

Justification for Proposed Changes to the Conservation Area Boundaries

Conservation Area	Proposed Boundary Changes	Justification
High Dalmuir	The inclusion of number 48 Duntocher Road, together with two adjacent street trees.	No.48 Duntocher Road is located immediately to the south of the Conservation Area. Although of a slightly later period than houses in the conservation area and with a smaller plot, this house complements the character of the adjacent Conservation Area grouping. Together with its stone boundary wall, tree group on its northern boundary, plus several important street trees on either side of Duntocher Road, it adds to the character of the area and helps define the southern entrance to the Conservation Area. Conversely, were these features to be lost, there would be an adverse impact on the character of this entrance to the Conservation Area.
Knoxland Square	The inclusion of the remainder of the original historic suburb of Knoxland (or 'Newtown of Knoxland' as it was originally referred to).	<p>The proposed extension to the Conservation Area covers the grid of streets from Wallace Street in the west to Buchanan Street in the east and from the southern side of Glasgow Road in the north to Castlegreen Street in the south.</p> <p>This area is of significant historic interest as the first eastward expansion of the old burgh, to accommodate the workforce of the Denny shipbuilding firm. The suburb comprises a coherent mixture of late Victorian tenements, low terraces and semi-detached houses. As such it is completely consistent with the character, appearance and age of buildings within the existing Conservation Area around Knoxland Square.</p> <p>Its inclusion would strengthen the overall designation and help to consolidate the conservation area around the original 19th century suburb of Knoxland.</p>

	<p>Inclusion of tenements on the northern side of Glasgow Road from no.129-171, and Dumbarton East Railway Station.</p>	<p>This row of tenements was built in 1906 and are more elaborate in character than the 'Knoxland' tenements opposite on the southern side of Glasgow Road, being a storey taller and with canted bay windows. Whilst architecturally different, they are of significant quality in themselves and add to the character of the area.</p> <p>Dumbarton East Railway Station (1896), in particular the arched station entrance and surrounding stone walls, also makes a significant contribution to the streetscape and history of the area, despite a currently slightly neglected appearance.</p> <p>Together, these elements contribute significantly to the character and story of 19th and early 20th century development of this area, and their inclusion could help in the future management and enhancement of the conservation area.</p>
<p>Lusset Road, Old Kilpatrick</p>	<p>Inclusion of Kilpatrick Railway Station</p>	<p>The old station building has suffered from detrimental changes but dates from the original construction of Lusset Road and Lusset House in the 1850's, and relates well to the existing conservation area. The future restoration and enhancement is a case for inclusion, based on its historic interest and potential for contributing to the character of the conservation area.</p>
	<p>Inclusion of contemporary properties immediately adjacent to Lusset Road</p>	<p>A number of terraces and houses on Station Road, Dumbarton Road and Thistle Neuk are of historic and architectural interest, and are contemporary with houses in the existing Lusset Road Conservation Area. Based on historic interest, their contribution to the character of the area and the potential for future enhancement, these properties should be included.</p>
	<p>Inclusion of historic properties further south on Dumbarton Road</p>	<p>There are several other buildings of historic interest on the western side of Dumbarton Road and north of the Erskine Bridge, including the B-listed former Secession Church and Pow Tenement. This group represents the final surviving fragment of early</p>

		development at the southern edge of Old Kilpatrick, and is of historic and architectural interest.
		It is recommended that several 'character areas' are identified within this extended Lusset Road conservation area, to recognise the different eras and patterns of historical development on Lusset Road, Station Road and Dumbarton Road.