

Allandale

conservation area appraisal



confirmed as
ALLANDALE COTTAGES
Conservation Area



March 2010



Falkirk Council
Development Services



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1.0 INTRODUCTION

1.1 Allandale Conservation Area

1.1.1 This former brickworkers housing known as Allandale Cottages is located to west of Bonnybridge close to the Castlecary Viaduct over the M80 motorway. Allandale Conservation Area was designated by Falkirk District Council in October 1979. Map 1 attached shows the existing boundary.

1.2 Conservation Areas

1.2.1 Since 1967 local authorities have been able to designate conservation areas i.e. "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The current legislation is laid down in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

1.2.2 The immediate effect of designation is to confer powers on the local authority requiring that planning permission be sought for the demolition of any building and the removal of, or works to, any tree within the area and certain external works which are considered to affect the character or appearance of the conservation area i.e. painting/cladding, utility storage, telecommunication apparatus, hard standing and built extensions beyond certain limits.

1.2.3 Supplementary legislation under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Article 4 Direction (Appendix A) ensures, where necessary, that planning permission will also be required for other minor works normally considered "permitted development", e.g. window and door replacements and fence heights.

1.3 Reasons for Appraisal

1.3.1 Planning authorities are required by the Act to review their conservation areas from time to time and to consider also proposals for their preservation and enhancement to complement the statutory planning controls.

1.3.2 In addition, Planning Advice Note (PAN) 71 Conservation Area Management (Scottish Government best practice guidance) advises that conservation areas be appraised from time to time in order to:

- confirm the current status and value of the conservation area,
- establish an appropriate area boundary,
- clarify planning controls and guidance to ensure that future, developments are sympathetic to the character of the area,
- identify opportunities for physical enhancement,
- engage with stakeholders through public consultation.

1.3.3 The finalised draft of the Falkirk Council Local Plan (April 2007) endorses this in Policy EQ12 Conservation Areas which states that: "The Council will prepare Character Appraisals of individual Conservation Areas"



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.1 Background

- 2.1.1 Allandale Cottages were built between 1904 and 1928 to house workers from the John G. Stein brickworks at Castlecary. The site was adjacent to a fire clay mine for the factory. The Stein company went on to found the largest fire-clay manufactory in Britain at Whitecross and maintains its name today as GR Stein.
- 2.1.2 The semi-detached Dundas Cottages at the western end of the village lie outwith the conservation area as does the adjacent Thorndale Gardens.
- 2.1.3 The only development within the conservation area subsequent to the completion of the cottages is the modern 12 garage monopitch block to the rear to the southern terrace.
- 2.1.4 Maps 2, 3, 4 and 5 attached show historical development of the area.

2.2 Setting

Area Configuration

- 2.2.1 The two red sandstone terraces lie on either side of the B816, each about 250 metre in length, and parallel to the line of the Antonine Wall World Heritage Site. They also lie between and in close proximity to the Forth and Clyde Canal and the Falkirk - Cumbernauld railway line. The northern boundary extends to include the adjacent line of the Antonine Wall World Heritage Site. The conservation area extends to 3.7 hectares.

Allandale Village, Views and Enclosure

- 2.2.2 The primary visual focus in townscape terms is the contained roadway space and the two terraced cottage frontages, differentiated by the dormer roofs on the northern cottage elevations. The plain gabled entrance from the east gives little hint of the charming character within the village.
- 2.2.3 The other main components are the back courts to north and south, both semi-public areas. To the north swathes of tree planting occupy the linear mound of the Antonine Wall, concealing the development from the Forth and Clyde Canal. To the south the land rises away from the tree lined edge to the back court towards the railway line, which is on a steep embankment at the western end.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.3 Building Groups

Northern Terrace Front

- 2.3.1 4 terrace blocks, with narrow public access routes between, are set on a continuous building line and consist of 1 ½ storey dormered units (single width). Red sandstone, vertical proportions and sash-and-case windows define the symmetrically arranged elevations. Chimneys and downpipes are located tidily between each semi unit. Twinned doors give access to the street by way of shallow front gardens enclosed by railings and a shared gate.

Northern Terrace Rear

- 2.3.2 Rear walls are white rendered. Repeating small hipped roof extensions to the rear create small private enclosed areas which have been individually fenced in an ad hoc manner over the years. There are no private garden areas past the extended building line. Box dormers with square windows have been installed comprehensively.
- 2.3.3 The remainder of the back court is a loop road with parking off and drying/play areas along the edge of the site which has high stockade fencing. Behind this, the site of the Antonine Wall is formally inaccessible from the housing and is covered by swathes of tree planting. Piecemeal hut-like structures are in evidence in this area.

Southern Terrace Front

- 2.3.4 The frontage essentially matches the footprint of the northern terrace but is single storey with slightly deeper front gardens. The original twinned units were all combined at one time to form double size houses with the second door replaced by a window. Bay windows appear at intervals i.e. symmetrically on each end block.

Southern Terrace Rear

- 2.3.5 All rear elevations are white rendered. Hipped roof extensions project into well sized private rear gardens with piecemeal enclosure by high and low fencing, hedging and shed/garage type structures. Gardens are exposed to the driveway loop adjoining. A large extension has been added to one property.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.4 Architectural Detail

2.4.1 The external components and features in Allandale Cottages are fairly standardised:

Roofs: Grey Scottish slate.

Wall Surfaces (front):

Red sandstone rubble with smooth facings (low arch over openings on northern terrace).

Wall Surfaces (rear):

Rendered/ wet dash painted - white/cream standard.

Front Windows:

Traditional timber sash-and-case units (white painted) in single or twinned, vertically proportioned, openings with central masonry mullions.

North:

Single central astragal - low arch stone lintel.

South:

6-pane above/single central astragal below - low arch stone lintel.

Dormer Windows:

The neat dormers on the northern terrace include windows which match those below.

Doors:

Solid panelled timber stained.

Chimneys:

Stacks and pots are generally intact. Some are still sandstone faced but many are now rendered.

Rainwater Goods:

Black painted cast-iron gutters and downpipes.

Front Garden Enclosure:

Railing over stone plinth.

2.5 Conservation Merit

2.5.1 The special historic character of the area has already been noted i.e. its uniqueness as former brickworker housing. The merit of its architectural character is summarised as follows:

2.5.2 The uniform and picturesque character of the road frontages is the most important factor. Red sandstone terrace forms, slate roofs, proud chimneys and tidy repeating elevational patterns are given charm by the uniform dormer windows, sash-and-case white windows and the simple panelled doors. The small landscaped areas at each end of the southern terrace provide an attractive contrast to the dense built form. The rear elevations are clearly of lesser note but contribute to the overall group value.

2.5.3 Allandale is unusual within the Falkirk Council area in being a conservation area with no listed buildings. It is clear that Allandale Cottages as a group have significant architectural and historic interest which may merit listing.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.6 Character Erosion

2.6.1 The uniform character of the terraced homes at Allandale is diminished by the cumulative effect of unsympathetic alterations to the architectural detail i.e. :

Front

2.6.2 The unity of the terraces has been essentially retained in so far as the roof covering and structures, wall surfaces and vertical openings and garden enclosures remain substantially intact. However, a significant number of alterations to windows and doors have had an adverse effect on this character.

2.6.3 Windows:

Overall sub-divisions and proportions to the replacement windows generally retain the original proportions, with some exceptions. However, the loss of the sash-and-case profiles results in a 2-dimensional appearance and damages the integrity of the terraced frontage. Older aluminium replacements give too weak an appearance whilst more recent UPVC replacement frames are too broad, which reduces the areas of glazing. Examples of dark colours replacing the standard white are also evident.

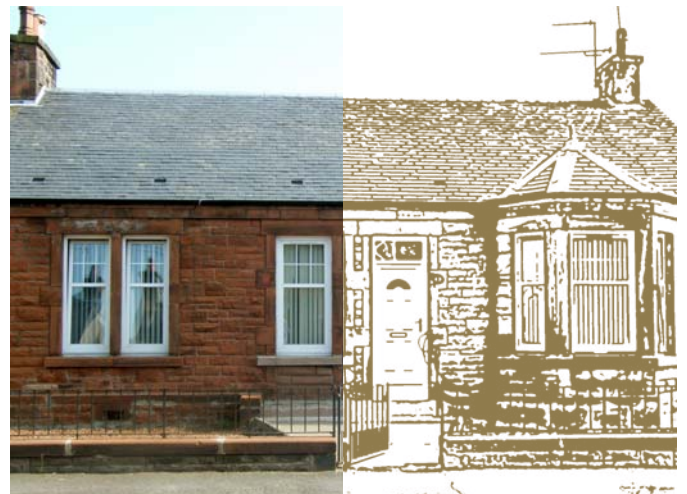
2.6.4 Doors:

The 6-panel timber doors have been unsympathetically replaced on a few of the houses. The introduction of glass panels and the use of white UPVC visually disrupts the street pattern.

Rear

2.6.5 The more informal character of the back areas, described previously, is also dependent on the continuing integrity of the primary roof and wall components. Windows were replaced comprehensively in recent times with double swing units which match the original sash-and case types. However, some replacements have taken place which depart from these accurate replicas.

2.6.6 Behind the northern terrace formal extensions create shared courtyards between the houses which are enclosed and subdivided by low fencing solutions in a variety of styles. Fencing solutions to the rear of the southern terrace are similarly piecemeal where they define the perimeter of the extended private gardens, interspersed with garages and outbuildings.



2.7 Conservation Area Boundary

2.7.1 The architectural and historic integrity of the present conservation area boundary remains in spite of the character erosions noted above, which are relatively limited in number. However the northern boundary of the conservation area is redrawn along the rear fence to the housing area, excluding the line of the Antonine Wall World Heritage Site which has its own statutory restrictions.

2.8 New Development Potential

2.8.1 A small, potential, infill site lies outwith but adjacent to the west end of the conservation area and is promoted through the Local Plan. This remains a possible future opportunity for residential development. Such development should follow a clear design brief to ensure that the setting of Allandale Conservation Area is not compromised. The site of the former Castlecary Brickworks lies adjacent to the south but is separated from the conservation area by the railway.



3.0 MANAGEMENT PLAN PROPOSALS

3.1 Planning Permission and Design Advice

3.1.1 It is an offence to carry out certain works without planning permission in a conservation area i.e. any demolition; alterations to the outside of buildings - including painting, replacement of roof coverings, rainwater goods, windows and doors, erection of a satellite dishes, or; alterations or enclosures of outside ground areas, including work to trees.

3.1.2 In the case of windows, doors and garden enclosure the following specific suggestions are included for consultation:

Front

- 1 Central window mullions (vertical structural divisions: masonry in wall, timber for dormer) should be retained or replaced like-for-like.
- 2 Traditional timber sash-and-case windows, painted white. Dormer windows should be treated similarly.
- 3 Doors should replicate exactly the standard panelled design. Variations in colour may be considered within a muted National Trust range.
- 4 Railings should exactly match the existing and adjacent conventions.

Rear

- 1 Window openings and central masonry divisions should be retained. Window frames should replicate the original sizes and divisions and be in white.
- 2 Fences - northern terrace shared yard boundary and sub-division should be a maximum 1metre in height. Southern terrace - garden enclosure should be a maximum 1.2 metres in height.

3.1.3 In general terms the aim should be to preserve the architectural integrity of the conservation area, and where some integrity has been lost, encourage its restoration.

3.2 Enhancement Opportunities

3.2.1 Improvement works to enhance the conservation area or address the erosion of character, may be possible to complement the legislative controls.

The following are some possible opportunities:

Frontages

Frontage:

Provide incentives to install sash and case windows.

Rear areas:

Open space enhancements.

Fencing and hedging improvements.

Main Road:

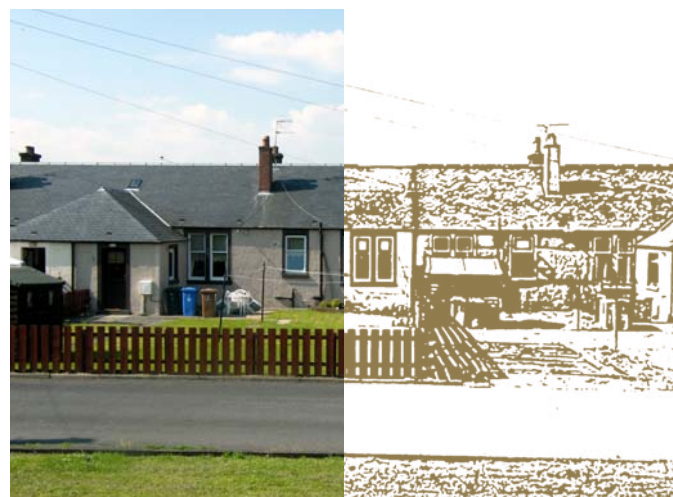
Supplementary traffic calming measures

Adjoining World Heritage Site:

Interpretative and direction signs

Former Brickworks Site:

Memorial.



4.0 SUMMARY and CONCLUSION

- 4.1 This appraisal has examined the historical, architectural and urban design factors relating to Allandale Conservation Area and has concluded that it retains the special character which justified its designation in the first place. Consequently the recommendation is to retain Allandale Cottages within the Conservation Area but exclude the Antonine Wall World Heritage Site which has its own statutory restrictions.
- 4.2 Allandale is unusual within the Falkirk Council area in being a conservation area with no listed buildings. It is clear that Allandale Cottages as a group have significant architectural and historic interest which may merit listing. This appraisal therefore recommends that Historic Scotland be consulted on the possible listing of some or all of these buildings.
- 4.3 Some erosion of the quality and character of the conservation area has however been noted. The main concern is with unsympathetic window and door replacements on the main road frontages.
- 4.4 To address these factors this document confirms the works to buildings and associated garden ground which will require planning permission. Guidance on appropriate design solutions is also offered to facilitate such permissions. Locations where standards might be less strictly applied are also identified, notably away from the main frontages, to the rear. Lastly, to complement the planning restrictions, some opportunities for the preservation and enhancement of the conservation area are suggested, for which project funding could eventually be sought.
- 4.5 There has been some ambiguity to date about the appropriate title for the conservation area. The Appraisal has been titled "Allandale", the name in use at least as far back as October 1988 on a Falkirk District Council committee report on policy considerations. However the original statutory notice and Article 4 Direction documentation state "Allandale Cottages Conservation Area" which is confirmed as the correct title for future reference.
- 4.6 The information on planning permission, design standards and enhancement opportunities will form the basis of a Conservation Area Management Plan in due course.



ARTICLE 4 DIRECTION

The Article 4 Direction for Allandale Conservation Area removes “permitted development” rights from certain classes of development additional to the automatic powers granted by conservation area designation.

These classes from the Town and Country Planning (General Development) (Scotland) Order 1975 are as follows:

- Class 1 development within the curtilage of a Dwellinghouse
- Class 11 sundry minor operations
- Class X1 development by Local Authorities

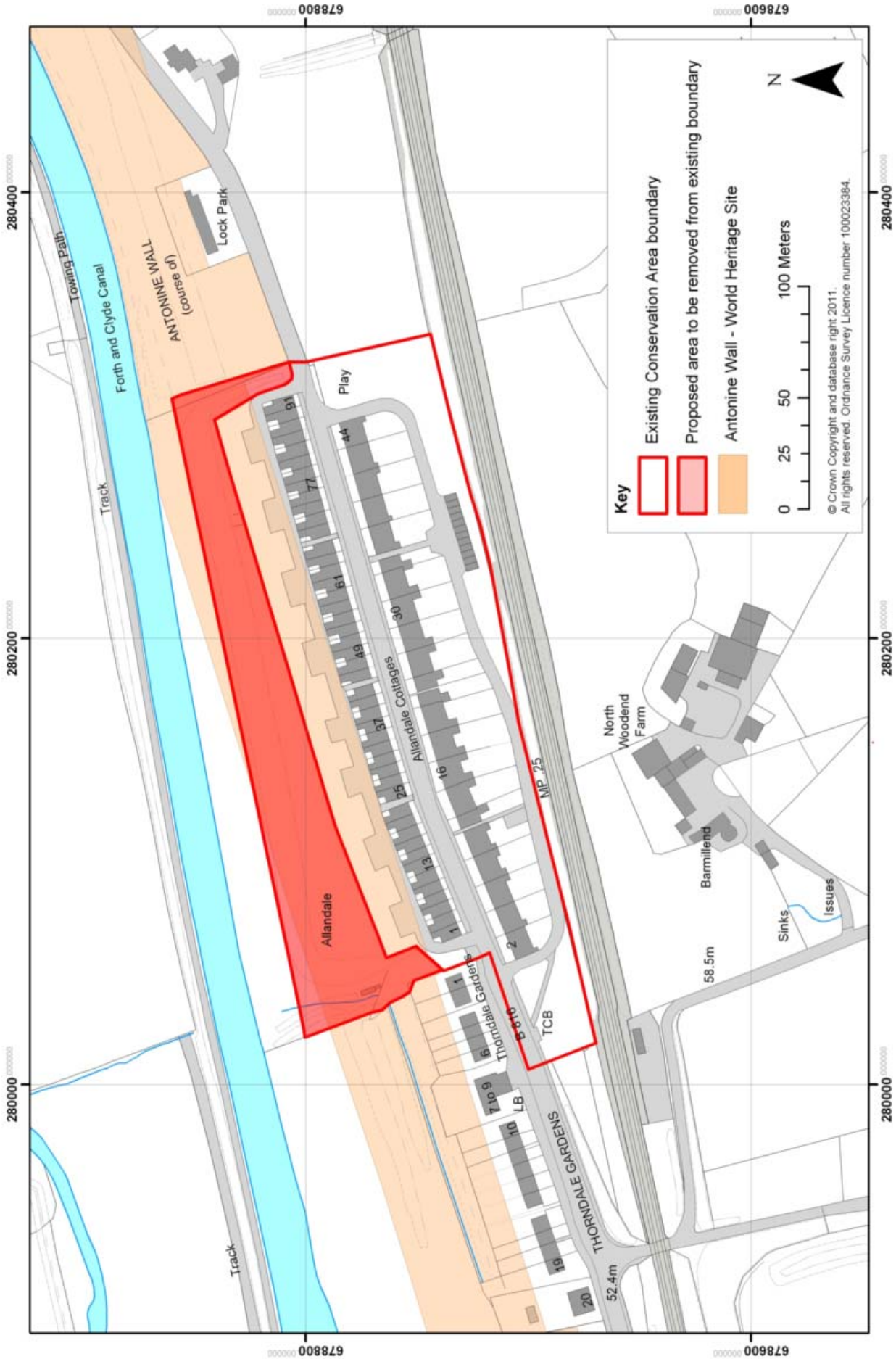
Under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 these classes are re-numbered as follows:

- Class 1-6 development within the curtilage of a Dwellinghouse
- Class 7-9 sundry minor operations i.e. the height of a gate, fence, wall etc.
- Class 30 - 33 development by Local Authorities

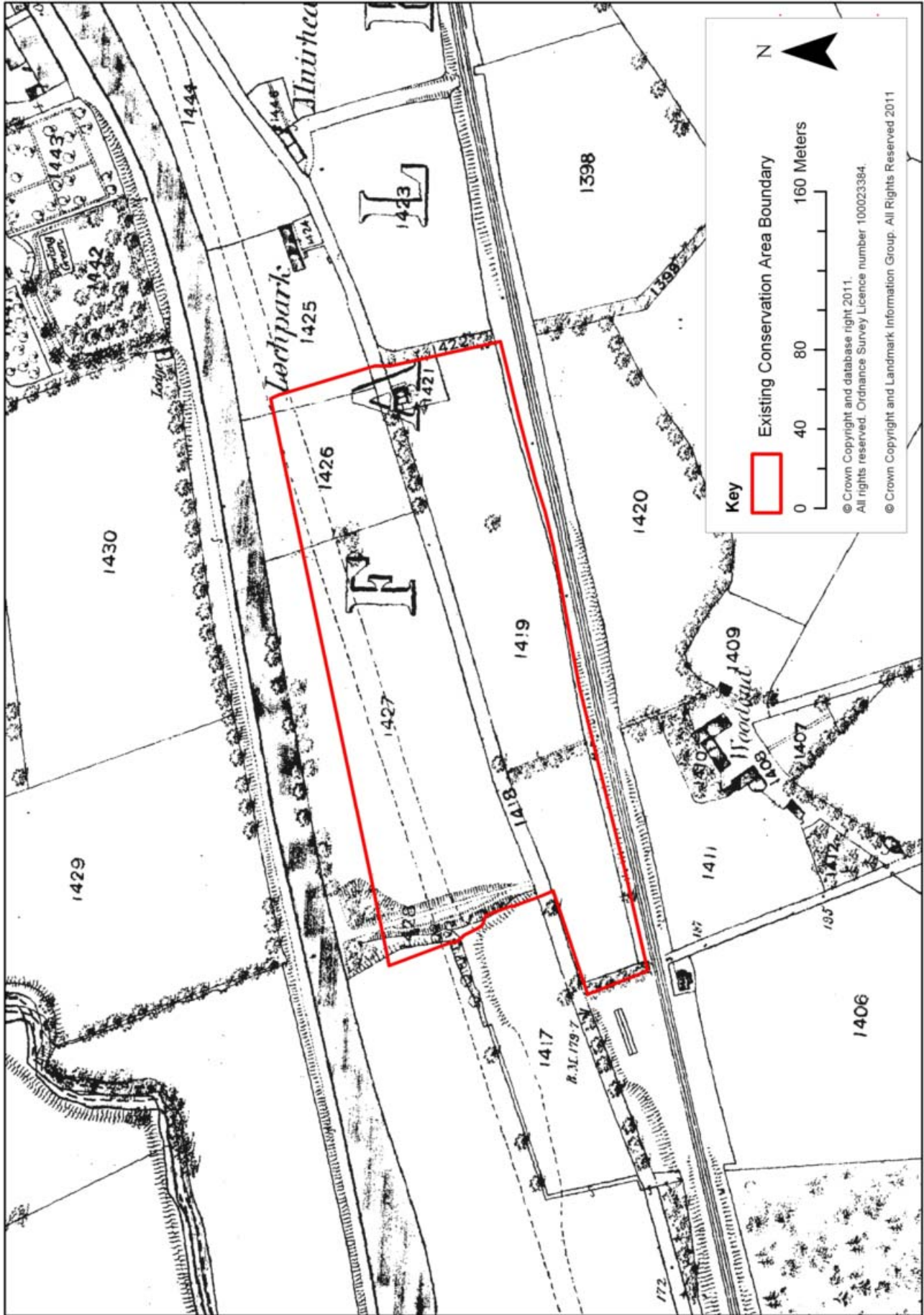
It is not proposed to change these Classes in bringing the Article 4 Direction up to date with the new legislation.



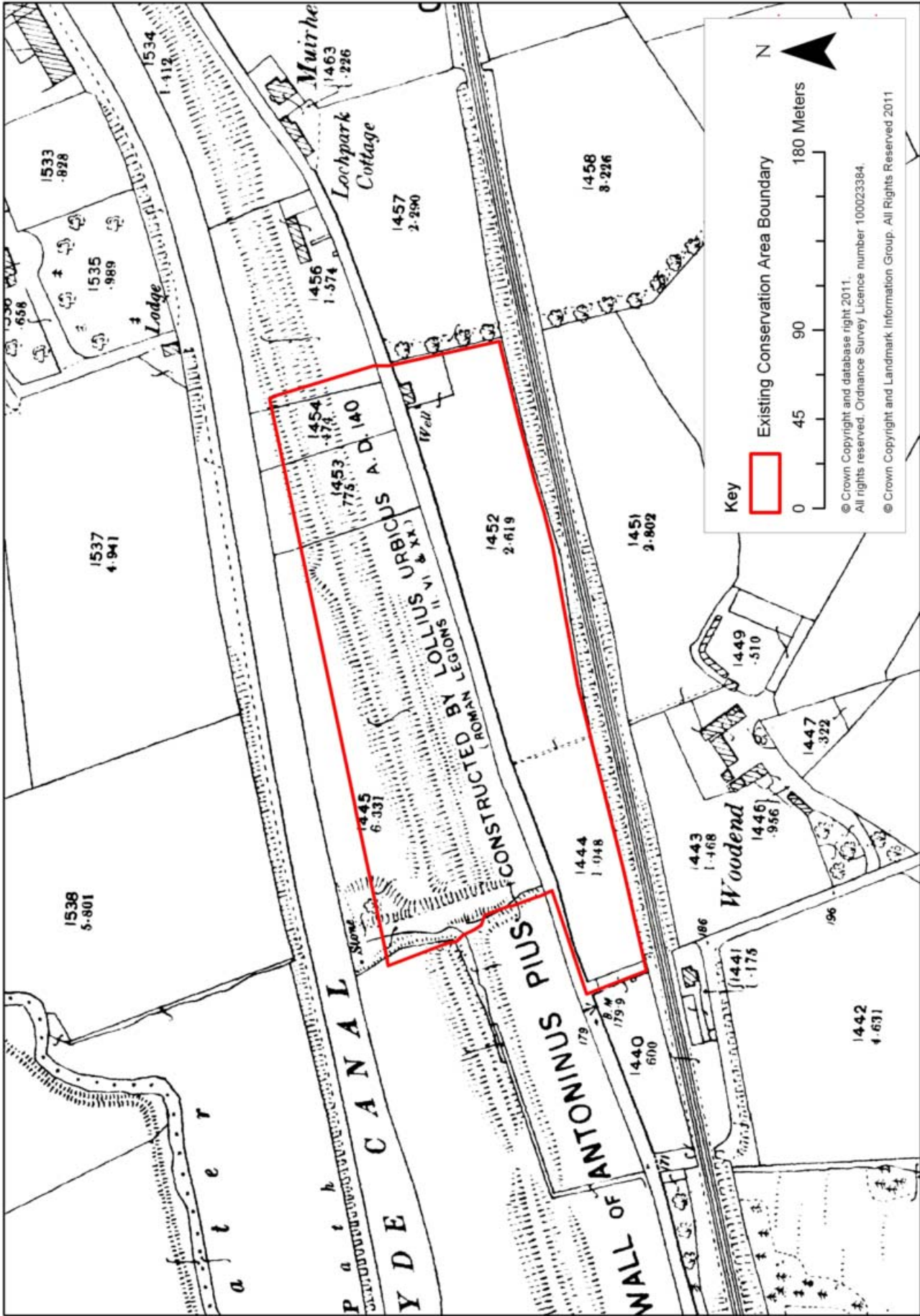
Map 1 Allandale Conservation Area : Existing & Proposed Boundary 2011



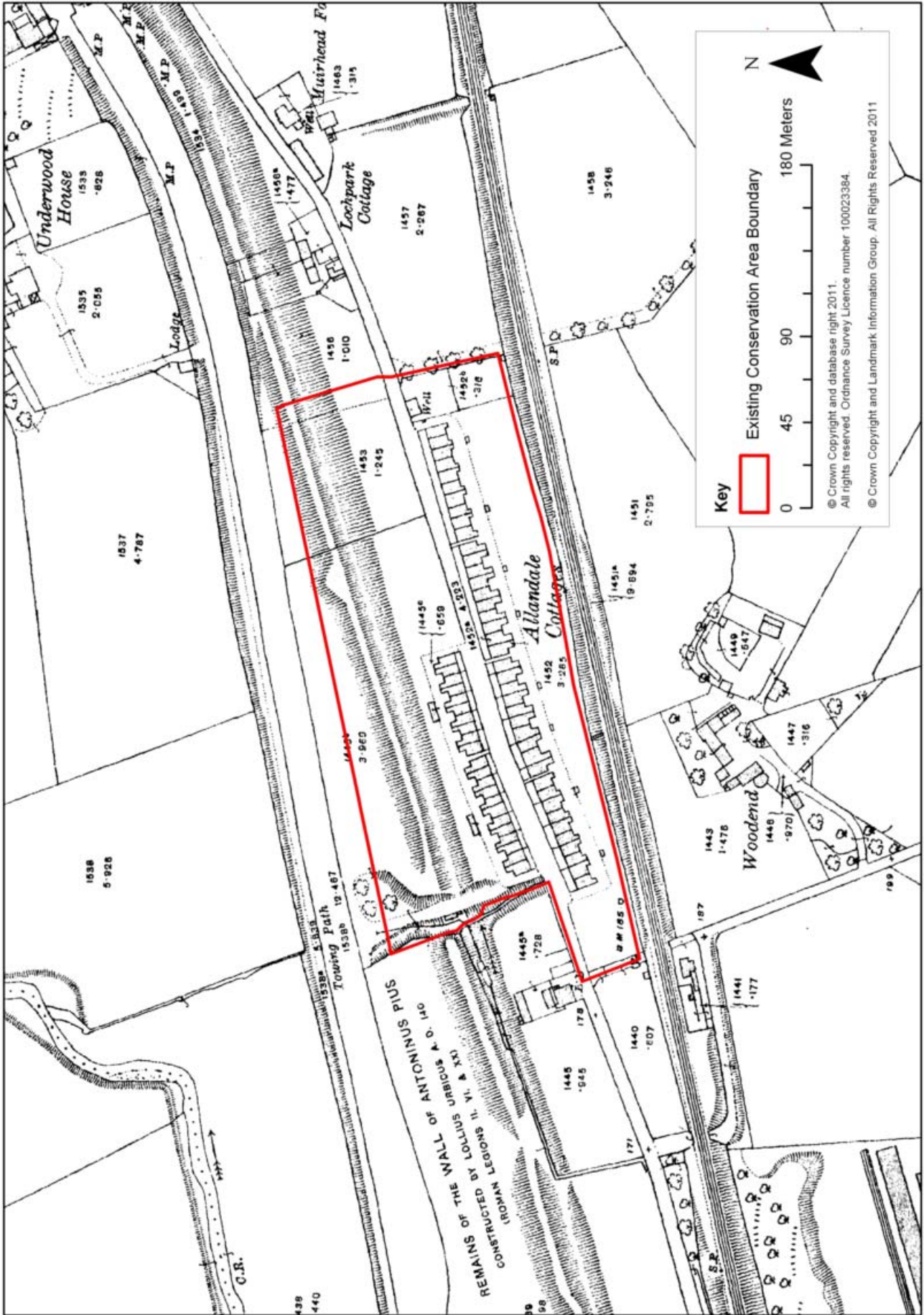
Map 2 Allandale Conservation Area : 1864 - 1893 Historic Development

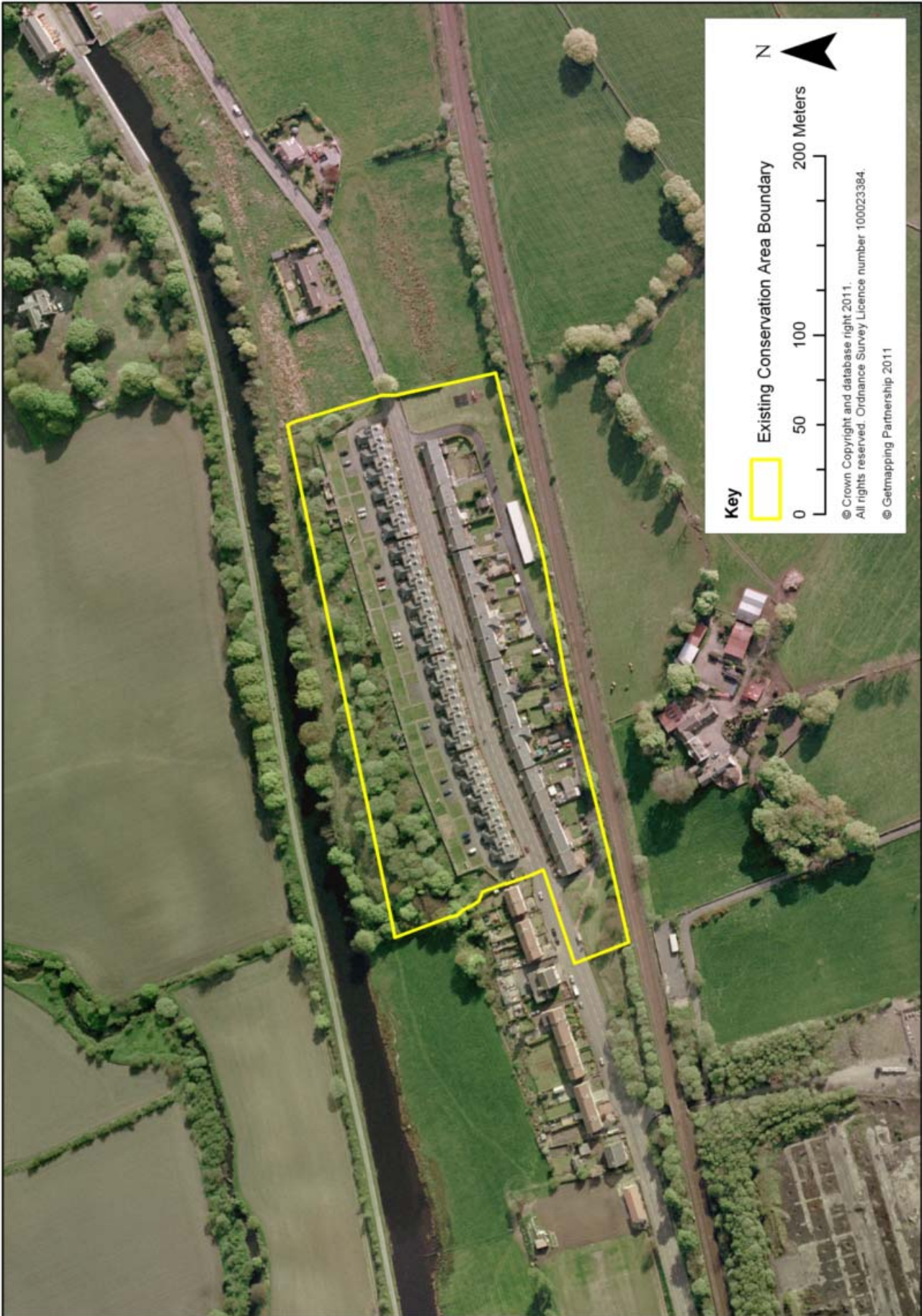


Map 3 Allandale Conservation Area : 1897 - 1898 Historic Development



Map 4 Allandale Conservation Area : 1914 - 1918 Historic Development







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