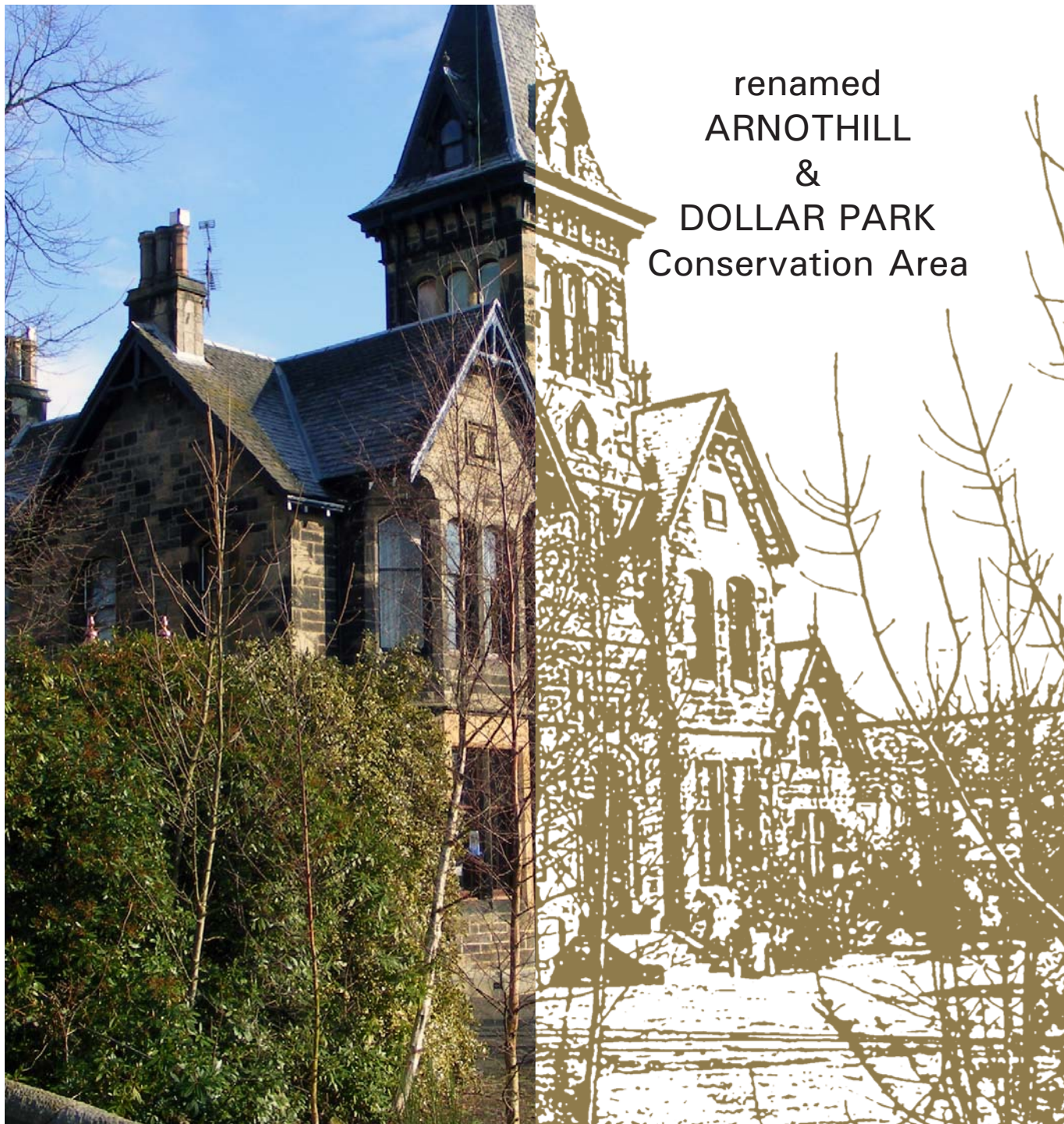


Arnothill

conservation area appraisal

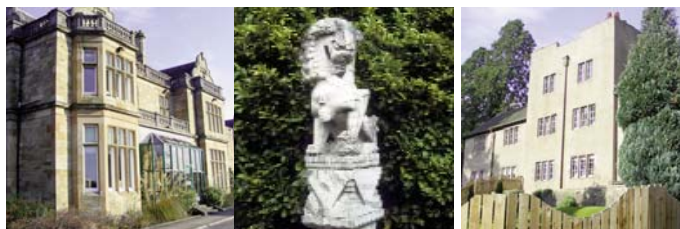


renamed
ARNOTHILL
&
DOLLAR PARK
Conservation Area

October 2010



Falkirk Council
Development Services



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1.0 INTRODUCTION

1.1 Arnothill Conservation Area

1.1.1 The current Arnothill Conservation Area is essentially characterised by large detached sandstone villas of the late Victorian era. This is complemented by extensive garden grounds and mature tree cover which is protected by a Tree Preservation Order. The conservation area lies immediately to the south west of the town centre and was designated by Falkirk District Council in January 1988. The existing boundary is shown on Map 1.

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 for 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".

1.3.4 Similarly, this plan addresses other important issues within the conservation area including:

- Policy EQ17 Antonine Wall presumes against any development which would adversely impact on it and proposes the preparation of Supplementary Planning Guidance to assist in determining associated planning applications.
- Policy SC8 Infill Development and Subdivision of Plots addresses development within the extensive grounds of large Victorian houses.

2.0 APPRAISAL of CHARACTER and APPEARANCE

2.1 Background

Early History

2.1.1 The settlement history of the area goes back to Roman occupation and the erection of the Antonine Wall as its most northerly fixed fortification. This followed the east-west ridge along the top of the Arnot "hill" and set the footprint for the later pattern of streets, with Arnothill continuing as Arnothill Lane to the west. The Antonine Wall is now a World Heritage Site with its designated "amenity" zone and wider "buffer" zone. The existing conservation area extends to 11.7 hectares.

19th/early 20th century

2.1.2 The industrial revolution and Victorian era brought wealth and growth to Falkirk. The new churches needed manses to house their ministers and residences were also required for wealthy industrialists. Thus was started the comprehensive development of the Arnothill and Dollar Park area in the modern era. It is proposed to consider the merits of extending the conservation area to the north to include the adjoining and closely associated Dollar Park area. This includes the Victorian civic park unique in the town and which contains several local buildings, monuments and features of note. Also considered are the areas adjoining the park i.e. the Victorian villas to the east, and to the west, Darroch House estate and the former Rosebank Distillery.

2.1.3 The first and major property was Arnotdale (1832), on the north side of Camelon Road in the Dollar park area, which with its substantial parkland grounds was owned at one time by Robert Barr (of soft drink fame) and latterly by Robert Dollar, the Falkirk born American timber and shipping magnate (1844-1932), who later bequeathed it to the town as Dollar Park. Another early addition to the area was Burnbrae House to the north-east with its extensive private parkland foreground. Kilns House was erected immediately to the south of this (1852). Darroch House, walled off to the west of Arnotdale, was of the same era with the Rosebank Distillery beyond, in operation since 1798. Gate lodges accompanied Arnotdale House and Darroch House (both fronting Camelon Road) and Burnbrae House. All of these are now private houses.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.1.4 Other notable large houses in the Dollar Park area of this era are the manse erected for the Erskine (then United Presbyterian) Church in 1863 adjacent to Burnbrae House and, in the adjacent plot, to the north Kilnside, built for the manager of the Camelon Iron Works (1894), designed by the eminent Scottish architect Sir J.J. Burnet.

2.1.5 During this period similar villa developments began to take place along the ridge of Arnothill (along the line of the former Antonine Wall), attracted by the panoramic views afforded towards the River Forth and the opportunity to create hilltop landmarks. The first developments were on the southern edge e.g. the Free Church of Scotland manse (1855) for Rev. Lewis Hay Irving, an eminent campaigner for social reform in Falkirk, later to become the Carmelite Convent (1934). There followed Mayfield (1860) the Italianate mansion belonging to John Russell, the Provost of Falkirk from 1867-1879 and similarly credited with achieving important social and physical improvements in the area. Further east towards the town centre two buildings of this time stand side by side, Eriden (undated) and Arnothall with its prominent spire (1876), both designed by the architect T.B. McFadzean. Other detached residences of this period are Arnot Grange (behind Arnothill Lane), and on Camelon Road, the adjoining properties of Hyde Park and Arnotbank Cottage.

2.1.6 Most prominent in this late 19th early 20th century period was the development of the remaining large plots within Arnothill, most notably on Camelon Road where a line of handsome villas, set back from the road, enhance this fine entrance to the town. One of these was the West Church manse (1906), entered up a lane opposite the present day war memorial. Another was the house on the corner of Maggie Woods Lane for the well known bus company magnate, Walter Alexander. The new century also added the Hatherley, located on Arnothill Lane (1904) a striking Arts and Crafts house which later operated as a restaurant.



2.0 APPRAISAL of CHARACTER and APPEARANCE

Recent History

- 2.1.7 In recent times, the final portions of vacant ground within the Arnothill area have been consolidated with building development. The 1970's saw the Park Hotel erected on Camelon Road along with some new houses filling gap sites and rear garden ground on the north side of Arnothill. Around this time a small cul-de-sac of detached suburban type housing was developed in Garthill Gardens, backing onto Westburn Avenue. Later, in the 1980s, 6 further houses filled the final gap site on Westburn Avenue in the grounds below Mayfield, accessed from Maggie Woods Loan to the side.
- 2.1.8 Since conservation area designation in 1988 a number of the large rear garden areas have been developed for housing i.e. at Eriden, 10-16 Arnothill, Norwood, on Maggie Woods Loan fronting Westburn Avenue and at the Hatherley, also fronting Westburn Avenue. Single houses have been erected on Westburn Avenue, at the junction with Cockburn Street and, further along, close to Garthill Lane. Most recently a gap site on Arnothill facing the top of Garthill Lane has been developed for a new house.
- 2.1.9 The wider Dollar Park area was depleted after the First World War when 2-storey houses and bungalows were erected in the south-east corner fronting Camelon Road. This was followed by a further development of semi-detached housing along the eastern edge to the side of Burnbrae House and Kilns House. Meanwhile the town's war Memorial was erected on the main road in front of Arnotdale in 1926. A further detached residence, Treetops, was added to the side of Burnbrae House in the 1970's. New properties are built south of Kilns House where Old Kilns once stood and where the original stables remains adjacent, and between Darroch House and its gate lodge.
- 2.1.10 Dollar Park was, in its hey-day, one of the town's liveliest public amenities. It included tennis courts, an equipped play park, small animal enclosure and dovecot all set around the picturesque central green space with attendant kiosk/shop and public toilets. Sculptures, fountains and ornamental gardens also featured. In recent years, the park, like many similar facilities across the country, has declined in use. Only the equipped play park (recently improved) remains open all year with tennis, putting and the associated kiosk now restricted to the summer months and the small animal enclosure, dovecot and public toilets closed. The park has experienced a recent resurgence in investment and interest with the establishment of the "Friends of Dollar Park". Arnotdale House, which at one time housed a museum, lies vacant. Redundant associated structures have been removed where not protected by listing.



2.1.11 Following the closure of the distillery operation at Rosebank, the retained buildings alongside the Forth and Clyde Canal were given listed status in 1997, thus promoting re-use and restoration as the way forward. The canal is a scheduled ancient monument. Subsequently, new 4-storey housing has been developed on the site along the water's edge intended to reflect the character of the adjacent listed structures. The distillery buildings are, however, in an increasingly derelict state. The "worm tubs" on the road frontage were removed in recent years with the owners proposing to re-instate these in any future refurbishment. The small lock cottage fronting the canal (Lock 11) is attached to the distillery and a second cottage at the north-west end of the site (Lock 9) is a listed building and proposed for extending as a house and office. Both were listed at an earlier date in 1979.



2.2 Setting and Building Groupings

Boundaries

2.2.1 The present conservation area boundary follows that of Arnohill Tree Preservation Order (the first in Falkirk). It is bounded along its northern edge by Camelon Road, the primary entrance to the town from the west, continues eastward, opposite the Municipal Buildings, backing onto Tanners' Road. The boundary then returns back to emerge on Arnohill as it descends to Cockburn Street. From Cockburn Street the boundary turns west into Westburn Avenue as far as Maggie Woods Loan which rises steeply to the ridge of Arnohill before plunging down northwards to Camelon Road as a narrow one way street.

2.2.2 Clear edges are also evident to the Dollar Park area with Camelon Road to the south, the Forth and Clyde Canal to the west, the railway line to the north and the Municipal Buildings to the east.

Camelon Road

2.2.3 In considering the addition of the Dollar Park area to the conservation area, Camelon Road, one of the finest entries into Falkirk, becomes a corridor space in itself within the new boundary, worthy of protection and enhancement.

2.0 APPRAISAL of CHARACTER and APPEARANCE

Arnothill: Topography, Structure, Space and Views

- 2.2.4 High screen walls define the edges to the conservation area, concealing the immediate portions from outside. On Camelon Road this enclosure is reduced in height and includes railings and gatepost entries containing the large front gardens. Significant tree growth over the years now frames and partially conceals the prominent frontages behind. Newer developments, visible from the perimeter roads, have responded to this prominence with higher profile (if architecturally limited) elevational treatment e.g. along Tanners Road and to the rear of the Hatherley on Westburn Avenue, where the wall enclosure is an unsympathetic modern engineering brick.
- 2.2.5 The ridge of the hill through the conservation area is defined by the relatively narrow Arnothill and Arnothill Lane, running between Maggie Woods Loan and Cockburn Street with right angled legs descending to Camelon Road (also taking the name Arnothill) and Westburn Avenue (Garthill Gardens).
- 2.2.6 The grouping of the important sandstone villas along Arnothill (noted in paras. 2.1.5 and 2.1.6), together with high walls and mature tree cover, give a distinct character but, at the same time, obstruct the long views which initially attracted development in Victorian times. In the central portion of Arnothill gaps in building, tree and wall enclosure allows views of the rear elevations of the houses on Camelon Road, one or two being especially characterful. From the south side of the town the spire of Arnothall (19 Arnothill) presents an important landmark.
- 2.2.7 The raised hilltop character of Arnothill extends west of the conservation area, rising from the canal and presenting a prominent feature from Camelon Road. However the modest mid-20th bungalow character of the area does not justify inclusion within the conservation area.



Dollar Park Area: Topography, Structure, Space and Views

2.2.8 The open landscaped plateau of Dollar Park creates a pleasing contrast to the steeply wooded and built-up Arnothill across Camelon Road. The whole stretch of land from the canal in the west is essentially level except where it descends to the railway line to the north and the Council's Municipal Buildings to the east. This area, however contains elements of land and buildings with distinct identities:

Dollar Park:

This is the most prominent character area and has a formally landscaped road frontage including low stone walls integrating the town's war memorial and the former gatehouse to Arnotdale. The western boundary is formed by the high stone wall which entirely conceals Darroch House to the west. A roadway along the east side of the park gives frontage and links to the Victorian buildings adjacent e.g. Kilnside, Burnbrae House and Kilns House (refer paras 2.1.3 and 2.1.4).

Darroch House:

The high stone walls continue along Camelon Road taking in the gatehouse and the entrance roadway before returning along the boundary with the former Distillery. There is therefore little public awareness of either this mansion or its grounds and its calm and secluded character.

Former Distillery:

The building faces the canal and the new 4-storey flats continue this frontage northwards towards the lock cottage. At Camelon Road the frontage wraps around the corner and includes the brick chimney, a prominent landmark across this part of the town. The high stone wall extends from the east, recently rebuilt and re-aligned to suit road visibility standards.

Eastern End:

The 2-storey houses and bungalows from the post World War 1 period have a handsome character which enhances the Camelon Road approach to Falkirk town centre. Kilns House and its ground give an attractive raised edge to the Municipal Building's car park. The small development of modest semi-detached houses completes the eastern area.

Camelon Road: Topography, Structure, Space and Views

2.2.9 In topographic terms the road continues the level character of the Dollar Park. However its character is defined by the wall and tree avenue enclosures and views to the Arnothill housing frontages beyond, up into the area itself and across the open Dollar Park landscape on the north side of the road.

2.0 APPRAISAL of CHARACTER and APPEARANCE

2.3 Architectural Character

2.3.1 The Victorian villas which dominate and characterise the Arnothill and Dollar Park areas are generally defined by matching external finishes, features and fitments as follows:

Blonde sandstone walling
Natural (Scottish) slate
Timber sash and case windows painted *
Timber panelled doors
(lined doors occur to the rear)
Cast-iron rainwater goods
Chimney stacks and cans
Stone wall enclosures
Traditional hard surfaces e.g. setts, cobbles, stone slabs

* white or traditional black/blue/green/red

2.3.2 This uniformity of building element is complemented by the wider design principles governing building form and architectural composition, in this case on the classical model e.g. similar storey heights and appropriate proportions of solid to void and horizontal to vertical on elevation. The houses nevertheless appear individual, partly due to the use of features, e.g. bay windows, roof turrets, which allow for the occasional departure from the standard specifications set out above. The Hatherley, for example, is finished in wet dash render painted and in an Arts and Crafts style but relates to the other houses through massing, scale and proportion, aided by an appropriate separation from its neighbour. Another example of this is Burnbrae Lodge in Dollar Park which has a stucco type finish. Enclosing stone walls are critical in binding such developments together as at Arnothill.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.4 Listed Buildings

2.4.1 The standard of architecture in the extended area has been recognised in the listing of a number of buildings by Historic Scotland:

Arnothill

FAL 56
Hatherley Hotels, Arnothill B

FAL 57
Mayfield, Maggie Woods Loan
and Arnothill Lane B

FAL 57(A)
Eriden, 17 Arnothill B

Dollar Park Area

FAL 58
Arnotdale, Camelon Road B

FAL 59
Kilns House, Kilns Road B

Distillery Site

FAL 81
Cottage at Lock 9,
Forth and Clyde Canal C(s)

FAL 83
Cottage at Lock 11,
Forth and Clyde Canal C(s)

FAL 92
Rosebank Distillery,
Camelon Road B

2.4.2 In addition it is considered that a number of the other buildings in the area identified above (section 2.1) have special character and that Historic Scotland should be contacted (using the standardised application forms) with a view to their being added to the list of buildings of special architectural and historic interest.

The buildings are:

Arnothill

Carmelite Convent (1855)
Arnothall (1873)

2.4.3 Other buildings worth considering for listing, at least for their historic importance, are the oldest houses in Arnothill i.e. Arnot Grange, no.8 Arnothill and the adjoining Hydepark and Arnotbank Cottage on Camelon Road. The whole of the Camelon Road frontage adjoining the conservation area would benefit from inspection in this regard. The house for Walter Alexander referred to above is Dakar at no. 40 where the stained glass windows include bluebirds the symbol of the famous bus company of which he was the founder.

Dollar Park Area

Kilnside (1894)
Darroch House and Gate Lodge
War Memorial, Camelon Road 1926)
Other buildings for consideration on grounds of age are:
Burnbrae House/ Burnbrae Lodge
Erskine Church Manse adjacent.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.5 Tree and Landscape Character

2.5.1 The special building character is complemented by the landscape character in the Arnothill and Dollar Park area which consists of the following:

Topography:

The elevated and steeply sloping Arnothill set alongside the level Camelon Road and Dollar Park open space.

Enclosed spaces:

The broad boulevard of Camelon Road and the narrower Arnothill, Arnothill Lane, Garthill Lane and Maggie Woods Loan; the open green of Dollar Park and the large garden spaces associated with the villas.

Tree and shrub planting:

Extensive and mature, enclosing the above spaces or grouped within the open parkland or the large garden grounds.

Stone Walling:

High screen walls, reducing at the front of houses with railings gates and gateposts inserted.

2.5.2 The combined effect of these elements contrasts strongly with the dense urban qualities of the town centre immediately to the east and are clearly seen along Camelon Road (whose importance has already been defined), which;

- locates between high walls adjacent to Darroch House (with high trees behind)
- connects to the narrow alleyway of Maggie Woods Lane
- affords framed views across Dollar Park, to the villa frontages/forecourts and to the summit of Arnothill.

2.5.3 Trees are automatically protected by the conservation area designation in Arnothill (where a Tree Preservation Order also pertains). Extending the conservation area to include the Dollar Park area, where trees and landscape are so dominant, would therefore be most beneficial.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.6 Conservation Merit

2.6.1 The special architectural and historic character of Arnothill is evident in the grouping of Victorian and early 20th century villas set within a framework of stone walls and mature protected trees set onto a hill. The line of the Antonine Wall dictates the street pattern and buildings on the hilltop create important landmarks in the town. Three of the villas are listed category B and other buildings are recommended for listing. The setting of listed buildings is a criterion for the designation of a conservation area. The 1988 designation therefore remains rational in this regard.

2.6.2 The Dollar Park area contains similar villas set around a picturesque park in a mature landscape. Two are listed category B. The level park area complements the raised area of Arnothill. The other elements, the walled Darroch House estate and the B listed former Rosebank distillery, set on the banks of the Forth and Clyde Canal, both have architectural and historic merit and create a natural setting for a conservation area.

2.6.3 Within Arnothill, the stricter controls emanating from the conservation area designation have achieved higher standards of design in a number of instances i.e.

- (i) the extension to the listed Eriden (it's reconstructed stone most commended - let down by proximity to side boundary),
- (ii) the houses adjoining Norwood, where a careful extension to one property was recently executed, fronting onto Maggie Woods Loan and
- (iii) the new facades behind the Hatherley onto Westburn Avenue.

2.6.4 Similarly, in the Dollar Park area a sympathetic extension has been carried out to Arnotdale Lodge as part of the curtilage of the listed Arnotdale. On the strength of this, a sympathetic addition to Burnbrae Lodge has been achieved recently. Conservation area status would further reinforce the application of design control in this area.

2.6.5 Camelon Road benefits from the good character on either side which creates the finest road approach to Falkirk town centre which justifies the protection of a conservation area.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.7 Character Erosion

2.7.1 Notwithstanding the conservation merit of these areas, character has been adversely affected by certain unsympathetic or poor imitation new designs or alterations and by neglect of maintenance.

2.7.2 The 1988 conservation area boundary included some private housing more non descript in architectural terms. The designation report also conceded that new build housing would be considered within large rear gardens subject to the new restraints from the conservation area status. Since then a number of such building developments have been implemented and the better designs have been noted in paras 2.6.2 .and 2.6.4. Unfortunately, other developments have been less sympathetic in their architecture or are set too close together, adversely affecting the spatial character of the area.

2.7.3 Certain inappropriate external alterations have also caused an erosion of the character in the area, especially when carried out on the Victorian villas e.g. UPVC windows, doors and rainwater goods; roof slate, chimney and finial removal, and intrusive fencing and engineered pavior surfaces.

2.7.4 Within the Dollar Park area both the fine listed villas, Arnotdale and Kilns House, although generally intact, are redundant along with associated structures, which adversely impacts on the character of the parkland. Small pockets of new housing inappropriately grouped and unsympathetic alterations to the unlisted Victorian villas are also regrettable. The application of more robust built heritage policies would assist here.

2.7.5 The future use of the prominent and listed Rosebank Distillery, regrettably, remains uncertain.



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.8 Conservation Area Boundary

2.8.1 This appraisal recognises further areas of special character and recommends their addition to the conservation area as follows:

2.8.2 The existing Arnothill Conservation Area boundary follows that of the Tree Preservation Order designation which excludes the stone half-cottages at Arnothill Gardens and the modern detached houses at Garthill Gardens. It is now proposed that 14-16 Arnothill Gardens and 18-20 Arnothill be added as they present clear 'period' frontages onto Arnothill. A further proposal involves absorbing Garthill Gardens into the conservation area to better harmonise alignment and management of the Westburn Avenue edge. The conservation area already includes more recent housing developments of similarly modest architectural character which nonetheless form part of a homogeneous urban unit.

2.8.3 Most significantly, it is also proposed to add the area to the north of Camelon Road, including Dollar Park, extending from the Forth and Clyde Canal in the west to the boundary with the Municipal Buildings in the east (but excluding Burnbrae Gardens). Here the boundary would be taken along the rear edge of no.1 Camelon Road on the north side continuing to the front of Kilns House. The railway line, in terms of the Network Rail ownership, will mark the northern edge to this area.

2.8.4 Finally the proposed extension of the conservation area seeks to protect certain road and street spaces along the perimeter of the area by including the stone walling on the outer side i.e.

- Maggie Woods Loan between Camelon Road and Westburn Avenue (Grenville Court/Queens Drive/Queens Crescent
- Camelon Road from Maggie Woods Loan and following the wall into Glenfuir Road at the canal (Queens Crescent/ Rosebank Avenue)
- Arnothill, adjoining Cockburn Street (rear of 2-12A Arnothill Gardens)
- Kilns Road (rear of 2 and 1-11 Burnbrae Gardens)

2.8.5 The existing conservation area boundary together with the minor extensions and the major extension area north of Camelon Road would form a single designation which it is proposed to re-name "Arnothill and Dollar Park Conservation Area".



2.0 APPRAISAL of CHARACTER and APPEARANCE

2.9 New Development Potential

- 2.9.1 Further subdivision of the few backland plots remaining will be discouraged and a Design Statement would be expected with any planning application for such (refer para 1.3.4. - Local Plan policy SC8.). Retention of the open spatial character of these areas is a key design consideration. Too closely spaced houses will detract from this.



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 general, like-for-like alteration or replacement of the above elements is favoured. In this respect the advice of Historic Scotland is noted i.e. that planning authorities should seek to preserve the architectural integrity of a building or conservation area, and where some integrity has been lost, encourage its restoration.
- 3.1.3 These principles will be strictly applied to both front and rear areas for planning applications relating to listed and non-listed Victorian villas, where the rear area is exposed to public view from a street. Re-slating should seek to re-use the existing Scottish slates with any new slates necessary located to the rear, when concealed from public view. Similarly any telecommunication equipment will be more appropriately located to the rear.
- 3.1.4 Later 20th century houses of the inter and post war period will require the same permissions for external alterations and this will also apply to the exposed rear elevations e.g. visible along Westburn Avenue. Designs should follow the original and/or apply finer proportion.
- 3.1.5 Where a building's rear areas are entirely concealed from general view legislation still requires that planning permission be sought for certain works. In the case of the older Victorian houses such applications will be assessed on their own merits with a more concessionary approach being taken for the more recent houses.
- 3.1.6 The building component most critical to the character of the Victorian villas, and also most vulnerable to unsympathetic replacement, is the traditional painted timber sash-and-case window. Historic Scotland advises as follows:
- “..wherever possible original windows should be retained and upgraded to improve their thermal insulation because this protects their character while retaining the embodied energy of the materials (as well as the social and craft investment). Upgrading traditional windows can be done in a range of ways including draft sealing, appropriate use of shutters, secondary glazing and the use of thermal blinds.”
- With regards to this preference for window refurbishment a list of specialist craftspersons and suppliers is available from the Council's Planning and Environment Unit (01324 504715).

3.0 MANAGEMENT PLAN PROPOSALS

Full replacement with matching sash-and-case windows will also be acceptable but is clearly a less affordable option. In recognition of this, where concealed to the rear of unlisted buildings, a lesser standard of replacement window may be considered, i.e. exactly replicating the original window in terms of profile (window division/astragals, recessed lower sash, "horns" etc) but utilising an alternative opening mechanism (e.g. tilt-and-turn).UPVC is generally presumed against, being less sustainable than timber, but may be conceded in a hidden location where the window profile satisfactorily meets the standards noted above.

- 3.1.7 Tree "husbandry" should always be considered before felling where existing mature trees are perceived to be too close to boundaries, unless there is a health and safety issue. Advice on trees is available from council officers and from the online "You and Your Trees" Supplementary Planning Guidance Note.
- 3.1.8 Any proposed makeover to the Park Hotel would be subject to the same general restrictions. Consideration should be given to achieving an appropriately elegant and well proportioned outcome, avoiding fussy period detail.

3.2 Enhancement Opportunities

3.2.1 Improvement works to enhance the conservation area, addressing the erosion of character, may be possible to complement the legislative controls. The following are some possible opportunities;

- Dollar Park restoration of monuments and period features
- Sash-and-case window restoration/replacement
- Walling repairs

An extended list of proposals could emerge following the consultation process. Partnership funding opportunities can be explored to implement these enhancements over time.



4.0 SUMMARY and CONCLUSIONS

- 4.1 The appraisal has examined the architectural, historical and urban design factors which give Arnothill its special character and applied the same process to the adjoining Dollar Park area with the proposal that this area be added to the existing Arnothill Conservation Area. The character of both sides of Camelon Road forms a fine approach to Falkirk town centre with merit as a unified period feature.
- 4.2 The historical importance of the area is noted, dating back to Roman times when the Antonine Wall was built along the ridge of Arnothill. This provided the template for the Victorian street pattern onto which the town's burghers built their handsome stone villas of that period. Arnotdale in Dollar Park was the first of such residences.
- 4.3 The dominant architectural character is provided by the classical Victorian villas whose elegant composition and good proportion ensure a striking presence. The rich quality of the external elements is typically evidenced in the blonde sandstone, natural slates, timber sash-and-case windows and cast-iron rainwater goods. Chimney features, traditional hard surfaces e.g. setts, cobbles, stone slabs and enclosing high walls complement the effect.
- 4.4 The standard of architecture in the extended area has been recognised in the listing of a number of buildings by Historic Scotland. The appraisal proposes to recommend that additional candidate buildings be considered for listing, the most notable being Arnothall and the Carmelite Convent in Arnothill and Kilinside and Darroch House in the Dollar Park area.
- 4.5 The fine buildings also benefit from their topographic and landscape setting. The elevated profile of Arnothill, visible from outside the area, clearly offered the early house builders an excellent outlook and the opportunity to create visible landmarks e.g. the tower of Arnothall on Arnothill. The development of the hill has also brought with it extensive tree cover which is protected by a Tree Preservation Order. The image of a densely developed and treed hill balances beautifully the open green of Dollar Park adjoining, set on a flat plateau and enclosed by mature and formal landscaping.
- 4.6 Within the area most of the villa exteriors remain intact which reflects the implementation of existing conservation policies. These have also helped to achieve a higher standard in the design of newer developments within the area.
- 4.7 These factors are put forward to support the retention of the current conservation area and the extension of it to include the following (see Map 1):
- (i) Garthill Gardens completing the Westburn Avenue edge and Arnothill continued to no.18-20 and the adjoining 14-16 Arnothill Gardens
 - (ii) the Dollar Park area i.e. land bounded by the railway line in the north and extending from the Forth and Clyde Canal in the west to the boundary with the Municipal Buildings in the east
 - (ii) the high stone walls on Arnothill, Maggie Woods Loan, Camelon Road and Kilns Road.
- It is proposed to re-name the new extended conservation area "Arnothill and Dollar Park".

4.0 SUMMARY and CONCLUSIONS

- 4.8 Some erosion of the original architectural character is noted however, both in the less inspired designs of some new build infills (which also adversely affect the spatial pattern within the area) and at the more detailed level through unsympathetic alterations (e.g. inauthentic window replacements) or simple neglect of maintenance.
- 4.9 To address these factors it is emphasised that planning permission is required to carry out works to buildings and associated garden ground. Proposals to reinstate the original architectural detailing will be encouraged and advice on design matters can be obtained from the Council's planning officers. To this end the appraisal summarises design guidance which is to be most strictly applied to listed buildings and villa frontages, but also to the rear of villas where prominent from a public place. A more concessionary approach is taken to rear areas entirely concealed, and to more modern developments.
- 4.10 The appraisal concludes with initial suggestions for enhancement opportunities for which it might be possible to gain partnership funding.
- 4.11 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 Arnothill 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 1981 are as follows:

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

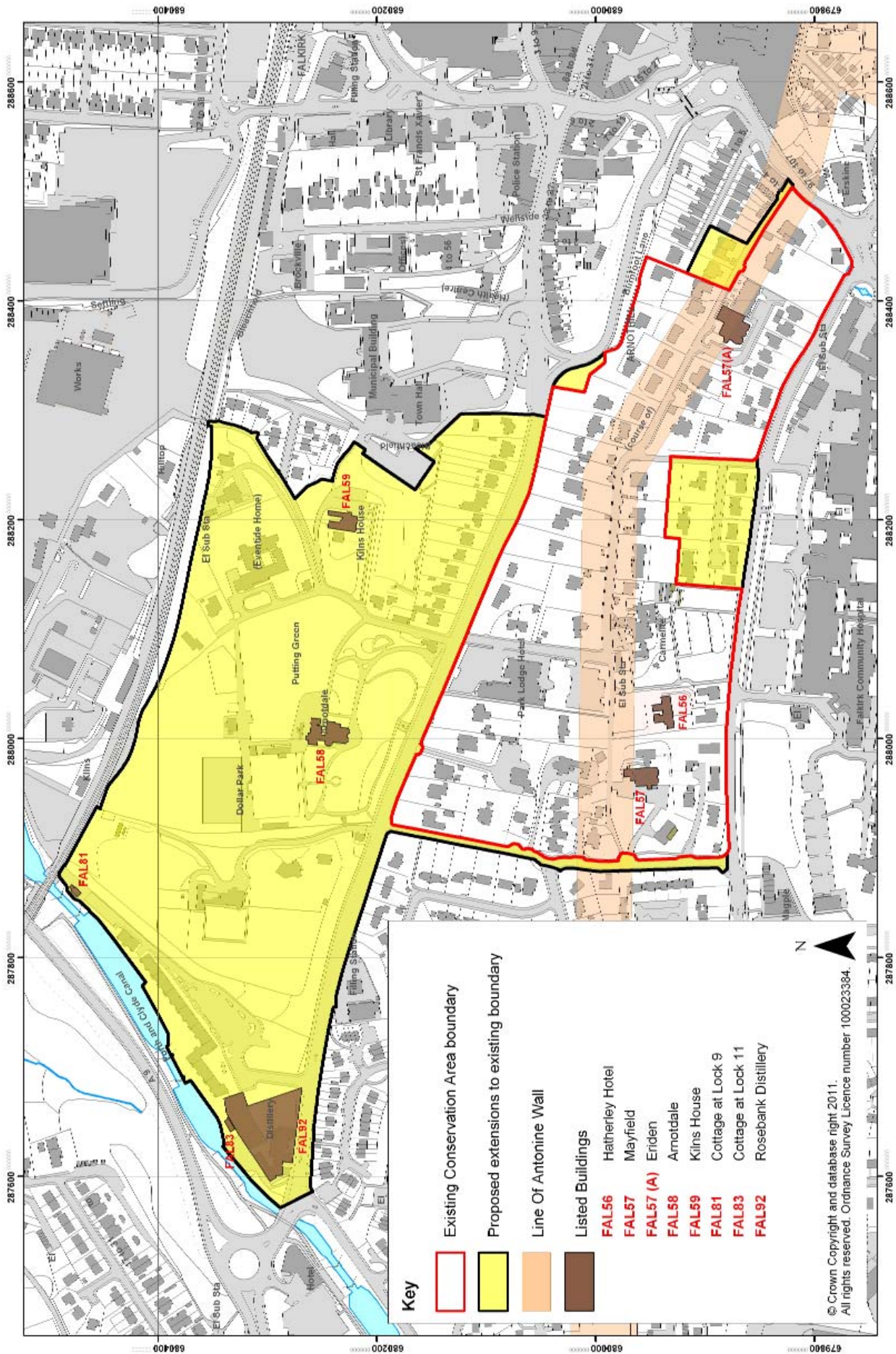
Under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 these classes are re-numbered as follows:

- 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

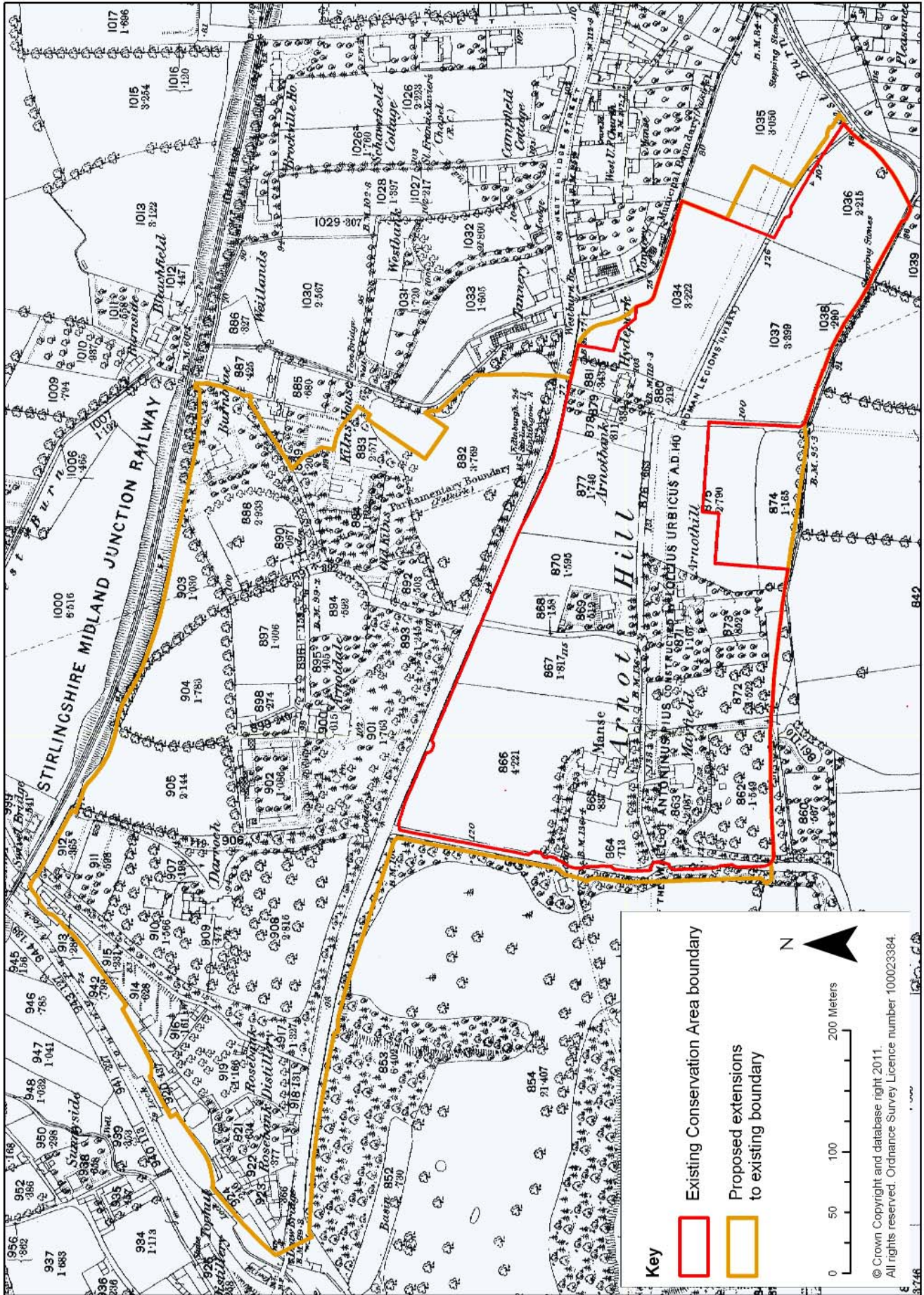
It is not proposed to change these Classes in bringing the Article 4 Direction up to date with the new legislation.



MAP 1 Arnohill Conservation Area : Existing and Proposed Boundary 2010



MAP 2 Arnothill Conservation Area : 1864 - 1893 Historical Development



Key

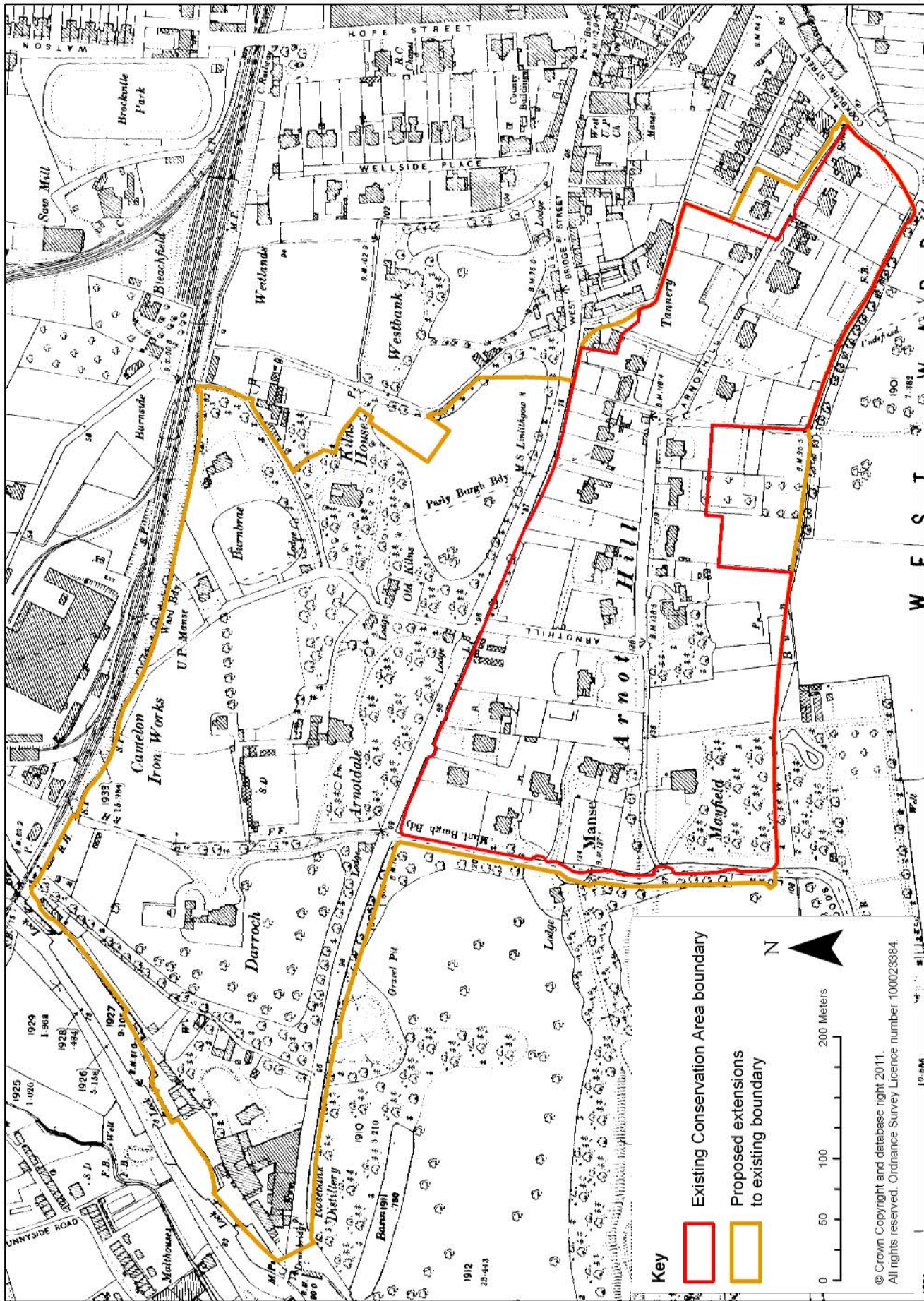
- Existing Conservation Area boundary
- Proposed extensions to existing boundary

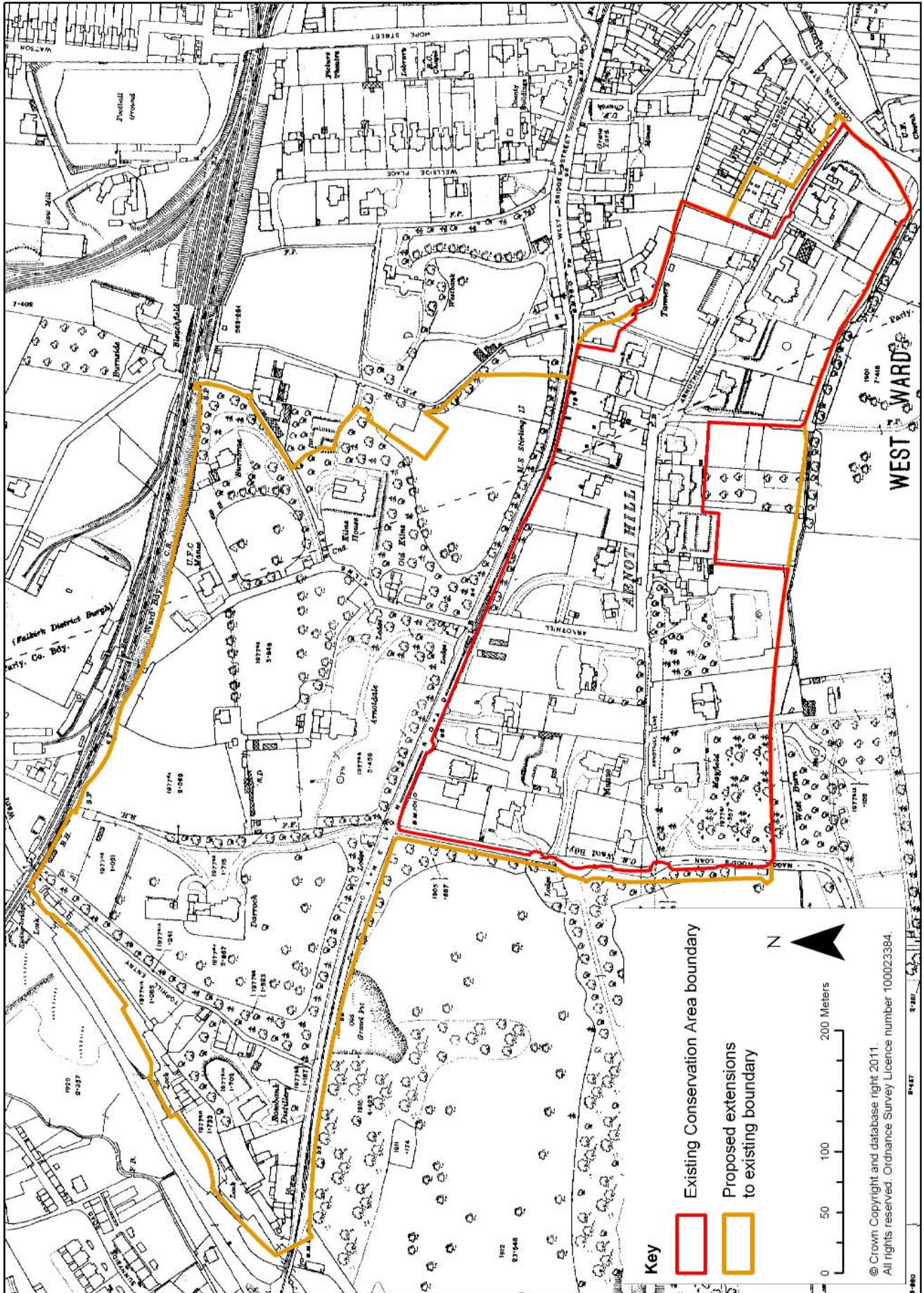


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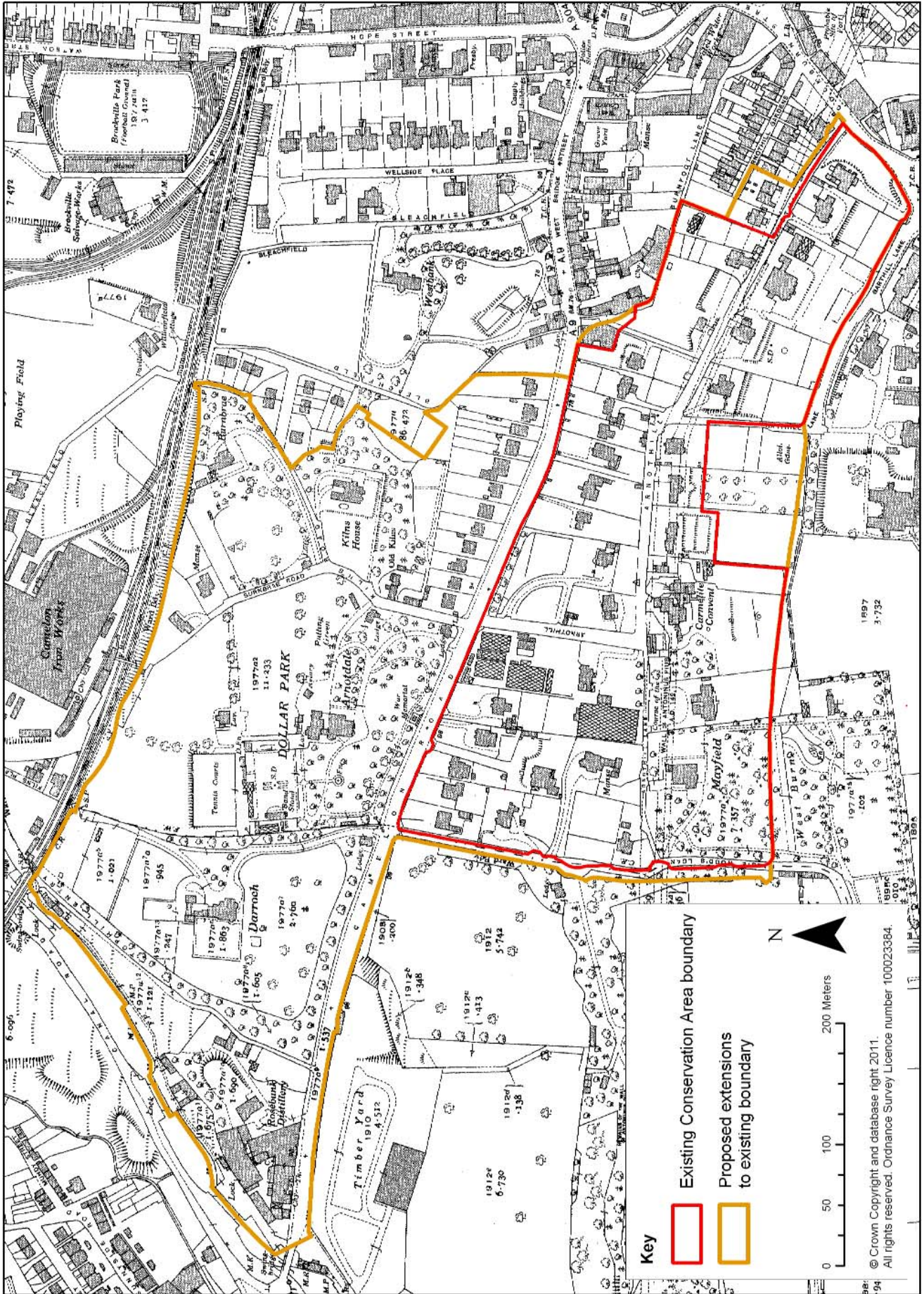
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MAP 3 Arnohill Conservation Area : 1897 - 1898 Historical Development





MAP 5 Arnohill Conservation Area : 1942 - 1944 Historical Development







Falkirk Council

Development Services