

APPRAISAL
OF THE
CONSERVATION AND TOWNSCAPE
PROTECTION AREAS
OF
LENZIE
DECEMBER 2010



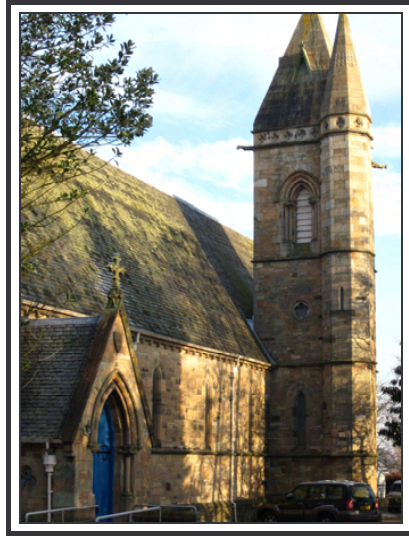
c. 1860's



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St. Cyprian's Church

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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. This was followed by the designation, in February 1977, of seven separate 'Areas of Policy Control' (now called T.P.A.s), in the vicinity of :- i) Alexandra Road; ii) Auchinloch Road; iii) Crosshill Road; iv) Douglas Avenue; v) Kirkintilloch Road; vi) Heath Avenue to Larch Crescent, and vii) Seven Sisters.

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.

In December 1976 the former Strathkelvin District Council designated two C.A.'s in Lenzie:-

i) The Lenzie CA lies north of the Glasgow-Edinburgh railway. Originating in mid-Victorian times it comprises two separate localities of predominantly villa style houses, grouped around Garngaber Avenue and Beech Road.

ii) The South Lenzie CA, south of the railway, again comprises of predominantly mid to late Victorian villa style houses.

A detailed re-assessment of these CA's and TPA's 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 open 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 Lenzie Public Hall on Tuesday 14 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 OF THE CA’S AND TPA’S

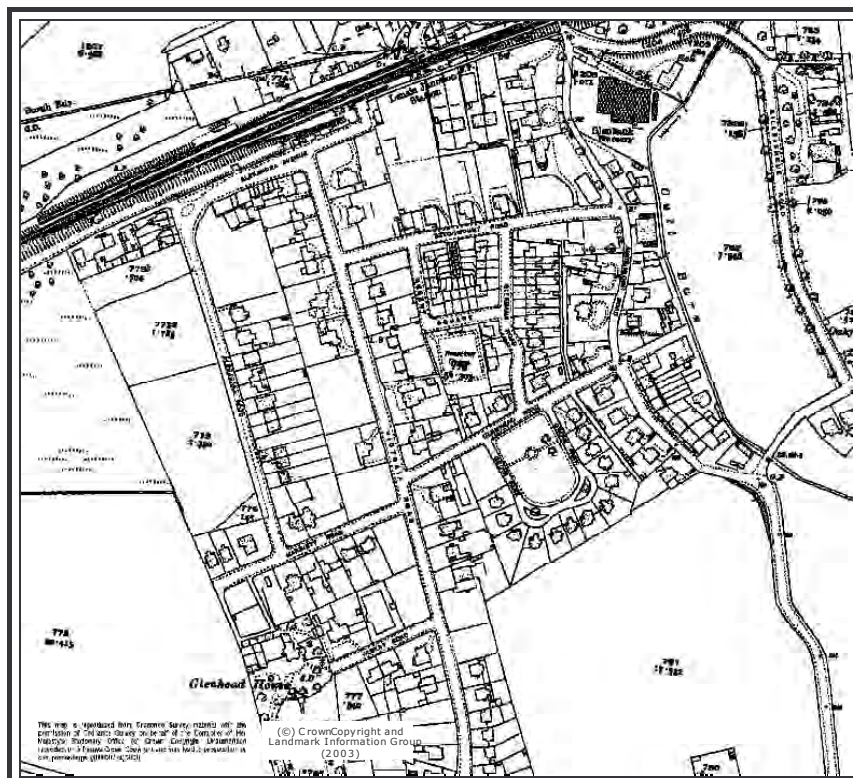
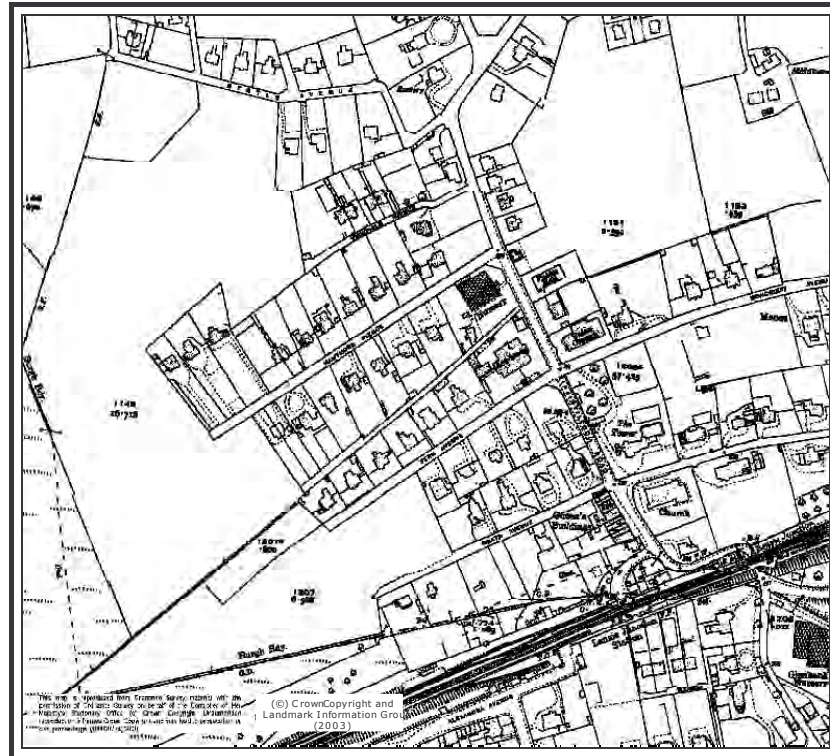
1. LOCALITY PLAN

2. HISTORIC MAPS

2. HISTORIC MAPS



C. 1860'S



C. 1930'S



Grove Park

HISTORIC DEVELOPMENT OF LENZIE AND THE INFLUENCE ON TOWNSCAPE CHARACTER

Lenzie, a southern suburb of Kirkintilloch, partly in Kirkintilloch parish, Dumbartonshire, and partly in Cadder parish, Lanarkshire, with a junction on the North British railway, 1¾ mile S of Kirkintilloch, 41 miles W of Edinburgh, and 6 ¼ NNE of Glasgow, under which it has a post office, with money order, savings' bank, and telegraph departments.

Frances Groome's Ordnance Gazetteer of Scotland (1882-84)

Introduction

Lenzie was not predated by a recognisable village or hamlet; it did not grow 'organically' like other historic towns and villages, nor was it built to house industrial workers or planned as a garden suburb or new town. Lenzie is the outcome of a sequence of Victorian up-market residential developments around the purpose built railway station. Its history therefore does not really start until the mid-nineteenth century, though it did borrow the older parish name in the locality.

Its location changed several times, as did its name, before Lenzie was settled on in 1867. By this time a number of villas had been built in its vicinity, but the rise of a recognisable settlement really took place in the 1870's with the provision of running water.

Lenzie Station

In February 1842 the two major cities of Central Scotland were connected by a railway, built and operated by the Glasgow and Edinburgh Railway Company. Along the route accessibility to towns, villages and undeveloped land was greatly improved a situation the railway company were naturally keen to make the most of.

In 1844 the first 'Lenzie' station, built on the present site, was known as Kirkintilloch Station. This was nearest established town in the wider area, a burgh of barony dating from 1211, and whose manufacturing economy was very much dependant on the Forth and Clyde Canal. In December 1844 the station relocated to Garngaber, a third of mile to the east, possibly to enable better feeder traffic from the Kirkintilloch and Monklands line.

In the summer of 1848 the opening of the Campsie Branch saw trains running to Lennoxton and allowing a station to built close to Kirkintilloch Town Centre. Garngaber Station closed and the original station re-opened. In 1849 it was re-named Campsie Junction and during the 1850's the nascent 'Lenzie', for want of a better name, was also known as Campsie Junction. This was resolved in 1867 when the station named was changed to Lenzie Junction and Lenzie became the recognised place name.

Villa Building

Villa building properly commenced in 1848 with the fixing of the station position. A Glasgow grain merchant named William McDonald built three substantial cottages just south of the railway under-bridge, then known as 'Rosebank Cottage', 'Glenbank Cottage' and 'Larkfield Cottage'.

Around 1850 the Directors of the Edinburgh and Glasgow Railway Company introduced the 'Villa Tickets' scheme. Provided a villa cost £500 or more and was situated within a mile of one of the rural stations along the line, owners were issued with a season ticket giving one year's free travel for every £100 of the house's value. It is difficult to determine exactly which 'Campsie Junction' houses benefited from this scheme, though Garngaber Avenue appears seems to have figured prominently.

There was subdued building activity in the 1860's, as there were few amenities to attract new developers and residents. In South Lenzie only four houses were built in Auchinloch Road, between Beechmount Road and Glenhead Road, and a similar handful north of the railway.

In 1871 newly elected 'Police Commissioners' immediately made their main priority the provision of an efficient supply of piped water to both Kirkintilloch and Lenzie. This project transformed the fortunes of Lenzie and prompted a flurry of building activity throughout the 1870's. In South Lenzie Glenbank Road, Regent Square, Victoria Road, Heriot Road Alexandra Avenue and Burnbank Terrace were comprehensively laid out and built on. In North Lenzie there was extensive development of Fern Avenue, Hawthorn Avenue, Beech Road and Moncrieff Avenue and widespread house building at other locations. All three of Lenzie's major churches were established by the middle of the decade and two private schools were available for children.

The Glasgow solicitors Murdoch & Roger were prominent in the early large scale developments, having assumed control of the former Carss Estate. They were directly responsible for the development of Glenbank Terrace (1871-72) and Regent Square (1872- 73). The desirability of the locality was also enhanced by their decision to open, in 1873, a bowling green. They also campaigned for a re-instatement of the Villa Tickets Scheme, but were ultimately unsuccessful.

Symbolic of the growth was the opening of the community's three principle churches, in the successive years of 1873,74 and 75. First was the St. Cyprian's Episcopal Church, followed by The 'Established Church' (now the Lenzie Old Parish Church) and finally the 'Union Church' so called because the congregations belonged to both the Free and United Presbyterian faiths.

The first Lenzie Academy was established in 1870 as a single storey private school on the corner of Fern Avenue and Kirkintilloch Road. It seemed to struggle to meet expected teaching standards so many local children were privately educated in Glasgow. This led to the school building being taken over by the local education board, and in 1886 the new Lenzie Academy opened. A two storey extension was added to the old school in 1887 and although it appears to be one cohesive design it was not until 1909-10 that the original building was demolished and a second wing added to match the one on the north, creating the design we see today. The school originally housed both primary and secondary departments, but now functions as Lenzie Primary School.

Following the 1870's boom building carried on more slowly through the 1880s. Myrtle Avenue opened out and many of the existing streets further developed. Into the 1890s the most notable new development was Grove Park, a picturesque development of 'Arts and Crafts' cottages around a central area of open space.

Immediately north and south of the railway line ground floor shops were provided, firstly in two separate but conjoined tenement buildings on Kirkintilloch Road and secondly in a tenement building on Alexandara Avenue.

Finally the citizens of Lenzie convened a public meeting in February 1889 to consider proposals for much needed Public Halls, which finally opened in August 1892 after a major fund raising effort.

The following historic picture postcards illustrate a selection of key buildings and streetscapes.



Lenzie Station



Post Office and Queen's Buildings



Lenzie Academy



Union Parish Church



Kirkintilloch Road



Elm Avenue



The Tower Garngaber Avenue

The above summary of the development of historic Lenzie allows a fuller appreciation of the special or distinctive features of its architecture and layout.

Townscape, Street Pattern and Topography

The winding B 757 Kirintilloch Road and Auchinloch Road is the spine road of historic Lenzie, and seems to follow the general alignment of an earlier north/south running track. It rises to the station from both directions. The design and width of branching side streets indicates a controlled approach to the laying out of the CA's and TPA's – mostly broad avenues complimentary to the grandeur of the Victorian villas.

South Lenzie CA and adjacent TPA's

The South Lenzie CA has a particularly 'planned' feel. Victoria Road is the wide principal 'avenue', off which run shorter 'avenues' of Beechmount Road, Glenhead Road, Heriot Road and Albert Road.

Substantial stone villas are comfortably accommodated in large feus, amongst which can be found the tighter knit layouts of the terraces and semi-detached properties of Regent Square and Glenbank Road. A pleasant contrast is provided by the distinct 'Arts and Crafts' design of smaller detached villas; firstly at Grove Park (gathered round a central private garden) and secondly at the southern end of Victoria Road returning onto Crosshill Road. Other contrasts include the small baronial style mansion of Glenhead House, its large grounds including many attractive trees. A terrace of servant's quarters to the north are now in separate ownerships.

South of the railway rising land immediately to the west of Auchinloch Road required the construction of substantial stone retaining walls. Various villas along this frontage are consequently elevated and thus somewhat secluded from the road.

14-16 Glenbank Road is a 'C' listed semi-detached bungalow. A gap site between 20 and 36 Victoria Road was not developed out until the 1950's. The six small semi-detached houses therein, with tiled roofs and harled elevations, look somewhat lost amongst the sandstone and slate of their immediate neighbours.

Finally the three storey tenement at Alexandra Avenue includes, at ground floor level, a doctor's surgery, offices and the Lenzie Library. Along with the solicitor's office in 'the Kiosk' these are the principal business and service use in the South Lenzie CA.

Non-residential and leisure uses included the Bowling Club, established in 1873, and the Lenzie Club, a single storey stone building sitting quietly on Victoria Road, and originally established as meeting and reading rooms.

Three TPA's are also south of the railway; at Auchinloch Road, Crosshill Road and Alexandra Road.

On Auchinloch Road detached stone properties are mainly of a cottage style, with substantial rear under-building. The long established Lenzie construction company of Fleming Buildings occupies the site of previous commercial buildings, and historic maps also show a police station and smithy. The most substantial building is the two storey tenement at 35-59 Auchinloch Road. This has been built in two phases, and underbuilding to the rear has allowed the formation of a number of basement 'garden' flats. Both buildings have unusually shallow pitched roofs and a number of ornate clay chimney cans have been retained. It also includes a single

shop unit. The original deep feus have been subdivided to provide yard space and workshops for several small businesses.

To the south, on Crosshill Road, villas on the south side of the road enjoy open views over the golf course of Lenzie Golf Club. Formed in 1889, the main Club House compliments the villa architecture of South Lenzie, reflecting its original purpose as a dwelling. Housing on the north side of Crosshill Road is of mixed provenance, inter-war bungalows, 70's villas and a new build on the site of a demolished bungalow.

A number of stone villas also front Alexandra Road, though most houses date from either interwar times or the 1960's onwards. The early 1990's saw the construction of the modern detached villas at Alexandra Park, and the laying out of a new play park.

Lenzie CA and adjacent TPA's

North of the railway lies the two localities of the Lenzie Conservation Area, around Garngaber Avenue and Beech Road and four TPA's; Seven Sisters; Douglas Avenue; Heath Avenue to Larch Avenue and around Kirkintilloch Road . Here also lies the most important religious, civic and educational buildings and the main row of shops.

The discontinuity in development between Garngaber Avenue and Beech Road reflects the somewhat piecemeal development of Lenzie. In some ways this may be attributable to the absence of a historic core from which 'newer' development could spread outwards. This role fell to the station, but even so the 1860's O.S map already shows three clusters of villas, and this clearly influenced the pattern of development from then onwards. Many decades passed before the intervening land was fully developed out.

Most houses are of the 'grander' villa scale, with the 'C' listed 'The Tower' being one of the landmark buildings of historic Lenzie. Heading eastward along Garngaber Avenue the increasing north south fall across the road results in a 'high' side and a 'low' side. Feus are large and architectural styles vary from full two storey design to one and a half storey, the upper floor mainly in the roof space. Lomond Road links Garngaber Road with Moncrieff Avenue, where the villa architecture continues either side of the junction. Two houses, 20 and 24 Moncrieff Avenue, were occupied as Manses. Despite its proximity to the station and other amenities gaps in the progress of development in this street resulted in a higher proportion of more modern infill houses and its exclusion from the CA. This sector of the Lenzie CA also includes two of the three churches; the two/three storey tenement at Kirkintilloch Road/Heath Avenue returning along Heath Avenue, and incorporating a range of ground floor shops, Lenzie Public Halls and the original Lenzie Academy.

Beech Road and the 'side' streets of Myrtle Avenue, Elm Avenue, Marguitte Avenue, again contain an attractive range of individually designed villas in generous plots. On the western side of Beech Road the principal elevation of several villas are perpendicular to the road, perhaps anticipating side streets that were never laid out. The streetscape here is much augmented by the 'B' listed St. Cyprian's Church, and associated timber 'lych' gate. In the 1970's seven 'kit style' properties were constructed in and adjacent to the grounds of 'Ingleside' and in the early 1990's a further seven villas, of more sympathetic design and appearance were built on part of the public open space to the east.

The CA also includes an annexe of Lenzie Academy, the largest institutional building in Lenzie. The main Academy buildings are within a TPA which runs for nearly 1 km between Gallowhill Road to the railway. Around Gallowhill Road and Lenzie Academy, inter-war bungalows predominate, the large stone villa at Gallowhill House, Larch Avenue and the terraced Hillend Cottages being notable exceptions. At the western end of Myrtle Avenue, on the south side there is a range of substantial more modern detached properties occupying areas comparable in scale to the traditional villas. To the south again Viewfield Avenue, Hawthorn Avenue, Fern Avenue, and Heath Avenue run off at right angles from Kirkintilloch Road. The last three are culs-de-sac, whilst Viewfield Avenue leads to the playing fields and clubhouse of Lenzie Rugby Club. Villas predominate in all these streets, some retaining most if not all of their original architectural features. There is general impression though that there has been greater modernisation of original houses compared with the CA's. Some have been divided into two or more flats and are interspersed with a higher proportion of new build properties.

Finally the Seven Sisters and Douglas Avenue TPA's are small enclaves of Victorian development that again illustrate the rather sporadic development history of Lenzie. Both contain an attractive range of well maintained traditional villas.

Listed and other Buildings of Architecture and Historic Interest

Listed Buildings

Appendix I comprises full extracts from Historic Scotland's statutory list of buildings of architectural and historic interest in the Lenzie CA's. This is summarised below. (Unless otherwise stated all buildings were listed on 17 August 1977.)

Category: A

27 Victoria Road

Warwick Croft, Heriot Road and 43 Alexandra Road

Category: B

St. Cyprians Episcopal Church and Lych Gate (Listed 2 May 1984) This Episcopal Church, which opened in 1873, was built by the Anglican community within the early Lenzie families.

Netherhall, 9/11 Beech Road – Gate piers and Gates (Listed 6 August 1979)

21 Victoria Road

Craigievar 31 Victoria Road

28 Victoria Road and 16 Glenhead Road

34 & 36 Victoria Road

50 & 52 Victoria Road

Category: C(S)

Lenzie Old Parish Church Kirkintilloch Road Completed in 1874 and originally designated a 'Chapel of Ease', then became a Parish Church in 1876. The villa of 'Northwood' in Moncrieff Avenue was purchased in 1885 as a manse.

98-116 Kirkintilloch Road Queen's Building (Listed 8 December 2008)

14 & 16 Glenbank Road Lenzie (Listed 6 November 1980)

65 Kirkintilloch Road Listed (Listed 6 August 1979)

The Tower Kirkintilloch Road

3 Victoria Road

39 Victoria Road

Other Buildings of Architectural and Historic Interest

Original Lenzie Academy, now the Primary school

Lenzie Union Church - Opened as a United Presbyterian Church in 1875. Attractive stained glass honour local Lenzie families and the first minister of the church.

Bowling Green and Club House

Golf Course and Clubhouse

Lenzie Club

Lenzie Public Hall

Tenement Building at 2 Victoria Road/11-27 Alexandra Avenue with ground floor commercial units

Two storey tenement building at 35-57 Auchinloch Road

'The Kiosk', adjacent to Lenzie Station

Villa Architecture

The progressive development of Lenzie as a 'Villa Suburb' has created a rich and diverse range of villa styles and some particularly fine examples of Victorian domestic architecture. The materials used are typical of Scottish vernacular at that time; slate roofs, sandstone walls and timber detailing. However the diversity created within these parameters is what makes the buildings interesting.

It appears that the earliest Villas were of a more rural style, typically one and half storeys with steep pitched roofs and dormer windows. Once the boom of building occurred in the 1870s a more classic villa style emerged with the three storey villas found along Victoria Road and Douglas Avenue some of the most imposing and grand. The majority of the villas are two storey buildings with hipped roofs and bay feature windows; however almost endless variation to stonework, window and roof detailing means no two are the same.

Some of the finest examples are on Victoria Road and Alexandra Road which are credited to one of Glasgow's most famous architects - Alexander 'Greek' Thomson. Thomson worked in partnership with Robert Turnbull. Following Thomson's death in 1875, Turnbull completed and adapted Thomson's unfinished projects, these designs are often referred to as 'Thomsonesque'. Turnbull is known to have lived in Lenzie and as a result there are many Thomsonesque Villas, some thought to be of original Thomson designs or posthumous works. Although Thomson and Turnbull architectural 'signatures' are reflected

in villa designs throughout historic Lenzie, the rich and precise detailing of the true Thomsonesque Villas distinguish them from other villas, most of which benefit from statutory listing (see Appendix I for further details).

The fine detailing of the Thomsonesque Villas illustrate the craftsmanship which creates the variety in the designs seen throughout the conservation area. 'Thomsonesque' Villas are noted for their ornate stonework, much of which is influenced by Egyptian and Greek architecture. This is most obvious are the Villas which feature large columns on the front elevation. However there are more subtle features such a carved stone banding at first floor level and column features on the mullions of bay windows. The Greek detail on the chimney pots of the category 'A' listed Greek Thomson villa is repeated throughout the area. There are interesting and diverse ironwork features protruding from many of the bay window features of the villas and have mostly remained intact throughout the area.

Other distinctive architectural styles and motifs can be found throughout the CA's and TPA's. The one and half storey buildings at the Seven Sisters have some of the most detailed timberwork around the gable end eaves to the front of these buildings, and overall display an ornate 'gothic' style which is not prominent elsewhere.

Another interesting feature is how the villas have been set within the plot, most front onto the road they take access from, but there are some unusual plot layouts where the houses are orientated with their rear elevation onto Alexandra Avenue, this makes the stairwell picture windows and large chimney breast more prominent. Other villas around Beech Road have been orientated 'side on' to the road and some sit further back within their plot than the surrounding properties.

Not all the villas are detached with some interesting semi-detached buildings on Viewfield Avenue and Victoria Road again showing the range of detailing in this style of property. The terraces of Regent Square, Glenbank Terrace and along Auchinloch Road also contribute to the diversity of the streetscape.

The large villas also create an interesting streetscape, most are set in large garden areas giving a sense of grandeur and space. Most villas have sandstone boundary walls and pillars which have mostly remained intact. There is a great variation in the gatepillar detailing, some reflecting the design detailing of the house and many showing the original name of the house. The 'Thomsonesque' Egyptian gate pillars are also a feature of the listed villas and seen across the area. Originally the boundary walls would have been finished with iron railings, removed for the war effort in the 1940s.

Although the villas were mostly built between 1850 and 1880 there are examples which feature elements of 1900's Arts and Crafts and Art Nouveau, including the 'B listed gateway on Beech Road.

Originally these large villas would have housed large wealthy families and their servants. In some cases properties have split into two flats and often the scullery to the rear in separate ownership. This demands separate driveways and garden areas and often side extensions to provide access to the upper floor. Overall the character of these properties has largely been retained, but some side extensions are unsympathetic, boundary walls have been altered and there are issues where screen fencing has been erected between front gardens. It may be that there are not longer many properties which can be subdivided in this way but the planning authority will seek to maintain the character of these properties and resist the pressure of unsympathetic extensions and conversions.

Setting

The South Lenzie CA is bounded by the Glasgow- Edinburgh Railway to the north and open green belt land to the west, giving a spacious and peaceful ambience to the area. To the south Crosshill Road opens out to the Gadloch and Lenzie Golf Club, with views over Auchinloch to the high rise flats of Glasgow City. Modern residential development to the south-east is well screened and does not impact on the character of the area. Bordering the CA are the TPA's of Alexandra Road to the West, Auchinloch Road to the East and Crosshill Road to the South East.

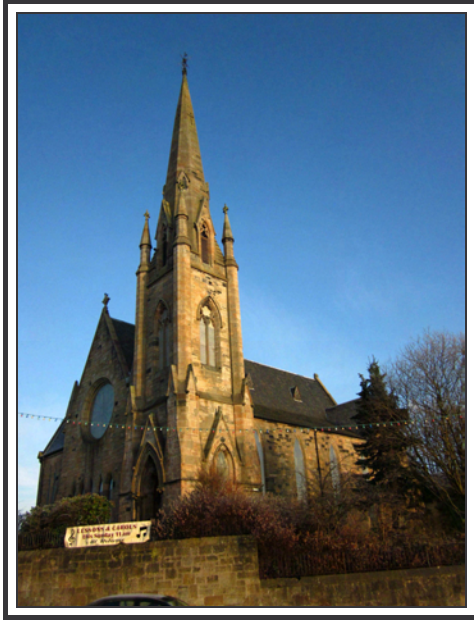
North of the railway Kirkintilloch Road forms the main focus for the Lenzie CA. Garngaber Avenue branches off to the east of Kirkintilloch Road with modern developments on two sides and the railway running to the rear. Lenzie Moss and the Lenzie Rugby Club playing fields give a countryside ambience to the residential streets of the TPA, from Myrtle Avenue to Heath Avenue. The Douglas Avenue TPA is a detached cluster of large stone villas surrounded by later developments. The Seven Sisters TPA, served by a private road, and sandwiched between the Glasgow-Edinburgh railway to the south and to east by the grounds of the former Woodilee Hospital, marks the easternmost extent of historic Lenzie.

Individual and groups of trees

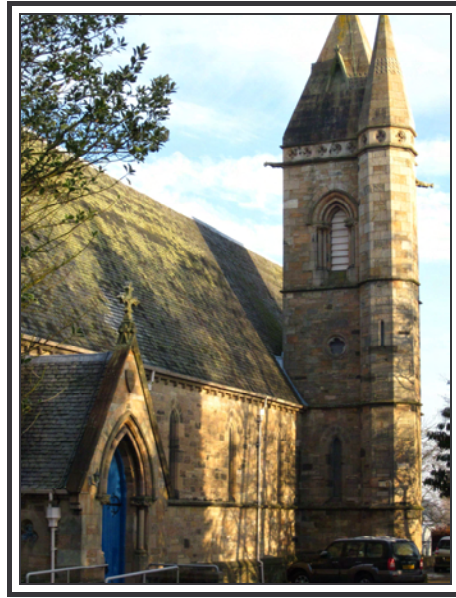
Throughout historic Lenzie trees provide a natural setting for buildings and enrich the streetscape with variations to species, shapes and colourings (blossoms/autumnal shades). Their importance as wildlife habitats is now also recognised and appreciated. The planning legislation automatically confers protection on trees in formally designated CA's in recognition of their contribution to character and appearance. Trees within the TPA's are however not automatically protected

The following images show key buildings, examples of domestic architecture and other features of architectural and streetscape interest.

Key Buildings



Old Parish Church



St. Cyprian's Church



Union Parish Church