

GOVAN



CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT

AUGUST 2016



Cover Images: Decortive stonework Fairfield's Shipyard Office/ Govan Old Church/ Celtic Cross, Govan Old Church and buirial ground/
View of Govan Tenements at Elder Park



1

1 INTRODUCTION

Definition of a Conservation Area
 What Does Conservation Area Status Mean?
 Purpose of a Conservation Area Appraisal

4 HISTORICAL DEVELOPMENT

Early Medieval Govan
 12th to 18th Century
 19th Century
 20th Century

28 PRESERVATION AND ENHANCEMENT

Opportunities for Preservation and Enhancement
 Grants

32 ARTICLE 4 DIRECTION

33 CITY PLAN



2

CONTENTS

30 TOWNSCAPE APPRAISAL

Topography
 Gateways
 Street Pattern
 Plot Pattern
 Open Spaces
 Circulation and Permeability
 Views and Landmarks
 Activities/Uses
 Architectural Character
 Building Materials
 Building Condition

22 CHARACTER ASSESSMENT

Govan Cross Character Area
 Govan Old Character Area
 Elder Park Character Area
 Key Features
 Key Challenges

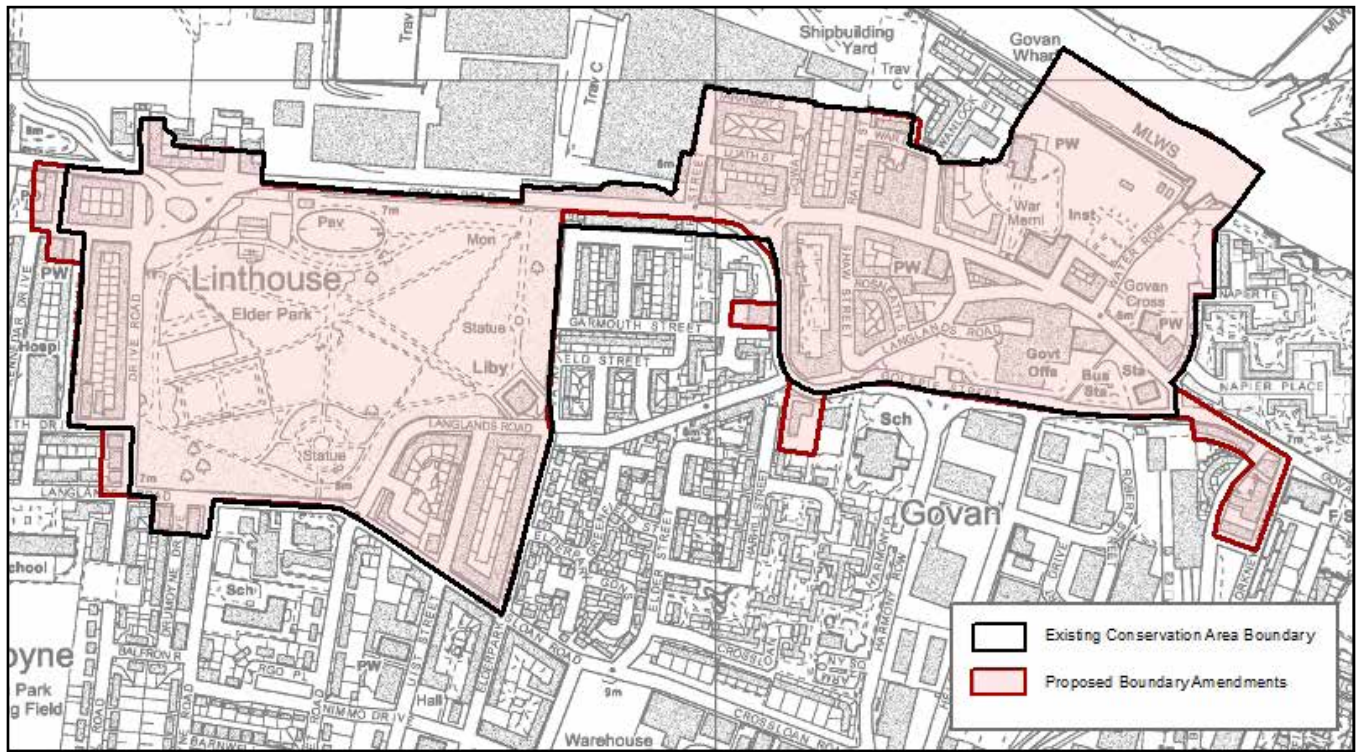
26 CONSERVATION AREA BOUNDARY

Proposed Conservation Area Boundary

34 FURTHER INFORMATION/BIBLIOGRAPHY

40 MANAGEMENT PLAN

1. Detail, former Fairfield Shipyard Office, Govan Road// 2. Govan and Linthouse Parish Church and Ancillary Building, Govan Cross



1 © Crown Copyright and database right 2012. All rights reserved. OS Licence No. 100023379.

INTRODUCTION

The City Council has carried out a review of the conservation area appraisal for Govan. The updated appraisal proposes boundary changes to the area designated in 2008.

The Conservation Area is located within Greater Govan, on the Southside of the River Clyde.

Definition of a Conservation Area

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 in the Act as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

All planning authorities are required by this Act to determine which parts of their area merits conservation area status. Glasgow currently has 25 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and former country estate.

What Does Conservation Area Status Mean?

In a conservation area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

Under current legislation, conservation area designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of, or work to, trees
- Development involving small house extensions, roof alterations, stone cleaning or painting of the exterior, provision of hard surfaces, and
- Additional control over satellite dishes

Where a development would, in the opinion of the planning authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by the local planning authority when making a decision on the application.



2



3

In order to protect the conservation areas, designation requires the City Council to formulate and publish proposals for their preservation and enhancement.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are regularly maintained and original features retained.

Purpose of a Conservation Area Appraisal

Conservation Area designation should be regarded as the first positive step towards an area's protection and enhancement.

Planning authorities and the Scottish Government are required by law to protect conservation areas from

development which would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features which together create the area's special character and appearance.

The purpose of this study is to define and evaluate the character and appearance of the study area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

The study will provide an opportunity to review conservation area boundaries, to make certain that they accurately reflect what is of special interest and

ensure that they are logically drawn. This document will also provide a framework for the controlled and positive management of change in the proposed conservation area and form a basis on which planning decisions in the area are made. It will also identify opportunities and priorities for enhancement. This appraisal should however be regarded as supplementary to the policies set out in the Glasgow City Plan 2 adopted 2009 and the proposed Glasgow Local Development Plan.

It is recognised 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.

HISTORIC DEVELOPMENT

Early Medieval Govan

The origins of Govan as a settlement are believed to pre-date that of Glasgow, with the formation of a monastery by St Constantine around 564 AD on or near the site of Govan Old Parish Church. "Excavations at the church have found burials dating to the 5th and 6th Century and evidence of a church enclosed by a massive bank and ditch, which still forms the burial ground boundary. The religious and political importance of Govan is reflected in the collection of 10th and 11th century sculpted stones which includes the Govan Sarcophagus, stone crosses and various burial monuments including the hogback stones. The size and quality of this collection suggest the presence of a royal cemetery, probably connected to the kings of Strathclyde who had an estate across the Clyde at Partick." (Extract from Govan, The Scottish Burgh Survey, by GUARD for Historic Scotland.) There are a number of other sites of international archaeological significance within Govan including the site of the former 'Doomster Hill' - an artificial earthen mound some 45m in diameter and 5m high, located close to Govan Cross. Govan continued to develop as a religious and royal centre, taking advantage of its location as a strategic crossing point of the River Clyde at the mouth of the River Kelvin.

From its ecclesiastical origins, the community developed as a centre for fishing and farming. By the 18th Century, the settlement expanded further as a result of growing trades and crafts and at this time the River Clyde was deepened, facilitating industrial expansion.

12th to 18th Century

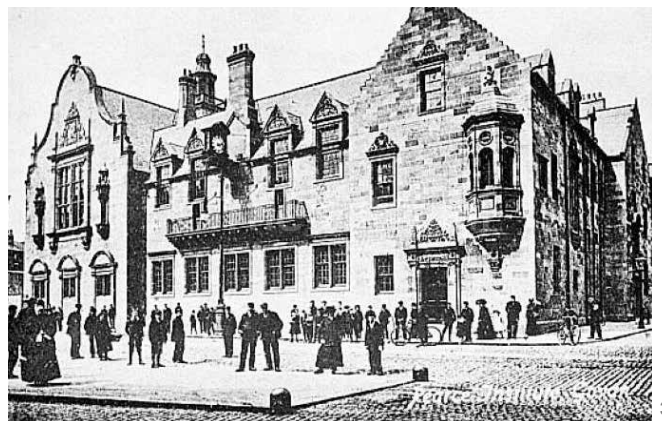
During the 12th Century, Strathclyde was incorporated into the kingdom of Scotland and the lands of Govan, along with Partick, passed to Glasgow Cathedral. The importance of the church in Govan declined after this. From its ecclesiastical



1



2



3



4

1. Govan Old Church and Burial Ground c.1900/ 2. Govan Stones, Govan Old Church/ 3. Pearce Institute c.1910/ 4. Fairfield Shipyard Offices c.1910/



© Photographs Courtesy of Mitchell Library

5

origins, the community developed as a centre for fishing and farming in what was largely a rural area. By the 16th Century however trade had expanded to include weaving and pottery, as well as coal mining in the area at Craigton and Drumoyne. The earliest maps of the area dating from the late 16th Century indicate a pattern of linear development running roughly parallel to the Clyde, similar to the layout of Govan Road today.

By the 18th Century, the settlement expanded further as a result of growing trades and crafts which now included weaving, silk manufacture and cloth dyeing.

At this time the River Clyde was widened, enabling deep cargo vessels and regular vehicle and passenger ferries to be introduced. This would facilitate the subsequent industrial expansion.

In the mid-19th century heavy industry defined Govan's economy with the

introduction of several shipbuilding yards. Govan was known for its ships throughout the world. This dictated the development of a dense urban form throughout the second half of the 19th century. A number of public buildings were provided by the shipyard owners along with statuary and a park.

19th Century

Govan was first surveyed by the Ordnance Survey in the 1850's, when much of the character of the pre-industrial settlement remained. Two main streets can be seen, running east from Govan Old Parish Church towards Glasgow. Early industry is evident on these maps which show a series of small shipyards in the vicinity of Water Row, with the Old Govan Yard and Middleton Yard laid out from the late 1830's and into the 1840's. The deepening of the Clyde continued and new docks and ferries were provided. Rapid expansion of this heavy industry defined Govan's economy and dictated the development of a dense

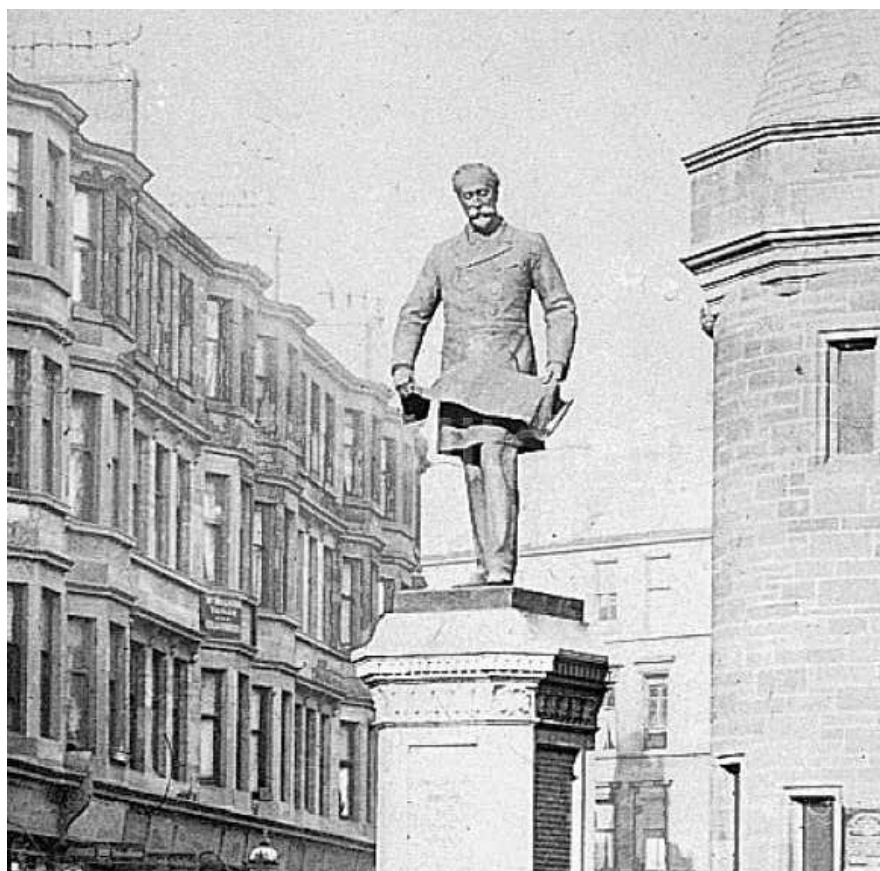
urban form, with a grid of tenement blocks to house workers and their families clustered around the centres of industry on the riverside. The Engineering Shed now within the BAE Systems site dates from 1869 with the red sandstone offices on Govan Road not appearing until 1890. By this time Govan and in particular its yard at Fairfield was famous throughout the world for the quality of its shipbuilding industry.

Govan became a self-governing burgh in 1864 until annexation by Glasgow in 1912. After the Second World War the general demise of heavy engineering industries brought a fall in the population of Govan. The redevelopment of old shipyards and comprehensive redevelopment of residential areas in the 1960's resulted in the loss of a number of significant buildings. However Govan has retained a distinctive identity and recent improvements to buildings, monuments and public realm have enhanced the physical environment.



© Photographs Courtesy of Mitchell Library

1. Former Lyceum Cinema c. 1960/ 2.. Sir William Pearce Institute c.1910/ 3. Former British Linen Bank and YMCA Buildings, Govan Road



2



3

© Photographs Courtesy of Mitchell Library

This has included new housing, refurbishment of listed buildings and use of high quality traditional materials at Govan Cross.

20th Century

The population of Govan grew from 2,122 in 1836 to 90,908 by 1904 when Glasgow was producing over half the world's ships as the Second City of the Empire. As heavy industry flourished in the early part of the 20th Century, a number of Govan's public buildings were constructed. Sir Robert Rowand Anderson designed the Pearce Institute, which was completed in 1906. It was gifted by the widow of Sir William Pearce. By the end of the 19th Century there were still a few thatched cottages left standing amidst the rows of new tenements with the emblematic "Water Row" cottages finally being demolished in 1912.

From 1864 to 1912, Govan had been a self-governing Burgh, with

responsibility for its own police force, street lighting, schooling and healthcare. It was eventually incorporated into 'Greater Glasgow' in 1912 and this was also reflected in the connection of the physical form. The demand to replace lost ships after the First World War was followed by a drop off in orders, the prosperity of the traditional industries leveled off and the growth of Govan slowed.

In 1908 the Govan Sarcophagus was taken into Govan Old Parish Church and in 1926. 24 of the finest examples from the exceptional collection of early Christian monuments were also transferred from the surrounding graveyard into the church, followed by the Jordanhill Cross in 1928. The present collection held in the church numbers 31.

The influence of the shipbuilding industry on Govan is a profound one that is still felt today. The large number of local landmarks which are the

legacy of the shipyard owners, and the yards and docks themselves, all serve as visible reminders of the burgh's shipbuilding heritage. The continued presence of shipbuilding by BAE Systems at the former Fairfield Yard retains the status of Govan as a rare and important site of heavy industry on the River Clyde today.



TOWNSCAPE APPRAISAL



Topography

The conservation area is located on the flat river plain of the Clyde. Govan Road runs through it, roughly parallel to the river. There are approaches and views along Govan Road, west from Linthouse, east from the disused graving docks and from the south along Helen Street and Harmony Row which are connected to Govan Road by Golspie Street.

Gateways

From the roundabout at Linthouse in the west, the long, straight stretch of Govan Road passes the railings and remnant entrance gates of Elder Park on one side with the long shipyard wall on the other before reaching the former Fairfield shipyard offices. The main flow of this historic route, reinstated in 2015 to its original alignment, continues past a cluttered traffic signal junction at Golspie Street where it enters a traditional Glasgow townscape, defined by 19th Century tenemental form before heading towards Govan Cross.

The gateways to Elder Park are generally marked by the traditional tenements on either side of the street, beyond which emerges the green expanse of the park. The most significant of these can be experienced emerging from the Clyde Tunnel at the north-west corner of the park.

From the east a straight stretch of Govan Road extends from the historic graving docks all the way to the savings bank at Broomloan Road at which point there is a transition which takes the form of a gushet at Govan subway station. Again the road which was realigned in 2015 leads the traffic towards Govan Cross.

From the south there are two routes, Helen Street and Harmony Row of which Harmony Row connects to the immediate hinterland of the conservation area, currently forming a crossroads with Golspie Street and the entrance to the car park behind Govan Cross which serves the shopping centre.



2

The main western entranceway to the conservation area for pedestrians and cyclists is from Langlands Path, which starts at the southeast corner of Elder Park at the Elder Park Library and opens out onto a crossing point at Golspie Street.

With the development of the Riverside Museum on the north side of the River Clyde there is a newly revived entry point into the conservation area, currently provided by a ferry link available in summer months. Disembarking on a riverside pontoon this route then joins the ancient alignment of Water Row

Street Pattern

The historic street pattern of central Govan is still evident. Fragmentation has however occurred and the realignment of Golspie Street in 1980s has severed historic routes and created a visual and physical barrier isolating central Govan.

Remnants of the historic street pattern are still evident. Water Row is believed to date from the 6th Century and it is thought that Pearce Lane marks the route of an ancient 'processional way' linking the site of Govan Old Parish Church and 'Doomster Hill'. Fragmentation has, however, occurred and as a result Golspie Street now presents a physical and visual barrier, isolating central Govan from



3

the residential and industrial areas to the south. Despite this, Govan Road continues to follow its original route as shown in the earliest maps and its gentle curve provides the central axis through the area. Langlands Road and Harmony Row to the south were important historic routes that were truncated by the realignment of Golspie Street in the 1980s. Water Row largely follows its original route down to the Clyde. The land around Water Row was previously taken over by shipyards that are now demolished and there is little remaining of the street pattern. By contrast across from Water Row on Govan Road the street pattern has a distinctive form with Burleigh Street and Harmony Row surviving from a pre-industrial period in Govan's history. Along the main street to the west, a grid of small streets with tenement blocks form the residential core of central Govan.



© Crown Copyright and database right 2012. All rights reserved. OS Licence No. 100023379.

1

Plot Pattern

The conservation area includes a range of plot patterns reflecting the various phases of development which have occurred. The predominant pattern is the regular form of late 19th / early 20th Century tenements with shared back courts. More recent residential development has introduced a modern tenemental form, set back from the established building line with small front gardens. The public buildings occupy larger plots within this traditional setting but the shopping centre, and associated car park together with the underground and bus stations have eroded the historic street pattern of Govan. The traditional tenement blocks are replicated around the park with the exception of 2 storey, stone built semi-detached villas at the southern end of Drive Road. To the south of the park, apart from the Elder Cottage Hospital buildings, the traditional plot pattern is broken up with combinations of two storey terraces and a mixture of new

and old buildings each on their own plots.

Open Spaces

The most important open spaces are Govan Cross, Govan Old Burial Ground which is the oldest and one of the most significant open spaces in Glasgow and Elder Park, created during the Victorian period.

Open Spaces - Govan Cross

Govan Cross occupies an area of open space to the north of Govan Road, located between the listed buildings to the west and the Govan & Linthouse Church to the east. It is a civic space and the focus of the community. The character of the open space at Govan Cross is defined by the historic buildings on its eastern and western sides together with the restored Aitken Memorial Fountain. The intersecting streets around Govan Cross also contribute to its civic hub status and explain the use of the term 'cross' rather

than 'square' although it does have the characteristics of a civic square. Govan Cross has been significantly enhanced by recent improvements to the surfaces, repairs to the historic buildings, reinstatement of traditional shopfronts and restoration of the Aitken Memorial Fountain carried out during the first phase of Govan Cross Townscape Heritage Initiative.

On the opposite side of Govan Road from the Cross there is an area of open space to the front of the shopping centre and entrance to the bus and underground station, which have also been subject to recent improvements to surfaces, planting and seating.

To the north of Govan Cross there is a large vacant site, currently used as an ad-hoc car park. North of the car park, the Clyde Walkway provides open space along the riverside. The east section of the walkway, now named Harland Way, has been improved and provides an inviting route along the river despite the route being broken by the Graving Docks site at the far end.

1. Aerial View of Proposed Conservation Area/ 2. Govan and Linthouse Parish Church, Govan Cross



2

Access along the riverside remains restricted to the west, although proposals to provide a walkway which will improve accessibility to and enhance the setting of Govan Old are expected to be delivered in the short term.

The gusset site at the junction of Govan Road and Burleigh Street provides an open space that is the setting for the statue of Sir William Pearce. The statue was restored in 2013 and missing cast-iron railings reinstated to replicate the original pattern, but poor quality surfacing and lack of public amenity do little to enhance this important focal point.

Further open space is found on the north side of Govan Road across from the Pearce Statue, where the entrance to Govan Old Burial Ground is taken between the Pearce Institute and modern tenement housing. This parcel of land, wider than a vennel, is known to have been established in 1930s by Dr George MacLeod minister

at Govan Old between 1930 and 1932 and founder of the Iona Community. It is the setting for Govan's First World War Memorial.

Open Spaces - Govan Old Burial Ground

Govan Old Burial Ground is the oldest and one of the most significant open spaces in Glasgow. The present church built in 1888 is the fifth church building on the site and protrudes beyond the original ancient boundary. The churchyard was the site of at least 46 recorded pieces of early medieval sculpture, 16 of which have been lost and the remainder of these early medieval stones are retained within the church along with the sarcophagus.

The large quantity of burial monuments indicates a cemetery of considerable importance. The archaeological significance of the churchyard itself has been recognised in a series of studies. The curvilinear shape of the churchyard boundary wall is significant

because round or oval churchyards are a sign of an ancient religious foundation in Scotland. Excavations have established that the churchyard contains deep archaeological deposits which preserve evidence relating to every stage in Govan's development.

Mature trees intersperse with the remaining historic graves and a tarmac path leads to the church. On land to the north of Govan Old, towards the river, a new open space is being created from a previously unused and inaccessible site.

Open Spaces - Elder Park

Elder Park is historically significant in that it was laid out by shipyard owners for the enjoyment of the shipbuilding community. It originally included shipbuilding related statuary, a boating pond for ship models, an octagonal, cast-iron bandstand, and flower gardens. The bandstand no longer exists, but there remain a number of listed features including the statues of John Elder and his wife Isabella dating



1

from 1888 and 1905 respectively, the early 19th century former farmhouse, (now known as Fairfield Farmhouse) and fragments from Linthouse Mansion which were re-sited in the park in 1921 following demolition of the house.

The park was designed by the renowned architect John Honeyman as a gift from Mrs John Elder. It is mainly level with some carefully formed undulations alongside Govan Road that reflect Honeyman's original serpentine pathways. It is a prominent and defining feature of the area. The mature tree cover has been allowed to decline over many years through lack of replacement planting and one corner of the park has unfortunately been removed in the north-west to create a roundabout.

Fairfield Farmhouse, probably the oldest surviving building in Govan is in a severely neglected condition. Important elements of the park such as the entrance gates on Govan Road have been damaged and removed. Despite these significant detractors,

maintenance of the park has improved and the fine views across to buildings such as Elder Park Library and former Cottage Hospital mark this out as potentially one of the city's finer urban landscapes.

Within the Park are many features of historic interest. These include the rose garden within which the statue of Lady Elder is found, the statue of John Elder, the monuments to both the Daphne and K13 Submarine disasters, the boat pond used by Elder Park Model Boat Club which contains the sculpture "The Launch" by George Wyllie and the portico of the former Linthouse Mansion.

Landscape and Trees

Outwith the main formal open spaces landscape features are often used to punctuate the streets and the civic areas e.g. at the entrance to the shopping centre, underground and bus station and the shopping centre at Govan Cross.

The poor condition of trees here is an issue, most likely caused by a mix of vandalism, poor maintenance, inappropriate specification and/or prevailing climate.

In other cases tree and shrub planting has been applied in order to fill in former building lines where there are no buildings to complete the townscape. An example follows the boundary of the car park on Golspie Street. Unless a convincing boulevard is planned tree planting can appear incidental and is no substitute for an appropriate building line that can only be re-established by means of appropriate development.

Circulation and Permeability

Govan Road provides the primary vehicular route through the area and the importance of this historic street has recently been reinforced by the realignment of the junctions at either end of Golspie Street in the course of constructing dedicated bus lanes for the Fastlink route through Govan to the new Queen Elizabeth University Hospital.

The routes from east and west now lead into the centre of Govan which successfully reflects the status of the town centre. However the dedicated lanes on Golspie Street have partially segregated the town centre from its hinterland to the south and the associated junctions at either end of Golspie Street have been created with extensive pedestrian railings which now dominate the street scene and act as an obstacle to pedestrian movement.

Pedestrian routes through Elder Park and along the recently upgraded Langlands Path provide important links from residential areas to community facilities such as the Elder Park Library, the Health Centre and shops.

Views and Landmarks

When viewed from the north bank of the river, Govan has a distinctive skyline with the most prominent feature being the south and east elevations of Govan Old, with buildings such

as St Anthony's Church on Govan Road forming a backdrop. Landmark features such as turrets, domes, statuary and finials are to be found throughout the area and these are important elements which contribute much to the views within and into the area. One significant recent loss includes the cranes of BAE shipyard and previously the Category 'A' listed Titan Crane, a landmark to Govan's shipbuilding heritage.

The currently overgrown and vacant condition of the ground along the riverfront from Water Row to Govan Old does detract significantly from the quality of the environment when viewed from the north.

In the past the shipbuilding industry dominated the riverfront, causing the historic core to be primarily inward looking. Panoramic views across and along the River Clyde however, may now be found at the northern end of Water Row. The presence of the new Riverside Museum and the Glenlee greatly enhance Govan's setting.

The defining view within Govan is to the west along Govan Road. The focal point of this view is the Sir William Pearce statue set against the distinctive corner turret and roof line of Brechin's Bar and Cardell Hall. Here the eye is led to the left down the curving line of Burleigh Street and to the right down Govan Road past the Pearce Institute which is the dominant facade.

From this section of Govan Road there is also a short but defining view into the graveyard and Govan Old. Although Govan Old is set back from the Main Street it is considered to be the historic heart of Govan due to its ancient site and collection of stones.

Further west on Govan Road the townscape view is blighted by the dilapidated appearance of the derelict former Lyceum cinema, although a positive focal point is created by the art nouveau styling of Glasgow-style tenement at 883 Govan Road. Following Govan Road the townscape view terminates at the junction of



5

Golspie Street and Govan Road where the enclosure of the tenement form ends.

The view then changes and opens up again when Elder Park is reached, creating long vistas which contrast with the inward looking streets around Govan Cross. From here the view along Govan Road from either end of Elder Park is quintessential to Govan with the shipyards to the north and Elder Park to the south lining this straight corridor leading towards Linthouse, heading west, or back into Govan Cross, heading east. The tenements of Drive and Langlands Road enclose and provide the backdrop to the views across Elder Park.

Returning to Govan Cross and looking east from the Pearce Institute and the former British Linen Company Bank, the quality of view depends almost entirely on the Govan & Linthouse Church at the Cross and its associated buildings, with the Savings Bank Building at Broomloan Road in the distance. The

view toward Govan Cross from the underground and bus station, the main arrival point for residents and visitors to Govan, has dramatically improved as a result of recent improvements to surfaces, the building facades of the listed tenements at Water Row and restoration of the Aitken Memorial Fountain. The modern form of the shopping centre and bus station erode the integrity of the townscape.

Activities/Uses

The historic core of Govan contains a rich mix of activities and land uses. It is primarily a residential area, with an industrial hinterland characterised by the shipyard to the northwest (BAE Systems), and the Helen Street Corridor to the south. Retail use in central Govan is focused on the shopping centre at Govan Cross and ground floor shop units, along much of Govan Road, Burleigh Street, Harmony Row and Langlands Road and also on the corner of tenements fronting the park at Linthouse. The Govan Portal

Project, has created a new arts and community hub from previously vacant shop units. Shopfront improvements at Water Row, Langlands Road and Govan Cross have enhanced the visual appeal and historic character of a number of ground floor properties.

The vacant site at Water Row is used by the Govan Market every Saturday and opposite the new housing on Pearce Lane and between the river, there are two show people' sites. A new pathway is being created along the river side in front of the sites, which will connect the summer ferry landing at Water Row with Govan Old.

High quality business space can now be found at the recently restored Fairfield shipyard office. Business units are provided at Harmony Row, with offices in various shop units and buildings throughout the area including the Pearce Institute and tenements at Water Row. Community facilities are located at the Pearce Institute on Govan Road.

There are three historic church buildings around Govan Cross: Govan & Linthouse Church, Govan Old and St Anthony's, a Salvation Army Hall on Golspie Street and the Govan & Linthouse (formerly St Kenneth's) Church on Skipness Drive. Govan Old is no longer a principal place of worship but has become the home of the Govan Stones and will be developed as a visitor attraction promoting this important and unique element of Govan's ancient heritage. The derelict former Congregational Church in Elderpark Street has been demolished and replaced with new housing.

Elder Park is the main area of recreational open space. The public library and health centre are located to the south of Elder Park.

The public transport interchange close to Govan Cross has a subway station and bus station that provide connections to neighbouring areas. The Fastlink bus service will ensure faster journey times between Govan, the Queen Elizabeth University Hospital and Glasgow City Centre.



1

Govan is increasingly being recognised for its unique character and history. Local initiatives including the Central Govan Action Plan and Govan Townscape Heritage Initiative have provided a focus for the delivery of new residential development that has helped grow the population, whilst the repair and reuse of key historic buildings and the enhancement of open spaces has improved the physical environment. The wider area has seen large scale development including the Riverside Museum, the Queen Elizabeth University Hospital and the co-location of media and technology companies at Pacific Quay, that if fully connected to the heart of Govan will provide opportunities for residents and businesses located in the area.

Architectural Character

The buildings within the conservation area include distinctive Victorian and Edwardian public buildings, offices and tenements and areas of 20th Century residential development of

varying style and design. Commercial properties include traditional ground floor retail units with tenement housing above, and the low-rise shopping centre, underground and bus station complex at Govan Cross.

Govan features many listed buildings and structures throughout the area, with concentrations centered on the three Category "A" listed buildings around Govan Cross, and four in and around Elder Park. These collections of landmark buildings and the fine sandstone tenements define Govan as a distinctive place, both locally and on a City-scale. The architecture of Govan retains a sense of cohesion while also exhibiting a particular variety and eclecticism which differentiates it from other locations in Glasgow. The many bold and flamboyant 19th Century public buildings reflect the former prosperity and strong identity of the area.



2

Architectural Character - Govan Cross

The overall architectural form of Govan Cross Character Area remains the traditional four storey tenements which line the narrow streets, although the physical integrity of Govan Cross has been eroded by the demolition of original buildings on the south side of Govan Road and on the north east of Burleigh Street. Along much of Govan Road and surrounding streets, this uniform scale remains largely intact, with the building line set on the street edge. Some later development has, however, introduced less characteristic front gardens to the three and four storey blocks and in certain cases, alternative building forms.

The boundary of Govan Cross is marked by the imposing Category 'A' Listed Bank of Scotland building at 1-3 Water Row / 816,818 Govan Road. Designed by Salmon, Son & Gillespie from 1897-1900 for the former British Linen Company Bank, it is constructed

in red sandstone with red marble to the base and features finely carved sculpture including winged zephyrs and a ship's prow by Derwent Wood and seven capitals by Keller each carrying a tiny figure emblematic of different forms of labour. The adjacent Category 'B' Listed former YMCA building at 5-9 Water Row further defines the Cross and is of plainer appearance with similar proportions and period.

The Cross is enclosed to the east by the Category 'B' Listed Govan and Linthouse Parish Church building, originally built as St Mary's an impressive neo-Gothic structure of cream sandstone, with an equally fine Category 'B' Listed Church Hall of similar style forming the return elevation to Govan Road. In the main, this group of buildings has retained its architectural integrity, with original windows, slate roofs, carved stonework, chimney stacks, finials, domes and corner turrets intact. Both tenement buildings at Water Row

recently underwent comprehensive conservation-based repair and are now in an improved condition, however the church is in poorer condition despite a phased programme of repair works with key features such as the pyramidal bell tower roof needing to be replaced. The recently restored Category 'B' Listed Aitken Memorial Fountain is located in the open space that marks Govan Cross.

The Category 'A' Listed Pearce Institute, on the north side of Govan Road is one of the most important institutions in Govan since it opened as a community centre in 1906. Designed by Sir Robert Rowand Anderson with Dutch and Scottish renaissance influence, it is a dominating presence on Govan's main street. It continues to function as a charitable community resource including office space and a community café, conference and events facility. A programme of repair has continued over several years in conjunction with important internal improvements intended to secure the future of this pivotal building.

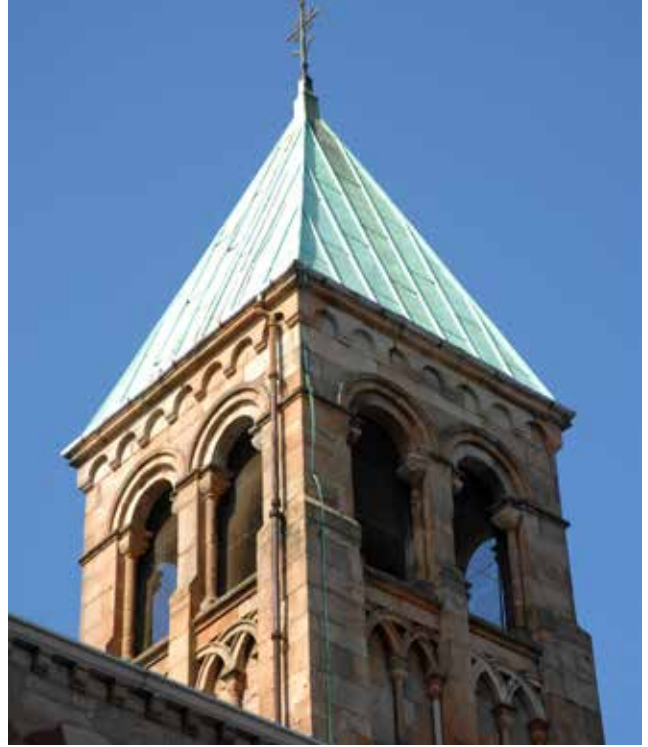
Opposite the Pearce Institute, Onslow Ford's Category 'B' Listed bronze statue of Sir William Pearce provides a focal point in its position in front of the unusual Cardell Halls & Brechin's Bar, another red sandstone composition with Scots Baronial influence, dating from 1894. Details include a corner tower and stone carving of a cat clinging to the cornice

Architectural Character - Govan Old

At the heart of the area, behind the Pearce Institute within the burial ground, stands Govan Old Parish Church designed by Sir Robert Rowand Anderson and completed in 1888, with an alteration in 1906 to lengthen the chancel. This substantial, cathedral-like building was left partially completed with the planned tower and relief façade sculpture never implemented. The rich interior is lit by fine stained glass windows including an important series by Charles Eamer Kempe and provides a secure setting for the remarkable collection of early



1



2

medieval sculpture including the Govan Sarcophagus and the outstanding collection of hogback stones.

Architectural Character - Govan Road

The Category 'B' Listed St Anthony's Roman Catholic Church on Govan Road was designed by John Honeyman and built in 1877-78 in the Romanesque style, presenting a gabled frontage of red and yellow sandstone to Govan and a square tower of elegant proportions which is prominent in the skyline of Govan.

The Category 'C' Listed Scots baronial style presbytery on Langlands Road / Roseneath Street forms an important element of the streetscape and retains original features such as timber sash and case windows, original doors and some stained glass.

John Hamilton's fine sandstone Salvation Army Citadel on Golspie Street dating from 1903 now lies

surrounded on three sides by modern development.

The tenement at 883 Govan Road, 2-4 Shaw Street is Category 'B' Listed. A Glasgow style tenement of red ashlar with projecting corner bay and corbelled balcony at third floor, oriels and balconies face onto both streets.

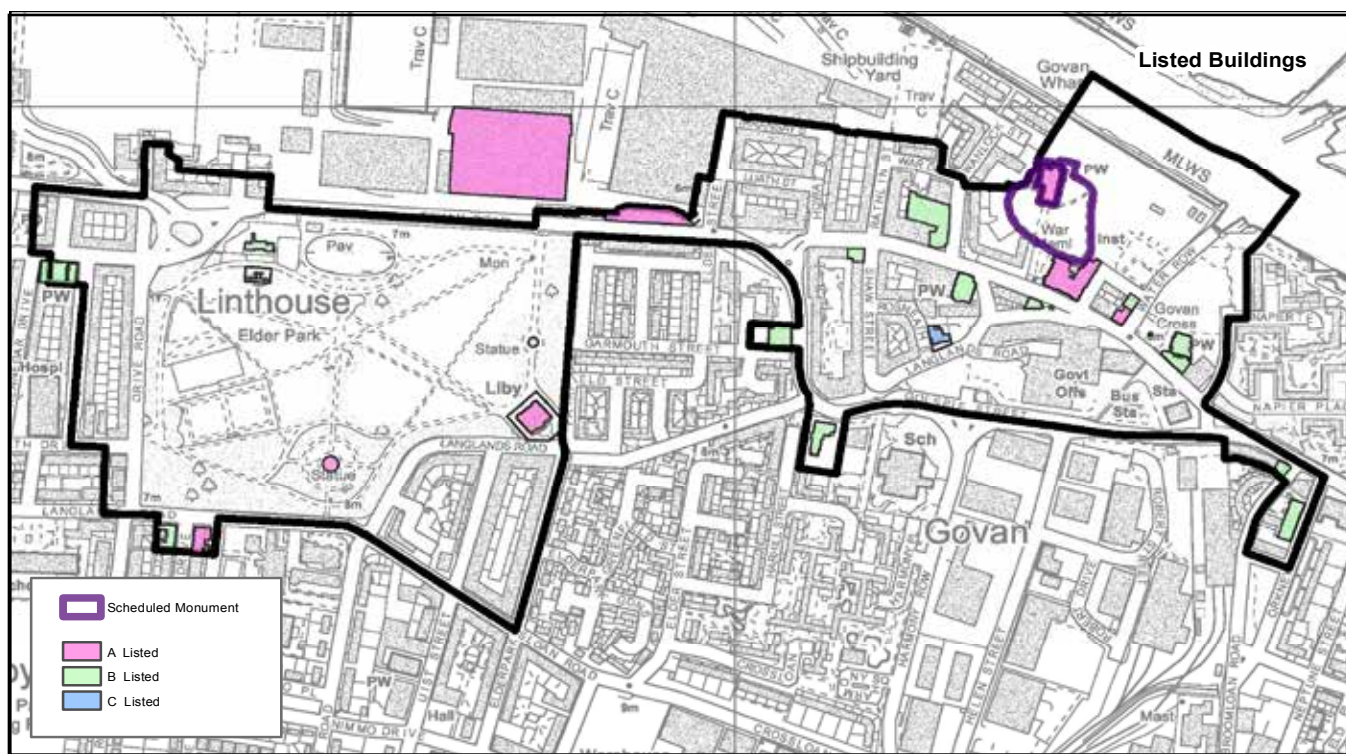
An altogether different style of building is found at the corner of Govan Road and McKechnie Street in the Category 'B' Listed former Lyceum Cinema. This Art Deco building occupies a prominent corner site and presents a dramatic curved frontage to the street: an impressive 20th century classic cinema form within the 19th Century townscape. Unfortunately the building has been vacant since 2006 and is in a poor and deteriorating state of repair.

On Govan Road at Elderpark Street stands the "A" listed, former general offices of Fairfield Shipbuilding and Engineering Company the entrance to which is flanked by fine statuary.

This building has been fully restored as offices by Govan Workspace and the rich interior now contains a visitor centre for Govan's shipbuilding heritage with extensive displays and interpretive material. At 1048 Govan Road the red sandstone ashlar facade of the Art Deco 1940s office extension to Fairfield Shipbuilding and Engineering Co. offices contributes to the townscape character and helps to frame the view towards Govan from Linthouse. The building is currently vacant and in deteriorating condition.

West of the offices, and within the BAE Shipyard, is the former Fairfield Shipbuilding and Engineering Works, considered to be the finest surviving engineering works in Scotland and perhaps in Britain. Few heavy engineering works of the period will have been of the scale of this structure and the internal cast iron frame for an industrial operation is unlikely to have been surpassed anywhere in the world.

1. Detail, former Fairfield Shipyard Office, Govan Road/ 2. St. Anthony's RC Church Tower, Govan Road/



3

© Crown Copyright and database right 2012. All rights reserved. OS Licence No. 100023379.

Architectural Character - Elder Park

The Category 'A' Listed Edwardian baroque, single storey, Elder Park Library, located at the south eastern corner of the Elder Park was designed by Sir John James Burnet and completed in 1903. It displays the Govan Burgh coat of arms above the entrance and is an integral part of the park's design. JJ Burnet also designed the Wren styled Category 'A' Listed Elder Cottage Hospital buildings (1902) at Langlands Road/Drumoyne Drive which has a finely detailed entrance with a sculpted panel of mother and baby above. Within the park listed structures include the Category 'B' Listed Elder Park Cottage, the remains of Linthouse Mansion which are Category 'B' Listed and the statues of Mr John Elder (Category 'B' Listed) and Mrs John Elder (Category 'A' Listed).

Traditional sandstone tenements line the north western and south eastern edges of the park. On Skipness Drive is the Category 'B' Listed Govan &

Linthouse (formerly St Kenneth's) Church. The two storey, sandstone, semi-villas at the south end of Park Drive however relate more to the two storey terraces located directly to the south and west of the park and provide a less urban feel to the character or property surrounding the park.

Architectural Character - New Development

There are several modern infill developments of varying degrees of architectural quality and appropriateness. A four storey flatted development occupies the prominent corner site at Govan Road and McKechnie Street, opposite the former Lyceum building. Constructed in a combination of honey brick with blockwork detailing, this development is set back to provide small front gardens. Further residential accommodation is found at Uist Street and Langlands Court to the south of the park, and to the north and east of Garmouth Street / Elder Street. On Govan Road opposite

the shipyard offices there is a modest flatted development with lower density units set behind.

On the western end of Golspie Street there is a housing development designed to be eye catching with colourful window bay projections, while at the eastern end new housing follows the curve of Golspie Street where it now forms a gushet with Govan Road. New housing development at Rathlin Street, Pearce Lane and Orkney Street/Broomloan Road has observed traditional building lines and forms.

Building Materials

Buildings within the conservation area around Govan Cross are mainly of traditional sandstone construction with red sandstone more common for the surviving tenements while the public buildings and churches being of an earlier date are mainly constructed of yellow sandstone. Given that red sandstone only became the dominant material in Glasgow after 1890 it is probable that many of the tenements cleared in the latter part of the last century were of yellow sandstone. To the west around Elder Park some of the larger houses, the library and the cottage hospital building and the Elder Park Cottage are constructed of yellow sandstone. The remaining tenements and the shipyard offices are of red sandstone. Within the context of the traditional use of smooth ashlar coursing for the facades and rubble for the rear elevations individual buildings exhibit varying degrees of more elaborate stone detailing with developed sculptural detail in some cases of the finest quality.

The conservation area around Elder Park also features historic use of brick as a material and the long brick wall of the shipyard is a significant presence and reminder of Govan's industrial heritage. Despite being outside the conservation area the Category 'A' listed Engineering Works of 1871 is also built of brick with an internal cast iron frame is thought to be Glasgow's finest example of a heavy engineering workshop. Brick is therefore an important material to consider in the context of preserving and enhancing the conservation area. Brick and harling can also be found used in the construction of outbuildings and walls to backcourts.

The roofs of the traditional buildings are of slate with lead work. In some cases non-traditional materials have replaced these. Chimneys and chimney pots are frequently truncated and substituted with alternative terminals but where they survive they enhance the appearance of tenements. Ridges are formed in lead, clay or zinc.



1. Gable Detail, St. Anthony's RC Church Presbytery, Langlands Road/ 2. Window Detail, St. Anthony's RC Church Presbytery/ 3. Roof Detail Former British Linen Bank, Govan Road (new image required as no longer painted)/ 4. Decorative Stonework, Pearce Institute, Govan Road

Traditional timber sash and case and casement windows are found on tenements and listed buildings although in many cases these have been substituted with inappropriate replacements. Traditional timber features are found in surviving shopfronts and on listed buildings. Tenements, terraced houses and detached and semi-detached stone built houses can be found that retain original doors and their associated door surrounds with window lights sometimes using stained glass.

Glazing in traditional Glasgow buildings frequently includes high quality decorative stained glass, an important Glasgow design tradition and examples can be found in Govan



6



7

with an outstanding collection at Govan Old. There are also good examples of painted glass at Govan and Linthouse Church.

Listed buildings within Govan also contain examples of very high quality materials including copper at roof level (St Anthony's Church) and marble plinths and walls at ground floor level (Former British Linen Bank) and occasionally forming columns and pilasters on upper elevations.

Ironwork is found in a variety of forms. Cast iron, widely used in Victorian buildings and street furnishings, can be found surviving in Govan and is an important material to preserve where it occurs even in small details. Cast iron rainwater goods are a feature of traditional buildings. Street furniture including lamp-posts of cast iron enhance a conservation area where they are still to be found and major cast iron monuments such as the Aitken Memorial Fountain define its character.

Granite or whinstone kerbstones and setts combine historic character with extreme durability. Existing and salvaged material is always to be preferred for its character and appearance to material that is newly cut and uniform. Caithness is a traditional material for pedestrian paved areas and sandstone paving can also be found often in close vicinity to and on the thresholds of listed properties. Tarmacadam is the basic material for most road surfaces and combines well with traditional materials. Concrete or clay kerbs and pavoids have been introduced but do not reflect the historic character of the conservation area.

Building Condition

Buildings within the study area are in mixed condition. Some of the important listed buildings have been refurbished in recent years which has improved their condition and maintained their long-term viability. Among these are outstanding examples of the conservation and reuse of listed

property with the completed Fairfield Shipyard Offices, Orkney Street Enterprise Centre and the ongoing restoration of the Pearce Institute.

Some buildings however, such as the Lyceum and Elder Park Cottage (Fairfield Farmhouse) and the extension to the shipyard offices remain vacant and in deteriorating condition and others such as Govan Old and the former Hills Trust School are in relatively better condition but have to find new or additional uses to ensure they are not left to deteriorate. Traditional tenement blocks have been comprehensively refurbished over the years although many now require major repairs and continuing maintenance is essential. While many shopfronts and facades of licensed premises have been improved others still require attention.

There are several instances where the external fabric of both historic and modern buildings require further assessment or are known to require remedial repair work including the facade of St Anthony's Roman Catholic Church, its Presbytery, the ancillary building of Govan & Linthouse Church at Govan Cross, 881-887 Govan Road, Elder Park Library and Brechin's Bar/Cardell Halls.

The condition of the public realm has been greatly improved at Govan Cross, however poor quality public space continues to detract from the character of the important focal point around the Pearce Statue, Pearce Institute and entrance to Govan Old, and the quality of the residential streets defining the tenement core at Shaw, Luath, Taransay and Howat Street could be improved.



1

CHARACTER ASSESSMENT

Having examined the historical development and townscape of the study area it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historic interest.

There are three distinct character areas within Govan, which take in Govan Cross, Govan Old and Elder Park. The character of Govan Cross is intensely urban and was previously entirely enclosed by buildings and full of activity. The character of Govan Old is that of a retreat from the noise and bustle of the Cross with the dignified Victorian church set within an ancient oval burial ground enclosed by a wall. The character of Elder Park is that of a generous urban parkland for public recreational activity in contrast to the contemplative character of Govan Old.

Govan Cross Character Area

This area includes Govan Cross and the traditional street pattern which extends

as far as Elderpark Street to the west. The area contains redevelopment opportunities that require to take account of the historic layout and the strong character of surviving fabric including the fine buildings and monuments at and around the Cross. The area has a homogenous quality due to the tenemental form but this breaks down at Water Row and directly to the south-east of the Cross. Behind the properties on Burleigh Street, Harmony Row and Langlands Road there is also a loss of character and cohesion due to the alignment of Golspie Street and the car park that it encircles.

Govan Old Character Area

Govan Old church straddles the northern edge of the ancient burial ground and the land between the burial ground and the River Clyde. It sits behind other property including the Pearce Institute. Although it sits in close vicinity to Govan Cross, Govan Old has a distinctive quality which

makes it stand out as a character area in its own right. Once surrounded by shipyards it still retains a sense of being hidden away, a retreat from the noise and bustle of the Cross. The building is well maintained but the approach from Govan Road could be improved. The grave stones, many of which are of great historic interest, are also in need of care and conservation.

Elder Park Character Area

The character of the western part of the conservation area around Elder Park is very different from the area to the east centred on Govan Cross. For such a densely built up area in Glasgow the tract of land dedicated by Isabella Elder is exceptionally generous in scale. Apart from Glasgow Green/Richmond Park a large area of parkland on the Clyde river plain is unusual in the city. The four Category A listed buildings on its perimeter have a strong presence. These and the monuments and structures within the park tell of its shipbuilding past making it a designed landscape of singular significance.

Key Features and Key Challenges

Govan is one of the most historically significant areas in Glasgow, from its early ecclesiastical beginnings through to its prominence as an internationally renowned shipbuilding community.

Economic re-structuring during the second half of the 20th century led to the abandonment and demolition of a number of historic buildings within the area. The resulting gap sites and vacant properties have had a negative impact on the character of the area. However in recent years residential development has been delivered on gap sites and underutilised buildings such as the Pearce Institute, former Fairfield Shipyard Offices and former Orkney Street Police Station have been restored.

Govan's Key Features

Govan's distinctive character lies not only in the quality of the buildings

1. Elder Park Library/ 2. Celtic Cross, Govan Old Church and Burial Ground

and monuments but also in its rich social history. This history is reflected in the layout and design of the built environment, with the names of streets, buildings, spaces and monuments often being connected to the people and events that shaped the area.

Rich and Varied History

Govan is historically one of the most significant areas in the city, from its early ecclesiastical beginnings through to its prominence as an internationally renowned shipbuilding community. The historic built environment still provides vital connections to this illustrious past.

High Architectural Quality

The concentration and variety of high quality architecture around the Cross, along the central axis of Govan Road and in and around Elder Park is one of the most important features of the area. The individual key features of Govan Conservation Area are many in quantity and type. The most significant include Govan Old (including the collection of burial stones and the burial ground), Elder Park, the statue of Sir William Pearce, the Pearce Institute, the former British Linen Bank, Fairfield Shipyard Offices and Engineering Works and the Elder Library. Other prominent buildings and structures include the Govan & Linthouse Church at the Cross, St Anthony's Church and Presbytery, the former Lyceum Cinema, the Aitken Memorial Fountain, Brechin's Bar/Cardell Hall and the former Elder Cottage Hospital.

In addition, many of the traditional sandstone tenements remain and these contribute significantly to the character of the area. There is a presumption within the City Plan that these buildings will be retained and reused wherever possible. Many other historically significant buildings including the former British Linen Savings Bank, former Orkney Street Police Station, the Hills Trust building, the Salvation Army Citadel and the former St Kenneth, Linthouse church are located within the conservation area.

Street Pattern

16th century mapping of the area shows a road running roughly parallel to the Clyde. Govan Road continues to take the same route, maintaining the historic urban layout of Govan as a self-focussed settlement, in close proximity to, but facing away from, the River. The tightly packed streets off Govan Road reflect the distinct sense of community that has endured in Govan throughout its history. While redevelopment has altered some of the original street pattern, a large proportion remains largely intact and provides the framework within which the buildings sit.

Use of Traditional Materials

Many of the buildings within the study area are constructed in stone, with slate roofs and timber sash and case windows. The prominence of traditional materials adds to the sense of history and identity of the area.

Roofscape

Many of the commercial and public buildings have fine roof features including domes, turrets, spires, tall chimneys, statuary and finials. They create visual interest at roof level as well as emphasising the building's importance and sense of place. These features are visible from outwith the area, acting as landmarks and providing interesting focal points to views.

Combination and Distribution of Uses

The combination and distribution of uses plays an important part in creating the special character of the area. The central vehicular route of Govan Road, together with the pedestrian activity generated by the Subway and Bus Stations, shops and residential uses helps create a bustling atmosphere. Elder Park provides a focus for different types of leisure activity. It is vital to the character of the area that these activities are maintained and encouraged.



Elder Park

The park offers a contrast to, and complements, the tightly built-up area which surrounds it and Govan Cross. It provides an area of green space with fine buildings and structures which have survived since its inception.

Govan Old

The Govan Old character area, including the church building, graveyard, collection of stones and riverside location, is of unique character and significant architectural, historic, archaeological, landscape and townscape interest. It has potential to be a reflective and appealing space on the riverside, an important tourist attraction and workspace, and a focus for community renewal.

Govan's Key Challenges

Challenging Social and Economic Conditions

The challenging economic and social conditions experienced in Govan have many implications for the historic fabric of the conservation area. Buildings require to be occupied and maintained and this, along with the appropriate development of vacant land, will only occur if the economy of the surrounding area can support it. In particular, there are buildings, such as Govan Old, that present opportunities to grow the local and city economy and be a focus for community renewal, but require a sustained and co-ordinated regeneration approach to overcome the significant challenges faced.

Lack of repair and maintenance leading to loss of original architectural detail and use of inappropriate materials

At and around Govan Cross the tenements and buildings have suffered from a lack of repair and maintenance leading to a loss of architectural detail with poor quality materials used on roofs and windows and at ground level substandard shopfronts and public

realm.

Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. The use of traditional materials in any conservation area is an important element of its character and appearance. By contrast, inappropriate replacement doors, windows, roof coverings and loss of chimney stacks has to some extent eroded the special character of the area. Pre 1919 Tenement properties have been identified as requiring attention to safeguard their historic character, with the repair and replacement of original architectural details a priority. In addition many traditional shopfronts have been replaced with those of different proportions, materials and signage. It is important to reverse these trends if the character and appearance of the area is to be retained. With the support and funding provided by the Townscape Heritage Initiative (THI) a number of historic buildings have been restored in recent years. Future priority projects have been identified in the Conservation Area Management Plan.

Reuse of Vacant Property and Land

Vacant property has a negative effect on the character of an area. To restore the vitality of Govan Cross it is important that vacant premises including listed buildings and shop units are returned to use.

The vacant and underused land at Water Row has been a long term legacy of post industrial decline and is now one of the most strategically important sites in the city. A way forward is required, with sensitive development that contributes to the vitality of the area and enhances its historic character and setting.

Limited Connectivity to Surrounding Areas

Pedestrian movement between Govan Cross and the areas that immediately surround it is constrained, particularly

to the south where Golspie Street acts a barrier to those travelling on foot. This is made worse where the junctions have become difficult for pedestrians to negotiate due to extensive barriers that clutter the street and detract from the historic character of the townscape. To the north there is no means of pedestrian or cycle access across the River Clyde to the Riverside Museum and destinations on the other side of the river. This lack of connectivity has isolated the towncentre and contributed to a loss of vitality.

Dominance of Road Layout

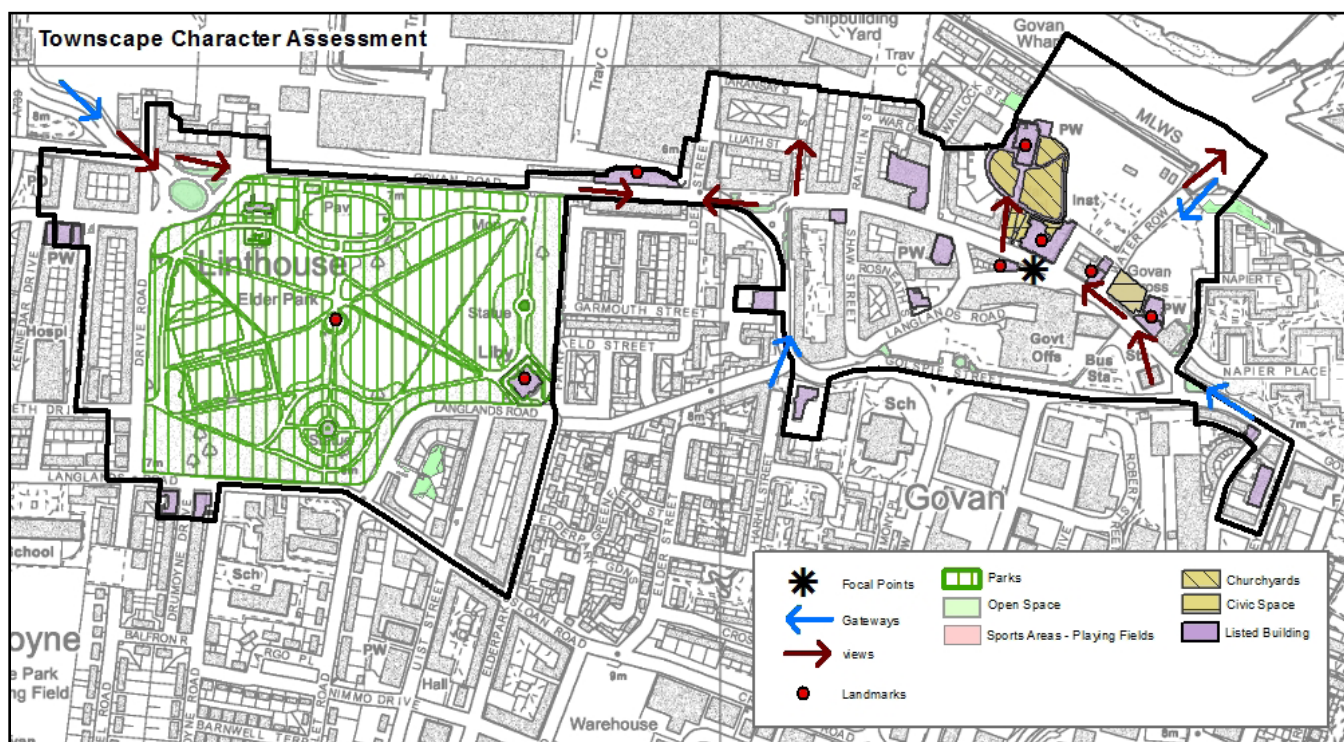
Much of the modern road layout has been designed to accommodate traffic flows and as a consequence has eroded the traditional street pattern leading to a loss of character and identity eg. Golspie Street

Building Line

The traditional building line is set to the street edge as is evident along much of Govan Road and adjacent tenement lined streets. Infill development in several areas has deviated from this with late 20th century development usually being set back from the pavement. However more recent infill development on Govan Road and Golspie Street has the building line set to the street edge.

Gateways and Fragile Edges

While the character of the conservation area is well served by its historic buildings and monuments it tends to breakdown and become less distinctive at key gateways and entry points. The weaknesses occur where the character areas are approached from the outside of the conservation area by road or footway (refer to townscape map) and reflect the mix of non-traditional building form, vacant and open space and the dominance of the modern road layout at these points. Fragmented perimeter land uses include the land at Water Row, the eastern part of the Govan Road corridor at the shopping centre, transport hub and southern



1

© Crown Copyright and database right 2012. All rights reserved. OS Licence No. 100023379.

edge of Golspie Street.

Fragmented spaces at Water Row

The open space and car park at Water Row occupies a prominent location connecting Govan Cross with the River Clyde. The recent improvement of the open space has enhanced the physical environment. However there remain large areas of surface car parking and underutilised land where new development could be accommodated and to provide an inviting arrival point from the proposed pedestrian and cycle bridge across the River Clyde, bringing new activity to the space. The site would benefit from interpretation acknowledging its historic significance.

Deterioration of the Public Realm

During the latter half of the 20th century public spaces in Govan have suffered from lack of attention to detail and use of poor quality materials. In recent years public realm improvements at Govan Cross and the link from Water Row to the Clyde Walkway have improved

the quality of public space within the area. The quality and upkeep of the public realm remains important if the character and appearance of the area is to be maintained and enhanced. Further public realm improvement is identified in the Conservation Area Management Plan.

Management of Open Spaces

Both Elder Park and Govan Old Burial Ground are formal landscaped open spaces where lack of appropriate maintenance, anti-social behavior and vandalism impact on the historic environment and preservation of their key features. Around Elder Park the weaknesses include the derelict Elder Park Cottage, the vacant shipyard office extension and the general poor standard of repair around the perimeter of the park and its entrances. Victorian designers made great features out of park entrances and from outside the parks are very much defined by their entrance gates which in some cases are very ornate and incorporate

buildings such as gate keeper lodges. Elder Park lacks this key element due to neglect of the original gates on Govan Road and the parkland lost for road purposes at Linthouse.

CONSERVATION AREA BOUNDARY

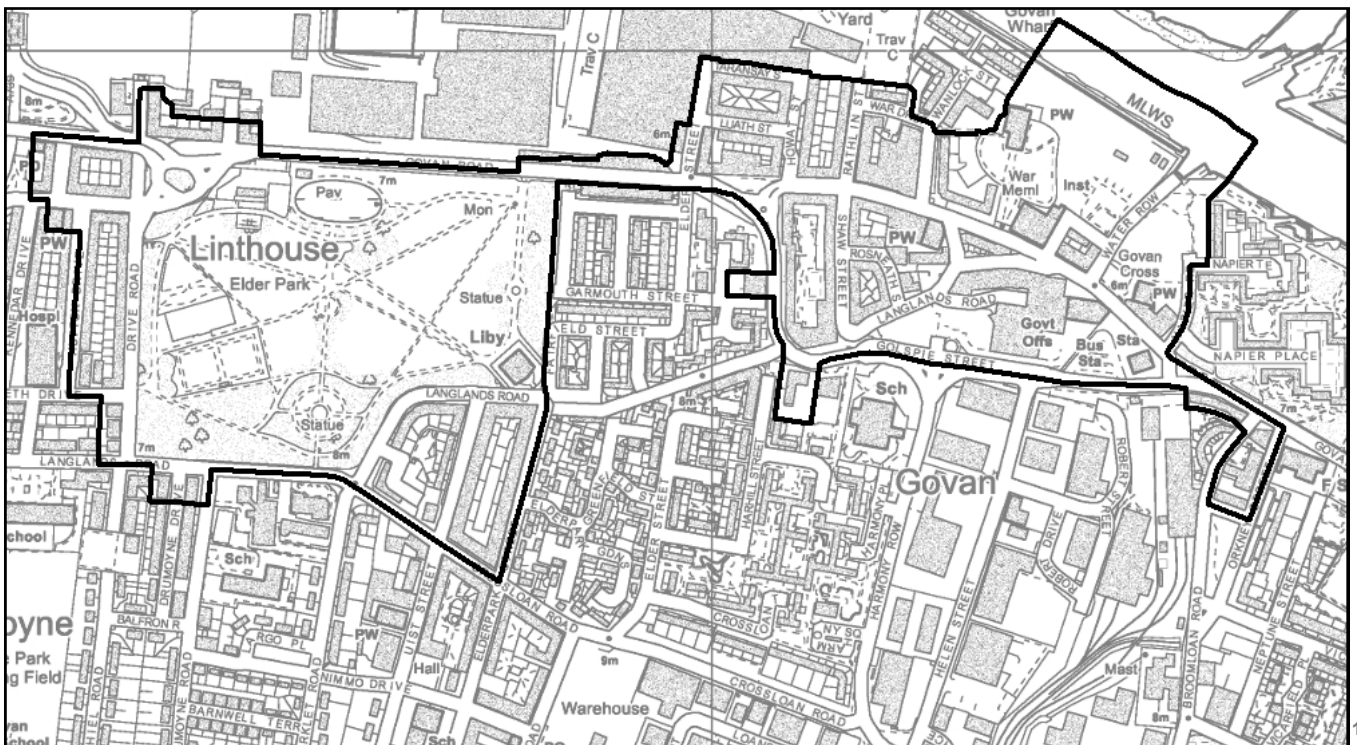
Enhancing the connection between Govan Conservation Area and its surrounding areas is identified as a key challenge. The existing Conservation Area boundary tends to follow the routes that act as barriers between the Govan Cross character area and its immediate surroundings. A revised boundary is proposed that extends the Conservation Area to include important historic buildings on the perimeter.

Proposed Conservation Area Boundary

The northern boundary follows the central line of the River Clyde taking the eastern and southern boundary of the Wanlock Street housing development, continuing along the centre of Wardrop Street before turning northwards to join the southern perimeter of the shipyard. It follows the shipyard boundary adjacent to Taransay and Elder Street and includes the former Fairfield Shipyard Offices and their extension at 1048 Govan Road. Beyond the

offices it follows the southern wall of the shipyard then doglegs north to include the tenements in Aboukir Street, Govan Road and Cressy Street at Linthouse. It then travels south to include the tenements on both sides of Clachan Drive and Govan and Linthouse Parish Church (formerly St Kenneth's) on Skipness Drive, then south again along Hutton Drive before turning east along St Kenneth Drive to turn south to include the villas on Drive Road before joining Langlands Road. The southern boundary follows the central line of Langlands Road, deviating only to include the former Elder Cottage Hospital buildings. It then continues east on Crossloan Road until Elderpark Street and then north along the centre line of Elderpark Street and continues north along the edge of the park. The boundary then follows the centre line of Govan Road where it turns south along the western edge of Golspie Street while also incorporating the Salvation Army Citadel. At the junction with Langlands Path, the boundary continues

© Crown Copyright and database right 2012. All rights reserved. OS Licence No. 100023379.



1. New Conservation Area boundary/ 2. Stonework depicting John Elder, former Fairfield Shipyard Office, Govan Road

south to incorporate the Hills Trust building before returning to Golspie Street to include the new residential development that adjoins the former Savings Bank returning south along Broomloan Road to Orkney Place. It then follows the centre line of Orkney Place eastwards until Orkney Street and then follows the centre line of Orkney Street north until Govan Road where it follows the centre line west to Napier Road. It then runs north along Napier Road and continues along the western boundary of the housing development to the River Clyde, running to the east of the new ferry landing point where it joins the river.

Justification for Amending the Conservation Area Boundary

Where new buildings have been developed around the edge of the conservation area they are excluded unless they are part of a frontage that contains historic buildings. Accordingly new residential development on Govan Road opposite the Fairfield Shipyard Offices have been excluded whereas the new build that forms an integrated block with the former British Linen Savings Bank on Govan Road has been included. Also included is the former Orkney Street Police Station whose presence on the edge of the conservation area enhances its character.

Historic tenements and villas to the north, west and south east of Elder Park are included as they provide its setting. This also applies to the inclusion of the shipyard wall. Within Linthouse both sides of Clachan Drive and the Govan and Linthouse (formerly St Kenneth's) Church have been included as a listed building situated at the edge of the existing conservation area boundary. Its presence currently enhances the conservation area due to its significance and proximity to the boundary.





PRESERVATION AND ENHANCEMENT

Detailed analysis of the conservation area's character has highlighted opportunities for its preservation and enhancement. The application of planning policies, the provision of information and advice encouraging sympathetic maintenance and repair and the concerted application of a heritage-led regeneration strategy via Central Govan Action Plan and Govan Cross Townscape Heritage Initiative are important tools in the preservation of the area's unique character to bring about positive social and economic change and are dealt with in the following pages. A number of specific sites/issues have also been identified as opportunities for enhancement.

Opportunities for Preservation and Enhancement

Maintenance - The best means of preserving the character and appearance of any area is through

the routine maintenance of buildings and replacement of inappropriate alterations. Roofs, domes, statuary, chimneys, windows, doors, guttering, stonework, entrance steps, need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term. A survey of building conditions throughout the area would inform such a programme.

Development - The Central Govan Action Plan 2006 – 2016 has provided a framework to encourage investment and regeneration, of Govan Town Centre through the repair, reuse, improvement and promotion of the Historic Environment. The Govan Cross Townscape Heritage Initiative (THI) was initiated to deliver priority projects involving the restoration of buildings within the Conservation Area. These

buildings were chosen according to their architectural significance and level of need and were concentrated around Govan Cross, the historic heart of Govan, in order to maximise impact. It is hoped that funding associated with the second stage Townscape Heritage Initiative will be secured to continue the delivery of restoration projects within the Conservation Area.

Minor works such as the replacement of traditional windows, doors and roofs with modern styles and materials are evident and can have the cumulative effect of eroding the character and appearance of the conservation area. In addition all new development must be of a scale, density and detailed design that will complement the surviving historic fabric. The City Council is committed to the preservation of the area's unique character through the application of

1. Former Lyceum Cinema, Govan Road/ 2. War Memorial, Govan Road

City Plan policies. Information relating to the key policies which promote the sympathetic design, repair and maintenance of property can be found in Glasgow City Plan 2 (adopted 2009) and in the Govan Conservation Area Management Plan appended to the back of this document.

Information and Advice - Property owners and residents have a major role to play in the preservation and enhancement of the Govan Cross Conservation Area. The City Council will prepare and distribute information leaflets to those affected by the proposed boundary changes explaining the implications of living in a conservation area and/or listed building. Details of the availability of grants will also be included. In addition specific guidance for residents/ owners wishing to carry out repairs and alterations to their property will be prepared. Other methods of disseminating this information, such as via the Council or the THI's web site, or in the local press will also be investigated.

Restoring Historic Buildings - Three priority restoration programmes have been identified to address the loss of original architectural detail and use of inappropriate materials; the restoration of listed buildings, shopfronts and pre-1919 tenements.

Listed Buildings - The loss of original architectural detail and the use of inappropriate materials has had a negative impact on listed buildings within the Conservation Area. The THI programme has provided funding to repair and restore original architectural details on a number of listed buildings. The undernoted listed buildings have been identified as requiring work to safeguard their historic character (in no priority order) :

1. Former Lyceum Cinema, Govan Road - Category B Listed
2. Elder Park Cottage, Elder Park - Category B Listed
3. Govan Old Church, Govan Road - Category 'A' Listed



2

4. The Sanctuary and Ancillary Building Govan & Linthouse Parish Church at Govan Cross – Category 'B' Listed
5. Pearce Institute, Govan Road - Category 'A' Listed)
6. 883 (881-887) Govan Road / 4 Shaw Street – Category 'B' Listed
7. Former Hill's Trust School, 65-69 Golspie Street - Category 'B' Listed
8. Brechin's Bar/Cardell Halls, 801-805 Govan Road / 2-4 Burleigh Street – Category 'B' Listed
9. Elder Park Library - 228a Langlands Road Category A Listed
10. St Anthony's RC Church and Presbytery - 62 Langlands Road Category B & C

Traditional Shopfronts - Ground floor shop units line the tenement streets

of the historic core of Govan and on the street corners of tenements blocks surrounding Elder Park. The THI programme has featured a 'Traditional Shopfront Improvement Scheme' that has provided funding to enable shop owners to reinstate the original scale, proportion and details of shopfronts. However there are still a number of vacant and poorly designed shopfronts, often in prominent locations where the proliferation of roller shutters and over scaled and inappropriate signage adds to the visual clutter and detracts from the streetscene. Future funding for shopfront improvement should be directed to those shopfronts at prominent locations on street corners and along key routes.

Pre 1919 Tenements – Future funding for repairs to residential properties should be directed to those Pre 1919 Tenements on key routes that have a significant impact on the streetscene.



1

Improvement of the Public Realm

Govan Conservation Area has received significant investment to improve its public realm, particularly at the Cross where the use of stone has helped enhance pavements and define open spaces. From the Cross clear legible routes have been created from Water Row to the River Clyde Walkway. The Walkway has been improved to the east but connectivity to Pacific Quay is restricted by the derelict Graving Docks site. To the west proposals to connect the Walkway with Govan Old are proposed.

Future public realm improvements have also been identified at the pavement to the north of Govan Road at the Pearce Institute and entrance to Govan Old Church, and also at the prominent gusset site between Govan Road and Burleigh Street. The existing public realm at the corner of Langlands

Road and Shaw Street would also benefit from improvement as would Burleigh Street.

The standardisation and coordination of streetscape elements such as pedestrian barriers, litter bins, street signage, lighting, information boards, street name panels, phone boxes and traffic control boxes would complement the character of the conservation area.

Restoring the Historic Street Pattern

- As plans for the regeneration of the wider area emerge, it is important that development within the historic core area should consider the opportunity to reinstate the historic street pattern. The road layout has been altered to reinstate Govan Road as the main street to encourage people to travel through the historic heart around the Cross. Development that observes the original street pattern and traditional

forms of road layout help restore the historic street pattern and sense of character, as has been the case in the development that forms an integrated block with the former savings bank on Govan Road.

To the south of Govan Cross the shopping centre, associated surface car parking, the subway station and bus station create a fragmented built form that does not respect the historic street pattern and leaves poorly defined spaces. Opportunities to enhance the built form could include development of new buildings at the street edge.

Improving connectivity with surrounding areas

- The need to connect the communities of Govan and Partick by a pedestrian and cycle bridge is now recognised as key to regeneration which could further



2

enhance the appeal of and accessibility to the Conservation Area helping to boost the local economy. A connection from Govan across the River Clyde would also link the Riverside Museum and future development at Glasgow Harbour.

To the south of the Conservation Area the reinstatement of Harmony Row within the shopping centre car park emerges as a future opportunity that could bring improved connectivity between Govan Cross and the area to the south. There is scope at the junction of Harmony Row and Golspie Street to form a public space on the north side of Golspie Street around which development might take place.

New Uses for Vacant Listed Buildings - Reuse of vacant listed buildings will ensure their long term viability and enhance the vitality of the area. In particular Govan Old

Parish Church, the former Lyceum Cinema which occupy important sites in the heart of Govan, and Elder Park Cottage in Elder Park, require early action in order to secure their future. Sensitive and imaginative schemes should be encouraged. The restoration of the Fairfield Shipyard Office to provide office space and a heritage centre demonstrates what can be achieved. Although not listed, the extension of the former Fairfield Shipyard Offices at 1048 Govan Road is another example of a vacant historic building whose re-use could positively contribute to the townscape and local economy.

Rejuvenation of Elder Park - The future management of Elder Park should recognise the historical significance and importance of Elder Park, whilst meeting the needs of both residents and potential tourists. Significant investment is required to reinstate historic features including the gateway on Govan Road, to restore the K13 memorial, and to find a new and complementary use for Elder Park Cottage. The railings surrounding much of the park could be improved to reflect the grander style at the entrance to the library. Within the park additional sculpture and ironwork might be provided and pathways improved with a commitment to tree planting based on research into Honeyman's original design.

Govan Old - as a focus for community renewal - Govan Old has the potential to become a tourist attraction of national significance bringing economic and social benefits to the local community. A sustained and co-ordinated regeneration strategy plus significant investment is required to capitalise on this historic asset.

Development of Heritage and Tourism Potential - Govan's rich social history offers great potential for the development of heritage and tourism initiatives in the area. The conservation area provides the opportunity to develop this in terms of the built and cultural heritage. Initiatives could include the development of an interpretation plan,

providing information and education, heritage/architectural trails and visitor centre/attractions.

Similarly improved perception confidence and pride comes as a result of efforts to promote knowledge about the conservation area and its historic assets. Educational and promotional activities form an important part of the Townscape Heritage Initiative and can embrace the strong community spirit that exists in Govan, linked to its proud past.

Grants - Owners of historic buildings in the Govan Conservation Area may get help with the cost of repairs from the Govan Cross Townscape Heritage Initiative. Eligible works include:-

- 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.
- shopfront improvements including the reinstatement of traditional proportions and features

For further information contact the Govan Cross Townscape Heritage Initiative, 18 Orkney Street, Glasgow, G51 2BX Phone: 0141 274 3217 Email: www.getintogovan.com



1. Former British Linen Bank, Govan Cross/



2

ARTICLE 4 DIRECTIONS

Historically, Article 4 Directions have been used as a further way of ensuring that a conservation area maintains its character and appearance.

The effect of a Direction is to control minor works which, over time, could erode the character and appearance of a conservation area.

In February 2012 however, the Town and Country Planning (General Permitted Development (Scotland) Amendment Order 2011 (SSI 2011/357) came in to force, removing householder Permitted Development Rights within Conservation Areas.

In the Govan area, the majority of residential property is flatted and therefore has very limited 'permitted development' rights according to the new legislation. In view of the removal of Permitted Development Rights now conveyed by Conservation Area status, it is considered that additional Article 4 Directions would not be required the revised Conservation Area.

The protection and enhancement of the special character and appearance of the area would be secured through the implementation of the Council's City Plan policies and supplementary guidance.

Any planning application which is thought likely to alter the character of a Conservation Area must be advertised in the local press and a notice posted near the site. The



3

local authority must then allow 21 days for objections and comments before determining the application.

All trees in a Conservation Area are protected from works including pruning, lopping or felling. They can make a significant contribution to the character of a Conservation Area. Before any work can be undertaken the Local Authority must be notified. On receipt of notification Glasgow Council have six weeks in which to determine whether formal permission is required for the proposed works.

CITY PLAN

The quality and character of the Govan Conservation Area will be maintained through the implementation of policies contained within the adopted Glasgow City Plan 2, 2009 and the proposed City Development Plan, expected 2016.

The City Plan 2 document can be accessed online at www.glasgow.gov.uk

The completion of the Govan Conservation Area Appraisal provides an opportunity for the interpretation of these policies at a more local level, focusing on the areas' unique character, architectural features and townscape detailing.



4

FURTHER INFORMATION



1

Useful Publications:-

Glasgow City Council

Glasgow City Plan 2 is available on the Council website and details all policies designed to protect and enhance the historic and natural environment.
www.glasgow.gov.uk/

Historic Environment Scotland

Guides
 Conservation Group's series of INFORM Guides, available from Historic Scotland or downloadable from their website. These leaflets give owners of traditional buildings information on repair and maintenance.
www.historic-scotland.gov.uk

Govan Cross THI

How to look after Govan's Old Buildings, www.getintogovan.com

Improving Govan's Shopfronts : Design Guide, www.getintogovan.com

Useful Contacts:-

For all planning, conservation, landscape, tree, building control and public safety related enquires:

Development & Regeneration Services

Phone 0141 287 8555.

www.glasgow.gov.uk

For all grant enquires:

Govan Cross Townscape Heritage Initiative, 18 Orkney Street, Glasgow, G51 2UX Phone: 0141 274 3219.
 Email: www.getintogovan.com

Additional enquires:

Historic Environment Scotland
 Phone 0131 668 8600
www.historic-scotland.gov.uk

IHBC Institute of Historic Building Conservation
www.ihbc.org.uk

BIBLIOGRAPHY



2

The Buildings of Glasgow by Williamson, Riches and Higgs, Penguin Books in association with the National Trust for Scotland 1990

Govan - The Scottish Burgh Survey produced by Glasgow University Archaeological Research Division for Historic Scotland, published with assistance of Glasgow City Council 2006

Central Govan Action Plan by McNally Association, 2005, commissioned by Glasgow City Council, Scottish Enterprise, Communities Scotland.

Central Govan Conservation Area Appraisal Consultative Draft, by Glasgow Building Preservation Trust. 2005

A Conservation Plan for Govan Consultation Document, commissioned by Govan Workspace

Ltd, 2005, written and researched by Robertson McIntosh Consultants. Excavations at Govan Old Parish Church 1994 by Glasgow University Archaeological Research Division (GUARD), 1995, (report by I S Cullen and S T Driscoll).

The Govan Heritage Trail by Rob and Linda Gault for the Govan Reminiscence Group, published with the assistance of Glasgow City Council and the South West Area Management Committee 1993

A Guide to Conservation Area in Scotland by Historic Scotland, Scottish Executive Development Department 1999

A History of Govan by John Simpson sponsored by The Govan Fair Association



GOVAN CONSERVATION AREA
MANAGEMENT PLAN

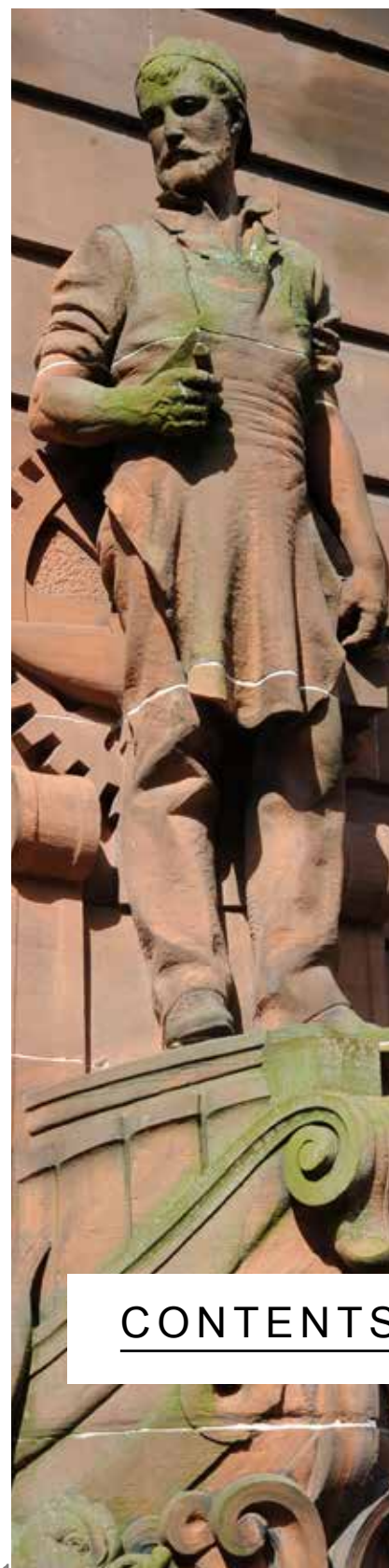
DRAFT

AUGUST 2016



Cover Images: View of Govan Tenements at Langlands Road/ Decorative Stonework, Former British Linen Savings Bank, Govan Cross/
Sir John Elder Statue, Elder Park/ Celtic Cross, Govan Old Church and Burial Ground

40	CONTEXT
	Purpose of a Conservation Area Management Plan
41	CONSERVATION AREA MANAGEMENT PLAN
	Philosophy
	Terminology
	Statutory and Advisory Context
	Local Policy Framework
	Key challenges and responses arising from the conservation area appraisal
	Recommendation 1: MANAGEMENT OF THE CONSERVATION AREA
	Recommendation 2: IMPROVING THE CONDITION OF HISTORIC BUILDINGS AND SHOPFRONTS
	Recommendation 3: NEW USES FOR VACANT BUILDINGS
	Recommendation 4: EXPLORING OPTIONS FOR IMPROVED CONNECTIVITY
	Recommendation 5: NEW DEVELOPMENT AT WATER ROW AND OTHER GAP SITES
	Recommendation 6: PUBLIC REALM
	Recommendation 7: GREENSPACE
	Recommendation 8: GRAFFITI AND FLYPOSTING
	Recommendation 9: ARCHAEOLOGY
	Recommendation 10: SKILLS AND RESOURCES
	Recommendation 11: TELECOMMUNICATIONS
	Recommendation 12: PUBLIC ART
	Recommendation 13: EDUCATION and INTERPRETATION
55	OPPORTUNITIES
	Historic Environment Records
	Accessibility
56	CONSULTATION PROCESS
57	SOURCES OF FINANCIAL ASSISTANCE
58	BUDGETARY IMPLICATIONS
59	MANAGEMENT
60	MONITORING AND AUDITING



CONTENTS



CONSERVATION AREA MANAGEMENT PLAN

2

The historic environment is a finite and non-renewable resource. Maintaining and enhancing the economic and social fabric of the historic environment is vital if the variety, quality and special characteristics of this resource are to be sustained for future generations. Avoiding the neglect and loss of built fabric and promoting the efficient use and reuse of land and buildings within the historic environment are the two ways of achieving this. It is also important to identify the best viable uses for properties within the area which are compatible with the fabric, setting, and character of the town centre generally and the Conservation Area in particular.

The role of the Conservation Area Management Plan is to ensure that the very specific qualities of strong architectural references and distinctive streetscape are maintained and supported through a suite of positive policies and directions.

Philosophy

Conservation policy is set out in a broad range of national and international guidance, statutory instruments, and charters. Of particular relevance within Scotland is Scottish Planning Policy (SPP) (2011) and the Scottish Historic Environment Policy (SHEP) series. Also of assistance in considering wider townscape issues are PAN 71: Management of Conservation Areas whilst the Historic Scotland Stirling Charter www.historic-scotland.gov.uk summarises some of the wider principles underlying heritage policy in this country.

Terminology

Conservation terminology does differ between these various documents; but for ease of reference we have set out below a number of underlying common themes:

Economic Sustainability

Historic areas are not immune from the effects of economic decline and population change, which can result in obsolescence, neglect and deterioration. The most appropriate way to ensure the care of our built heritage is to ensure that important buildings and sites have a sustainable, viable, ongoing use. These may not be the most profitable uses, but should instead be viable over the long term with minimum impact upon the special architectural and historic interest of the buildings and sites concerned. Achieving the best viable use may require adaptation of the fabric. This should be undertaken carefully and sensitively having regard to its architectural and historic interest, character and setting.

Understanding and Knowledge

Any historic building, townscape or landscape together with its setting, fixtures and fittings can be regarded



1

as a composite work of art and historical document. Such features are often extremely complex, comprising different elements and phases of build which may reflect the development of the heritage site and changing society over time. All significant work should be preceded by thorough documentary research and physical investigation in order to ensure that the site is fully understood and informed decisions regarding the best way of caring for it can be made.

Minimum intervention

The stock of historic buildings is finite and every loss significant. The destruction, alteration or renewal of parts or all of a building can be damaging and should always be carefully considered and properly justified. A conservative approach of minimal intervention and disturbance to the fabric of an historic building is therefore fundamental to good conservation.

New Work

The design of new work should not damage, mask or devalue the character or appearance of the historic building or site to which it relates, either physically or visually. It should be of appropriate quality and should complement the historic fabric. It should be reversible and, whether carefully matched, blended or contrasted with old work, should combine to form a composite building or group of buildings of overall architectural and visual integrity.

Reinforcing and Regenerating Town Centres

Governmental planning advice and guidance places emphasis on the

promotion of town centres, focusing development whilst maintaining, improving and developing the quality of the built environment. This includes the promotion of safe and attractive town centres which are accessible to all sectors of the community.

Governmental advice also recognises a need for town centres to accommodate a broad range of uses including not just shopping but also other functions which encourage wider social and economic activity throughout both the day and evening. It is recommended that special regard should be given to tailored solutions which take account of local circumstances, and economic factors together with the characteristics and appearance and existing urban fabric.

Quality of Design

An underlying theme of national planning policy, most explicitly covered by the Scottish Government publication A Policy on Architecture for Scotland, is the use of imaginative, high-quality architecture – including heritage-led work – as a way of improving the quality of our buildings and of our urban and rural places. Architecture is specially recognized as being a way of conserving and extending that which is of value in our built heritage and in achieving our objectives for a sustainable future.

It is also recognized that well-designed and efficient buildings represent a sound investment, help to stimulate local economies, promote regeneration, and are important for economic competitiveness. A conservation-led regeneration approach should not

advocate development at any cost, but rather promote an aspirational strategy to development in order to enhance the character and amenity of our townscapes.

Statutory and Advisory Context

The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 sets out the framework surrounding listed buildings, the regulative measures covering development which affects them and their setting and the designation of conservation areas; it also outlines the grant aid process. In particular, the Act 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'. The historic centre of Govan, including Elder Park was designated as a Conservation Area in 2008 and reviewed in 2016. Glasgow City Council, therefore, has a statutory duty to designate and protect areas such as Govan, to ensure that all new development 'respects, enhances and has a positive impact on the area [and is] founded on a detailed understanding of the historic and urban context', and to prepare where appropriate schemes of preservation and enhancement of the area. Guidance in delivering these objectives is contained within Scottish Planning Policy (SPP) (2011).

Other significant policy documents are HES Policy Statement (June 2016) which replaced SHEP (2011) and provides an overarching framework for policies for the Scottish historic environment and emphasise the role of the past in promoting high quality



2



3

new design and modern environments. Historic Scotland Stirling Charter summarises some of the wider principles underlying heritage policy in this country.

The Strategic Development Plan (SDP) for Glasgow and the Clyde Valley was approved, with modifications, by Scottish Ministers on 29 May 2012. The SDP supersedes the Glasgow and Clyde Valley Joint Structure Plan 2000 and its four alterations. The statutory development plans for Glasgow now comprises the SDP (2012) and City Plan 2 (2009) which is the current Local Development Plan (LDP). To ensure that the City's coverage remains up-to-date and relevant, the City Council is preparing a new LDP for Glasgow which, on completion (scheduled to be 2017) will replace City Plan 2.

Glasgow City Plan 2 (2009) is Glasgow City Council's Local Development Plan (LDP) covering all aspects of its physical development strategy from 2009 – 2016. City Plan 2 comprises a suite of strategies, policies and proposals to deliver the Scottish Government's planning objectives of enabling sustainable development, a strong diverse and competitive economy, promoting social justice, protecting and enhancing the quality of the environment, delivering good design and delivering a more sustainable and effective integrated transport system. The City Plan also takes cognisance of a multitude of related Council and stakeholder objectives covering biodiversity, housing, education, culture, business, environmental and social objectives.

City Plan 2 (2009) identifies Govan as part of the wider Clyde Waterfront which is a Key Regeneration Area. The Central Govan Action Plan (CGAP) is a local development framework that has been developed by a partnership of public agencies working closely with the community. During its 10 year programme between 2006 and 2016 significant investment has been delivered. The key aims have included improving Govan through investment in the streets and buildings, creating new business and commercial space, and developing new mixed tenure residential development, in keeping with the area's traditional tenemental form. Working alongside CGAP, the first phase of Govan Cross Townscape Heritage Initiative 2009-2015 has encouraged the repair, reuse, improvement and promotion of Govan's historic environment, resulting in significant improvements in its condition, management and community participation with local heritage.

City Plan 2 highlights the economic importance of the BAE shipyards at Govan and Scotstoun that continue to attract new business and employ around 3,000 people. New employment opportunities are also expected to emerge as a result of development in the Central Govan and wider Clyde Waterfront facilitating development proposals that may, otherwise, give rise to major traffic issues, whilst also improving public transport access to Greater Govan. There is also an opportunity to create a permanent new river crossing between Govan Cross

and the proposed Riverside Museum by building a new pedestrian bridge that would also complement the Govan Summer Ferry Service.

The main policies, in relation to the character of the Conservation Area, are contained within the theme 'Environment'. Under this the strategic aim for Heritage and the Built Environment is the commitment to: "protect, enhance and regenerate Glasgow's historic environment, improve the image of the City and ensure that new development is sustainably designed and constructed"

The proposed City Development Plan identifies in Policy CDP 2 Sustainable Spatial Strategy the need for a Strategic Development Framework (SDF) to be developed to guide new development and examine the best way to connect Govan and Partick and to develop the river corridor. The preparation of both the Govan/Partick and River Corridor SDFs will respond to the context of the area and its particular identified issues and will follow a structured process that has been set out in a template which explains the scope and content required and the relationship to other documents.

Each SDF will contain a section that identifies resources and actions to progress implementation of the strategy, and will also consider how the impact of the strategy will be measured. This process began in March 2015 with a charrette bringing together local residents, businesses and other relevant stakeholders, the outcomes of which will inform the development of the Govan/Partick SDF.



1

The proposed City Development Plan identifies (in Policy CDP 4 Network of Centres) that Govan Town Centre is a 'Local Town Centre' whose role is defined as being to serve local communities, but vary widely in scale, function and character with some being predominantly retail based and others service based.

Use of Statutory Powers: Repairs Notices, Urgent Works Notices, Compulsory Purchase

Under the Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997, Glasgow City Council has powers to prevent deterioration and damage to listed buildings by serving repairs notices and/or taking compulsory purchase action. Similarly the Council has powers to carry out emergency works for the preservation of both listed buildings and unlisted buildings in a conservation area. Under the Building (Scotland) Act 2003, the Council has powers to serve Dangerous Building Notices and to take action to make safe any dangerous building.

Local Policy Framework

Glasgow City Council has also developed its own set of local development policies and design guidance which are contained within Glasgow's City Plan 2. These are already used to assess development applications throughout the city and to guide the alteration and repair of Listed Buildings and properties in Conservation Areas.

The Council's design principles

relevant to Govan are detailed under the following policy statements:

Des 1 – Development Design Principles

To promote new development which is designed and constructed to contribute positively towards the creation of high quality environments and sustainable places in support of the Plan's vision

Des 2 – Sustainable Design and Construction

To ensure that the development and regeneration of the City is undertaken in a manner that embraces the principles of sustainable design and construction, thereby helping deliver sustainable development.

Des 3 – Protecting and Enhancing the City's Historic Environment

To preserve and enhance the character and appearance of Conservation Areas and protect their settings, to protect the special architectural and historic interest of the City's listed buildings, to protect and preserve archaeological remains.

Des 4 – Protecting and Enhancing the City's Natural Environment

The Council wishes to ensure that all developments have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies urban form and architectural styles, provides shelter, creates local identity and promotes biodiversity.

Des 5 – Development & Design Guidance for the River Clyde & Forth Clyde Canal Areas

To protect and enhance the function of the River Clyde and Canal Corridors

by supporting developments, which as appropriate, provide public access to, from along the River and Canal, protect and enhance existing prominent views and promote community, leisure and recreational activities on and beside the water.

Des 6 – Public Realm and Lighting

To create the highest possible quality of public realm (including public art) and ensure that the design of lighting schemes minimizes light pollution, does not impact on the amenity of neighbours and, in relation to architectural lighting installations, protects and enhances architectural and townscape quality.

Des 8 – Signs and Advertising

To ensure that signs and advertising are displayed without detracting from visual amenity or comprising public safety.

Des 9 – Alterations to Shops and Other Commercial Buildings

To ensure that alterations enhance the appearance of buildings and street scene, generally, and cause no disamenity to neighbours.

Des 10 – External Fittings to Buildings

To ensure that the addition of external fittings does not detract from the appearance of buildings and the general street scene.

Under these policy statements, issues including new design, open space, tree preservation orders, extensions, demolition, accessibility measures, decoration, shop design, advertising/signage, works to the exterior and interior of listed buildings and buildings in the Conservation Area, boundary

1. Decorative Stonework, Former Fairfield Shipyard Office, Govan Road

walls, bin stores, maintenance, Article 4 Directions and public realm, are dealt with in detail.

An overarching theme of all Council policy is the theme of sustainable development, with the historic environment recognised as a finite resource. The government's policy statement NPPG 18 advises that recycling of historic buildings minimises consumption of materials and energy used in demolition and redevelopment, protects traditional materials and craft skills and, in many cases, contributes to community cohesion and sense of place. It advocates that new development and development involving changes to historic buildings should seek to promote the aim of 'best viable uses' with special regard paid to issues of setting and character.

Specific policies relating to Glasgow City Council's Conservation Areas are:

- to continue to gather information about Conservation Areas to fully understand their most important heritage and townscape assets; history, architecture, and streetscape.
- to retain, protect, preserve and enhance the City's existing historic environment, ancient monuments and archaeological heritage as outlined in policies DES 3, ENV13 and 14 in Glasgow City Plan 2.
- to support existing and encourage new uses whilst ensuring that these contribute positively to the economic and cultural life of the Conservation Area in ways which do not conflict with, and make best use of, its historic fabric, historic associations and townscape.
- to preserve and enhance the special townscape of the area so that important townscape features continue to contribute to the quality of the urban scene both in the interests of public amenity and in support of the Area's local community and economy.
- to protect and conserve those material assets which are of historic, scientific and cultural significance for existing and future generations, ensuring that the value of these assets are not diminished by unsympathetic alterations or new development.
- to provide a range of resources to support the effective conservation of these assets including, where appropriate, financial assistance together with technical support and guidance for property owners.
- to be mindful of existing legislation, national planning guidance and City Planning policy.
- to support the understanding, interpretation and conservation of the study area through the sustainable and efficient use of the financial resources generated from individual owners and developers of properties in the area, grant aid and any contributions generated through planning agreements, disposals or income generating uses.
- to provide for the establishment of appropriate consultation and review mechanisms.

The policies and guidance in the City Plan have been appraised as part of the research process for the Conservation Area Management Plan and are considered overall to represent a strong suite of statutory and supplementary tools for the management of the Govan Conservation Area. The following section, therefore, addresses where and why failures or stresses in this system are occurring and makes recommendations as to proposed changes in application or interpretation/application.

Key challenges and responses arising from the conservation area appraisal

1.0 Co-ordinated Heritage Management and Regeneration of the Conservation Area

It is considered that the impact of a single focus organisation – the Townscape Heritage Initiative in Govan - has assisted considerably in channelling funding, raising standards of repair, maintenance and design and co-ordinating a heritage-led regeneration of the Conservation Area. This legacy will be maintained by a second phase of the THI between 2016 and 2021, which will offer a new scheme of eligible repair and improvement works, and will be supported by the recommendations of this Conservation Area Management Plan.

Recommendation 1: IMPROVING THE MANAGEMENT OF THE CONSERVATION AREA

- 1.1 Glasgow City Council will make expert resources available to manage the specialist heritage-led aspects of the Conservation Area regeneration programme effectively. This may involve:
 - a) Expanding the expertise of existing management staff on key relevant heritage management issues.
 - b) The retention of THI specific project management people and implementation systems.
- 1.2 Strategic recommendations and guidance emerging from the Conservation Area Appraisal and Conservation Area Management Plan will be reflected in any crosscutting policies and within any individual department led proposals. In furtherance of which Glasgow City Council will:
 - a) Adopt the Conservation Area Management Plan and any other approved guidance in the form of development briefs, master plans along with the provisions of the Glasgow City Plan 2 and the proposed City Development Plan as the principal guidance for the assessment and determination of all statutory consent applications within the Conservation Area.
 - b) Keep the provisions of the Management Plan under review and to monitor the Plan on a regular basis. The guidance contained in the document will be amended and dated as considered necessary and appropriate in order to reflect the changing circumstances that may be identified through the monitoring process.

2a. The loss of original architectural detail and use of inappropriate materials

Conservation areas are, by their very nature, of considerable age. Building materials and components will often be in poor condition through the combined effects of age, exposure to the elements, prolonged use, and deleterious repairs or alterations.

Demolition of buildings, whether listed or unlisted within the Conservation Area, is controlled by legislation.

City Plan 2 (DES 3 and DG/DES 1, 2 & 3) sets out detailed policies to address the issues above including loss of buildings and demolition of listed building/buildings in a Conservation Area. This will only be supported where it can be demonstrated that every effort has been made to find practical ways of keeping it taking into account: the condition of the building and the cost of repairing and maintaining it, in the case of Listed buildings this must be backed by professional studies; and the adequacy of efforts to find a suitable alternative use, including marketing of the building, for sale or long lease, to restoring purchasers on the open market reflecting its condition.

However, structural decay, development pressures, or loss of viable use places constant pressures on a changing Govan. This impact is exacerbated by incremental degradation of layers of detail and an absence, in some cases, of relatively inexpensive 'stitch in time' measures e.g. gutter cleaning or removal of vegetation from roofs/parapets and extending to the inappropriate repairs of natural masonry with cement renders, 'lino stone' or painted finishes.

Maintenance is recognised as the best way to look after historic buildings. Yet in practice, maintenance is often a low priority, typically responsive rather than pro-active in nature. Repair regimes must follow best practice guidelines as inappropriate maintenance techniques or poor workmanship can damage sensitive historic buildings and accelerate decay. Guidance outlining appropriate maintenance and repair regimes for traditional buildings and shopfronts in Govan is published by Govan Cross THI and is available at www.getintogovan.com.

There are a number of historic buildings in the Conservation Area in poor condition that require improvement works. The undernoted buildings have been identified as requiring work to

safeguard their historic character:

1. Former Lyceum Cinema, Govan Road - Category 'B' Listed
2. Elder Park Cottage, Elder Park - Category 'B' Listed
3. Govan Old Church, Govan Road - Category 'A' Listed
4. The Sanctuary and Ancillary Building Govan & Linthouse Parish Church at Govan Cross – Category 'B' Listed
5. Pearce Institute, Govan Road - Category 'A' Listed
6. 883 (881-887) Govan Road/ 4 Shaw Street – Category 'B' Listed
7. Former Hill's Trust School, 65-69 Golspie Street - Category 'B' Listed
8. Brechin's Bar/Cardell Halls, 801-805 Govan Road / 2-4 Burleigh Street – Category 'B' Listed
9. Elder Park Library - 228a Langlands Road Category 'A' Listed
10. St Anthony's RC Church and Presbytery - 62 Langlands Road Category 'B' & 'C'

In addition to these individual buildings the general condition of the Victorian tenements that are characteristic of the Conservation Area is of concern. As a result many of the pre-1919 tenements have been identified as requiring repair work to safeguard their historic character and to maintain demand for this type of property. The tenements have been prioritised according to their setting within the Conservation Area with those on Govan Road, Burleigh Street, Langlands Road, Harmony Row and those surrounding Elder Park receiving priority.

The THI will offer a Traditional Building Repair Grant Programme that provides funding to enable property owners to carry out comprehensive conservation standard repairs to buildings using the appropriate materials and techniques. Future funding should be directed to those buildings in greatest heritage need assessed on the basis of condition, risk, significance, affordability and viability of the repair scheme.

2b Inappropriate shop frontage, associated signs and advertisements

Replacement shop fronts in Govan over the last three decades – since the increasing use of materials such as aluminium, upvc, metal security shutters, acrylic fascias and projecting signs – have tended not to respect the historic character of traditional retail streets and therefore having an adverse impact on the character, appearance and economic vitality of the conservation area. Many alterations, especially those to shop signs, are unauthorised and difficult to anticipate, therefore, placing an increasing reliance on retrospective action and possible enforcement. Within the Conservation Area – Advertisement Consent is specifically required for all new signage proposals.

Ground floor shop units line the tenement streets of the historic core of Govan and on the street corners of tenements blocks surrounding Elder Park. The THI programme has and will continue to feature a 'Traditional Shopfront Improvement Scheme' that has provided funding to enable shop owners to reinstate the original scale, proportion and details of shopfronts. There are still a number of vacant and poorly designed shopfronts, often in prominent locations, where the proliferation of roller shutters and over scaled and inappropriate signage adds to the visual clutter and detracts from the streetscene. Future funding for shopfront improvement should be directed to those shopfronts at prominent locations on street corners and along key routes.

City Plan 2 (DES3 Item 12, DES 9 and DG/DES2) set out clear guidance on treatment of commercial frontages. These include a presumption to protect original, surviving frontages, the re-instatement of traditionally proportioned new frontages, internal housing of security shutters, and the discreet housing of canopies and flues.

Recommendation 2: IMPROVING THE CONDITION OF HISTORIC BUILDINGS & SHOPFRONTS

- 2.1 The Council will strive to make full use of its statutory powers to prevent further deterioration, decay and inappropriate repair of

1. Traditional Pre 1919 Tenement, Langlands Road

properties within the conservation area, including:

- a) The implementation of a regular monitoring/assessment programme of all properties within the conservation area in order to identify any areas of deterioration or concern.
- b) The serving of Repair Notices reasonably required to maintain or return properties to structurally secure, wind and watertight condition in accordance with sections 42 - 49 of the Planning (Listed Buildings and Conservation Areas (Scotland) Act 1997.
- c) The Housing (Scotland) Act 2006 has been in force since April 2009 and will allow Maintenance Orders to be used to enforce a maintenance plan for the repair and upkeep of buildings.
- d) A 'notice requiring proper maintenance of land' will be used under Section 179 of the Town and Country Planning (Scotland) Act 1997 to clean up untidy sites.

2.2 Formalise relationship with Historic Environment Scotland's Building at Risk Officer and Register and prioritise opportunities for joint response to buildings at risk where appropriate.

2.3 Regular forum established with building preservation trust network, Glasgow City Heritage Trust, Govan Cross THI and other relevant organisations to exchange views and discuss opportunities for co-operation on buildings at risk.

2.4 Co-ordinated education and training programme to raise repair awareness of all property owners and improve traditional skills amongst contractors, in partnership with Glasgow City Heritage Trust, Govan Cross THI, and Historic Environment Scotland. Publicise clear and concise guidance via leaflets and web, outlining the importance of regular maintenance and



availability of advice and grant assistance where eligible.

2.5 Grant scheme offered to property owners to facilitate traditional building and shopfront repair and improvement via Govan Cross THI, Phase 2, 2016-2021.

3.0 Reuse of Vacant Properties

Vacant property has a negative effect on the character and economy of an area. To restore the vitality of Govan Cross it is important that vacant premises including listed buildings and shop units are returned to use.

Scottish Planning Policy and other guidance (including the SHEP series and BS7913) recognises that there may be a case for removing historic fabric on the basis that it is required to implement a proposal, demonstrating clear and overwhelming ‘public good’ benefits that outweigh the loss in terms of heritage. Each case would have to be evaluated on its particular merits

City Plan 2 (DG/DES 3) provides clear and comprehensive guidance on the wide scope of alterations to listed buildings within the Conservation Area.

The role of building preservation trusts in taking on the restoration and re-use of historic buildings and their specialist ability to attract unique sources of external funding plus conservation and community engagement expertise should be considered wherever appropriate. The City of Glasgow has access to a number of such charitable organisations.

Recommendation 3: NEW USES FOR VACANT BUILDINGS

3.1 The Council will ensure that the design and construction of any alterations to historic buildings or townscape will seek to reconcile the new to the old so that the significance of the old is preserved and enhanced, not diminished. This is in accordance with Glasgow City Plan 2, Policy DES 3 and in order to achieve this objective, the Council will ensure that:

- a) Any alteration or adaptation of existing buildings and structures is fully justified as necessary for the re-use,



1

good stewardship and conservation of the building or site as a whole.

- b) Any new extensions are limited to development which supports the re-use of existing structures, benefits the conservation and appreciation of the site as a whole, or otherwise support the policies and objectives of the Conservation Area Management Plan.
- c) All alterations, extensions and new structures are well designed, of a quality at least commensurate with the historic buildings and the character of the site.
- d) The original historic building remains the focus for any development scheme.
- e) Physical proposals for extensions or alterations to existing buildings are informed by the inherent character, form and special qualities of the building.

GCC to maintain close working links with Govan Housing Association

and Elderpark Housing Association to ensure that new investment in housing stock meets design criteria of the Conservation Area.

3.2 The Council will seek to work in partnership with the owners of vacant historic property, the local community and relevant organisations including Govan Cross THI to identify and realise new productive uses for persistently vacant property, particularly where historic property is falling into poor repair. The Lyceum, Govan Old, 1048 Govan Road, Elder Park Cottage, the former Hills Trust Primary School and vacant traditional shops should be prioritised.

4.0 Limited Connectivity to Surrounding Areas

Pedestrian movement between Govan Cross and the areas that immediately surround it is constrained, particularly to the south where Golspie Street acts as a barrier to those travelling on foot. This is made worse where the junctions have become difficult for pedestrians to negotiate due to extensive barriers that clutter the street.

The need to connect the communities of Govan and Partick by a pedestrian

1. Brechin's Bar/Cardell Halls, Govan Road/ 2. Window Detail, St. Anthony's RC Church Presbytery/ 3. Detail, Govan and Linthouse Parish Church, Govan Cross



2



3

and cycle bridge is now recognised as key to regeneration which could further enhance the appeal of and accessibility to the Conservation Area. A connection from Govan across the River Clyde would also connect it to the Riverside Museum and future development at Glasgow Harbour.

Recommendation 4: EXPLORING OPTIONS FOR IMPROVED CONNECTIVITY

- 4.1 The Govan/Partick Strategic Development Framework (SDF) will examine the best way to connect Govan and Partick.
- 4.2 Improvements to pedestrian and cycle travel routes should be considered to improve connectivity and legibility in a way that is sensitive to the historic environment, improves quality of life and stimulates the local economy.

5.0 New development that deviates from the traditional building line and built form of the Conservation Area

Recent development has tended to be well integrated with new buildings being located at the street edge to

reinforce the traditional built form within the Conservation Area. Where this set of circumstances has been weakened – as in the interface of the shopping centre immediately adjacent to the historic Govan Cross and the incorporation of small front gardens into residential development - the character of the area has been impacted. It is vital that within the Conservation Area new development continues to be well integrated within the traditional built form.

The open space and car park at Water Row occupies a prominent location connecting Govan Cross with the River Clyde. The recent improvement of the open space has enhanced the physical environment and improved the trading conditions of the Govan Saturday Market however there remains large areas of surface car parking and underutilised land where new development could be accommodated and provide an inviting arrival point from the proposed pedestrian and cycle bridge across the River Clyde.

Recommendation 5: NEW DEVELOPMENT AT WATER ROW AND OTHER GAP SITES

- 5.1 DRS will give clear and concise guidance on appropriate sites for

new development, design, density and scale to complement the special character of the Conservation Area to adhere to the following principles:

- a) All new structures should be well designed, of a quality at least commensurate with the historic buildings and the character of the site.
- b) Physical proposals for new buildings should be informed by the inherent character, form and special qualities of the existing historical context.
- c) New work should adhere to DES 3 of Glasgow City Plan2. All work should be of high design quality, “of their time”, and complement rather than parody existing buildings.
- d) New developments should respect historic building plots, respect building/façade lines, and maintain historic street patterns. Where already diluted by modern alterations, new developments should generally seek to restore the original relationship and hence contribute to the heritage focus of the Conservation Area.
- e) The design of major new structures should involve wide ranging consultation at an early stage in the process with the statutory authorities, amenity societies and the Glasgow Urban Design Panel.
- f) The City should seek to produce design briefs for these sites where these are not already in existence emphasising the permeability, scale, orientation and character of the Conservation Area. Such design briefs to fit within an overall Masterplan for the future development of the Conservation Area and to be available to external investors and potential developers examining opportunities within ‘stalled’ sites.



1



2

- g) All new structures should be designed to minimise impacts upon below ground archaeology. Where this cannot be achieved, proposals for appropriate archaeological recording should be brought forward for the Council's consideration.
- h) Automatic referral of applications for new major development within Conservation Area to Glasgow Urban Design Panel for scrutiny and comment.

Potential development should, as part of the proposals, be accompanied by a conservation statement: including:

- a) A desk assessment of all available information regarding the historical development of the site
- b) An appraisal of any existing structures on the site
- c) An assessment of the immediate impact of any redevelopment proposals on the heritage value of the asset and the Conservation Area and
- d) the identification of any mitigation measures they intend to apply;
- e) Consultation with stakeholders, the wider public and appropriate statutory authorities in developing the proposal;

The Council will in its consideration of development proposals located outwith but immediately adjacent to the Conservation Area which may have an impact on its character and amenity, take due regard to the provisions of the Conservation Area Management Plan in order to ensure that the wider objectives of the Plan are not compromised by the particular development proposed.

The Council will develop a model brief which applicants can use in order to ensure a consistent approach to the scope and format of such Conservation Statements.

5.2. The Council will maintain close working links with local registered housing providers to ensure that new investment in housing meets the design criteria of the conservations area.

6.0 Deterioration of the Public Realm

Govan Conservation Area has received significant investment in improving its public realm, particularly at the Cross where stone setts have helped enhance pavements and define open spaces. From the Cross clear legible routes have been created from Water Row to the River Clyde Walkway.

However many streets within the Conservation Area remain unimproved with the use of granolithic and bitumen as a surface material commonplace and surfaces and road markings in poor repair. These materials have altered and eroded much of the character of the City's public realm in

the latter half of the 20th Century. This is compounded by the actions of some utility companies in excavating and not re-instating high quality or traditional surfaces and in the proliferation of traffic and other signage and street furniture which is often uncoordinated and installed without due sensitivity to the context and character of the Conservation Area.

Future public realm improvements have been identified at the pavement to the north of Govan Road at the Pearce Institute and entrance to Govan Old, and also at the gusset site between Govan Road and Burleigh Street. The existing public realm at the corner of Langlands Road and Shaw Street would also benefit from improvement.

City Plan 2 (DES 6) enshrines the City's policy regarding the lighting of the public realm of the Conservation Area. DG/DES 3:7 contains further guidance relating to the retention of any surviving basement lightwells.

Utility companies (electricity, gas, communications, water, etc/ have the legal right to open up the carriageway to install, repair and/or maintain their infrastructure. Through the Scottish Roads Works Register utility companies must notify road authorities of their intention to carry out works. Within Conservation Area's additional controls and levels of supervision may be applied relating to the disruption of historic surfaces, retention and repair and reinstatement of these surfaces and the notification the utility company has to provide when working in this area.

1. Elder Park Gates, Govan Road/ 2. Govan Stones, Govan Old Church/ 3. Mrs John Elder Statue, Elder Park



3

Recommendation 6: IMPROVING GOVAN'S PUBLIC REALM

- 6.1 Continued programme of upgrading streets in the Conservation Area using traditional materials and in line with priority areas identified above, ensuring that:
- Key vistas are maintained, framing and reinforcing existing views and streetscapes together with restoration of the townscape where damaged through, for example, inappropriate modern redevelopment.
 - New landscape features should only be considered in conjunction with necessary interventions to regenerate the wider area and should not be introduced for their own sake.
 - Extend and build upon the framework already successfully implemented with other areas of public realm improvements in the city.
 - Clutter and inappropriate modern street furniture including pedestrian barriers where it has an adverse impact on the character and amenity of the Conservation Area is programmed for removal and replacement with more sympathetic design and sensitive locations.

6.2 All statutory and utility undertakings in the public realm in the Conservation Area to be notified to City Design and all re-instatement to ensure re-use of surviving original material wherever possible or salvage of traditional materials for re-use by GCC.

6.3 A street audit of the Conservation Area will undertaken and periodically reviewed with a continuing aim of minimising, consolidating and simplifying traffic and direction signage and street furniture throughout the area, whilst also improving pedestrian and cyclist experience.

6.4 Narrow 'conservation area' yellow lines to areas of parking restrictions will be used on all areas of upgraded public realm throughout the Govan Conservation Area.

6.5 GCC Land and Environmental Services to provide clear confirmation of adoption of new and upgraded public realm and of maintenance of Conservation Area standards therein.

7. Management of Green and Open Space

The future management of Elder Park should recognise its historical significance whilst meeting the needs of both residents and potential tourists. Significant investment is required to reinstate historic features including the gateway on Govan Road, to restore the K13 memorial and boundary fences,

and to find a new and complementary use for Elder Park Cottage. The railings surrounding much of the park could be improved to reflect the grander style at the entrance to the library. Within the park additional sculpture and ironwork might be provided and pathways improved with a commitment to tree planting based on research into Honeyman's original design.

Equally the future management of Govan Old Graveyard should reflect its historical significance and be supported by a separate conservation management plan outlining appropriate grass cutting, tree planting and stone conservation regime.

Trees within the Conservation Area are given protection under the Town and Country Planning (Scotland) Act 1997, in similar terms as a Tree Preservation Order. This provides for 6 weeks notice to be given for proposals to uproot, fell or lop a tree above specified dimensions.

City Plan 2 (Env 1 Open Space Protection and Env 2 Open Space Public Realm Provision) underlines the importance the City places on the provision and maintenance of safe, accessible and well-designed greenspace and those areas where the introduction of hard landscaped public realm can provide similar opportunities for public enjoyment.

Recommendation 7: GREENSPACE

- 7.1 Improving landscaping and reinstating the original layout of Elder Park would reflect the importance of the landscape of the park. An appropriate Management Plan is therefore to be encouraged.
- 7.2 Improving the landscaping, tree planting and grave stone conservation and interpretation at Govan Old would raise awareness and enhance the character of this important historic site. An appropriate management plan will be encouraged.
- 7.3 A suggested greening plan for the area will be produced, including opportunities for temporary greening of sites for community usage to include the possibility of community Stalled Spaces Initiatives.
- 7.4 GCC to work with Govan Housing



1

Association and Elderpark Housing Association and other landlords, and local residents to explore the greening of their communal back courts.

8.0 Graffiti and flyposting

City Plan 2 (DG/DES 3) provides detailed guidance as to the methodology for removal of graffiti and this may be supplemented by technical advice from Historic Environment Scotland's Inform Guide: Graffiti and its Safe Removal. The Council has also initiated an effective fly poster removal squad within Glasgow Community and Safety Services GCSS.

Recommendation 8: GRAFFITI AND FLYPOSTING

- 8.1 Establish formal liaison with Community Safety Glasgow to identify areas at risk of graffiti or flyposting and minimise contributing factors such as low lighting, obstructed sightlines, etc. combined with wider publicising of graffiti/flyposting removal hotline details and web based references to approved methodology for graffiti removal.

9. Archaeology

In Glasgow archaeological deposits may tell us more about the earliest development of the city. These archaeological remains are a finite and non-renewable resource, and should therefore be regarded as a part of the environment to be protected and managed. The primary objectives

are that they should be preserved wherever feasible and that, where this proves possible, procedures should be in place to ensure proper recording before destruction.

City Plan 2 identifies that the area in and around Govan Old Parish Church is thought to have been of significant political and religious importance in the Kingdom of Strathclyde, until its incorporation into the Kingdom of Scotland in the early part of the 12th Century. In the vicinity of the Church, in particular, but also elsewhere in the Clyde Waterfront, there is considerable potential for archaeological remains to survive beneath the ground surface. As a result, archaeological investigations are likely to be required prior to any development taking place (see policies DES 3: Protecting and Enhancing the City's Historic Environment, ENV 13: Ancient Monuments and Scheduled Ancient Monuments and ENV 14: Sites of Archaeological importance).

Any works involving excavation of potential archaeological areas should be carried out in accordance with Policies ENV13 & 14 in Glasgow City Plan 2 and the proposed City Development Plan. The council will require as part of a statutory consent that either significant archaeological remains be preserved in situ and design details amended to facilitate this, or that an appropriate programme of archaeological investigation take place, should either be judged necessary by the Council's archaeological advisors, following receipt of a report of archaeological evaluation.

Archaeological evaluation reports may be requested by the West of Scotland Archeology Service on behalf of the Council in accordance with Glasgow City Plan 2 and the proposed City Plan 3 policies and the provisions of the SPP (2010).

Recommendation 9: ARCHAEOLOGY

- 9.1 All individual buildings, structures and below ground archaeology, identified by the Council as having a degree of significance, which becomes subject to development proposals should be investigated, surveyed and recorded in accordance with best practice as advised by Historic Environment Scotland, the Local Authority (WoSAS), and the Institute of Field Archaeology.

In considering the scope and extent of any recording work, the Council will ensure that:

- The level of recording will be in proportion to the impact of the works and the significance of the building, feature, artifact or archaeological deposit.
- Historic buildings will be recorded to accord with the guidance of ICOMOS UK's Guide to Recording Historic Buildings (1990) and Historic Scotland's Measured Survey and Building Recording (2003). Archaeological evidence will be recorded in accordance with the Institute of Field Archaeologist's Standard Guidance for Archaeological Evaluations, Excavations Standing Building Recording and Building Recording (1999). The West of Scotland Archaeology Service's standard conditions for archaeological fieldwork will be followed.
- Information provided by such recording will be deposited with both national and local archives.

- 9.2 Recorded information should be held by the Council and the building's owner in order to guide

maintenance and repair programmes and as background information for future reviews of the Conservation Area Management Plan.

10. Skills and Resources

One of the underlying problems in conserving the historic townscape is a poor understanding of traditional craft skills, exacerbated by a limited number of contractors familiar in this field.

Recommendation 10: SKILLS AND RESOURCES

10.1 The Council will work closely with stakeholders including Govan Cross THI, Glasgow City Heritage Trust, other regeneration agencies, local educational establishments, and contractors to bring forward a Training Plan which will:

- a) Identify any existing shortfall in the local construction skills base necessary for the proper care of our built heritage.
- b) Bring forward such additional training as is required through, for example, improving the skills and "upskilling" of the existing labour force or the provision of new work placements.

10.2 Address ways in which wider groups might develop a greater interest in the conservation of historic sites and traditional craft skills generally including the involvement of volunteers where possible.

11. Telecommunications and related installations

Modern fixings may include CCTV, alarms, ventilation flues, ducts, aerials or masts which cumulatively undermine the appearance, key vista and townscape views of the Conservation Area.

City Plan 2 (DES 10) provides guidance on approval of these fixings only where they are unobtrusively sited or disguised so as not to affect the character of the building or Conservation Area.



**Recommendation 11:
RATIONALISING
TELECOMMUNICATIONS CLUTTER**

11.1 The Council will liaise with property owners, landlords and factoring agencies to minimise telecommunications clutter by encouraging use, where appropriate and feasible, of communal systems, removal of redundant fixings and unobtrusive installation.

12. Public Art and Architectural Lighting

Public art including existing sculptures and monuments tells much about the social history of Govan. As such public art has a special role to play within Govan Conservation Area. To safeguard existing sculptures and monuments the following restoration projects have been identified:

- Elder Park Gates
- K13 Memorial
- War Memorial

City Plan 2 (DG/DES 7 Public Realm and Public Art) actively encourages the commissioning and integration of well-considered and designed public art into the City, as a re-enforcing element of a sense of place, together with consideration of its context in the built environment and clearly identified measures for maintenance and remediation costs if necessary. A local campaign to commemorate Govan Rent Strike activist Mary Barbour is anticipated to result in a new statue being introduced to Central Govan at a location to be determined.

**Recommendation 12: PROMOTING
NEW AND SAFEGUARDING
EXISTING PUBLIC ART**

12.1 The City supports a continuing programme of public art by ensuring and securing funding for an intelligent, strategic and physical framework for public art to feature prominently in the area as one of its hallmarks of character and driving spirit.

13. Education and Interpretation

Govan Conservation Area offers tangible and substantive evidence of human activity from the medieval period

through to the area's development as an industrial powerhouse.

The continuation of the HLF & HES funded Govan Cross THI scheme offers an unsurpassed opportunity for the Council to develop an appropriate programme of action to help improve and regenerate the area and allow the wider community to benefit, engage with and understand much more about the historic environment of the Conservation Area.

**Recommendation 13: EDUCATION
AND INTERPRETATION**

13.1 The Council will work with Govan Cross THI and other partners to implement the THI Activity Plan to be public providing opportunities for community engagement in a wide range of activity aimed at promoting the significant heritage of Govan to a wider audience and enabling people to develop new skills and interests. This will include

- a) Leaflets
- b) An outreach and education programme focusing on children and the wider community enhancing lifelong learning opportunities and training opportunities;
- c) Use of published and web-based material to provide an accessible learning resource.
- d) A project has also been identified to design interpretation boards that can be located within the Conservation Area to tell the story of the area's history.



Historic Environment Records

Glasgow City Council is proposing to collate all its heritage asset information into a GIS held searchable database. The Record would hold information, references, archives, images, and development information on ancient monuments, archaeology, listed buildings, conservation areas, collections and artefacts. It would align with Glasgow Life's Archaeological Records Project and Collections Policy together with information held within the planning and regulatory framework regarding proposals and developments affecting sites.

Through the Historic Environment Record it will be possible to increase access to information and understanding of the Conservation Area.

Accessibility

Given the historic nature of much of the Area, the access needs of people with disabilities, infirmities or prams etc are not always best serviced. The need to create a barrier free environment must also be matched by the highest principles of good and sensitive design in keeping with the character and spirit of the Conservation Area.

City Plan 2 DG/DES 3 makes clear the obligations on developers under the 1995 Disability Discrimination Act to consider wherever possible the incorporation of barrier free access whilst also respecting the impact of these proposals on the historic environment. In the case of new developments and applications for Listed Building Consent these will also be required to include an Access Audit and incorporate sensitively designed access arrangements. All new public realm schemes are subject to post initial design access audit scrutiny in-house at Land and Environmental Services and as a result the positioning of dropped kerbs, tactile pavements at crossing points and the siting of street furniture so as not to create an obstruction is incorporated into the early design stages of the schemes.





CONSULTATION PROCESS



The Draft Govan Appraisal & Conservation Area Management Plan is circulated to key stakeholders and local community organisations for comment and discussion prior to the proposed adoption by Glasgow City Council in autumn 2016. The same process will be repeated at key review stages of the Plan.

The local Community Council is a statutory consultee on all planning applications and Listed Building Consent applications within Govan.

1. War Memorial Govan Road 2. Govan Old Church and Burial Ground



SOURCES OF FINANCIAL ASSISTANCE

2

Govan Cross Townscape Heritage Initiative run a grants programme for owners of Listed buildings and/ or properties in a Conservation Area to carry out approved repair works or works to reinstate original architectural details (such as sash and case windows in place of UPVC windows). More information on the Initiative can be found at www.getintogovan.com. Owners of property within the Conservation Area can apply although only certain kinds of work may be eligible, such as:

- The restoration or repair of original architectural features, including the repair or reinstatement of original windows and railings.
- Shopfront improvements including the reinstatement of traditional proportions and features.
- The repair to the structural fabric

including stonework, roofs and dry rot eradication. Alterations, repairs to services and normal routine maintenance such as painting are not regarded as grant eligible.

- Works to bring historic properties back into use.

This will be accompanied by a programme of public realm works and by complimentary initiatives to raise awareness of built heritage.

Glasgow City Heritage Trust runs a similar grant programme to the THI, which owners of listed buildings and properties in the Govan Conservation Area may be able to access repair and improvement grants from. More information can be accessed at www.glasgowheritage.org

Glasgow City Council DRS administers the 'Stalled Spaces' programme

and provides awards of between a minimum of £1,000 to a maximum of £2,500.

Proposals should follow the guidelines/ criteria as laid out in the link below and sites may include the following:

- Land earmarked for development though stalled e.g. economic circumstances.
- Registered Vacant/Derelict Land
- Under utilised open space

www.glasgow.gov.uk/stalledspaces

BUDGETARY IMPLICATIONS

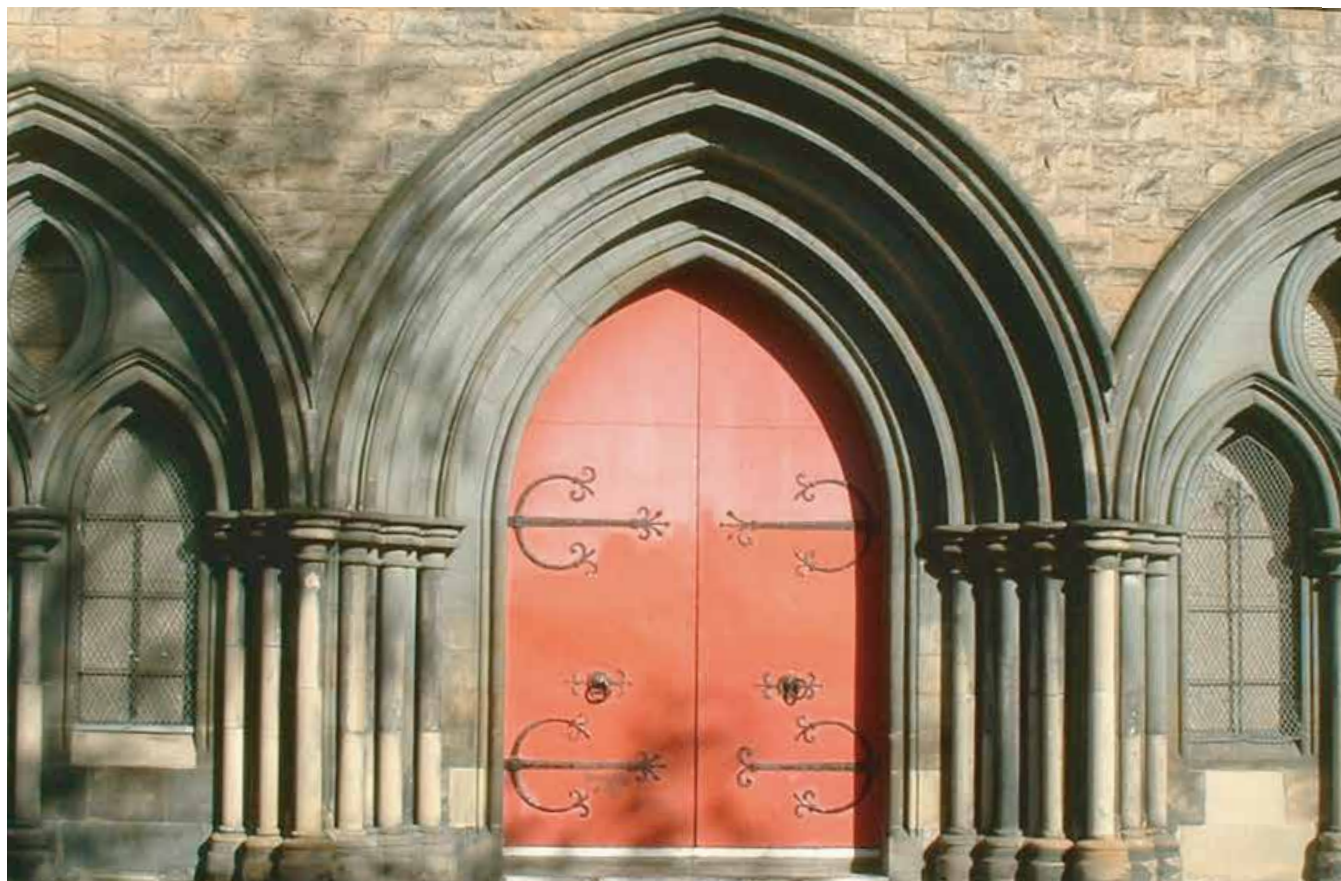
There are no specific capital outlay costs attached to any of the proposals outlined within this CAMP.

The primary recommendations of the Govan CAMP relate to better communication between officers, departments, stakeholders and the general public in exercising already existing policies and guidance of the Council and in using best endeavours to stimulate new initiatives, funding and partnership programmes of enhancement and investment in the area.

These would be secured by the confidence of an overall vision for the area and judicious use of statutory powers.



1. Decorative Stonework, Former British Linen Savings Bank, Govan Cross/ 2. Doorway, Govan Old Church



MANAGEMENT

Responsibility for maintaining the character and quality of the Conservation Area lies with Glasgow City Council – specifically its Development and Regeneration Services, supported by a close working relationship with other key Council Departments, in particular Land and Environmental Services and liaison where necessary with arms length enterprises of the Council such as City Property (LLP) Glasgow, City Building (LLP) and Glasgow Life (LLP).

Central to the protection of investment by the THI will be the full adoption of the Conservation Area Management Plan (CAMP) in maintaining the high standards that the THI will seek to achieve.

Alongside the Conservation Area Management Plan (CAMP) the Council has statutory powers to investigate breaches of planning control, unauthorised development

and advertisement displays and to take formal action where a satisfactory outcome cannot be achieved by negotiations. Recent changes in planning legislation have strengthened the Council's enforcement powers to include Fixed Penalty Notices as part of its toolkit of possible remedial action.

As a Council-led scheme the partnership will continue after completion of the programme to monitor changes that take place in the THI area and of specific projects that have received funding which will not only be safeguarded through the Planning legislation but additionally through the legal contracts as completed at time of application for funding support from the THI. In addition to ad-hoc monitoring of the area there will be an additional annual survey of the area undertaken to monitor projects funded by the THI for a period of 10 years after completion in line with the CAMP and we will work

closely with the Enforcement Team where it is necessary to use statutory powers.

The Council will also be involved in the regeneration of Govan over the longer term by continuing to deliver local services, including urban management services. The Council will continue to work with its partners in the Community Health Partnership and the Community Planning Partnership, the funding of housing association activity and the support of local community organisations to further develop local resilience and sustainability.

Glasgow City Council has identified the need for a Strategic Development Framework (SDF) to be developed, in support of the proposed City Development Plan, to guide new development and examine the best way to connect Govan and Partick. In addition to the SDF for Govan and Partick, an SDF is proposed for the River Clyde.



MONITORING AND AUDITING

There will be a quinquennial review of the Conservation Area Management Plan in line with the Council's statutory duties under its City Plan framework. Within this a number of the recommendations above will be subject to annual review and updating where appropriate.

In addition as part of the monitoring and audit procedures required under the Townscape Heritage Initiative a detailed set of baseline indicators have been compiled and a full evaluation will be undertaken at the close of the programme, and at set periods to follow.

Based on information from these and other sources the CAMP will be subject to on-going review and adaptation as required to ensure its objectives of a sustainable, successful and distinctive Conservation Area.

