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INTRODUCTION

The proposed development site is located within the Glasgow West End Conservation Area, as recorded within the Glasgow City Council City Plan 2.

The wider locale is characterised by 4 and 5 storey sandstone tenemental buildings and includes a number of listed buildings on nearby Otago Street and Gibson Street. Therefore it is crucial that the proposed development recognise its context.

The purpose of this appraisal is to illustrate the consideration given to all stages from inception through design of development proposals in respect of its location within a Conservation Area.

The West End of Glasgow was designated as a Conservation Area in 1972:
- to define what is important about its character and appearance,
- to enable the active management of the Conservation Area,
- to identify the area's special features and changing needs,
- to enhance, preserve and protect the area from inappropriate and unsympathetic developments.

There are some Listed Buildings in the immediate vicinity of the site. The cast iron Eldon bridge over the River Kelvin, which forms part of Gibson Street, is itself Grade B Listed. There are also a pair of Grade B Listed “detached square classical villas” on Otago Street and a Grade B Listed 4 storey tenemental block on Gibson Street, the rear of which is visible from the site. Nearby at 18 Great George Street is Grade A listed Alexander Thomson villa.
**Definition of a Conservation Area**

A conservation area is defined as

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

Conservation Areas were first introduced by the Civic Amenities Act 1967 to preserve the built environment and prevent unsympathetic development which there was a precedent for at the time and would result in the character and heritage of the places we live in being lost.

The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 provides the current legislative framework for the designation of Conservation Areas.

All planning authorities are required to determine which parts of their area merit Conservation Area status. Glasgow currently has 21 Conservation Areas varying in character.

**What Does Conservation Area Status Mean?**

In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area.

Conservation Area status does not mean that new development is unacceptable, but that care must be taken to ensure that any new development will not tarnish the character or appearance of the area.

In order to protect the Conservation Areas, the City Council are required to formulate and publish proposals for a Conservation Area Appraisal.

**Purpose of a Conservation Area Appraisal.**

Conservation Area designation should be regarded as a positive step towards an area’s protection and enhancement.

The purpose of this study is to define and evaluate the character and appearance of the study area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation.

This document will also provide a framework for the controlled and positive development in the Conservation Area and identify opportunities and priorities for enhancement.

Successful management of Conservation Areas can only be achieved with the support and input from local residents and property owners who play a major role in protecting and enhancing the area by ensuring that properties are regularly maintained and original features retained wherever possible.

**GLASGOW WEST CONSERVATION AREA:** comprises the tenemental and villa suburbs to the west of Glasgow City Centre. The area extends from Kelvinside to North Kelvinside and from Partick to Hillhead. Study area is bounded to the south-east by the Park and Woodlands Conservation Areas.
HISTORICAL DEVELOPMENT

The westwards expansion of Glasgow had reached Blythswood Square by the early 1820’s. As a result, the character area of Hillhead was the earliest in the West End Conservation Area to be laid out for development, with plans dating from 1830.

The population of Hillhead increased from 200 in 1841 to 2,244 in 1861. The first Hillhead Ordnance Survey c.1860, consisted of fields interspersed with a mix of villas, cottages, terraces and tenements. This population growth was supported by the migration of institutions west from the city, including the Botanic Gardens, Gartnavel Hospital, Observatory and the University.

The advent of architectural conservation in Glasgow can be dated from the start of statutory town planning in Scotland (the Town & Country Planning (Scotland) Act of 1947). This gave the Secretary of State for Scotland the authority to prepare lists of buildings of Special Architectural or Historic Interest.

Later legislation in the 1950s and 60s provided for the grant-aid of listed buildings and the designation of entire streets, neighbourhoods, and villages as “Conservation Areas” of special architectural or historic interest.

During the postwar period, the historic architecture and streetscape of Glasgow’s West End was threatened by the plans to upgrade Great Western Road to an expressway, widening it to dual carriageway standard, closing off side streets and constructing under and overpasses for pedestrians. These plans galvanised the nascent conservation movement in the West End.
HISTORICAL DEVELOPMENT

Initiating the campaign against the Highway Plan was the New Glasgow Society, which mobilised representatives of all the terraces. An ad-hoc group of local residents formed the Great Western Road Defence Committee. This committee eventually relaunched itself in 1970 as the Glasgow West Conservation Society who continued to take an active role in the promotion of the area’s character and architectural heritage for some twenty years.

In 1970, the Statutory List of protected buildings in Glasgow increased dramatically with some 101 buildings added from the West End alone.

The first three Conservation Areas were designated that year under the 1967 Civic Amenities Act. These were: Park, Royal Exchange Square and Blythswood Square. Not until after the publication of Lord Esher’s report, Conservation in Glasgow, was the West End designated as a Conservation Area under the new Town and Country Planning (Scotland) Act of 1972.

The amount of conservation work in Glasgow and in the West End increased during the 1970s, supported financially by programmes such as the “Facelift Glasgow” campaign to promote cleaning and restoration of the city’s older properties.

The biggest boom to the Glasgow conservation movement was the Housing Repair grants scheme initiated in the mid-1970s. Organised by the new Glasgow District Council Housing Department and largely funded by the central government, the programme paid grants for comprehensive repair and stonecleaning of tenements and terraces.
HISTORICAL MAPS

The historical development of the area can be traced in the early editions of the Ordnance Survey.

Historically this site has housed a number of building types and any proposed development should take influence from the historic pattern of land use.

In the previous 150 years the study site has been densely occupied.

The plot only became vacant in the 1980’s when it was cleared for the Beechwood Homes proposals (extant planning permission on the site 1988).

The site was developed with a single residential block built on Otago Street in 1994, as evident on the 2010 current site plan.

Land use patterns can be seen in the diagrams opposite.

1896 Pre-Conservation Area Designation
HISTORICAL MAPS

1974 Post-Conservation Area Designation

1992 Post-Conservation Area Designation

2010 Post-Conservation Area Designation
In order to secure the future of Conservation Areas it is desirable to preserve and enhance their character and appearance. Unlike listed buildings, selection and designation is carried out by the planning authority, although the Secretary of State does have reserve powers to designate Conservation Areas.

The main implication of designation is that consent will be required for specific types of development that would not otherwise require it. Designation also introduces control of the demolition of unlisted buildings within these areas.

The character or setting of Conservation Areas often depends upon individual or distinctive groups of trees. Whilst designation provides temporary protection over all trees in that area these can be given permanent protection through Tree Preservation Orders.

Additional controls over advertisements can also be introduced (Part II of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and section 3 of the Memorandum).

In the determination of any application for planning permission for development affecting a Conservation Area, the planning authority is required to pay special attention to the desirability of preserving and enhancing the character of the relevant designated area. (Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997).

Guidance for the conservation of the historic environment, seen as a fundamental part of Scottish Cultural Heritage, is provided in National Planning Policy Guidelines on Planning and the Historic Environment (NPPG18).

Further more Planning Advice Note 71 Conservation Area Management provides advice on the protection, enhancement and management of Conservation Areas.

This is especially relevant in ensuring that any new development is both appropriate and sympathetic to its context in a Conservation Area.

‘The historic environment is a fundamental part of Scotland’s cultural heritage and exists as an irreplaceable record which contributes to our understanding of both the present and the past. The historic environment also serves as a framework for the evolution and development of our built environment’ (Planning Advice Note 71 Conservation Area Management)

‘Care of the country’s heritage is a fundamental element of environmental stewardship and sustainable development’. (NPPG18)

General policy when planning for the historic environment prescribes the encouragement of preservation and continued use.

The over arching aim should be to create a new development that is viable over the long term and will afford minimal impact upon the special architectural and historical features of, in this case, Glasgow’s West End Conservation Area setting.

Other relevant National Policy includes;

The Memorandum of Guidance on Listed Buildings and Conservation Areas

NPPG 18 Planning and the Historic Environment

Designing Places: A Policy Statement for Scotland
SIGNIFICANCE WITHIN LOCAL, REGIONAL AND NATIONAL CONTEXT

**Glasgow West Conservation Area Appraisal - Draft for Consultation March 2010**

Glasgow West Conservation Area is large and complex with a wide variety of people and agencies, including the City Council, sharing responsibility for its care and maintenance.

General Conservation Area wide opportunities arise from the above document, including the following policy relevant Policy to the Otago Street study site includes,

**GEN 2:** improved traffic management;

Strategic traffic management issues will be addressed as part of the City’s new Traffic Management Plan and local issues considered in the planning of public realm.

**GEN 12:** promotion of sympathetic, high-quality, new development;

Sympathetic contemporary forms of redevelopment should be sought for gap and vacant sites, taking particular account of local context, views, townscape setting, scale, massing and materials.

City Plan 2 Policies DES 1, DES 2 and DES 3 and accompanying development guide DG/DES 3 provide further information.

**GEN 15:** upgrading of back lanes;

Rear service lanes are a particular feature of the Conservation Area.

The sense of enclosure of the lanes has in part been lost by the demolition of boundary walls to allow for parking and the removal of the original granite setts.

Some privately owned back lanes are setted and many are in a poor state of repair having been patch repaired over the years.

The City Council will encourage developers and other contractors to restore rear lanes, boundary walls and boundary lines using authentic materials. At present the City Council offers technical assistance for the upgrading of lanes with costs having to be met from other sources.

City Plan 2 Development Guide DG/DES3 (Section D3) provides advice on the appropriate treatment of rear lanes in the Conservation Area.

**GEN 19:** enhancement of landscape and open spaces;

The image of the city is influenced not only by its buildings but also by the public and private spaces between them, with a presumption in favour of retaining and improving these (City Plan 2, development guides DG/DES 3, DG/DES 4, DG/DES 7 and DG/ENV 1–4).

Specific local improvement opportunities are identified in the relevant Character Areas.

**LOC 7:** improvements to the Kelvin Walkway;

Regular checks on tree health for public safety reasons have to be reconciled with the ecological advantages of retaining veteran trees. Sudden loss of longstanding, familiar mature trees close to paths, can be disturbing to the local community.

**LOC 7:** improvements to the Kelvin Walkway;

Regular checks on tree health for public safety reasons have to be reconciled with the ecological advantages of retaining veteran trees. Sudden loss of longstanding, familiar mature trees close to paths, can be disturbing to the local community.

Management/eradication of invasive species such as Japanese Knotweed, Indian Balsalm and Giant Hogweed is to be encouraged.

To ensure that rubbish coming downstream is cleaned up regularly and that anti-social behaviour, graffiti, litter and rubbish dumping is kept under control, the upgrading and improvement of paths, painting or repair of riverside railings and timber or statutory listed stone bridges is undertaken regularly, integrated management and maintenance schemes would be beneficial.

Similar considerations apply to river management and fishing interests.
West End Local Plan - Adopted 1988

Now superseded by City Plan 2, the former West End Local Plan of 1988 is the legislation under which much of the development in the surrounding area was granted.

In this document, the site and surrounding area is zoned specifically under policy H15 - various sites considered suitable for housing development by the district council.

Whereas Policy H4 opposed the development of new residential property in back lanes, Otago Lane does not accurately fall into this category; as it is a ‘wide’ back lane whose surrounding site has predominantly been inhabited.

The study site was previously granted planning consent. Beechwood Homes made an application which was approved in 1988 under the West End Local Plan.

Drawings opposite indicate that the proposals included;
- building form on rivers edge
- 5 storeys of development (4 residential over 1 car parking).

The West End Local Plan proposed that any development in this area should enhance the existing Kelvin ‘wildlife’/river corridor. The River today is equally important, seen as ‘recreational’ and a valuable green lung for the city.
SIGNIFICANCE WITHIN LOCAL, REGIONAL AND NATIONAL CONTEXT

Glasgow City Plan 2 - Adopted 2009

The quality and character of the Conservation Area will be maintained through the implementation of policies contained within current regional legislation, the adopted City Plan 2 (2009) the successor of City Plan 1 (adopted August 2003).

The development policies; Design, Residential, Retail, Commercial Leisure and Environment are of particular relevance.

City Plan 2 designates the surrounding area and specifically the site for development under policy DEV 2: Residential and Supporting Uses.

DEV 2- The areas designated include the city’s main housing districts. In addition to housing they incorporate a wide range of supporting uses including schools, local shops, public buildings, small businesses, light industry, local community, health, social and recreational facilities, and green open space.

The council will support proposals which enhance residential amenity, improve access to/from and within areas and preserve or enhance the integrity of the townscape, landscape and green network provision.

The historical context of Otago Lane is one of large scale warehouse and industrial buildings, which give this stretch of the River Kelvin its particular character. It is therefore reasonable that future development in this location can reflect this historic townscape position.

Given this context it would be inappropriate to limit development to single storey or ‘mews’ type building.

Proposals for residential developments in lanes within Conservation Areas will have to meet standards set out in DES 3.

Design Policy;

DES 3: Protecting and Enhancing the City’s Historic Environment.

For this it is critical that the materials, scale of development and general architectural language are sympathetic to its context.

Similarly RES 3: Residential Greenspace Standards should be considered when making any development proposals for a site such as this one.

Policy RES 4: to provide a range of suitable or readily adaptable housing to meet the requirements of the mobility impaired users. For example new developments of 20 units or more should have 10% of units meeting the guidelines set out in relevant policy DG/DES 2:

Housing Policy;

RES1: Residential Density.
To ensure all new development creates an appropriate urban scale and townscape in order to consolidate the traditional urban structure and create a high quality new environment.

Policy RES 2: considers residential layout to create high quality and attractive residential environments that have minimal environmental impact.

RES 6: to ensure that development in lanes and gardens does not result in overdevelopment and that residential amenity for existing and future residents is of a high quality.

Definition:
Lane: a narrow street, usually located at the rear of properties. A lane can adjoin boundary walls, rear gardens, hedges or fences on both or one side, or provide access to back courts and gardens.

The purpose of this policy, when considering a Conservation Area, is to ensure that due reference is given to the historic context of the proposed development. From this the scale appropriate to development can be established; thus if historically there have been larger scale buildings to the lane, then the limitation to 2 storey building heights (as referenced in the policy) may not be appropriate.
Due to Conservation Area status any proposals must respect the special character of the area. The most prominent frontages/building elevations should compliment rather than compete with original building fabric. In this context it is likely that the most suitable construction materials and finishes will be masonry to reflect the tenemental adjacencies.

In conclusion any proposed development, residential or otherwise must conform to the design policy and principles set out in City Plan 2.

The Council will consider proposals for both conversion and new build in lanes and gardens.

Glasgow West Conservation Area is characterised by Victorian terraces. Many of these have been subdivided over the last 30 years into small self-contained flats. The West End is one of the city's most popular residential areas with all demographics, due to the provision of employment, public transport, schools, parks, shopping and leisure facilities. As a result of the increase in car ownership there have been some problems with traffic and parking congestion.

Policy RES 7: Car-Free Housing.
To provide a range of residential housing whilst minimising traffic generation and enabling space otherwise used for car parking to be used for another purpose.

The council supports the development of car-free housing on suitable sites.
ANALYSIS

Character and Appearance
Having examined the historical development of the study area it is now possible to identify those features which contribute to its designation as a Conservation Area.

Six local districts of distinctive character are defined within the West End Conservation Area; Kelvinside & North Kelvinside, Hillhead, Dowanhill, Hyndland & Partickhill, Partick and Gilmourhill. The site falls within the Hillhead character area.

The West End Conservation Area is primarily residential in character, however schools, shops and open space provide ancillary support. As a result it is important to protect the area from development which is not compatible with residential use.

The former West End Local Plan 1988 states that compatible uses for an area such as Otago Lane are; housing, schools, shops, community, health, social facilities, public buildings, light industry, leisure and recreation including local open space.

(Policy H1 - Residential Land Use)

The character area surrounding Otago Lane is based on analysis of surviving historic building form, the concentration of listed and other properties of architectural merit. The area is predominantly residential with some retail, mainly concentrated on Great Western Road and Gibson Street. Glasgow University and Kelvingrove Park are both proximate.
**Topography**

The West End is situated upon a series of drumlins. The landform falls north to south to the Clyde, with the undulating crowns of Hillhead, Dowanhill and Partickhill creating some variation. This creates a distinctive topography which is bisected by the deep river valley of the Kelvin.

The study site is located on flat land adjacent to the Kelvin which runs along the eastern boundary of the site.

**Views**

The site affords key views east over the River Kelvin and its wildlife corridor.

The bridges over the River Kelvin provide panoramas of the wooded river valley. To the north Kelvinbridge with Glasgow Academy, behind and to the south Eldon bridge on Gibson Street with Kelvingrove park behind.

Any new development should strive to exploit these aspects, with consideration given to the historic urban form and green space of the surrounding locale.
ANALYSIS

Circulation and Permeability
Great Western Road, and Gibson Street are the main arterial routes in the surrounding locale. Otago Street connects both, running a one way traffic management system from north to south.

Otago lane is wider than most of the generic West End backlanes as defined in RES 6 of the Council’s City Plan 2. The lane is ‘wide’, it is an adopted road with a cobbled surface, pavements and streetlighting.

All backlanes within the West End Conservation Area were originally surfaced with either regular oblong or random setts, the development of this site may incorporate improvements and repairs where required to the current cobbled surface.

Activities/Uses
Similarly to the rest of the West End, retail and commercial uses are confined mainly to the ground floors of tenement blocks.

Otago Lane dissects the site. It provides access to the carpark for the existing residential block. The lane also houses some small shops; including a music shop, clock repair workshop, and a tea shop.
OTAGO STREET, GLASGOW

CONSERVATION AREA APPRAISAL

ANALYSIS

Street Pattern
Street patterns vary across the West End study area. Hillhead, Partick and Hyndland predominantly conform to a gridiron tenemental system. Other areas have less formal arrangements which coincide with the local topography.

Hillhead has an introverted street pattern serving the residential area sandwiched between Byres Road and the River Kelvin, Gibson Street and Great Western Road.

The historic street pattern is still evident and as was; streets follow original routes as indicated in the diagrams opposite. However the southern part of Otago street was formerly named Smith street, as shown in 1913.

Similarly to other tenemental areas of the city this area is typical in its back-lanes and mews. Otago lane however is not typical as until the 1980’s the lane and study site have always been inhabited with developments.

Plot Pattern
The study area includes a range of plot patterns reflecting the various phases of development which have occurred over time.

Three main plot types are evident, the large rectangular tenements, smaller rectangular-terraced house plots and asymmetric plots occupied by villas or modern developments.

The primary pattern however is the regular form of late 19th / early 20th century tenements with shared back courts. Some recent residential development has introduced a modern tenemental form.

Public, ecclesiastical and educational buildings occupy larger unique plots such as Glasgow University and Hillhead School.
BUILDINGS AND TOWNSCAPE

Architectural Character
Hillhead is one of the greater density areas of the West End due to its regular but punctuated tenemental form. As with many tenemental areas a consistent density of usually four storeys occurs.

Mature parkland and sporadic trees and gardens are integral to its townscape quality.

The buildings within the study area range from high quality Victorian and Edwardian public buildings, offices and tenements to infill developments of 20th century private and Housing Association accommodation of varying styles, design quality and contextual appropriateness.

Many commercial properties include traditional ground floor retail units with tenement housing above.

Traditional sandstone tenements are dominant constructed from earlier blonde and later red sandstone. Architectural details often include elevated corner turrets, canted bays, oversailing cills and multi-pane windows.

Pavement widths are generally narrow and an array of uncoordinated street furniture, including traffic signs, and pedestrian barriers create physical and visual clutter throughout the area.

HILLHEAD c. 1907: Besides University buildings and parkland, the landscape is primarily residential. The building of housing in the West of Glasgow boomed from the 1850s on. As well as boasting large mansion houses for wealthy merchants, the area of Hillhead saw a mix of housing develop from tenements for the working classes to terraced houses and villas for the professional and middle classes. The dominant figure in this late Victorian development was James B. Fleming of the Kelvinside Estate Company, who sold off large areas of land to various developers for different housing schemes. While the West End itself saw little industrial production, the background of the photograph is a reminder of Glasgow's role as a great Victorian manufacturing city with many chimneys standing as testament to its industry.

BUILT CHARACTER AROUND THE SITE
BUILDINGS AND TOWNSCAPE

Condition

Buildings in the area are in mixed condition.

Some of the more 'valued' listed buildings have been refurbished in recent years to improve their condition and maintain their long-term viability.

Traditional tenement blocks have been comprehensively refurbished but shopfronts in general require attention.

Particularly those on the southern edge of Otago Lane where the historic shopfronts are in shabby condition and are dominated by incongruous roller security shutters, bars and alarms.

There are a number of instances in the surrounding area where the external fabric of both historic and modern buildings require assessment and remedial work.
BUILDINGS AND TOWNSCAPE

Building Materials
The traditional building materials found in the study area are:

- Red sandstone, the defining material, with some yellow sandstone found in walls and boundary walls
- Ashlar and rubble
- Slate: roofs
- Cast iron: railings, finials & lamp-posts
- Timber: sash and case windows, storm doors
- Glass/stained glass: windows and door-panels
- Clay/terracotta: chimney pots
- Granite/whinstone: kerbstones and setts
- Brick: outbuildings and backcourts

The use of traditional materials in any Conservation Area is an important constituent of its character and appearance.

In instances where these are replaced with inappropriate materials there will normally be a loss of character and sincerity. For example; the replacement of original timber windows with modern plastic substitutes which are not in keeping with the style of the buildings occurs regularly.

In addition many traditional shop fronts have been replaced with those of different proportions, unsympathetic materials and signage.

It is important to reverse these trends if the character and appearance of the area is to be preserved.

THE TENEMENT: the back side of the defining building form in the area.  

MATERIALS IN THE SURROUNDING AREA

OTAGO STREET: The College of Piping where modern materials have been used.  

CALEDONIA MANSIONS: Red Sandstone on Great Western Road
The various character areas of the West End strengthen the architectural and townscape quality of the built environment.

An important part of character assessment involves the evaluation of buildings, identifying those that make a valuable contribution to the character and appearance of the area.

Hillhead High School (1928—31) by EG Wylie, on Oakfield Avenue and Southpark Avenue represents a major interruption to the grid iron street pattern. This large school building deviates in all respects from the other buildings in the area including scale, massing, material and form with its butterfly wing plan and red brick facades.

Modern developments are rare owing to the density of urbanisation. Relatively recent developments include the School of Piping on Otago Street, a brick faced four storey tenement within the study site, facing Otago Street, RIBA award-winning rebuilding of the former Printworks (Cameron Webster Architects, 2008) at the back of Otago Street, and a single block of flats on Bank Street, all of which fit with street scale and building lines.

Other works include extensions to Hillhead High School in conjunction with the Private Public Partnership (PPP).
**Listed Buildings**

Buildings that are 'listed' have already been assessed by Historic Scotland as being of special architectural or historic interest and are included on the Scottish Ministers statutory list.

There are many fine listed buildings in the study area, particularly notable are Granby Terrace c.1856 on Hillhead Street, a pair of classical villas at 2, 4 and 10 Great George Street, c. 1852 and the Alexander Thomson terrace at 41-53 Oakfield Avenue c.1865.

Listed buildings contribute positively to the area, enrich its character and provide interest.

**Buildings at Risk**

18 Great George Street which is an Alexander Greek Thomson Villa is currently in need of repair.

**Unlisted Buildings of Townscape Merit**

These are buildings which, although unlisted, make a positive, visual contribution the area. They may be landmarks or more modest buildings which unify the townscape. The majority of the buildings in this area fall into this category as noted in the Glasgow West Conservation Area Appraisal Draft March 2010.

**Building Line**

The traditional building line is set to the street edge as is evident along much of Otago street and the adjacent tenement lined streets.

However infill development in several areas has deviated from this with modern developments being set back from the pavement.
OTAGO STREET, GLASGOW

The stonework is in poor condition and the building is currently included on the Scottish Civic Trust’s Buildings At Risk List.

BUILDINGS AT RISK: 18 Great George Street, Alexander Thomson c.1865.

BUILDINGS AND TOWNSCAPE

Townscape Detail

A variety of unique townscape details enrich the character of the study area:

• Decorative sculpture & stone carving
• Decorative ironwork
• Cobbles
• Shopfronts

These also require assessment, identifying any highly sensitive or vulnerable areas and those which make a positive contribution to the study area. Similarly the negative factors must be considered in those which do not make a contribution.

The use, appearance, and condition of areas must be considered, classifying them as follows:

• Positive Areas
• Neutral Areas
• Negative Areas
BUILDINGS AND TOWNSCAPE

Open Space
While buildings of various types dominate the study area they are interspersed with areas of vacant land, amenity and open space which vary in quality and character.

The most significant areas are the car park on site and across the river adjacent to the Kelvinbridge Underground station. Nearby Kelvingrove Park is a considerable area of open space and has been recognised by the City Council for its townscape and tourist attraction merits. Therefore the whole park is included within the adjoining Park Conservation Area.

The River Kelvin wildlife corridor runs along the eastern boundary of the site. Two other significant West End open spaces are in close proximity to the site, the Botanic Gardens and Kelvin Walkway.

In Hillhead much of the remaining open space is in the form of private shared gardens of the surrounding houses. It is equally as important that these are maintained and protected also.

Private Gardens
The finest gardens belong to the villas and townhouses of the 1840s–80s with their generous plots. Tenement gardens are of mixed quality with railings generally removed. Some railings still flank steps to front doors.

Communal Gardens
These were termed pleasure grounds in the Victorian era and many remain which vary in size and shape from linear strip garden to ovals and rectangles with shrubs and trees.
In accordance with PAN 65 - Planning and Open Space - local authorities are obliged to prepare an audit and map all areas of open space within the city. This, alongside policies found within City Plan 2, will form part of the protection for the city’s open spaces and be used to assess whether there is scope to develop on any such areas. (Policy ENV 1: Protection of Open Spaces.)

The Public Realm
There are no large public amenity spaces in the immediate surroundings, other than a carpark.

Generally public spaces have suffered from a lack of attention to detail and the use of poor quality materials. The upkeep of the public realm is important if the integrity of the area is to be maintained.

Landscape and Trees
There are mature trees on site and rooted along the banks of the Kelvin.

The semi-mature trees planted in the open space leading from the Underground Station have suffered damage due to the prevailing climatic conditions. Root spread has damaged the concrete slabs in this area contributing to a very poor quality environment.

The loss of areas of local open space such as communal gardens and trees, features particularly characteristic of the West End, is to be resisted. Many properties lost railings during World War II and are now bounded by hedging and original walls.

The landscape potential of River Kelvin-wildlife corridor should be maximised. This has been consistently promoted in relevant local policy dating from the 1988 West End Local Plan until now.
FUTURE DEVELOPMENT

By appraising the character and appearance of the area it becomes easier to assess development proposals in terms of their impact. The main findings of the appraisal can be used as a benchmark against which development proposals affecting the designated area can be assessed. This in turn leads to a better informed decision making process.

Any proposed development for this site must have a positive impact upon and enhance the Conservation Area it is set within, utilising high quality appropriate construction materials. In this way the historic surroundings are safeguarded for the quality of life and enjoyment of those who live in and around them.

The redevelopment of this brownfield site offers the opportunity for such improvements. Conservation Area designation will play an important role in the regeneration of this site and the resident community created.

‘Most (conservation areas) will contain vacant sites that have a negative impact on the character and appearance of the area. These represent opportunities for improvement and when managed effectively, can act as a catalyst for economic, community and environmental regeneration.’ (Pg.4 PAN 71)

This issue was formerly raised in the West End Local Plan where improvement to the flour mill buildings and the rear elevations of Otago Street facing the Kelvin were actively encouraged.

An appraisal of the surroundings have informed a better understanding of the pressures and priorities affecting a Conservation Area. Any proposed redevelopment will offer an aesthetic ‘face-lift’ to the site, the opportunity for the creation of a sustainable community and further, more enduring benefits such as repopulation and financial input to the locale.

Development offers the opportunity for the quality of the landscape setting to be improved and any protected trees of quality and significance preserved. New landscaping and trees planted on the riverside could create quality outdoor space for residents and enhance the existing wildlife corridor.

Considerate development on this site would afford views around the West End and along the river Kelvin. In accordance with City Plan 2 policy RES 7, a no car development would limit uncontrollable increases in traffic flow and thus detrimental impacts on the Conservation Area.

The brownfield site offers the opportunity to improve existing building fabric alongside any proposed new build. Development should take into consideration the interests of the specific Conservation Area as a whole, not merely the opportunity site.

The rear elevation of current residential block on Otago Street overlooks a section of the Kelvin walkway which is within the Woodlands Conservation Area. This elevation is considered to be of poor appearance and a new development which incorporated improvements to this block would compliment the public walkway with landscaping on river bank to admire.
Areas to consider in development proposals:

- Archaeological and historical significance of the area
- Historic building pattern, the influence of prevailing uses within the site/area upon building type and street layout
- Building lines
- Buildings, features and factors that make a positive contribution
- Character and relationship of spaces between buildings
- Contribution of local details and design characteristics; including use of appropriate materials
- Lane: adopted road, street lighting, pavement
- Historic urban context; Kelvin as a 'working' river
- Various former uses and occupations of the site
- Contribution of trees and open space
- Landscape/townscape setting and views to and from it
- Urban form only 'recently' saw no building in the lane i.e. mid 1980's to make way for Beechwood homes proposals
- Avoid over intensive development of sites within Conservation Areas, as likely to detract from the visual appearance
- Pressures upon the area for change
- Buildings, features or factors that have a negative impact
- Nature and impact of traffic and movement patterns, car free development would relieve congestion in this area (also in accordance with City Plan 2 policy RES 7- for new build residential developments no resident parking permits will be issued.)
OTAGO STREET, GLASGOW

PRESERVATION AND ENHANCEMENT

Detailed analysis of the Conservation Area’s character has highlighted opportunities for its preservation and enhancement. The application of planning policies and provision of advice encouraging sympathetic maintenance and repair are important tools when considering development within this area.

Otago Lane provides opportunities for enhancement:
* through well considered and designed new residential development
* through the routine maintenance of buildings, roofs, domes, chimneys, windows, doors, guttering, stonework, entrance steps

All of the above need regular attention to prolong their life and secure the future of the buildings.

Therefore, regular, coordinated maintenance programmes can help reduce costs in the long term. A survey of building conditions throughout the area would inform such a programme.

Key Features and Key Challenges
Having carried out a detailed assessment of buildings and areas it is now possible to identify:-
* Key Features which define the architectural and historic character of the area
* Key Challenges, inappropriate elements which detract from the character and appearance of the area.

THE TENEMENTAL WINDOW
PRESERVATION AND ENHANCEMENT

Key Features

With a rich and varied history Kelvinbridge is historically one of the most significant areas in the city. The area possesses a variety of high quality architecture. In addition, many of the traditional sandstone tenements remain which contribute significantly to the character of the area.

There is a presumption within the City Plan that these buildings will be retained and reused wherever possible.

A large proportion of the original street pattern remains intact and provides the framework within which the buildings sit.

Many of the buildings within the study area are constructed in stone, with slate roofs and timber sash and case windows. The prominence of traditional materials adds to the sense of history and identity of the area. In addition, remnants of historic street surfaces still survive.

Appropriate materials in new developments will include Sandstone or good quality clay facing brick which compliment the surroundings. Render or roughcast type treatments will generally not be acceptable in Conservation Areas. Materials such as glass or steel may be employed imaginatively to enhance the quality of the townscape.
PRESERVATION AND ENHANCEMENT

Many of the commercial and public buildings have fine roof features including domes, turrets, spires, tall chimneys and finials. They create visual interest at roof level as well as emphasising the building’s importance and sense of place. These features are visible from outwith the area, acting as landmarks and providing interesting focal points to views.

The vehicular routes of Great Western Road, Otago and Gibson Street together with the pedestrian activity generated by the Underground and shopping areas helps create a bustling atmosphere. It is vital to the character of the area that these activities are maintained and encouraged.

Key Challenges
The loss of original architectural detail through unsympathetic development will be of great detriment to the character and appearance of the Conservation Area.

Inappropriate replacement doors, windows, roof coverings and loss of chimney stacks would erode the special character of the area.

Retention and repair is therefore an important aspect of the preservation and enhancement of an area.

LOOKING WEST FROM GLASGOW UNIVERSITY TO HILLHEAD c.1954
The City Council has a statutory duty to protect the historic environment and will, within resources available, strive to ensure that projects in the area take cognisance of the opportunities to provide preservation and enhancement.

In addition the City Council has a duty to protect the area from unsympathetic alterations or development through the implementation of their various policies discussed in this document.

Policy documents created along with the input from residents and stakeholders help to maintain Conservation Areas.

Currently Glasgow City Council are compiling City Plan 3 which is due in draft form in 2011.

The Glasgow West Conservation Area Appraisal is currently available as draft and is under consultation.

THE CHARACTER OF THE WEST END: looking west over the sandstone and spires of Glasgow’s West End