(f) Traditional Industrial Buildings and Structures

5.25 Traditional Industrial and commercial buildings and structures in the countryside include mills, canal side inns, viaducts and aquaducts for water borne and rail transport networks.

(g) Modern Buildings in the Rural Landscape

5.26 The diversity of contemporary buildings in Falkirk's countryside reflects the prevailing mix of land uses and settlement patterns. Individual houses vary in scale and massing from single storey bungalows to large modern villas; riding stables, chalets, holiday homes, agricultural buildings and premises for light industry are scattered across the landscape.

5.27 Design issues arising from contemporary development include inappropriate scale, massing, urban layout patterns, over-prominent locations and urban architectural style, all of which fail to reflect the rural context. The application of ubiquitous finishes such as concrete roof tiles, metal cladding to large sheds for agricultural buildings and light industry and artificial stone, render, upvc windows and other ancillary fittings to housing has a negative impact by failing to reflect local distinctiveness and rural character. Traditionally, rural buildings were finished in stone, slate, timber, lime wash and lime harling, all naturally sourced materials which help to connect built forms to the landscape.

5.28 More successful modern landmark buildings in the countryside include The Falkirk Wheel, 2001, a groundbreaking feat of engineering designed as the eye catching centrepiece of a major infrastructure project linking the Forth and Clyde and Union Canals. The Helix, is a major infrastructure project to create a new canal link, a lagoon for sport and leisure use and a large recreational parkland featuring the Kelpies, a distinctive public art sculpture of two horses heads straddling the new canal link.

Inappropriate scale

Inappropriate urban architectural style and materials

Design Principles for New Development

(a) Location

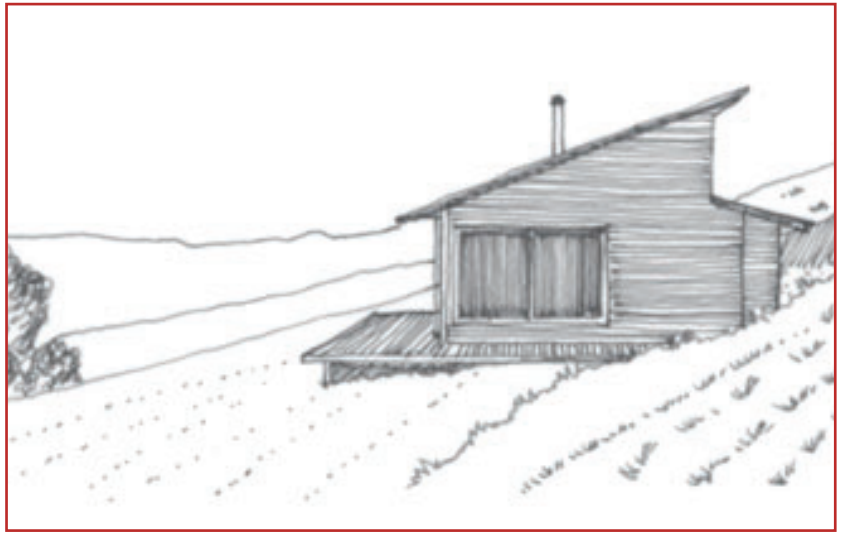
5.29 National planning policy and guidance emphasises the importance of fit and design of new development in the landscape. These considerations are key to making development acceptable. The general parameters as set out below are aimed at encouraging high quality, individual design that is sensitive both to its immediate setting but also defines the characteristics of the wider local area.

5.30 Large new buildings, including those associated with agriculture and leisure should be sited to minimise visibility from public roads, popular walking routes and areas of informal and formal public recreation.

5.31 Wooded sites and trees can provide a pleasing backdrop to new developments in the countryside whilst effecting a level of amalgamation into the landscape at the same time.

5.32 New development should integrate with and take advantage of existing features of the landscape or the site including topography, trees, woodlands, water features, existing buildings and boundary treatments. New development should 'nestle' within the landscape.

Housing integrating into the existing landscape



Contemporary single storey house recessed into the hillside

(b) Layout

5.33 Layout is a critical consideration which if handled effectively, can contribute to a successful design solution. The key factors to be considered are:

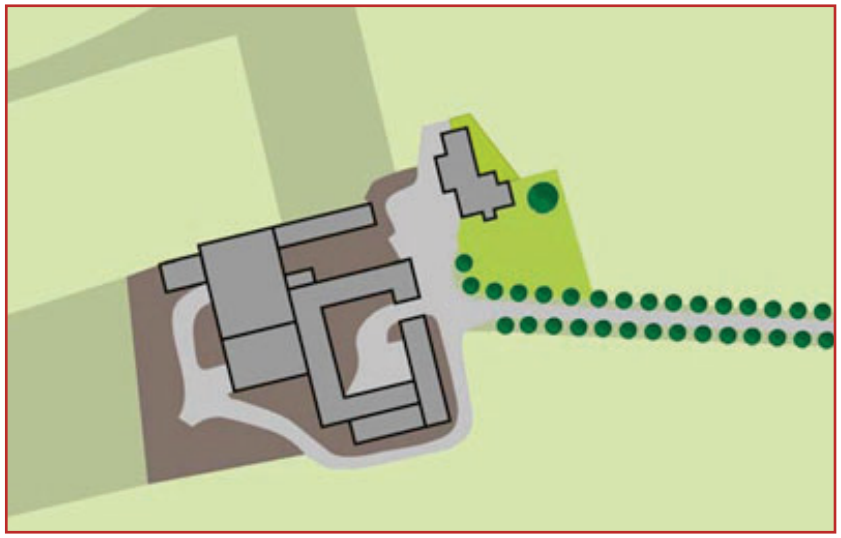
Topography - development should take advantage of prevailing contours. For example split level designs suit sloping sites and create the effect of 'nestling' buildings into the topography.

Existing features - traditional boundaries, stone walls, hedging and field fences should be retained where possible. Woodland and tree cover should be retained and maximised if available and views should be taken advantage of without compromising privacy.

Established patterns of development - extensions to existing buildings or outbuildings should mirror established arrangements. For example, extensions to converted farm steadings or stables in country estates should reflect existing building footprints, plot patterns and should maintain spatial relationships between existing buildings in the group.

Existing man made or natural features - care should be taken in relation to positioning of new buildings with respect to proximity to established and protected features in the landscape - For example rivers, streams, canals, panoramic views, listed buildings and scheduled ancient monuments. Particular care is required in relation to location of enabling development and its impact on the setting of places of special architectural or historic significance.

Orientation - buildings should be positioned to maximise solar gain and natural shelter.



Arrangement of buildings in typical farm steading - farmhouse, barns and associated sheds are arranged to form inner courtyards. New development should respect established patterns

Regular Urban Arrangement is inappropriate in a Rural Setting

(c) Design

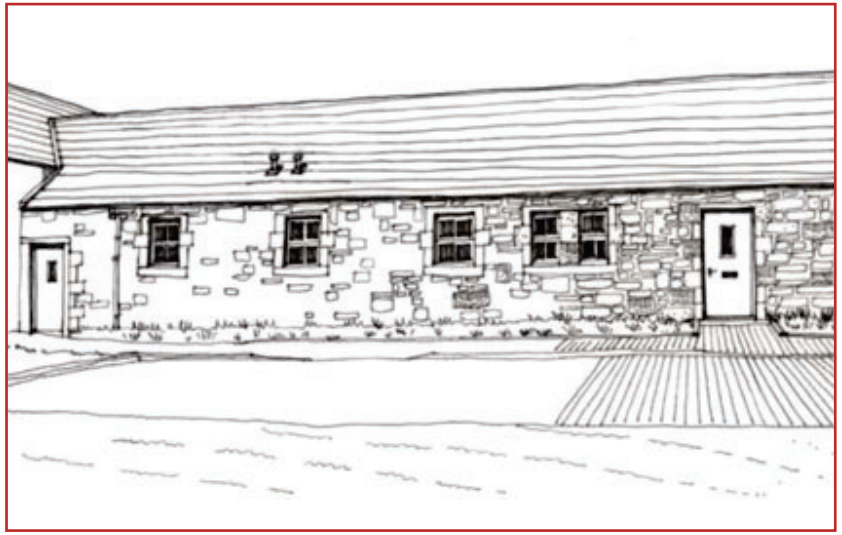
5.34 Local traditions, skills, materials and climatic conditions have influenced the design of buildings in the countryside in the past; for example natural stone and timber tended to be locally sourced. New development should respect key aspects of Falkirk's indigenous architecture and landscape in a contemporary manner to maintain a unique sense of place and to avoid 'anywhere' development. Originally designed, innovative and carefully sited buildings to fit the landscape using local materials will be encouraged.

5.35 Key design considerations for new development are :

Scale - New development in the countryside should be of a scale and density to fit with the surroundings. In the Falkirk Council area, traditional rural buildings are generally of compact scale and proportions. Storey heights rarely rise above two storeys and there is a low window to wall ratio with narrower gables and longer frontages. Farm steadings are generally of moderate scale and simple form in keeping with lowland farm traditions. Country estates are made up of assorted outbuildings, stables, walled gardens, lodge houses and follies, subservient in scale, style and complexity to the main house. Modern business and leisure developments including stables, holiday homes and agricultural buildings tend to be of moderate height with long elevations and shorter gables to accommodate functional requirements. Historic buildings and structures such as viaducts, doocots, castles and acquaducts are prominent in the landscape by virtue of their grand scale, location, quality of materials and unique design.

5.36 New development should reflect vernacular tradition with respect to simplicity of form and moderate height and width. Where large scale development is proposed, overall design, location and materials will be required to be highly sensitive to the context.

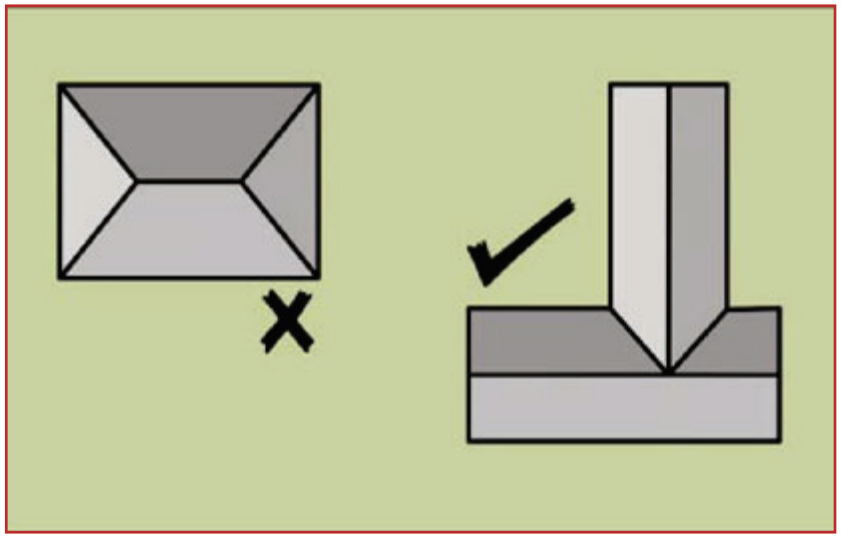
Traditional building carefully sited for natural shelter



Low window to wall ratio is a common feature of traditional dwellings in the countryside

5.37 **Detailed Design** - In the Falkirk countryside, typical local detailing of buildings can be identified - see Section 5.19 of this Design guidance for examples of indigenous windows, rooflights, chimneys, roof verges and dormers.

5.38 New development will be required to demonstrate contemporary interpretation of established local detailing in an imaginative and creative manner to maintain visible links to the area to create individual designs and to avoid standardised 'anywhere' solutions.

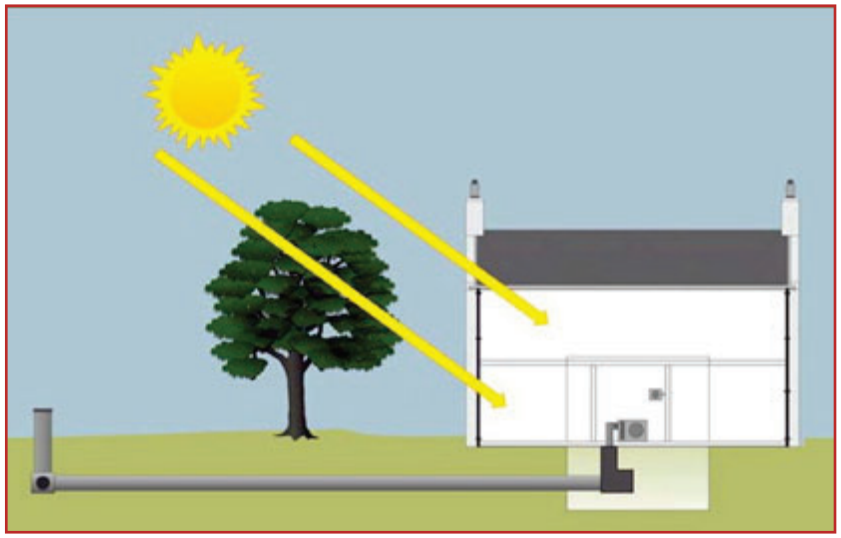


Traditional proportions such as linked rectangular plan forms as shown above are preferable to non-traditional deep plan/square plan forms.
Pitched roofs are often incorporated creating symmetrical gables.

Contemporary Interpretation of Traditionally Proportioned Dwellings
Copyright and Credits : Quercus Ltd., Pat and Andy law

5.39 **External Finishes** - Traditionally, rural buildings were finished in stone, slate, timber, lime wash and lime harling. Locally sourced, natural materials should be applied to external walls and roofs of new development as much as is financially and practically possible to reflect local architectural traditions and to anchor the building into the landscape. The use of vividly coloured cladding systems and the application of artificial finishes such as render, plastic or upvc, metal and reconstituted stone should be avoided. The use of slate, natural stone and timber is encouraged.

5.40 **Sustainable Design** - It is environmentally beneficial and sustainable to source materials locally; their use also helps to blend new buildings with the older more established buildings in the countryside. All development should be designed to be resilient to climate change through careful exterior detailing and choice of materials. Buildings should be positioned to maximise solar gain and to gain natural shelter from topographical features to reduce energy demands. Building design should aim for minimal carbon footprint from initial construction through to low energy use on a day to day basis. Re-use of existing buildings minimising loss of existing building components and materials is encouraged in cases of conversion and refurbishment. High performance, energy efficient glazing and innovative heating systems should be incorporated into new buildings.



Buildings should be designed and orientated to take advantage of solar gain. High performance, energy efficient systems should be incorporated at initial design stages.

Windows to living spaces should be orientated to take advantage of solar gain and buildings should generally be situated to benefit from shelter from prevailing wind. Innovative low carbon heating systems such as ground source heat pumps as illustrated should be considered where conditions allow.

Contemporary Interpretation of Traditionally Proportioned Dwellings
Copyright and Credits : Quercus Ltd., Pat and Andy law

5.41 **Boundary Treatments, Access and Parking** - The design of boundary treatments, access roadways, hard standings for cars, gates and fences to new developments in the countryside should take into account the character and appearance of the surrounding landscape and should reflect the design of any indigenous detailing. Access roads should be positioned to allow the retention of existing boundaries such as stone field boundary walls, fences hedges and trees. The retention of existing features helps to integrate the building with its setting. In most cases simple low key designs using as few materials are preferable to complex and over sized grand designs. Urban solutions for walls and fencing using concrete and brick should be avoided. Access roads and parking areas should be designed to be as simple and informal as possible to integrate with existing roads using natural materials where possible. Safety standards should be accommodated without compromising rural character.

Simple, informal design reflects rural character

Inappropriate boundary treatments out of keeping with rural traditions

Sensitive choice of materials and crisp, simple detailing

5.42 **Landscaping** - Alterations to established landscape features and proposals for new landscaping associated with new development can have a major impact on both the immediate setting and the wider countryside area. Where a development site includes existing trees, hedgerows and other significant landscape features, they should be retained to restore and reinforce established rural character and appearance. Where existing landscape features are agreed to be removed, replacement with appropriate local species as advised by Falkirk Council's Landscape Officers should be agreed.

5.43 New planting including hedgerows and trees can provide effective screening as well as shelter from the elements on exposed sites. Where larger buildings are proposed, mitigating screen planting will be encouraged to reduce visual impact on the landscape. Screening and hedges planted with quick growing conifer species such as Cypress. Leylandii should be avoided in favour of appropriate native species.

5.44 Site analysis should include assessment of vantage points in the surrounding area from which new development will be visible. New landscaping features should be designed accordingly to create a natural fit between new buildings and rural setting.

Rural character is reinforced by simple treatments for hard and soft landscaping
Copyright and Credits : The Pollock Hammond Partnership Architects and **Conservation Consultants**

(c) Conversion of Existing Buildings

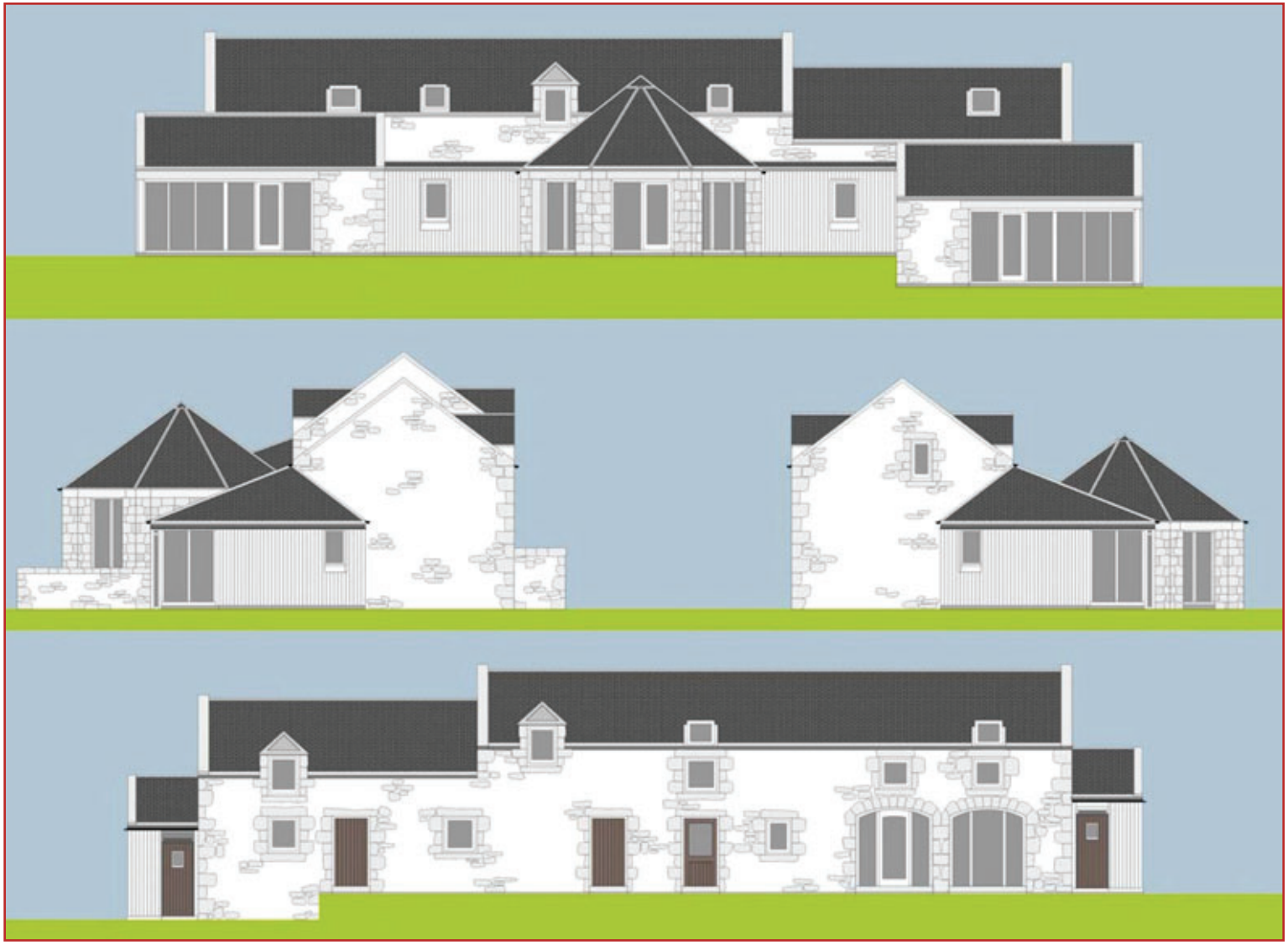
5.45 Due to industrial change, many buildings in the countryside of Falkirk are no longer suitable for their original purpose including mills, brickworks, farm steadings and buildings associated with water and transport systems. These buildings contribute to local distinctiveness and character. Older buildings can be successfully remodelled into contemporary living spaces without sacrificing traditional character. It is important that these buildings are not demolished unnecessarily or altered to such an extent that their significant features are lost. The total or substantial demolition of existing vernacular buildings will be discouraged unless supporting information is submitted to demonstrate :-

1). the existing building is incapable of repair and re-use as demonstrated by structural/engineering reports.

2). the costs of repair and re-use are such that it is not economically viable as demonstrated by full economic appraisal.

Vernacular buildings can be successfully remodelled and extended to provide contemporary living spaces without sacrificing traditional character

5.46



Case Study : North Mains, Beecraigs, by Linlithgow
Copyright and Credits : The Pollock Hammond Partnership Architects and Conservation Consultants

(e) Infill Development

5.47 Infill development will only be acceptable where existing clusters of buildings are deemed to have capacity to accommodate new development without detriment to established patterns of development, character of the group and spatial relationships.

5.48 The introduction of modest development to small clusters of houses, and existing groups of buildings such as country estates and farm steadings must reflect the key characteristics of the existing group including building lines, scale, massing, orientation and existing access arrangements.All proposals must comply with the policy guidance on Infill and Cluster Development provided in Section 3 (page 10 and 11).

(f) Enabling Development

5.49 Where enabling development is proposed to secure the longterm future of a place of significant cultural or natural heritage, the resulting development should be of a high design quality. It should serve to protect the setting and special cultural or natural interest of the place and should represent the minimum level of development to enable the conservation of the place. Where new housing is proposed, great care should be applied to its location and design. If original elements of a designed landscape setting have survived, these should be integrated into proposals. All proposals must comply with the policy guidance on Enabling Development provided in Section 3 (page 12).

Lathallan House: Part elevation

5.50

The enabling development has enhanced the unique architectural and historic character of the historic buildings and their settings; new buildings on the site were located to **minimise their visual and physical impact on the existing buildings and their setting.** The detailed design of the new houses and converted stables **respects the traditional design of the historic buildings.** Site Layout for Larbert House**. © Strathyre Properties Ltd**

5.51 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 Tyninghame 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 Tyninghame House

Aerial View: Walled Garden at Tyninghame House

Design Principles Checklist

5.52

Location	**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.**
Layout	**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 pat- terns and spatial relationships between buildings.**
Design	**Originally designed, innovative buildings that fit the local landscape using local, natural materials will be encouraged.**
Scale	**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.**
Detailed Design	**Contemporary interpretation of the architectural detailing of local vernacular buildings will be encouraged - take reference from traditional windows, rooflights, doors, chimneys, roof verges etc.**
External Finishes	**The use of natural building materials will be encouraged - e.g. stone, slate, timber, harling.**
Sustainable Design	**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.**
Boundary Treatments, Access and Parking	**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.**
Landscaping	**Existing landscape features should be retained; new planting can provide shelter and can mitigate the visual impact of larger buildings.**
Conversion of Existing Buildings	**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.**
Infill Development	**Limited development will only be acceptable where it has no impact on the character of established clusters of buildings.**
Enabling Development	**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 16 -36 for Detailed Guidance

Appendix 1 : Useful Contacts

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

Development Management Unit
Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk FK2 7YZ
Telephone: 01324 504748
Email: dc@falkirk.gov.uk

Building Warrant Information can be obtained from :

Building Standards
Development Services
Abbotsford House
David's Loan
Falkirk
FK2 7YZ
Telephone: 01324 504985
E-mail: buildingstandards@falkirk.gov.uk

Information on Roads Construction Consent can be obtained from:

Roads and Development Unit
Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk
FK2 7YZ
Tel. 01324 504950
Email: roads@falkirk.gov.uk

Information on Water and Sewer Infrastructure can be obtained from:

submitting a Pre Development Enquiry Form via Scottish Water's online Portal which is a free service: www.scottishwater.co.uk/portal

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
Telephone: 0131 229 7545
Email: info@rias.org.uk
Website: www.rias.org.uk

Information on protected species can be obtained from:

NatureScot
Forth Region
Silvan House
3rd Floor East
231 Corstorphine Road
Edinburgh
EH12 7AT
Tel 0131 316 2600
Email: forth@nature.scot

The statement should be prepared by a suitably qualified professional (such as a chartered valuation surveyor) and follow the guidance set out in the RICS's 'Financial Viability in Planning' (May 2019) guidance where appropriate. The statements will vary according to the scheme but should provide the following information as a minimum:

Proposed scheme details, including proposed floorspace;

A detailed breakdown of the gross development value of the development, including anticipated market valuations and sales rates;

A detailed breakdown of all development costs, including construction costs with specifications, finance costs, professional fees, site value at the time of the planning application submission, and all other anticipated abnormal costs;

Development programming, including phasing information;

The residual developer's profit after all development costs are deducted from the gross development value.

The Accompanying Report should be structured as follows:

Executive summary;

Contents outline;

Introduction and background;

Description of site location;

Planning policy context;

Description of scheme;

Market information summary;

Build cost and programme;

Methodology and approach;

Outputs and results;

Sensitivity analysis;

Concluding statement.