



Gable windows with full length half-landing window



Intricate Roof Detailing



Tiled Roof, Wallhead Gable and Flat Roofed Dormer



Half Timbering



Side Porch and Flat Roofed Dormer



Twinned Wallhead Gable with Half Timbering

Layout, Streetscape and Topography

The special architectural character of a CA also derives from the way individual buildings are laid out and accessed, site topography, 'streetscape' features such as trees, boundary hedges and grass verges, and the wider setting.

As noted above the Westerton Garden Suburb emulated the design principles of the Garden Cities/Suburbs Movement of late Victorian and early Edwardian times. Houses are set back from the public road and provided with reasonable sized, albeit narrow rear gardens. On flatter land the plots tend to be compact, but become more stretched on the steeper gradients of Stirling Avenue and 75-107 Maxwell Avenue. Here the elevated positions of the houses required the construction of retaining walls, inclined common open spaces and ramped and/or stepped access paths.

All properties are served by rear service lanes, though those at Stirling Avenue and at 75-107 Maxwell Avenue now seem to be little used. An original stipulation was for front boundaries to be defined by privet hedging, and this remains a feature of the CA to this day. North View, Stirling Avenue and the southern end of Maxwell Avenue have narrow grass verges with various street trees, and both private gardens and common open spaces include an attractive range of conifers and deciduous trees.

A steep grassed open space lies between 79 and 81 Maxwell Avenue, traversed by a path leading up to Westerton Primary School. A similar open space lies north of 16 Stirling Avenue, though this is outside the CA boundary.

The configuration of the individual terraces and semi-detached blocks has been greatly influenced by steep site gradients. The four terraced blocks between 73 -107 Maxwell Avenue run with the contours, and enjoy wide views over the western reaches of the Clyde Valley. The Stirling Avenue houses sit well above road level and the curved plan and stepped profile of 17-31 Northview reflect the gentler fall and shallow bend of the tree lined street.

Other buildings and land associated with development of the Westerton Garden Suburb, such as the railway station, the original village hall and the recreation ground are not included in the CA. At the time of designation these had either been demolished and replaced with modern facilities (station and village hall) or otherwise upgraded (recreation ground).

The original village shop at 66-68 Maxwell Avenue, comprised of a ground floor shop and store, with small flat above. It was subsequently run as a Co-operative and, in the interwar years, a new store was constructed on

the adjoining site. In the 1970's changing shopping patterns led to the demise of the main store as well as the butchers occupying the original shop. The site and adjoining building was subsequently re-developed for flats. A wall of the original shop building incorporates the foundation 'stone' of the Garden Suburb.

Though initially enjoying a countryside setting, indeed this was a major 'selling point' of the scheme, along with good rail links), it was soon surrounded by the construction of the increasingly affordable private suburban housing of the interwar years, mainly built in the recognisable style of the Lawrence construction company.

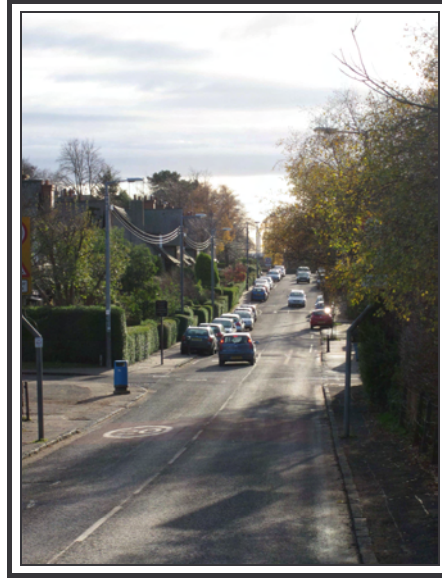
The following pictures illustrate aspects of the streetscape and topography of Westerton Garden Suburb.



Street and Garden Trees – Maxwell Avenue and North View



Ramped Access Path



View South along Maxwell Avenue



'Old' and 'New' North View



Vista to the West

CURRENT ISSUES

Management of Change

New development and alterations to buildings in the CA should preserve and enhance character and appearance.

It is in the interest of owners to maintain their properties. Conversely building(s) and other land in poor visual condition, (badly maintained, inappropriate materials, unkempt garden ground and the like) can very easily detract from general amenity, both in their own right and as an integral part of the wider area.

The Council, as planning authority, also exercises important controls. This includes vetting planning and listed building applications to ensure high standards of design and finishing and compliance with local plan policies and guidance; initiating enforcement action to remedy breaches of planning and listed building control; providing information and advice to households and other building owners and the general promotion of a conservation ethic.

The CA is also covered by an 'Article 4 direction' which restricts the range of alterations and extensions to dwellings that would otherwise deemed permitted development. Alterations are also strictly controlled through the listed building regulations.

Degree of Change

Since the designation of the CA in 1987 the most significant new developments have been the conversion and extension of 66-68 Maxwell Avenue to create flats and the construction of two new semi-detached houses at 15-17 Stirling Avenue. The design and external finishings of buildings are considered to generally compliment that of the Garden Suburb housing, though it is noted UVPC windows have been installed at the flats.

Though outwith the CA a terrace of three new town houses have recently been completed on land south east of 107 Maxwell Avenue. The design and detailing have successfully complimented that in the CA and therefore it maintains the quality of the area's setting. Currently unoccupied and partially damaged by fire its present condition detracts from the setting of both the CA and adjacent listed buildings. It is hoped though this situation will improve once the buildings are occupied as family homes.

At several locations ornamental fencing has been installed alongside public roads and paths. The CA is also signed at various locations. Traffic

calming devices on Maxwell Avenue effectively slow local traffic speeds. It appears though that a proportion of day time on-street parking may be attributable to commuters using Westerton Station.

With regard to residential properties, original roof finishes and windows are most prone to unsympathetic alteration and replacement but other, perhaps less obvious, features also (individually and cumulatively) make significant contributions to the character and appearance of the locality, e.g. rhone pipes, guttering and other rainwater goods, chimney design (heads, stacks and cans) and timber detailing such as barge boards, half timbering, finials, etc.

During the survey work particular attention was given to assessing the scale and extent of alterations to the original fabric of buildings and whether these have been carried out in a considerate manner. Roof coverings were mostly original though inevitably have been subject to ongoing repair and maintenance works. Various repairs and patching to the harl on the external elevations and chimney stacks can also be discerned. Other alterations observed during the survey, included replacement UVPC windows, removal of chimney stacks, replacement of cast iron guttering and rhones with UVPC alternatives, replacement doors of various designs, a satellite TV dish, ubiquitous TV aerials, and alarm boxes.

Some properties are largely unaltered, retaining well maintained examples of the original architectural features and detailing. There are also good examples of sensitive alterations and the use of replacement materials, e.g. replacement timber widows, matching the original sash and case and/or casement designs.

CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

(Note: All preliminary recommendations to be the subject of further discussion and debate through the consultation process on the draft version of the Appraisal.)

I. Appropriateness of the designation

This is an attractive and distinctive residential area. Its architectural, planning and social history reflects the aspirations of public spirited

citizens to address the pressing housing problems of Victorian and Edwardian times through the formation of Garden Cities and Suburbs. Though of modest scale it is cited as the only true Garden Suburb in Scotland.

It therefore remains desirable to continue preserve and enhance the areas special architecture and history by means of a protective Outstanding Conservation Area designation, reinforced by the listed status of the majority of the houses therein.

2. Boundaries

The present CA boundaries define the limit of the first phase of residential development of the Westerton Garden Suburb. To the north, north west and east it is surrounded by newer, visually distinct development associated with inter and post war suburbanisation of Westerton and Bearsden. To the west and south west buildings and recreational land associated with the original Garden Suburb have been modernised or replaced.

On this basis the present boundaries are considered to be appropriate.

3. Assessment of new development, particularly small scale external alterations

The current Article 4 Direction allows the Council to exercise control over even small scale alterations to domestic properties, etc. (It should be noted though that forthcoming amendments to 'permitted development' regulations may require all Article 4 directions to be re-assessed.)

Listed building consent is also required for any works affecting the character of listed building.

East Dunbartonshire Council has a general duty, when exercising its planning and listed building powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of CA's and listed buildings. This is reflected in relevant Local Plan policies and guidance notes (refer to Appendix 2 for full details). The appraisal draws attention to the wealth of unique and irreplaceable architectural detailing. Over a period of time various inappropriate and unsympathetic alterations and materials have detracted from the distinctive character and appearance of the CA and listed buildings. Where resources permit the Council will take steps, through formal enforcement action if necessary to have these matters rectified. Overall in order to properly preserve and enhance character and appearance it is essential the Council continues to require the highest standard of design and materials.

4. Financial Support

At the present time the Council is not in a position to offer financial support towards property repair and maintenance. Where possible it will however assist in identifying external funding sources.

Appendix I Extracts from Historic Scotland's List of Buildings of Architectural and Historic Interest

Introduction to Westerton Garden Suburb Listings

Westerton is of interest because it is a rare example in Scotland of pre-Housing Act Garden Suburb on the English 'ideal village' model, and where the village was organised on a co-ownership basis. JAW Grant was architect, but Raymond Unwin, pioneer in housing design, acted as consultant and his influence on the scheme was significant, most obviously in the very English detailing.

In 1911 the Glasgow Garden Suburb Tenant's Society was formed to promote the principles realised at Westerton. The foundation stone was laid on 19th April 1912 (sic) and by 1915 84 houses (all but roughly 2) were in occupation. The buildings have survived, in a little altered condition, with most original doors and glazing retained.

Date of all Listings - 30 June 1988

Note – Category 'B' buildings are buildings of regional or more than local importance, or major examples of some period, style or building type which may have been altered. Category 'C(S)' buildings are buildings of local importance, lesser examples of any period, style or building type, as originally constructed or altered.

MAXWELL AVENUE

1. 46-56 MAXWELL AVENUE - Category: C(S)

6-house block. Single storey and attic, outer gabled bays, main range with main roof swept down as hoods over paired doors; harled; tripartites; ground floor windows, small-paned upper sashes; porches on flanks; flat-roofed dormers; green slate roof.

2. 58-64 MAXWELL AVENUE - Category: C(S)

Harled 4-house block; outer gables, single storey centre, main roof red-tiled and swept over paired inner doors. Small-paned windows, flat-roofed dormers, porches on flanks; stacks below apex.

3. 25-39 MAXWELL AVENUE - Category: B

Single storey and attic. Symmetrical 6-house block. Harled, with timber-framed attic gables near either end, stacks are set below apex, and are harled at outer gables otherwise exposed brickwork; slate roofs; tripartite

windows at ground with small-paned upper sashes mostly surviving, varied eaves-line, roof swept and timber-bracketted over inner doors; flat roofed dormers with some glazing alterations.
Porch recessed on either flank.

4. 41-49 MAXWELL AVENUE - Category: C(S)

5-house block in symmetrical arrangement; single storey and attic, advanced centre gable with flat-canopied door to right; main roof deep-eaved and timber-bracketted on either side; tripartite windows, the outer set in shallow projecting bays, still below eaves. Harled; small-paned upper sashes at ground; flat-roofed dormer; stacks set below apex; red-tile roofs.

5. 51-65 MAXWELL AVENUE - Category: B

Single storey and attic symmetrical 6-house block. Harled, with timber-framed attic gables near either end, stacks are set below apex and are also harled at either end, the others exposed brickwork; slate roofs. Tripartite windows at ground with small-paned upper sashes mostly surviving; varied eaves line, roof swept and timber bracketted over inner doors; flat-roofed dormers; porches recessed on either flank.

6. 67-71 MAXWELL AVENUE - Category: B

Asymmetrical 3-house block on gusset site at south end of group. Single storey and attic, harled, timber-framed above ground, Westmoreland slate roof. Symmetrical south front with main roof swept over wide projecting window, similarly-proportioned dormer above; plainer street elevation with linked paired piend-roofed dormers. Brick stacks, set below apices.

7. 73-79 MAXWELL AVENUE - Category: C(S)

Symmetrical harled 4-house block, 2 inner doors, hoods suspended on iron ties, 2 twin-gabled bays on either side with canted ground floor windows and timber-framed gable heads; small-paned upper, plate glass lower sashes. Westmoreland, slate roof.

8. 81-87 MAXWELL AVENUE - Category: C(S)

Harled 4-house block; single storey and attic with outer gables, centre range with 2 dormers and main roof swept as hood over paired inner doors. Tripartites; small-paned upper sashes; porches on flanks; stacks below apex; slate roofs.

9. 89-99 MAXWELL AVENUE - Category: C(S)

Harled 6-house block, single storey and attic with outer gables, centre range with 4 dormers, and main roof swept down over 2 pairs doors;

tripartites; small-paned upper sashes; porches on flanks; stacks below apex; slate roofs.

10. 101-107 MAXWELL AVENUE - Category: C(S)

Harled 4-house block; 2 storeys; outer gables; tripartites; small-paned upper sashes; stacks set below apex; slate roof.

NORTH VIEW

11. 2 -16 NORTHVIEW - Category: C(S)

Symmetrical 8-house block, harled, 2 wide timber framed gables; 2 storeys, upper windows break through eaves; 2/3 light windows at ground; mostly original glazing with small-paned upper sashes. Harled stacks, set below apex; slate roofs; porches recessed on flanks.

12. 1-15 NORTHVIEW - Category: C(S)

Symmetrical harled 8-house block, 2 gabled outer bays either side, roof swept down at centre; original small-paned casements throughout except one dormer (of four) brick stacks set below apex; slate roofs.

13. 17-31 NORTHVIEW - Category: C(S)

8-house block, shallow curved on plan and stepped to slope; harled with 2 timber-framed wide gables; 2 storeys, upper windows mostly break through eaves; porches recessed on flanks; single square column supports porch roof at right; other doors paired; 2 & 3-light windows; timber-framed gabled bays; stacks set below apex; slate roofs.

STIRLING AVENUE

14. 2, 4 STIRLING AVENUE Category: C(S)

Symmetrical 2-house block; single storey with attic windows breaking through eaves. Harled. Broad-eaved slated roof, near pyramidal and swept over porches on flanks; lesser slated canopy runs full width between floors, pair canted windows below; stacks near apex. Stepped boundary wall to street.

15. 6, 8 STIRLING AVENUE Category: C(S)

Symmetrical 2-house block; single storey with attic windows breaking through eaves. Harled; complex broad-eaved slated roof; 2 tripartites at ground (small-paned upper sashes), porches on flanks; stack below apex. Steps lead up from street.

16. 10, 12 STIRLING AVENUE Category: C(S)

Symmetrical 2-house block; single storey with attic windows breaking through eaves. Harled. 2 bays, tripartite windows throughout; complex roof; porches on flanks, the left (no 12) glazed in. Stack below apex. Stepped boundary wall to street.

17. 14, 16 STIRLING AVENUE Category: C(S)

Symmetrical 2-house block; single storey with attics. Harled. Inner bays gabled with canted windows at ground, outer doorways in rendered surrounds. Small-paned upper sashes; stacks below apex. Stepped boundary wall to street part rebuilt.

APPENDIX 2 – PLANNING GUIDANCE AND POLICIES

Planning guidance on Conservation and Heritage issues is set out in various Scottish Government publications, the Glasgow and Clyde Valley Joint Structure Plan 2006 and the East Dunbartonshire Local Plan. At the time of the publication of this appraisal (December 2010) the Council is also progressing with the publication of the replacement Local Plan 2 and updated guidance on the Historic Environment.

Principle Scottish Government publications

The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 - The primary statutory instrument.

Scottish Planning Policy (SPP) - The SPP is a statement of Scottish Government policy on land use planning. Amongst other things it includes various 'subject' planning policies and their implications for development planning and development management. Paras. 110 -124 include the following key points:-

Key points include:-

Historic Environment

- The historic environment is a key part of Scotland's cultural heritage and it enhances national, regional and local distinctiveness, contributing to sustainable economic growth and regeneration.
- Development plans should provide the framework for the protection, conservation and enhancement of all elements of the historic environment to allow the assessment of the impact of proposed development on the historic environment and its setting.

Listed Buildings

- Listed buildings are buildings of special architectural or historic interest. Works which will alter or extend a listed building in a way which would affect its character or its setting and demolition works require listed building consent.
- Planning authorities, when determining applications for planning permission or listed building consent, require to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. There is a presumption against demolition or other works that will adversely affect a listed building or its setting.

Conservation Areas

- Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Their designation provides the basis for the positive management of an area. A proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith the conservation area that will impact on its appearance, character or setting,

should be appropriate to the character and setting of the conservation area. Planning permission should normally be refused for development, including demolition, within a conservation area that fails to preserve or enhance the character or appearance of the area.

- Conservation area consent is required for the demolition of unlisted buildings in conservation areas. The merits of the building and its contribution to the character and appearance of the conservation area are key considerations when assessing demolition proposals. Where demolition is considered acceptable, careful consideration should be given to the design and quality of the replacement scheme.
- Planning authorities are encouraged to undertake conservation area appraisals. Appraisals can assist owners and developers in formulating proposals and should inform development plans and development management decisions. Where necessary planning authorities can put in place Article 4 Directions to increase the protection of an area of historic value. Planning authorities also have powers to preserve trees in conservation areas in the interests of amenity. PAN 71 Conservation Area Management provides good practice for managing change, sets out a checklist for appraising conservation areas and provides advice on funding and implementation.

Gardens and Designed Landscapes

- Planning authorities have a role in protecting, preserving and enhancing gardens and designed landscapes included in the current Inventory and gardens and designed landscapes of regional and local importance. Relevant policies should be included in local development plans. The effect of a proposed development on a garden or designed landscape should be a consideration in decisions on planning applications. Change should be managed to ensure that the significant elements justifying designation are protected or enhanced.

Scottish Historic Environment Policy

The Scottish Historic Environment Policy (SHEP) - July 2009 sets out Scottish Ministers' policies and provides direction to Historic Scotland. It expands on the general advice set out in the SPP, and is structured as follows:

Chapter 1: Scotland's Historic Environment – Sets out the policy framework of the Scottish Government.

Chapter 2: Designations - Policy on Scheduling, Listing, Conservation Area designations and Gardens and Designed Landscapes.

Chapter 3: Consents – Advice on the consent process relative to Listed Building and Conservation Area Consents and Gardens & Designed Landscapes; advance notice of policy on Historic Battlefields; a redacted version of policy on Conservation Area Consent previously published in the Memorandum of Guidance.

Chapter 4 – Policy on Properties in the Care of Scottish Ministers.

Chapter 5 – Policy on the Care of the Historic Environment by Government Bodies,

There are also nine Annexes, including:- Annex 2 - Criteria for determining whether a building is of 'special architectural or historic interest' for listing; Annex 3 - Criteria for the designation of a Conservation Area; Annex 7 - Listed building consent processes, and Annex 8 - Listed building consent and planning permission

The SHEP will continue to develop and will be revised as necessary.

Managing Change in the Historic Environment

Historic Scotland have also published a Managing Change in the Historic Environment guidance note series, in support of the SPP and SHEP. The initial series of 14 notes includes are: 1. Accessibility; 2. Boundaries; 3. Demolitions; 4. Doorways; 5. Extensions; 6. Fixtures; 7. Interiors; 8. Micro-renewables; 9. Roofs; 10. Settings; 11. Shops; 12. Structures; 13. Walls; 14. Windows. A copy of each guidance note is available for viewing in the Members lounge. They are 8-10 pages long, follow a standard layout, include photographs and links to other relevant publications and are to be published on-line. Overall, they have been designed to offer clear and consistent advice to professionals, developers and applicants. They will be material considerations in drawing up policies in local development plans and supplementary planning guidance and in determining applications relating to the historic environment.

At the time of the publication of this appraisal (December 2010) these are still in a draft form, but advice from Historic Scotland is that final versions will be published within a few months.

Planning Advice Note 71 Conservation Area Management Complements existing advice on the management of conservation areas, identifies good practice, sets out a checklist for appraising conservation areas and advice on funding and implementation.

Strategic Guidance

The Glasgow and Clyde Valley Joint Structure Plan 2006 Recognises that the quality of life of communities will be improved by, amongst other things, conservation led regeneration and the enhancement of the historic environment. The plan also contains a presumption in favour of safeguarding the quality and extent of identified environmental resources, including category 'A' listed buildings and scheduled historic and designed landscapes.

Local Plan Policies and Guidance

East Dunbartonshire Local Plan (Adopted February 2005)

Decisions on applications for planning permission and listed building consent and other planning matters requires to be made in accordance with the policies in the approved local plan (currently the East Dunbartonshire Local Plan, adopted in February 2005), unless material considerations indicate otherwise. Relevant policies are summarised below.

DQ 2 Design Quality The Council will expect high quality design in all developments, and all development should be compatible with the amenity and character of the area within which it is located. Within historic environments development must particularly reflect the existing or original character.

HE 7 Conservation Areas and Townscape Protection Areas Strict development control policies will be maintained in the designated Conservation Areas and the Townscape Protection Areas. Developments outwith a Conservation Area, but which could affect its visual setting, must also be sympathetic to the special character of the area. There is a presumption against the demolition of buildings within a Conservation Area or Townscape Protection Area. Only where a building makes no or little contribution to the character of the Area, or where it is demonstrated to be unsafe will the Council consider allowing demolition. Any replacement buildings, following demolition, should respect the character of the original building on the site and the area in general.

The approved Article 4 Directions which remove certain permitted development rights will be retained and the Council will seek to apply Article 4 Directions to those areas which are currently not so covered. All trees within conservation areas are protected as if they were under a Tree Preservation Order and Tree Preservation Orders apply in some of the Townscape Protection Areas.

HE 5 Listed Buildings The Council will protect Listed Buildings and their settings from inappropriate development. There is a strong presumption against demolition of listed buildings. Alterations or extensions will only be permitted where they maintain or enhance the special architectural or historic qualities of the building and its setting.

Design Guidance on the Built Heritage (Guidance Note. No.9) Sets out the Council's policy guidelines with regards to the conservation of buildings and townscapes which are important for their heritage. These guidelines expand on and give further detail to the Design Quality Policies within the Local Plan itself. The guidance is set within the context of the 'Memorandum of Guidance on Listed Buildings and Conservation Areas' produced by Historic Scotland and National Planning Policy Guideline 18 : Planning and the Historic Environment.

Local Plan 2

These policies have been re-iterated in the Council's draft Local Plan 2. This document was subject to detailed public consultation in the latter part of 2009 is currently (December 2010) being 'examined' by the Scottish Government's Directorate of Planning and Environmental Appeals. It is anticipated the Local Plan 2 will be formally adopted by the Council in June 2011. The Council has also prepared a series of detailed guidance notes to replace and update those incorporated in the adopted Local Plan, including one relating to the Historic Environment. These are also the subject of ongoing consultation, and it is intended these will also be adopted by the Council in June 2011.

APPENDIX 3 – SOURCES OF FURTHER ADVICE AND INFORMATION AND REFERENCES

Further Advice and Information

Historic Scotland

www.historic-scotland.gov.

For general enquiries call the switchboard on
0131 668 8600

Historic Scotland is an Agency within the Scottish Government and is directly responsible to Scottish Ministers for safeguarding the nation's historic environment, and promoting its understanding and enjoyment.

Scottish Civic Trust

The Tobacco Merchants House
42 Miller Street, Glasgow G1 1DT
Tel: 0141-221-1466 / Fax No. 0141-248-6952
www.scottishcivictrust.org.uk
sct@scottishcivictrust.org.uk

Founded in 1967. Scotland's only voluntary organisation working to raise the quality of the whole built environment. Encourages excellence in the conservation of the past, in contemporary architecture and planning and in effective public education and participation in all these concerns.

Architectural Society for Scotland

AHSS, The Glasite Meeting House, 33 Barony
Street, Edinburgh EH3 6NX
Tel: 0131 557 0019, Fax: 0131 557 0049
administrator@ahss.org.uk

The object of the Society is to encourage the protection, preservation, study and appreciation of buildings, together with their settings and associated furnishings, and of town-layout, gardens and designed landscapes being of merit or historic interest and situated in Scotland.

References

The Brookwood Library 166 Drymen Road Bearsden contains an extensive archive of the Glasgow Garden Suburb Tenants Ltd., from its inception in 1912 until dissolution in 1988. Items include Constitution and Rules; Minutes of the meetings of the Management Committee, Finance Journals, Ledgers and Cash Books; Maps, Site Plans and Architects Plans; Legal Papers; Historic Photographs. Access can be obtained via a pre-arranged appointment with the Library – Tel: 0141 578 8535.

The reference section of the Library has the following books:-

Westerton Garden Suburb	Maureen Whitelaw (1992)
Westerton – A Village Story	Various Authors - Westerton Women's Group (1993)
Westerton Garden Suburb	D. Sutherland
Westerton Garden Suburb (University Thesis)	David Dunbar

**Survey of Historic Gardens and Designed Landscapes in East Dunbartonshire
(November 2006) - Published by East Dunbartonshire Council, and prepared by Peter
McGowan Associates – Landscape Architects and Heritage Management Consultants
(Available for viewing on the Council’s website – www.eastdunbarton.gov.uk)**