

CONSERVATION AREA APPRAISAL

CLACHAN OF CAMPSIE

DECEMBER 2010



VIEW FROM CROW ROAD



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East Dunbartonshire Council

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GLEN ROAD

CONTENTS

1. INTRODUCTION

2. HISTORIC DEVELOPMENT

3. LANDSCAPE SETTING

4. CURRENT ISSUES

5. CONCLUSIONS AND
PRELIMINARY RECOMMENDATIONS

APPENDICIES

1. PROPOSED EXTENSION

2. PLANNING GUIDANCE AND POLICIES

3. SOURCES OF ADVICE AND INFORMATION
AND REFERENCES



Aldessan Gallery and Shops

INTRODUCTION

East Dunbartonshire has 14 Conservation Areas and 25 Townscape Protection Areas. Conservation Areas (C.A.'s) are defined in the Town and Country Planning legislation as “.... Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

Townscape Protection Areas (T.P.A.'s) are a Council designation used to identify other localities with distinctive architectural and historic qualities.

The original survey work and designation of many of the CA's and TPA's date back to the mid 1970's. An ongoing review has now covered the CA's and TPA's of Bearsden, Milngavie, Kirkintilloch, Bishopbriggs, Bardowie and Baldernock. Phase II of the review will cover the remaining CA's at Westerton and Clachan of Campsie, the CA's and TPA's of Lenzie and two small TPA's in Waterside and Wester Gartshore.

The Clachan of Campsie CA was designated by the former Stirling County Council in 1974. A detailed re-assessment of the CA has now been carried out involving:-

- A 'walk over' and appraisal survey.
- An assessment of the current appropriateness of the designation and area boundaries.

- **An assessment of the degree and quality of change since the original designation.**
- **A consideration of wider ‘management’ issues such as public space maintenance, opportunities for new development and condition and appearance of the CA.**

The Conservation Area Appraisal

This work is drawn together in this “Appraisal”, which is based on advice in the Scottish Government’s Planning Advice Note no. 71 – Conservation Area Management. The Appraisal summarises the survey and assessment work, describes the CA, its historical significance and townscape character and identifies ongoing conservation issues and suggestions for future management. The Appraisal includes historic maps and photographs and it is hoped it will also be of interest for reference and educational use.

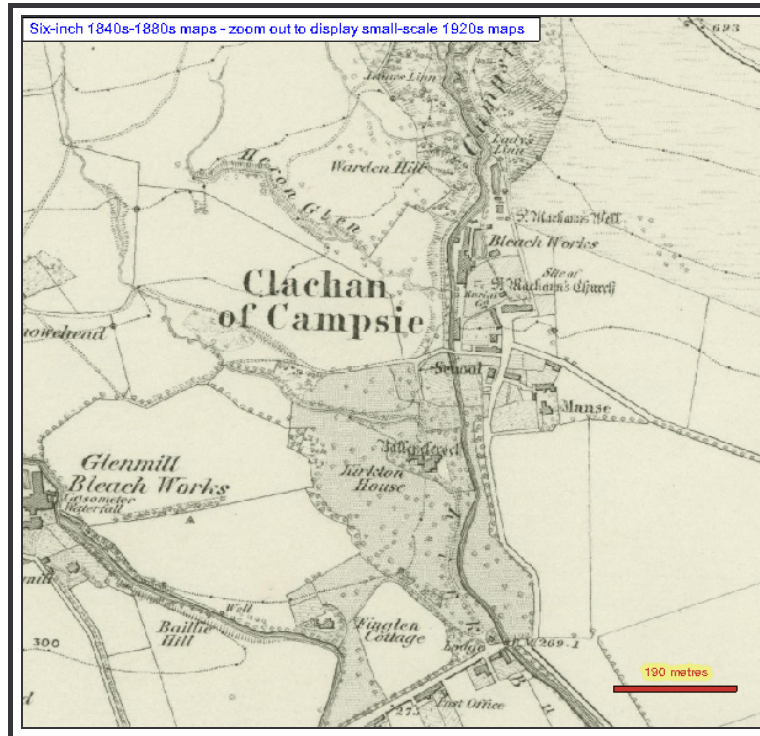
Public Consultation

The Appraisal is initially published in a draft form to allow consultation with local residents, the Community Council, community groups and other interested parties. A public meeting will be held at Haughhead Public Hall on 6 December 2010, to present the findings of the appraisal and to mark the start of the public consultation period. Regard will be taken of views and comments submitted in response to the consultation process prior to the publication of the final version of the Appraisal.

MAPS AND IMAGES

I. Locality Plan

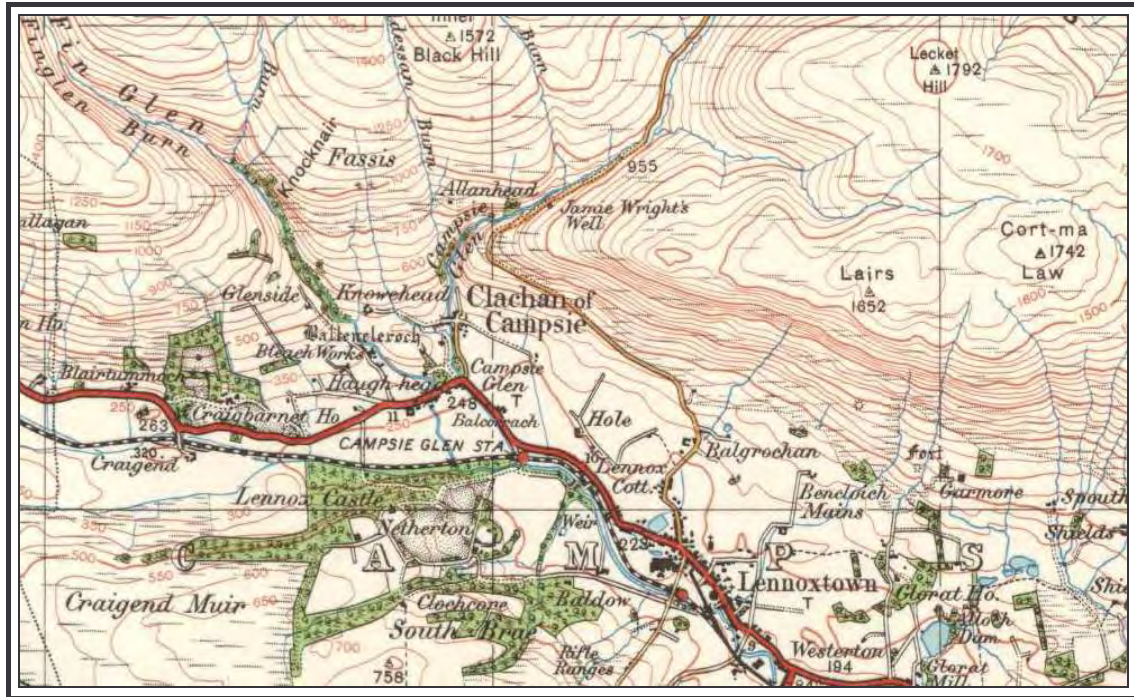
2. Historic Maps and Images



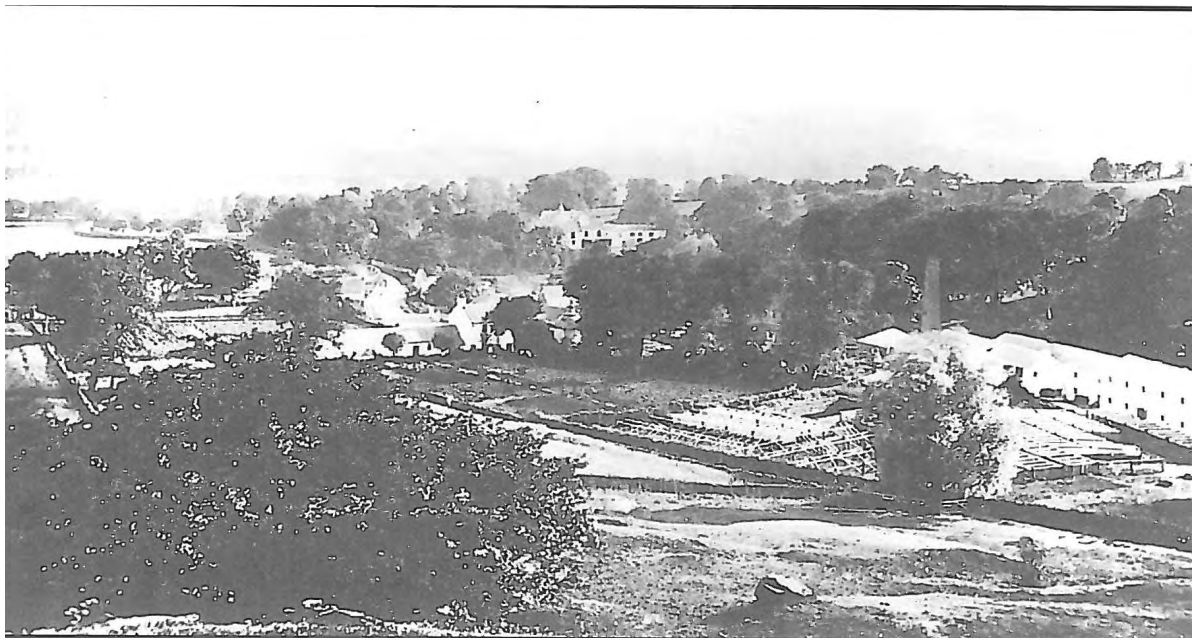
c. 1880's



c. 1900's



c. 1920's

**Bleach Works**



Campsie Glen , by Francis E. Jamieson

HISTORIC DEVELOPMENT



Remains of St. Machan's Church

“Campsie, a hamlet and a parish of S. Stirlingshire. The old Clachan or hamlet lies in the mouth of Campsie or Kirkton Glen, 5 furlongs N by W of Campsie Glen station, and 1½ mile NW of Lennoxton; commands a strikingly picturesque view around and up Campsie or Kirkton Glen; consists chiefly of straggling cottages, interspersed with gardens, trees, and hedgerows; and contains an inn, the manse, and the belfry and burying-ground of the old parish church, with ancient font and sepulchral slab.”

(F.H. Groome, Ordnance Gazetteer of Scotland (1882-4))

The Clachan's first substantial building dates from around 1175, a parish church dedicated to a Scots missionary St. Machan, a possible 6thC. contemporary of St. Columba and St. Mungo. He spent his latter years in the Glen in ascetic seclusion and was finally buried here. In subsequent centuries the church was much altered, including a major re-build in the 1770s, before its abandonment in and substantial demolition in the late 1820's. The crow stepped west gable is the most significant remnant, along with reduced sections of the north and south walls. The surrounding burial ground, bounded by a rough hewn stone wall, is strewn with numerous headstones, ground slabs and table tombs, some of

considerable antiquity. In the south east corner there is the Lennox family vault (a Category 'B' listed building) , a harled two storey structure with ornate domed roof. A keystone above the entrance is dated 1715, with an upper storey added in the early 19thC.

Nearby, a modest lairds house Ballencleroch or Kirkton House, was constructed in the 1650's, then greatly enlarged in the 1850's. Its grounds were planted up from the early 18thC. onwards. The southern, northern and eastern boundaries of the grounds are defined by a substantial stone wall.

Against the backdrop of the wooded Campsie Glen, cutting into the steepening south facing slopes of the Campsie escarpment, these buildings provided the focus for the subsequent development of the Clachan.

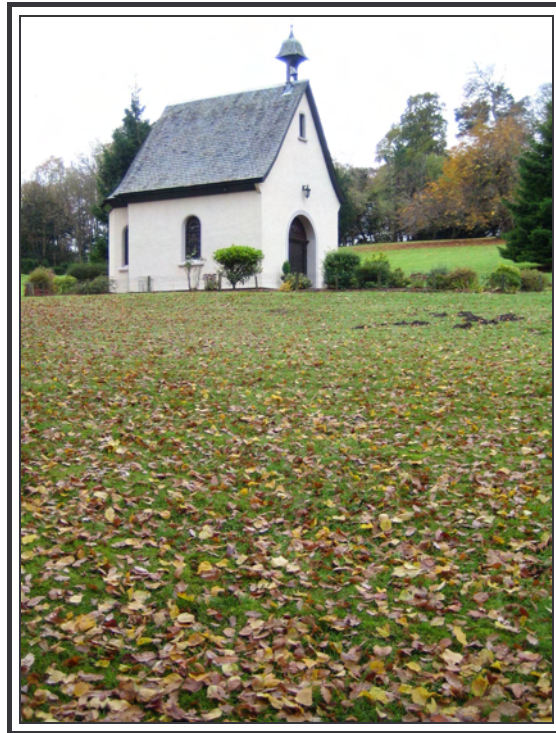
The 1859 O.S. Map shows a Manse and School, the sites of St. Machans Church and Well, Ballencleroch House, Finglen Cottage and the Crown Inn. Less salubriously there was also a Bleach Works, with Groome (1892) observing of the Glazert Valley *"..... streams, which a mile away are clear as morning, are dyed black as ink before they have escaped from print-work and bleaching-green....."* Other domestic scale buildings are also mapped the *".... straggling cottages, interspersed with gardens, trees, and hedgerows..."*.

At the beginning of the 19th century John McFarlan (1767-1846) of Ballencleroch House, a friend of the radical Bishopbrigg's born Thomas Muir, opened part of the Ballancleroch estate to visitors. This was a most unusual arrangement for the times, and marks the beginnings of Campsie Glen as a popular visitor attraction.

The 1895 O.S. Map shows the Blane Valley Branch line. Campsie Glen Station, at the bend in Glen Road half a mile or so south west of the Clachan, improved access to the already popular visitor destination. The Bleach Works seem to be in decline, though to this day the outline of the settling ponds can be still be discerned. A nursery and large glass house are mapped just north of Crosshouse Road, along with a several newer residential properties. The 1912 edition records little further change.

The nearby hamlet of Haughhead, situated south of the CA boundary, comprises a row of domestic scale buildings fronting Strathblane Road, between the sharp bend and junction with Glen Road and Lower Kilwinnet Farm. A Post Office, Smithy, Sunday School, Tavern and cricket ground are also shown.

Developments in the 20th Century



Shrine – Schoenstatt Retreat

Notable developments in the 20th C. include:-

The Crown Inn/Aldessan Gallery and Adjacent Units The present Aldessan Gallery and Coffee Shop and adjoining row of single storey retail/workshop units, was originally the Crown Inn. Dating from the early 19thC, and no doubt a popular amenity for visitors, it latterly gained an ill reputation and closed in the early 1920's. It was quickly replaced by the Temperance Red Tub Tearooms. The two storey building was then converted into a house, with a shop and post office in the adjoining building. Following a further period of vacancy it was refurbished and opened in 1988 as the present Aldessan Gallery and adjoining workshop and retail units. It is designated a Category 'B' listed building.

Ballencleroch/Kirkton House This was converted to the Campsie Glen Hotel, well regarded in the 50's and 60's, but thereafter in decline, eventually destroyed by fire in 1982. Now the site of the Retreat and Conference Centre run by the Schoenstatt Sisters of Mary. The main building, opened in 1995, revives the name Ballencleroch House, its design inspired by the Scots Baronial stylings of the original enlarged house. The smaller shrine, completed in 1989, reflects the architecture of Order's original shrine in Germany.

The extensive grounds, accessible to the public via a designated woodland walk, contain attractive woodland and trees, with many notable specimens associated with the original ornamental landscaping.



The Old School

The School The School remained in use for primary education until 1978, since which time it has seen various workshop and residential uses.

Additional Housing From the 50's to 70's a handful of additional houses were constructed, including the municipal semi-detacheds on Crosshouse Road, just east of the CA boundary and on infill sites in the CA.

Refurbishment of the Square In the 1990's the square was enhanced through various public realm improvement works including resurfacing works, formation of car parking bays, and installation of seating, street furniture and bespoke street lighting.