



HISTORIC  
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SCOTLAND

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## Designation Consultation

This designation consultation is open for comment until 04/06/2025

### Give us your comments

Historic Environment Scotland consult with those who are directly affected by designation proposals – including owners, occupiers and tenants – and with the planning authority.

We also welcome comments from interested persons or groups.

When we consult about a designation case we will have carried out research and set this out in a **report of handling**. This report is an assessment produced for consultation and it sets out our view, including a proposed decision. The assessment is not intended to be a definitive account or description of the site or place. We consider the comments received before we take a final decision.

We consider comments and representations which are material to our decision-making, such as:

- Your understanding of the cultural significance of the site or place.
- Whether sites or places meet the criteria for designation.
- The purpose and implications of designating the site or place. We consider whether these are relevant to the case.
- Development proposals related to the site or place. Where there are development proposals, we consider whether to proceed with designation in line with our designation policy.
- The accuracy of our information.

You can find more guidance on providing comments and how we handle your information on our [website](#).

Information on how we treat your personal data is available on our [Privacy Notice](#).

### How to make a comment

Please send your comments to [designationconsultations@hes.scot](mailto:designationconsultations@hes.scot) and provide us with the case reference. You can also make comments through our [portal](#) by clicking on the link 'email your comments about this case'.

**If you are the owner, occupier or tenant or the planning authority please email us at: [designations@hes.scot](mailto:designations@hes.scot).**

If you are unable to email your comments please phone us on 0131 668 8914.



## Case information

<b>Case ID</b>	300073299
<b>Name of Site</b>	Tennent Caledonian Breweries, Wellpark Brewery, Duke Street, Glasgow
<b>Postcode (if any)</b>	G31 1JD

<b>Local Authority</b>	Glasgow City Council
<b>National Grid Reference(s)</b>	NS 60510 65240
<b>Designation Type</b>	Listed Building
<b>Designation No. and category of listing (if any)</b>	N/A.
<b>Case Type</b>	Designation

<b>Received/Start Date</b>	17/05/2024
<b>Decision Date</b>	Pending

## 1. Proposed decision

<b>Statutory Listing Address</b>	Clock Tower, excluding interior and modern pipework and gangway running east-west through tower and all other elements of brewery site at Wellpark Brewery, Duke Street, Glasgow	<b>New listing proposed at category C (LB52651)</b>
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An assessment using the selection guidance for listing shows that the structure meets the criteria of special architectural or historic interest. The proposed decision is to list the structure at category C.

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

The site (and clock tower) is not currently designated but was previously proposed and assessed for designation in 2009. The decision at the time was not to designate any part of the site.

### 2.2 Development Proposals



There are no known development proposals directly affecting the clock tower within the brewery site.

The wider site is the subject of the following development proposals:

- 24/02895/ELU - Part use of premises as public house (Sui Generis). Application submitted 29/11/2024, Decided the use is lawful 01/04/2025.
- 23/00649/FUL - Formation of window openings to elevation. Application submitted 15/03/2023, Permission granted (subject to conditions) 05/05/2023.
- 20/01868/FUL - Formation of window and the partial/full infill of roller shutter openings. Application submitted 17/07/2020, Permission granted 17/09/2020.
- 23/02073/LBA - Dismantle and rebuild of main facade and stair tower wings to create 18 No. residential units. Application submitted 2/08/2023, Application withdrawn 16/11/2023.

The current development proposals do not affect our decision making in this case (see 3.3 Policy considerations).

## 3. Assessment

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### 3.1 Assessment information

We received a proposal to designate Wellpark Brewery on 17/05/2024. (Designations applications are published on our portal and will be available to view during the lifetime of the case and until 3 months after the case is closed.)

The applicant provided the following information and views in their application:

- The history of the building/site

We received a second proposal to designate this site on 21/11/2024. The applicant provided information and views about the social history of the site with focus on the strong Tennent's brand connection to support and sponsorship of Scottish football.

Our policy states that 'our assessments may involve a site visit and will aim to make use of the best available evidence.' (See [Designation Policy and Selection Guidance](#), p.7.) We decide on a case by case basis whether a site visit is required to inform our assessments.

In this case we considered that a site visit was required to inform our assessment of the buildings' special architectural or historic interest. We visited the interior and exterior of the brewery on 20/09/2024.

### 3.2 Assessment of special architectural or historic interest

We have found that the clock tower meets the criteria for listing.



However, we have found that the other buildings and structures at this site, which mostly date from the mid to later 20<sup>th</sup> and the 21<sup>st</sup> centuries, do not meet the criteria of special architectural or historic interest and we are proposing to exclude them from the listing. These structures which form part of a modern, commercial-scale brewing production site, are not particularly early or rare examples of their building type. Although, the other earlier remaining parts of the site to the northeast date from very late 19<sup>th</sup> century, these have been much altered and extended, and we do not consider them to be of special interest.

We carried out assessments using the selection guidance to decide whether the sites or places are of special architectural or historic interest. See **Annex B**.

The listing criteria and selection guidance for listed buildings are published in Designation Policy and Selection Guidance (2019), Annex 2, pp. 11-13, <https://www.historicenvironment.scot/designation-policy>.

### 3.3 Policy considerations

“We consider the individual circumstances of each case. In deciding whether to designate a site or place or amend an existing designation while there are ongoing development proposals, we will consider:

- the implications of designation on development proposals;
- the effect of the proposed development on the significance of the site or place; and
- the extent to which plans have been developed for the site or place – where these are particularly advanced, we will not normally list or schedule.

In this case, we consider the proposed listing does not affect the development proposals and that the significance of the clock tower is not adversely affected by the development at the wider site.

## 4. Consultation

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### 4.1 Consultation information

Consultation period: 14/05/2025 to 04/06/2025.

We have consulted with the owner and the planning authority.

The consultation report of handling is published on our portal for comment from interested parties. The consultation is also available and open for comments on [Citizens Space](#).

### 4.2 Designation Consultations



## *What you can comment on*

We will consider comments and representations which are material to our decision-making, such as:

- Your understanding of the cultural significance of the site or place and whether it meets the criteria for designation.
- The purpose and implications of designating the site or place. We consider whether these are relevant to the case.
- Development proposals related to the site or place. Where there are development proposals, we consider whether to proceed with designation in line with our designation policy.
- The accuracy of our information.

## *Comments we don't consider*

We do not consider comments and representations on non-relevant/non-material issues, such as:

- Economic considerations
- Abusive or offensive remarks
- Whether you personally like, or do not like, a proposal

Our video about consultations explains how you can comment on our designations decisions, and what we can and can't take into account when considering your views <https://www.youtube.com/designations>

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## **Designations Service**

Heritage Directorate  
Historic Environment Scotland

<b>Contact</b>	designations@hes.scot, 0131 668 8914
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## ANNEX A

### Assessment of special architectural or historic interest

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#### 1. Statutory address/Building or site name

**Clock Tower, excluding interior and modern pipework and gangway running east-west through tower and all other elements of brewery site at Wellpark Brewery, Duke Street, Glasgow**

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#### 2. Description and historical development

##### 2.1 Description

Clock tower, dating to 1889, located within a large inner-city brewery complex, still in use with evidence for brewing taking place on the site from 1556. A new lager brewery was built and expanded on the Wellpark site, begun in 1889 and completed in 1891. The clock tower is found near the centre of the site.

The remainder of the brewery site and interior of the clock tower and modern pipework and related gangway within and through the tower, are excluded from the listing (see Section 6. Legal exclusions).

The clock tower is built primarily from brick with some painted stone detailing. The east elevation adjoins a mid-20<sup>th</sup> century building to first floor level. The south elevation adjoins later modern structures. The west elevation, with a plain mortar faced or rendered section of wall on the ground floor and adjacent entrance doorway leading into tower on right, is partly adjoined by a modern sheet metal covered walkway at ground floor level and modern pipework and gangway (specifically excluded from listing) at first floor level. A round arched window with a moulded stone lintel, containing decorative timber framed glazing, is on the main (north) elevation at ground floor.

There is a slight difference in the colour and material of the red brickwork immediately around and below the window, indicating possible partial rebuilding or an historic change to the window margins and sill. Two sloping courses of stonework sit on a small moulded and inset cornice, supporting the narrower upper stories of the tower. First floor level has a moulded stone roundel with overhanging projected plain cornice containing a clock face on the main elevation and an identical roundel on the west elevation that contains a modern square blanking plate. Second floor level has a wooden louvered opening resting on a projected plain cornice on the north and west elevations, presumably behind which a bell was originally housed.

A projected plain cornice adorns the wall head with a slated, tented roof with a protruding round arched opening, probably small doorways accessing the wallhead, on each roof face.



The interior (only ground floor seen in 2024) does not contain any architectural features of note with modern metal pipework and gangways visible.

## 2.3 Historical development

There is historical evidence for brewing taking place by Robert Tennent by the Molendinar Burn on the site from as early as 1556. The brewery is still active today (2025), making it the oldest continuous commercial concern in Glasgow.

Wellpark Brewery, originally called Drygate Brewery, was founded by H. & R. Tennent in 1740 at this site, then referred to as Drygate Bridge. Hugh Tennent's sons, John and Robert, continued the family business, trading as J. & R. Tennent from 1769. The business expanded in the 1790s when the Tennent family purchased the neighbouring brewery of William McLehose and renamed the 5-acre (20,000 m<sup>2</sup>) site as Wellpark Brewery. By the mid-19th century, J. & R. Tennent was the world's largest bottled beer exporter. In 1884, Hugh Tennent took control of the company and first brewed the now world-famous Tennent's lager in 1885. He later expanded the site and built a new lager brewery at Wellpark, which was begun in 1889 and completed in 1891. The clock tower on the site dates from this period of historic expansion and development.

J. & R. Tennent was acquired by Charrington United Breweries in 1963 and in 1966 merged with United Caledonian Breweries, Charrington's other Scottish subsidiary, to form Tennent Caledonian Breweries. Wellpark was largely redeveloped between 1965 and 1968 to allow for more modern brewing practices and processes. C&C Group of Ireland announced a deal to buy the brewery and the Tennent's brand in 2009. In May 2014, C&C Group and Williams Brothers Brewing Company opened a craft brewery as a joint venture on the site, called Drygate Brewing Company, named after Drygate (a street which adjoins the western perimeter of the brewery) and in recognition of the long history of brewing at the site. This modern era has witnessed further development with the construction new facilities and the ongoing maintenance, adaptation and upgrading of some buildings for the running of a 21<sup>st</sup> century brewery and visitor attraction.

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## 3. Assessment of special architectural or historic interest

To be listed a building must be of 'special architectural or historic interest' as set out in the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#). To decide if a building is of special interest for listing we assess its cultural significance using selection guidance which has two main headings – architectural interest and historic interest (see Designation Policy and Selection Guidance, 2019, Annex 2, pp. 11-13).





The selection guidance provides a framework within which judgement is exercised in reaching individual decisions. The special architectural or historic interest of a building can be demonstrated in one or more of the following ways.

## 3.1 Architectural interest

The architectural interest of a building may include its design, designer, interior, plan form, materials, regional traditions, and setting and the extent to which these characteristics survive. These factors are grouped under two headings:

### 3.1.1 Design

Wellpark Brewery is massive example of a complete brewing site. It now consists largely of 20<sup>th</sup> and 21<sup>st</sup> century buildings. The clock tower is one of the very few surviving historic elements of the brewery related to pre-20<sup>th</sup> century functions on the site.

The design and construction of the clock tower at Wellpark Brewery is typical for an industrial-related structure of this date. These typical design details include the red brick construction with contrasting, lightly decorated stone details and margin features. It is built in good quality materials, which are likely to have been sourced from the area and retains a high level of architectural integrity.

The clock tower was constructed approximately in the centre of the vast brewery site and was part of wider site developments from a key period of expansion around 1890. Located on the south side of a small lane running perpendicular to the main thoroughfare, that was set out north-south, through the brewery site. The main access lane would have been a busy and crucial access route for people, vehicles and goods – the spine of the site. This layout is still evident today with the access road being retained and used. Historic site plans show that immediately south of the clock tower, the building that was originally adjoining it was used as a “dining room”.

The clock tower was one of the more decorative structures on the site and has features such as stone corning, moulded roundels and a neoclassic arched window.

Breweries can be found all over Scotland and their design and plan form varies widely. Many 19<sup>th</sup> century industrial and large commercial sites, such as mills, quarries and distilleries, would have had a site-visible clock for staff. However, fewer had a dedicated clock tower and even less would be decorative and still survive today. The clock tower at Wellpark is unusual as relatively decorative and fairly complete example of its building type related to an alcoholic beverage production site.

### 3.1.2 Setting





The clock tower was built roughly in the centre of the brewery and the overall extent of the site has barely changed since. Therefore, the tower is inherently inward looking and only clearly visible from within the brewery. Although now surrounded by more recent buildings, the clock tower is still central to a commercial brewery and part of a busy working site. The materials and form of the buildings around it on site have changed but their functions and purpose are generally unchanged – to produce large quantities of beer and lager.

In the wider setting of the brewery site, there is a variation of building types and dates. There are good examples of Glasgow tenements to the east, remnants of the old hospital to the south and overlooking the brewery at the north is the famous Necropolis. However, the establishment of a brewery at this site predates all the surrounding development and is important historically.

Glasgow was an ideal location for a growing 18<sup>th</sup> and 19<sup>th</sup> brewery with the aim to export. The nearby docks were part of the maritime highways of the period and goods brewed at Wellpark had relatively easy access to ships, and later trains, for export across Britain and the wider world. Such commercial expansion facilitated the need to redevelop Wellpark brewery and lead to the construction of the clock tower. Although the site continues to be developed, the clock tower survives as one of the last historical elements and it still plays a part in the clear commercial-scale brewery character of Wellpark within its immediate setting.

## 3.2 Historic interest

Historic interest is in such things as a building's age, rarity, social historical interest and associations with people or events that have had a significant impact on Scotland's cultural heritage. Historic interest is assessed under three headings:

### 3.2.1 Age and rarity

Breweries can be found all over Scotland and their design and plan form varies widely. The clock tower as a building type is not rare, however, in the context of this industrial brewing site, the clock tower at Wellpark is a rare survival. It was built during the historic boom period of brewing by Tennent's at Wellpark taking place at the end of the 19<sup>th</sup> century. However, beer has been produced at the site, initially by the Molendinar Burn then Drygate Bridge, since the 1500s which makes it one of the very oldest still operational breweries in Scotland and the longest running commercial concern in Glasgow.

The clock tower is a unique surviving element from a key period in the history of one of Scotland's most recognised brands. The 19<sup>th</sup> century commerce of Tennent's saw them lead the way as the largest exporter of bottled lager in the world. The clock tower assisted with the day-to-day processes of the brewery by providing an important time keeping function that the business and staff relied upon.



## 3.2.2 Social historical interest

The clock tower is a well-preserved example with decorative elements from the late 19<sup>th</sup> century and constructed for a boom period of this brewing industry.

There is evidence for the brewing of beer in Scotland going back 5000 years, beginning in the Neolithic period, seen at Skara Brae on Orkney. Wellpark is probably the oldest surviving site for the continuous production of beer and lager in the country. Tennents as a brand has a long and successful history, reaching worldwide fame and recognition by the 19<sup>th</sup> century. The clock tower is as an important surviving structure from a key historic period in the history of the famous brewery.

The clock tower also has social connections with the staff that once worked at the site. Many industrial workers did not own personal watches or would not risk damaging them during their work so relied upon public clocks to tell the time and work-site clocks for break and shift calling. A bell within the clock tower would provide an audible signal for breaks and shift changes. The clock tower at Wellpark is a reminder of the period when workers relied upon such structures as a practical and symbolic feature of their working day. It had a key function in the brewery while also adding an architectural landmark within the site.

The survival of the clock tower contributes to our understanding of how the brewery site functioned in the 19<sup>th</sup> century. It is also a tangible reminder of the development of one of Scotland's most historic and recognisable drinks brands.

Tennent's has connections with Scottish football and are recognised as supporters and sponsors of the sport celebrating and promoting some of Scotland's most prominent footballing campaigns in the second half of the 20<sup>th</sup> century.

## 3.2.3 Association with people or events of national importance

There is no association with a person or event of national importance.

The Tennent's brand is recognisable at home and internationally.

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## 4. Summary of assessment

The clock tower at Wellpark Brewery meets the criteria of special architectural or historic interest for the following reasons:

- It is well preserved and is a rare surviving example of an industry related clock tower in Scotland.
- Built in the late 19<sup>th</sup> century 'boom time' for Tennents, it represents one of the few surviving elements of the historic site.



- The original function of the building is still clearly readable in the built fabric, plan form and its surviving exterior features. It is also unusual for displaying decorative architectural elements within an essentially industrial site.
- The clock tower represents one of the last historic components of a world-famous 19<sup>th</sup> century brewery that is still in commercial production.
- The building's location within the site has not changed since the late 19<sup>th</sup> century during and continues to stand within a still operational brewery.

In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: interior and modern pipework and gangway running east-west through tower and all other elements of brewery site at Wellpark Brewery, Duke Street, Glasgow.

## 5. Category of listing

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Once a building is found to be of special architectural or historic interest, it is then classified under one of three categories (A, B or C) according to its relative importance. While the listing itself has legal weight and gives statutory protection, the categories have no legal status and are advisory. They affect how a building is managed in the planning system.

Category definitions are found at Annex 2 of Designation Policy and Selection Guidance (2019) <https://www.historicenvironment.scot/designation-policy>.

### 5.1 Level of importance

Buildings listed at category C are defined as 'buildings of special architectural or historic interest which are representative examples of a period, style or type'.

Taking into account the that the clock tower is an ancillary yet decorative component of a larger industrial site, category C is considered to be the most appropriate level of listing.

## 6. Legal exclusions

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In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: interior and modern pipework and gangway running east-west through tower and all other elements of brewery site at Wellpark Brewery, Duke Street, Glasgow.

These structures mostly date from the 20<sup>th</sup> and 21<sup>st</sup> centuries and are later examples of their building types and are not particularly rare examples.

## 7. Other Information

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N/A

## 8. References

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Trove: <https://www.trove.scot/place/172132> Place Record UID 172132

### Maps

Charles Goad Fire Insurance Plans, Insurance Plan of Glasgow (published 1898), volume IV, sheet 438.

Ordnance Survey (surveyed 1856, published 1860) Scotland, Lanarkshire VI 11 (City of Glasgow). 25 inches to the mile. 1<sup>st</sup> Edition. Southampton: Ordnance Survey.

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Ordnance Survey (surveyed 1910, published 1913) Scotland, Lanarkshire VI 11 (City of Glasgow). 25 inches to the mile. 3<sup>rd</sup> Edition. Southampton: Ordnance Survey.

### Online Sources

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[https://breweryhistory.com/wiki/index.php/Tennent\\_Ltd](https://breweryhistory.com/wiki/index.php/Tennent_Ltd) [accessed on 21/02/2025]

The Glasgow Story, Wellpark Brewery by West of Scotland Archaeology  
<https://www.theglasgowstory.com/> [accessed on 21/02/2025]

Historic England, Blog: Built To Brew  
<https://heritagecalling.com/2016/02/10/historic-breweries-in-england/> [accessed on 21/02/2025]

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<https://www.tennents.com/uk/heritage> [accessed on 12/05/2025]

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### Printed Sources

Hume, J R. (1974.) *The Industrial Archaeology of Glasgow*. Glasgow. Page: 17.



Pearson, L. (2012). 'The B.H.S. Brewing Industry Survey: Methodology and Analysis' in *The Brewery History Society Journal*. Volume 148.

## 09. Indicative Map

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A map of the proposed listed building is attached separately.