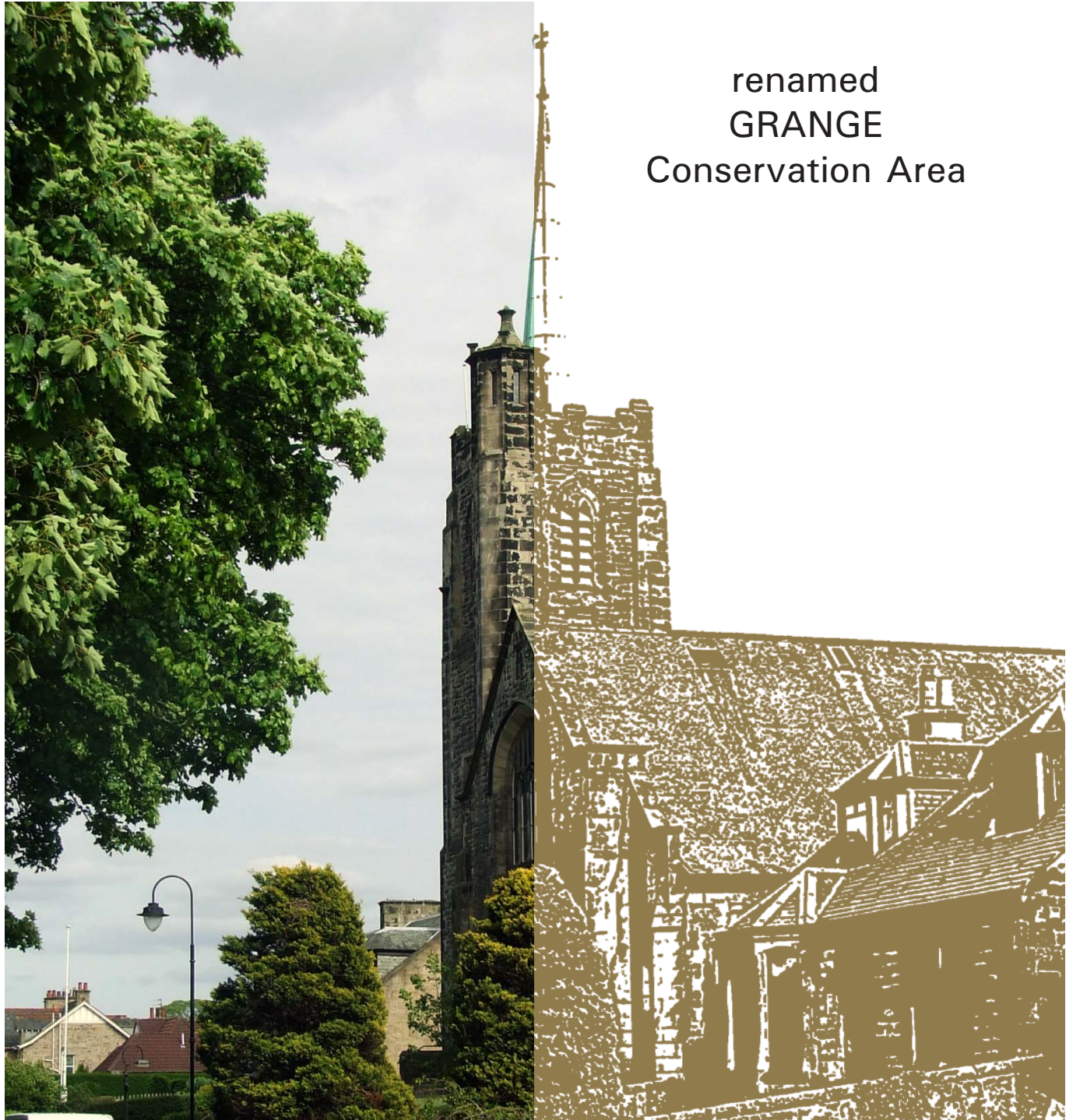


# Grange Terrace

## conservation area

### appraisal



renamed  
GRANGE  
Conservation Area

August 2011



**Falkirk Council**  
*Development Services*





# CONTENTS

## CONTENTS

### 1.0 INTRODUCTION

- 1.1 Grange Terrace Conservation Area
- 1.2 Conservation Areas
- 1.3 Purpose of Appraisal

### 2.0 APPRAISAL OF CHARACTER AND APPEARANCE

- 2.1 Background
- 2.2 Setting and Building Groupings
- 2.3 Architectural Character
- 2.4 Listed Buildings
- 2.5 Tree and Landscape Character
- 2.6 Conservation Merit
- 2.7 Character Erosion
- 2.8 Conservation Area Boundary
- 2.9 New Development Potential

### 3.0 MANAGEMENT PLAN PROPOSALS

- 3.1 Planning Permission and Design Advice
- 3.2 Enhancement Opportunities

### 4.0 SUMMARY and CONCLUSIONS

#### APPENDIX A - ARTICLE 4 DIRECTION

MAP 1 Grange Terrace Conservation Area : Existing and Proposed Boundary 2011

MAP 2 Grange Terrace Conservation Area : 1864 - 1893 Historical Development

MAP 3 Grange Terrace Conservation Area : 1897 - 1898 Historical Development

MAP 4 Grange Terrace Conservation Area : 1914 - 1918 Historical Development

MAP 5 Grange Terrace Conservation Area : Aerial 2008



## 1.0 INTRODUCTION

### 1.1 Grange Terrace Conservation Area

1.1.1 The current Grange Terrace Conservation Area lies to the south east of Bo'ness town centre in an elevated position overlooking the Forth estuary. It is mainly characterised by sandstone villas with some terrace blocks dating from the late 19th/early 20th centuries. These are complemented by extensive garden grounds, especially through the central area, and mature tree cover. The conservation area was designated by Falkirk District Council in 1984. 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. an "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".

### 1.3 Purpose of 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 special character 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 Falkirk Council Local Plan 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 The settlement history of the area goes back to Roman occupation and the erection of the Antonine Wall as its most northerly fixed fortification. The Antonine Wall is now a World Heritage Site with its designated "amenity" and wider "buffer" zones. During the 17th and 18th centuries Bo'ness flourished as one of the major ports of Scotland. However, this status diminished after the Forth and Clyde canal was completed linking Grangemouth to the Clyde. The town was compensated by an increase in local coal mining and iron founding, the latter justifying the building of a railway linking to the distant ironstone mines in Lanarkshire. Such commercial success meant that more and larger houses were demanded for the wealthy industrialists and professionals of Bo'ness. It was only natural, therefore, for the town to expand onto the high ground behind, which offered a physical separation from the old town and afforded uninterrupted views over the River Forth.

2.1.2 Development of the upper slopes commenced with the handsome sandstone buildings on Braehead before extending eastwards into the area presently constituting the Grange Terrace Conservation Area (named for its geological profile rather than its buildings, which were mainly detached). Most of the land there was in the ownership of the Cadell family of the barony of Grange. Prior to the commencement of development around 1880 the area was well wooded with disused mine accesses and stone quarries at its eastern end.

2.1.3 In the mid 19th Century the extensive slopes above the town of Bo'ness were rural and well wooded with the very occasional cottage or manse dotting the landscape. By the end of the century development had spread along Braehead, west along Linlithgow Road and east along Grange Terrace.

2.1.4 After Grange Terrace, development continued round to Grahamsdyke Road in the south, by way of Erngath Road. Prominent houses included: on Grange Terrace - Roman House 1883, which was built for the Ballantine family of foundry fame and now a listed building, Rondebush 1880, and no.32; on Grahamsdyke Road - Hollywood and nos. 15-17; on Erngath Road - No.11, built at this time as a manse for the Free Church on Links Road. As part of the Diamond Jubilee celebrations in 1897, Victoria Park was created immediately alongside and below Grange Terrace.

2.1.5 The first decade of the new 20th century saw more important houses added to area; Caer Eden 1900 and the Knowe 1907 in the central area of open landscape; and, nos.73 Grahamsdyke Road 1907 and 62 Grange Terrace 1908. Important public buildings were also erected at this time i.e. the Grange School 1906, lying north-east of the conservation area, and St. Andrew's Church, Grange Terrace 1905. By the end of World War 1 the area was largely developed. (See Maps 2-5: Historical Development).



## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.2 Setting and Building Groupings

#### Boundaries

2.2.1 The current conservation area sits neatly within a boundary defined by Grange Terrace along its northern edge, continuing as Grange Loan to the east, Grahamsdyke Road along its southern edge and Erngath Road to the west.

2.2.2 A Tree Preservation Order applies across much of the area but excludes the north and south west corners, and two areas along Grahamsdyke Road, the corner opposite the sandstone terrace and the modern housing site adjoining Grahamsdyke Lane.

#### Topography, Structure, Space and Views

2.2.3 The area, already elevated above the old town along Grange Terrace, continues to rise steeply towards the ridge at Grahamsdyke Road where it levels out. Road links between require significant bends to negotiate the climb, as at Erngath Road, Grahamsdyke Avenue and Grange Loan/ Harbour Road. Grahamsdyke Lane cuts across the area at a shallow angle in order to negotiate the incline. The sloping site affords excellent views across the estuary with a number of instances of viewing towers attached to important villas e.g. the Knowe and 73 Grahamsdyke Road. Victoria Park, immediately outwith the conservation area, provides an attractive enhancement of the river vistas from Grange Terrace. The hidden central part of the area, where the last phase of development occurred, has an undulating character.

### 2.3 Architectural Character

2.3.1 The pattern of building follows from the topographical opportunities and restrictions offered by the area. Perfectly spaced groupings of villas and terraces line Grange Terrace to the north and Grahamsdyke Road to the south. Within the central area stand the two most significant early 20th century villas, Caer Eden and the Knowe, alongside modern split level houses.

2.3.2 A late Victorian classical style dominates the visible edges of the area, which also introduce elements of Art Nouveau or Arts and Crafts designs from the early part of the new century. An orderly arrangement of vertical proportions and comfortable wall to window ratios gives the architecture its unified and picturesque character, enhanced by a mainly matching palette of external building finishes and features:

Blonde sandstone walling.

Natural (Scottish) slate.

Timber sash and case windows, painted white.

Timber panelled doors (lined doors to the rear).

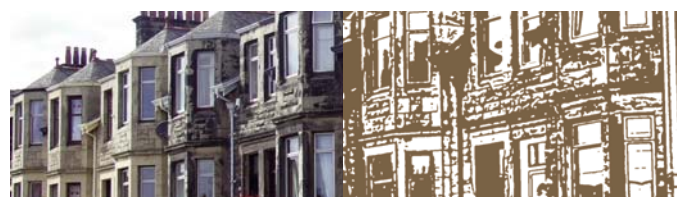
Cast-iron rainwater goods.

Chimney stacks and pots.

Stone wall enclosures.

Gravelled or similar "period" hard standing.

The use of a render finish characterises the emerging Arts and Crafts designs e.g. Walden House, Grahamsdyke Avenue, and the terraced properties in Kelty Avenue.



## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.4 Listed Buildings

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

BNS 21 (P2)  
The Knowe, Erngath Road.  
Category B

BNS 23 (P2)  
Caer Edin, Grahamsdyke Avenue.  
Category B

BNS 24 (P2)  
73 Grahamsdyke Road.  
Category B

All including gate piers and boundary walls.

BNS 26 (P2)  
St.Andrews Parish Church,  
Grange Terrace  
Category B

Including hall and boundary walls.

BNS 27 (P2)  
26 Grange Terrace, Roman House  
Category B

As above plus added ancillary structures (steps and piers).

2.4.2 The architects for the earlier Victorian styled Roman House, the Knowe and Caer Eden villas are unknown or uncertain (the latter being possibly attributed to W.E. Rowan). The turreted extension to the Knowe is by Matthew Steele, the important, and locally based, Arts & Crafts architect. He was also the architect for the unlisted Kelty Avenue houses and influential at no. 73 Grahamsdyke Road, by Andrew Mickel. Steele's own house, much altered, is the Quarry, located immediately adjacent at no. 71 Grahamsdyke Road.

2.4.3 The Historic Scotland appraisal of Bo'ness Burgh listed buildings 2003-2004 identified other properties of architectural and historic character. These were progressed to formal list descriptions but ultimately not confirmed. Within the conservation area these were:

#### **Grahamsdyke Avenue**

Walden House:

James Thomson/Art Nouveau/1914

#### **Grange Terrace**

No.20 Rondebush: 1887

No.32 St. Fillans: 1880

No.62 Bemersyde: 1908

#### **Grahamsdyke Road**

Nos.15-17: Arts & Crafts /1890

No 25 Hollywood House: 1886

No 51 Rosyth House:

James Thomson/1905

The appraisal proposes to recommend that further consideration be given to these buildings for listing. The aforementioned works by Matthew Steele, Kelty Avenue and the Quarry, 71 Grahamsdyke Road were not included but retain some architectural or historical distinction. The following important building lies immediately outwith and to the north-west of the conservation area:

BNS 25 (P2)

Grange School, Grange Loan.

Category C(s)

Including gate piers and boundary walls.





## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.5 Tree and Landscape Character

2.5.1 The built environment is complemented by the landscape setting in the Grange Terrace area, which consists of the steeply sloping north facing escarpment behind the town centre. The central sloping area remained undeveloped until the 1960s and 1970s, and many remnant trees and shrubs have been retained, which contributes to the pleasing wooded character. Development, since has retained the wooded landscape as a dominant feature. Tree planting alongside the villas and other late 19th/early 20th century buildings supplements this to give a strong feel of leafy tree cover. Most of the area is now protected by a Tree Preservation Order. There are no public open spaces but the large rear garden spaces associated with the sandstone villas are a characteristic feature worth protecting. Victoria Park slopes steeply downhill below Grange Terrace, immediately to the north of the conservation area. High screen walls are reduced at the front of houses with specimen trees, railings, gates and gateposts allowing views of the grand front elevations.

### 2.6 Conservation Merit

2.6.1 The special character of the Grange Terrace Conservation Area is clearly evident in the combination of built form and architecture. Set against the steeply sloping escarpment, with its quality vistas across the Forth estuary, are closely spaced groupings of buildings which give prominent edges to the lower and higher limits. Lower density housing located within the steeper central area enjoys a mature wooded setting and late Victorian sandstone villas and early 20th century Art Nouveau/ Arts and Crafts buildings are prominent within a framework of handsome stone boundary walls.

2.6.2 Architectural merit is confirmed by the number of listed buildings. Historic Scotland listing inspectors also identified further buildings considered of architectural and historic interest, although these have not been added to the list at the present time.

2.6.3 Some limited new building has taken place in the area in recent years. The relatively sympathetic designs at nos. 25a and 77-81 Grahamsdyke Road have clearly benefited from the conservation policies in operation.



## 2.0 APPRAISAL of CHARACTER and APPEARANCE

### 2.7 Character Erosion

2.7.1 The distinctive character of the area is clear. However, certain unsympathetic alterations are evident, occasionally to the sandstone villas, but more prominently to the terrace buildings near the junction of Grange Terrace and Erngath Road and at Riverview Terrace on Grahamsdyke Road. It is the cumulative nature of these changes which is to be regretted, especially in the case of UPVC replacements of the original timber sash and case windows and panelled front doors. Less common changes also adversely impacting on the conservation area include, UPVC rainwater goods, roof tiles replacing slate, chimney and finial removal and intrusive fencing.



### 2.8 Conservation Area Boundary

2.8.1 The current boundary to the Grange Terrace Conservation Area is informed by the special built heritage character and the configuration of the area's natural boundaries. This means that the conservation area will inevitably include buildings of a lesser character where a consistent approach to the area's perimeter is the important consideration e.g. in the case of the more modern housing fronting Grahamsdyke Lane and extending east along Grange Loan and Grahamsdyke Road. The large modern houses at the centre of the area are also limited in terms of architectural character, but are contained by the open space and landscape setting. It would not therefore be appropriate to attempt to exclude these buildings from a coherently drawn boundary.

2.8.2 The Tree Preservation Order coverage extends north east across Grange Loan to The Run and includes the site of the Grange School, now a listed building, and Carndene, a substantial villa set in spacious grounds. It is, therefore, proposed to add this area to the present conservation area. In addition it is proposed to include Victoria Park, which was designed originally with apparent regard for the setting of the adjoining Grange Terrace. Map 1 shows the proposed extension areas.

### 2.9 New Development Potential

2.9.1 Following the development of the site at the extreme eastern end of the conservation area there remain no frontage gap sites. Generally speaking further new development in the central area or within the backland of large villas should be carefully considered. Retention of the open, spatial nature of these areas is a key consideration in retaining the essential character of the conservation area.

## 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 The feature most critical to the buildings which give the conservation area its character is the traditional painted timber sash-and-case window. It is also the most vulnerable to unsympathetic replacement. If the original or existing timber sash-and-case windows are decayed or damaged, or provide less than adequate thermal and noise insulation, consideration should first be given to simply repairing the joinery and draught stripping round the frames. This less expensive response is considered best practise by Historic Scotland and can be supplemented with secondary glazing if desired. A list of specialist craftsmen and suppliers is available from the Council's Development Services (01324 504715).

3.1.4 Where the replacement of a sash-and-case window is absolutely essential, like-for-like replication in terms of opening mechanism, profile, dimensions and finishes is favoured. Other materials e.g. UPVC, or an alternative opening mechanism e.g. tilt-and-turn, will only be considered in unlisted buildings where an accurate sash-and-case appearance is achieved. Critically the window should have a single external frame visible, stepped back below the transom. Glazing should be recessed from the frame of the window.

3.1.5 Repair of damaged external doors is similarly recommended as first preference. In traditional houses replacement doors should match the original panelled or lined styles, avoiding unsympathetic non-period patterns.

3.1.6 Re-roofing works should re-use the existing Scottish slates where possible.



## 3.0 MANAGEMENT PLAN PROPOSALS

3.1.7 Generally speaking traditional design conventions conform to a hierarchy of “front” and “back” with a less formal architectural pattern evident to the rear. The application of design guidance will reflect this, being applied most strictly to buildings fronting a public area or roadway, including backs visible from these edges. An example of this approach might be to re-use Scottish slates to the front with non-Scottish new slates conceded on the rear. Planning permission will be required irrespective of whether proposed works are to the front or to the back. An exception may be possible where ongoing repairs or exact like-for-like alterations or replacement are proposed and Council officers have agreed that no application for permission will be required.

3.1.8 The same approach to planning permission will apply for the small groupings of more modern houses within the conservation area. Generally speaking any replacement of external detail should follow the original, or the building should be re-proportioned in sympathy with its more traditional neighbours.

### 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:

- Sash-and-case window restoration/ replacement;
- Walling repairs;
- Victoria Park enhancement;
- Tree management works, notable relating to the above i.e. to thin out the wooded edge on Grange Terrace to open up views
- Interpretive panels on conservation area history;
- “Grange Conservation Area” gateway signage at entry points (see para 4.1.7)

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

- 4.1.1 The appraisal has examined the architectural, historical, topographical and urban design factors which give the Grange Terrace Conservation Area its special character.
- 4.1.2 The historical importance of the area is noted, dating back to Roman times. As Bo'ness continued to flourish in the late 19th century, new housing was needed for the town's burghers and development moved up the hill behind the old town. The handsome villas and terrace groupings around Grange Terrace were built from this time.
- 4.1.3 Classical Victorian architecture is the characteristic style within the conservation area, typical of the late 19th century. 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 and enclosing high walls complement the effect. By the time the development of the area was completed (towards the end of World War 1) a sprinkling of newer styles was evident i.e. Arts and Crafts and Art Nouveau. Rendered finishes reflect this progression. More modern house designs, from the 1960's onwards, occupy the central sloping areas.
- 4.1.4 The special character of the architecture has been recognised in the listing of buildings within the conservation area by Historic Scotland. Further potential listed buildings have been identified by Historic Scotland but not yet taken forward. The appraisal proposes to recommend that further consideration be given to these candidate buildings.
- 4.1.5 The fine building edges and groupings benefit from their topographic and landscape setting. This location affords grand vistas across the Forth estuary and is in turn imposing from the river and lower town. The tree cover retained in the central areas, has been supplemented by trees planted with the building developments of the late Victorian period. Most of the area is now protected by a Tree Preservation Order.
- 4.1.6 The existing conservation area planning policies have succeeded in preventing erosion of the character of the area and contributed to improved design outcomes. The appraisal therefore proposes largely to retain the existing boundary but with extensions to include Carndene and the newly listed Grange School (both covered by the existing Tree Preservation Order) and Victoria Park.
- 4.1.7 There has been ambiguity to date about the appropriate title for the conservation area. This Appraisal has been titled "Grange Terrace" following the Article 4 Direction legislation of 1984. However, as this refers to one street only it is proposed simply to adopt the name of the local primary school (see above), as representative of the wider area i.e. "Grange Conservation Area". This title is now used in the new Local Plan.



## 4.0 SUMMARY AND CONCLUSIONS

4.1.8 Notwithstanding the above, examples are noted of where the original architectural character has been eroded by unsympathetic external alterations, e.g. inauthentic window or door replacements, or the misuse of materials.

4.1.9 The appraisal concludes with initial suggestions for enhancement opportunities, for which it might be possible to gain partnership funding.

4.1.10 Detailed guidance and information on the responsibilities of owners and occupiers with regards to the planning process and design standards will form the basis of a Conservation Area Management Plan in due course.

## Appendix A - ARTICLE 4 DIRECTION

### ARTICLE 4 DIRECTION

The existing Article 4 Direction for Grange Terrace 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 Permitted 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

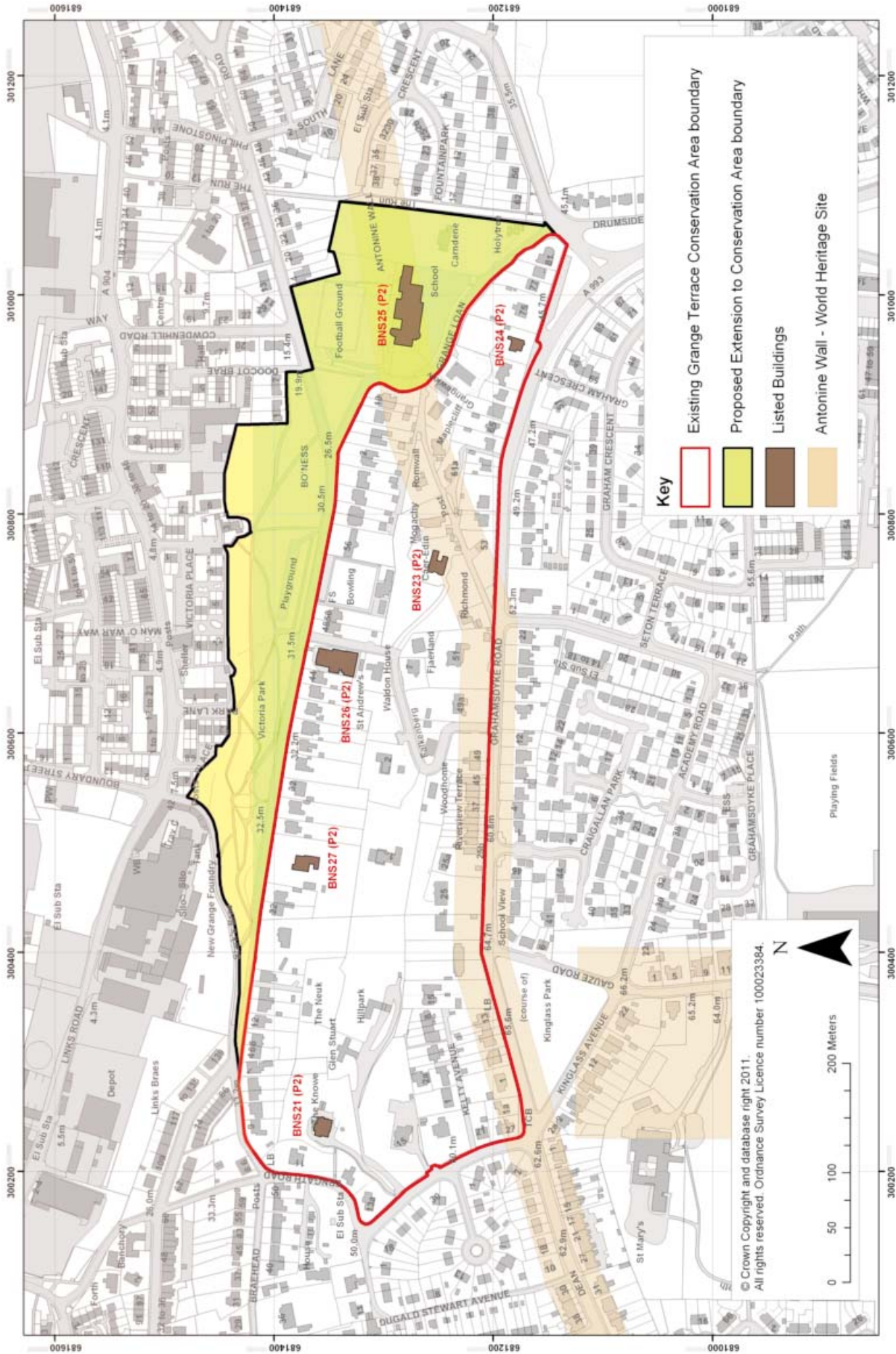
Under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 these classes are re-numbered as follows:

- 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

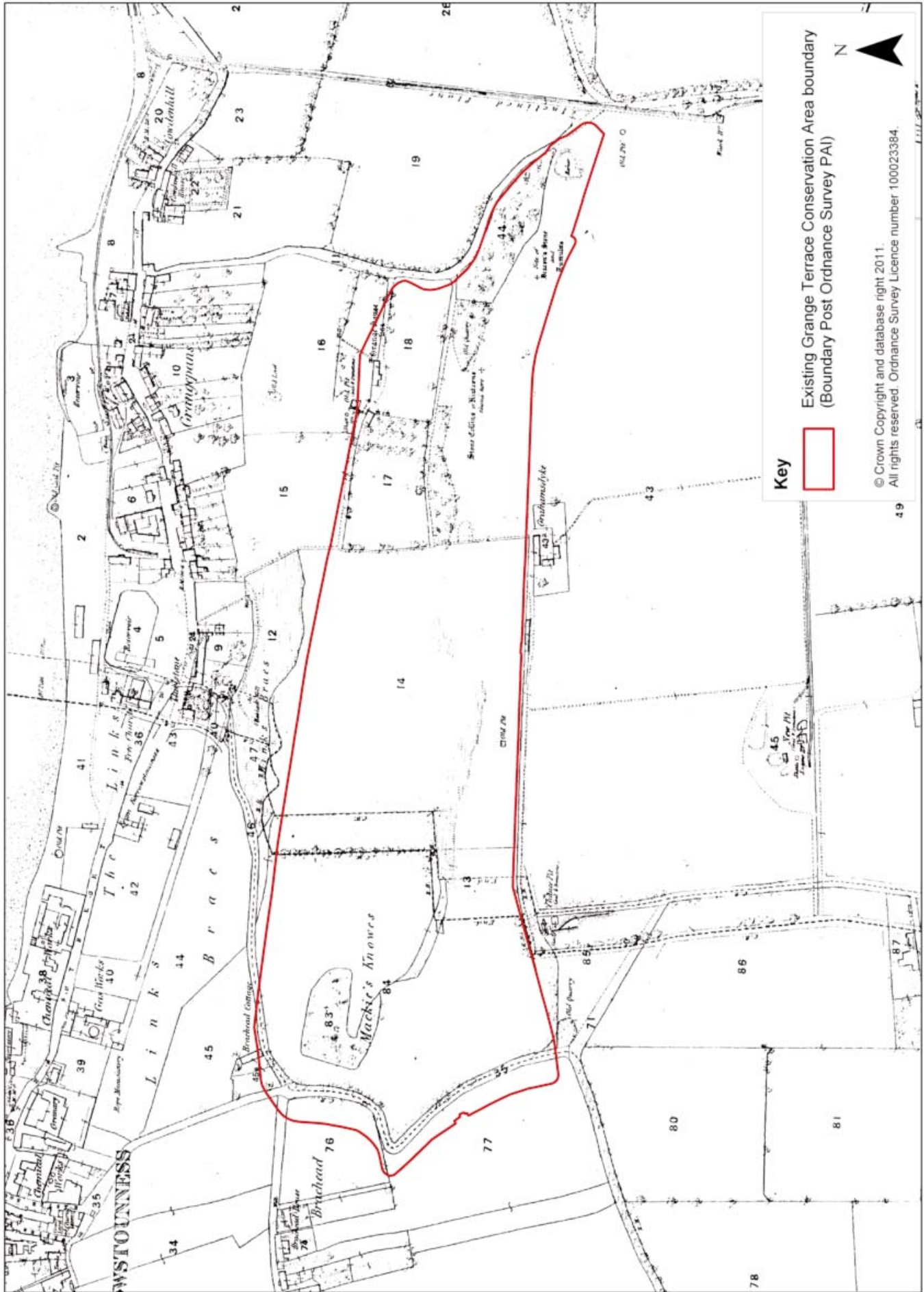
It is not proposed to change these Classes in bringing the Article 4 Direction up to date with the new legislation.



# Map 1 Grange Terrace Conservation Area : Existing & Proposed Boundary 2011

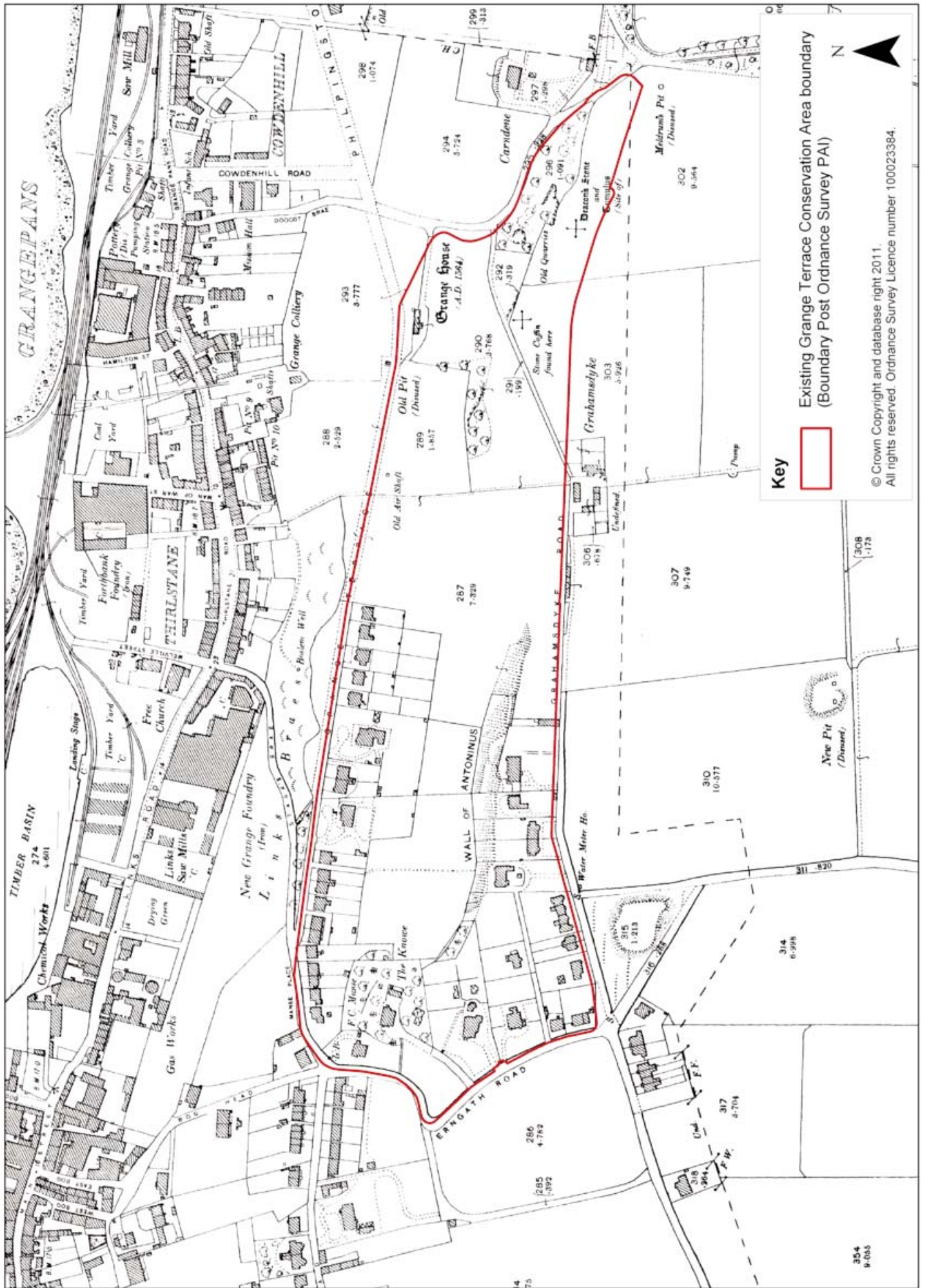


Map 2 Grange Terrace Conservation Area : 1864 - 1893 Historic Development

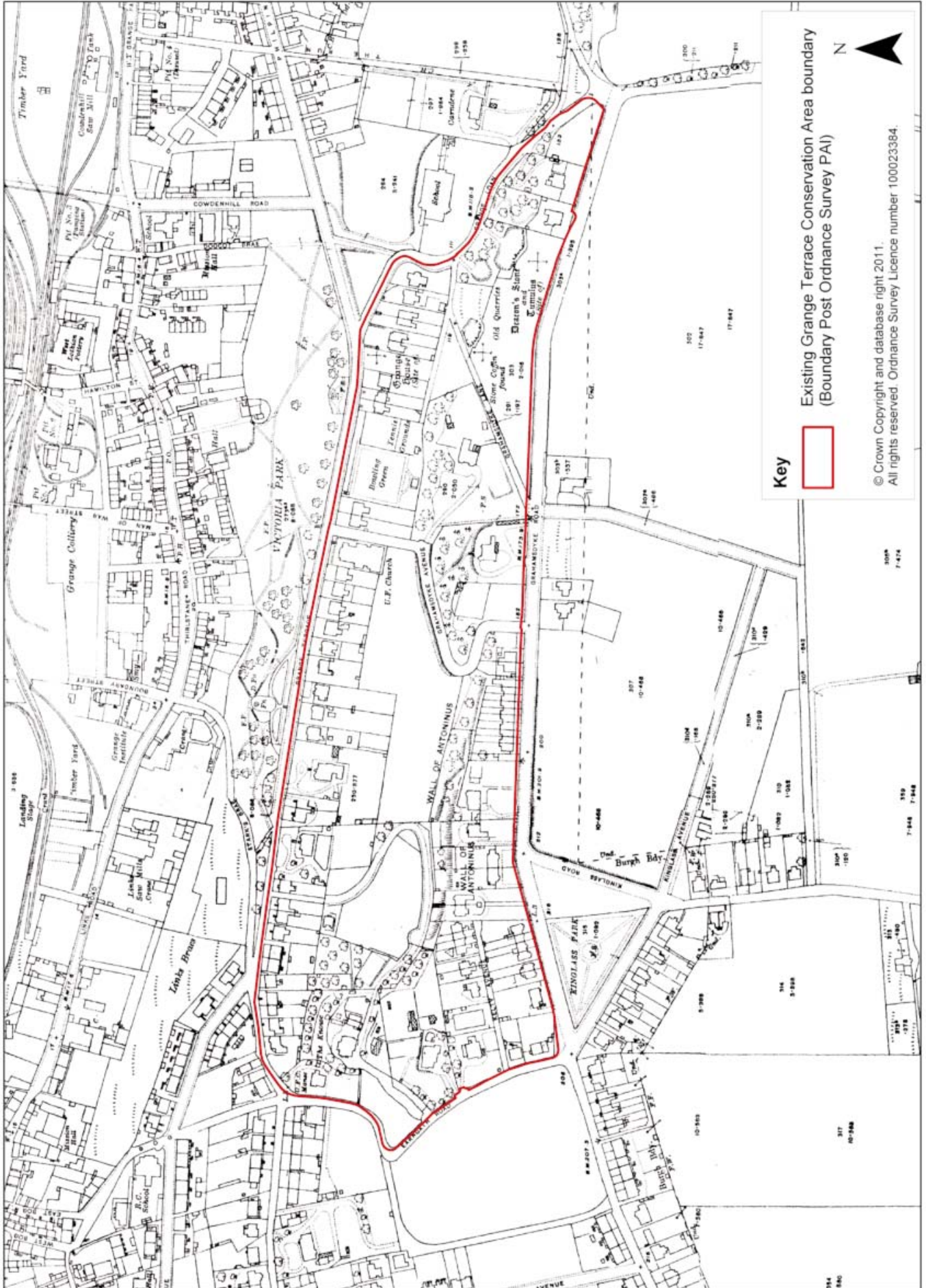




Map 3 Grange Terrace Conservation Area : 1897 - 1898 Historic Development



# Map 4 Grange Terrace Conservation Area : 1914 - 1918 Historic Development







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