

CONSERVATION AREA APPRAISAL
(DRAFT)

MILNGAVIE
TOWN CENTRE



MILNGAVIE STATION



East Dunbartonshire Council

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INTRODUCTION



OLD PARISH CHURCH

East Dunbartonshire has 12 Conservation Areas and 25 Townscape Protection Areas.

Conservation areas (C.A.'s) are defined in the Town and Country Planning legislation as "... Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."

Townscape Protection Areas (T.P.A.'s) are a Council designation used to identify other localities with distinctive architectural and historic qualities.

The original survey work and designation of many of the CA's and TPA's date back to the mid 1970's. Following commitments set out in the East Dunbartonshire Local Plan a comprehensive review of each area is underway.

A detailed re-assessment of the Milngavie Town Centre CA has now been carried out, involving:-

- A 'walk over' and appraisal survey.
- An assessment of the current appropriateness of the designation and area boundaries.
- An assessment of the degree and quality of change since the original designation.
- Where necessary a consideration of wider 'management' issues such as open space maintenance, traffic management, controls over tree works,

opportunities for development. condition and appearance of street furniture such as bus shelters and signs.

The Conservation Area Appraisal

This work is drawn together in this “Appraisal”, which is based on advice in the Scottish Executive Planning Advice Note no. 71 – Conservation Area Management. The Appraisal summarises the survey and assessment work, describes the CA and its historical significance and townscape character, identifies ongoing conservation issues and sets out policies and proposals for future management. The Appraisal includes historic maps and photographs and it is hoped it will also be of interest for reference and educational use.

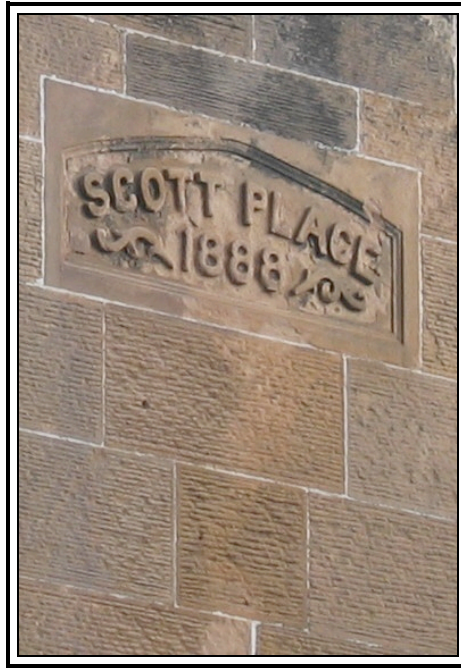
Public Consultation

The Appraisal is initially published in a draft form to allow consultation with local residents, local Councillors and other interested parties. A public meeting will also be held. Regard will be taken of views and comments submitted in response to the consultation process prior to the publication of the final version of the Appraisal.

Maps of the CA

1. Locality Map
2. Area Map
3. Historic Maps

HISTORIC DEVELOPMENT



DATE PLAQUE

The town of Milngavie marks both the north western limit of the lowlands of the Clydeside conurbation, and the beginnings of the highlands of northern Scotland. Southwards there is the built up areas of Bearsden and Glasgow City; encircling the town to the north is the rising ground of Craigton, Mugdock and Baldernock - attractive farm and moor land, woodlands, tree belts and golf courses. In addition, unique features in their own right, are the reservoirs, parklands and water treatment facilities of the Milngavie Reservoirs.

It is often described as the “Child of the Allander”, on account of its association with the development of water dependant industries on the banks of the Allander Water – Clober Bleach Works and other bleach fields, Ellangowan Cotton Mill, Allander Print Works and the Corn Mill. The historic core formed around established through roads, directly influencing present day street patterns. The opening, in 1863, of the terminus station and goods yard for the Glasgow and Milngavie Junction Railway allowed access to the wider local and national rail network. Later Victorian times saw the rapid enlargement beyond the historic core, for example a branch line serving an expanding Ellangowan Mill and the laying out of various streets of stone villas and terraces for wealthier local residents and Glasgow railway commuters.

Local industry and enterprise flourished and the community was well served by a comprehensive range of educational and religious institutions, shops and other service industries. Burgh status was granted in 1875, and the town incorporated into the County of Dunbarton in 1891. Renewed investment in the interwar period saw various private and municipal housing projects. From the 1950's onwards the high standard of local amenities, attractive setting and good rail and road links brought major new private and public housing developments on all sides of the town and large scale employment investment at Cloberfield. Further expansion has since been tempered by the introduction of green belt controls in the late 1970's.

TOWNSCAPE CHARACTER



THE TEA COSY

A detailed 'walk over' survey was carried out in July 2005, complimented by a 'desk study' analysis of historic maps, local history documents and other archived material.

Drawing this information together for Milngavie Town Centre the principal features of special architectural or historic interests in the CA are :-

- The pedestrianised shopping streets of the Town Centre.
- The architecture and layout of the pedestrianised streets.
- Buildings of particular architecture and/or townscape interest, e.g. listed buildings such as the Railway Station and Gavin's Mill.
- Peripheral housing streets dating from later Victorian times, that mark the increasing prosperity of the town and its development as a suburb.
- Network of streets, lanes and footpaths, 'gateways' to and from the CA and unique features such as the Cooper and Lybrand clock, the start/finish of the West Highland Way and the Allander Water.

Pedestrianised Shopping Streets

The completion of the Woodburn Way by-pass road in the late 1970's allowed the pedestrianisation of Douglas Street, Main Street and Station Road. The exclusion of all but a handful of passenger and service vehicles and complimentary resurfacing

and landscaping works creates a peaceful, safer, low pollution environment that greatly contributes to the character of the CA.

Architecture and layout of the pedestrianised streets

Buildings are modestly scaled. Only the flats at Stewart Street, the Telephone exchange, the converted Old Parish Church and the primary school exceed 2 storeys. Older buildings flanking the precinct have charm and interest. There is little obvious ornamentation but modest detailing such as date stones, carved pediments on street corners, and roofing features such as projecting rafters, barrel roofed dormers, crenellated chimney pots and conical roofs can be seen. These, in turn, complement the warm stone colours, slate roofs and traditional timber sash and case windows of the older buildings. Ground floor shop fronts tend to be of modern design, though there are exceptions; some shops on Mugdock Road and Station Road still retain original stall risers and pilasters. Interwar redevelopment projects are marked by the half timbered façades, rosemary tiled roofs and large astragalled oriel windows on the west side of Main Street (2-14) (these windows one of the more striking architectural features of the CA) and the, albeit low key, cinema architecture over the shops at 40-44 Main Street.

Little changed in the immediate post war decades until the, now much maligned, redevelopment and renewal architecture and planning of the 1960's and 70's affected Milngavie as much as any other town or city. Examples are the Post Office; the parade of shops and bank unit at 2 -32 Douglas Street; the replacement telephone exchange and the collonaded shops south of the former Black Bull hotel. This architecture tends to be 'of its time' and, though suitably scaled, has little noteworthy features and unflattering finishes.

The street pattern of Main Street and Douglas Street and Mugdock Road follows the alignment of an established track to Mugdock, with buildings originally grouping around the present bridging point of the Allander. The toll road to Aberfoyle east of the Allander, at its junction with the Baldernock Road, provided a second focus for early development. The intervening open ground then allowed the convenient siting of the railway station close to the historic core. The 'flowing!' rather than engineered alignment of the main streets; north/south (Main Street) then northwest/south east (Douglas Street) then east/west (Station Road) and gentle level changes results in a pleasant variety of views through the town centre.

Buildings of Particular Architectural or Townscape Interest, including Listed Buildings



CORBIE' HA

C. A.'s protect the setting of listed and other noteworthy buildings. In turn such buildings help define the C.A. as a place of special architecture and historic interest.

Listed Buildings

The following listed buildings are in the CA:-

1. Railway Station (Category B) One of the very few stations to emerge comparatively unscathed from modernisation programmes. There is a wealth of preserved and restored architectural features, from the ornate ironwork of the glazed canopy and supporting columns to the station clock and copper tap and cast iron drinking trough. The ticket office and waiting room building has been stone cleaned and refurbished and again incorporates traditional materials and detailing; sandstone walls and a slate roof, timber windows and timber roofline features. It is an attractive gateway for commuters, visitors and tourists, particularly those starting and finishing the West Highland Way.

2. Blackbull Hotel (Category B) The façade of the main entrance to the original coaching inn was retained as an element of the larger retail re-development thus retaining historical architectural features at this street intersection.

3. Gavins Mill (Category B) One of the few extant pre-railway buildings. Still identified as a corn mill in the 1933 Ordnance Survey Map, this stone and slate building is now used as a restaurant. Original or restored features include an irregular distribution of window and door openings and the water wheel. Interestingly, relicts of the former use can be seen in the wider locality; the adjacent pedestrian underpass follows the alignment of 'Mill Road', then a side road from Main Street, whilst the fish ladder weir marks the inlet point for the 'lade', the artificial channelled water course that supply mills with a controllable source of water.

4. Corbie Ha' (Category 'B') The oldest domestic building in the CA. Dating from the late 18th C., it has the form and proportions typical of the vernacular architecture of this period. It originally incorporated a byre, stable and a room for the family residents. Of interest both in its own right and signifying the rural hamlet that Milngavie once was.

Other Buildings of Architectural and Historic Interest



MILNGAVIE TOWN HALL, ETC.

1. Old Parish Church This remains the most prominent structure in the town centre on account of the elevated site, scale and design, as no doubt intended. The diamond shaped moulding framing the clock includes a date inscription MDCCCXL (1840). Ecclesiastical use ceased in 1906 with the expanding congregation relocating to the new St. Paul's church on Strathblane Road. Subsequent municipal and civic defence uses rather undermined the dignity of the building. Following a period of vacancy in the mid 1980's conversion to five maisonette flats was approved in June 1989. Original architectural features include the pyramidal tapering stone spire atop a square stone belfry, with louvred openings, crenellated parapet and round and arched window and door openings.

2. 2-14 Main Street and 25 Douglas Street The design and detailing of this building marks the significant transition in architectural tastes in the interwar period. Construction necessitated the removal of a run of older buildings dating from mid-Victorian times. Of a somewhat Anglified Arts and Crafts design, it incorporates half timbering and small paned astragalled oriel windows in a pair of steeply pitched wall head gables. The roof is covered in Rosemary tiles. Despite the modernisation of the ground floor shop fronts this is one of the more flamboyant buildings in the CA. Similar detailing and finishes, albeit at a more restrained scale and tempered by the use of sandstone, can also be seen on the adjacent two storey building at 14 -16 Main Street,

Town Hall, Lillie Art Gallery and District Court This pleasant building was constructed on the sites of the Burgh Hall and Police Stations, a smithy, two storey tenements and a larger villa. Facilitated by a bequest from a local art lover, Robert Lillie, it was formally opened in 1962. It has strong geometric lines; the predominant red brick finish is sectioned by vertical stone columns, large areas of glazing also have a vertical emphasis, and the single storey flat roofed reception areas for the main hall and district court have fully glazed external elevations. The district court is located in a hexagonal wing and the roof lights for the gallery sit behind angled upstands on the parapet of the main roof. Elements of the building also sit on a natural stone plinth.

Friendship House Notable for the comprehensive use of brick:- terracotta, in English Garden bond, for the main walls; sand coloured for the plinth, contrasting detailing around windows and projecting quoins and chimney heads; and sandy gray for the window reveals and voussoirs used to form subtly cambered door and window arches. The timber clad hall to the rear may also be of Victorian origins.

Milngavie Primary School The original single storey sandstone building was completed in 1975, with the larger two storey building completed before 1914, and originally functioned as the primary and junior secondary schools for the town. These solid sandstone and slate roofed buildings occupy elevated ground immediately to the north of the town centre and incorporate a wealth of ornamental masonry detailing, including wall head gables, parapets and pediments, string courses and arched entrances.

This list highlights some of the more important unlisted buildings noted in the survey, but is not meant to be exhaustive.

Peripheral housing developments dating from later Victorian times



KERSLAND STREET

The character of the CA is enhanced by the intermixing of residential with other types of development. House styles vary from flats over the town centre shops, individual sandstone detached and semi-detached villas at Grange Avenue and Clober Road to the larger, systematically laid out developments at Claremont Gardens,

Strathblane Road and Kersland Drive. Interwar municipal housing can be seen on Clober Road and Station Road, whilst modern mainstream and retirement flats are located at Stewart Street, the corner of Station Road and Strathblane Road and at Main Street.

The older stone buildings contribute most to the appearance of the CA. Rockbank, off Hillhead Street, is one of the very few dwellings predating the railway. The spacious setting of the initial Grange Avenue villas, completed shortly after the opening of the railway line, perhaps indicate initial aspirations towards a villa suburb comparable to that in Bearsden. Densities of subsequent developments greatly increased, evinced by the tighter knit of the smaller feus of semi-detached villas at Kersland Street, the two storey tenements along Strathblane Road and the two terraces at Claremont Terrace. Architectural detailing is again for the most part restrained. Kersland Street is noteworthy for the retention, in very good order, of original features, particularly timber sash and case windows and other timber details such as vestibule doors and their glazed surrounds and frames and barge boards and fascias. Though normally discouraged painted finishes to houses on Hillhead Street provide a pleasant contrast to the prevalent stone facades.

Network of streets, lanes and footpaths, 'gateways' to and from the CA, trees and other landscaping and unique features such as the Cooper and Lybrand clock, the start/finish of the West Highland Way and the Allander Water.

These features form the finer 'grain' of the CA, add charm and mark uniqueness.

Milngavie, being the start and finish of the WHW, is firmly on the 'tourist map' of Scotland, and numerous walking groups gathered around the granite obelisk and bespoke wrought iron seats, especially in spring and summer, add to the general vitality of the town centre.

Where the principle streets converge there is a collection of features, i.e. the play area, war memorial and Coopers and Lybrand clock. It is interesting to note the original scheme of pedestrianisation, circa mid. 70's, envisaged a more striking focal point at this locality, either a building or fountain.

Wynds, paths, pedestrianised side streets, steps and ramps provide vehicle free links to and from surrounding car parks and streets and add interest to the visitor's experience. Conversely use can be discouraged by poor lighting, vandalism and litter.

The most important of these, and most heavily used, are the by-pass underpasses to the train station and superstore car park. Other paths run to the west of the Royal Bank of Scotland(Claremont Lane), along the pedestrianised section of Hillhead Street., from the superstore car park to the town centre aside a meander of the Allander and from the car parks on the east and west sides of Ellangowan Road and between 12/16 Main Street. There are also various links between Ashfield Road, Stewart Street and Douglas Street.

The Allander Water is bridged at Douglas Street. At this point it is well below road level and confined to a relatively narrow gully. The steps that mark the start of the West Highland Way run past a small cascade.

Individual and groups of trees

Trees provide a natural setting for buildings and enrich the streetscape with varying species, shapes and colourings (blossoms/autumnal shades). Their importance as wildlife habitats is now also recognised and appreciated. The planning legislation automatically confers protection on trees in formally designated CA's in recognition of their contribution to character and appearance.

In Milngavie mature trees provide a pleasant backdrop throughout the Town Centre. Noteworthy individual specimens include the cedar atlantica beside the childrens' play area in the precinct, an ash north of the Douglas Street car park and a monkey puzzle within the grounds of the doctors' surgery facing the town centre by-pass.

CURRENT ISSUES

Management of Change

New development and alterations to buildings in Conservation Areas should preserve and enhance character and appearance.

It is in the interest of owners maintain their properties. Conversely building(s) and other land in poor visual condition, (badly maintained, inappropriate materials, unkempt garden ground and the like) can very easily detract from general amenity, both in their own right and as an integral part of the wider area.

The Council, as planning authority, also exercises important controls to ensure the proper management of CA's. This includes vetting planning applications to ensure high standards of design and finishing and compliance with local plan policies and guidance; initiating enforcement action to remedy breaches of planning control; providing grant assistance towards building maintenance and refurbishment; providing information and advice to households and other building owners and the general promotion of a conservation ethic.

Degree of Change

Much of the justification for Conservation Area status derives from an area's special architecture and layout and the inherent qualities of unique and irreplaceable architectural detailing and ornamentation. This includes original and unique designs,

individual features or an assembly of detailings (e.g. windows and their surrounds) and their execution through craft skills and traditional materials.

Original roof finishes and windows are most prone to unsympathetic alteration and replacement but other, perhaps less obvious, features also (individually and cumulatively) make significant contributions, e.g. rhone pipes, guttering and other rainwater goods, chimney design (heads, stacks and cans) and timber detailing such as barge boards, half timbering, finials, etc.

With this in mind during the survey work particular attention was given to:-

- i) assessing the scale and extent of alterations to buildings, and
- ii) the general appearance of streets, paths and open spaces (i.e. the street scene)

For clarity these are separated into two areas, town centre and residential streets.

Original buildings

Town Centre There are examples of slate roofs replaced with concrete tiles and replacement windows of unsympathetic design and/or materials. Shop fronts have been progressively replaced resulting in the loss of traditional features such as stall risers and pilasters. Shop signage, which quite often does not require any formal approval, is of unsympathetic design and proportions. The fabric of certain buildings also show signs of neglect, increasing the need to replace, rather than maintain, traditional architectural detailings such as timber sash and case windows and, more generally, undermining the appearance of the CA.

Residential Streets Almost all residential properties are in a good state of repair. Again though the character and appearance of the CA has been adversely affected by inappropriate alterations. Specific examples include the replacement of slate with concrete tiles and replacement windows of unsympathetic design and/or materials. On some streets, e.g. Strathblane Road, almost all original windows have been replaced.

Elsewhere there are properties retaining original features and detailing. Particularly noteworthy is the high standard of maintenance and repair of dwellings fronting Kersland Drive. Individual buildings also stand out, e.g. the stone houses at 29 and 33 Strathblane Road. There are also good examples of sensitive alterations and use of replacement materials, e.g. new roofs replacing slate with slate and replacement timber widows, proportioned to match the original sash and case design.

The General Street Scene

Open space Several areas of unkempt open space were identified during the survey. The poor condition of landscaping/tree planting from the car park and road side verge for the Marks and Spencer development, highly visible from the Town Centre by-pass. Elsewhere various planted areas would benefit from a systematic programme of tree and shrub thinning. Hexagonal concrete planters within the

precinct date from the original pedestrianisation are dated in design and appearance, particularly in light of the range of more sympathetic designs now available. The formalising of a town square would provide a focal point for the town centre.

Path Network Several paths or sections of paths were in poor condition for various reasons, including deteriorating surfacing and encroaching vegetation. Fading murals and paint work on the by-pass underpasses do little to welcome visitors to the Town Centre. Paths are often poorly signed and there is need to update existing town centre map boards.

CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS

(Note: All preliminary recommendations to be the subject of further discussion and debate through the consultation process on the draft version of the Appraisal.)

1. Appropriateness of designation

Individually and collectively the buildings, streets, open spaces and other elements of townscape combine to create an attractive well defined area of special architectural and historic interest, the character and appearance of which remains desirable to preserve and enhance by means of a protective Conservation Area designation.

2. Boundaries

The boundaries of the CA were originally defined in 1977. Although sub-areas of little merit are incorporated, i.e. the industrial estate and the annexe and open ground north of the primary school, there is little to be gained in excluding these areas. Moving outwards there are no individual or groups of buildings or other sites that, with the passage of time, could now be considered for inclusion. On all sides there are distinctive changes to architectural styles and layout that clearly signify a move from old to 'newer', and provide a well defined setting for the CA.

In some streets the boundaries are currently identified by signs. They are in a deteriorating condition and do little to enhance the appearance of the area. These therefore should be removed and replaced and where necessary additional signs installed to properly identify the limits of the CA.

3. Recommendations for improvements to the public domain

- i) A scheme of systematic thinning works for Council owned tree and shrub beds in the CA could be considered.
- ii) Where appropriate private landowners be contacted to negotiate improvements to the appearance of privately maintained unkempt landscaped areas.

- iii) Replacement of concrete planters could be considered by the Council.
- iv) The Council could consider improvements to the war memorial, clock and surrounding area as a better defined town square.
- v) The Council could consider a scheme to improve the quality and attractiveness of path network in the Town Centre, including the upgrading of the by-pass underpasses.

Note: Similar improvements to the public realm of the town centre are also being considered by the East Dunbartonshire Town Centre Management Company.

4. Replacement Windows

The survey highlighted the detrimental impact of replacement windows of inappropriate design and materials. Current Council guidance permits replacement windows in TPA's and CA's to be manufactured from UVPC. It is recommended this guidance be re-appraised to consider whether to allow only timber replacement windows to be used on the principal elevations of dwellings in TPA's and CA's where justified by the context of the surrounding street scene.

5. Assessment of New Development

East Dunbartonshire Council has a general duty, when exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. In townscape protection areas new development should also complement the architecture and layout of the townscape protection areas

The appraisal re-affirms the validity of the present designation as a conservation area. and therefore re-emphasises the need for particular care to be taken in the assessment of proposals for both new development and to alter and extend existing buildings.

The East Dunbartonshire Local Plan does not identify any site for new build development in this CA.

6. Financial Support

The Council operates a Heritage Fund to support the use of traditional materials in repair and maintenance work of buildings in CA and TPA's, and also listed buildings. The budget for the financial year 2006-2007 is £10 000, but this may increase in future years.

Planning guidance on Conservation and Heritage issues are set out in various Scottish Executive Publications, the Glasgow and Clyde Valley Joint Structure Plan 2000 and the East Dunbartonshire Local Plan.

National Guidance

The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 The primary statutory instrument.

The more relevant SE publications are:-

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 Provides guidance on legislation and policy, and detailed advice on architectural features.

National Planning Policy Guidance 18 Planning and the Historic Environment Sets out the planning policies in relation to the historic environment with a view to its protection, conservation and enhancement. Central to the Government's approach is the need to secure preservation whilst accommodating and remaining responsive to present day needs.

Scottish Planning Policy 20 Role of Architecture and Design - Scotland Draws together and reinforces the Executive's published design policy commitments and sets out the role of Architecture and Design Scotland.

Designing Places - The first policy statement on designing places in Scotland Sets out the policy context for important areas of planning policy, design guidance, professional practice, and education and training.

Planning Advice Note 71 Conservation Area Management Complements existing advice on the management of conservation areas, identifies good practice, sets out a checklist for appraising conservation areas and advice on funding and implementation.

Strategic Guidance

The Glasgow and Clyde Valley Joint Structure Plan 2000 Recognises that the quality of life of communities will be improved by, amongst other things, conservation led regeneration and the enhancement of the historic environment. The plan also contains a presumption in favour of safeguarding the quality and extent of identified environmental resources, including category 'A' listed buildings and scheduled historic and designed landscapes.

Local Plan Policies and Guidance

Decisions on applications for planning permission and listed building consent and other planning matters requires to be made in accordance with the policies in the approved local plan (currently the East Dunbartonshire Local Plan, adopted in February 2005), unless material considerations indicate otherwise. Relevant policies are summarised below.

DQ 2 Design Quality The Council will expect high quality design in all developments, and all development should be compatible with the amenity and character of the area within

which it is located. Within historic environments development must particularly reflect the existing or original character.

HE 7 Conservation Areas and Townscape Protection Areas Strict development control policies will be maintained in the designated Conservation Areas and the Townscape Protection Areas. Developments outwith a Conservation Area, but which could affect its visual setting, must also be sympathetic to the special character of the area. There is a presumption against the demolition of buildings within a Conservation Area or Townscape Protection Area. Only where a building makes no, or little contribution to the character of the Area, or where it is demonstrated to be unsafe will the Council consider allowing demolition. Any replacement buildings, following demolition, should respect the character of the original building on the site and the area in general.

The approved Article 4 Directions which remove certain permitted development rights will be retained and the Council will seek to apply Article 4 Directions to those areas which are currently not so covered. All trees within conservation areas are protected as if they were under a Tree Preservation Order and Tree Preservation Orders apply in some of the Townscape Protection Areas.

HE 5 Listed Buildings The Council will protect Listed Buildings and their settings from inappropriate development. There is a strong presumption against demolition of listed buildings. Alterations or extensions will only be permitted where they maintain or enhance the special architectural or historic qualities of the building and its setting.

HE 1 Heritage Fund The Council may be able to offer discretionary grants for work required to repair or maintain Listed Buildings, properties within a Conservation Area or Townscape Protection Area and other archaeological and heritage buildings, where additional expenditure is required for the use of materials and skills which are necessary to retain the traditional character and appearance of the buildings.

Design Guidance on the Built Heritage (Guidance Note, No.9) Sets out the Council's policy guidelines with regards to the conservation of buildings and townscapes which are important for their heritage. These guidelines expand on and give further detail to the Design Quality Policies within the Local Plan itself. The guidance is set within the context of the 'Memorandum of Guidance on Listed Buildings and Conservation Areas' produced by Historic Scotland and National Planning Policy Guideline 18 : Planning and the Historic Environment.

APPENDIX B - SOURCES OF FURTHER ADVICE AND INFORMATION AND REFERENCES

Further Advice and Information

Milngavie Community Council c/o Dr. N. Peacock 16 Drumlin Drive Milngavie G62 6LN

Milngavie Civic Trust c/o Mr. Ian Ferguson 4 South Glassford Street Milngavie G62 6AT

Historic Scotland

www.historic-scotland.gov.

For general enquiries call the switchboard on 0131
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Historic Scotland is an Agency within the Scottish Executive and is directly responsible to Scottish Ministers for safeguarding the nation's historic environment, and promoting its understanding and enjoyment.

Scottish Civic Trust

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Founded in 1967. Scotland's only voluntary organisation working to raise the quality of the whole built environment. Encourages excellence in the conservation of the past, in contemporary architecture and planning and in effective public education and participation in all these concerns.

Architectural Society for Scotland

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The objects of the Society is to encourage the protection, preservation, study and appreciation of buildings, together with their settings and associated furnishings, and of town-layout, gardens and designed landscapes being of merit or historic interest and situated in Scotland.

References

Milngavie The Village	Nigel Orr	Milngavie Community Council
From Scythes to Strimmers	Sally Orr	Heatherbank Press
Milngavie – The Place	Rev. John T. Peat	St. Pauls Parish Church