

## LANDSCAPE SETTING



**From South East -**



**From Glen Road -**



**From Strathblane Road looking East -**



**From South West over Finglen Cottage -**



**From Crow Road looking South West (1) -**



**From Crow Road looking South West (2) -**

The dramatic landscape setting of the CA is particularly noteworthy. The tumultuous geology of the Campsies has been much studied; in summary a sequence of lava flows dating from Carboniferous times, c. 350 million years ago, overlying older sedimentary rocks, with the subsequent severe downthrow of the Campsie Fault giving rise to the precipitous stepped escarpments. More recent episodes of glaciation created various depositional features on lower slopes. Progressive erosion by the Kirkton Burn reveals many of the finer geological details of these episodes, and its relative accessibility has brought generations of amateur and professional geologists to the Glen.

The picturesque effect is further enhanced with the visual contrast with the pastoral flood plain of the Pow Burn/Glazert Water. This can be appreciated from both eastern and western approaches, but perhaps can be best seen from the rising gradients of the Crow Road and public car park above the head of the Glen. From here the wooded indent of the Glen and glimpses of white washed properties draw the eye, whilst to the south again the fields merge with rising slopes of the Lennox Forest.

The Campsies themselves are designated a Regional Scenic Area the Council is also seeking to designate the Glazert Valley as a Special Landscape Area. Campsie Glen and the Lands of Ballenclerroch House are also identified as Historic Gardens and Designed Landscapes in the Council's 2006 "Survey of Historic Gardens and Designed Landscapes in East Dunbartonshire". It is interesting also to note that immediately east of Clachan of Campsie, on the lower slopes of Campsie Glen, there are the remnants of a series of cultivation terraces. They curve obliquely across the contours to suit the lie of the ground, Above them, on the steeper ground, there are traces of some paddocks or other small enclosures of irregular shape within a head-dyke. The date of this field system is uncertain, but it is probably post-medieval; they illustrate the historic arable use of this ground.

### Streetscape and Layout

The above comments refer to individual buildings, other architectural and landscape features and the wider landscape setting. The special character of a CA also derives from the way these elements combine to create a special place of architectural or historic interest that is the key justification for CA designation.

Particularly noteworthy features are:-

- i) The picturesque ruin of the original parish church, its burial ground setting and additional feature such as the Lennox family Vault, stone boundary wall and ornate entrance gate and pillars. The somewhat sombre colours are offset by the brighter whitewash of the adjoining Aldessan Gallery.



- ii) The substantial walled and wooded grounds of the Schoenstatt Retreat.
- iii) The visual contrast between the blonde sandstone houses at properties and the whitewashed buildings that otherwise predominate.
- iv) The Kirk Burn. Water courses of any description greatly augment the character of the localities through which they flow.
- v) Numerous small scale architectural and streetscape detailing and ornamentation.
- vi) Visitor activity associated with the Glen, Schoenstatt Retreat, Aldessan Gallery and shops, which add a sense of vitality to the CA.

The following sequence of images illustrates aspects of these features.



**St. Machan's Burial Ground, Aldessan Gallery and 6/8 The Clachan**



**Whitewash and Sandstone**



**Detailing -**



**Window Detail**



**Pillar Box** -



**Woodland Walk**



**Kirk Burn at the Glen** -

## CURRENT ISSUES



6/8 The Clachan

### **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 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 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 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 be deemed permitted development. The direction also modifies the range of permitted development rights for statutory undertakers and other public bodies.**

### **Degree of Change**

**Since the designation of the CA in 1974 the most significant changes have been the development of the Schoenstatt retreat and the upgrading of the Square. In both cases due account was taken of the CA and listed building settings.**

**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, 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. Various alterations and extension to residential properties were observed during the survey, and seemed by and large in keeping with the CA designation, though a number of unsympathetic window replacements were noted.

The overall impression is though that both residential and commercial properties are well cared for. For example the blonde sandstone villas and former school house retaining the original sash and case windows. The extensive boundary wall of the Schoenstatt retreat, itself a prominent feature of the CA, also seems in very good condition.

The surrounding green belt significantly restricts development in the adjacent countryside thus helping to preserve and enhance the remarkable setting of the CA. New development in the vicinity has been limited to the conversions of Balcarrach and Little Kilwinnet Farms to residential use, and the refurbishment of Crosshouse Cottage.

Future development proposals include a proposed house at the Schoenstatt retreat at the northern end of the grounds near to Knowehead Road, and the allocation of land north of Crosshouse Road, partly covered by the CA designation, for a mixed residential and commercial development.

## 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 a particularly attractive grouping of historic buildings and other architectural features, comprising of a close knit core of buildings around the former St. Machan's Church, and the more extensive grounds of the former Ballenclerach House. It is interspersed with many mature trees and woodlands, and benefits from a striking landscape setting - the



wooded Campsie Glen itself and the Campsie escarpment. It therefore remains desirable for the designation to remain in place to preserve and enhance the special character and appearance of the Conservation Area.

## **2. Boundaries**

The boundaries are for the most part well defined, following for example the substantial stone boundary walls of the Schoenstatt Retreat and field boundaries, and the boundaries of other historic properties.

It is suggested however that the lower reaches of the Campsie Glen could be added to the CA (see map - Appendix 1). This would bring due attention to the special history of the Glen, particularly its e.19<sup>th</sup>C. origins as a visitor destination following the granting of public access by a former laird of Ballencleroch House. The extended area also includes the site of the former bleach work and the location of St. Machan's Well.

It also is suggested that the CA also be extended to include land immediately to the north of Crosshouse Road, so as to align the CA with the Local Plan village envelope boundary.

## **3. Article 4 Direction**

The current Article 4 Direction allows the Council to exercise control over even small scale alterations to domestic properties, etc. Given the importance of original roof finishes, windows and other architectural features (such as rhone pipes, guttering and other rainwater goods, chimneys (heads, stacks and cans) and timber detailing such as barge boards, half timbering, finials, etc.) it is considered the direction should remain in place. It should be noted though that forthcoming amendments to 'permitted development' regulations may require all Article 4 directions to be re-assessed.

## **4. Assessment of New Development**

East Dunbartonshire Council has a general duty, when exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of CA's. This is reflected in relevant Local Plan policies and guidance notes (refer to Appendix 2 for full details). The appraisal re-affirms the validity of the present designation and therefore re-emphasises the need for particular care to be taken in the assessment of proposals for both new development and to alter and extend existing buildings. Development affecting the landscape setting of the CA will be similarly considered.

## **5. Financial Support**

At the present time the Council is not in a position to offer financial support towards the repair and maintenance of historic buildings in the



**CA.** It can however assist in identifying external funding sources, for example grant assistance to re-instate the roof of the Lennox family vault.

#### **6. Small Scale Improvements**

The survey highlighted several opportunities for small scale improvements, e.g. consolidation of signage at the junction of Strathblane Road and Glen Road, repair and maintenance of street furniture, replacement of vandalised trees. These will be taken up with the relevant Council service(s), and other responsible parties.

## 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](http://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](http://www.scottishcivictrust.org.uk)  
[sct@scottishcivictrust.org.uk](mailto: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](mailto: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

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](http://www.eastdunbarton.gov.uk))

Groome's Ordnance Gazetteer of Scotland, available for viewing on:-  
[www.gazetteerofscotland.org.uk](http://www.gazetteerofscotland.org.uk)

Historic Information also derived from [www.scotlandsplaces.gov.uk](http://www.scotlandsplaces.gov.uk),  
[www.eastdunbarton.gov.uk](http://www.eastdunbarton.gov.uk), and [www.saintpaulsmilton.org.uk](http://www.saintpaulsmilton.org.uk)

Mapping derived from National Library of Scotland website - [www.nls.uk](http://www.nls.uk)