



Queen's Buildings



Lenzie Primary School

Domestic Architecture



Grove Park



Kirkintilloch Road



Victoria Road



Viewfield Avenue

Streetscapes



Auchinloch Road



Glenbank Road



Station Path



Service Lane



Jubilee Gardens

Selection of Architectural Detailing



Current issues

Degree of Change

Planning Advice Note No. 71 - Conservation Area Management, states that designating a CA does not mean a prohibition on development. It does mean carefully managing change to ensure the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

Much of the justification for CA and TPA status derives from the special or distinctive architecture and layout and the inherent qualities of unique and irreplaceable architectural detailing and ornamentation. This includes original and unique building designs, individual features or an assembly of detailings (e.g. windows and their surrounds) and their execution through craft skills and traditional materials.

In the Lenzie CA's and TPA's the pattern of development is also significant, i.e. the relationship of buildings to one another and to adjacent roads and the general street layout. There is considerable variation, from detached villas in substantial garden grounds to more 'closely knit' layouts of semi-detached and terraced houses.

In recent decades a number of new detached houses have been built at several locations, mainly built on sub-divided private gardens. There has also several larger scale developments, for example three storey flats at 29-31 Alexendara Avenue, 14 houses at Alexandra Park, 7 houses at Rutherford Grange, 4 flats at Garngaber Avenue and 3 houses at Queens Grove.

In some cases the architecture is clearly 'of its time', particularly where facing brick predominates on external elevations, and to some degree detracting from the quality of the local vernacular. However, more recent alterations, extensions and new builds are much more sympathetic to established streetscapes, for example the villa extension at 9 Victoria Road and the new build house at 56 Victoria Road.

In 1977 the original station buildings were demolished and replaced by the common place designs of the present functional buildings. The adjacent bank building is again of little architectural value. On either side car parks are available for the use of station customers.

The capacity to absorb further new build development, whilst at the same time preserving and enhancing the character and appearance of the CA, is highlighted as an issue in the concluding recommendations below.

With regard to existing buildings 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.

On account of the overall number of buildings it has not been possible to undertake a systematic 'condition' survey as part of this appraisal. The general impression though is that successive owners have, for the most part, taken particular care in the upkeep of the building fabric, resulting in the retention of a wealth of architectural features and ornamentation that add so much to the character and appearance of the CA's and TPA's.

Traffic Management and Car Parking

Lenzie continues to function as a rail based 'commuter suburb' for Central Scotland, and the past decade has seen substantial increase in passenger numbers at Lenzie Station. Parking demand has increased commensurately, with overflow from the station car parks resulting in significant on-street parking, particularly in the South Lenzie CA. Peaks in vehicle movements also occur during morning and evening rush hours. At this time of writing (December 2010) the Council has now completed a detailed consultation on traffic management issues in the vicinity of Lenzie Station, and in 2011 the Council will consider proposals for a range of remedial measures.

The B757 Kirkintilloch Road/Auchinloch Road carries high volumes of local and through traffic, with associated noise, disturbance and fumes. The Kirkintilloch Link Road opened in early December 2010. Substantial reductions in vehicle numbers are anticipated to the benefit of the amenity and environmental quality of those parts of the CA's and TPA's fronting or close to the B757, and around the light controlled junction at Garngaber Avenue and Heath Avenue. It is though to be hoped the traffic displaced to the new road will not unduly affect the easternmost localities of historic Lenzie.

Management of Change

New development and alterations to buildings in CA's and TPA's should preserve and enhance character and appearance.

It is in the interest of owners maintain their properties and it is self evident the majority take great pride in maintaining buildings to a very high standard. 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 to ensure the proper management of CA's and TPA's. This includes guiding and improving development proposals 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.

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 designations

Individually and collectively the buildings, streets, open spaces and other elements of the townscapes of the CA's and TPA's of Lenzie combine to create attractive well defined areas of special and distinctive architectural and historic interest, the character and appearance of which remains desirable to preserve and enhance by means of protective CA and TPA designations.

On account of the inherent qualities of the architecture and layout of the Seven Sisters TPA, particularly the architectural detailing and ornamentation on each of the seven villas it is now recommended this TPA be upgraded to CA status and be incorporated into the Lenzie CA.

The stone villas in the Douglas Avenue TPA were also noted to be in particularly fine condition and again it is recommended these buildings be included in the Lenzie CA.

The review also considered whether other localities outwith established CA and TPA boundaries may now be worthy of designation. In this regard it is considered appropriate to designate as a TPA a row of relatively unaltered inter-war bungalows on the north side of Middlemuir Road. The street elevations are little altered externally, for most part retaining original 'Rosemary' tiled roofs, and timber sash and case windows, the upper sashes incorporating a variety of leaded glass designs. On account of their architectural value it is also considered appropriate to include a little altered bungalow at 24 Margurite Avenue and a number of stone

villas on Moncrieff Avenue and fronting Kirkintilloch Road in the Lenzie CA.

2. Boundaries

The designation and boundaries of the CA's and TPA's were originally confirmed in 1976/77. Apart from the minor adjustments proposed above, past the 'built-up' boundaries of the CA's and TPA's there are distinctive changes to architectural styles and layout that clearly signify a move from old to 'newer', and provide a well defined setting for the CA's and TPA's.

Beyond the southern boundary of the South Lenzie CA lies Lenzie Golf Club, the steading of East Gadloch Farm and surrounding fields. The western boundaries of the South Lenzie CA and the Alexandra TPA runs with pasture land and that part of Lenzie Moss south of the railway. North of the railway (apart from various modern houses at the ends of Heath, Fern and Hawthorn Avenues excluded from the TPA) the western boundary of the TPA runs with the Lenzie Moss Local Nature Reserve. All these lands are designated as green belt, where there is a strict presumption against new development. The southern and western boundaries of the South Lenzie CA and adjoining TPA's are thus considered to be properly defined and the protective green belt and Local Nature Reserve designations serve to protect their landscape setting.

3. Article 4 Direction

The current 'Article 4 Directions' allow 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. Replacement Windows

Original windows are usually well made from good quality, tight grained timber and should not deteriorate if well maintained. Current Council guidance encourages window renovation before replacement. Timber also remains the preferred construction material for replacement windows, though the guidance does allow windows to be made of new materials including uPVC, providing the proportions and detailing match the timber originals. Replacement windows in Listed Building however must replicate exactly the design and materials of the original windows, including frame dimensions, horns and glazing bars/astragals, opening method and materials.

5. 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. In TPA's new development should also complement the architecture and layout of the townscape protection areas. 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 designations and highlight features of special architectural interest, particularly the quality and diversity of the architecture and the pattern of development. It therefore re-emphasises the need for particular care to continue to be taken in the assessment of proposals for both new development and to alter and extend existing buildings.

The East Dunbartonshire Local Plan does not identify any site for new build development in the CA's or TPA's.

6. 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 - Full extracts from Historic Scotland's statutory list of buildings of architectural and historic interest in the Lenzie CA's.

(Unless otherwise stated all building were listed on 17 August 1977)

Category A

27 VICTORIA ROAD

1870/80. Alexander Thomson (') (Thomson and Turnbull).

Very large and powerful Thomsonsque villa on the corner of Glenhead Road. 2 storeys, amber ashlar. Raised lantern roof in centre of main slate roof, paired eaves brackets, Greek detail to chimney pots. 3 pairs of sash windows to 1st floor, 3-light pilastered ground floor bays linked by a porch with Egyptian columns in antics. Highly original square gatepiers with clasping Doric pilasters.

Notes: Alexander Thomson died in 1875 and the house may be a posthumous work.

WARWICK CROFT HERIOT ROAD, AND NO 43 ALEXANDRA ROAD

Category: A

Circa 1875. Alexander Thomson (Turnbull and Thomson) Double Thomsonsque Greek villa with two elevations meeting at the corner. Heriot Road elevation is 2 storeys, droved masonry with ashlar dressings, advanced ends. Slate roofs, hipped to left, pitched right. Ground floor bow window to right, ground floor centre and upper left have pilastered mullions, 1st floor window on right has inclined sides. Porch set back on right. Alexandra Road has ground floor bay window with discs to entablature.

Notes: The composition is notable for the integration of paired villas into one unit with the main elevations meeting at right angles.

Category: B**21 VICTORIA ROAD**

1870/80. Large Italianate villa. 2 storeys, coursed freestone, ashlar dressings, banded quoins, cill band. Platform slate roof, eaves brackets. 3 windows, bipartites to sides on 1st floor, triplets ground, shouldered architraves. Doric porch with doubled columns and guilloche frieze. Original conoid topped gatepiers with linking walls curved into driveway.

Notes: Architect unknown at present.

31 VICTORIA ROAD - CRAIGIEVAR

Circa 1880. 2 storey double-fronted villa with painted dressings and splayed bays. Platform slate roof with central dormer and hipped roofs to bays with ironwork finials. Bracket cornice. 3 windows, splayed bays with shafted mullions to upper roof, fluted band over ground floor. Centre ground floor window is round-headed and keyblocked, surround has cornice and pilasters with volute brackets. Round-arched extension in low entrance to right. Original gatepiers.

28 VICTORIA ROAD AND 16 GLENHEAD ROAD

No 16 is dated 1881. Robert Turnbull (Thomson and Turnbull). A double Thomsonsque Greek villa with two elevations meeting at the corner. 2 storeys, snecked rubble, ashlar dressing, quoins. The Glenhead Road elevation has a gabled range forward on the left, platform slate roofs, largeboards with pierced anthemions. 1st floor of gabled range has block pediment and carved anthemion over ground floor bow. Ironwork anthemion balconies. Doric pilaster doorpiece. Victoria Road elevation has 2 storey bow and set-back entrance wing. Original gatepiers with discs.

Notes: The same composition of paired integrated villas as at Warwick Croft, Heriot Road.

34 AND 36 VICTORIA ROAD

Dated 1871. 2 storey ashlar villa with splayed wind in centre and Italianate tower set back to right with pilastrated lookout and weathervane. Hipped slate roofs, bracket eaves. Round-headed 1st floor windows, paired to left with colomnette, incised voussoir treatment and window-box holders. Blind chip-carved arched head on side of tower. Original gatepiers to left hand driveway only.

50 and 52 VICTORIA ROAD

Circa 1880. Robert Turnbull (') (Thomson & Turnbull) Thomsonsque Greek pair. 2 storey, ashlar (No 50 painted), 4 windows, curved bows to ends. Bracket and rope moulding cornice, slate roofs with finials over bows, main roof platform. Incised stellar detail to 1st floor window surrounds and band over ground floor. Paired central doorcases with decorative balconies and finials over round-arched keyblocked entrances with pilasters and volutes. Original gatepiers.

9/11 BEECH ROAD ' NETHERHALL' GATEPIERS AND GATES

Date of Listing 6th August 1979

Circa 1900, Glasgow art nouveau. Three ashlar gatepiers with ramped pilasters bearing oak and rose tree motifs in panels. Flat corniced caps. Wooden carriage and foot gates with inverted segmental arches, heart, spade and square cut-out motifs.

References: Not shown on 1896 Ordnance Survey map

Notes: Netherhall built in late 1870's.

ST CYPRIAN'S EPISCOPAL CHURCH & Lych Gate Beech Road

Date of Listing 02-MAY-1984

Alexander Ross of Inverness, architect. Dated 1873. Rectangular plan Gothic church; south wall has 3-stage square tower at east end, gabled porch at west hall and vestry at north rebuilt 1926; modern hall at east. Stugged and snecked ashlar with polished dressings. Tower (strings divide stages) has engaged octagonal stair angle turret latter with faceted and finialed store spire former pyramidal with lucarnes. Tower has lancets to lower stage, small cusped openings 2nd stage; louvered, hood-moulded openings at top stage with nook shafts, gargoyles at angles continuous band above has quatrefoil panels. Porch has hood-moulded south-facing door, with 2 stumpy nook shafts with foliated capitals (datestone above) Lancets to bays; hood-moulded 3-light west window, plate-traceried east window. String at cill level. Stylised masks at eaves; straight skews; cross-finialed gables; slate roof. Interior: colourful effect produced by use of contrasting materials; ornate wrought-iron rood screen; chancel arch with dogtooth ornamented arch supported by engaged columns with foliated capitals; open timber roof on carved corbels; aumbry on chancel north wall below 3-light window. Some leaded glass panels. Octagonal

pulpit. Substantial slate-roofed timber lych gate to south west a war memorial.

References: St. Cyprian's Church Lenzie 1873-1973 (anniversary brochure - includes several newspaper references) (copy in NMRS).

Notes: Ecclesiastical building in use as such.

Category: C(S)

3 VICTORIA ROAD, LENZIE

C 1880. Robert Turnbull (Thomson and Turnbull). Very plain Greek villa adjoining the railway station. 2 storeys, wing forward on right, ashlar, slate roofs. 3 windows in pairs and triplets to sides, architraves cornices with volute brackets to ground floor including doorway in centre. Splendid Thomsonsque gatepiers and garden wall attached, the piers with pyramidal tops and carved anthemion detail.

Notes: Included for the outstanding gatepiers and attached garden wall.

14 AND 16 GLENBANK ROAD

Date of Listing 6-1980

Description: Circa 1880. In the style of Robert Turnbull (Thomson and Turnbull) Pair of symmetrical, single storey houses with wide shallow gabled slightly advanced, outer bays flanking central entrance bays. Coursed, bull-faced masonry with ashlar dressings. 3-light arcaded windows in outer bays flanked by similarly detailed blind openings and angle pilasters. Slate roofs, stacks on side walls with decorative chimney pots.

65 KIRKINTILLOCH ROAD

Date of Listing 6th August 1979

Circa 1880. Robert Turnbull (Thomson & Turnbull) Detached villa, two-storey and attic, colourwashed ashlar. Three-window front with full height five-window bowed bay left-hand, central door with broad double-bracketed pediment having Greek openwork details, and rectangular tripartite bay right-hand. Billiard room at attic level, with central timber pediments to each face. Slated roof, overhanging on bracketed eaves with paired corniced end stacks.

THE TOWER KIRKINTILLOCH ROAD

Description: Circa 1900. Style of W F MacGibbon (') Facing south. 2 storey and attic baronial mansion with a gabled range forward on left, crowstepping to oriel treatment over splayed bay, Jacobean strapwork over first floor. 4 storey round and crenellated tower with square lookout rises in centre over entrance. Strap-work over 1st floor tower window and to ground floor on right. Splayed round-arched entrance with roll- moulding. West elevation has an advanced gable to left with strapwork over 1st floor. Ground floor bow with ironwork cresting to garden front.

Notes: On corner with Garngaber Avenue.

39 VICTORIA ROAD

Circa 1920. Large Queen Anne revival double-fronted villa facing south. Harling, ashlar dressings, quoin pilasters to 2 storey end bays linked by single-storey Doric portico. Hipped slate roofs, eaves brackets, paired upper casements, ground floor bays, glazing bars. Architrave and cornice to doorway on side elevation facing the Street.

LENZIE OLD PARISH CHURCH, KIRKINTILLOCH ROAD

Clarke & Bell, 1874. Gothic, gable end with south-west tower and spire. Snecked rubble, ashlar dressings. Slate roofs with louvres, wider splay for aisle roofs. West gable with finials, wheel window of Dryburgh Abbey refectory type, 5 lower lancets. South-west tower with corner finials, lucarnes, Geometric tracery and arched entrance with shafts and capitals. Aisle tracery of cusped lancets, geometric to projecting chapels. Plain east end with single lancet and low vestries. Original gatepiers with iron work standards.

References: J Gifford, F A Walker BOS p. 597

Notes: Originally built as a chapel of ease.

16. LENZIE, 98-116 (EVEN NOS) KIRKINTILLOCH ROAD, QUEEN'S BUILDING

Date of Listing 8th December 2008

1887. Prominent, distinctive 2-storey and attic, 8-bay, symmetrical tenement with slightly advanced shops to ground (some altered). Attic storey breaks eaves with central pedimented 3-light dormer with flanking single dormers and canted bay-windows to 1st and attic storeys of outer bays. Sandstone ashlar. Eaves band with decorative carved scrolled frieze and vertically carved frieze to dormers. Moulded architraves to window openings, some raised. Segmental-arched windows and metal finials to attic storey. Moulded aprons to attic bay windows.

Further Description: Central double shop at no.s 110-114 with shared entrance porch and angled entrance doors. Timber stall-risers, transoms and mullions and part of fascia. Other shops with recessed doorways. Full length moulded cornice with 4 evenly spaced raised pedimented caps separated by decorative iron brattishing and central integral clock.

Predominantly plate glass timber sash and case windows with horns, plate glass to shops. Piended roofs to dormers. Grey slates. Corniced gable and ridge stacks with some decorative polygonal cans. Cast iron rainwater goods.

References: 2nd Edition Ordnance Survey Map, (1899). J Gifford & F Walker, Stirling and Central Scotland, 2002 p602. Other information courtesy of local inhabitants.

Notes: Situated at the top of the sweeping incline of the main road into Lenzie, this distinctive, well-detailed building is a prominent feature of the streetscape. The high quality detailing such as the carved friezes and moulded architraves as well as the survival of the integral clock and ironwork brattishing to the shop fronts set this building apart. Paired angled entrance doors where separate entrances to each shop were immediately adjacent are rare survivals. Often considered inconvenient, they were frequently removed. The symmetry and long, low proportions of the building distinguish it from the more usual, higher proportions of the tenemental type and the dormers breaking the eaves add notable movement and interest to the roofscape.

Local knowledge suggests that the buildings may have been built by a local licensed grocer, Ben Mackay.

Lenzie's initial growth in population occurred after the arrival of the railway in the 1842. The population and growth of the town increased dramatically however, after the arrival of piped water in the 1870s.

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

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

Groome's Ordnance Gazetteer of Scotland, available for viewing on:-
www.gazetteerofscotland.org.uk

The History of Lenzie Don Martin

Strathkelvin District Council

Old Lenzie

Guthrie Hutton

Stenlake Publications

Historic Information also derived from www.scotlandsplaces.gov.uk
www.eastdunbarton.gov.uk,

Mapping derived from National Library of Scotland website - www.nls.uk

Historic Postcards sourced from Flickr website