and a local builder John Woodburn, to name a few. Woodburn especially had ambitions for the town and was to become the most significant influencer in its later phase of development. He had a vision of the town as a new commuter suburb of Glasgow – like nearby Bearsden – and to achieve this he bought land and created substantial residential properties around the town centre to the north and east.

3.7 By the turn of the 20th century, Milngavie had firmly established itself as a commuter suburb, creating a substantially different image compared to its previous guise as a manufacturing town. This evolution was marked in 1912 with the town's first commuter provost, David Ferguson. The widening of the rail track to a double line and the renovation of the station around the 1900's, coupled with the growing numbers of new dwellings, provided a means for increasing numbers of Glasgow businessmen to reside away from the more polluted and hectic life of the city, and retreat to a more exclusive idyll.

The creation of Tannoch

3.8 Within Tannoch, before the appearance of larger scale residential properties, the rural landscape was marked by several large villas with extensive grounds dating to the mid-19th century. This included the category B listed Woodlands (LB48606), 151 Mugdock Road and 2 Mossspark Road. These were present on the west side of what is now Mugdock Road and the smaller properties at Heatherbank and Craigallion Lodge also date to this time.

Figure 3.2: Craigallion Lodge



3.9 As Milngavie continuously attracted the Glasgow business community throughout the late 19th century, the large, open and predominantly undeveloped land to the north of the town centre provided the ideal location for construction of new residential developments. Tannoch Loch was formed by the deliberate flooding of the low-lying ground east of Mugdock Road and south of the reservoir embankment. It was created on marshy ground by the damming of the Tannoch Burn to create a hydro-electric plant and two overflows, which flow through Barloch Moor to the Allander Water, and quickly became the central focus for the subsequent late-19th and early-20th century residential development.

3.10 Open land was developed in a speculative but planned basis by local resident John Woodburn during the late-Victorian and Edwardian periods. The 1895 and 1910 Ordnance Survey maps depict further villas with extensive grounds completed on Mossspark Road and

Bank Avenue. In addition, there were smaller properties on 33-35 and 26-32 Tannoch Drive; larger villas set back from the road at Mosswell and Wooden Villa along 41-47 and 55 Strathblane Road respectively; a small cottage called Tannoch side at the south-east of the loch; and a boathouse on the eastern shore of the loch.

3.11 There then followed a period of relative quiet in building terms, and it was not until the inter-war period that more extensive planned development began within Tannoch. This phase of development included the extension of Craigmillar Avenue to the north and the construction of two secluded stone villas alongside Montrose Gardens and Heathfield Drive, to the west and east of the loch respectively; old photographs depict the houses on Montrose Gardens and Heathfield Drive to be present by 1900 and 1903², whilst those on Craigmillar Avenue are later, appearing as being under construction on the 4th Edition Ordnance Survey map, surveyed in 1938. Further infill dwellings were created on Tannoch Drive, Strathblane Road and the east side of Mugdock Road.

3.12 Since the inter-war period, Tannoch has remained relatively unchanged, with the exception of the infill of the large grounds of the villas in the west of the conservation area (on Bank Avenue, Mugdock Road and Mossspark Road), which from the 1970s onwards have been progressively subdivided and 12 additional houses constructed.

3.13 The rural and secluded environment of Tannoch has continued to be a significant draw to new residents, predominantly the Glasgow business community, and Milngavie more widely has a reputation as a desirable place to live. Now as then, it is ideally suited for those looking to escape the busy urban centre yet remain close enough to the transport links and local amenities in the town centre of Milngavie – combining the pleasure of the countryside with the convenience of the town.

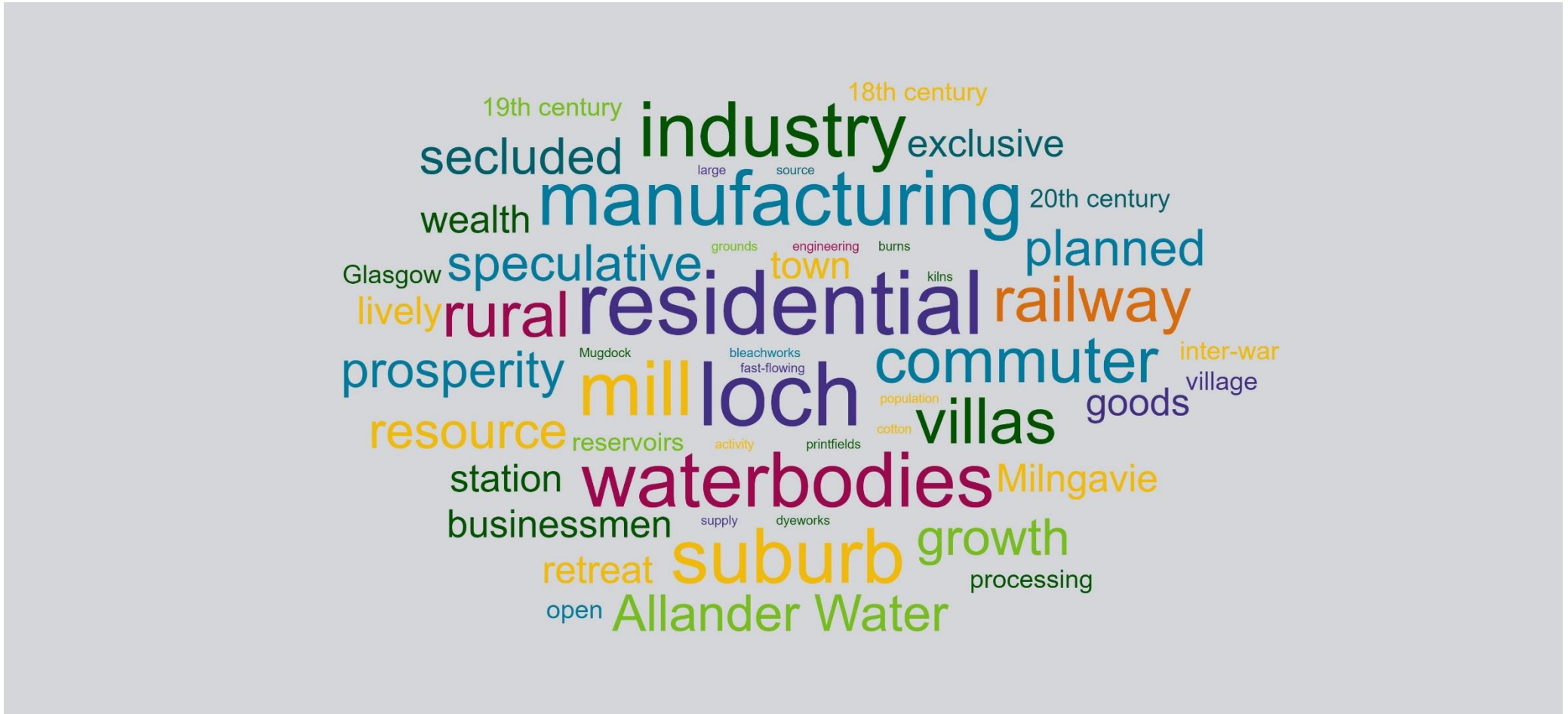
Figure 3.3: Tannoch Loch



The view from the dam walkway at the reservoirs, looking southwest over Tannoch Loch, the town and the countryside beyond.

² Although the date for these photographs does not correlate with what is shown on the equivalent mapping, it is safe to say they were built in the first decade of the 20th century.

Figure 3.4: The historical development of Tannoch



A word cloud created using the above text to illustrate the key factors and defining influences on the development of Tannoch.

Chapter 4

Conservation Area Character Analysis

This section considers how the historical development of the area, as outlined above, is evidenced in the historic environment that is included within the boundary of the conservation area.

Function and Form

Activity and movement

4.1 Today, Tannoch remains residential in character with private dwellings, roads and limited development since the original construction of the neighbourhood in the late 19th and early 20th centuries. As a result, activity in the area is relatively relaxed in pace, creating a peaceful and tranquil atmosphere. The beauty – and accessibility – of the area also attracts tourists and day-trippers, which supplement the residential activity with the steady flow of visitors, who come to access the surrounding countryside, the Milngavie Reservoirs and Mugdock Country Park, all of which provide open space with ample walking routes.

4.2 Despite its apparent rural and tranquil character, the neighbourhood is not as isolated as it appears and is well connected to Milngavie town centre, which has spread north towards Tannoch as the land between the two was developed throughout the 20th century. Two of the main roads running through the town pass through the conservation area: Mugdock Road leading north to Mugdock County Park in the west and Strathblane Road in the south-east corner which connects to Strathblane in the north. These roads provide links to wider networks across the region, in particular to Glasgow to the south and the open, outdoor spaces to the north.

Scale and hierarchy

4.3 The residential character of Tannoch means that buildings are exclusively domestic in scale and character. There is little hierarchical distinction to be made in terms of building heights, which are consistently within the limited range of 1 to 2-storeys, or in architectural merit, which is consistently polite, well-detailed and era appropriate.

4.4 Instead, hierarchical differences are drawn out in the size and footprint of the building and the generosity and privacy of building plots. Again, however, this is also on a relatively short sliding scale from generous detached and semi-detached houses (such as on Montrose Gardens and Tannoch Drive) to very generous semi-detached and detached villas (such as on Mugdock Road and Craigmillar Avenue), as is characteristic of this kind of late-19th / early-20th century middle and upper class speculative suburban development.

Figure 4.1: Building scales



Heatherbank House on Mugdock Rd pre-dates the loch and Victorian expansion. It was once a sizeable and remote rural retreat for the owner, away from the immediate activity and industry of Milngavie. It is one of the few buildings in Tannoch that is a full 2-storeys. Note the use of coursed stone to the principal elevation, and the more modest form and materials of its ancillary offshoots and outbuildings.



The slightly smaller scale and closely-grained row of 1 ½ storey houses along Montrose Gardens. Note the use of toolled and ashlar stonework for the principal elevation, the squared bay window, gabled dormers, and round headed doorway and fanlight (unlike Heatherbank House, which is rectangular), all of which reveal this building as being later in date. These features can be seen repeated along the row, all built speculatively at the same time.

4.5 There are also hierarchical distinctions subtly drawn out across individual properties too, which illustrate a pattern typical of domestic properties of this date: it generally follows that the greatest financial investment went into the principal façade of the building – the part most people would see – to convey the status and refinement of the occupants. The rear of the property, offshoots and ancillary buildings are humbler in appearance and smaller in footprint and scale. These ancillary buildings are often either lost or extended or aggrandised, so where they do survive in their original form they are a valuable contribution to the interest of the area.

Figure 4.2: Building hierarchy



The single-storey outbuilding to a property along Strathblane Road. Not only is it smaller in scale, but is set back behind the rear building line of the principal house and is accessed from a side entrance, rather than the polite entrance to the front, and also utilises squared random rubble for the walling material. Features are functional rather than decorative and relate to its purpose – the cart entrance to the right (possibly modified later for use as a garage), the loading hatch above to the hayloft, the doorway to the left – now infilled, but the long lintel an indication of an original wider stable entrance.

Spatial Qualities

Development pattern, layout and density

4.6 Tannoch is a formally planned, rectilinear development centred around the loch, which was constructed on a north-south alignment parallel and to the east of the earlier Mugdock Road. Mugdock Road is an important historic route, connecting the area south to Milngavie town centre and onwards to Glasgow, and north to Mugdock and Strathblane; the first houses in the area were constructed along this main routeway, which illustrates the desirability of having a rural, secluded, private dwelling but still being connected to the town centre and wider road networks – ideal for attracting new commuter residents to live in Milngavie.

4.7 Mugdock Road is also, notably, the only through road in the conservation area; all other routes are dead end residential streets.³ It is accompanied on the other side of the loch by two other parallel – and progressively later – roads, Heathfield Drive and Craigmillar Avenue. All three are joined at the southern end of the loch by Tannoch Drive, running east west to form a broad U-shaped development around the loch. Secondary to these arterial routes are a number of short cul-de-sacs, which run off them at right angles.

4.8 Like the roads they line, building plots in the area are set out in a carefully planned and uniform arrangement, with buildings orientated at right angles to the road (east-west on the arterial routes, north-south on the cul-de-sacs). This format is broadly consistent regardless of the age or size of the building. Craigmillar Avenue and the later inter-war properties that line it are the only ones that at first appear to deviate from this norm. The road itself takes a more sinuous form, principally because its late arrival to the area meant that it had to respond to the existing road structure and plot boundaries of Heathfield Drive to the west and the approach to the reservoir to the east; similarly, the plots are not consistent in shape or size. The buildings do maintain the format of having a principal elevation facing the road, but the winding form of the road means that this cannot be achieved with a consistent orientation. This – along with the irregularity of footprints – gives the buildings the appearance of being more incrementally developed than planned, a characteristic that is distinct in the area.

4.9 It would be understandable to deduce from the descriptions above that the overall feel of the area is one of calculated precision, of rigid form and tightly-grained development, but despite the planning that clearly went into the area's development in the 19th century the area has, on the whole, a surprisingly organic feel. This has been achieved by mixing in different plot sizes and house types and by softening the hard edges with a generous application of greenery: the open expanse of the loch in the centre of the area; the open views north across it toward the reservoirs and hills beyond; the inclusion of generous front gardens, which push properties away from the pavement edge and back into their plots; the abundance of interspersed planting. The latter of these is especially effective at framing views down streets and inviting a semi-rural feel, which helps create the appearance of a much less densely built-up area than it actually is. It is, in fact meticulously planned to maximise use – and profitability – of available space whilst maintaining the appearance and appeal of a high-status area and development.

³ Strathblane Road briefly enters the south-eastern corner of the conservation area, but essentially just skirts and then bypasses the area, marking its extent rather than feeding into it.

Figure 4.3: Development pattern



The combination of building forms, the space and contrast provided by the loch in the centre of the development, and the integration of a variety of types of planting soften the hard lines of the road and building plot configuration and give the whole area a more natural, feel. See also Figure 4.3.

Public and private space

4.10 Being residential in nature, a significant proportion of space within the conservation area boundary is private, including several private roads; in fact, the only public spaces in the area are the public roads running through it and the pedestrian access to the reservoirs provided off Tannoch Drive.

4.11 All properties have private grounds, some of which are substantial, such as those surrounding villas on Craigmillar Avenue and on the cul-de-sacs off Mugdock Road. Most demarcate the crossover from public to private space with boundary treatments, notably hedging but also stone walls and iron railings. These boundary features are, however, almost invariably low-level. This is an important characteristic of the area as it allows views of the properties and their front gardens, which visually connects them with the road and each other.

This has given the conservation area a more open and cohesive appearance and reinforces its semi-rural and idyllic character.

4.12 Tannoch Loch is associated with a range of animal and plant species, ideal for keen birdwatchers and nature lovers, but use is private and restricted to residents. Some dwellings on Montrose Gardens and Mugdock Road having small private landing stages jetties directly into the loch providing limited access to its western bank. Having private access to a loch is an enviable and rare amenity, and adds to the atmosphere and image of exclusivity and privilege that was a driving principle behind the area's original design.

Setting

4.13 The setting of Tannoch – with Milngavie town centre to the south, the reservoirs to the north, the Allander Water to the west and later expansion of Milngavie to the east – provides important historical context for the settlement but is little experienced from within the conservation area. For the most part, the extent of mature trees and heavy planting curtails and contains views within the conservation area and there are no dramatic panoramas of the surrounding countryside from within the boundary. Every now and then, however, the linear form of the street lines provides glimpsed views of the world beyond – notably out of the open ends of cul-de-sacs on the west side, which frames views of the surrounding countryside, directing views toward the Kilpatrick Hills. These views are not only striking and beautiful, but they strengthen the perception of the area as having an intimate relationship with the countryside and bring a wilder, edgy side to the otherwise safe environs of the suburb.

4.14 The embankment of the reservoirs largely contains views to the north from around the lochside and north-south roads, but is a dramatic feature of the conservation area in itself. Although not within the boundary its presence within the conservation area is strong and it adds to the enclosed, sheltered feel of the place. It also offers revealing, panoramic views of the conservation area, allowing the loch and surrounding houses to be viewed in conjunction with their countryside setting (see Figure 3.3). To the east of the loch, the rise of the land up toward the properties on Craigmillar Avenue contains views east too; conversely, from this elevated position views once again open up and connect the area with its surroundings.

Figure 4.4: Setting – the embankment



View north towards the reservoirs down Montrose Gardens, with the bright green of the embankment and the darker, verdant character of the hills beyond. Note also the rhythm and repetition of the roof forms and front elevations of the buildings, these examples being nicely detailed but at the smaller, more affordable end of the speculative builder's offer.

Architectural Detailing

Types, form and materials

4.15 Building construction in Tannoch was carried out either on a speculative basis for onward rent or sale or, more rarely, to meet the specific architectural and accommodation requirements of an individual household. This distinction is broadly reflected in the houses' date and planform: those built speculatively in the mid-to-late 19th century have a square or rectangular footprint stretching back into the plot (although some have been extended in later years); those

houses pre-dating the loch and those of the inter-war period on Craigmillar Avenue are more upmarket or bespoke builds and consequently are more irregular in footprint, incorporating offshoots and setbacks, but are broadly either L-plan, T-Plan or rectangular in planform.

4.16 Roof forms vary and, like footprints, are loosely split according to the status of the property. Those houses at the smaller end of the speculative builds are generally dual pitched incorporating dormers, with their eaves orientated toward the road and chimney stacks to the gable ends. Step up to a slightly larger property and you may find hipped or cross-gable roof forms. Craigmillar Avenue, again, departs from this canon with any combination of catslide, gabled, hipped, conical and flat roof forms that can be imagined – and even one, mansard-esque form – some with overhanging eaves, others close trimmed.

4.17 This differentiation in footprints and roof forms essentially comes down to economics: the smaller the building, the simpler the form, the cheaper to build and repeat, the more affordable the price (see Figure 4.5); the bigger the building, the more complex the form, the more distinctive the appearance, the more premium the price (compare with Figure 4.7). As with the scale of buildings, however, the differences are there but the range is limited. As such, the overall effect is a pleasing combination of variety and individuality, but also cohesiveness and balance – all pieces of the same puzzle.

4.18 This is reinforced by the commonality of materials in the area. The earlier houses west of Mugdock Road are well-maintained, coursed sandstone and slate roofed properties, and later development has followed this form. Principal, public-facing elevations are dressed stone, sometimes with a smooth ashlar finish, sometimes a textured, tooled finish. Most often, however, they are a combination of the two, with detailing such as bay windows, mullions, quoin stones and carved door surrounds in the finer ashlar finish and the infill contrasting in a tooled finish; rear elevations are usually in cheaper, squared 'rubble' stone.

4.19 Craigmillar Avenue is, again the exception to the rule: these properties are rendered and whitewashed with red-brick detailing; some slate, some concrete, but mainly red-clay, rosemary tile roofs, and originally metal – Crittal – casement windows, although unfortunately few, if any, survive.

Figure 4.5: Form and materials



A row of detached houses along Tannoch Drive, showing the frequently found combination of tooled and ashlar stonework to the principal elevation, squared random rubble to the gable ends, and slate roofs. Also note the slight variations in height and roof forms- enough to add visual variety and interest (to make them appear more individual and thus desirable) but subtle enough so that there is harmony down the whole street.

Distinctive architectural style and detailing

4.20 The architectural style of buildings in the area is not unique to Tannoch and is fairly typical of its era, but it is good quality and, most importantly, the level of survival of historic detailing is high: asymmetrical in appearance, features include sash windows,⁴ stone mullions, chimneys and chimney pots, external doors,⁵ dormers, cast iron rainwater goods, apex finials to roofs and barge boards. Ornamentation of these elements is restrained, however, and variations are subtle. Most often they are found just in the roof form or the finish of walling materials as already described, but carved door surrounds are also common. They too vary in shape, reflecting the Victorian fondness for reviving details of historic architectural styles: the rounded head of the Romanesque (usually on detached houses), the loosely Classical squared head (often paired in the centre of semi-detached houses), and even a couple of examples of shouldered arches (a feature usually associated with 13th / 14th century high-status fortified dwellings); others are obscured by porches, another popular feature across the area, with some particularly notable examples of Mugdock Road that contain decoratively arranged glazing bars, typical of late-Victorian / Edwardian domestic architecture.

4.21 A popular feature of the area is the bay window – a practically ubiquitous feature of Victorian architecture everywhere, designed to let in more light and allow observation of the comings and goings of the neighbourhood. Examples in Tannoch are modest in design, usually single-storey and canted (angled) or squared, although there are double-height examples on the larger dwellings. Similarly the use of dormers, some set into the roof slope, some set at wallhead; original examples are distinguishable by their proportionate size relative to the rest of the elevation and by pitched or hipped roofs.

4.22 The eclecticism of late-Victorian architectural treatment and the popularity of reviving the styles of the past can be seen throughout the conservation area – and often even on the same building. Aside from the Romanesque, Classical and medieval-inspired door surrounds mentioned above, prominent gables with mock-timber framing are a common feature, as are stepped or staggered stonework to window surrounds. This kind of detailing was a watered-down version of Arts and Crafts style houses. Originally a social movement, Arts and Crafts

⁴ Most sash windows in the area have large, single panes of glass, which were more expensive than several smaller panes and so was a demonstration of wealth; it is also the reason that sash windows developed a horn to each corner of the cross rail, as this was required to give more strength and stability to the frame in order to hold the greater weight of large sheets of glass. Some later examples incorporate astragal or multi-paned upper sashes – a feature of the Queen Anne

style – but these are less common. Most are plainly glazed, although there are a couple of examples – one on Mugdock Road and the other on Montrose Gardens – of coloured, leaded designs to the upper lights.

⁵ Solid, timber, narrow double doors leading into an internal porch with a secondary half-glazed door are common, a device not so much for muddy boots as to minimise drafts and heat loss - indeed they are sometimes known as storm doors.

manifested itself architecturally by taking the idea of revivalist architecture and, instead of adopting refined historical styles, took inspiration from the more modest vernacular buildings of the past. Despite being a reaction against industrialisation and mass production, the style soon gained popularity and filtered down from the architects' drawing board to standard and speculative housing, largely through pattern books, which became widely available and were used by house builders to apply fashionable detailing to their developments – hence often finding different architectural styles on one building.

4.23 Despite the widespread use of pattern books, the way that details are chosen and applied was dependent on the person constructing the building and so the overall effect can be unique to an area. The replication of features in Tannoch is important in creating visual unity but also in illustrating the awareness and conscious adoption of architectural fashions in a desire to create attractive, polite, contemporary residences.

Figure 4.6: Victorian architectural detailing



An asymmetrical frontage, with a slate, cross-gabled roof with two differently sized dormers, gable-end chimney stacks and timber barge boards to the eaves. To the right a canted bay window with large, single panes of glass and hipped roof; to the left a 2 light window separated by a central stone mullion; to the centre a round-headed door way with semi-circular fanlight and vertically split double door.



On the left: the mono-pitch roof of the large porch can be seen above the hedge and, next to that, a double-height squared dormer with slender sash windows separated by stone mullions. To the right, large dormers on 1 ½ storey paired houses, with Tudor inspired mock black and white timbering set in a prominent, front-facing gable, and a curved, protecting upper floor above the bay window, very loosely in the style of the jetty of a timber-framed building.

Craigmillar Avenue

4.24 The progression in architectural tastes prior to and after the First World War is illustrated in the contrasting style, finishes and detailing between the earlier stone houses around Tannoch Loch and the 12 rendered villas of the private road development on Craigmillar Avenue. Three villas were designed by the same architect, James Taylor Thomson, and these set a design precedent that was largely emulated by those that followed, again resulting in a pleasing combination of individual accents but overall coherence. The houses occupy generous grounds with the front boundaries defined mostly by beech hedging, with adjacent grass verges with intermittent planting. The road's private status, the spaciousness of the layout and buildings, the mature planting and landscaping, and a stunning outlook toward the surrounding countryside combines to create an especially distinctive, separate, and privileged atmosphere within the conservation area.

4.25 On first glance, the houses here could not appear to be more different the rest of the conservation area, but they are in fact just a more academic – if a little antiquated for their date – application of the Arts and Crafts style: the rendered and white-washed walls, the rosemary tiles, the long, low slung roofs, the tall brick chimneys with corbelled copes and blue or terracotta chimney cans, the tile and brick detailing, the small size of the window openings and their occasional grouping in horizontal rows.

4.26 Here too, however, ornamentation is restrained, for example brick detailing around an arched entrance canopy. This perhaps shows a subtle influence of the cleaner lines of the Modern architectural style, which – as the name suggests – developed as a reaction against using the past for design inspiration and instead looked to create something entirely new (and was epitomised at that time by the emergence of Art Deco). It started to develop in earnest in the 1920s and certainly by 1938, when these buildings were under construction, had been widely applied. As such, the style of house found on Craigmillar Avenue is, if truth be told, a little dated, possibly the result of conservatism on the part of the architect or clients, or perhaps instead evidence of an awareness of context – an attempt to introduce a more modern appearance, whilst at the same time acknowledging the existing character of the area.

Figure 4.7: 20th century architectural detailing



Boundary Treatments

4.27 The gardens and boundaries to the properties in Tannoch are an extension of the buildings and, as such, often display a similar level of thought and detailing. However, whilst the gardens differ in size according to the status of the property, there is more parity in terms of boundary treatment. Boundary walls are without exception stone built; most are random rubble and, on the whole, low level – between knee and shoulder height. This time, even Craigmillar

Avenue conforms to the norm: despite the use of brick for the buildings and, occasionally, gatepiers, stone is used for boundary walls, decorative kerbing and also garden steps and paths.

4.28 Taller rubble walls with half-round copes form a uniform boundary to the whole Milngavie Reservoirs site and are evident within, and from, the Tannoch Conservation Area at points where they adjoin such as flanking the waterworks access drives at the south end of Tannoch Drive and at Mugdock Road. They signpost the presence of the municipal site even where its large-scale landscape features are not visible.

4.29 Hedges are also a prominent feature across the conservation area – again low-level and sometimes paired with stone gateposts to the drive or a cast iron pedestrian gate. Iron railings are also found, not by themselves but set into the low-level stone walls and usually bookended by taller stone piers. The only time they are used independently is along the loch side, where various forms of simpler estate railing are used; these are visibly more functional in appearance and stand in contrast to the more decorative forms used to demarcate domestic boundaries.

Trees and Landscaping

4.30 A dominant feature within and surrounding the conservation area is the presence of mature planting, veteran trees and green spaces (private within the area, but more public outwith). Trees especially make a significant contribution to the visual amenity of the conservation area, such as the lime trees fringing Tannoch Loch and the small, mixed broadleaved woodland at its northern end, alongside various mature specimens in larger garden grounds. Their importance as wildlife habitats is now also recognised and appreciated, and combined with the loch, jetties and birdlife, create a unique setting for the surrounding houses. This green infrastructure brings a natural, softer appearance to the area and enriches the streetscape, with the varying species bringing different shapes, textures and colourings throughout the year from their blossoms and autumnal shades.

Figure 4.8: Boundary treatments



Mosswell villa on Strathblane Road. To the left, a taller wall with rounded coping stone meets the original, handsomely carved stone gate piers with cast iron gates. It then drops down to a low-level wall with railings inset into the top, and reinforced with hedges and mature planting. This example is more unusual for the area in that it is very enclosed and views into the site are limited; more often plot boundaries are open- see Figures 4.4 to 4.7.

Views

Types of Views / Seeing Character in the View

4.31 Whilst all senses are engaged in our experience of place, human reliance on the visual does mean that views play a major role in our understanding and perception of character, and Tannoch is no exception – in fact, its character depends on it. Views tend to come in different shapes and forms depending on whether they are designed or fortuitous; framed, contained or open; fleeting or enduring. Broadly, however, they tend to belong to one of three categories:

- **Static views** – these types of views tend to be – although not always – designed or intentional, or at least self-aware. They are a specific, fixed point from which a particular aspect of the area's character can be best appreciated.
- **Glimpsed views** – these types of views are often enclosed and fleeting, and principally incite intrigue or surprise in those that notice them that add to the experience of an area.
- **Dynamic views** – these are views that steadily reveal different aspects of a place's character and continually evolve as we experience them. These may be panoramic views from a fixed point or kinetic views that are revealed as the observer moves through the area. These views are influenced by both constant features (not necessarily dominant features but those that remain present throughout) and transient features (accents in the view that come in and pass out of views at different points

Examples of views in Tannoch Conservation Area

4.32 There are a number of striking and beautiful views within Tannoch and toward it from its setting, but the seemingly mundane have their role to play too in conveying the character of the place. Below are some examples of the more obvious and noteworthy views in the area – in that they are the ones that clearly embody important characteristics of the conservation area – but it is important to remember that experience is entirely personal and the value placed on views subjective; as such, there will be many more that are not noted here that portray the sense of place equally well.

Static

4.33 The view from the south of the loch toward the embankment of the reservoirs. From here, the loch is framed by the houses surrounding it and the embankment of the reservoirs contains the view, forming a particularly picturesque view. The Mugdock hills also make an appearance in this view above and beyond the embankment, enriching the view's scenic qualities, as well as acting as a reminder of the proximity of the open countryside and reinforcing the area as the gateway to the natural wonders beyond.

Figure 4.9: Static view – Tannoch Loch



Glimpsed

4.34 A view down the short cul-de-sac of Bank Avenue. A fleeting, glimpsed view for those passing by along Mugdock Road, but also a dynamic view for those heading down the cul-de-sac. Several characteristics of the area are visible here – the stone boundary walls, the mature planted, the cross-gables and bay window of a large Victorian villa. The view is also contained by the properties' boundaries and channelled down the road to, in the far distance, a view of the Kilpatrick Hills, again reinforcing the important contribution the area's setting makes to its character and appearance.

Figure 4.10: Glimpsed view – Bank Avenue cul-de-sac



Dynamic

4.35 A kinetic view of the conservation area from within its setting, at the top of the embankment. Moving eastward along it, the conservation area starts to come into view with the white elevations of the buildings along Craigmillar Avenue in their elevated position the first to reveal themselves, a striking accent in the view. Move further along, and the rest of the conservation area start to come into view: the loch, the surrounding houses, the trees, the hills in the distance. The importance of this view is in the experience of the conservation area

gradually revealing itself, with its focus changing the more that comes into view, and the overview it gives of the layout of the whole area.

Figure 4.11: Dynamic – the view from the embankment



4.36 *Static, glimpsed* and *dynamic* cover the types of views you might find, but their relevance to the significance of the conservation area lies firmly in what those views contain; that is, what they can tell us about the history of the settlement or the area, or how they influence our experience of its character. And, of course, all of these views have their own, varying degrees of aesthetic appeal, degrees that are dependent on the time of day, the time of year and, above all, the viewer and what they find pleasing as much as established criteria of visual aesthetic or artistic appeal.

4.37 Furthermore, these views are not mutually exclusive: one asset or feature may contribute to the character and appearance of the area in different ways in different views, and views may transition, interrupt and develop concurrently with one another.

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