

The background of the entire page is a faded, light blue map of a town or city, showing streets, buildings, and green spaces. The map is centered on the area of High Dalmuir.

# HIGH DALMUIR CONSERVATION AREA APPRAISAL

June 2017



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**30 June 2017**

## **1. INTRODUCTION, PURPOSE AND JUSTIFICATION**

### **1.1. Date and reason for designation**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Local authorities have a statutory duty to identify and designate such areas. The High Dalmuir Conservation Area was designated in 1980.

Conservation area status brings the following works under planning control:

- Demolition of unlisted buildings and structures
- Removal of, or work to, trees
- Development involving small house alterations and extensions, the installation of satellite dishes, roof alterations, stone cleaning or painting of the exterior.

It is recognized that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

### **1.2. Purpose of appraisal**

The purpose of the Conservation Area Appraisal is to identify and assess the special architectural or historical interest of the area along with those key elements that contribute to its character and appearance. These can then assist in defining the conservation area boundary and justifying any proposed alterations to it.

In addition, the study provides a basis upon which a programme can be developed by the Council to protect and enhance the conservation area through the identification of opportunities for enhancement and priorities for future management.

Planning authorities have a duty to prepare proposals for the preservation and enhancement of conservation areas, although there is no imposed timeframe for doing so. The Act also indicates that planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of the designated area in making planning decisions that affect the area. A more considered and careful approach is therefore needed in considering development proposals in a conservation area.

This document therefore seeks to:

- Define the special interest of the conservation area and identify any issues which threaten the special qualities of the conservation area
- Provide guidelines to prevent harm and assist in the enhancement of the conservation area
- Provide West Dunbartonshire Council with a valuable tool with which to inform its planning practice and policies for the area

The appraisal conforms to Scottish Government guidance as set out in Planning Advice Note 71: Conservation Area Management (December 2004).

Additional government guidance regarding the management of historic buildings and conservation areas is set out within Scottish Planning Policy (2014), Scottish Historic Environment Policy (SHEP) and Historic Environment Scotland’s series of Managing Change in the Historic Environment Guidance Notes. Please note that SHEP should be read in conjunction with the legislation and regulations set out in the Historic Environment Circular which explained the legislative requirements of the Historic Environment Scotland Act 2014.

This appraisal provides a firm basis on which applications for development within and in

the vicinity of the conservation area can be assessed. It should be read in conjunction with the planning policy framework in the West Dunbartonshire Local Plan (2010) and the West Dunbartonshire Local Development Plan (2015).

### 1.3. Methodology

This appraisal has been prepared by the Scottish Civic Trust and Sonya Linskaill, Chartered Architect and Consultant. The Trust was contracted in February 2017 to undertake a Conservation Area Character Appraisal of the

High Dalmuir Conservation Area on behalf of West Dunbartonshire Council.

A thorough site survey of High Dalmuir Conservation Area was carried out including a character assessment comprising: setting, views, activity and movement; street pattern and urban grain; historic townscape; the evidence of change from historic photographs and maps; spatial relationships; trees and landscaping; and negative factors.

The conservation area character appraisal and analysis are intended to help understanding and management of High Dalmuir Conservation Area.

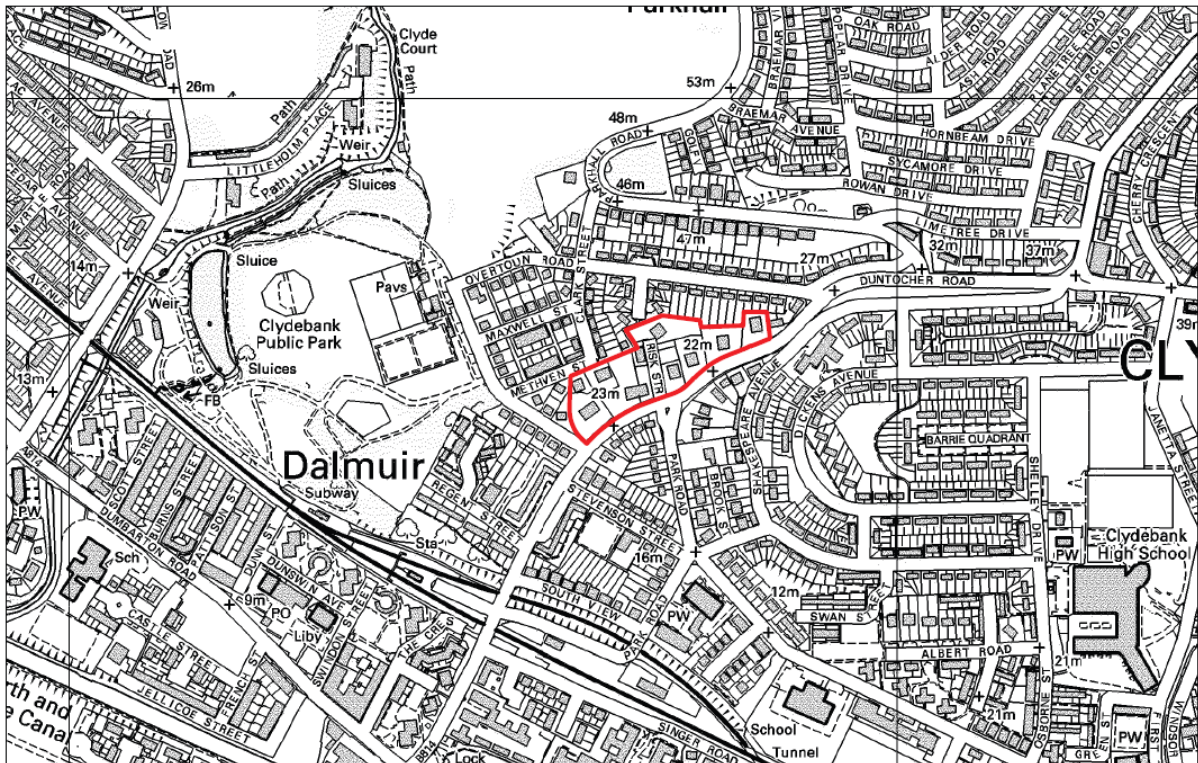


Figure 1 High Dalmuir Conservation Area. Source: West Dunbartonshire Council. Reproduced by permission of Ordnance Survey on behalf of HMSO. (c) Crown copyright and database right 2017. All rights reserved.

## 2. LOCATION AND LANDSCAPE

### 2.1. Location

The High Dalmuir Conservation Area lies within Dalmuir, a settlement which now forms part of the town of Clydebank. Clydebank is on the north bank of the River Clyde around 8 miles north-west of Glasgow city centre. Dalmuir is located on the western side of Clydebank adjoining Mountblow, Parkhall and Radnor Park. The area is connected to the centre of Clydebank by the A814 Dumbarton Road, and railway connections to both Singer and Clydebank train stations. The Forth & Clyde Canal intersects Dalmuir on its route to Bowling in the west.

The conservation area occupies an attractive site along the Duntocher Road on raised ground above the Clyde Estuary, and with the Dalmuir Public Park to the north-west.

### 2.2. Relationship to Dalmuir

The High Dalmuir Conservation Area is the only conservation area in Dalmuir and Clydebank. The closest conservation area being in the

neighbouring village of Old Kilpatrick. High Dalmuir is one of five conservation areas designated in West Dunbartonshire.

Consideration has been given during the appraisal process to the possibility of extension of the conservation area with areas adjacent to it. This is addressed in Section 9.5 Boundary Review.

### 2.3. Geology and Topography

Clydebank lies on the alluvial plains of the River Clyde, south of the Kilpatrick Hills. The hills are volcanic in origin forming part of the Clyde Plateau Lavas.

A belt of carboniferous stones stretch over this area below the Campsie Fault. The Craigmaddie Quarry lies within a band of Calciferous Sandstone. To the south-east, the area is predominately Upper and Lower Limestone formations and Limestone Coal formations (Gifford, 2002).

The Duntocher Burn runs from Faifley below the Kilpatrick Hills to Dalmuir where it joins the Clyde.



Figure 2 A Map of the Shire Dumbarton (Ross 1777). Source: NLS Online.

### 3. HISTORICAL DEVELOPMENT

#### 3.1. Early Dalmuir

From the 13<sup>th</sup> to early 19<sup>th</sup> century the lands of Dalmuir were held by the Spreull family (Hood, 2013). Pont's map (c.1583-1614) does not record Dalmuir, but illustrates the neighbouring *Dunotyr* (Duntocher) on route to Old Kilpatrick.

#### 3.2. Development in the 18<sup>th</sup> century

At the start of the 18<sup>th</sup> century, the area around Dalmuir was largely rural. There were a number of large estates and country mansions. These included Auchentoshan House built in 1721 and Mountblow House built in 1767 by Robert Donald, a tobacco lord and Provost of Glasgow from 1776-1777. A late 18<sup>th</sup> century map (Figure 2) also illustrates a small mansion at Dalmuir (*Dallmuir*; Ross, 1777).

During the later 18<sup>th</sup> century, local industry began to establish including the manufacture of course linens. The driving force was the Duntocher Burn, flowing from the Kilpatrick Hills through Faifley and Duntocher to Dalmuir at the River Clyde. In 1747 Glasgow merchant Richard Collins (d.1784) established a paper mill, and later bleaching works, on the Duntocher Burn at Dalmuir, harnessing the river's water power. By the 1790s the Statistical Account records the paper mill as the fourth or fifth largest in Scotland.

Dalmuir at this time consisted of two parts, Dalmuir Shore and Dalmuir (north of the Dumbarton Road). Collin's paper works were constructed in Dalmuir Shore, south of the Dumbarton Road and east of the burn. The logwood extraction and bleaching works were built upstream close to the water supply in Dalmuir Glen. (See Figure 7.)

The Forth & Clyde Canal, traversing central Scotland from Grangemouth in the east to Bowling in the west, was opened in 1790.

#### 3.3. Development in the 19<sup>th</sup> and early 20<sup>th</sup> centuries

The first half of the 19<sup>th</sup> century saw a development of traditional industries. Four large cotton mills were established between Duntocher and Faifley on the Duntocher Burn by William Dunn. The Dalmuir Paper Mills must have enjoyed a period of prosperity with their factory said to make 'the very finest quality of writing paper' due to the purity of the water in the Duntocher Burn. Their owner Richard Collins purchased land in High Dalmuir and constructed Dalmuir House in 1818, a two-storey classical villa with views over the Clyde estuary (demolished c.1929).

However, in the second half of the century change was effected. The paper mill stopped production in 1857, when mechanisation no longer required the enhanced water power of the Duntocher Burn. This had followed the destruction by fire of the Logwood Works (or Upper Works) used for bleaching cloth and grinding logwood around 1840. Collins moved his manufacture and workers back to his Kelvindale Factory. However calico printing continued in Dalmuir until the early 1900s.

Despite this loss, other developments meant the continued growth of Dalmuir. The Dalmuir Shore Soda Works (established c1790) continued to operate until around 1860. In 1859 the Clyde Navigation Trust took over the Dalmuir Shore site.

The Clyde Estuary too was industrialising. To the east, Clydebank began to develop in the late 19<sup>th</sup> century when it became the preferred location for a number of manufacturers and industries. The first significant company being Messrs J & G

Thomson's Shipyard and Engineering works in 1871, and the Singer Manufacturing Company which relocated there in 1882.

The shipbuilding and other industries attracted a large population to settle in the area. The population had grown in number such that in 1886 Clydebank was granted Police Burgh status, its boundary included Dalmuir Shore south of the railway line, but not North Dalmuir. Continued growth followed with an expansion of the burgh boundaries first proposed in 1890 to include North Dalmuir and Radnor Park, though this was rejected. Finally extension of the burgh boundary was passed in 1906 creating a combined population of 35,000, and including North (or High) Dalmuir in the burgh of Clydebank.

As industries changed so too did the ownership of the area's grander residences. Many of the large houses were purchased by wealthy business men during this period. Auchentoshan House (1721) was refronted in 1827 by John Cross Buchanan, and Mountblow House (1767) was purchased by cotton mill owner William Dunn (d. 1849) in 1822 as his principal residence. Mountblow House was later leased by Clydebank Provost and shipyard owner James Rodger Thomson in the 1890s.

The first train station at Dalmuir opened in 1858 on North British Railways' Glasgow, Dumbarton and Helensburgh line. A second station opened in 1897 when the Glasgow, Yoker and Clydebank line was extended to Dumbarton on the London & North Eastern Railway. This improvement in transport and communications instigated speculative development. It was during the later 19<sup>th</sup> century that this speculative development established the area which now constitutes the High Dalmuir Conservation Area. Duntocher Road was previously known as Hillview or simply 'The Hill' and the section of the conservation area was also known as

Parish Road (Hood, 2005). Four of the new villas built on Duntocher Road, which now form the conservation area, were built in 1879 by Stirlingshire man George Paterson for his factoring business. One of the villas, Springfield, was at one time occupied by Sir Robert McAlpine, the Lanarkshire builder who constructed Singer's Kilbowie factory. The lands on the opposite side of the road were part of the North East Boquhanran Farm with the Boquhanran Burn running close to the road, explaining, presumably, why development did not occur until later.



Figure 3 Postcard view of Duntocher Road in the 1890s at Risk Street. The villas of Gleneden and No. 83 are out of sight, but Springfield and Brookland can be glimpsed above the greenery. Opposite is the Boquhanran Burn. Image courtesy of West Dunbartonshire Council Libraries & Cultural Services.

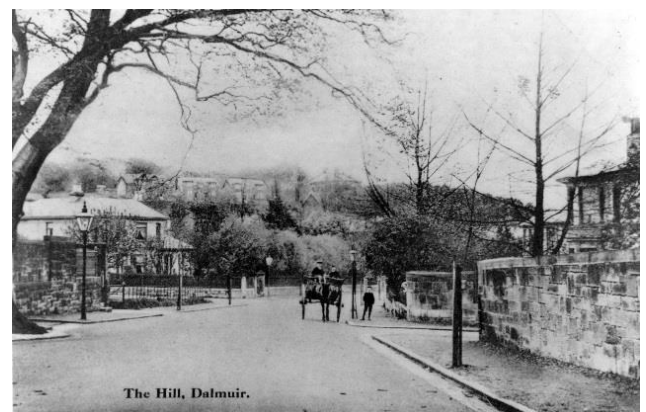


Figure 4 The Victorian villas on Duntocher Road, known as The Hill in c.1905. Stevenson Street is on the right with the villa Dunollie just visible. This house, with the one opposite, were lost after the Blitz. The surviving villas including Westfield are visible beyond. Image courtesy of West Dunbartonshire Council Libraries & Cultural Services.

Lower down the hill, the avenue to Dalmuir House (Regent Street) was laid out with three large villas: Ravenswood and Inanda which formed a double villa, Melbourne House and Uladh Tower on the corner of Duntocher Road. Melbourne House (Gifford 1877-1880) is thought to have been designed by Robert Turnbull, a partner of Alexander 'Greek' Thomson. Across Duntocher Road, a house known as 'The Tower' was also built at this time, like Uladh taking its name from its distinctive Italianate tower. All these houses were later purchased by the William Beardmore Company at the turn of the 20<sup>th</sup> century for their senior management.



*Figure 5 View from Dalmuir train station of the double villa Ravenswood / Inanda (left) and Melbourne House in the early 20th century. Image courtesy of West Dunbartonshire Council Libraries & Cultural Services.*

In total by the 2<sup>nd</sup> Ordnance Survey in 1896 (see Figure 8), there were fifteen residences (villas, double villas) constructed on High Dalmuir. These included Dunollie fronting Stevenson Street at the corner with Duntocher Road, and Westfield on the corner of Overtoun Road. All these houses were occupied by the professionals and businessmen of the area.

Workers' housing had been provided with print workers' cottages close to the Dalmuir Paper Mill. By the turn of the 20<sup>th</sup> century, more workers' housing was provided by tenements along the Dumbarton Road, initially constructed speculatively and later by William Beardmore & Company,

responsible for tenement building under their Dalmuir and West of Scotland Estates Company. Beardmore had moved to Dalmuir in 1900 to commence construction of their Dalmuir Naval Construction Works, the largest and most advanced shipyard in the United Kingdom at the time (Johnson, 2004). HMS Agamemnon was the yard's first completed order in 1906; the works were believed to employ 13,000 people at its peak. Around this time the print works closed, workers' cottages were demolished around 1906 and the factory and chimney in 1910 (later site of the UF church, then Our Lady of Loreto school).



*Figure 6 Large tenement block on Dumbarton Road built by William Beardmore & Company in 1906.*

After recession the Dalmuir Naval Construction Works closed in 1930. Part of the site was reused by Royal Ordnance Factory and others.

A public park was announced in 1906 on lands adjoining to the north of Dalmuir House in Dalmuir Glen. Financed by Lord Overtoun, the park was initially known as Overtoun Park set out on 18.5 acres purchased from W.P. MacIndoe, including the dam of the former paper-making works.

Dalmuir House was sold to the Clydebank Burgh Council in 1908 and the park extended to incorporate the grounds of Dalmuir House. The house itself was let to the headmaster of the Clydebank Higher Grade School until 1920. After several years lying vacant, and the feasibility of repair found to



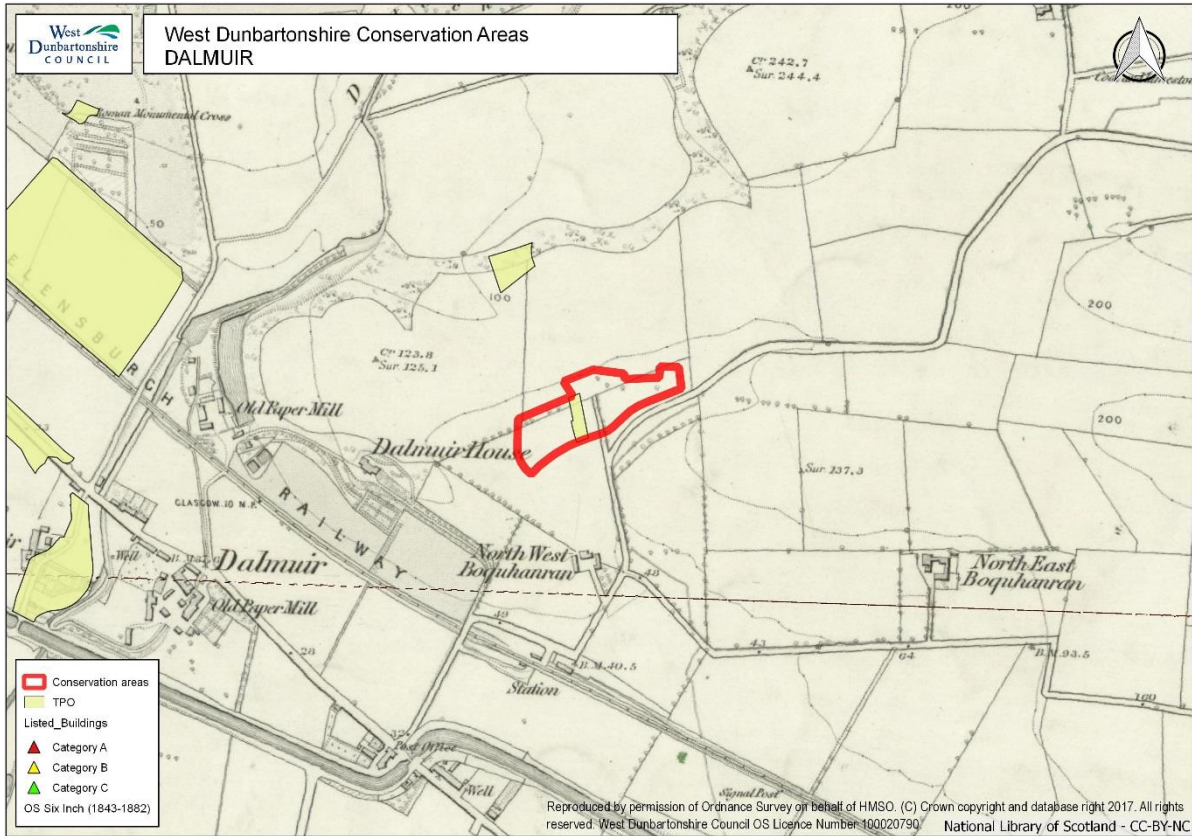


Figure 7 OS 6 Inch (1843-1862). Source: West Dunbartonshire Council/National Library of Scotland.

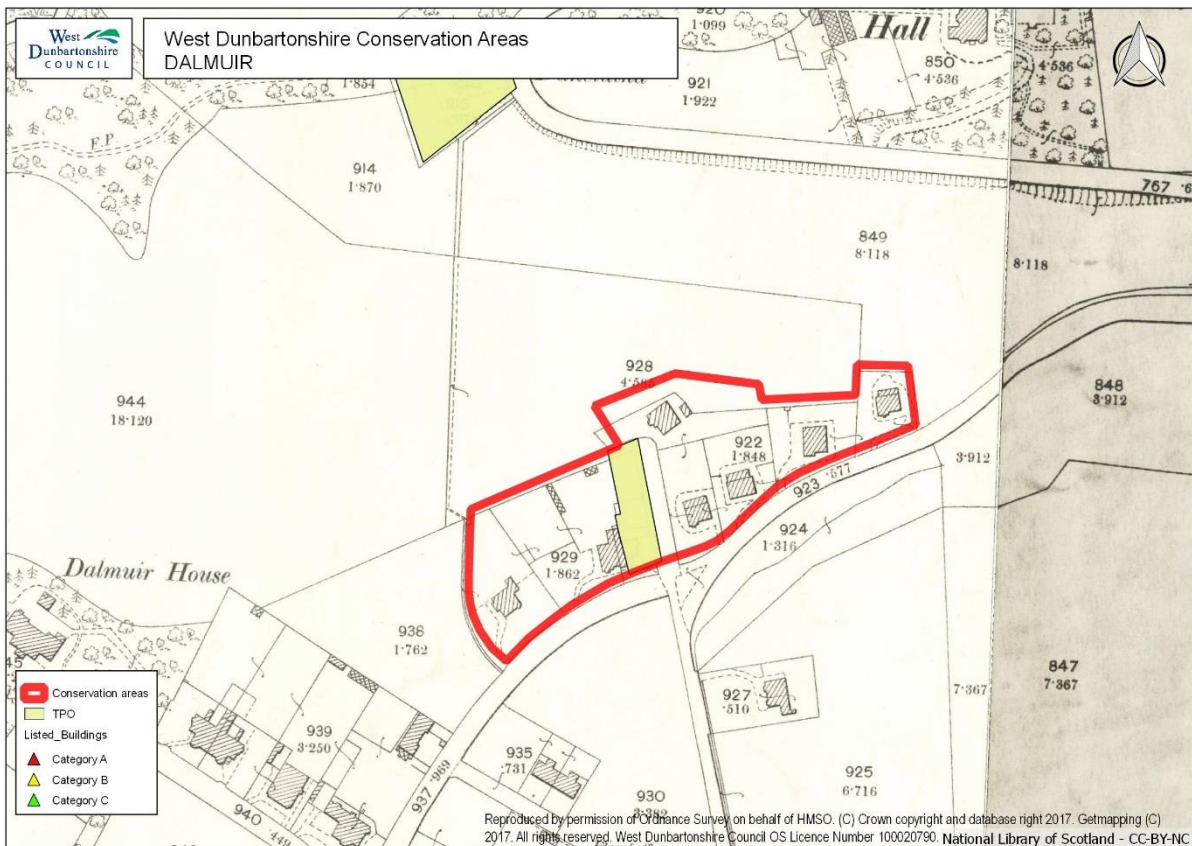


Figure 8 OS 25 Inch (1898). Source: West Dunbartonshire Council/National Library of Scotland.

be too costly to convert the building to a maternity hospital, it was demolished in 1929.

After the First World War, housing was constructed on Overtoun Road next to the Victorian villas and to the north-east of the area on the grounds of Parkhall.

### 3.4. The Second World War to the present day

The most significant event to affect the area in the 20<sup>th</sup> century was the German bombing raids on the 13<sup>th</sup> and 14<sup>th</sup> March 1941, known as the Clydebank Blitz. Two nights of intensive bombing of the Clyde Estuary, focused on Clydebank, caused widespread social and physical damage. The Royal Ordnance Factory in Dalmuir was amongst the key targets. A total of 528 persons lost their lives and over a thousand were seriously injured. Thousands were homeless and evacuated, many never returned.

Records indicate only seven buildings survived undamaged out of a stock of 12,000 with approximately 4,000 destroyed. More

specifically in Dalmuir, many tenements were destroyed or damaged beyond repair. Of the grand houses, Mountblow House and Parkhall were both lost, and several of the villas in High Dalmuir were damaged and subsequently demolished including Ravenswood and Inanda, Uladh Tower, The Tower, Dunollie on Stevenson Street. Glenlee was also damaged.

Rebuilding did occur in the 1960s with high rise blocks set back from Dumbarton Road and other low rise development. However the 20<sup>th</sup> century was mainly a period of steady decline for industry in the area. More recently, part of the former Dalmuir Naval Construction Works and Royal Ordnance Factory were developed for the Golden Jubilee Hospital and the accompanying Beardmore Hotel and Conference Centre.

Today, Dalmuir is largely residential within easy commuting distance to the surrounding area and Glasgow. The small villas largely retain their residential use and are now part of a suburban area of mixed housing development.

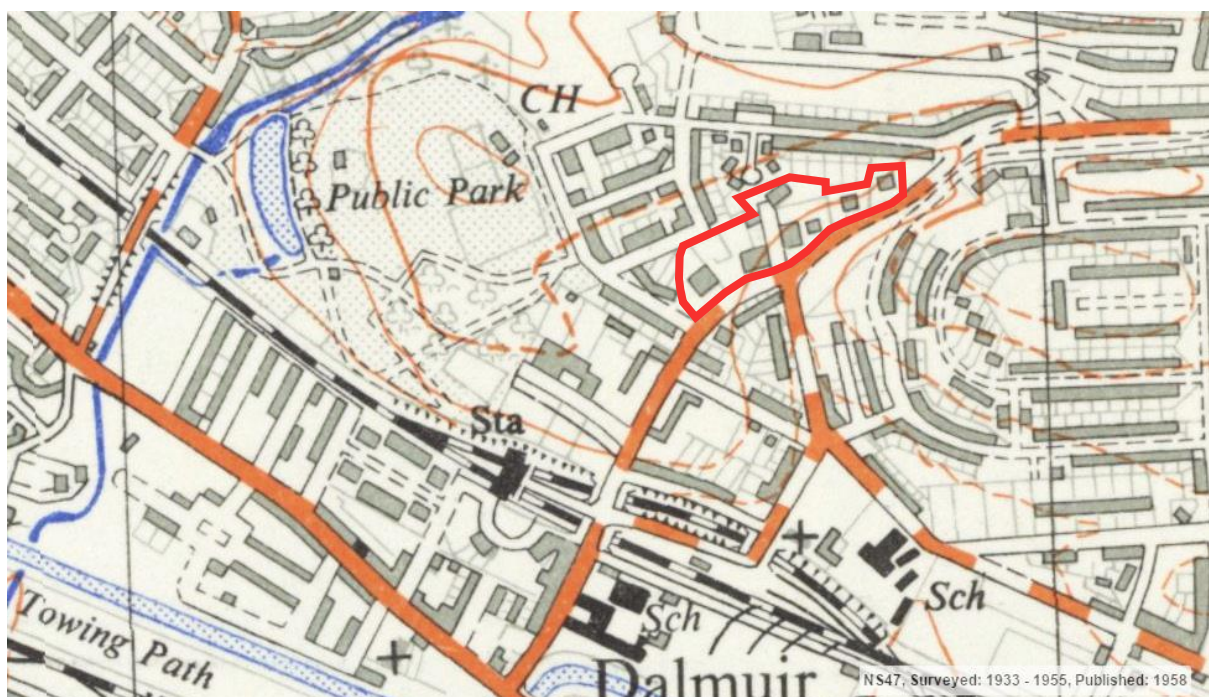


Figure 9 OS 1:25,000 (1958). Source: NLS Online.

## 4. CHARACTER AND APPEARANCE

### 4.1. Spatial Analysis

#### 4.1.1. *Layout and Activities*

The High Dalmuir Conservation Area occupies high ground above the River Clyde to the north-east of Dalmuir town centre. The area is predominately residential with the exception of Brookland which is in use as a children's nursery.

The conservation area consists of seven villas (some on which are sub-divided) on the north side of Duntocher Road. There are two further houses on Risk Street which intersects the conservation area. Two later 20<sup>th</sup> century houses are accessed from Methven Street to the rear of the original villa plots. Overtoun Road forms the western boundary.

The conservation area is enclosed by the gentle curves of Duntocher Road which, east of Park Road, was part of the earlier route to Duntocher (later extended to connect to Regent Street and the road to Dalmuir House; see Figure 7). Risk Street too was an earlier route, still a short road opposite the broad junction where Park Road meets the Duntocher Road. Risk Street is not a through road for vehicles, but a pedestrian route is available connecting to Overtoun Road.

The Victorian villas are set out in generous feu plots, three west of Risk Street (Westfield /Hollybush, and the double villa of Holmfield and Glenlee), and four to the east (Gleneden/Whistle Binkie, No. 83, Springfield/Maryfield, and Brookland). Two later 20<sup>th</sup> century houses are built to the rear of Westfield and Holmfield. On Risk Street there is the Victorian Ramsay House and the more recent Villa Antonine occupying an area at the rear of the original Holmfield feu.

The building pattern is defined by the Victorian feu plots which appear to have been designed as individual lots rather than

to a formal street plan. As a result the original villa plots are irregular and vary in size, but all are spacious in which houses are set back from the road behind boundary walls within large gardens. Houses are orientated broadly facing south, parallel to the road, which maximised sunlight and views when the properties were built. Originally enclosed by fields to the rear (now housing), access had been to the front of the property. Two of the original villa plots appear to be subdivided in the later 20<sup>th</sup> or 21<sup>st</sup> century, including Holmfield and Westfield. The original western boundary wall of Westfield survives alongside the 20<sup>th</sup> century houses. The two houses on Overtoun Road are generally screened from Duntocher Road by the Victorian properties and mature gardens and do not significantly affect the character of the predominately Victorian suburb. In contrast, Villa Antonine sits in a small plot close to the road and is more apparent, with no mature planting.

#### 4.1.2. *Open Spaces, Trees and Landscape*

The area beyond the western boundary of the conservation area, west of Overtoun Road, is occupied by the Dalmuir Public Park which was opened in 1906, and contemporary to Dalmuir's urban expansion at the turn of the 20<sup>th</sup> century.

The park is the largest open space in the area. Its eastern boundary on Overtoun Road comprises original iron railings and entrance gates. The park is an important community resource and prominent feature of the area, occupying higher ground above the railway line, which affords spectacular views over the Clyde Estuary. Dalmuir Municipal Golf Course adjoins to the north. The park is also of historic interest having been formerly part of the Dalmuir Paper Mill complex on the Duntocher Burn and also the grounds of Dalmuir House, built by the mill's owner Richard Collins in 1818. Whilst the house was demolished in 1929, the legacy of mature trees survives, supplemented by tree

planting when the park was extended to Overtoun Road in around 1910.

Within the conservation area, the gardens of the villas provide significant examples of mature trees including, in particular, Gleneden and Holmfield, in addition to the Tree Preservation Order covering the gardens of Glenlee and Villa Antonine. Combined with the lawns, planting and boundary hedging, the villa gardens contribute significantly to the green setting, defining the enclosure of the conservation area along the Duntocher Road. See the images marked on map 5.4 Views and Approaches on page 22.

The importance of mature trees is recognised by the Tree Preservation Order within the conservation area, however there are other key trees and tree groups of importance outwith the TPOs some of which are mentioned above. Key tree groups and TPOs are marked on map 5.3 Trees and Landscape on page 21.



*Figure 10 View south-west over the Clyde Estuary from Dalmuir Public Park*

#### *4.1.3. Views, Landmarks and Approaches*

The approach to the conservation area on Duntocher Road from its intersection with Dumbarton Road is marked by a high rise housing block of Dalmuir Court on the west side. It is at this point that the Forth & Clyde Canal crosses under Dumbarton Road. The first section of Duntocher Road as far as the railway bridge is not well defined with

modern housing set away from the street line on the west, and more recent flats on the east. However trees along the street line help to create enclosure and consistency, leading into the more mature treeline of High Dalmuir in the distance.

The railway line is crossed by a functional bridge (render and brick) with red and white barriers and standard metal railings. Beyond the railway line, the neat terrace of South View (set out between 1898 -1914) is on the right parallel to the railway cutting. On the left is the rear of the properties built after the war on the south side of Regent Street. Something of the atmosphere of the original Victorian area is evident at Regent Street, where large mature trees in the grounds of the former Uladh Tower are retained and form the start of an attractive tree lined route as Duntocher Road curves eastward. Here too, the Victorian boundary wall remains, turning into Regent Street and bounding Duntocher Road for a considerable length to an earlier lane now used to access the 1960s housing. The original Victorian letter box still stands on Duntocher Road. There is a short section of road before the conservation area is reached at Overtoun Road on the left. Opposite an attractive late Victorian house (after 1896; outwith the conservation area) presents an appropriate marker for the villas in the conservation area on the north side of Duntocher Road. The tree and hedge cover is dense along the boundaries, with only glimpses of the villas of Westfield/ Hollybush and Holmfield/Glenlee visible from Duntocher Road. At Risk Street, a view of Gleneden opens between a gap in the trees. A number of very tall trees on its front boundary are particularly striking where the road opens up at the broad intersection with Park Road. Beyond Glenlee, Springfield / Mayfield continue the pattern of mature gardens, partially screening the houses from view, with the neighbouring No. 83 and Brookland either side more visible. Beyond Brookland, the Victorian character is immediately broken with an expansive view

of later 20<sup>th</sup> century development and minimum enclosure.

The nature of development in the conservation area means that there are no individual landmark buildings. However the strength of the boundary wall treatment and strong green enclosure makes the conservation area a landmark in itself on the Duntocher Road. Similarly, the nature of enclosure means street views are restricted. Only at Park Road do views open up, in particular the vista to the St Stephen's Church (1958) and its distinctive square brick tower and copper spire.

Views available from public roads are marked on map 5.44 Views and Approaches on page 22.

## **4.2. Buildings and Townscape**

### *4.2.1. Townscape Character*

The High Dalmuir Conservation Area has a consistent building character derived from its construction over a relatively short period. The building style reflects its development over the late Victorian period, chiefly from around the late 1870s to 1890s. There are three houses constructed during the late 20<sup>th</sup> / early 21<sup>st</sup> centuries which do not form part of this historic character.

There is a uniformity in scale and mass with chiefly two-storey detached houses in large gardens. Constructed using a coherent palette of building materials and techniques, including sandstones, Scots slate and timber windows and doors.

The conservation area represents the largest grouping of surviving Victorian houses in High Dalmuir subsequent to losses after the Clydebank Blitz. Immediately adjoining the conservation area are residential developments dating from the Edwardian era (Methven and Maxwell Streets), the interwar years (Overtoun Road), and developments during the later 20<sup>th</sup> century.

### *4.2.2. Key Listed and Unlisted Buildings*

The conservation area contains no listed buildings; however the unlisted traditional buildings make a positive contribution to the character and appearance of the area. These are identified on the Listed and Unlisted Buildings map as 'positive buildings' (see map 5.1, page 19).

Such buildings are generally good examples of relatively unaltered historic buildings where their style, detailing and building materials contribute to the character and appearance of the conservation area.

## **Key buildings and building groups**

### **Duntocher Road**

Four of the villas are thought to have been built speculatively by George Paterson around 1880. Gleneden (1879) and Springfield (including Maryfield, 1880) have architectural similarities such as gable frontages and scalloped bargeboards. Both have carved date stones on their prominent gable frontages. No.83 and Brookland also have similarities to each other with more classical frontages.

Three of the villas appear to have been subdivided into two houses – Westfield, now including Hollybush; Springfield, now including Maryfield; and Gleneden, now including Whistle-Binkie. Holmfield and Glenlee appear to have been designed as a double villa turning the corner into Risk Street. Glenlee is split into two apartments.

All are constructed in coursed stugged ashlar, with polished dressings, with low rough faced coursed rubble sandstone boundary walls. Westfield and No.83 have surviving stone gate posts and Holmfield and Glenlee have heightened boundary walls forming their boundary entrances, Brookland has similar carved entrance piers.

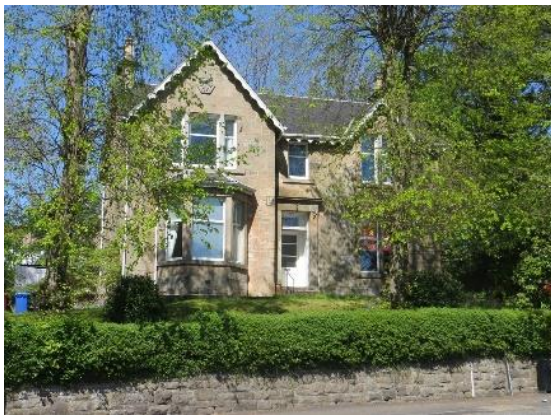


Figure 11 Clockwise from top left: Glenlee; Westfield/Hollybush; Gleneden; Brookland; Ramsay House; Springfield; No. 83; Westfield/Hollybush (alternative view).

#### 4.2.3. *Materials and Local Details*

In general the traditional buildings in the conservation area are all from the later Victorian period which is reflected in their architectural detailing and construction materials. Masonry walls most clearly illustrate the period of building; this later Victorian period favouring dressed stonework in a variety of finishes such as polished ashlar and stugged coursed rubblework. There is a predominance of generally light buff /grey coloured sandstones, some of which may be from regional quarries.

Roofs are predominately pitched, finished in Scots slate and commonly pitched (hipped) and articulated to suit the building plan, creating more complex roof forms. Holmfield and Glenlee have a central flat roof which would have originally been finished in lead or zinc sheet. These later Victorian houses have projecting timber eaves with decorative timber gable bargeboards, e.g. Gleneden and Springfield have scalloped bargeboards. Roof finishes are generally continuous on principal elevations with no rooflights or dormers. Ramsay House, No.83 and Springfield have large three-pane traditional rooflights on their rear roof pitches (presumably over a central staircase). There appears to be no embellishment at the roofline such as finials, weathervanes and decorative ironwork ridges. Rainwater goods are cast iron, commonly with ogee profile gutters and cast iron downpipes.

At least one roof appears to have been re-roofed in new slate which is not in keeping with the character of the conservation area.

Chimney stacks were an essential part of traditional properties and remain an important functional and aesthetic feature. This is an important feature of the roofscape. Most properties have prominent stacks. Some chimneys may have been removed or lowered which changes the composition of individual villas. Westfield has retained some of its original chimney pots, with incised Grecian motives common during this period.

All original houses are two-storey, some with traditional single-storey side or rear wings such as Westfield. There are some later extensions also. Projecting window bays are common, either canted or rectangular, usually only to the ground floor storey; Westfield being the exception with a double height canted bay. Bipartite and tripartite window forms are common. Windows are generally timber sash and case, vertically proportioned and painted white. Reflective of the building period, the fenestration pattern of most traditional windows is two over two panes, or one over one. There are several replacement windows.

Entrance doors are generally timber panelled externally and painted in a variety of colours, often with a rectangular lay light above, with an inner glazed timber door.

Some villas have stone carved date panels such as Springfield (1880) and Gleneden (1879).

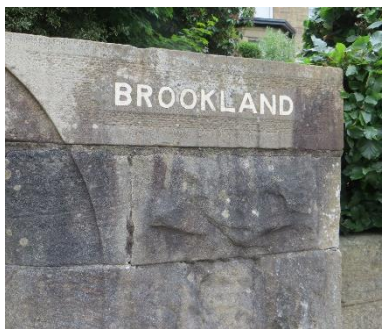


Figure 12 Clockwise from top: Gleneden gable frontage; No.83 entrance post; Westfield chimney pots; Glenlee window detail; Brookland entrance name; Westfield chimney pots; Springfield carved date stone.



#### 4.2.4. Public Realm

Road and pavement surfaces are generally tarmac. On Duntocher Road the pavement kerbs are generally in traditional whinstone, although modern concrete kerbs have been used on Risk Street. Whin setts have been used to create the road gutter, some of which are visible, others covered in tarmac. Where original road finishes survive, this adds historic character and interest. Modern finishes and interventions are less successful and hard tarmac finishes do increase erosion of the original sandstone boundary walls. Whilst tarmac surfaces are generally unobtrusive on major routes, they do not enhance the conservation area.

The pedestrian path (just outwith the boundary) which links Risk Street to Overtoun Road is of poor quality, with aged

tarmac pavement finishes, concrete steps and standard tubular metal handrails. There is a variety of boundary treatments enclosing the path including brick walling and timber fencing.

Street lamps and other street furniture are of standard off-the peg designs which do not enhance the conservation area or the setting of the adjacent buildings.

Boundary walls from the Victorian period make an important contribution and are a significant factor in the character of the area. These are generally lower garden walls, often with hedging. A good number of houses retain original stone entrance piers. There is evidence of original boundary railings now lost (often removed during the Second World War) and a traditional iron gate to Gleneden.



Figure 13 Top left: Gleneden gate; Top right: Holmfield entrance name.

#### 4.2.5. Condition

The vast majority of the buildings within the conservation area are traditionally constructed and remain robust and functional. On observation from the street level, their general condition appears to be fair; however, particularly at high level, there are some noticeable repair and maintenance issues.

One of the greatest threats to any heritage site is the loss of primary fabric through lack of maintenance or inappropriate repair and replacement, reducing the authenticity of the site. A common significant threat is the use of inappropriate modern materials and details, such as replacement windows and doors, and impervious cement mortars and paints.

Several buildings and boundary walls appear to have cement-based repairs. Attention should be drawn to the risk associated with impermeable materials and finishes and opportunities taken to repair in traditional materials when they arise.

A large number of original windows and doors have been replaced. Replacements in uPVC and/or non-traditional fenestration patterns and opening methods have a negative effect on both the character and

quality of individual buildings and a cumulative impact on the character of the conservation area as a whole.

A number of gable walls show signs of water ingress at high level below chimneys; this may be the result of a number of repair and maintenance issues (erosion of pointing or stone, defective flashings around the chimney, defect haunching, chimney pots not vented or capped appropriately).

Some sections of boundary walls are in poor condition or repaired inappropriately including use of cement mortar and 'plastic' stone repairs. There is stone erosion at the pavement level due to water splashback, and salt efflorescence from continued wetting and drying of the sandstone. Where boundary walls also act as retaining walls to gardens, several have weep holes built in. Where absent this may also cause salt efflorescence

#### 4.3. Character Areas

An analysis of the High Dalmuir Conservation Area indicates that it does not require to be divided into character areas as the historical development, plot pattern, built form, uses and activities are similar throughout.



Figure 14 Left: Boundary wall with erosion. Right: Boundary wall with salt efflorescence.

## 5. MAPS

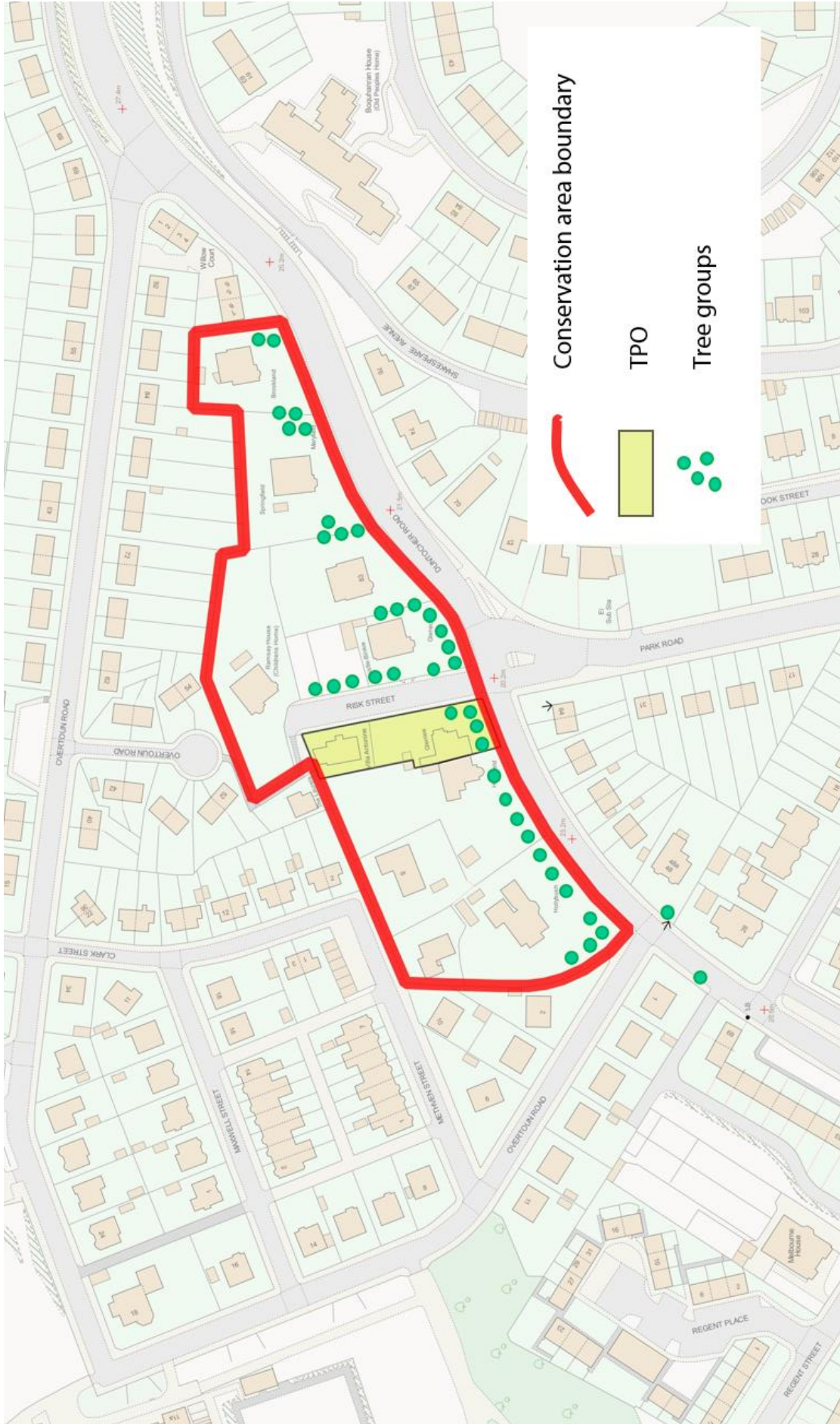


**5.1** Listed and unlisted buildings. Source: West Dunbartonshire Council. Reproduced by permission of Ordnance Survey on behalf of HMSO. (c) Crown copyright and database right 2017. All rights reserved.



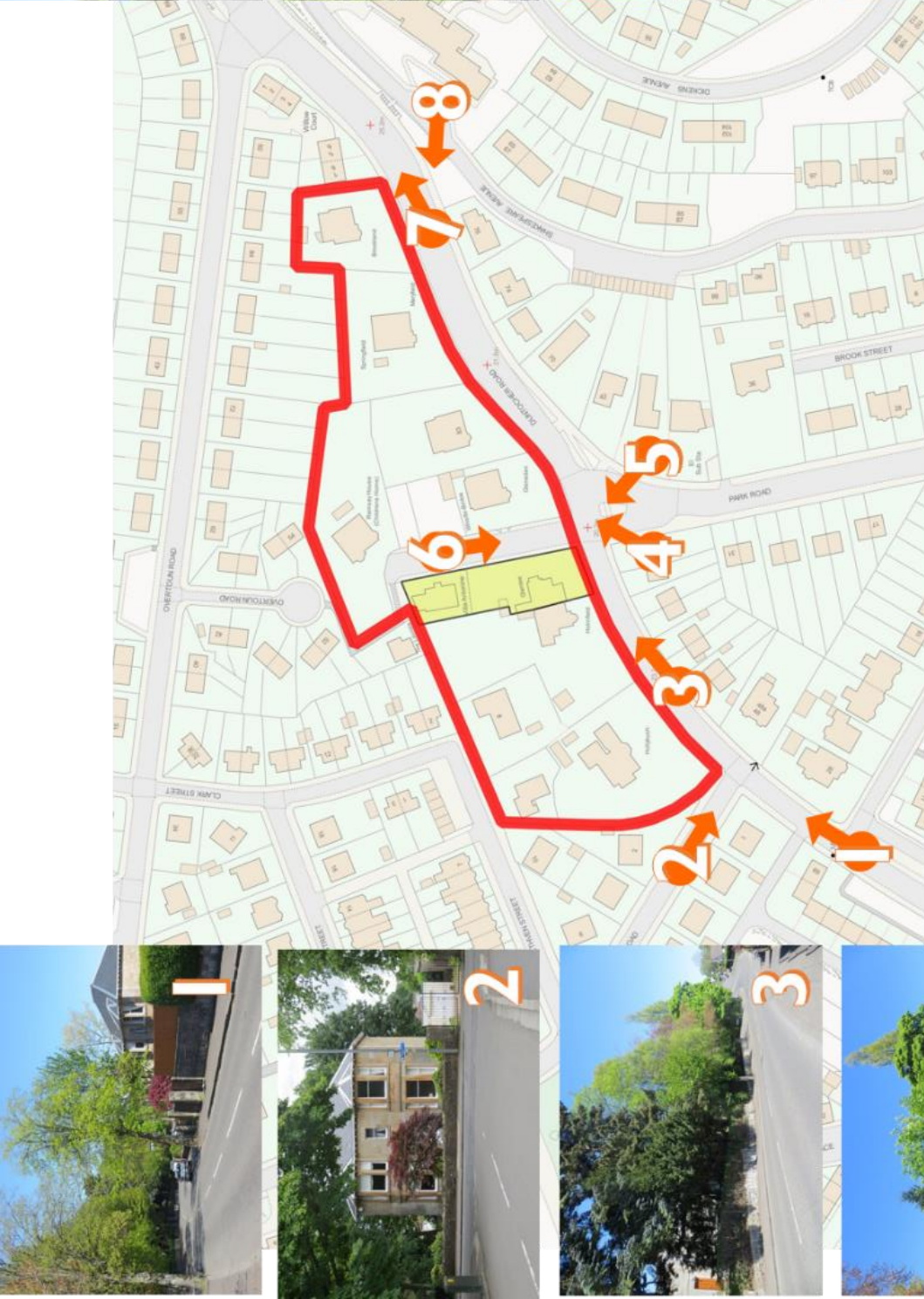
**5.2** Buildings analysis Source: West Dunbartonshire Council.

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**5.3** Trees and landscape. Source: West Dunbartonshire Council.

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5.4 Views and approaches. Source: West Dunbartonshire Council. Reproduced by permission of Ordnance Survey on behalf of HMSO. (c) Crown copyright and database right 2017. All rights reserved.



**5.5** Boundary review. Source: West Dunbartonshire Council.

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## **6. KEY FEATURES / ASSESSMENT OF SIGNIFICANCE**

Having carried out an assessment of the conservation area it is now possible to identify the key features that define the special architectural and historic character of the area. These are:

- A coherent group of Victorian villas constructed in the late 19<sup>th</sup> century.
- Attractive setting on the raised site of High Dalmuir.
- Chiefly residential.
- One principal building type: modest residential 2-storey villas set back from the road on large irregular garden plots.
- Use of buff sandstones (possibly local), slate roofs, and traditional sash and case windows and timber panelled doors.
- Traditional boundary treatments including stone boundary walls and stone gate piers.
- A very attractive mature green environment of private gardens with mature trees and hedging.

## **7. CONSERVATION ISSUES**

A number of conservation issues have been identified which have the potential to have a detrimental impact on the conservation area. These are listed below. These form the basis for the Sensitivity Analysis and the Opportunities for Enhancement.

- The replacement of traditional materials and elements has led to a loss of historic fabric and a negative impact on the character of the conservation area.
- Maintenance and repair requirements have been identified for both properties and the historic built environment.

- Modern development in the area is not always sympathetic to the character of the area in terms of materials, design, plot size and density.
- The public realm is utilitarian in character and can detract from the high-quality historic built environment.
- Development in the grounds of the villas has resulted in the loss of some green space with the introduction of hard landscaping and loss of traditional boundary enclosures and screening.

## **8. SENSITIVITY ANALYSIS**

### **8.1. Loss of original architectural details and building materials**

Although the majority of the buildings in the conservation area appear to be in fair physical condition the area as a whole is at risk from small changes which can cumulatively dilute the special character of the area. Examples which have adversely affected some of the buildings in the conservation area include the replacement of original timber windows or doors with inappropriate materials such as uPVC or unsympathetic designs or methods of opening; the replacement of natural roof slates; and removal, inappropriate repair or poor modern equivalents of boundary treatments. These changes in detailing and the loss of original features effect both the external appearance of individual buildings and the local streetscape. It is important that future changes are managed, ensuring that appropriate materials and designs are used, in order to protect and enhance the character of the conservation area.



## 8.2. Buildings at Risk

There are no Buildings at Risk within the High Dalmuir Conservation Area.

## 8.3. Repair and maintenance

There are properties and boundary walls in need of repair and maintenance. This is important to prevent the loss of original fabric and details and to ensure buildings are energy efficient and safe.

## 8.4. Quality of new development, alterations and extensions

There is a proportion of new development in the conservation area, including two houses accessed from Overtoun Road, and a more recent house constructed on Risk Street. Sensitive development maintaining the scale and density of the conservation area can be accommodated reasonably well. However, continued development of garden plots will erode the historic pattern of development, diluting the historic interest of the conservation area.

## 8.5. Quality of public realm

The utilitarian nature of the public realm does not reflect the character of the conservation area. It is vital to ensure that public works and traffic management measures do not detract from the otherwise high quality historic environment. Where traditional and original finishes and architectural detail such as walls and railings survive these should be appropriately maintained and repaired.

## 8.6. Protection of trees, hedges and traditional boundaries

Trees make an important contribution to the setting of historic buildings and the conservation area as a whole and should be properly managed and protected. Hedges, gates, gate piers and boundary walls also make a major contribution and similarly need to be retained. There are a few instances of poorly maintained boundaries and the use of inappropriate or poor quality materials for walls or gates, which detracts from the character of the conservation area.

Tree groups such as those in the gardens of Gleneden, Westfield and Holmfield are important to maintain the enclosed atmosphere of the conservation area.



Figure 15 Important tree group in the garden of Gleneden

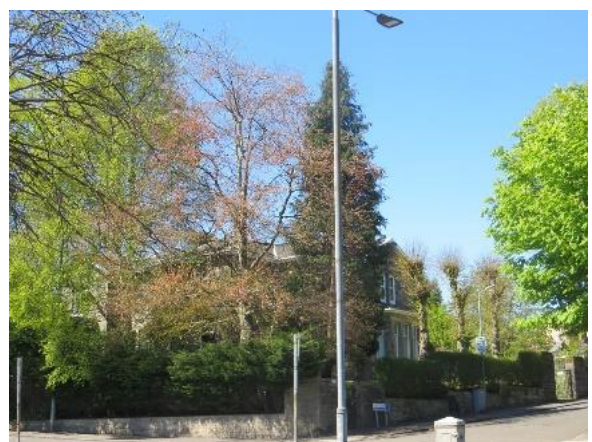


Figure 16 View of Glenlee garden – part of the TPO

## **9. OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT**

### **9.1. The control of unlisted buildings**

As part of the appraisal process, unlisted but 'positive' buildings have been identified (see map 5.1, p. 19). Generally, these are individual or groups of traditional buildings which contribute to the character and appearance of the conservation area. As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a building which is deemed to make a positive contribution to the character of the conservation area will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

The Council will consider applications for change to 'positive' buildings extremely carefully and should refuse any which adversely affect their architectural or historic interest.

Further reading:

- [Managing Change Guidance Notes \(Historic Environment Scotland\)](#)

### **9.2. Quality of new developments, building alterations and extensions**

In assessing planning applications within the High Dalmuir Conservation Area or which might impact on its setting, the Council shall consider them in relation to the Local Plan and Proposed Local Development Plan policies. Particular attention will also be paid to the following requirements:

- New development, building alterations and extensions should be in accord with the prevailing form of historic development, including the scale, massing and historic layout of buildings using traditional and compatible materials
- New development, building alterations and extensions should not impinge on the setting of existing buildings
- There will be a presumption against backland development within the original plots in the conservation area and new development should follow existing plot ratios
- New development should protect significant views within the public realm
- Original or historic features should be retained wherever possible
- New development, building alterations and extensions should use materials which are high quality, durable and which complement the palette of materials traditionally found in the conservation area (the use of UPVC, aluminium, concrete tiles or other non-traditional materials are not considered appropriate)
- Where stonework is not currently painted or rendered, a coating should not be applied
- Colours should be muted and in keeping with the rest of the conservation area
- Trees and private gardens should be maintained and managed as an important asset. Any proposed new development should protect important trees, hedges, boundary walls and other established boundaries
- Hard landscaping, roads and pavements should be maintained and where repair or resurfacing is required, careful consideration

should be made to the choice of materials respecting the original character of surfaces. There should be a reluctance to approve the removal of green space for hard landscaping

- New boundary treatments should use traditional materials and be of appropriate design to suit the locality
- Historic photographs may be consulted to inform the design of new development, building alterations and extensions

Where necessary, the Council will require applications for new development which may have an impact on the Conservation Area to be accompanied by a Design Statement explaining and illustrating the principles and concept behind the design and layout of the proposed development and demonstrating how the proposal relates both to the site and its wider context. Applicants can use this Character Appraisal to assist them in this.

Further reading:

- [New Design in Historic Settings \(Historic Environment Scotland, Scottish Government and Architecture + Design Scotland\)](#)

### **9.3. Building maintenance and repair**

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques and property owners are encouraged to get specialist professional advice.

West Dunbartonshire Council's planning team can provide advice on traditional repairs. The council will encourage owners of historic buildings to use traditional materials and repair techniques through advice and publications. Advice can also be obtained from Historic Environment Scotland.

Further reading:

- [Maintaining your home - A short guide for homeowners \(Historic Environment Scotland\)](#)
- [INFORM Guides \(Historic Environment Scotland\)](#)

### **9.4. Buildings at Risk**

Historic Environment Scotland maintains a Register of buildings that are at risk from deterioration due to neglect, vacancy or threat of demolition (the Buildings at Risk Register for Scotland). This is updated as necessary and the Council has powers to protect all listed buildings and also, in certain instances, unlisted buildings in a conservation area, where they make a positive contribution to the area's special character.

Where the condition of an historic building deteriorates to a point where it is considered vulnerable and detrimental to the character of the area then West Dunbartonshire Council, in conjunction with the Scottish Ministers, will consider appropriate action to enable its return to a reasonable state of repair. The Council will encourage the reuse of existing vacant buildings over new build construction where possible.

Further reading:

- [The Buildings at Risk Register for Scotland](#)

### **9.5. Boundary review**

As part of the assessment, the boundaries of the conservation area were inspected. In considering any review of the content and boundary of a conservation area, it is

important to establish criteria against which decisions can be assessed. An overarching principle comes from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. In defining Conservation Areas and the role planning authorities have in considering development proposals within them, four main themes are identified. These are: (a) architectural interest; (b) historic interest; (c) character; and (d) appearance.

As shown in the Buildings Analysis Map 5.2 on page 20 the existing boundary currently encompasses the majority of Victorian development in High Dalmuir. It excludes a small number of other Victorian houses, and Edwardian properties. Areas considered were:

1. Dalmuir Public Park
2. Contemporary Victorian properties in particular the Victorian villas: Melbourne House on Regent Road, and 36 Park Road.
3. Edwardian properties in the neighbouring streets
4. Later 20<sup>th</sup> and 21<sup>st</sup> century development within the boundary

## **1 Dalmuir Public Park**

Dalmuir Public Park was laid out during the Edwardian development of the area and makes a significant contribution to Dalmuir, and the High Dalmuir area in particular.

The case for inclusion in the conservation area of Dalmuir Public Park would be based on two main principles: historic interest and character and appearance.

The park grounds were the site of Dalmuir House, and the former Dalmuir Paper Works (Logwood Extraction and Bleaching Works) with adaptation of the Duntocher Burn to create a dam and lade. This period was important in the early industrial development of Dalmuir. The public park was established from

1906 to around 1910 in the Edwardian era. Public parks were a popular provision from the late Victorian times to provide recreational space for expanding urban populations, as Dalmuir was at the turn of the century.

This site is an important part of the historical and social history of Dalmuir yet not immediately contemporary with the Victorian conservation area. It is also not directly visible or connected to the conservation area. There is therefore not a strong case for its inclusion and its preservation and enhancement should remain of broader importance the whole Dalmuir area.

## **2 Contemporary Victorian properties**

Before the Clydebank Blitz, there were a total of 15 large villas in High Dalmuir, as well as a number of more modest houses. Had the destruction of the bombing not resulted in the loss of properties it is probable the conservation area would have extended on Duntocher Road to include Regent Street. However, subsequent development in the area has created a varied character and leaves Melbourne House on Regent Street as an isolated Victorian villa. There are elements of the Victorian built environment; particularly notable are the boundary walls of the former Uladh Tower. Another large house survives at 36 Park Road. This has retained its large garden plot and has stone gate piers with the remains of ornate cast iron lamps. (See Figure 17). Again however, it is detached from the other properties. The only other surviving Victorian properties are two single storey houses on Stevenson Road. These cottages with dormers are different in character to those in the conservation area. There is no strong case to be made for its inclusion at this time.

### **3 Edwardian properties in the neighbouring streets**

High Dalmuir continued to develop over the Edwardian era with houses built on individual plots including No. 48 Duntocher Road, and Somersdal on Stevenson Road which is more modest and built of red sandstone. No. 48 dates from sometime after 1896, whilst of slightly later construction it is an attractive traditional house constructed of blond sandstone. Together with its stone boundary wall, gate piers, and tree group on its northern boundary (which sit within 2 parallel fences) it complements the character and provides context on entry to the conservation area. Two prominent mature trees on the pavement close by on either side of the road add to the definition of this southern entrance. There is a strong case that No. 48 and the adjacent mature trees are added to the conservation area.

Overtoun Road was laid out around 1910 (although no properties were constructed until the 1930s), which gave access to new rows of terraced houses on Methven and Maxwell Streets. The architectural style and form of these properties differs from the Victorian villas. Furthermore there has been considerable incremental change to these properties and they are separated from the conservation area by later development. There is no strong case to be made for the inclusion of these streets at this time.

### **4 Later 20<sup>th</sup> and 21<sup>st</sup> century development within the boundary**

There are three houses within the conservation built after the Second World War. Two late 20<sup>th</sup> century houses sit behind the villas and are accessed from Overtoun Road which means they are somewhat detached from the villas.

Whilst not in keeping in terms of architectural design, they are unobtrusive and it is important to keep their plots within the conservation area to manage any future change on these historic plots. On Risk Street, Villa Antonine is more recent, again there is historic precedent to retain this site within the conservation area.

In summary, it is recommended that the conservation area boundary be amended to include the building and plot at No. 48 /48A Duntocher Road, extending to include the boundary walls and gate piers to the plot, the tree lined strip to the north-east, and the two mature trees immediately adjacent on each side of the Duntocher Road. (Refer Map 5.5 Boundary review on page 23.)

#### **9.6. Public realm enhancement**

The council should consider a public realm audit to fully record the existing fabric and plan accordingly for future management, change and enhancement opportunities. It is recommended this be extended south on the Duntocher Road to encompass surviving traditional elements of the Victorian area.

Any new public realm design should be considered in conjunction with these surrounding areas, which provides the opportunity to emphasise and coordinate the public realm across a broader area.

Further reading:

- [Designing Streets \(Scottish Government\)](#)

#### **9.7. Trees and landscape**

West Dunbartonshire Council will continue to enforce the relevant policies to ensure that the very special qualities of the High Dalmuir Conservation Area are protected from unsympathetic change. New development should protect important views, trees, hedges, boundary walls, gates, and other

established landscape features.

Considering the significant contribution made by trees to the character of High Dalmuir Conservation Area it is recommended the Council undertake a review of the area with consideration of extending the TPO area.

Further reading:

- [Inform guide - Domestic Boundary Walls \(Historic Environment Scotland\)](#)
- [Managing Change in the Historic Environment - Boundaries \(Historic Environment Scotland\)](#)
- [Managing Change in the Historic Environment - Setting \(Historic Environment Scotland\)](#)



*Figure 17 Clockwise from top left: 36 Park Road with carved stone entrance piers and remains of cast iron lamp standards; Melbourne House, the single Victorian survivor on Regent Street; 48 Duntocher Road, sits opposite Overtoun Road at the entrance to the conservation area; Edwardian terraced houses on Methven Street with Maxwell Street beyond; surviving boundary wall to the former villa of Uladh Tower.*

## 10. MONITORING AND REVIEW

This document should be reviewed every 5 years from the date of its formal adoption by West Dunbartonshire Council. It will be assessed in the light of the proposed West Dunbartonshire Local Development Plan and government policy and guidance on the historic environment. A review should include the following:

- A survey of the conservation area including a photographic survey to aid possible enforcement action
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been, particularly in relation to:
  - Protection of unlisted 'positive' buildings
  - Quality of new developments and building alterations re: Section 9.2
  - Buildings at Risk
  - Tree works
  - Protection of views
- The identification of any new issues which need to be addressed, requiring further actions or enhancements
- The production of a short report detailing the findings of the survey and any necessary action
- Publicity and advertising

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement. Work towards the review will be taken throughout the period leading up to the formal review.

## 11. FURTHER INFORMATION AND LINKS

Scottish Historic Environment Policy (SHEP)  
[www.historic-scotland.gov.uk/shep](http://www.historic-scotland.gov.uk/shep)

Historic Environment Scotland's Managing Change  
Guidance Note series  
[www.historic-scotland.gov.uk/managingchange](http://www.historic-scotland.gov.uk/managingchange)

Historic Environment Scotland - Advice for Owners of Listed Buildings  
[www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings.htm](http://www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings.htm)

Historic Environment Scotland's INFORM Guides  
[www.historic-scotland.gov.uk/index/learning/freepublications.htm](http://www.historic-scotland.gov.uk/index/learning/freepublications.htm)

Historic Environment Scotland's Knowledge Base website  
<http://conservation.historic-scotland.gov.uk/home/resourcecentre.htm>

Historic Environment Scotland - Grants  
[www.historic-scotland.gov.uk/grants](http://www.historic-scotland.gov.uk/grants)

Funds for Historic Buildings  
[www.ffhb.org.uk](http://www.ffhb.org.uk)

Scottish Civic Trust  
[www.scottishcivictrust.org.uk](http://www.scottishcivictrust.org.uk)

Heritage Lottery Fund  
[www.hlf.org.uk](http://www.hlf.org.uk)

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1<sup>st</sup> Statistical Account (1793).

2<sup>nd</sup> Statistical Account (1835).

National Library of Scotland Map images website [[maps.nls.uk](http://maps.nls.uk)] Accessed June 2017. All historic maps © NLS unless otherwise stated.

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