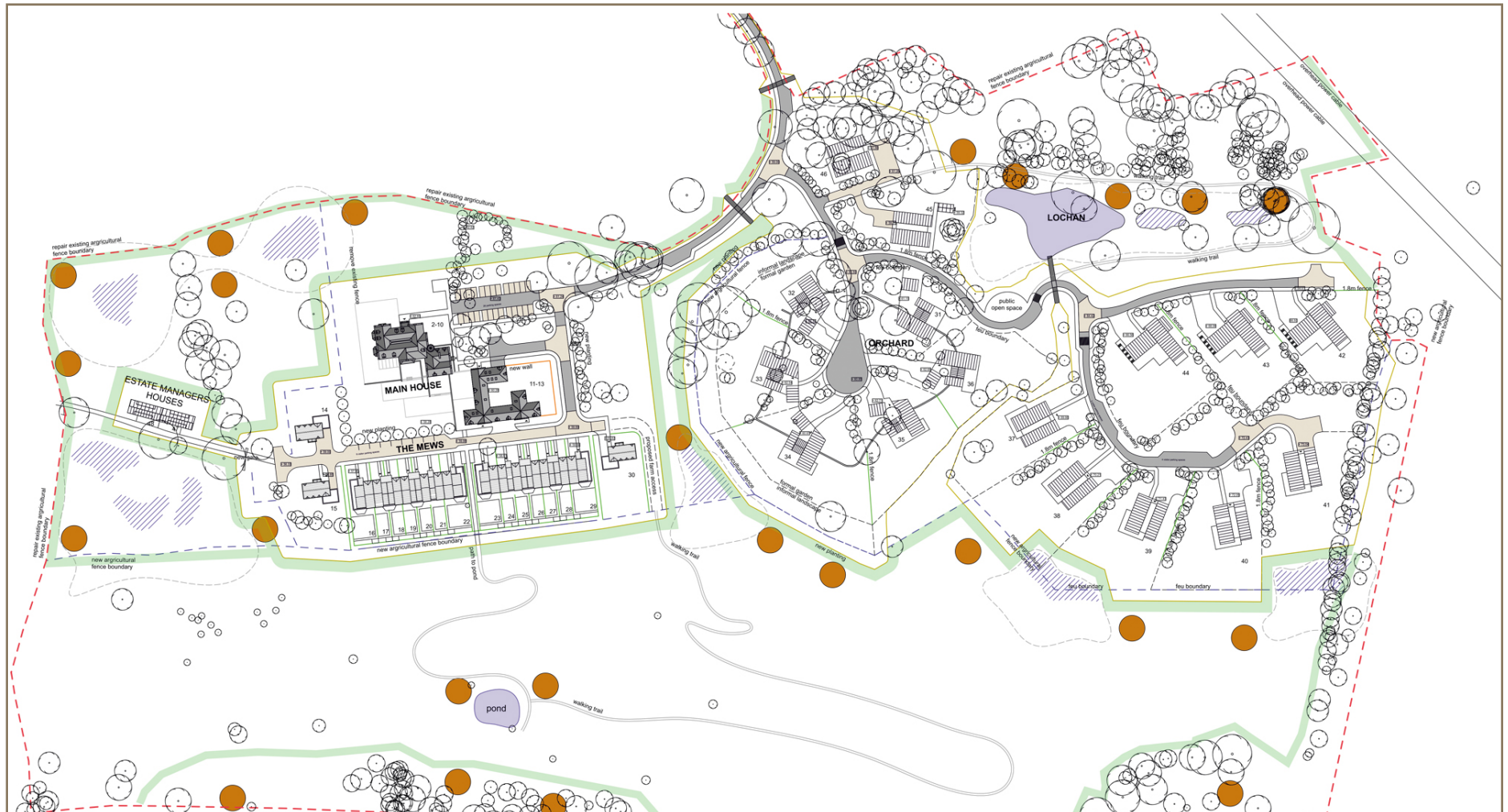


## 5. Design Guidance

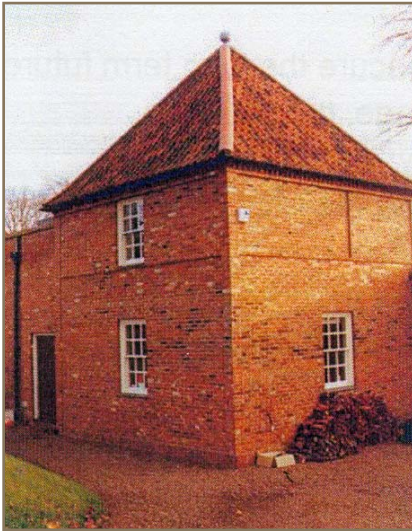
5.52



**Lathallan Estate Site Plan showing enabling development within the estate**

## 5. Design Guidance

- 5.53** The best examples of enabling development respond to the unique architectural and historic character of buildings and their settings by mitigating visual and physical impact on existing buildings and their setting and by enhancing special character. Enabling development at the Walled Garden of Tynninghame House took the form of small pavilions built up from the garden wall behind a 19th century greenhouse. The traditional design and materials preserve the character and appearance of the walled garden.



**New Pavilions adjoining existing garden wall at Tynninghame House**

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**Aerial View: Walled Garden at Tynninghame House**

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## 5. Design Guidance

### 5.54 Design Principles Checklist

<b>Location</b>	The impact of larger buildings should be minimised through siting, landscaping, massing and use of colour and all new development should take advantage of existing features and topography to effect an “nestling effect” within the rural landscape.
<b>Layout</b>	New development should be orientated to take advantage of natural shelter and solar gain and should respect and retain existing site features such as boundaries, walls, woodland and trees. Where extensions to existing groups of buildings are proposed, interventions should mirror established development patterns including footprints, plot patterns and spatial relationships between buildings.
<b>Design</b>	Originally designed, innovative buildings that fit the local landscape using local, natural materials will be encouraged.
<b>Scale</b>	New development should be of a scale and density to fit with the surroundings. Reference should be taken from local vernacular building tradition of simple forms and moderate height and width.
<b>Detailed Design</b>	Contemporary interpretation of the architectural detailing of local vernacular buildings will be encouraged - take reference from traditional windows, rooflights, doors, chimneys, roof verges etc.
<b>External Finishes</b>	The use of natural building materials will be encouraged - e.g. stone, slate, timber, harling.
<b>Sustainable Design</b>	Use locally sourced and recycled / salvaged building materials wherever possible and design new development to maximise energy efficient and to withstand the impacts of climate change. Position new buildings to take advantage of solar gain and natural shelter.
<b>Boundary Treatments, Access and Parking</b>	The design of boundary treatments, access and parking should reflect local character and materials; simple low key designs using natural materials are preferable to complex, over - size solutions more suited to an urban setting.
<b>Landscaping</b>	Existing landscape features should be retained; new planting can provide shelter and can mitigate the visual impact of larger buildings.
<b>Conversion of Existing Buildings</b>	Traditional rural buildings should be retained and remodelled as required to provide contemporary uses and to maintain local distinctiveness and character. Total or substantial demolition will be discouraged.
<b>Infill Development</b>	Limited development - up to 3 houses - will only be acceptable where it has no impact on the character of established clusters of buildings.
<b>Enabling Development</b>	Enabling development will only be encouraged where it secures the long term future of a significant place via development of high design quality which protects the setting and special cultural or natural interest of the place.

Please Refer to pages 33 - 45 for Detailed Guidance

## Appendix 1 - List of relevant Local Development Plan Policies

### 6.1 List of relevant Local Development Plan Policies (found within Supporting Policies Chapter)

Policy	Topic
Policy INF02	Developer Contributions to Community Infrastructure
Policy INF07	Walking and Cycling
Policy INF10	Transport Assessments
Policy INF12	Water and Drainage Infrastructure
Policy BUS01	Business and Tourism
Policy BUS05	Major Hazards and Pipelines
Policy GN02	Landscape
Policy GN03	Biodiversity and Geodiversity
Policy GN04	Trees, Woodland and Hedgerows
Policy GN05	Outdoor Access
Policy D02	Sustainable Design Principles
Policy D04	Low and Zero Carbon Development
Policy D07	Antonine Wall
Policy D08	Sites of Archaeological Interest
Policy D09	Listed Buildings
Policy D12	Historic Gardens and Design Landscapes
Policy D13	Battlefield Sites
Policy RW04	Agricultural Land, Carbon Rich Soils and Rare Soils
Policy RW06	Flooding
Policy RW07	Air Quality
Policy RW09	Waste Reduction in New Development
Policy RW10	Vacant Derelict and Contaminated Land
Policy HSG05	Infill Development and Subdivision of Plots
Policy HSG07	House Extensions and Alterations
Policy HSG08	Gypsy/Traveller Sites



## Appendix 2 - Useful Contacts

### 6.2 Information on Planning Permission, Permitted Development, Listed Building and Conservation Area control can be obtained from:

#### **Development Management**

Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk FK2 7YZ  
Tel: 01324 504748  
Email: [dc@falkirk.gov.uk](mailto:dc@falkirk.gov.uk)

Building Warrant information can be obtained from:

#### **Building Standards**

Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk  
FK2 7YZ  
Tel. 01324 504985  
Email: [buildingcontrol@falkirk.gov.uk](mailto:buildingcontrol@falkirk.gov.uk)

Information on Roads Construction Consent can be obtained from:

#### **Roads and Development**

Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk  
FK2 7YZ  
Tel. 01324 504950  
Email: [roads@falkirk.gov.uk](mailto:roads@falkirk.gov.uk)

A list of architects and advice on employing a Chartered Architect can be obtained from:

#### **The Royal Incorporation of Architects in Scotland (RIAS)**

15 Rutland Square  
Edinburgh  
EH1 2BE  
Tel. 0131 229 7545  
Email: [info@rias.org.uk](mailto:info@rias.org.uk)  
Helpful information also available on the RIAS website: [www.rias.org.uk](http://www.rias.org.uk)

Information on protected species can be obtained from:

#### **Scottish Natural Heritage (SNH)**

Forth Region  
Silvan House  
3rd Floor East  
231 Corstorphine Road  
Edinburgh  
EH12 7AT  
Tel. 0131 316 2600  
Email: [forth@snh.gov.uk](mailto:forth@snh.gov.uk)



# Finalised Supplementary Guidance SG01

August 2014



**Falkirk Council**  
*Development Services*