

CONSERVATION AREA APPRAISAL

KIRKINTILLOCH

CENTRAL

CONSERVATION

AREA

JUNE 2008



BARONY CHAMBERS

ROBIN KENT

Architecture & Conservation



East Dunbartonshire Council

www.eastdunbarton.gov.uk

CONTENTS

<u>INTRODUCTION</u>	2
<u>HISTORIC DEVELOPMENT</u>	3
MAP 1 - 1ST EDITION OS	
MAP 2 - 2ND EDITION OS	
MAP 3 - 3RD EDITION OS	
MAP 4 - MODERN	
<u>TOWNSCAPE CHARACTER</u>	11
AREA 1 - THE HISTORIC CORE	11
AREA 2 - COWGATE/TOWNHEAD	15
AREA 3 - PEEL PARK	21
AREA 4 - REGENT STREET/VICTORIA STREET	23
AREA 5 - BELLEVUE ROAD/ALEXANDRA STREET	26
MAP 5 - CHARACTER AREAS	
<u>CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS</u>	30
MAP 6- PROPOSED BOUNDARIES	
<u>APPENDICES</u>	
A. PLANNING GUIDANCE AND POLICIES	
B. SOURCES OF ADVICE AND INFORMATION AND REFERENCES	
C. CATALOGUE OF LISTED BUILDINGS	

INTRODUCTION

East Dunbartonshire has 12 Conservation Areas and 25 Townscape Protection Areas.

Conservation areas (CA'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 (TPA's) are a Council designation used to identify other areas '*considered to merit special consideration because of their architectural, townscape and landscape quality*' (East Dunbartonshire Local Plan, 2005).

The original survey work and designation of many of the CA's and TPA's date back to the mid 1970's. Following commitments set out in the Local Plan a comprehensive review of each area is underway.

In Kirkintilloch, the Peel Park CA was formed in 1983 as an enlargement of the original Kirkintilloch/Victoria Park CA, and was designated 'outstanding' in 1985. Article 4 Directions are in place to control several types of development.

The Bellevue Road etc TPA was designated in June 1986, and much of it is covered by Article 4 Directions. One requirement of the current study is to determine the potential to re-designate the TPA as a CA (See Map 4).

Much of the town centre is not currently designated as CA or TPA. However East Dunbartonshire Council's recent Town Centre Health Check, based on PAN 59: 'Improving Town Centres', flagged up the need to maximise and improve Kirkintilloch's heritage as part of a wider strategic approach to regenerate the town centre; therefore another aspect of this study involves assessment of the town centre areas currently outside the CA/TPA, and their potential for designation. The study area was roughly bounded by North Lairdsland Road, New Glasgow Road, the western boundary of the TPA and the Union Canal, although including parts of Eastside and Townhead.

This work is drawn together in this “Appraisal”, which is based on advice in the Scottish Executive Planning Advice Note no. 71 — Conservation Area Management. The Appraisal summarises the survey and assessment work, describes the CA and TPA and their historical significance and townscape character, identifies ongoing conservation issues and sets out policies and proposals 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.

Survey work was carried out between December 2007/January 2008, three site visits being complemented by a 'desk study' analysis of historic maps, local history documents and other archived material.

The Appraisal is initially published in a draft form to allow consultation with local residents, local Councillors and other interested parties. A public meeting will also be held. 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.

HISTORIC DEVELOPMENT

The town of Kirkintilloch lies to the north east of the Clydeside conurbation, on the river Luggie just south of its junction with the Kelvin. It thus derives strategic and economic importance from its proximity to the Glasgow/Lanarkshire coal and iron fields, and its position on historic and strategically significant east-west routes through Central Scotland (the Antonine Wall and Military Way, the Forth and Clyde Canal and, from mid-Victorian times the regional rail network). The Campsie Fells, rising to the north, form a striking backdrop to views from the town centre.

Few pre-Roman remains have been discovered. The town's name derives from the early Christian period 'Caerpentalloch' - 'fort at the head of the ridge', named for the Roman fort at a bend in the Antonine Wall, which marks the historic centre of the town. The Roman wall here was built along a low ridge overlooking the Kelvin valley to the north, with the fort on a slightly higher area of glacial till commanding the Luggie crossing. Some of the earthworks visible in Peel Park are connected with the fort, although its exact layout is still obscure.

VIEW NORTH FROM ANTONINE WALL IN PEEL PARK

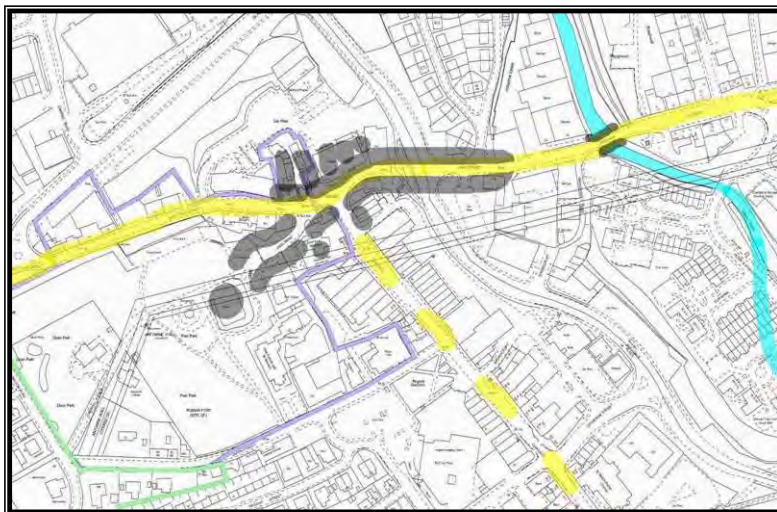


Little is known of the history of settlement for the next thousand years but the strategic fort site (possibly with re-usable Roman masonry) was used by the Comyns in the 12th C for a castle, the focus of a settlement which was further encouraged by the grant of Burgh of Barony in 1211, allowing weekly markets to be held. Much of the earthworks now visible in Peel Park was connected with the castle. The township probably ran from the castle gates down Peel Brae, weekly markets being held at the Cross, the junction with the pre-existing east-west route. A parish church was erected during the 12th C, some distance from the township at what is now known as the Old Aisle Cemetery; the dedication to St Ninian implies this may have been an early Christian site. Cowgate, earlier known as Churchgate, represents the route to the church as well as to the ford at Oxfangs.



PEEL BRAE, ORIGINALLY THE MAIN STREET OF KIRKINTILLOCH

The castle itself had a short life, possibly being razed when the Comyns lost power in the early 1300's. The site was unsuitable for building due to the remaining earthworks, and Peel Brae probably declined in importance, as the focus of the town shifted towards the marketplace and main road; during the middle ages Kirkintilloch grew eastwards towards the Luggie bridge, accounting for the east/west alignment of High Street and Eastside.



CONJECTURAL LAYOUT OF THE MEDIAEVAL TOWN

Being some 2km from the town the parish church was inconvenient for the inhabitants of the growing settlement, and in the early 15th C a chapel was constructed for the use of townspeople, probably on the site of the 'Auld Kirk' museum. Mediaeval plots encouraged the formation of built-up 'closes' running off the main street. Many examples survived into the 19th C, and are shown on the 1850's Ordnance Survey map, (Map 1) though the only one now remaining in anything like its original form is at 18 West High Street.



WESTERMAINS FARM, WEST HIGH STREET

Until the late 18th C Kirkintilloch remained a small rural market town. The parish was divided and a new parish church built in 1644 on the earlier foundations of the Auld Kirk. The bridge over the Luggie, an important link on the transport route, was rebuilt in 1672 (and regularly repaired and rebuilt thereafter, often with encouragement from Glasgow, an indication of its national importance). Across the river, Eastside with its weavers and lintseed market grew in size. The buildings of Westermains Farm and 18 West High Street survive from the late 17th C / early 18th C, giving an idea of the scale of the town at this time. By the mid-18th C Roy's map shows that the town retained its east-west orientation; Cowgate was still a road between enclosed fields, with very few houses, leading to the small settlement at Townhead. In the early 19th C a contemporary writer noted that 'the houses were constructed, in most cases, of rough stone, lime and with thatched roofs'. Kirkintilloch was still an agricultural and spinning/weaving centre, although flax was slowly being replaced by imported cotton.

KIRKINTILLOCH BEFORE THE CANAL, C.1750 - WILLIAM ROY'S MAP

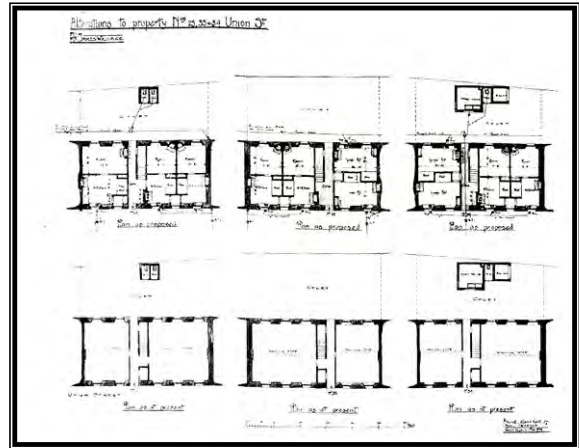
The opening of the Forth & Clyde Canal in Kirkintilloch in 1773 revolutionised the transport of goods and people within Scotland and overseas. Goods were loaded to the east of the town centre, at Hillhead, but facilities for the 60-70 passengers each day were constructed at the Townhead bridge embarkation point, and there is evidence for buildings on both sides of the canal being constructed soon after its opening, including the Eagle Inn at 126 Cowgate (now Council offices). The town became Scotland's first inland port, a thriving centre for the export of many goods including coal and fine cottons, further facilitated by the opening of the Monkland & Kirkintilloch Railway ('the first public railway in Scotland on the modern improved principle', 2nd SA) in 1826. The Barony Chambers, containing council



chamber, jail and schoolroom, replaced the old tolbooth in 1814-15, its small scale showing no premonition of the population growth that was to follow. A gas works (in Canal Street) and street lighting was introduced in the 1830's. Cowgate very quickly became important as the link between the canal and the historic centre; the 19th C was the period when purpose-built shops began to be built, and Cowgate has been the principal shopping street since this time. (Map 1)

Handloom weaving, which survived in Kirkintilloch until the late 19th C, necessitated a specialised domestic building form, with weaving shop below and living accommodation above; Eastside, Townhead and the eastern part of Queen Street, Kerr Street and Victoria Street, leading off Cowgate, were developed as weaving communities in the early 1800's. Most were subsequently demolished but a few survive, including nos. 55-59 Union Street and a pet store in Townhead.

55-59 UNION STREET, A CONVERTED WEAVING SHOP, AND PLANS DATED 1899 FOR SIMILAR CONVERSIONS IN UNION STREET.



During the 19th C the population rose fivefold, and the town's infrastructure was gradually improved. A relatively level 'bypass' to the north of the High Street was constructed in 1805, with a tollhouse at the junction with the Glasgow Road (on the site of the current building, which dates from the mid 19th C); Coal Road is said to be the route taken by hauliers to bypass the toll. Older buildings at the north end of Cowgate were demolished in the late 19th C to allow for road widening. (Map 2).

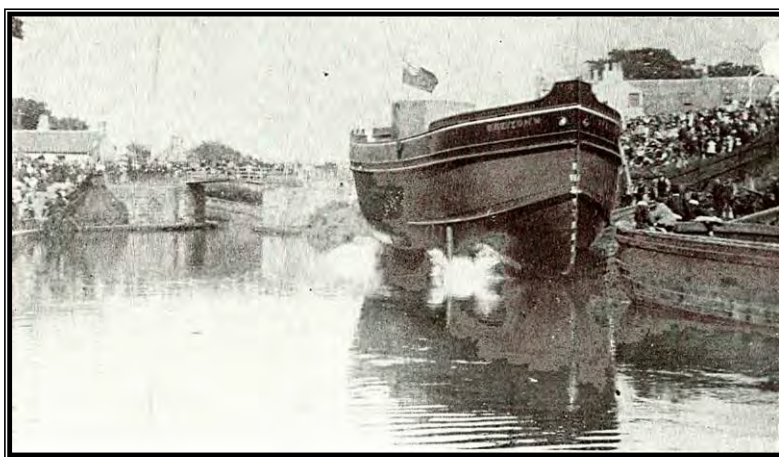
Toll Dues Leviable.	
KIRKINTILLOCH WEST BAR	
For One Horse or Beast of Draught, drawing any Coach or Carriage of that kind and with not more than Two Wheels	S D 0 1
For One Horse or Beast of Draught, drawing any Van, Caravan, Waggon, Wain, Cart, or other such Carriage, having more than Two Wheels	1 0
For every additional Horse or Beast of Draught, drawing any Carriage of the just mentioned kind	0 9
For One Horse or Beast of Draught, drawing any Van, Caravan, Waggon, Wain, Cart, or other such Carriage, which, with the Loading thereof shall not exceed 25 hundred weight	0 6
For every hundred weight, or part of a hundred weight which such Carriage with the Loading thereof shall weigh above 25 hundred weight, and not exceed 27 hundred weight, a farther sum of	0 1
For every hundred weight, or part of a hundred weight which such Carriage with the Loading thereof shall weigh above 27 hundred weight, and not exceed 33 hundred weight a farther sum of	0 1½
For every Hurley, Wheelbarrow, or such Carriage of the like kind, drawn or propelled by Man or Beast	0 0½
And if such Carriage with its Loading shall weigh 1 hundred weight and not exceed 3 hundred weight	0 1
And if such Carriage with its Loading shall exceed 3 hundred weight	0 2
For every Horse or Mule not pulling a Vehicle	0 2
For every Ass not pulling a Vehicle	0 1
For every Head of Horses or Fillies unshod	0 1
For every Head of Oxen or Neat Cattle	0 1
For every Head of Calves, Hogs, Sheep, Lambs or Goats	0 0¼

LIST OF CHARGES, TOLL HOUSE, GLASGOW ROAD

The opening of the Edinburgh & Glasgow railway station at Eastside in 1848 increased the possibility of commuting to work. Several schools and churches were built during the century, including the 1893 Holy Family & St Ninian's in Union Street by Peter Paul Pugin (the son of A W N Pugin), whose firm was responsible for many Roman Catholic churches in Scotland.

The late 19th C was a time of slum clearances and redevelopment generally, and Kirkintilloch was no exception, with demolition of properties in all the older parts of the town, and in 1885 a requirement that all new roofs and any roof repairs should be in slate. Many weaving shops were converted to housing, and decorative datestones in the Regent Street/Kerr Street area hint at the extent of new building. At the end of the century a villa suburb for middle class residents was built in the Westermains and Bellfield areas of the town, the field pattern still visible in road layout and property boundaries. Many of the roads here were originally private, and only adopted by the local authority in the 20th C; the gate between Park Avenue and Kerr Street is a reminder of this period.

Iron foundries played an important part in the economy of the town, and decorative work from the Lion Foundry can still be seen in various locations. Boatbuilding was also significant; the yard on the south bank of the canal at Townhead Bridge, begun in the mid-1800's as a co-operative venture to provide local employment but soon taken over by the Hay brothers, produced and repaired horse-drawn 'scows' as well as the iconic 'Puffers'. During the early 20th C McGregor & Sons had a yard at the two canal basins connecting to the Monkland & Kirkintilloch Railway, which produced a variety of boats including larger seagoing vessels to be transported to the coast by rail in sections.



LAUNCH OF THE PUFFER 'BRITON' FROM HAY'S YARD IN 1893. OLD TOWNHEAD BRIDGE IS VISIBLE IN THE BACKGROUND: THE SINGLE-STOREY BUILDING TO THE NORTH IS NO LONGER IN EXISTENCE, AND THE PUB TO THE SOUTH WAS REPLACED BY THE POLICE STATION. THE EAGLE INN IS JUST OUT OF THE PICTURE TO THE LEFT.

The Peel area had remained in agricultural use throughout this time, but in 1897 it was purchased and converted to a public park with bandstand and drinking fountain; although originally known as 'Victoria Park', its name soon reverted to the traditional one.



BANDSTAND IN PEEL PARK, PRODUCED AT THE LION FOUNDRY

The early 20th C remained a prosperous period. St Mary's Church, opened in 1914, replaced the Auld Kirk, and the 1906 Town Hall took over the civic functions of the Barony Chambers. The town's strict teetotal laws mean that no public houses survive from this date, unusual for a town of this size. (Map 3)

During the 1960's Kirkintilloch formed part of the Glasgow Overspill project, resulting in large amounts of house building throughout the town and 'improvements' and rebuilding of shops in Cowgate, continuing into the 1990's with the large Regent Centre development and the William Patrick library at the Cross.

Attempts to relieve traffic pressure in Cowgate during the 1960's led to a proposal for road widening (never carried out), resulting in the setting-back of the bank buildings at the Townhead bridge and, in the early 1990's, to the construction of the town centre by-pass, New Lairdsland Road, joining Glasgow Road to Lenzie Road but cutting across the historic line of East High Street and resulting in the loss of historic townscape to the northeast of Cowgate. Buildings were also demolished to widen the junction at Catherine Street.



EAST HIGH STREET, LOOKING EAST, C.1905 AND TODAY

Heavy industry had been in decline throughout the 20th C, with traditional industries being overtaken by light engineering, culminating in the closure of the canal in 1963 and the last remaining foundry in the 1970's (although a brass foundry, set up in the 1950's, is still in production).

Pedestrianisation of Cowgate was proposed in the 1990's, but not carried out. However pedestrian and cycle routes, based on the canal towpath, converge on Townhead Bridge.

The designation in the 1980's of the CA and TPA reflected increasing interest in the town's built heritage. The recent restoration and re-opening of the Forth and Clyde Canal as a local amenity and tourist attraction is making a significant contribution to local economic regeneration and a deeper appreciation of the heritage value of this long neglected asset. The current proposal to include the Antonine Wall in the Frontiers of the Roman Empire World Heritage Site can only encourage further visitor interest in the town's Roman history, industrial heritage and places of architectural and historic interest. (Map 4)

Summary of Historic Development

- Archaeological importance of Peel Park area.
- Early east-west alignment of the town.
- Sudden growth of population and industry following construction of Forth and Clyde Canal resulting in change of alignment of town centre, increased importance of Cowgate/Townhead.
- Town centre redevelopment in the 1960's leading to loss of historic structure.
- Recent re-opening of canal and proposals for World Heritage Site resulting in greater appreciation of heritage.

Much of the information in this section is based on the draft Scottish Burgh Survey, soon to be published by Historic Scotland, which gives a very full history of Kirkintilloch, and on information provided by Don Martin of the Information & Archives Department of East Dunbartonshire Council.

TOWNSCAPE CHARACTER

Having been built up at various periods over a long timescale, as discussed above, central Kirkintilloch comprises areas of varying character. Although their boundaries are not always well defined, it is possible to consider each separately. The character analysis will follow this natural division, taking the areas in chronological order of their development. (See Map 5).

- 1 Historic Core (including part of the Peel Park Conservation Area)
- 2 Cowgate / Townhead
- 3 Peel Park (the remainder of the Peel Park Conservation Area)
- 4 Regent Street / Victoria Street
- 5 Bellevue Road / Alexandra Street (including the TPA)

1 . THE HISTORIC CORE



WEST HIGH STREET, LOOKING EAST TO THE CROSS

Townscape and Architectural Character

The historic core comprises the pre-industrial town centre, i.e. East/West High Street, The Cross and Peel Brae.

West High Street is approached from Glasgow Road. A band of trees to the north of the road forms a break with the areas of housing to the west, allowing the entrance to the historic town to be appreciated more fully at this point. It is marked by the detached, single-story Toll House with the mature trees and chunky railings of Peel Park opposite. Westermains Farm forms a transition to the built-up street, with blocks of three-storey tenements on the north side, rising and curving up to the high point of The Cross. The modern flats at Kelvin Court, although not currently included within the CA, are generally successful in continuing the scale and massing of the street. On the south side, the wall of Peel Park is followed by a group of stone two-and three-storey flats with mixed ground floor commercial uses, leading past Peel Brae to the bulk of Barony Chambers. Beyond, the new William Patrick Library with its landscaped surroundings creates a small municipal space, giving a feeling of 'arrival'. To the east, the High Street continues past beyond the boundary of the Conservation Area; its welcoming curve and downhill swoop encourage exploration, but expectations are dashed by its neglected air and abrupt conclusion.



DENSELY BUILT UP, MATURE TREES – WEST HIGH STREET

Along West High Street, vacant plots and gaps between buildings on the north side, recalling previous closes and lanes, provide glimpses of the Campsie across the Kelvin valley. Their mature trees and vegetation soften the urban character created by the narrow pavements with buildings sited at the pavement edge.

Many buildings in the area retain slate roofs and timber sash-and-case windows. Walls are harled or natural stone faced. Blocks of chimneys on gable ends punctuate the skyline as houses step up the slope. Cast iron railings and gates are in evidence, particularly those recently re-instated on the boundaries of Peel Park; 24 West High Street has a high quality gate to its close.



ENTRANCE TO CLOSE, 18 WEST HIGH STREET. GATE AND WALL TILES, 24 WEST HIGH STREET

Peel Brae follows a historic route to the site of the castle, and is one of the main access points into the public park. The impressive ornamental war memorial gates incorporate marble especially imported from New Zealand, and, as befits their purpose, present a dignified, if somewhat sombre, entrance feature.

West High Street is mainly used for vehicular access to Cowgate, although Peel Brae and the Library (and therefore the pedestrian crossing at The Cross) are well used by pedestrians.

Buildings and Features of Particular Architectural or Townscape Interest, including Listed Buildings (See Appendix C for complete list and description of listed buildings)

As would be expected, the area contains the majority of Kirkintilloch's listed buildings, varying considerably in character and date.

The Close at no. 18 West High Street (buildings listed Category B and (S)) gives a flavour of the character of the mediaeval Burgh, with similar vernacular buildings at Westernmains Farm (listed Category B) at the west end of West High Street.

The transport history of the town is represented by Washington House (listed Category (S)), built as a posting inn, possibly in connection with the opening of Glasgow Road, and the toll house opposite (listed Category B), a Victorian rebuilding of the original.

The almost domestic scale 17th C Auld Kirk (listed Category A), now a museum but for centuries the parish church, would originally have been approached from Peel Brae; it has become rather isolated from the town by its site behind a high retaining wall on Cowgate. However, together with Barony Chambers, it is probably the most iconic building in the town.

The early 19th C Barony Chambers (listed Category B) looming over The Cross, and the late C20 William Patrick Library marking the end of Cowgate, show the development of public buildings.

17/19 West High Street (unlisted) retains a wallhead chimney/dormer, originally a feature of many buildings in the town. Plans for the late C19 improvements to this building exist, as they do for several others in West High Street and throughout the town.

Potential for Enhancement

Flannigan's is out of scale with the remainder of the street. This site was originally stables, and then a garage, but has potential for a two-storey building.

East High Street feels neglected and rundown, in spite of its potential as a traffic-free area with views to open country north and east.

The area between the Toll House and Campsie Road is important in views approaching the town from the west, but is marred by views down into an industrial estate.

Peel Brae is used for car parking, and has an amorphous feel - improved surface treatment could upgrade it and underline its importance to the town's history.

18A West High Street is on the Buildings at Risk Register of the Scottish Civic Trust.

Summary of townscape character - Historic Core

- Important entrance to town from the west
- Curves and changes in gradient of West/East High Street
- Views to Kelvin Valley / Campsie
- Two/three story houses/tenements, harled or red sandstone, slate roofs, painted timber sash-and-case windows, gable and wallhead chimneys, iron railings/gates.
- Concentration of listed buildings, varying in character.
- Iconic Buildings - Auld Kirk and Barony Chambers

2. COWGATE / TOWNHEAD



COWGATE, LOOKING NORTH TO BARONY CHAMBERS

Townscape and architectural character

Cowgate and Townhead were originally one road, now divided by the Townhead Bridge of the Forth and Clyde Canal. Cowgate has a strongly linear character, emphasising its function as the link between two important areas of historic interest in Kirkintilloch - the museum, library and Peel Park/Antonine Wall to the north, forming the 'cultural' centre, and the canal and Townhead Bridge to the south as the 'leisure' focus. Its other role, as the main shopping street of the town, ensures it is well used by tourists and locals alike.

The well-defined urban qualities of the street stem from the generally small-scale two (occasionally three) storey terraces and tenements lining each side, with individual shop fronts below and vertical-format domestic scale windows above. This character continues for a short distance south of the canal along Townhead.



COWGATE LOOKING SOUTH TO ST MARY'S CHURCH

The recent large Regent Centre retail development fulfils its design requirement to 'integrate rather than contrast' (Developers Brief Stage 2, Strathkelvin District Council, p8), and with its reproduction stone facing and restrained detailing generally contributes positively to Cowgate. Individual shop frontages contribute to the grain of the street, but many are poorly designed and maintained.

The street is fairly straight and generally consistent in width, but subtle variations in the building line leads to changes in pavement width, and together with the landscaped areas of the museum entrance, Regent Gardens, St Mary's churchyard and the larger space of the canal banks, provide interest and breathing spaces along the route. Regent Gardens, sited between the Town Hall and Regent Centre, is also important as a space for formal and informal public gatherings.

The streets slope down towards the canal, Cowgate having a noticeable change in level where it crosses the line of the Antonine Wall at the north end, and this together with the slight bends in the road creates interest and changing vistas. Views are identified by the tower of St Mary's Church and the spire of Barony Chambers, both important 'signposts' in the townscape. Along the length of Cowgate gaps between buildings, on the site of historic lanes and closes, allow glimpses eastwards across the Kelvin Valley to the Campsie; the ground rises slightly to the west, closing views in that direction.

Buildings vary in date, the earliest being the late 18th C /early 19th C nos. 93-129 Cowgate, although others may contain earlier fabric. Walling is generally dressed sandstone or white painted harling, with slate roofs. Upper floor windows are (or were designed to be) painted timber sash and case. A few buildings, particularly at the north end of Townhead, retain the gabled wallhead chimneys prominent in many historic views of the town.

GABLED WALLHEAD CHIMNEYS - TOWNHEAD AND COWGATE



The architecture is generally restrained, but details such as the cupola on the corner of the tenement block beside Regent Gardens, the refined window surrounds and stone eaves of 93-129 Cowgate, and the stone window hoods and lettering on the Co-operative Buildings in Townhead emphasise their uniqueness.



CONTINUING THE IRONWORK TRADITION 129 COWGATE, ST MARY'S CHURCH, CANAL BANK

Buildings and Features of Particular Architectural or Townscape Interest, including Listed Buildings (See Appendix C for complete list and description of listed buildings)

Two groups of listed buildings are sited in the area. The first is on Union Street, where Regent Gardens and the car park beyond are defined to the north by the early 20th C Town Hall and St Ninian's church hall, built as a school (both listed Category B). The church hall frames the late 19th C Roman Catholic St. Ninian's Church building, in Pugin & Pugin's 'recognisable curvilinear Gothic style' (DSA Biography). Set back from and elevated above Union Street this is one of the most noteworthy buildings in the current CA, although despite its size it is not readily seen from much of the town centre. Although altered, nos. 55-59 Union Street are of interest as one of the very few purpose-built weaver's shops remaining in the town, although this is not acknowledged by any interpretation at present.

The Townhead Bridge area contains a cluster of important structures. St Mary's Church (listed Category B) in Perpendicular style with a prominent pinnaced tower, as noted above is as important for its contribution to the wider townscape of Kirkintilloch as its individual architectural qualities. It also will undoubtedly catch the attention of canal borne tourists. Beside the bridge, the old Eagle Inn (also Category B) is an unassuming early 19th C building important for its well-documented connection with the history of the canal. A canal milestone is sited to the left of the façade. There is also a pair of (listed) K6 telephone kiosks, probably made across the road in the Lion Foundry during the thirty years or so of production following their design in 1936. Across the canal bridge into Townhead, the former police station (listed Category C(S)) is a confident Arts and Crafts design, prominently marking the corner. Opposite is a quirky, battlemented electrical substation (unused at present) and the unlisted but architecturally competent Co-operative Buildings, its red sandstone classicism contrasting with the idiosyncratic details and white painted harling of the police station.



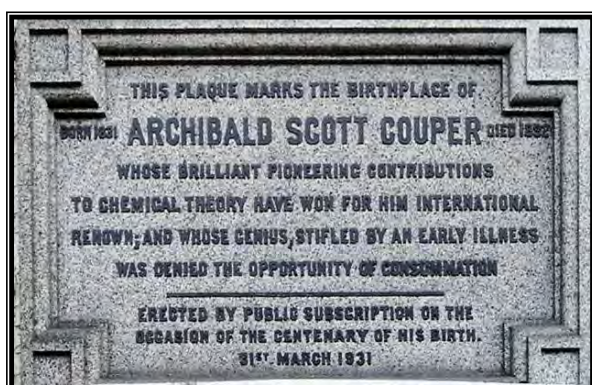
CONTRASTING STYLES
OLD POLICE STATION, CO-OPERATIVE BUILDINGS, TOWNHEAD

The canal itself is a Scheduled Ancient Monument. Following the re-building of the Townhead Bridge, (part of the wider Millennium Link project to once again allow the Canal to be used for coast to coast navigation), complementary landscaping, including bespoke metal work railings and benches, now forms an attractive informal public meeting place and centre for leisure activities. The canalside towpath rises to street level. Townhead Bridge is the meeting place of several pedestrian and cycle routes.



CANAL LANDSCAPING - FORMER ELECTRICITY SUBSTATION AND COOPERATIVE BUILDINGS BEHIND

Several inscriptions relating to the town's history add to the intellectual interest of Townhead and Cowgate; these include the plaque in Townhead commemorating the birthplace of Archibald Scott Couper, the drinking fountain in Cowgate (currently unlisted but of listable quality) 'Presented to his native town by John Watson of Earndek', and a metal plaque beside the tree planted in Regent Gardens for the 1953 coronation by 'Mrs Hugh Gillies, Wife of Provost'. Another sign, formerly sited on the corner of Broadcroft and commemorating the Kirkgate Industrial School, has been removed to the museum.



INSCRIPTIONS, TOWNHEAD AND COWGATE

Opportunities for Enhancement

The brick and concrete 1960/70's terraces of shops at the north end of Cowgate detract from the character of the area; although their scale is generally suitable, the materials and horizontal emphasis reduce the quality of the street. The road behind is open and amorphous, heavily used for formal and informal parking.



NORTH END OF COWGATE

Regent Gardens is open to the west, and the space seems to leak away to the car park; this could be the site of a significant civic building. The landscaping of the gardens themselves is dominated by tarmac paths and seems rather tired - the gardens are obviously well used both as a thorough route and a resting place, and would benefit from a comprehensive redesign.

REGENT GARDENS



The Town Hall is unused and the stonework in poor condition; it was scaffolded and sheeted at the time of the survey, although we understand that a feasibility study for conservation and re-use is in progress.

Many shop fronts seem poorly designed and cared for.

An interpretation panel could be provided at the former weaver's house in Union Street, and the Kirkgate School plaque (or a replica) reinstalled in Cowgate.

Traffic and parking is obviously an ongoing problem in Cowgate and its surrounding streets.

The Town Hall and electricity substation are on the Buildings at Risk Register of the Scottish Civic Trust.

Summary of townscape character - Cowgate/Townhead

- Important link, both historically and currently, between canal and pre-canal town.
- Strongly linear street, densely built up but with small-scale 'breathing spaces'.
- Uniform scale two/three story buildings, stone or painted harling, slate roofs, painted sash-and-case timber windows, shop fronts below.
- Larger open spaces of Regent Gardens, canal banks.
- Views of St Marys, Barony Chambers.
- Concentration of important buildings / structures at Townhead Bridge.
- Commemorative plaques.

3 PEEL PARK



VIEW NORTH FROM PEEL PARK

The Park has been extensively described and analysed in the '*Survey of Historic Gardens and Designed Landscapes in East Dunbartonshire*' published by East Dunbartonshire Council in 2006. It is on the Register of Designed Landscapes and Historic Gardens, and has high historic and archaeological value due to the remains of the one of the seventeen Antonine Wall forts and a mediaeval castle which survive within it; later rigs and furrows are also visible. It has recently benefited from a programme of restoration.

ENTRANCE TO PEEL PARK FROM UNION STREET



It is mainly mown grassland, with tarmac paths. Its elevated setting and separate, enclosed character (surrounded by railings, and with only three entrances) make it a peaceful enclave in the town centre, with mature trees and panoramic views. The War Memorial gates and bandstand underline its civic importance, in contrast to the informal feeling generated by the undulating grassy slopes and winding paths. Its trees appear in views from several parts of the town.

Buildings and Features of Particular Architectural or Townscape Interest, including Listed Buildings (See Appendix C for complete list and description of listed buildings)

Apart from the imposing war memorial gates (unlisted but probably of listable quality), the only built structures in the park are the ornate bandstand and drinking fountain (both Category C(S)). These all have strong local links, the ironwork being made at the Lion Foundry and the New Zealand marble of the memorial donated by the Fletcher Construction Company of New Zealand; Mr James Fletcher was originally from Kirkintilloch. The cast iron railings and gates surrounding the park were recently replaced to their former Lion Foundry patterns. Interpretation panels on the Roman and mediaeval history are provided, but are subject to wanton vandalism.

Potential for Enhancement

The park is well used as a pedestrian short cut, but also experiences a certain amount of vandalism.



WAR MEMORIAL GATES

Summary of townscape character - Peel Park

- High historic and archaeological value.
- Separated, peaceful, informal green space in the town centre.
- Bandstand, drinking fountain, gates and surrounding metal railings .
- Mature trees and other vegetation.

4 – REGENT STREET / VICTORIA STREET



COLONY FLATS, QUEEN STREET

Townscape and Architectural Character

This pleasant suburb is only accessible from the east, where it is open to the area of redevelopment (car park, Regent Centre and flats) beyond Oxford Street. A gated footpath links it to Park Avenue and Northbank Road to the west. Victoria Street, Kerr Street and Queen Street were extensions of pre-existing roads leading off Cowgate, now vanished; the road layout corresponds to field boundaries on the 1859 Ordnance Survey map, and the western boundary is probably the limit of the 'improved' fields marked on Roy's map a century earlier. Regent Street, which has a slightly different character, was laid out as a new road during the later 19th C, by which time much of the area appears to have been redeveloped.



SEMI-DETACHED HOUSES, REGENT STREET

Most buildings are 2 or 2½ storey tenements or 'colonies' (the upper floors accessed from the rear), with some detached or semi-detached houses, for 2 story, often with panted dormers; sited close to the pavement edge of short, straight cul-de-sacs, giving a densely built up, unified feel to the roads. On Regent Street the building line is set slightly back from the pavement. Walls are squared rubble, with Scots slate roofs, black cast iron rainwater goods, white painted timber sash-and-case windows and panelled doors with fanlights over, and blocks of chimney stacks on the ridge line. Detailing is generally plain, but several of the colony blocks have decorative datestones.



TENEMENTS, KERR STREET

Buildings and Features of Particular Architectural or Townscape Interest, including Listed Buildings (See appendix C for complete list and description of listed buildings)

There are no listed buildings in the area, but the Park Church and Lairdsland Primary School create an urban focus between Queen Street and Kerr Street. The Masonic Lodge in Alexandra Street and the small group of meeting halls on Regent Street have some historic interest.



'GARDEN PLACE' STREET NAME AND 1895 DATESTONE, VICTORIA STREET

Potential for Enhancement

Areas of lower quality include the later housing at the end of Regent Street, and infill houses on Victoria Street. In addition, a high proportion of buildings have had their windows and doors replaced, often in an unsuitable style or material. However, enough original features remain to direct future improvement.

The area would benefit from a clearer definition of its eastern boundary, particularly at the Regent Centre car park.

Summary of townscape character - Regent Street / Victoria Street

- Only accessible from Cowgate
- Densely developed, short, straight cul-de-sac streets, building line at pavement
- Houses natural stone, slate roofs, painted timber doors and windows, chimneys, simple detailing, datestones



HIGH QUALITY CAST IRON - KERR STREET

5 – BELLEVUE ROAD / ALEXANDRA ROAD



INDIVIDUALLY DESIGNED
DETACHED HOUSES, MATURE
TREES, BOUNDARY WALLS
AND HEDGES – NORTHBANK
ROAD



SHORT, STRAIGHT ROADS, WALLS,
RAILINGS AND GATEPOSTS –
COXDALE AVENUE

Townscape and architectural character

Laid out as a villa suburb in the late 19th C, on land belonging to Wester Mains Farm, the street pattern of this area is noticeably different from the remainder of the town centre. Although it shares a boundary with the earlier suburb described above, the only access between the two is a gated pedestrian path. The 1850's OS map shows Union Street, Washington Road and Northbank Road, and the diagonal line of Bellfield Road leading to Wester Mains Farm, with field boundaries showing the edges of the area but only a very few cottages and villas. The course of the Antonine Wall is not clear here, although Camphill Avenue/Byars Road echo its line. The ground is generally level, but east of Washington Road the land rises to Peel Park.



ALEXANDRA STREET, 2006 AND 1880'S, SHOWING PREVIOUS ST
DAVID'S CHURCH BUILDING BUT OTHERWISE LITTLE CHANGE

Short, straight cul-de-sacs are also a feature of the area, leading off the pre-existing roads. They generally have no building at their end, giving an open feel at odds with their function. Park Avenue has a pedestrian access to Kerr Street (when laid out, it was itself known as Kerr Street). Camphill Avenue, leading up to Peel Park, has a similar character.

Between Glasgow Road and Bellfield Road plot sizes are generous, with detached houses set well back from the road behind boundary walls and hedges. Along

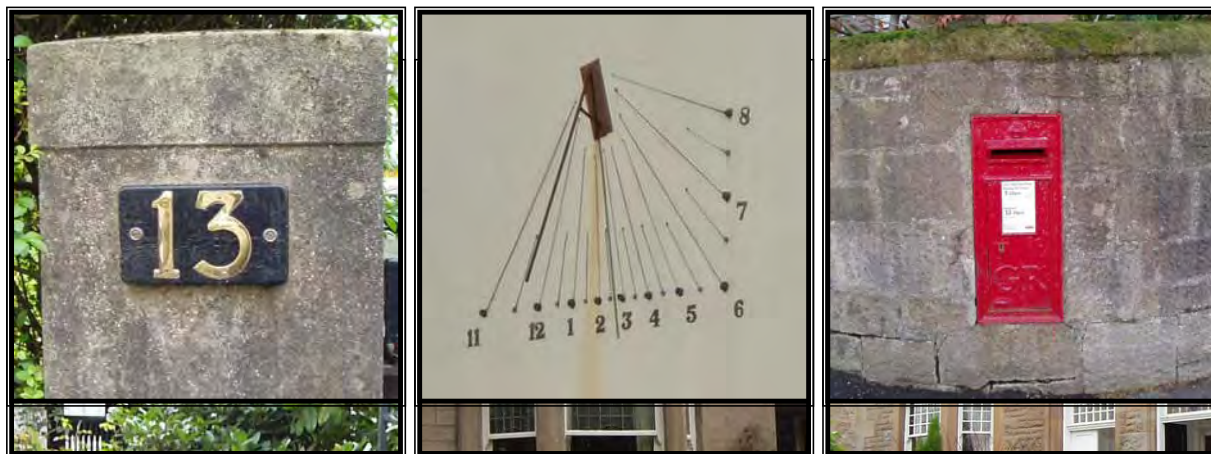


Northbank Road and Alexandra Street, towards the canal, plots become slightly smaller, with several semi-detached properties, although the general character of the streets remains the same.

*HIGH QUALITY, INDIVIDUAL DETAILING – EAVES, GABLES,
DORMERS, PORCHES*

The area was developed as individual plots but within a fairly short period, being almost completely built up before the First World War. Houses vary considerably in plan type and style but are unified by their 2- or 1 1/2 storey height and the general use of slate roof (many with Scots slates) and squared sandstone or harled walling, with chimney stacks and black or white painted timber windows. The quality of the buildings is generally high, with a good variety of detailing in ridges, window and door surrounds, gable treatments etc.

STREET NUMBER, SUNDIAL, WALL-MOUNTED POST BOX –



NORTHBANK ROAD, ALEXANDRA ROAD

Although houses are set back from the pavement, road frontages are strongly expressed, with stone walling, gateposts and hedges defining the boundaries. Mature trees are an important feature of the area, both in gardens and at the boundary with Peel Park.



GATES AND GATEPOSTS

The area has two bowling greens; that on Bellfield Road is an enlargement of an earlier green in the grounds of Wester Mains House (now the site of St Ninian's High School).

Buildings of Architectural or Townscape Interest, including Listed Buildings

There are no listed buildings in the character area. Hillcroft, on the corner of Northbank Road and Bellfield Road, appears on the 1850's OS map as Wester Mains Cottage, and retains its Scots slate roof (including on the outbuildings) and circular chimney stack.



SCOTS SLATES, CIRCULAR CHIMNEY STACK – HILLCROFT

Potential for Enhancement

Bellevue Road is effectively separated from the remainder of the area by the open junction with Bellfield Road, at St Ninian's High School.

Although retaining stone kerbs, the blacktop pavements, as well as some road surfaces, are poorly maintained. Consideration could be given to the use of a lighter coloured top dressing to the road surfaces, as this would enhance the character and also be a reminder of the history of private roads in the area. Similarly, lighting standards are of a very basic design and the area would benefit considerably if they could be upgraded. (See the picture of 19th C Alexandra Street above)

Summary of townscape character - Bellevue Road/Alexandra Road

- Road layout, including straight, 'open' ended cul-de-sacs.
- Large plot sizes
- Individual, high quality houses with varied detailing
- Boundary walls with gateposts, hedges, mature garden trees



PIENDED DORMERS, STAINED GLASS, SCOTS SLATES, DECORATIVE
RIDGE TILES

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.)

1. Appropriateness of designation, boundaries

The potential designation of the Antonine Wall as a World Heritage Site, and the re-birth of the Forth and Clyde Canal as a cross-country link and leisure attraction, emphasise the historic and physical importance to the town of the twin foci of Townhead Bridge and The Cross, linked by the key route of Cowgate. This has informed the Conservation Area Appraisal, encouraging a considerably larger area of study than that covered by the existing boundary.

It is recommended that the boundaries of the CA be considerably extended to cover the areas noted below and shown in Map 6. It is considered that this larger area has definite 'special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance', as described above; although it includes some areas of lesser architectural and historic interest, these impinge so closely on the higher quality areas as to merit the enhancement which would be more easily procurable after designation. Eastside and most of Townhead have been omitted; although these two areas have some historic interest, and Eastside contains two listed buildings, their character has been badly affected by later developments and they have become separated from the town centre area by traffic planning.

Areas referred to in Map 6:

- A To the north, the inclusion of part of the Glasgow Road with its tree belt would safeguard the setting of the listed Tollhouse.
- B Kelvin Court is currently excluded from the CA, but it contributes positively to the townscape and should be included.
- C The Library is a high quality building, and would contribute positively to the CA. East High Street is of high importance to the history of the town, and if enhanced could play an important role in the town centre, possibly in conjunction with the Antonine Wall World Heritage Site.
- D As described above, the Cowgate / Townhead route is of high historic importance in Kirkintilloch; this importance continues in the present day, and will probably increase with the growth in canal traffic and the designation of the Antonine Wall as a World Heritage Site. It retains considerable architectural interest, although it would benefit from the enhancement of several areas.

The boundary to the east could be drawn to correspond with the rear boundary of properties, but its exact position would need to be determined after further study. To the south, the inclusion of the north end of Townhead, which shares the character of Cowgate, would acknowledge its quality and also safeguard the cluster of important buildings at the Townhead Bridge.

Although it is generally of lower quality, inclusion of the backland area corresponding to the early C19 weavers suburb (between the Cowgate frontage buildings and Oxford Street / Victoria Street) is considered essential to safeguard the future of Area E.

- E This suburb has a highly individual character which it is important to safeguard.
- F The current TPA should be included in its entirety. It is considered that its current southern and western boundaries remain secure.

2. Further Study

Areas which have a negative effect on the proposed CA should be identified and mapped, to guide future development and enhancement. Development briefs for specific areas should be considered.

PAN 71 recommends a building by building analysis of the CA. At a basic level this could take the form of a dated digital photographic survey of frontages; if this were to be carried out by local voluntary bodies or schools, it could also have a wider educational function.

A survey of unlisted historic buildings and should be carried out, to assess whether any should be recommended for listing; this should include the Peel park gateway and the drinking fountain in Cowgate.

Much of the historic ironwork in the public realm is known to have been produced at the Lion Foundry. A comprehensive survey of metalwork in the town, including privately owned buildings, could enhance and increase public appreciation of this important aspect of the local heritage, as well as informing future proposals.

3. Opportunities for Enhancement

Opportunities specific to certain parts of the proposed CA have been covered above, in the townscape character analysis. Listed below are some general points which apply to much of the area.

- Replacement windows and doors
- Shop fronts and signs
- Street furniture
- Street surfacing
- Car parking
- Suitability of Article 4 Directions

APPENDIX A – PLANNING GUIDANCE AND POLICIES

Planning guidance on Conservation and Heritage issues are set out in various Scottish Executive Publications, the Glasgow and Clyde Valley Joint Structure Plan 2000 and the East Dunbartonshire Local Plan.

National Guidance

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

The more relevant SE publications are:-

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 Provides guidance on legislation and policy, and detailed advice on architectural features.

National Planning Policy Guidance 18 Planning and the Historic Environment Sets out the planning policies in relation to the historic environment with a view to its protection, conservation and enhancement. Central to the Government's approach is the need to secure preservation whilst accommodating and remaining responsive to present day needs.

Scottish Planning Policy 20 Role of Architecture and Design – Scotland Draws together and reinforces the Executive's published design policy commitments and sets out the role of Architecture and Design Scotland.

Designing Places – The first policy statement on designing places in Scotland Sets out the policy context for important areas of planning policy, design guidance, professional practice, and education and training.

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 2000 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

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.

HE 1 Heritage Fund The Council may be able to offer discretionary grants for work required to repair or maintain Listed Buildings, properties within a Conservation Area or Townscape Protection Area and other archaeological and heritage buildings, where additional expenditure is required for the use of materials and skills which are necessary to retain the traditional character and appearance of the buildings.

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.

APPENDIX B – 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 Executive 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 objects 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

Bowman, A I, *Kirkintilloch Shipbuilding*, Strathkelvin District Libraries, 1983

Historic Scotland, *The Antonine Wall, Nomination for Extension of the World Heritage Site*, Historic Scotland, 2007

McGowan Associates, *Peel Park Historic Landscape Survey and Restoration Management Plan*, East Dunbartonshire Council, 1999 (unpublished?)

McGowan Associates, *Survey of Historic Gardens and Designed Landscapes in East Dunbartonshire*, East Dunbartonshire Council, 2006

Martin, D, *The Story of Kirkintilloch*, Strathkelvin District Council, 1980

Martin, D, *Kirkintilloch in Old Picture Postcards*, European Library – Zaltbommel, 1985

Rorke, Martin, Dennison, E Patricia, Stronach, Simon and Coleman, Russel, *Historic Kirkintilloch: The Archaeological Implications of Development* (CBA and Historic Scotland, forthcoming)

APPENDIX C – LISTED BUILDINGS IN THE STUDY AREA

Category	Description
A	<p><u>Old Parish Church of St Mary, Cowgate</u> 1644; C18 pulpit and fittings, 1663 Gerhard Koster bell. Cruciform on plan, the four gables being crowstepped; modern museums doorway and approach steps. The tombstones in the churchyard have been laid flat.</p>
B	<p><u>The Steeple, 5 West High Street</u> Originally the tollbooth. Classical stone tower of four stages, clock and spire; rebuilt 1814. Main part of building reached by firestair [forestair] and upper floors by tower stair; courtroom now dismantled.</p>
B	<p><u>St Mary's Parish Church, Cowgate</u> Erected 1912-14 to the designs of Messrs Clark and Bell, Architects, Glasgow. A striking design in pink sandstone; has a tall square tower with corner buttressing, pinnacles and 'perpendicular' gothic features.</p>
B	<p><u>RC Church of the Holy Family and St Ninian, Union Street</u> A typical stock design by the firm Pugin and Pugin, Architects, London, completed in 1893. The elaborate staircase approach and baptistery are of later date.</p>
B	<p><u>Town Hall, Union Street</u> Walker and Ramsay, Glasgow, 1905; minor alterations 1911 and 1913; extensive renovations 1931; extended 1959. 2-stage with basement, 3-bay, monumental classical Town Hall with Baroque references, cupola and fine interior. Sandstone ashlar with squared and snecked rubble to sides and rear. Balustraded parapet; band courses and mutated eaves cornice with blocking course; eaves course to sides. Architraved surrounds; stylised keystones; stone transoms and mullions. E (Principal) Elevation: steps up to 3 doors (each 2-leaf timber with plate glass fanlight) at bowed entrance bay to centre with plain frieze and cornice giving way to 3 diminutive bipartite windows with columnar mullions and heavy mutated cornice; tall set-back 2nd stage with 3 (closely-aligned) tall transomed bipartites with single top lights, 2 decorative cartouche-type consoles, cornice and stepped parapet; battered and canted returns with carved cartouche as above. Polygonal ventilating cupola set-back on roof ridge behind, with louvred roundel to each face and corniced, domed and finialled roof. Flanking bays each with small tripartite window to advanced single stage wings with balustraded parapet and bowed inner angle with small square light, bay to right with 3 small square basement windows (that to left blocked); set-back faces above with 2 closely-aligned tall, narrow, keystoned lights. Later single storey bays set-back to outer left. N Elevation: single stage balustraded bay to left with 2 small basement windows, timber door immediately to right with 2 vertically-aligned windows beyond and main hall to outer right with 2 tripartite windows to 1st stage and 2 9-light transomed windows above. Lower projection at outer right. S Elevation: variety of elements to altered elevation with 2 original 9-light transomed windows to set-back face. W Elevation: brick extension to rear elevation. Largely mottled glass in timber windows. Grey slates. Cast-iron down pipes with decorative rainwater hoppers. Interior: fine decorative scheme in place. Some plain cornices, stone staircases (part cantilevered) with glazed brick dadoes, decorative cast-iron railings and timber handrails; some doors retain coloured glass panels. Foyer with timber-panelled screen surmounted by fine lead and coloured Art Nouveau style glass, similar flanking 2-leaf doors and small ticket booth with cast-iron radiator. Galleried hall with timber floor, cast-iron columns, boarded and painted dadoes; decorative plasterwork to stage; panelled gallery front with clock, original theatre-type flip-up seats and compartmentalised ceiling.</p>
B	<p><u>St Ninian's Church Hall, Union Street</u> Dated 185. Tall 2-storey and attic, 7-bay (bays grouped 1-3-3) by 8-bay, I-plan church hall. Squared and snecked sandstone ashlar with ashlar dressings; red brick to sides and rear. Base and eaves courses. Pointed-arch openings. Hoodmoulds with cross-detailed label stops to doors. Raked cills, chamfered arrises, stone transoms and mullions. S (Principal) Elevation: facing St Ninian's Church; openings 9-light and transomed. 3 bays to right of centre with door at centre and windows in flanking bays, 3 further windows to 1st floor, that to centre slightly taller and breaking eaves into cross-finialled dormer gablet with hoodmoulded and trefoil-</p>

headed small light. 3 bays to left of centre mirror those to right but with window to centre ground, further slightly lower bay with single window to outer left.

E (Union Street) Elevation: symmetrically-fenestrated 8-bay elevation with paired 4-light transomed windows in 3 bays to left of centre, timber door with blocked lights to bay 3 and ground; 9-light windows in bays to centre and right, moulded datestone with initials 'A' 'B' high up between bays 5 and 6; further 4-light window to outer right over piended porch with window and blocked door on return to left.

N Elevation: plain brick elevation with full-height raised chimney breast.

Horizontal 5- and 6-pane glazing patterns in timber sash and case windows, some bottom lights to E elevation blocked. Grey slates with decorative terracotta ridge tiles and finials. Diminutive gabled ventilator to N end of E range. Profiled guttering. Ashlar-coped skewers with moulded skewputts. Interior: not seen 2002.

B 126 Cowgate (Eagle Inn)

Early C19. 2-storey, 3-bay rectangular-plan former inn (servicing Forth & Clyde canal passenger transport trade); mid-C20 single-storey extension to rear on site of former stables. Painted ashlar to E; coursed squared stugged rubble to N, S and W. Wide base course; eaves course; stone cills; raised margins to side windows; strip quoins; droved rybats. Deep set Doric pilastered doorpiece. Canal milestone to S (damaged 2003).

E (Principal) Elevation: symmetrical. Central pilastered doorpiece with 2 steps up to late C20 door, blocked fanlight; flanked by large margin paned windows (enlarged). 3 1st floor windows.

N Elevation: ground floor window off-centre left. 2 small 1st floor windows to right of centre (inserted later); basement door to left leading to boiler room; single storey extension with window adjoins to left. 1st floor window to right. Canal milestone inscribed '19' (not seen at time of survey, 2003). Interior: altered to provide modern office accommodation; some original window surrounds.

Metal margin paned windows to principal elevation. 12-pane timber sash and case windows to original openings to sides and rear. Pitched roof; graded grey slates; straight ashlar skewers; corniced ashlar gablehead stacks; octagonal clay cans.

B 2 K6 Telephone Kiosks, Alexandra Street

2 Standard K6 Telephone Kiosks designed by Sir Giles Gilbert Scott, 1935.

B Old Toll House, 12 Glasgow Road

Old Toll House. Recessed plaster panels either side of door have painted list of fares and charges.

B Westermains Farm, 76-80 West High Street

Long low rambling range of property lining West High Street. Creamwashed plaster and stone; stepped ridge slate roof; one end gable is crowstepped. Victorian addition to rear and old walled garden with corner summerhouse.

B Building at North End, East Side, Close at 18 West High Street

Earlier C18, two storey pointed rubble. Firestairs to first floor windows, door, window and garage door left hand at ground floor, Steeply pitched slated roof with skewers.

B Building at South End, West Side, Close at 18 West High Street

Later C18, two storeys, harled with painted margins. Four windows front, door with moulded jambs and lintel second from right and plain door far left. Moulded eaves course, slated roof and cornice end stack.

(S) Building at South End, East Side, Close at 18 West High Street

Earlier C19 single storey cottage, stuccoed and lined out as ashlar with pointed margins, Central door and sash and case windows. Slated roof.

(S) The Wee House, Close at 18 West High Street

Earlier C19, single-storey harled. Central door and two sash and case windows. Slated roof skewers and brick end stacks.

(S) 16 West High Street, Kirkintilloch

C18, two-storey and attic, three window front, modern ground floor shopfront, stuccoed first floor with pointed margins. Slated roof, piended dormer and fragments of crowsteps right-hand, damaged when later tenement built on. Semi-circular colourwashed rubble stair tower to rear.

- (S) Washington House, Glasgow Road, including boundary walls and gateposts
 Late C18 to early C19. 2-storey with attic and basement, 3-bay classical house on corner site, returned to flatted dwellings 2001. Harled with squared rubble to side; droved ashlar margins and quoin strips. Base and band courses, eaves cornice and blocking course. Round-headed window; timber mullion.
 N (Glasgow Road) Elevation: centre bay at ground with corniced doorpiece and flanking Doric columns, 2-leaf panelled timber door and fanlight, windows in flanking bays over top of barred basement openings and regular fenestration to 1st floor, wallhead chimney with top-cropped pediment over centre bay.
 E (Washington Road) Elevation: 2 widely-set windows to each floor of broad gable with small roundheaded window in gablehead giving way to dominant stack; narrow slightly set-back bay with 2 openings to outer left. Irregular terrace adjoining at outer left.
 W Elevation: narrow light to centre at ground and window to outer left at each floor.
 S (Rear) Elevation: bay to left with basement window below bipartite at ground floor and further window above. Projecting bay at right with door at ground and harled dog-leg forestairs with cast-iron railings leading to 1st floor door below small window on return to left; irregular terrace adjoining. Plate glass in timber sash and case windows. Grey slates. Coped ashlar stacks with some cans. Ashlar-coped skews.
 Interior: some panelled soffits and shutters; timber staircase with turned balusters at attic and winding stone stair to basement with stone fireplaces, one of which has narrow insert to side and further stone-margined rectangle above.
 Boundary Walls and Gatepiers: semicircular-coped rubble boundary walls with flat-coped square-section ashlar gatepiers and fine decorative cast-iron railings to forestairs at S.
- (S) Police Station, Townhead and Luggiebank Road
 Earlier 2-storey, irregular-plan Arts and Crafts police station, on corner site. Harled with polished sandstone dressings. Deep base course to Townhead; eaves course.
 W (Entrance) Elevation: 8-bay, including chamfered angle bay. Advanced and gabled entrance bay; architraved doorway with stylised over-door; star-shaped windows flanking door; round-headed pediment containing heraldic device over 1st floor window above. Broad segmental-arched windows at ground in 2 bays flanking to left of entrance; 1st floor windows above breaking eaves in stone pedimented dormers. Single windows to both floors in remaining bays.
 N (Luggiebank) Elevation: irregular size and disposition of openings. Gabled bay to outer right with 3 single windows at ground.
 E (Rear) Elevation: advanced gable to outer right; doorway to centre; single storey wing to outer left.
 Some 16-pane timber sash and case windows at ground; largely replacement PVCu windows with sandwiched astragals. Grey slate roof; wallhead stack to rear; cast-iron rainwater goods; coped gables; gabled skewputts.
 Interior: not seen 1997.
- (S) Bandstand, Peel Park
 Dated 1905. Octagonal 'birdcage' bandstand, eight very slim columns supporting cupola roof, original wrought iron balustrading and finial.
- (S) Drinking Fountain, Peel Park
 Dated 1905. Square cast iron on base with gridded stance, chamfered corners, lion head masle [sic] spouts on decorated panels and basins under. Surmounted by female figure holding an urn on her head.

