

STRATHBUNGO A Place to Live In



A Place to be Proud of

STRATHBUNGO

Useful Contacts

The following are a few addresses and telephone numbers that you may find useful. The Strathbungo Society will from time to time give the names and 'phone numbers of our local Councillors and Member of Parliament in its newsletter, as well as the names of committee members.

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| EMERGENCY - Fire, Police or Ambulance | 999 |
| Strathclyde Police, Craigie Street | 423 1113 |
| Gas Board Emergency | 429 6161 |
| Electricity Board Emergency | 634 1331 |
| Strathclyde Regional Council Strathclyde House, 20 India Street, G2 4PF. | |
| Roads Department | 204 2900 |
| Sewerage Department | 204 2900 |
| Lighting | 552 4477 |
| Water Department. | 336 5333 |
| Department of Physical Planning (Grant aid for certain listed buildings) | 204 2900 |
| City of Glasgow District Council | |
| Environmental Health Department | 221 9600 |
| Housing Department | 221 9600 |
| Planning Department, 84 Queen Street | 221 9855 |
| Home Improvements Section, 22 George Square (Home Improvement and Environmental Improvement Grants) | 248 7071 |
| Parks Department | 552 7941 |
| Cleansing Department | Day 221 9600 Night 552 0226 |
| Disposal of Large Items | 429 4532 |
| Historic Buildings Council for Scotland, 25 Drumsheugh Gardens, Edinburgh EH3 7RN. | 031-226 3611 |
| Scottish Civic Trust 24 George Square, Glasgow G2 1EF. | 221 1466 |

Introduction

Strathbungo is a unique part of the City of Glasgow. Whether you have recently moved into the area or have lived here for years, we hope that this booklet may interest and inform you, and that the illustrations, drawn by Christine Thomson, will please you.

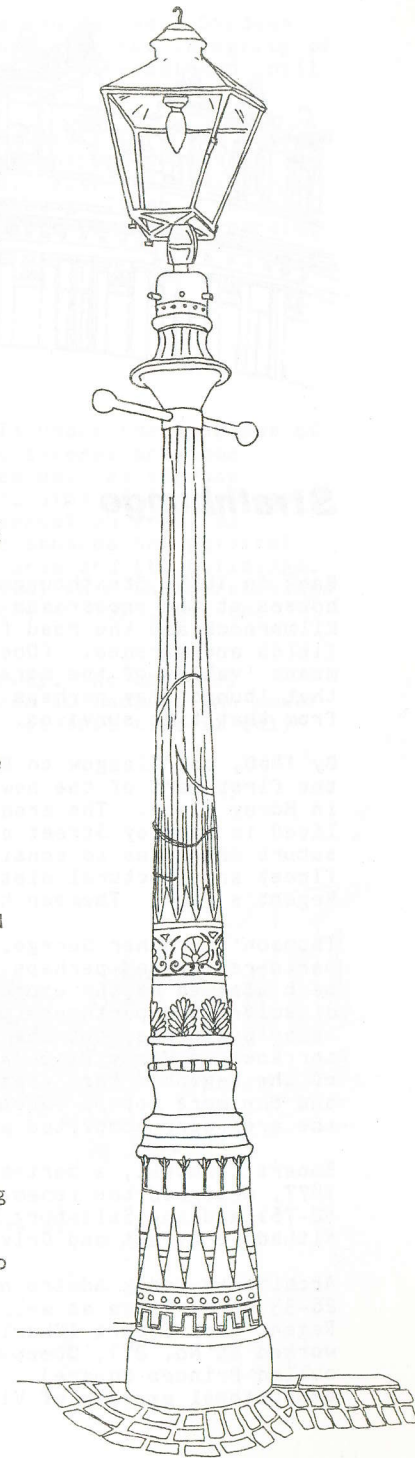
In addition, we hope to give you some practical advice about looking after your house and conserving the special character of Strathbungo.

Strathbungo was described by Lord Esher in 1965 as the 'gem' of the South Side areas, and he recommended it for special conservation attention. Strathbungo was declared a Conservation Area in 1973 largely as a result of the efforts of the then newly formed Strathbungo Society.

Conservation does not just mean preservation. It is an active and developing concept in which change for the better is encouraged, provided that the best features of the area and of the individual properties are cherished and protected as part of our valuable heritage.

The Strathbungo Society has been in existence for about eleven years and during this period there has been a good deal of change. When the Society was formed much of the older property was falling into disrepair and was being misused, while the newer part of the area was under the threat of a proposed motorway.

Things are different now: people are recognising the advantage of living in this pleasant area so close to the city and there is an interest in improving and maintaining buildings and attempting to deal with the by no means insignificant problems that we still face. The Strathbungo Society exists to help further this progress, and to provide a vehicle for the views of the inhabitants to be heard.





Strathbungo

Back in 1855, Strathbungo was little more than a group of wayside houses at the crossroads of the main road from Glasgow to Kilmarnock and the road from Paisley to Rutherglen, surrounded by fields and marshes. (One theory has it that the name Strathbungo means 'valley of the marsh' although it has also been suggested that 'bungo' may perhaps be a corruption of Mungo.) No building from that time survives.

By 1860, the Glasgow to Barrhead railway line had been laid, and the first part of the new development of Strathbungo was started in Moray Place. The architect Alexander 'Greek' Thomson, who lived in Darnley Street at the time, had a grand plan for the new suburb which was to consist of six 'squares' of terraces of the finest architectural distinction. The area was to be called Regent's Park. Thomson himself designed 1-10 Moray Place.

Thomson's brother George, the builder and businessman of the partnership, was perhaps the more realistic. He is said to have been alarmed at the expense of building 1-10 Moray Place, and dissolved the partnership. It is not known who designed the later buildings, but the first three 'squares' and three further terraces in Moray Place were completed by about 1880. The rest of the Regent's Park area was not developed in Victorian times, and the more modest sandstone terraces in the southern part of the area were completed around 1930.

Robert Turnbull, a partner of Thomson up to the latter's death in 1877, designed the tenements on the north side of Nithsdale Road (2-76) and the Salisbury Quadrant building on the corner of Nithsdale Street and Drive, which was built in about 1880.

Architects today admire not only 1-10 but also 11-17, 18-25 and 26-33 Moray Place as well as the longer, fine classic terraces in Regent Park Square (Charles Rennie Mackintosh once lived and worked at No. 27), Queen Square and Marywood Square (originally called Princes Square). This group of terraces is a quite exceptional example of Victorian urban planning.

The newer houses, in Vennard, Thorncliffe and Carswell Gardens and in Titwood Road are important in maintaining the integrity of Thomson's original layout although they were not completed until much later.

The tenements along Pollokshaws Road effectively form the eastern boundary, while those in Nithsdale Road and beyond culminate in Turnbull's magnificent block to the north. With the railway forming its north-western boundary, Strathbungo forms a unique urban oasis, largely untroubled by the bustle of the surrounding city. We hope to keep it that way.

The Strathbungo Society

The Strathbungo Society was formed in 1971 under the auspices of the Scottish Civic Trust. There had been several previous attempts to create such an organisation as well as terrace groups, but they had come to nothing. The aims of the Society were to campaign for the status of a Conservation Area, as recommended by Lord Esher, and to work to enhance the physical state of, and encourage interest in, the area and its buildings. Within 18 months the first aim was achieved, when the Strathbungo Conservation Area was created in the middle of 1973, but the second aim is a continuing one.

Because of the threat of a proposed motorway, the boundary of the original Conservation Area was drawn to include the newer terraces at the South of Strathbungo, but at that time it only extended to Nithsdale Road in the north.



In 1978 the Planning Department published an Interim Policy Report in which it was proposed to alter the boundary of the Conservation Area to exclude the modern terraces but take in the North side of Nithsdale Road and the Turnbull block. There was some feeling among residents of the newer houses that they were being 'ditched', but in fact some of the planning restrictions that apply in a Conservation Area were inappropriate and unduly limiting in the newer area and once the motorway threat had been removed there was little advantage to them in remaining in the Conservation Area. After the boundary was re-drawn Strathbungo was designated an Outstanding Conservation Area. As a result major schemes of repair and maintenance can qualify for financial support from the Historic Buildings Council.

Regardless of the boundary alteration, the Society has always considered that Titwood Road forms the natural southern boundary to the area as a social unit, so that while extending its area of interest to include the Nithsdale - March Street area to the north it still considers it essential to take its membership from the whole of Strathbungo. Maps at the end of this booklet indicate the boundaries of the present Conservation Area and of the area covered by the Strathbungo Society.

The second aim of the Society goes on slowly: numerous group schemes have been organised in the past 10 years involving re-roofing of terraces, stone cleaning tenement facades and re-surfacing pavements. Support and encouragement have been given to tenement environmental improvement schemes. Yet much more needs to be done, particularly to the area's finest terraces which individually and collectively are regarded as some of the most important residential buildings in Glasgow.

There are also disappointments: in spite of many protests from the Society, the state of the pavements in the older part of Strathbungo is appalling; some houses are still badly neglected; our streets and back lanes are frequently dirty. The Society sees its role as trying to act as the voice of the residents of the whole area in our attempts to put some of these things right, by contacting the relevant authorities or by local persuasion. We welcome suggestions, as well as more active support.

What is a Conservation Area?

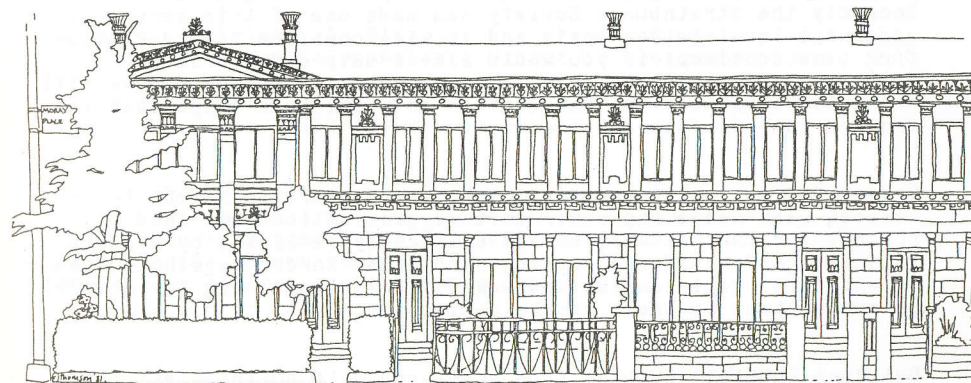
The creation of a Conservation Area implies a commitment on the part of the local authority to concern for the area. It offers benefits, but also places some extra restrictions on the freedom of owners to treat their property as they like.

First, there is an assurance of security. It is most unlikely that demolition of any building in the area would be permitted in the foreseeable future. If necessary, owners can be required to undertake maintenance, but special grants for a variety of purposes are available to help with its cost. The use of buildings for non-residential purposes is now severely restricted. In return, owners and residents are required to make efforts to fit in with the needs of conservation.

Second, in order to enhance the appearance of our buildings as a group, there are restrictions on the sort of constructional or decorative whims that we may wish to indulge in. Any proposed alteration to a building in the Conservation Area requires Planning Permission or Listed Building Consent. In particular, permission is required to replace windows or even to re-paint a house in a new colour scheme. The Planning Department's Interim Policy Report on Strathbungo gives guidelines on repair and maintenance of buildings in the Conservation Area, and on the level of sub-division that it is prepared to allow in some of the larger properties.

A number of buildings in the Conservation Area are listed as being of Architectural or Historic Interest. 1-10 Moray Place is Grade A, the highest category, while a number of other blocks are Grade B or C. These are indicated on the map inside the back cover. The Planning Department will be particularly keen to preserve the character of these buildings, internal as well as external, although they naturally recognise the need to install modern amenities. Extra sources of grant may be available to the owners, to offset the cost of maintaining them to a high standard. The addresses of some possible sources of finance are given at the start of this booklet.

Probably the greatest, though least tangible, effect of the creation of the Conservation Area is simply to give people confidence that others also care about the area and that it is likely to improve in the future rather than decline. This in turn encourages them to invest in maintaining and improving their own houses, so that the area has indeed benefited.



How You Can Help

There are many ways in which we can all help to improve the surroundings in which we live - and most of them cost nothing but a little time.

Litter: Since it is your property, you are responsible for cleaning and maintaining your garden areas and the section of lane adjoining your house. Although the pavement and street outside your house are the responsibility of the Cleansing Department, from time to time it may be necessary to do some tidying there too. It requires little effort to pick up unsightly paper or dangerous bottles and put them in our own bins. Dog faeces are a particularly unpleasant nuisance and we would ask that all dog owners bear this in mind, and not simply usher their pets out of the door to foul other peoples areas.

Rubbish: Please make sure your own rubbish is sealed in one of the black plastic bags provided by the Cleansing Department, or in a dustbin with a heavy lid, and kept on your own premises until due for collection. Unfortunately the bags are by no means proof against cats and dogs, and if they are left out for long they will be broken into. Scattered refuse which attracts rats and other vermin constitutes a major health hazard as well as being unsightly and unpleasant. If this is a problem near you, get in touch with the Environmental Health Department and ask them to send an inspector. If a house has been subdivided and you are not receiving enough black bags you can ask the Cleansing Department for a sticker to indicate that your house should receive two (or more) bags weekly.

Heavy items of refuse should present no problem since the Cleansing Department will arrange a special collection on request. The Cleansing Department are also prepared to provide skips, free of charge, when requested by local organisations. Recently the Strathbungo Society has made use of this service to encourage local 'clean-ups', and it will continue to order skips from time to time. If you would like a skip ordered at a particular time, get in touch with a committee member and we will see what we can do, but the service is popular so skips must be ordered some time in advance.

Garden Refuse: Grass cuttings can best be left in a heap to compost with weeds and other soft vegetation (but not food scraps, for fear of vermin) and ultimately re-cycled by digging into the garden. Hedge cuttings and other harder vegetation can be cut into small lengths and sealed in a plastic bag for removal by the dustmen on their weekly collection.

Building Rubble: Rubbish from do-it-yourself building efforts can be disposed of at the Cleansing Department's Polmadie Depot at most times, including week-ends, but this facility is not provided for commercial use. Ensure that any quotation you receive for building work includes an allowance for the contractor to remove rubble.

Public Utilities: If the gas, electricity, water, sewage or telephone authorities or their contractors dig up the pavement or street outside your house, it is usually given a temporary filling at first to allow for settlement, but should later be reinstated properly. If this is not done, get in touch first with the organisation responsible and if they do not restore the surface report this to the Roads Department. It is your responsibility to ensure that the back lane (which is your property) is re-instated properly if it has been disturbed. In cobbled lanes, insist that the cobbles are re-laid.

Street Lighting: If a street or lane light appears to be faulty, either broken or coming on repeatedly at the wrong time, report it - again and again if necessary until it is repaired.

Drains: If you see a blocked drain where surface water is not getting away, or you suspect an unseen blockage, this should be reported to the Roads Department - and again until it is dealt with. You can perhaps help by clearing surface blockage.

Abandoned Cars: If you think that a car has been abandoned in the street, or back lane, report it to Craigie Street police station, giving the registration number and make of vehicle for easy identification. But be patient - it may take a little time for the police to trace the owner or determine that it is really abandoned. If you find a vehicle badly parked and causing an obstruction, you can report this also to the police. They are empowered to remove such vehicles but they may not necessarily agree with you about an obstruction being caused.

If you have a derelict car on your own property, the Cleansing Department will remove it free of charge, although if it has (for example) lost all its wheels they may protest that they cannot move it, so it is as well to get rid of such vehicles before the job becomes very difficult.

Commercial Vehicles: In Glasgow, the overnight parking of large commercial vehicles is prohibited except in designated Lorry Parks. Such vehicles present a particular problem in Strathbungo because of the narrowness of the streets. If the driver can be traced, the police will ensure removal of the vehicle.

Gardens: Do try to keep your garden trim and tidy. If you need advice on a simple layout for easy upkeep, we can probably put you in touch with someone in the area who can help you. Please make a special effort to keep hedges trimmed so that they do not overhang our already very narrow pavements.

Walls, Fences, etc: We are particularly anxious to encourage the use of uniform front garden boundaries in adjoining houses. We suggest that simple iron railings are the most appropriate boundary for gardens in the older part of Strathbungo, similar in style to those used for the tenements on Pollokshaws Road.

Trees: Within the Conservation Area, all trees are automatically protected by a Preservation Order. This means that you should not cut down any tree or severely prune it without permission. If a tree becomes dangerous and has to be felled, it must be replaced. If you are concerned about the state of a tree, you can seek advice from the Parks Department, but if surgery or felling is required you will have to pay for it yourself. The Planning Department has some advisory leaflets about choice and care of trees, and it may even be possible to obtain a grant towards planting new trees.

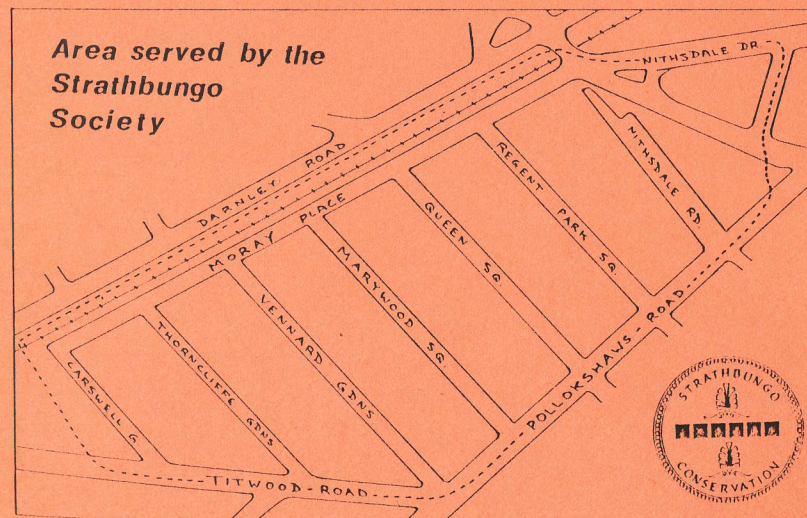
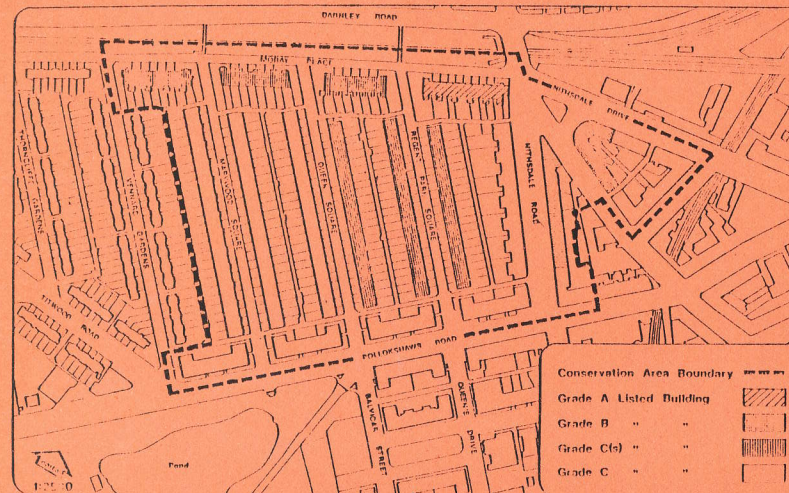
Stone Cleaning: There is no doubt that stone cleaning greatly improves the appearance of houses, particularly when all the houses in a terrace have been cleaned. Unfortunately the cheapest process - sand blasting - is liable to cause a good deal of damage, particularly when carried out by unskilled operators. The planning Department can offer advice on the most suitable methods for houses such as ours.

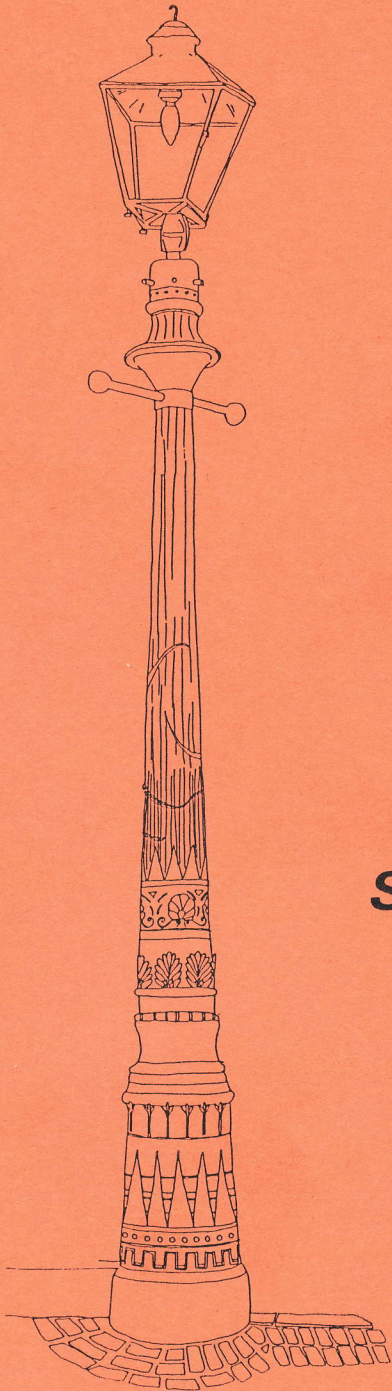
Exterior Painting: Stonework should not be painted. Woodwork on the other hand needs constant attention and will probably need repainting about every four years. If you get together with your neighbours you may be able to get a better price for the job, and the appearance of the terrace is improved by uniformity of treatment of the woodwork. If you live in the Conservation Area remember that you may need permission to change your colour scheme. The Planning Department prefer white for all external woodwork except for storm doors. It is suggested that down pipes should be painted to be as unobtrusive as possible against the stone. Railings should be black.

Replacement Windows: Do not be misled by salesmen who assure you that their replacement windows are approved by this that or the other worthy authority and that you can just go ahead and have them fitted. If your house is in the conservation area you need permission to replace windows, and the Planning Department will require that the replacement windows match the original ones as closely as possible. Get permission before committing yourself to changes.

Structural Alterations: Remember that if you live in the Conservation Area, you may need permission for any alterations to your house, internal or external, so seek advice from the Planning Department in good time, and certainly before you are committed to any work. Planning Department policy is now to limit the amount of subdivision of properties to not more than two separate dwellings in Regent Park Square, the north side of Queen Square and 11-33 Moray Place, and three in Marywood Square and the south side of Queen Square. No subdivision is allowed in 1-10 Moray Place.

Strathbungo Conservation Area





*with the
compliments
of the*
**STRATHBUNGO
SOCIETY**