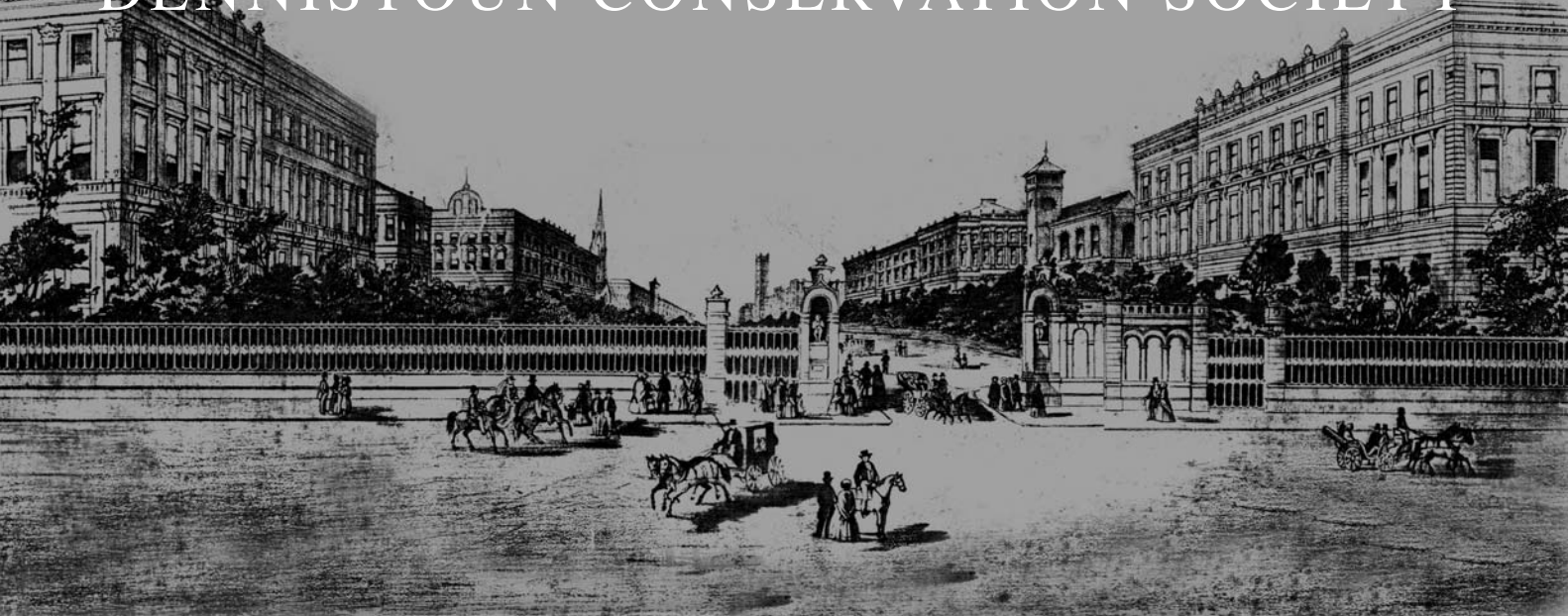


# DENNISTOUN CONSERVATION SOCIETY



## **Dennistoun Conservation Society (DCS) was set up in 2007**

This booklet has been put together by Dennistoun Conservation Society (DCS) with advice from GCC Heritage Department and funding from GCC East Area Budget to help residents understand what can be done through good design and sensitive maintenance and repair in keeping with the character of the area which includes the gardens as well as the buildings.

## CONSERVATION AREAS

Conservation Areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Area (Scotland) Act 1997 provides the current legislative framework for the designation of Conservation Areas. A Conservation Area is defined as 'an area of special architectural or historic interest the character of which it is desirable to preserve or enhance' and covers both the buildings, the spaces between them and the communal gardens. Glasgow District Council designated Dennistoun as a Conservation Area on 16 July 1975. The exact area covered by that designation today is shown on the map.

## PLANNING CONTROLS

In order to preserve those existing good features that make up the Dennistoun Conservation Area's special character, certain additional planning controls apply. Under current legislation this means that certain works, alterations and improvements in Conservation Areas require planning permission and/or Conservation Area consent as follows:

- **Demolition of buildings:** Buildings in Conservation Areas are protected by law and may not be demolished unless Conservation Area Consent has first been obtained from the City Council
- **Development involving house extensions, conservatories, roof alterations (including re-roofing in different materials and dormer windows), stone cleaning or painting of the exterior, replacement windows and doors, the erection or alterations to walls, fences and railings, garden conversions to hard standing.**
- **Removal of trees or any work to trees**
- **Additional control over Satellite Dishes**

We have included phone numbers for various GCC departments who can advise on all of the above or please speak to your DCS street representative who may be able to advise you. Contact us to find out your Street Representative. For further information and advice relating to the Dennistoun Conservation Area and the City Plan Policy that applies or heritage issues generally, please contact the City Council on 0141-287-8635.

Further useful information on repair/maintenance of property can be found by contacting the following organisations on their web-sites

[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk) Historic Scotland, Tel. 0131-668-8600

[www.ihbc.org.uk](http://www.ihbc.org.uk) Institute of Historic Building Conservation, Tel. 01747-871717

[www.rics.org.uk](http://www.rics.org.uk) Royal Institution of Chartered Surveyors, Tel. 0131-225-7078

## CONSERVATION AREA APPRAISAL

The purpose of a Conservation Area Appraisal is to define what is important about a Conservation Area in terms of its character and appearance. An appraisal identifies the area's special features and key characteristics through a process which also includes researching its historical development and carrying out a detailed townscape analysis. Such a document provides a useful tool to enable the active management of a Conservation Area and will be used by Glasgow City Council as supplementary guidance to assist in determining development proposals. Glasgow City Council approved a Conservation Area Appraisal for Dennistoun in June 2005. This can be viewed on line at [www.glasgow.gov.uk](http://www.glasgow.gov.uk); a hard copy of which can be obtained from the Council on request.

## ROUTINE MAINTENANCE

To avoid often expensive and unplanned for repairs to a building, a planned approach to routine maintenance including regular inspection is recommended. The following advice is applicable to all building types, whether new or old. If the exterior of a building is maintained in a sound condition the interior of the property will remain in sound condition. Failure to identify problems at an early stage can lead to major faults and damage which may be extremely expensive to put right. It is possible to carry out your own inspection and draw up your own checklist of items requiring inspection that could be split into four major groupings as follows:

- Roof coverings/structure
- External walls/coverings
- Rainwater disposal system (guttering/down pipes)
- External joinery/ironwork

## STONEWORK

The vast majority of buildings within the Dennistoun Conservation Area are constructed in sandstone. Inappropriate repairs can cause damage to the stone, and therefore repairs should be carried out using materials that match the original in every respect. Where stonework is badly eroded it should be cut back to a sound surface and indented with new stone to match the existing. Alternative materials, such as high quality historic repair mortars should only be used in exceptional circumstances, and after prior agreement with the City Council. Mortar repairs should match the original pointing in every respect including materials, width and profile.

## PAINTING STONEWORK

Natural stonework and brickwork should not be painted. If it has been painted before, and the paint cannot be removed successfully, it may be acceptable to repaint using a colour agreed with the Planning Authority. The condition of the underlying stone must be checked before repainting takes place.

## CLEANING STONE OR BRICKWORK

Cleaning of stone/brick should be carried out with great care as cleaning can have a marked effect on the character of buildings, but also because cleaning processes can affect the fabric of a building. All cleaning methods can cause damage if carelessly handled. It will only be permissible to clean where this contributes to the unified appearance of a street, and where other fabric repairs including stone/brick repairs, pointing repairs to guttering etc are to be carried out too.

Planning and/or listed building consent will be required for cleaning, and it is advisable to contact the Planning Authority for guidance. When permitted, cleaning, other than low pressure water washing, will only be permitted once in the life of a building.

## ROOFS

In Glasgow the traditional roofing material is Scots slates, although slates from other sources such as from Wales and Cumbria have also been used. On listed buildings where traditional materials such as slate have been used on the roof, these should always be used when re-roofing/repairs are undertaken. It is also important that as much as possible of the original material is re-used, preferably on the visible roof slopes, with matching new materials on less visible roof slopes.

On unlisted buildings, matching new natural slates or second hand slates should be used where roofs are prominent design features or are visible from the road or footpath. Good quality man-made slates may be used as a substitute for the above, and for less visible elevations at the discretion of the Planning Authority.

## DECORATIVE FEATURES

Decorative roof features such as iron finials, ornate ridge tiles, parapet balustrading etc should be retained or repaired or replaced to their original pattern.

## CAST IRON RAINWATER PIPES. GUTTERS AND DOWNPIPES

Original gutters and down-pipes should be retained or repaired to match the original in profile, style and fixings and in material which is normally cast iron. In certain cases alternative materials, e.g. aluminium, may be acceptable provided that they too match the design of the original. Original decorative hoppers and brackets should be retained or reinstated.

Gutters and down-pipes should be painted black or in a colour to match their background material. Where buildings have parapet, valley or concealed gutters, they should be inspected on a regular basis to ensure that roof timbers and wall heads are well protected against water penetration. The position and design of overflows should be carefully considered.

It is recommended that lead is used when forming gutters and details are available from the Lead Sheet Association at: [www.leadsheetassociation.org.uk](http://www.leadsheetassociation.org.uk)

## CHIMNEYS

Chimneys are an important skyline feature on both the terrace/tenement properties and the individual villas. Original chimney heads, stacks and cans should be retained and/or reinstated matching the original size, design and materials, and features such as coping or scrolls should also be reinstated.

Planning permission and/or listed building consent will be required if repair works would result in an alteration in the appearance of the chimney. In exceptional circumstances, consideration may be given to the removal of a redundant chimney on a rear elevation, with the subsequent gap roofed over with matching roof materials.

## WINDOWS

Wherever possible, original windows should be repaired rather than replaced, retaining intricate window patterns or decorative features such as leaded or stained glass which is characteristic in parts of Dennistoun. The upgrading of existing windows by means of draught-proofing may be a potential solution to older windows; secondary glazing may also be an option.

Repairs to traditional/original windows in either listed or unlisted buildings within the Dennistoun Conservation Area using the original materials ("like for like ") do not require either Planning Permission or Listed Building Consent.

Where new windows can be justified, this will generally mean replacement to match the original in all aspects of the design, profile, materials and main method of opening which is usually sliding sash and case. The colour of new windows should match the established pattern of the tenement block, sub-divided villa or terrace in order to preserve their unified appearance.

In the case of a Listed Building, Listed Building Consent and Planning Permission are required for the removal and / or replacement of an existing window. In the case of an unlisted building, planning permission is required for the replacement of an existing window.

Further information on guidance and requirements regarding window repair/replacement can be obtained from the Planning Authority.

## DORMER WINDOWS AND ROOF LIGHTS

The introduction of new dormer windows will generally be discouraged. Where a strong case is made for the creation of additional rooms within the roof space of a property, it may be considered acceptable for their location on the rear elevation, and they must be positioned below the ridgeline of the roof, even if the roof has a shallow pitch. New dormer windows on the front elevation of listed buildings, or buildings in the Dennistoun Conservation Area will only be acceptable where dormers form part of the original or early design of the area. The use of roof lights is the preferred solution in the creation of additional roof space. Where acceptable, these should be located on the rear elevation of a building only.

Any alteration to a roof within the Dennistoun Conservation Area will require either planning and/or listed building consent. Further advice is contained in the City Plan Policy.

## DOORS

Original external doors, including traditional panelled storm and front entrance doors, glazed vestibule doors, close and rear entrance doors contribute to the character of Dennistoun's Listed Buildings and the Conservation Area in general. The installation of new front and rear entrance doors will require planning permission and/or Listed Building Consent. Original storm and vestibule doors should be retained and repaired wherever possible. Replacements should match the original pattern and be constructed of timber.

The installation of a new door will require planning permission and/or listed building consent. New doors should be constructed of timber and panelled to match original doors, or alternatively constructed of timber and glass if a replacement vestibule door is being installed; a fanlight should also be provided.

## BOUNDARY WALLS AND RAILINGS

Glasgow has a considerable wealth of excellent ornamental cast iron railings, gates, finials and other decorative cast iron features on buildings, and Dennistoun has some excellent examples. Therefore, cast iron work, such as boundary and staircase railings, gates and lamp standards should be retained and/or repaired as necessary. Replacement railings should match original railings, where they survive particularly in terms of height and pattern.

If all the original railings have been removed from the frontages of terraces, villas or tenements, new railings may be acceptable provided that they are uniformly designed and reflect the character of the building. Where original railings have been removed, a neatly clipped hedge may be a suitable alternative boundary treatment for the front garden area. To the rear of properties and onto

lanes, original stone or brick boundary walls and dividing walls between properties should be repaired using salvaged/recycled materials to match the original. It should be noted that any alteration to railings, gates, fences or walls will usually require planning permission and/or listed building consent.

## EXTENSIONS AND CONSERVATORIES

Planning permission is usually required for all extensions to property within conservation areas. Extensions to listed buildings will always require listed building consent.

Extensions to listed buildings and buildings within conservation areas should be located to the rear or side of the property, and should not protrude beyond the front elevation of the existing building. Building materials should harmonise with those of the main building in terms of their colour, texture and scale.

All new conservatories on listed buildings require Listed Building Consent and Planning Permission. New conservatories on unlisted buildings in conservation areas nearly always require planning permission; please see the City Council's policy for additional requirements concerning both house extensions and conservatories.

## SATELLITE DISHES

Planning permission and/or Listed Building Consent is always required for the siting of a satellite dish on a listed building or on a flat in Conservation Area. Care should be taken to ensure that their positioning does not detract from the character or setting of a listed building or to the visual amenity of street frontages within the Dennistoun Conservation Area. To minimise impact, the preferred siting for a satellite dish is in the back garden, on the ground screened by a wall, a fence or dense planting. Other possible locations could be on the rear slope of the house roof so that the dish is below the roofline, or on the roof of a garage or outbuilding sited to the rear of a property.

Please contact the City Council for further advice on the siting of satellite dishes and refer to the policy in the City Plan.

## TREES

All Trees are protected by law in a Conservation Area. It is illegal to cut down, lop, top, uproot, wilfully damage or destroy a tree without consulting the City Council. If you want to carry out any pruning, branch removal or fell a tree, you should notify the Landscape and Environment Team of the City Council on 0141-287-8614 before starting work.

## GRANTS

Owners of historic buildings in a Conservation Area may get help with the cost of repairs from the Glasgow City Heritage Trust and Historic Scotland.

Eligible works are:

- The repair or reinstatement of original architectural features such as windows, decorative work and railings.
- The repair of structural elements including masonry, roofs and joinery

For further information on how to apply for grant assistance, contact Glasgow City Heritage Trust on 0141-552-1331, and their website is :

[www.glasgowheritage.org.uk](http://www.glasgowheritage.org.uk)

From time to time the City council may offer grants for trees and communal gardens. Information on alternative sources of funding can be obtained from the Landscape and Environment Team on 0141 287 8614.

There a number of websites and phone numbers included here which we hope will give you all the information you need. If you require further information or would like to contact the Dennistoun Conservation Society please leave a message on our website:

[www.dennistounconservationsociety.org.uk](http://www.dennistounconservationsociety.org.uk)

or write to:

The Secretary, Dennistoun Conservation Society, 6 Westercraigs, Glasgow G31 2HZ.

