

East Dunbartonshire Council

Designation Review Report

Conservation Area Boundaries and Townscape Protection Areas

Final report
Prepared by LUC
January 2021



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East Dunbartonshire Council

Designation Review Report Conservation Area Boundaries and Townscape Protection Areas

Project Number
11049

| Version | Status | Prepared | Checked | Approved | Date |
|---------|---|------------------------|----------|----------|------------|
| 1. | Draft | R. Brady R. Haworth | R. Brady | S. Orr | 24.11.2020 |
| 2. | Amended draft | R. Brady | S. Orr | S. Orr | 03.12.2020 |
| 3. | Amended draft – response to client comments | R. Brady R. Haworth | S. Orr | S. Orr | 10.12.2020 |
| 4. | Amended draft – formatting changes | R. Nicholson | R. Brady | S. Orr | 13.01.2021 |

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Registered in England
Registered number 2549296
Registered office:
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OHS627041



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Chapter 1

Background

This chapter explains why the review has been carried out and what its objectives are.

Introduction

1.1 In May 2020, LUC was commissioned to carry out a review of local historic environment designations across East Dunbartonshire – including conservation areas (CAs), townscape protection areas (TPAs) and locally important gardens and designed landscapes (LGDLs). The objective of the project was to review the various designations, verify the reasons for each sites' designation and, subsequently, update the list of assets included under each designation type. The overall aim of the project was to create a sound evidence base for the historic environment to contribute to the emerging East Dunbartonshire LDP 2 Proposed Plan.

Purpose of the Report

1.2 This report contains the results of the review of conservation areas and townscape protection areas. Its aims are to:

- establish consistency in the designation of areas of special architectural and historical character across the East Dunbartonshire authority area;
- to make recommendations on the application of each type of designation (CAs and TPAs); and
- to propose amendments to designation boundaries where this is required.

Sources

- East Dunbartonshire Conservation Area Appraisals (CAAs), prepared 2005-2011

Chapter 1

Background

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- East Dunbartonshire Local Development Plan 2017
- East Dunbartonshire Supplementary Planning Guidance and Historic Environment Guidance (various dates)
- Historic Environment Scotland (2019), Interim Guidance on the Designation of Conservation Areas
- Historic Environment Scotland (2019), Designation Policy and Selection Guidance
- Scottish Government (2004), Planning Advice Note (PAN) 71, Conservation Area Management

Report Structure

1.3 The report is structured as follows:

- **Chapter 2** sets out the methodology used to undertake the study.
- **Chapter 3** contains the outcome of the assessments for each site. These are organised by community as per the Proposed Local Development Plan 2
- **Chapter 4** presents the recommendations of the review.

Chapter 2

Methodology

This chapter sets out the approach applied in the review, the information that was used, and the assumptions and limitations of the study.

Evidence gathering and assessment

Desk-based assessment of existing designations

2.1 Information on existing CAs and TPAs was collated and reviewed to understand the original reasons for designation and the extent of the designations. This included the content of existing conservation area appraisals (CAAs) and townscape protection area appraisals where they existed, council designation reports, historic environment record (HER) and designation records, and other historical background materials such as mapping and secondary documentary sources.

2.2 TPAs are a local designation specific to East Dunbartonshire, used to identify localities with distinctive architectural and historic qualities. Most of them are closely associated with conservation areas, forming clusters of designations. The management of TPAs under Local Development Plan policies is carried out in a similar way to that of conservation areas, with the aim of protecting their character and appearance.

2.3 In order to take a balanced and consistent view of the merit of areas of special architectural or historic interest in East Dunbartonshire, all sites – both CAs and TPAs - were assessed against the legislative definition of conservation areas as, “**Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**”.¹ Then, a recommendation was made for each on whether the area

¹ Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 61

accords with the definition as currently designated, would accord with it if amended in boundary or extent, or does not accord and should be de-designated.

What is 'special character'?

The purpose of conservation areas is to celebrate and preserve the local distinctiveness of places. They are designated where they are considered to meet the legislative definition given above. The standard and criteria for designation are defined locally but generally include considerations such as:

- The architectural quality of buildings and structures.
- Associations with notable people, literature or art, industries, artistic, political or cultural movements or events that have left their mark on how a place appears today.
- The spatial qualities of a place - how all the built features and open spaces of a place interact and have been – and are – used and valued by their communities.
- Relationship with the surrounding topography and landscape.

2.4 This assessment focuses on the process of ensuring that the principle of CA designation is sound and that the area enclosed by the boundary encapsulates the place's special character. The detailed identification and assessment of what defines each area's special character is contained in the Conservation Area Appraisals (CAAs).

Why re-assess TPAs?

2.5 TPAs are a local designation intended to protect areas with special architectural and historic qualities. This rationale is essentially the same as that of CAs. Although CAs are established by national legislation, their selection, designation and management are carried out at a local level, as with TPAs. TPAs therefore duplicate the purposes of CAs in East Dunbartonshire.

2.6 In addition, many of the TPAs cover the settings of CAs with the apparent intention of protecting that setting. However, this function is not necessary as the setting of CAs is already a consideration in planning decisions, and if the area of setting does not in itself have special architectural and historic qualities, its identification as a TPA or CA is tenuous; it therefore appeared that some of the TPAs are unnecessary as a planning policy control. The assessment

process set out in this report tested this proposition and what the best means of protecting and managing these areas would be in future.

Site visit moderation

2.7 All CAs and TPAs were visited to verify that the conclusions drawn from documentary evidence were substantiated by physical evidence on site. In addition, the fine detail of where the boundaries are drawn could be checked to ensure the special character of each area was correctly reflected and adjoining areas of value had not been excluded. This reduced the risk of any sites being de-designated when in fact they had more surviving features of historic or artistic interest on the ground than was evident in documentary sources, and would therefore justify retention on the list.

Recommendations

2.8 Once the initial desk-based review had been verified by site visits, the assessments were updated and final designation recommendations made. A summary of the assessments and the evidence supporting the recommendations is detailed in chapter 3. Chapter 4 details the designation recommendations and also recommendations for future work to build on this report.

Assessment outcomes

2.9 This process resulted in a range of potential outcomes and associated recommendations:

| Outcome | Recommendation |
|--|--|
| The existing CA designation is sound in principle and the boundary reflects the extent of special architectural or historic interest | No change required. |
| The existing CA designation is sound in principle but the boundary no longer reflects the extent of special interest. | Amend the boundary to reflect the extent of special interest. |
| The existing TPA is part of a cluster with a CA and meets the criteria of being of special architectural or historic interest. | Amend the CA boundary to incorporate the TPA area and de-designate as a TPA. |

Chapter 2

Methodology

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| Outcome | Recommendation |
|--|---|
| The existing TPA is not part of a cluster with a CA and meets the criteria of being of special architectural or historic interest. | Designate as a new CA, carry out CAA and de-designate as a TPA. |
| The existing TPA does not meet the criteria of being of special architectural or historic interest. | De-designate as a TPA. |

- The review was only of existing CA and TPA designations and boundaries. It did not aim to identify any other places that may be worthy of conservation area designation.
- Site visits were undertaken as far as public access and rights of way would allow or where access had been pre-arranged with owners.

2.10 In all cases, this process results in the de-designation of all TPAs. When reviewed under national criteria and within the aims of East Dunbartonshire's Local Development Plan 2 policies, the TPA designation duplicates CA management where they are of CA quality, or introduces unnecessary additional controls where they are not.

Assumptions and limitations

2.11 The following assumptions and limitations have been made during the process of this assessment:

Assumptions

- The review has utilised a range of readily accessible sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources, principally the existing CAAs. It has been assumed that the information contained in these sources is reasonably accurate, unless otherwise stated.
- Although the review will be used to inform the emerging LDP, the assessments and recommendations for each site in the study are policy neutral and make no assumptions with regard to the subsequent application of local or national policy.

Limitations

- Additional research was limited to checking the extent and detail of the relevant historic environment, local and national policy and designations applying to the site, some satellite mapping/imagery, planning records, historic mapping, the Scottish Buildings at Risk Register and other relevant sources to check any substantial changes made to sites since the last designation or review cycle. No additional archive research was carried out.

Chapter 3 Site Assessments

Policy 2: Bearsden

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|---------------|--------|--|--|
| CA265 | Old Bearsden | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not. | Retain. No changes required. |
| CA266 | Westerton | CA | <p>The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not.</p> <p>The open space to the west of the suburb, currently excluded from the boundary, is shown on historical maps as part of the original development. However, its current role and character are considered to be setting to the conservation area and amenity space of predominantly community value, rather than having any inherent design merit/architectural and historic value. It is therefore not proposed to include this area within the CA.</p> | Retain. No changes required. |
| HE46 | Pendicle Road | TPA | <p>This residential area contains a mixture of dwellings dating mostly from the earlier- to mid-20th century, some with Arts and Crafts-derived features, representing gradual ribbon development pushing out from the 19th century suburbs of Bearsden along its radial routes. The two most architecturally or historically interesting houses, a row of 17th century farm cottages converted into a single dwelling and a 1930s International Modern house, are listed.</p> <p>The non-listed houses are fairly generic in their architectural expression, using forms and features common among private developer-led suburban development of this period, to be found throughout Scotland and the UK. The low-density layout, plot pattern and streetscape with verges and street trees gives an atmosphere of a quality residential area with high amenity but one which is not especially distinctive to this place.</p> <p>As such, the site is not considered to be a particularly distinguished or special example of this era or to particularly express this pattern of development as it was</p> | <p>De-designate.</p> <p>Investigate additional protection of street and garden trees by TPO.</p> |

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|------------|--------|---|-----------------|
| | | | <p>applied in East Dunbartonshire. Neither does it specifically relate to the special character of Old Bearsden Conservation Area, either by representing a later phase of its development or a deliberate contrast to it with special character in its own right.</p> <p>The two most distinguished houses are listed and they therefore benefit from the protections of that designation, including the requirement to consider the impact of changes to their setting. The setting of Old Bearsden Conservation Area would also need to be taken into account in considering any development proposals in Pendicle Road.</p> <p>Small parts of the TPA area are covered by TPO: this could be investigated for extension to capture the street and garden trees of amenity value.</p> | |
| HE50 | Whitehurst | TPA | <p>A development of municipal semi-detached houses and maisonettes in pairs and groups arranged around two central spaces. The TPA area and the similar, non-designated housing development around it developed in stages from the 1930s and again after the Second World War in a Garden Suburb-inspired style. The individual blocks are of a standard pattern used across the Council area although the layout around two central, communal gardens gives it a distinctive aspect of character.</p> <p>The site is remote from the Old Bearsden CA and does not have a specific relationship with it, stylistically or developmentally. The block types are of a standard form and similar to many municipal housing developments of the inter- and immediate post-war era across Scotland. The garden layout alone is not considered to distinguish its special character enough to be worthy of designation as a conservation area in its own right.</p> | De-designate. |

Policy 3: Bishopbriggs

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|------------------------------|--------|---|---|
| CA256 | Cadder | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not. | Retain. No changes required. |
| CA255 | Coltpark Avenue/Stuart Drive | CA | Late-19 th /early-20 th century development of small-scale single and semi-detached villas on land that was formerly a series of small quarries. Some elements of street | Retain, combine with Viewfield Road/Kirkintilloch Road TPAs and |

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|--|--------|--|---|
| | | | form retain the lines of quarry lanes and the single-storey, vernacular cottages in Coltpark Lane appear to be the earliest buildings surviving in the area. Similar villas also line the route south along Kirkintilloch Road and, together with the Viewfield Road TPA area, create an enclave of distinctive character. Some large-footprint modern development of flats and car dealerships has been inserted alongside the railway bridge at Kirkintilloch Road but, despite this, the area retains a fairly cohesive architectural and historic character, worthy of protection. | amend boundary to include villas to south along Kirkintilloch Road. All designated as one conservation area, renamed Bishopbriggs; refer to Figure 3.1. |
| CA648 | Kirkintilloch Road/Balmuirdy Road | CA | <p>This conservation area focuses on an area of late-19th century villas at the northern end of the town. However, key groups of core urban buildings are omitted including the civic buildings on Kirkintilloch Road, the landmark 1959 Bearyards water tower, an interesting 1960s civic complex at Cross Court and an early-20th century group west of the station comprising the Crow Tavern, police station and police houses. Although the central section of Kirkintilloch Road has been disrupted by the monolithic 1980s Triangle Centre, these historic groups are considered to have collective architectural and historic interest giving the town centre an interesting and varied character and their inclusion in the CA would capture more holistically the character of the town than the villa suburb alone.</p> <p>In addition, an area of 19th century development east of the railway line is of architectural and historic interest and adds a further dimension of character to the central part of the town. 'Tudor' villas lining Springfield Road appear on the 1st edition OS, in place by 1857, making them the oldest planned suburban extension from the core and pre-dating the villas in the existing CA area. Ruskin Square is a later addition to the townscape in this area, with its own very distinctive, self-contained form and character, although both relate to the expansion of the original tiny settlement brought about by the arrival and success of the railway.</p> | <p>Retain CA and amend boundary to capture Bishopbriggs' character along Kirkintilloch Road, Springfield Road and Ruskin Square.</p> <p>All designated as one conservation area, renamed Bishopbriggs; refer to Figure 3.1.</p> |
| HE47 | Ruskin Square | TPA | This is an interesting early-20 th century planned cottage development around a tiny central square, with its own very distinctive, self-contained character. On its own it may not merit CA designation but, seen in conjunction with the adjacent mid-19 th century villa expansion of the town, creates a characterful area worthy of protection. | <p>Combine into enlarged CA with Kirkintilloch Road/Balmuirdy Road and areas to south and east. De-designate TPA.</p> <p>Refer to Figure 3.1.</p> |
| HE45 | Viewfield Road/Kirkintilloch Road (part) | TPA | Forms part of the same era and character of development as Coltpark Avenue/Stuart Drive CA. The small-scale villas on relatively small plots demonstrate a more modest type of villa development contrasting with the grander, large, detached types found elsewhere in East Dunbartonshire. The streets in this area focus on the contemporary Kenmure Church, giving an added element of character to an otherwise purely residential area. While more modest and plain than contemporary villas in CAs elsewhere in East Dunbartonshire, this area's | <p>Combine into enlarged CA with Coltpark Avenue/Stuart Drive and additional areas to south. De-designate TPA.</p> <p>Refer to Figure 3.1.</p> |

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|---------------|-----------|--------|---|-----------------|
| | | | overall historic character of former quarry routes, intimate scale and range of more modest buildings survives well and illustrates a particular era and type of development in the area. These sites collectively form an area of distinct and cohesive character, worthy of protection. | |

Figure 3.1: Proposed Bishopbriggs CA boundary

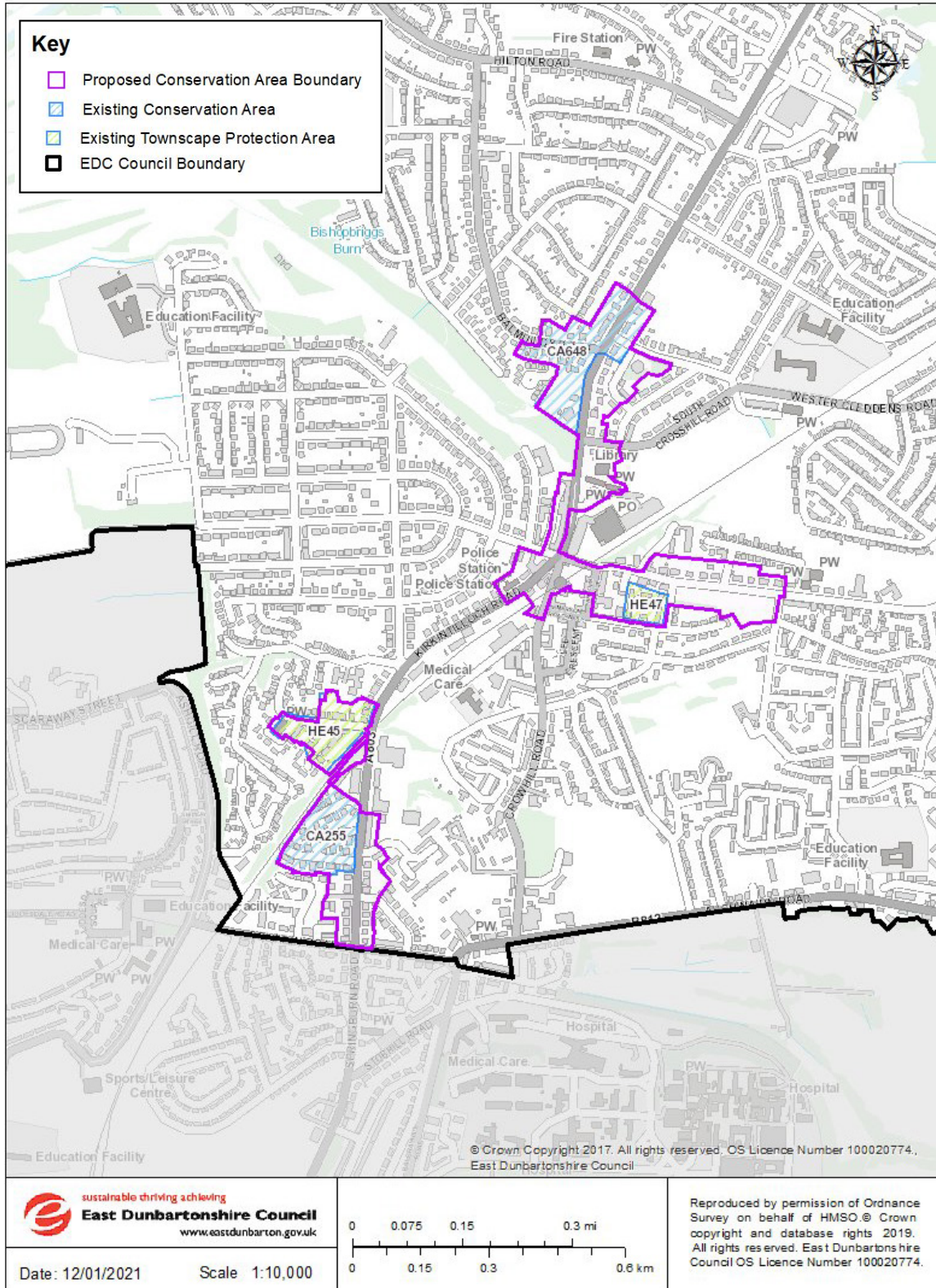


Figure 3.2: Proposed Bishopbriggs CA boundary – northern section

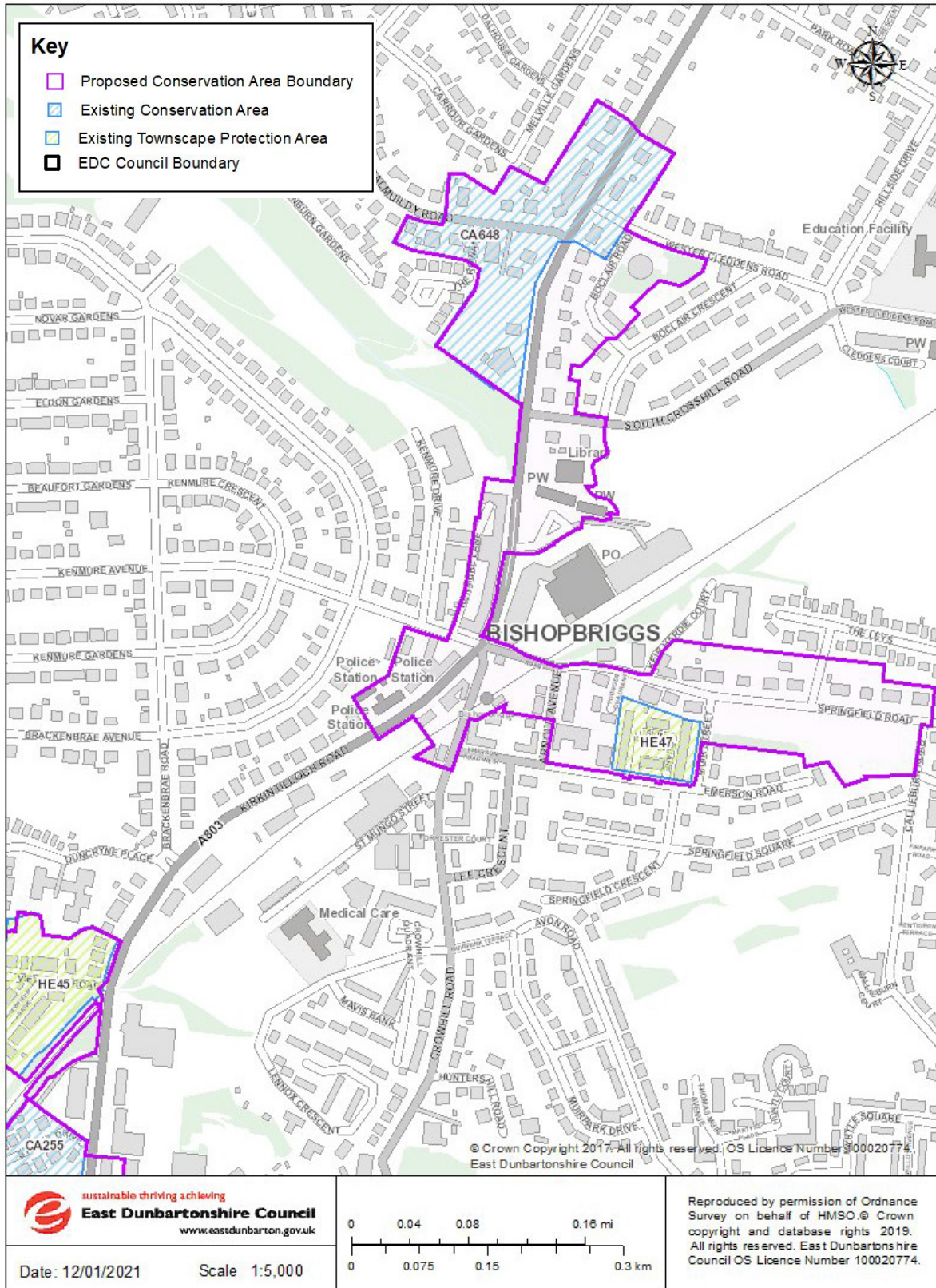
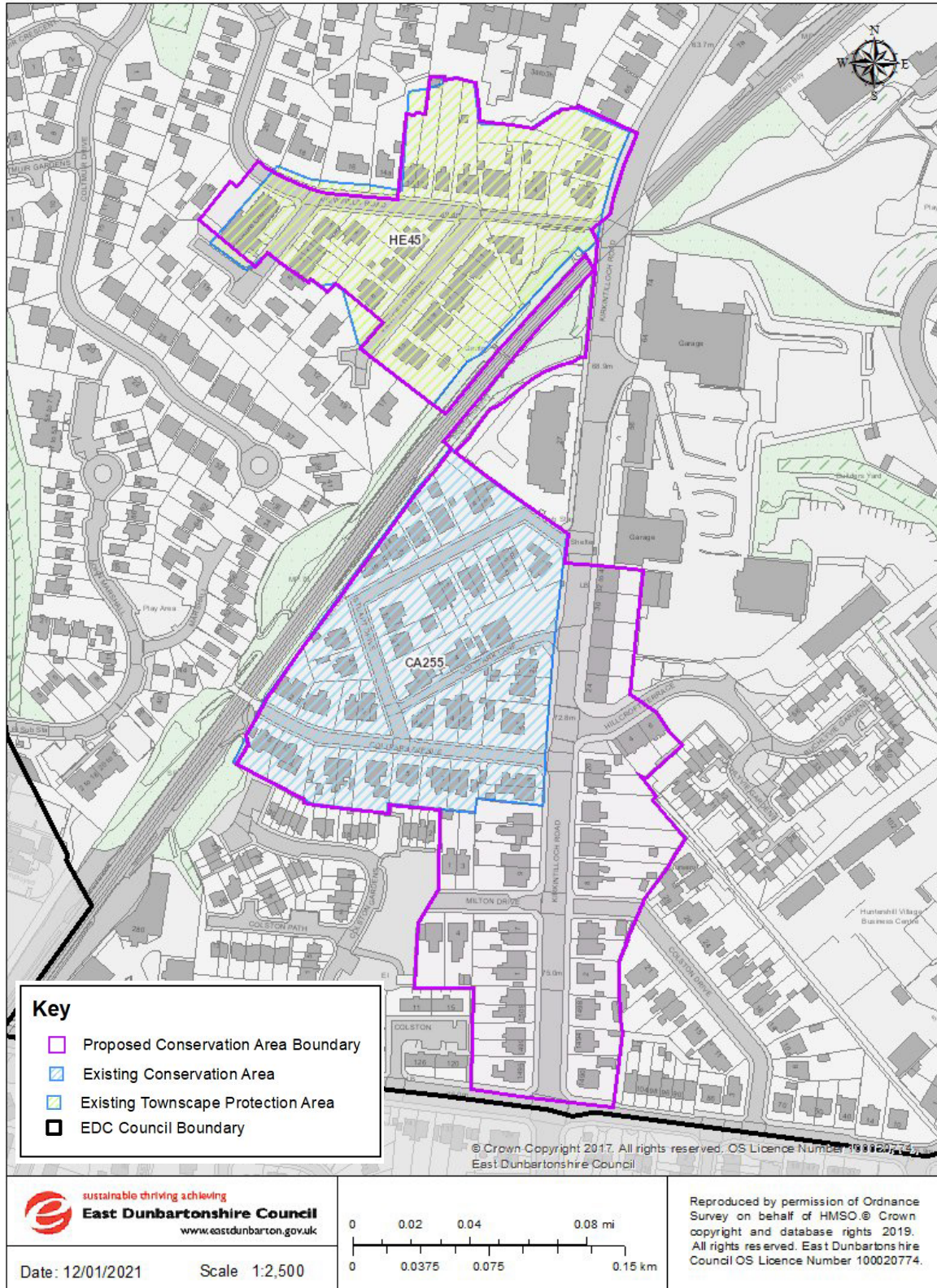


Figure 3.3: Proposed Bishopbriggs CA boundary – southern section



Policy 4: Kirkintilloch, Lenzie and Waterside

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|-----------------------------|--------|--|---|
| CA258 | Beech Road/Garngaber Avenue | CA | <p>These two sections of Lenzie's late-19th century villa development have a clearly defined architectural and historic character and should be retained. However, large sections of the adjacent townscape, particularly the Heath Avenue/Fern Avenue/Hawthorn Avenue TPA, are very similar in character, reflecting generously-spaced, individually well-detailed, substantial detached suburban villas and should be included in the CA.</p> <p>The area north of Garngaber Avenue, east of Kirkintilloch Road, contains a mixture of 19th century villas and mid-20th century houses and bungalows. However, the later development has been inserted into the older street and plot pattern and allows the overall historic form and character to remain predominant. Similarly, the TPA at Kirkintilloch Road facing north over the recreation ground at the corner of Beech Road contains a mixture of dates of building but its overall form and character contribute positively to the sense of place. It is therefore proposed to bring these sections into the CA boundary, for consistency.</p> <p>The two 'satellite' areas of CA at Seven Sisters and Douglas Avenue are also of special character and should be retained. Normally it would be expected that a CA should have a continuous boundary but, in this case, inclusion of the intervening areas would enclose too great an area of ordinary townscape, which could be considered to de-value the CA designation. It is therefore proposed to leave these separate boundary sections as they are.</p> <p>One section of the existing CA, at The Grange, off Gallowhill Avenue to the east of Beech Road, has been developed in the late 20th century with semi-detached villas scattered along a sinuous cul-de-sac, which is layout that is substantially at odds with the prevailing character of the neighbouring historic villa development. It is therefore proposed to remove this small section from the CA.</p> | <p>Retain and amend boundary to capture wider extent of area of positive character and to remove a small section to the north east of no special historic character.</p> <p>All designated as one conservation area, renamed Lenzie; refer to Figure 3.2.</p> |
| CA267 | Central Kirkintilloch | CA | <p>The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not.</p> | <p>Retain. No changes required.</p> |
| CA260 | South Lenzie | CA | <p>The conservation area reflects its original reasons for designation and the definition of special character. In general, the boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding</p> | <p>Retain and amend boundary to capture wider extent of area of positive character.</p> |

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|---|--------|--|--|
| | | | <p>those which are not. However, parts of the adjoining TPAs which were developed around the same time as the main CA – villas on the south side of Crosshill Road, and the villas and tenements lining Auchinloch Road – are considered to contribute to the area’s special character and are recommended for inclusion in the CA.</p> <p>The south-eastern corner of the existing CA has its boundary drawn across the middle of residential plots in the post-war Charles Crescent development. This is proposed for amendment to contain only the 19th century plots to the north.</p> | All designated as one conservation area, renamed Lenzie; refer to Figure 3.2. |
| HE31 | Bankhead Road, Waterside | TPA | <p>This TPA consists of a group of earlier 19th century former weavers’ cottages lining the Luggie Water, together with the former Waterside Subscription School (date marked 1839). Although small in size, the area has a distinct and special sense of place deriving from a combination of historic townscape, built form and relationship to the water and its tree-lined banks. There is a cohesive scale, form and character to the weavers’ cottages and a focal point in the Waterside Subscription School. The materials have been eroded – lots of replacement windows, cement render and artificial slate – but some natural slate, stonework, boundaries and other historic details survive, such as the subscription school’s forestair with cast iron balusters.</p> <p>In total there is considered to be a sufficient concentration of architectural and historic interest to justify conservation area designation in its own right. The area to the south of the Luggie Water relating to historic mills, distillery and water management features may contain industrial archaeology which would benefit from further investigation and interpretation. However the historic built form and character on this side of the river does not appear to survive well, and what does is not considered of good enough quality or cohesive enough character to justify inclusion in a CA.</p> <p>There is a clear change of character between the historic Waterside area and the wider village, which is now largely Council housing of repeated, standard types, with no particular special architectural or historic character.</p> | <p>Designate as a new CA. De-designate as a TPA.</p> <p>Formation of the boundary and CAA would benefit from further investigation of former industrial areas beside the Luggie Water to determine the extent of survival of historic character.</p> <p>Refer to Figure 3.3.</p> |
| HE49 | Wester Gartshore | TPA | <p>An attractive group of farm and steading, cottages and lodge with associated walls, gates and piers, relating to the historic Gartshore Estate and all lying within the Gartshore LGDL area. Although of architectural merit, the group is too small and isolated to make a meaningful conservation area in its own right. The built elements gain their significance mainly from their relationship with the wider estate and should be viewed predominantly as elements of that designed landscape.</p> | De-designate. |
| HE41 | Douglas Avenue, Douglas Gardens and Middlemuir (part) | TPA | <p>These sections of Lenzie’s townscape demonstrate a residential environment of the earlier 20th century. The Douglas Avenue/Gardens area has a slightly Arts and Crafts-inspired style and a generous setting of mature trees and hedges.</p> | De-designate. |

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| | | | Middlemuir Road comprises Interwar bungalows. The two areas are of good residential quality and amenity but are not particularly distinguished in terms of their architectural or historic value. They are fairly typical of development of this type and date and do not create a particularly distinctive character or sense of place identifiable as 'Lenzie'. | |
| HE44 | Heath Avenue, Fern Avenue (part); Kirkintilloch Road, Willow Avenue and Cedar Drive (part) | TPA | <p>Heath Avenue, Fern Avenue, Hawthorn Avenue and sections of Myrtle Avenue and Kirkintilloch Road are considered to demonstrate the special architectural and historic character of Lenzie and are recommended to be included in the CA, as described above at CA258.</p> <p>The area around Larch Avenue on the north-western edge of the CA consists mostly of inter-war and later bungalows and the modern Lenzie Academy and its grounds. There is no particular design intention or characteristic sense of place evident in the layout and the architecture of individual buildings is fairly generic and undistinguished. There is a clear change in character between the areas of villa development included in the adjacent CA and the inter-war suburban areas.</p> | <p>Incorporate Heath Avenue, Fern Avenue, Hawthorn Avenue and sections of Myrtle Avenue and Kirkintilloch Road into Lenzie CA.</p> <p>De-designate the remainder.</p> <p>Refer to Figure 3.2.</p> |
| HE40 | Alexandra Avenue (part) | TPA | This part of Lenzie forms the western edge of the section of villa development south of the railway. It contains a number of individual villas and cottage groups which broadly relate to the character of the main body of the CA. However, the street was mostly developed later, with inter-war and later bungalows forming the east side and a late-20 th or early-21 st century housing development around Alexandra Park on the west side, which forms a separate enclave with its own boundaries and entrance features. The overall character of this TPA is therefore predominantly that of later-20 th century development and does not particularly relate to, or contribute to, the special architectural or historic character of Lenzie. | De-designate. |
| HE42 | Auchinloch Road (part) | TPA | <p>The east side of Auchinloch Road, opposite the main section of the CA, contains an interesting group of 19th century tenements and small-scale individual villas which form part of the approach to central Lenzie from the south. This section has a separate character from the area to the west owing to a substantial change in level between the two, with the main villa development built on the relatively flat plateau west of the valley of the Cult Burn. However, the sinuous road, interesting built form on the steep site and a collection of historically lower-status housing gives it a distinctive character and provides an interesting adjunct to the main villa area.</p> <p>The southernmost tip has been developed with a large-footprint car dealership and no longer contributes to the character of the area so would be proposed for omission and de-designation.</p> | <p>Incorporate into Lenzie CA with the exception of the southern tip. De-designate as a TPA.</p> <p>Refer to Figure 3.2.</p> |

Chapter 3

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| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|-----------------------|--------|---|---|
| HE43 | Crosshill Road (part) | TPA | <p>The south side of Crosshill Road in this TPA area was developed in the late 19th century along similar lines to the south end of Victoria Road, within the CA. Its linear form and pattern of 1½ storey villas adds to the architectural and historic character of the area and is recommended for inclusion in the CA.</p> <p>Apart from one 19th century villa, the north side of the road was developed later and now consists of large, late-20th century bungalows and houses. Their plot size, position set back from the road behind deep, raised gardens and variety of generic 20th century house types contrasts with the conservation area and is not considered to contribute positively to its historic character. This section would be proposed for de-designation.</p> | <p>Incorporate south side of the road into Lenzie CA. De-designate the remainder.</p> <p>Refer to Figure 3.2.</p> |

Figure 3.4: Proposed Lenzie CA boundary

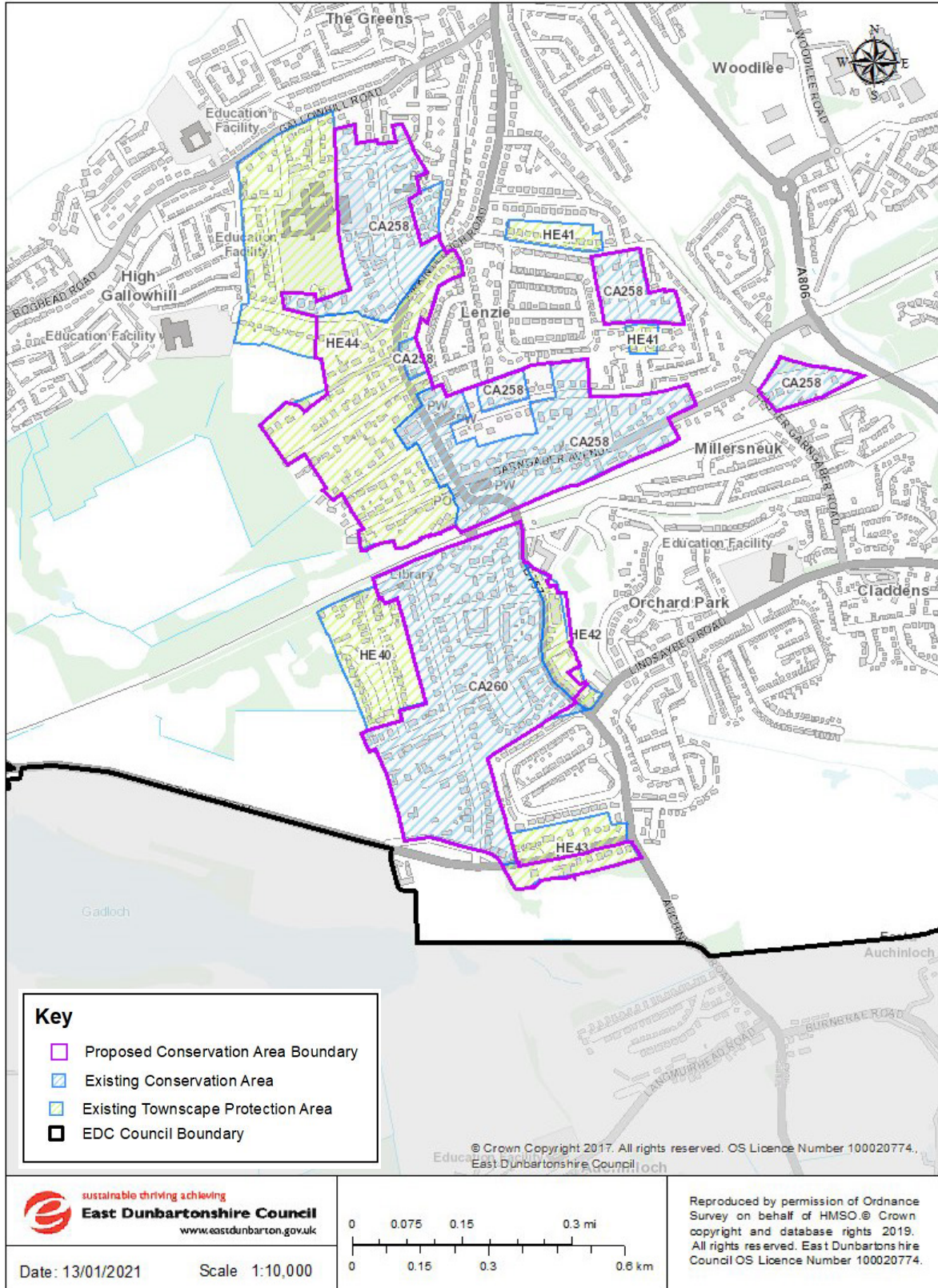


Figure 3.5: Proposed Lenzie CA boundary – northern section

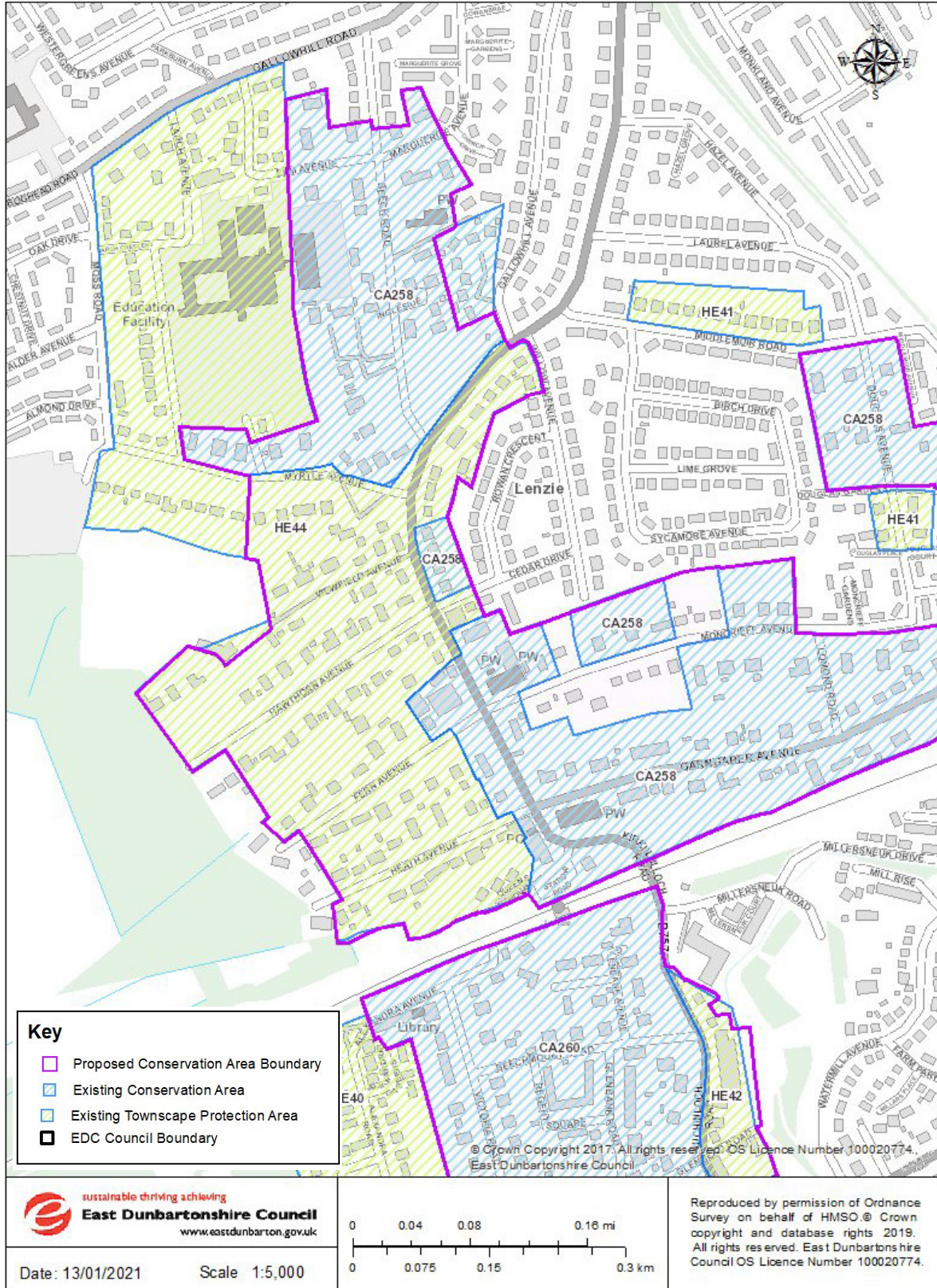


Figure 3.6: Proposed Lenzie CA boundary – southern section

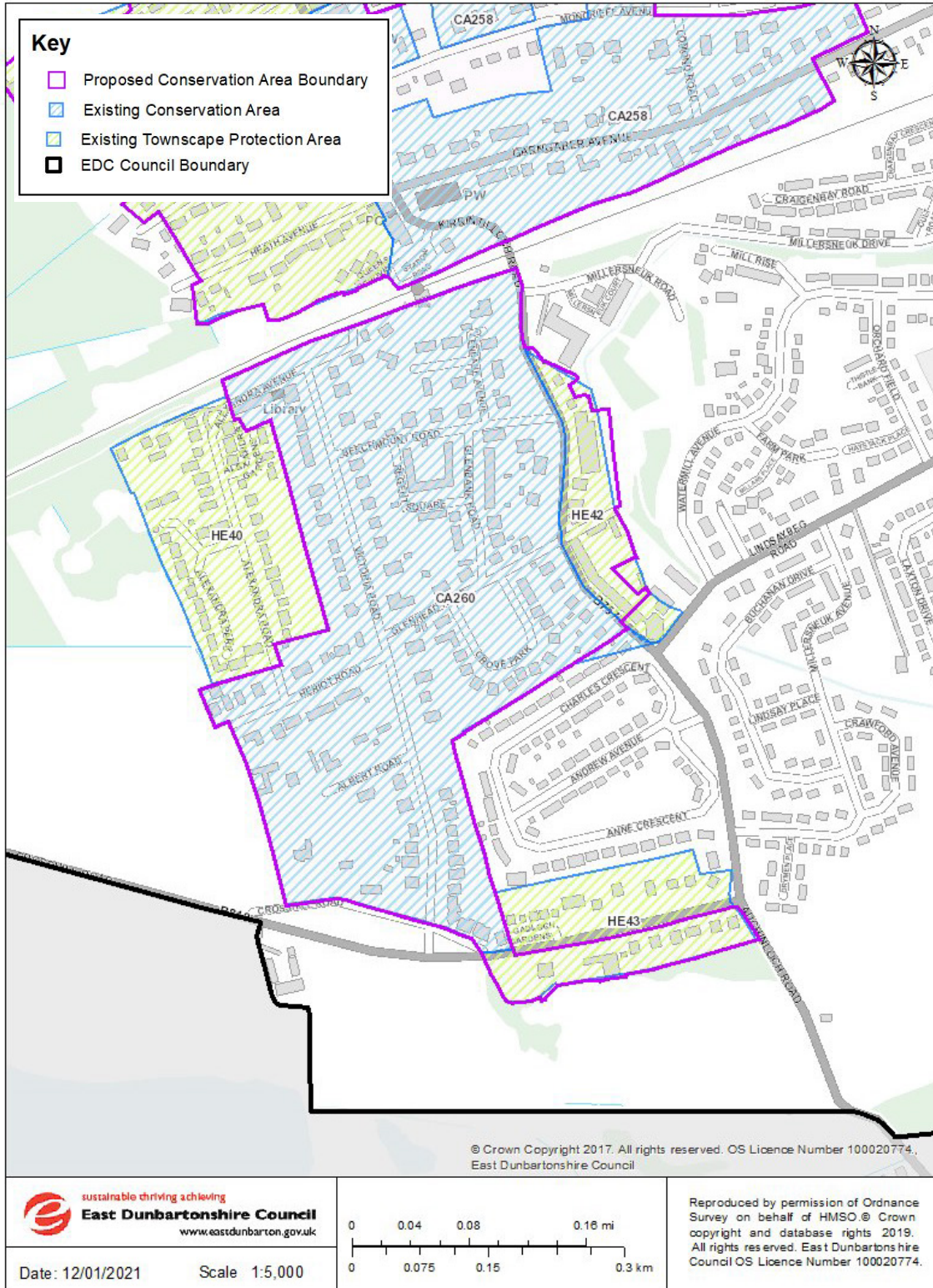


Figure 3.7: Proposed Lenzie CA boundary – north-eastern section

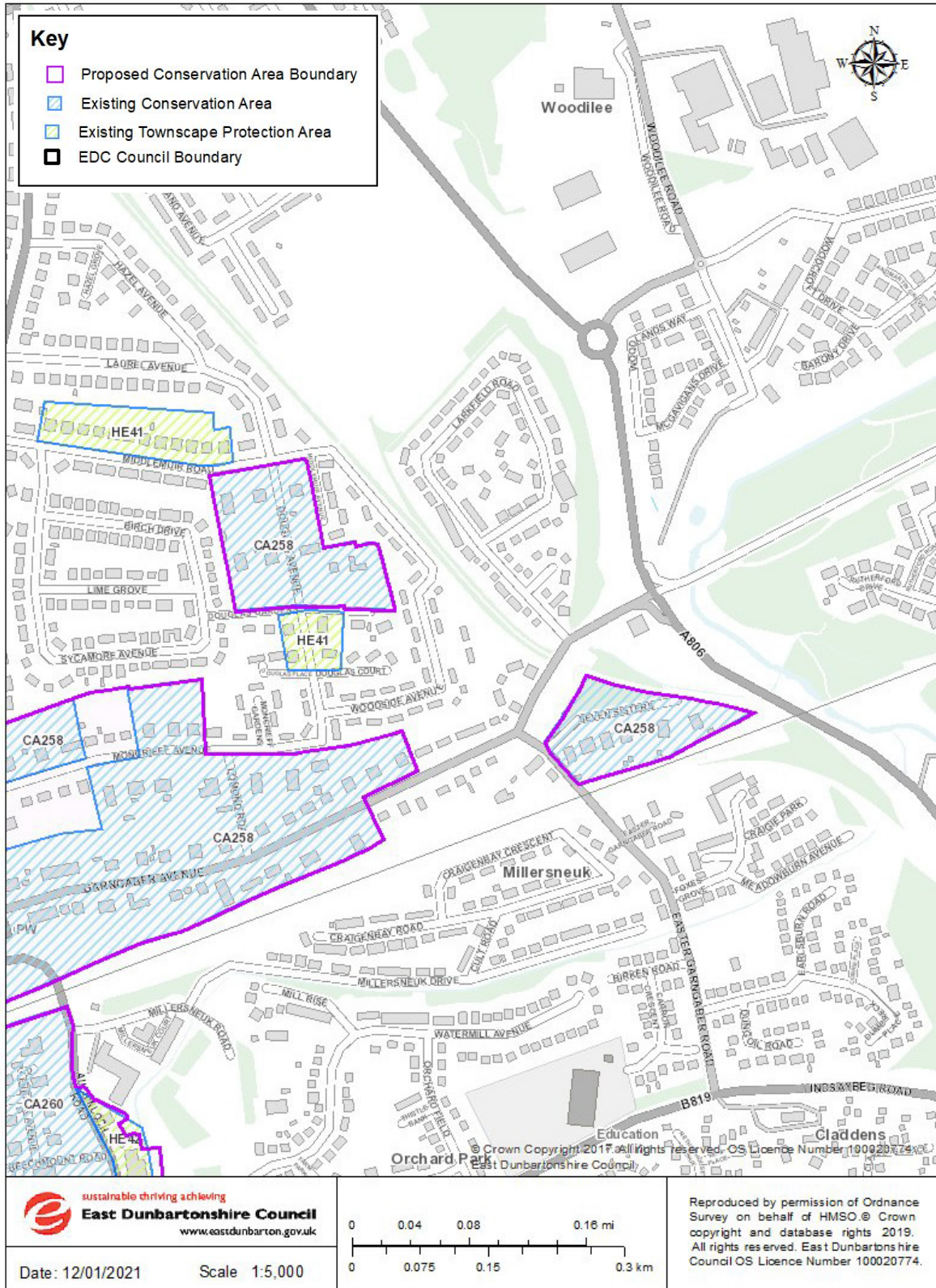
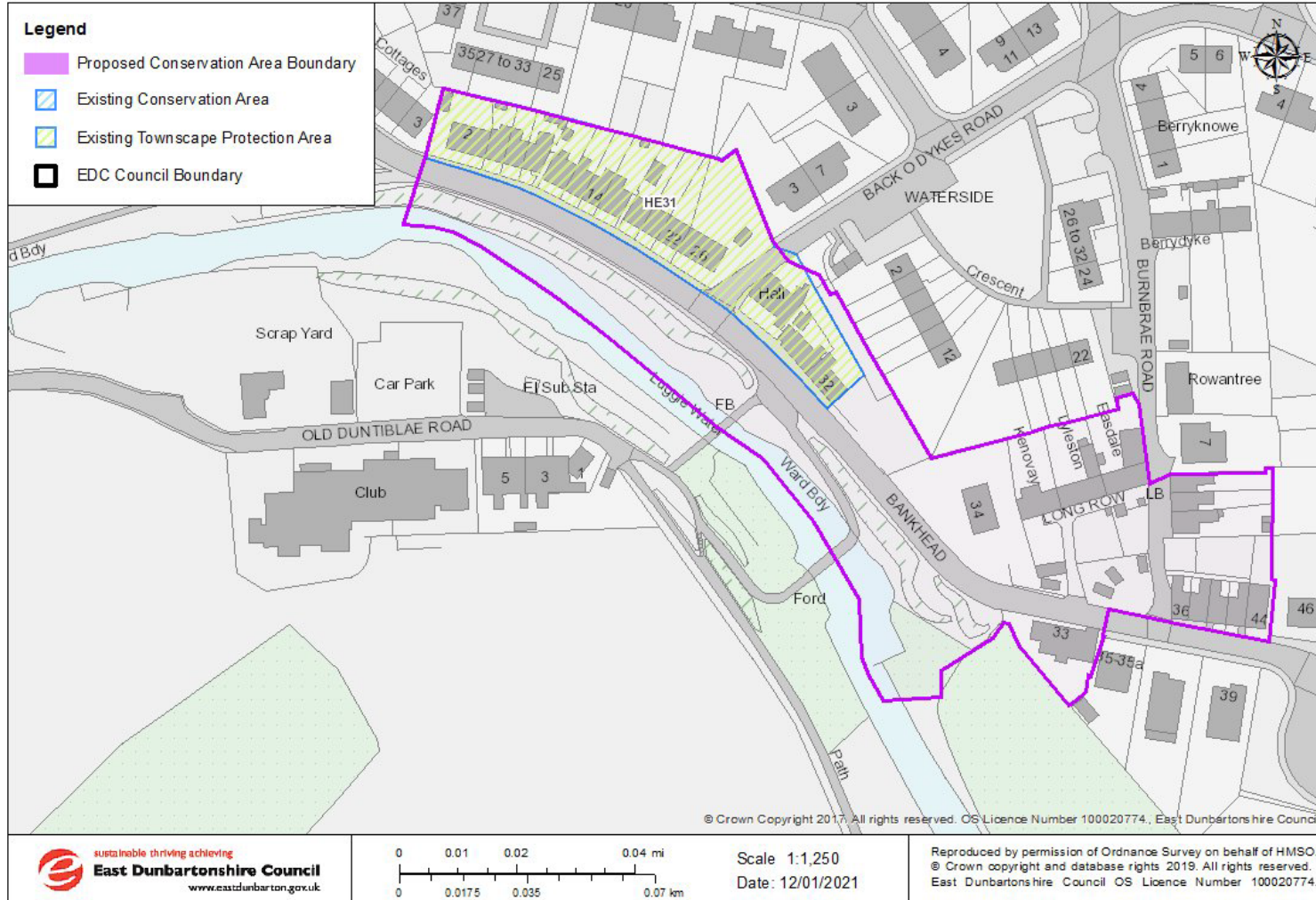


Figure 3.8: Proposed Waterside CA boundary



Policy 5: Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|--------------------|--------|---|------------------------------|
| CA257 | Clachan of Campsie | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not. | Retain. No changes required. |

Policy 6: Milngavie

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|-----------------------|--------|--|--|
| CA649 | Milngavie Reservoirs | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not. | Retain. No changes required. |
| CA261 | Milngavie Town Centre | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line generally makes sense in terms of enclosing the areas which are of demonstrably special character. However, two existing adjacent TPAs are considered to add to the town's special character and sense of place and are recommended for inclusion in the CA; see HE32 and HE36 below. | Retain. Amend boundary to include two additional TPA areas at Clober Road and Glasgow Road/Baldernock Road. Consider a change of name to Central Milngavie to reflect wider extent. Refer to Figure 3.4. |
| CA264 | Tannoch | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not. The CA boundary is sound but currently consists of three separate polygons, reflecting amalgamation/conversion of former TPAs. For ease of reference and management, it is recommended to rationalise the boundary into a single polygon. | Retain. Rationalise the existing conservation area polygons into one area. |
| HE32 | Clober Road | TPA | Forming an area of ribbon development running north from the town centre along the west side of the Allander Water, this group is an interesting collection of early 20 th century semi-detached houses and cottage flats or maisonettes. The group has a distinctive collective character, with a high proportion clearly having been executed by the same designer/developer and consisting of variations on a theme | Incorporate into Milngavie Town Centre CA along with part of associated open space beside Allander Water. De-designate as a TPA. |

Chapter 3
Site Assessments

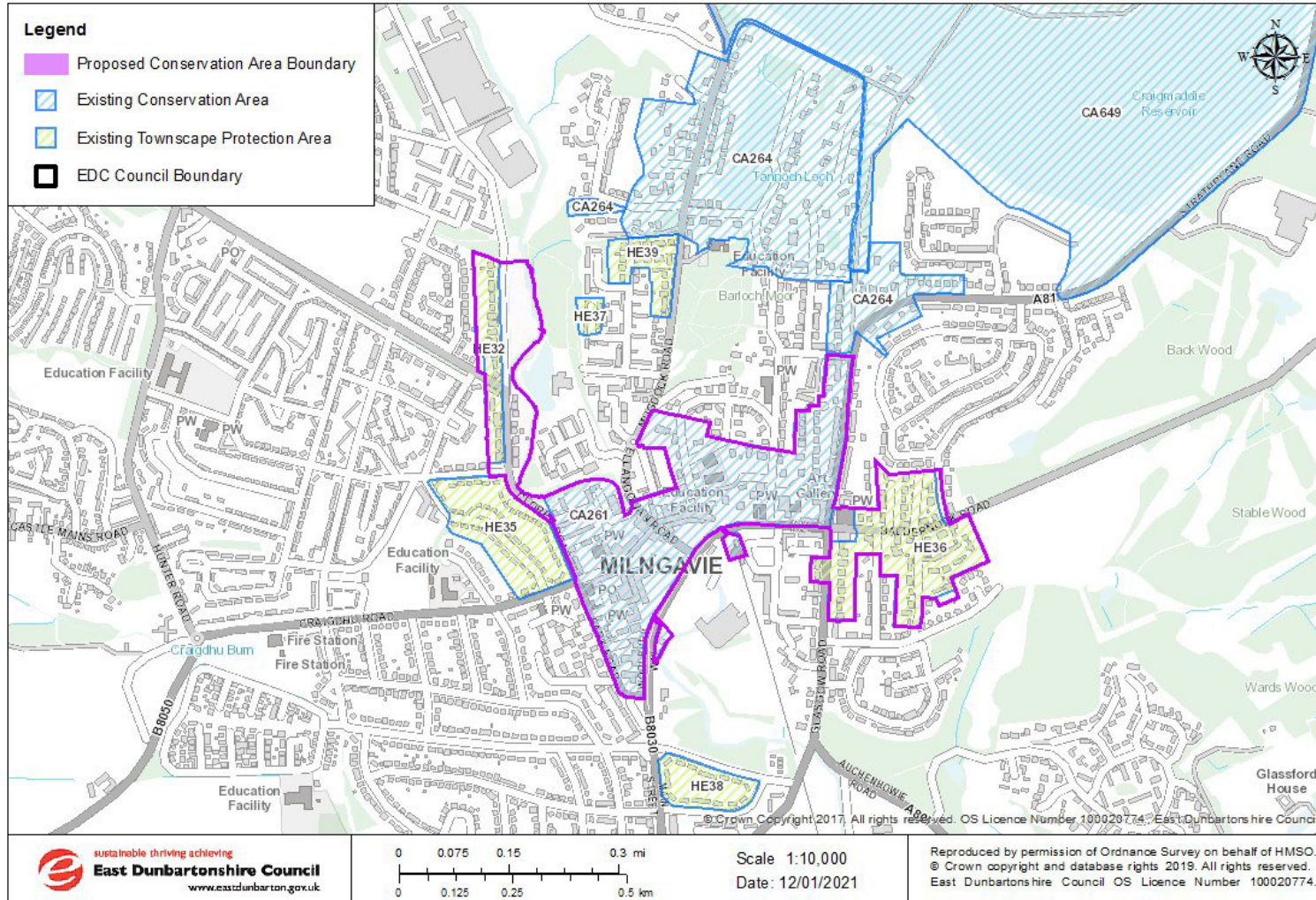
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| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|---|--------|---|--|
| | | | <p>with shared architectural features of half-timbering, deep overhanging eaves and catslides with timber brackets, porches and bay windows. The group's character and sense of place is enhanced further by its composition as a single-sided street with an attractive outlook over the open space flanking the Allander Water.</p> <p>This area is considered to complement the character of the town centre and to add to the special architectural and historic character of Milngavie. It is therefore recommended for inclusion in the CA.</p> | |
| HE35 | Ferguson Avenue/Balvie Road/Clober Road | TPA | <p>This area consists of earlier 20th century council housing, mainly semi-detached houses. The house types are of standard forms found all across Scotland. The street layout is also typical. Overall the development is not considered to have special architectural or historic interest or to demonstrate any particularly distinctive or characteristic element of Milngavie or East Dunbartonshire. It is therefore recommended for de-designation.</p> | De-designate. |
| HE36 | Glasgow Road/Baldernock Road | TPA | <p>This TPA covers an area of villa expansion from the historic core of Milngavie, occupying the crossroads of Glasgow Road with the historic route to Baldernock. It is laid out on a broad grid plan and contains a mixture of later-19th century villas (mainly to the north of Baldernock Road and along Glasgow Road) and earlier 20th century villas in an Arts and Crafts-derived style (mainly along Briarwell Road and the western end of Baldernock Road).</p> <p>This area of villas is of a similar date and quality to others included, or proposed for inclusion, in CAs elsewhere in East Dunbartonshire and has a distinctive character deriving from the historic street form, low density and architectural form. The overall architectural and historic character of this area is considered worthy of protection and this TPA is recommended for inclusion in the CA. The proposed boundary should also include St Paul's church which contributes to the character and quality of the area and marks the important, historic crossroads.</p> | <p>Incorporate into Milngavie Town Centre CA along with St Paul's Church. De-designate as a TPA.</p> <p>Refer to Figure 3.4.</p> |
| HE38 | Keystone Avenue/Keystone Road/Main Street | TPA | <p>This TPA is a planned group of inter-war municipal housing blocks, consisting of semi-detached and 'cottage flats' or maisonettes, arranged in an oval around back greens and a central service/garage yard. The development takes inspiration from the Garden City movement in providing good-quality, affordable accommodation with a high level of amenity greenspace. The blocks are similar to municipal housing of this date across Scotland. However, they are functional but well-detailed with use of alternating slate and red clay tile roofs, brick, half-timbered and reconstituted stone Neoclassical details.</p> <p>The site is remote from the Milngavie Town Centre CA and does not particularly relate to it, visually or in character. It has a more meaningful relationship with the</p> | De-designate. |

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| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|--|--------|---|-----------------|
| | | | <p>adjacent Lennox Park, forming part of the same drive to provide improved municipal facilities and access to open space and fresh air.</p> <p>The block types are of a standard form and similar to many municipal housing developments of the inter- and immediate post-war era across Scotland, although slightly raised in quality by their distinctive detailing. However, this characteristic alone is not considered to distinguish its special character enough to be worthy of designation as a conservation area in its own right.</p> | |
| HE37 | Iddesleigh Avenue | TPA | <p>These two TPA areas contain the remnants of later-19th century smaller cottage-style villa development, relating to settlement expansion north along Mugdock Road following and overlooking the banks of the Allander Water.</p> <p>Small groups on Iddesleigh Avenue and Woodlands Street are architecturally attractive but are now isolated amongst broad swathes of later, replacement development of the early- to mid-20th century. As a result, these areas have the character of fairly generic, 20th century suburbia and do not have sufficient special architectural or historic character to merit inclusion in a CA. It is therefore recommended to de-designate these TPAs.</p> | De-designate. |
| HE39 | Mugdock Road/Sandfield Avenue/Woodlands Street | TPA | | |

Figure 3.9: Proposed Central Milngavie CA boundary



Policy 7: Torrance and Baldernock

| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|---|--------|--|---|
| CA254 | Baldernock | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not. | Retain. No changes required. |
| CA253 | Bardowie | CA | The conservation area reflects its original reasons for designation and the definition of special character. The boundary line generally makes sense in terms of enclosing the areas which are of demonstrably special character and excluding those which are not. However, the Langbank Holdings TPA is also considered to contribute to the special character of the area and is recommended for inclusion in the CA. | Retain. Amend boundary to incorporate Langbank Holdings TPA area. Refer to Figure 3.5. |
| HE33 | Craigmaddie Road and Fluchter Road, Boghall and Barnellan | TPA | <p>These are two small clusters of buildings, representing typical rural groups in the rolling glacial landscape north of the River Kelvin. As such they form part of the wider context of Bardowie and Baldernock CAs but are not specifically related to them visually or in form/function. They are all within the Baldernock, Bardowie & Torrance Local Landscape Area.</p> <p>The house and lodge at Boghall are listed, and its curtilage buildings and setting will therefore have protection in any development proposals. The group at Barnellan consists mostly of typical, fairly undistinguished late-19th to mid-20th century single storey houses. There is one surviving area of farm steading which has some local architectural and historic interest. However, its presence alone does not create sufficient special character to justify area designation. They are therefore recommended for de-designation.</p> | De-designate. |
| HE34 | Dowan Farm, Hillend Farm and land surrounding Baldernock CA | TPA | Baldernock and Bardowie CAA states the purpose of these TPAs was to protect the landscape setting of the parish church and maintain the sense of tranquillity and openness of the landscape. However, these areas are predominantly agricultural land without built development and therefore not particularly appropriate candidates for inclusion within the CA boundary as their architectural/historical value is low. What value they do have in helping us understand or appreciate the aesthetic and historic interest of the conservation area is protected in law by virtue of them being part of the setting of the conservation area. They are also covered by the Baldernock, Bardowie and Torrance Local Landscape Area. They are therefore recommended for de-designation. | De-designate. |
| HE48 | South Bardowie Farm eastwards | TPA | The area of townscape east of South Bardowie and south along Station Road consists mostly of mid- to late-20 th century bungalows and some two-storey semi- | De-designate. |

Chapter 3

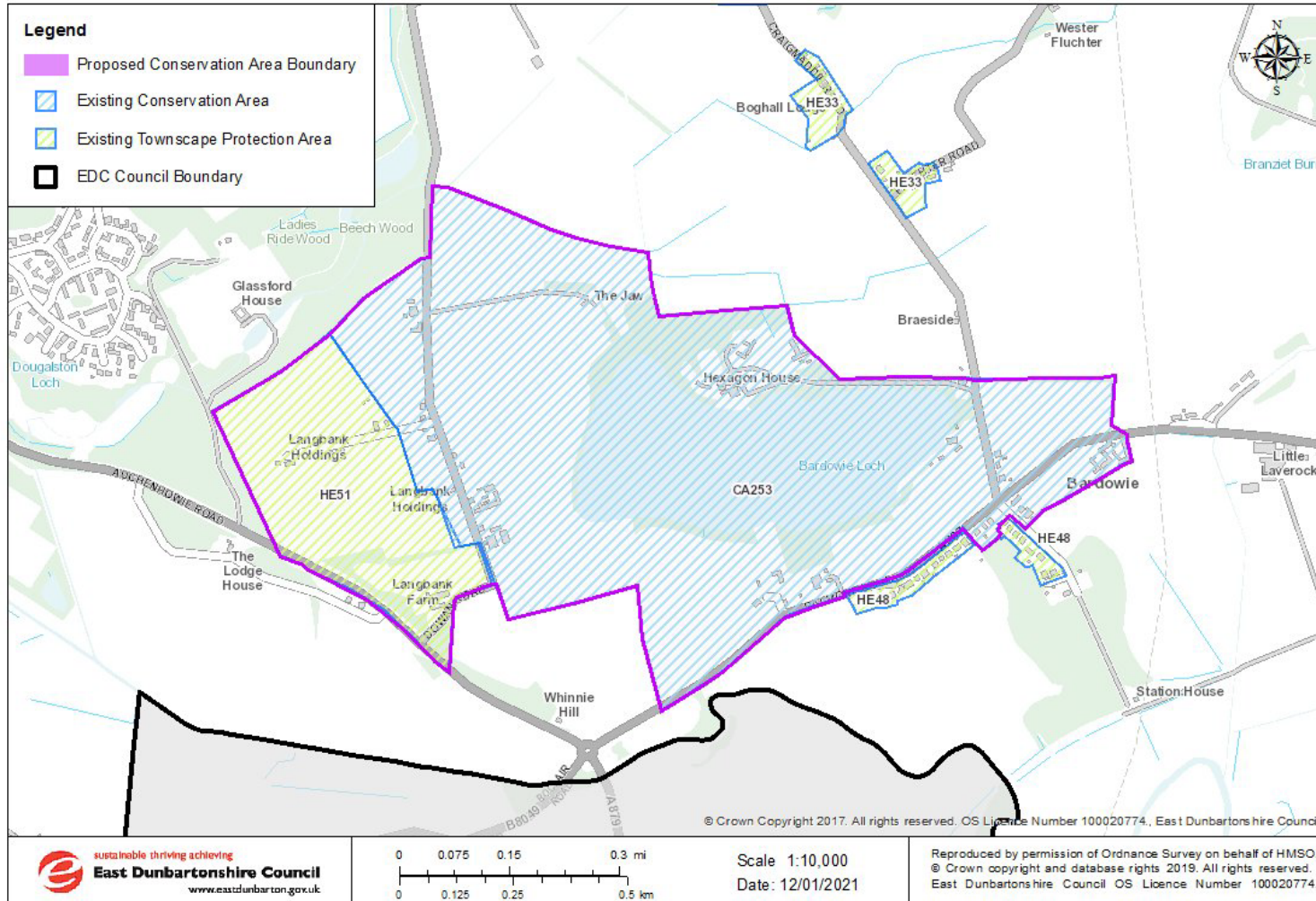
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| Policy number | Site name | CA/TPA | Assessment | Recommendations |
|---------------|-------------------------------------|--------|--|---|
| | | | detached houses. South Bardowie itself appears to incorporate the farmhouse of the 18 th century farm, but highly altered, modernised and extended, and now relating more to the strip of buildings than to its historic farmland. The group is interesting as ribbon development along the historic route of Balmore Road and the route to the now-defunct station, infilling between older buildings/settlements, but has no particularly distinctive or cohesive architectural or historic character of its own. It is therefore recommended for de-designation. | |
| HE51 | Langbank Farm and Langbank Holdings | TPA | <p>Langbank Farm is a good example of one of the 18th century farms in the area. The eastern small holdings are already included in the CA, showing the historical development of the landscape around the castle and the rural nature of it. They represent a surviving example of resistance to land reforms during the interwar period, where smaller holdings were often amalgamated into larger units. The historic and architectural character is demonstrated here by individual field boundaries for properties and a common language of harled steadings side-on to the road, each provided with a separate substantial corrugated-roofed shed to a standard design.</p> <p>The section currently in the TPA is of the same, consistent character as the section already in the CA. The inclusion of the whole area in the CA would achieve consistency and reflect this important phase of the area's history which contributes to its special character.</p> | <p>Incorporate into Bardowie CA. De-designate as a TPA.</p> <p>Refer to Figure 3.5.</p> |

Figure 3.10: Proposed Bardowie CA boundary



Chapter 4

Summary of Recommendations

Existing CA and TPA designations

Table 4.1: Policy 2: Bearsden

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|---------------|--------|---|
| CA265 | Old Bearsden | CA | Retain. No changes required. |
| CA266 | Westerton | CA | Retain. No changes required. |
| HE46 | Pendicle Road | TPA | De-designate. Investigate additional protection of street and garden trees by TPO. |
| HE50 | Whitehurst | TPA | De-designate. |

Table 4.2: Policy 3: Bishopbriggs

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|-----------------------------------|--------|---|
| CA256 | Cadder | CA | Retain. No changes required. |
| CA255 | Coltpark Avenue/Stuart Drive | CA | Retain, combine with Viewfield Road/Kirkintilloch Road TPAs and amend boundary to include villas to south along Kirkintilloch Road. All designated as one conservation area, renamed Bishopbriggs. |
| CA648 | Kirkintilloch Road/Balmuildy Road | CA | Retain CA and amend boundary to capture Bishopbriggs' character along Kirkintilloch Road, Springfield Road and Ruskin Square. |

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| Policy number | Site name | CA/TPA | Recommendation |
|---------------|--|--------|--|
| | | | All designated as one conservation area, renamed Bishopbriggs. |
| HE47 | Ruskin Square | TPA | Combine into enlarged CA with Kirkintilloch Road/Balmuilty Road and areas to south and east. De-designate TPA. |
| HE45 | Viewfield Road/Kirkintilloch Road (part) | TPA | Combine into enlarged CA with Coltpark Avenue/Stuart Drive and additional areas to south. De-designate TPA. |

Table 4.3: Policy 4: Kirkintilloch, Lenzie and Waterside

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|---------------------------------|--------|---|
| CA258 | Beech Road/Garngaber Avenue | CA | Retain and amend boundary to capture wider extent of area of positive character. All designated as one conservation area, renamed Lenzie. |
| CA267 | Central Kirkintilloch | CA | Retain. No changes required. |
| CA260 | South Lenzie | CA | Retain and amend boundary to capture wider extent of area of positive character. |
| HE31 | Bankhead Road, Waterside | TPA | Designate as a new CA. De-designate as a TPA. Formation of the boundary and CAA would benefit from further investigation of former industrial areas beside the Luggie Water to determine the extent of survival of historic character. |
| HE49 | Wester Gartshore | TPA | De-designate. |
| HE41 | Douglas Avenue, Douglas Gardens | TPA | De-designate. |

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|--|--------|--|
| | and Middlemuir (part) | | |
| HE44 | Heath Avenue, Fern Avenue (part); Kirkintilloch Road, Willow Avenue and Cedar Drive (part) | TPA | Incorporate Heath Avenue, Fern Avenue, Hawthorn Avenue and sections of Myrtle Avenue and Kirkintilloch Road into Lenzie CA. De-designate the remainder. |
| HE40 | Alexandra Avenue (part) | TPA | De-designate. |
| HE42 | Auchinloch Road (part) | TPA | Incorporate into Lenzie CA with the exception of the southern tip. De-designate as a TPA. |
| HE43 | Crosshill Road (part) | TPA | Incorporate south side of the road into Lenzie CA. De-designate the remainder. |

Table 4.4: Policy 5: Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|--------------------|--------|------------------------------|
| CA257 | Clachan of Campsie | CA | Retain. No changes required. |

Table 4.5: Policy 6: Milngavie

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|-----------------------|--------|---|
| CA649 | Milngavie Reservoirs | CA | Retain. No changes required. |
| CA261 | Milngavie Town Centre | CA | Retain. Amend boundary to include two additional TPA areas at Clober Road and Glasgow Road/Baldernock Road. Rename as Central Milngavie to reflect wider extent. |

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Summary of Recommendations

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| Policy number | Site name | CA/TPA | Recommendation |
|---------------|--|--------|--|
| CA264 | Tannoch | CA | Retain. Rationalise the boundary polygons. |
| HE32 | Clober Road | TPA | Incorporate into Central Milngavie CA along with part of associated open space beside Allander Water. De-designate as a TPA. |
| HE35 | Ferguson Avenue/Balvie Road/Clober Road | TPA | De-designate. |
| HE36 | Glasgow Road/Baldernock Road | TPA | Incorporate into Milngavie CA along with St Paul's Church. De-designate as a TPA. |
| HE38 | Keystone Avenue/Keystone Road/Main Street | TPA | De-designate. |
| HE37 | Iddesleigh Avenue | TPA | De-designate. |
| HE39 | Mugdock Road/Sandfield Avenue/Woodlands Street | TPA | De-designate |

Table 4.6: Policy 7: Torrance and Baldernock

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|-------------------------------------|--------|---|
| CA254 | Baldernock | CA | Retain. No changes required. |
| CA253 | Bardowie | CA | Retain. Amend boundary to incorporate Langbank Holdings TPA area. |
| HE33 | Craigmaddie Road and Fluchter Road, | TPA | De-designate. |

| Policy number | Site name | CA/TPA | Recommendation |
|---------------|---|--------|--|
| | Boghall and Barnellan | | |
| HE34 | Dowan Farm, Hillend Farm and land surrounding Baldernock CA | TPA | De-designate. |
| HE48 | South Bardowie Farm eastwards | TPA | De-designate. |
| HE51 | Langbank Farm and Langbank Holdings | TPA | Incorporate into Bardowie CA. De-designate as a TPA. |

CA recommendations:

- Retain as existing, no changes required: 8
- Combine with TPA areas into amended CA: 6

TPA recommendations:

- Incorporate into CAs (either fully or partial): 8
- Designate as new CA: 1
- De-designate: 12

Appendix A

Summaries of Significance

Conservation areas proposed for boundary amendments

A.1 The context and historical development of a settlement tell a story that is unique, and it is from this that conservation areas draw their 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 list summarises the features that are of particular importance to the character and appearance of each conservation area proposed for boundary amendments.

Bishopbriggs

North Area

- The core of the town is characterised by a loose, linear layout influenced principally by the location and form of the Kenmure estate and the route of the railway and station which opened in 1842. The station and the main north-south route of Kirkintilloch Road remain the focus of the town, with a collection of public and civic buildings of architectural merit creating points of interest, forming two clusters around the library/church and the police station/Bishopbriggs Cross. They are mostly of one or two storeys, although the spire of the library and the prominent Bearyards water tower punctuate the skyline to create local landmarks. Two areas of residential villa development, to the north and east of the town centre, represent the later-19th century expansion of the early village with commuter suburbs with easy access to the railway.
- The area to the east along Springfield Road preserves the earliest examples of suburban villa in the town, creating a peaceful enclave overlooking the Springfield Park. This area also contains Ruskin Square, a formally planned development of one- and two-storey

Appendix A

Summaries of Significance

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terraced cottages around a tiny central square with a distinctive, self-contained character. The villa suburb north of the town centre, dating mostly from the late-19th century, demonstrates the historic character and appeal of this area with spacious gardens and a slightly reserved, separate feel from the town centre, including its own small-scale public buildings, Cadder South Church Hall and the War Memorial Hall.

- The civic and public buildings creating the core of the area represent in microcosm the key phases of the town's expansion, in an eclectic range of architectural styles ranging from the gothic detailing of the library (former high school), the Arts and Crafts style of the police station and mid-20th century modernism of St Matthew's Church and the striking water tower. The villas of the area have a variety of plan- and roof forms, expressed in Victorian revivalist styles. The Springfield Road villa group is planned in a cohesive style with variations on a Tudor theme.
- The topography and street form of the area generally preclude longer-range views except from the hilltop around Bearyards. Enclosed views of the townscape itself and the features within it contribute most to its character. The northern villa area is particularly leafy in character with many mature specimen trees in gardens and on the raised embankments enclosing Kirkintilloch Road. Three small areas of public space contribute to the town's character: the forecourt to the library; public realm south of St Matthews Church, near the now underground bridging point over the Bishopbriggs Burn; and Bishopbriggs Cross at Kirkintilloch Road/Kenmure Avenue which includes the War Memorial.

South Area

- This area, separated slightly from the core town centre, represents the survival of smaller-scale cottage and villa development, mainly from the later 19th and early 20th centuries. Like the central area, it is formed around the north-south Kirkintilloch Road and the railway line. It also has a similar, slightly dispersed character, as separate small clusters of development were established off the main route, relating to the historical locations of quarries and the access lanes to them. The section lining Kirkintilloch Road north of the junction with Colston Road forms a distinctive entry point into the more historic areas of the town.
- Some elements of street form retain the lines of quarry lanes and the single-storey, vernacular cottages in Coltpark Lane appear to be the earliest buildings surviving in the

area. The later 19th century small-scale villas are often 1 or 1½ storeys, semi-detached, and built facing the street on relatively small plots with small front gardens, creating an enclave of distinctive character. These relatively inward-looking residential areas have a modest character and intimate scale, contrasting with the adjacent busy main road. The streets in the Viewfield Road area focus on the contemporary Kenmure Church, giving an added element of architectural character to an otherwise purely residential area.

- Individual buildings are relatively modest in scale and architecturally plainer than contemporary villas in conservation areas elsewhere in East Dunbartonshire; however, their collective effect creates the area's character and illustrates well this particular era and type of development, and is a reflection of the particular circumstances and community of Bishopbriggs at the time they were built. They generally consist of pitched roof or multi-gabled cottage forms in squared sandstone rubble with dressed surrounds, prominent dormers and bay windows, some with hints of historicist detailing taken from Classical, gothic and Tudor styles. Low boundary walls, gate piers and some surviving historic cast ironwork add to the character and quality of the area.

Lenzie

- Lenzie is unusual as a Victorian-era commuter settlement which developed without connection to an earlier historic core. It has a cohesive character as an archetypal Victorian villa suburb, its form and layout reflecting the pivotal role of the railway in its formation. Spreading north and south from the station at its core, streets of villas extend laterally from the spinal route of Kirkintilloch Road, with the oldest surviving groups from the mid-19th century remaining around Beech Road, Garngaber Avenue and Crosshill Road.
- A small number of 19th century public and commercial buildings line the central section of Kirkintilloch Road including the Old and Union Parish Churches, Lenzie Halls and former Academy, and small sections of shopping parade near the station. Otherwise the settlement is substantially residential. The railway divides the town into two sections which are subtly different in character: the north side has a more regimented, roughly rectilinear layout with villas of similar scale evenly-spaced along linear streets; the south side is more organic in character, reacting to the sinuous route of Auchinloch Road and with curving and irregular streets such as Grove Park and Glenbank Road creating a picturesque effect.

Appendix A

Summaries of Significance

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- The older areas of villa development contain very large, impressive, detached houses, often set side-on to the street with extensive front and rear gardens running parallel with the road. Later villas tend to face the street but contribute to the same character of generously-spaced, individually well-detailed, substantial detached suburban villas. Large plots with mature garden planting, hedges and mature trees create the dominant, leafy character, along with low front boundaries and stone piers.
- Two-storey forms dominate. North of the station they are often in a classically-derived style, compact planform, and with a simple pitched or hipped roof; along Garngaber Avenue and to the south of the station, character is created by a greater variety of forms and styles including Tudor- and later Arts and Crafts-influenced picturesque cottage styles and several examples of classically-influenced villas by, or taking inspiration from, the Glasgow architect Alexander 'Greek' Thomson. The southern area also includes formally planned sections with their own discrete character, such as the cottage group around Grove Park, and well-detailed tenement groups at Regent Square and Auchinloch Road.
- Views are relatively self-contained, directed along the linear streets by building lines, trees and boundary structures. Views out to the wider landscape are created, particularly on the west side, from the open ends of culs-de-sac. The sinuous form of Auchinloch Road, creating an edge to the villa development sited on the high plateau to the west, illustrates the dramatic topography associated with the Cult Burn. The area contains no formal public spaces, but the area north of the station and Old Parish Church acts as the public focal point of the town. There are also a number of small-scale public green spaces such as Victoria Road War Memorial Gardens and the recreation ground at Beech Road/Kirkintilloch Road.

Waterside

- The core of Waterside largely preserves the form and character of an historic weaving and industrial village as it existed in the earlier 19th century. The layout follows the curve of the Luggie Water and retains a relatively high degree of its historic street and plot form. The Luggie Water remains the focus of the village, a reminder of its use as an important resource and source of power for industry – the former spade forge mills and distillery on Old Duntiblae Road – the reason for the village's formation.
- Although partially eroded through road widening and loss of some original finishes, there is a cohesive scale, form and character to the weavers' cottages. They form terraces of

traditional, linear plan-form, single-storey dwellings, with front elevations and roof ridges parallel with the road. The Waterside Subscription School forms a contrast to the cottages with its two-storey form and classical expression, creating a focal point to the village.

- Views south through the screen of the riverside tree belts allow an appreciation of the wider landscape and the former industrial character of the river, footbridge and areas to the south. The curving form of the main street creates a fortuitous, picturesque aspect to the settlement.

Central Milngavie

- The structure of Milngavie reflects its historical development, starting as a village centred on industry utilising the Allander Water, growing in importance with the arrival of the railway, and continuing its development with high-quality residential suburbs through the 19th and earlier 20th centuries. The Allander Water and former railway routes (now Ellangowan Road) strongly shape the character of the south and west side of the town, while residential suburbs extend north and east along the historic routes of Clober Road, Strathblane Road and Baldernock Road.
- The character of the town centre is created by the intersection of Station Road and Main Street, lined with polite shopping parades and public facilities, creating picturesque vistas and points of interest. The principal public open space is the pedestrianised precinct at this intersection, centred on the Cooper and Lybrand clock and the war memorial. The multi-level nature of the town centre, with shopping streets bridging over the Allander Water and Ellangowan Road, add to its distinctiveness, which also relates to its role as the gateway to the West Highland Way. This core area of commercial activity is enclosed by clusters of public buildings along Woodburn Way and Park Road.
- Individual buildings of architectural and historic interest scattered through the town centre add to its character and quality by illustrating different phases within its development, such as the station, Gavin's Mill, Corbie Ha', the old parish church and primary school at Hillhead Street and the 1960s civic complex of hall, heritage centre and Lillie Art Gallery at Station Road. Buildings are a fairly uniform, modest 1½ to 2 storeys with a few taller local landmarks created by ecclesiastical buildings.
- The residential suburbs of historic character have an interesting variety of villa, tenement and maisonette forms reflecting the changing socio-economic makeup of the town and its

Appendix A

Summaries of Significance

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demand for a range of tenure types; it is unusually varied for East Dunbartonshire. The architectural character is created by groups of 19th century classical villas, cottage groups and tenements with gothic and Tudor detailing, and an unusual collection of Arts and Crafts maisonettes at Clober Road, mostly set within relatively modest plots with mature gardens, trees and hedging.

- The character of the residential areas all make use of the topography to add interest through the creation of routes through the landscape and views over the Allander Water or from the hillside of Baldernock Road over the wider area. Dramatic views are available from Hillhead Street southwards over the Clyde valley.

Bardowie

- Bardowie Conservation Area centres on Bardowie Loch, a natural feature 'borrowed' to become part of the landscape of the Bardowie Estate and its castle in the 16th century. Around the loch stretches an area characterised by 18th century farms and 20th century inter-war steadings occupying the gently rolling landscape, while the more built-up area along its southern edge contains the first phase of an early 20th century planned village associated with the former railway station.
- The architectural group of Bardowie Castle and its ancillary buildings has an enclosed, private character on the north edge of the loch. Scattered around it are examples of the

movement to improve agricultural yield, part of the wider 18th century period of Enlightenment, with the Jaw, Robinsfield and elements of the fields and boundaries retaining their 'improved' character and demonstrating architectural merit. The Balmore Road section contains examples of early-20th century sandstone villas.

- On the western side of the conservation area, the historic and architectural character of Langbank Holdings is created by individual field boundaries for properties and a common language of harled steadings side-on to the road, each provided with a separate substantial corrugated-roofed shed to a standard design. This area represents an unusual survival from the inter-war era and illustrates an instance when land reforms – which elsewhere resulted in smaller holdings being amalgamated into larger units – were resisted.
- The spatial and landscape character of the area is appreciated best from Balmore Road with extensive, panoramic views of the loch and its wooded shore, and glimpsed views of the castle within it. The loch remains the focal point elsewhere, for example in the background of panoramic views across the distinctive field pattern of the Holdings from Dowan Road. There are also views available out of the conservation area towards contrasting historic landscape features in the surrounding area, such as the estate designed landscape of Dougalston to the north west and the historic hilltop settlement at Baldernock to the north.