

5 BUILT HERITAGE AND URBAN DESIGN

5.1 Introduction

- 5.1.1 Visually attractive and well designed built environments are no longer seen simply as cultural assets. The “image” of a town or settlement (a combination of how it works and looks) is more and more perceived as having a valuable economic role to play, for example, in attracting to itself commerce and tourism and being sought after as an attractive place to live.
- 5.1.2 This chapter begins by setting out the current list of statutory obligations for dealing with the built environment, i.e. national legislation and advice notes and Local Plan policies, before progressing to appraise the current situation within the Falkirk Council area.
- 5.1.3 Examination of the present state of the built environment first identifies the examples of built heritage which are deemed to be the best examples for their archaeological, architectural and historic merits and are, therefore, given statutory protection as Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.
- 5.1.4 The quality of the built environment is further appraised for its townscape the most striking examples already dealt with as Listed Buildings and Conservation Areas. Good quality townscape is seen to extend beyond these to lesser building groups and other areas of some character which would benefit from protective legislation together with straightforward visual enhancement. It also identifies certain built-up areas which have the potential to create a good image for the area (e.g. a small town centre or a shopping street) but which have nevertheless suffered neglect or unfortunate design changes in the past and will now require significant restructuring as well as enhancement to fulfil their potential.
- 5.1.5 Finally the chapter examines the urban design of the area i.e. the criteria by which groups of buildings and their associated open spaces combine to create attractive and efficient built settlements. There are two components to this appraisal:
- * *an urban design framework which identifies how the urban areas are used, accessed and visualised. The framework takes the form of an “image” map and shows the main movement routes (roads, railways etc.) focal points (town and lesser centres, road junctions etc.) and the physical features and land masses which make up the main settlements i.e. parks, greenbelt etc. The statutory protected heritage and the good quality and latent townscape areas identified are an inherent part of this framework.*
 - * *a list of the current elements of best practice in the control of urban design which new development should take cognisance of.*

5.2 National Policy & Guidance

Built Heritage

Archaeology and Scheduled Ancient Monuments

- 5.2.1 The legislative base for planning control over archaeology is the Historic Buildings and Ancient Monuments Act 1953 and, more pertinently, the Ancient Monuments and Archaeological Areas Act 1979. Advice on government policy is found in NPPG 5 “Archaeology and Planning” and PAN 42 “Archaeology - The Planning Process and Scheduled Monument procedures”.

Listed Buildings & Conservation Areas

- 5.2.2 The primary legislation for control of Listed Buildings and Conservation Areas is the Town and Country Planning (Scotland) Act 1997 and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 5.2.3 Secondary legislation consists of the Town and Country Planning (Listed Buildings and Buildings in Conservation areas) (Scotland) Regulations 1987 (SI 1987/1592) and the Town and Country Planning (general Development Procedure) Scotland Order 1992, especially section 15(1) (j), which was amended by a separate order in 1994 requiring planning authorities to consult with other identified authorities, notably Historic Scotland, about development affecting listed buildings and scheduled monuments.
- 5.2.4 The most important and current government advice is NPPG 18 “Planning and the Historic Environment”. This guideline identifies the relevant policy and legislative framework existing but also sets

the value of the historic environment within the wider context of the government goals of sustainable development and economic prosperity. Action by Local Authorities to supplement legislative controls is also promoted. Concurrent with this NPPG is the Scottish Conservation Charter, now published as The Stirling Charter (Historic Scotland) which is the Government's aims for the whole of the built heritage, beyond listed buildings and conservation areas, and a guide for action.

- 5.2.5 The most detailed government guidance is the Memorandum of Guidance on Listed Buildings and Conservation Areas. This also includes guidance on Scheduled Ancient Monuments as well as references to non-statutory World Heritage Sites and Historic Gardens and Designed Landscapes (see paragraphs 6.3.107 to 6.3.110)

Urban Design

Townscape and Urban Design

- 5.2.6 All legislation relating to planning and the historic built environment has a general bearing on townscape and urban design. This is further expanded in NPPG 1 “The Planning System” which draws attention to the appearance of a development and its relationship to its surroundings as material considerations in determining a planning application and also NPPG 3 “Land for Housing” which seeks high standards of design and landscaping for new housing development with particular emphasis on the layout, form and choice of materials, relationships to surroundings and its visual impact from major transport routes.
- 5.2.7 Relevant Planning Advice Notes are the most specific form of determining government guidance on townscape and urban design as follows.

- 5.2.8 PAN 35 “Town Centre Improvement” (1989) was intended to address the pressure for off centre development by promoting the protection and enhancement of town centres. Problems and assets are appraised in principle with improvements to general design, management and resources advocated.
- 5.2.9 PAN 36 “Siting and Design of New Housing in the Countryside” (1991) responds to the mediocre appearance of more recent new houses within open countryside. While recognising that development should be directed toward existing settlements and encouraging the re-use of vacant buildings in the countryside, PAN 36 addresses the design of new housing in the following aspects:
- * *site context;*
 - * *landscape and topography;*
 - * *roadside and skyline development; and*
 - * *more specific design aspects such as roof pitch, windows, eaves, verges and dormers, chimneys, porches and external materials.*
- 5.2.10 PAN 44 “Fitting New Housing Development into the Landscape” (1994) draws on the concerns of NPPG 1 and 3 in terms of design and landscape and also extends the principles set forth in PAN 36 to address the increasing mediocrity of new housing developments at the edges of small to medium sized towns. The setting of estates and the grouping and hierarchy of buildings are the primary components of the design guidance set out in this document.
- 5.2.11 Other relevant Planning Advice Notes are PAN 46 “Planning for Crime Prevention” and PAN 52 “Planning in Small Towns”. PAN 46 addresses the criminal abuse of urban spaces with particular reference to issues of natural surveillance, access and security, landscaping and maintenance. PAN 52 recognises the potential charm of small towns in contrast to the particular problems which they face e.g. traffic growth and poor quality development.

5.3 Current Situation & Trends

Built Heritage

Introduction

- 5.3.1 The Council area contains a significant legacy of built heritage in terms of Archaeology, Listed Buildings and Conservation Areas. The best known archaeological feature is the Antonine Wall which was the most northerly frontier of the Roman Empire and contains, at Roughcastle, one of the best preserved forts in Scotland. Callendar House, the Pineapple near Dunmore, and Blackness Castle are Listed Buildings of national importance and the Falkirk Town Centre and Dunmore Village Conservation Areas are deemed to be "outstanding" by Historic Scotland. The area was also the location for two major battles in the Scottish Wars of Independence (13th C) and the Jacobite Rebellions (18th C) and the world famous Carron Company which reflects the significant contribution made by the area to the Industrial Revolution in Scotland. Unfortunately little evidence of these remain above ground.

Archaeology

- 5.3.2 Ancient monuments range from archaeological sites where, to the untrained eye, little or nothing is visible, (for example some sections of the Antonine Wall), to medieval market crosses and large castles. There is also a wide divergence in the age and type of the area’s archaeology, i.e. from Prehistory through Roman times to the Industrial Revolution. Crosses, carved stones, both ecclesiastical and secular are also in evidence from the intervening period.

5.3.3 Scheduled Ancient Monuments are considered to be of national or, even, international importance and are shown on Map 5.1 and listed in Figure 5.2. Unscheduled Ancient Monuments are more numerous and are recorded in the Sites and Monuments Record held by the Council's Museum Service.

5.3.4 There are about 100 Scheduled Ancient Monuments within the Council's area of which 18 are Listed Buildings with the following six being **CATEGORY A**:

- * *Blackness Castle*
- * *Ruined Church / Airth Castle*
- * *Airth Mercat Cross*
- * *Dovecote, Westquarter*
- * *Avon Aqueduct*

The remaining Scheduled Ancient Monuments which are also Listed Buildings are:

CATEGORY B

- * *Kinneil House*
- * *Dovecote, Carron House*
- * *Dovecote, Dunipace Park*
- * *Union Canal Tunnel*
- * *Glen Bridge*
- * *Almond Castle*
- * *Manuel Nunnery*

CATEGORY C/S

- * *Carriden House Burial Mound*
- * *Airth Castle/Old Cross*
- * *Old Church, Polmont*
- * *Old Bridge, Larbert*

In cases where sites are both Scheduled and Listed, Scheduled Monument legislation takes precedence.

Listed Buildings

5.3.5 Scottish Ministers are required to compile lists of buildings of special architectural and historic interest whereas local authorities administer the planning and Listed Building control process, consulting Historic Scotland when required to do so.

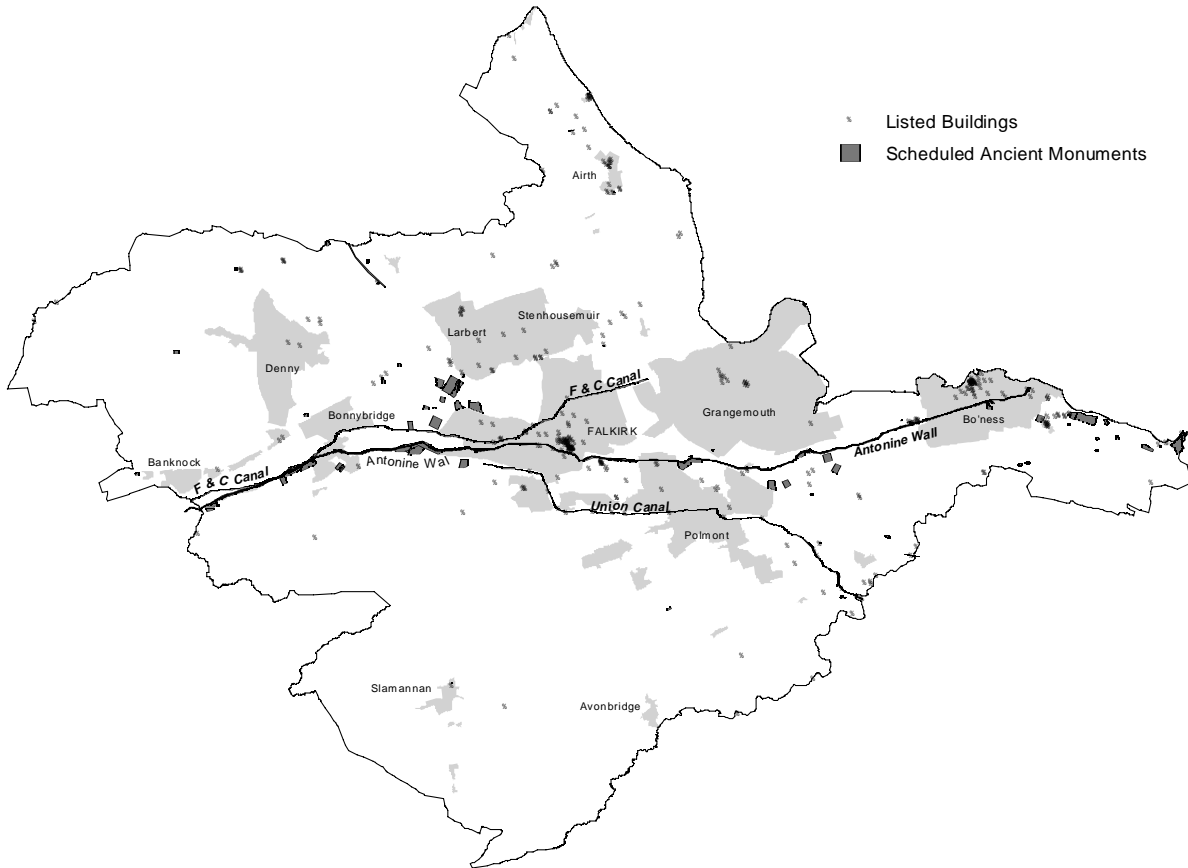
5.3.6 The listing of a building requires that consent to be sought for its demolition, alteration or extension. The statutory basis for Listed Buildings and their administration is the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Further advice is given in the "Memorandum of Guidance on Listed Buildings and Conservation Areas" (1998) and, in "Scotland's Listed Buildings : A Guide to their Protection". A summary and the locations of these are shown on Map 5.1 and Fig 5.3.

5.3.7 There are about 300 Listed Buildings in the Falkirk Council area. The largest concentration is to be found within Falkirk and Bo'ness Town Centres with a small but high profile group in Airth and in the countryside immediately adjacent. Listed Buildings also characterise the hamlets of Dunmore and Muirhouses.

5.3.8 In addition to the Listed Buildings which are also classified as Scheduled Ancient Monuments, there are 10 Listed **CATEGORY A**, i.e.:

- * *Haymarket Train Shed, Bo'ness.*
- * *Airth Castle*
- * *Garden Wall and Pineapple, Dunmore*
- * *Torwood Castle*
- * *Cross Well, High Street, Falkirk (in storage for a number of years)*
- * *Callendar House*
- * *Callendar House Mausoleum*
- * *St. Mary of the Angels RC Church (20th C. Modern)*
- * *Castle Cary*
- * *Parish Church of Stenhouse and Carron*
- * *Avon Viaduct*

Map 5.1 Listed Buildings & Scheduled Ancient Monuments



Conservation Areas

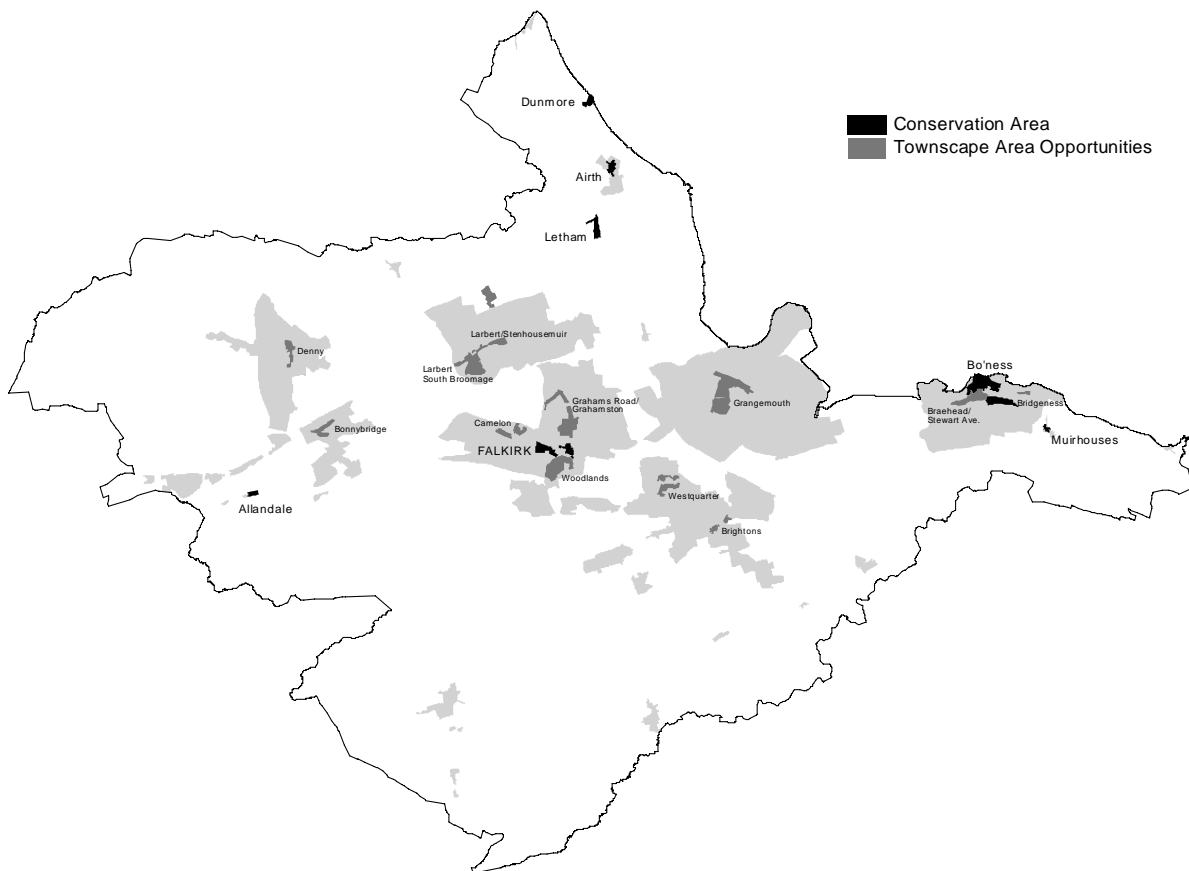
5.3.9 Planning authorities are required to decide which part of their districts are of special architectural or historic interest and to designate them as Conservation Areas. Legislation and guidance for such areas are found in the same government publications as for Listed Buildings.

5.3.10 Within a designated Conservation Area consent will be required to demolish any unlisted building. In addition planning

controls may be extended through an Article 4 Direction to remove permitted development rights which normally apply, i.e. to external alterations (e.g. windows, doors, rainwater goods, external finishes), extensions, adjacent walls, fences etc. Article 4 Directions are attached to all Conservation Areas within the Falkirk Council Area.

5.3.11 The locations of the nine Conservation Areas in the Council area are shown on Map 5.2 and listed in Fig. 5.4.

Map 5.2 Conservation Areas and Townscape Area Opportunities



Implementation of Built Heritage Conservation

Archaeology

- 5.3.12 Archaeological remains and Scheduled Ancient Monuments benefit from the close involvement of Historic Scotland and the Council's archaeologist (Museums Service). As a result the heritage is well protected from encroachment by agriculture, forestry and general urban development.
- 5.3.13 Where an Ancient Monument is scheduled the existing land use continues to be permitted. Thus where, for example, a portion of the Antonine Wall, lies below existing urban development, permission to excavate is sought during redevelopment.
- 5.3.14 Excavation has also been successfully achieved in a number of non scheduled monument sites, notably at the Howgate Centre and the Pleasance Court housing development, Falkirk and at the Drum Farm housing development, Bo'ness.
- 5.3.15 Central 2000, the existing Structure Plan, has identified the following sites of strategic archaeological interest and worthy of both conservation and interpretation:
- * *Bo'ness Heritage Area;*
 - * *Roughcastle and Tamfourhill;*
 - * *Callendar House and Park; and*
 - * *The sites of the two Battles of Falkirk (1298 and 1746).*
- 5.3.16 The archaeology of the area is also annually promoted through National Heritage Day and the Scottish Archaeology Month, part of European Heritage Days.

Listed Buildings and Conservation Areas

- 5.3.17 Although the Council area is home to significant Category A Listed Buildings and two Conservation Areas of "outstanding" status it is unfortunate in not possessing a nationally recognised visible symbol which more naturally promotes the local built heritage as, for example in adjacent local authority areas, the Castle at Stirling and the Palace at Linlithgow. Nevertheless, opportunities remain available to promote, protect, enhance and fund the associated specialist expertise required and the project implementation. The Council endeavours to take such opportunities where feasible, such as:
- * *the promotion of the economic and sustainable quality of the historic environment with focus on tourism and the quality of primary and secondary historic centres;*
 - * *the utilising of the Building at Risk Bulletin to identify building restoration and conversion opportunities;*
 - * *the pursuit of sources of funding (e.g. Heritage Lottery Funding) and specialist agencies (e.g. Historic Scotland, Building Preservation Trusts). Local examples of specially funded restoration are Callendar House in Falkirk (Historic Scotland) and, in Bo'ness, the Hippodrome (Building Preservation Trust) and Dymock's Building (National Trust);*
 - * *the application of powers available to Local Authorities to serve repairs or compulsory purchase orders on owners of Listed Buildings which are in an unsatisfactory state;*
 - * *the requirement on contractors carrying out works to Listed Buildings that they meet appropriate construction standards, e.g. the use of sand lime mortars for stone repairs;*

- * *the extension of conservation area controls or similar into additional areas of built character; and*
- * *the public promotion of historic buildings through the European Heritage Days event held locally in the area (Doors Open Day).*

TOWNSCAPE APPRAISAL 1 - Protected Built Heritage

Town Centres

- 5.3.18 The most striking examples of townscape occur in the Falkirk and Bo'ness Town Centre Conservation Areas, where a tight framework of streets and public spaces are enclosed by built frontages of character punctuated by single landmark buildings.
- 5.3.19 The important features of Falkirk Town Centre are the road space framework created by High Street and New Market Street, the Steeple, the Old Parish Church, Wooer Street (an intimate shopping wynd) and the two large internal shopping centres which access onto the High Street. The commercial attraction of Falkirk Town Centre has greatly aided its enhancement over recent years by way of an attractively designed pedestrian area, facade restoration and some new infill buildings of merit. However, maintaining adequate control over small scale changes has in recent times become more difficult since enhancement grants ceased in 1996.
- 5.3.20 Bo'ness Town Centre suffers from its remoteness from main cross country transport routes and this limits its commercial viability. In contrast to Falkirk's commercial Victorian architecture Bo'ness has a more "Scottish" or "East Neuk" feel. It is architecturally more interesting but less well maintained and appears run down in parts.

Victorian Villas

- 5.3.21 Arnothill, Falkirk and Grange, Bo'ness are secondary Conservation Areas characterised by large sandstone houses set within extensive landscaped areas with dense tree cover. The main concern is with the recent pressures for developing within the large garden areas within these Conservation Areas which inevitably has an adverse affect on the spatial character of the area.

Conservation Villages

- 5.3.22 Valuable townscape groupings are found outwith the large town settlements. In particular the centre of Airth contains real history in the form of the Mercat Cross and the older buildings on Shore Road which date back to the 18th Century. Immediately surrounding the core area are Council houses specially designed with small paned windows to reinforce the original character. Here and in the case of the miners' housing in the Letham and Allandale Conservation Areas, pressure exists for unsympathetic external alterations. The unique character of these areas nevertheless shows through.
- 5.3.23 Dunmore and Muirhouses are examples of planned hamlets where picturesque character is more evident than in the miners' housing referred to.

Important Building Groupings Outwith Urban Areas in Parkland and Countryside

- 5.3.24 Limited groupings of important historic buildings occur in parkland at the periphery of the urban areas and in open countryside. Callendar House and Stables, Falkirk, is probably the best known and is currently in the process of extensive refurbishment. Kinneil House, Bo'ness, similarly ancient presents a most striking exterior though ruinous internally.

Another interesting group of historic buildings also exists west of Dunmore i.e. the nationally important and idiosyncratic Pineapple and the ruined Dunmore Park and Elphinstone Tower.

TOWNSCAPE APPRAISAL 2 - Unprotected Building Groups and Character Areas

- 5.3.25 Outwith the Conservation Areas and special groups of listed buildings there are other examples of good quality townscape character worth noting, i.e.

Falkirk

- 5.3.26 The sandstone villas and terraces in the Woodlands area, immediately to the south of the Town Centre, remain substantially unspoilt. To the north of the Town Centre there is an extensive area of sandstone half cottages/semi-terraces at Grahamston and Mungalhead Road. These retain a handsome character in parts but this has also been substantially eroded through the frequent occurrence of unsympathetic box dormers. The adjacent Grahams Road is the single example of a major shopping corridor with a number of handsome sandstone frontages and sections of wide pavement. Sadly it suffers from considerable neglect, unsympathetic infill and, subsequently, a rather poor image. The south side of Glasgow Road, Camelon has a similar character and potential. Dorrator Road, Camelon contains pockets of characterful building and landscaping.

Bo'ness

- 5.3.27 The area of older sandstone buildings, between the Town Centre and Grange Conservation Areas has a strong character and should be given a protected status. The area around Bridgeness (and especially Bridgeness Tower) also possesses some valuable townscape quality.

Grangemouth

- 5.3.28 The impact of the very large industrial complexes on Grangemouth is significant but the quality within the older part of the town should not be underestimated. The most significant area of townscape centres on Bo'ness Road from the old town centre to the start of the BP complex and around the northern end of Zetland Park. Bo'ness Road possesses a number of quite grand civic buildings and the combination of sandstone houses and a mature tree edge makes it probably the most pleasant urban road in the Council area. The sandstone housing continues alongside the park, a handsome example of a Victorian "grand plan" with the Grange Burn set in a straight watercourse defining the edge of the park and Abbots Road.

Polmont

- 5.3.29 Westquarter model village, which is set in a valley between Laurieston and Redding, is a quite striking example of 1930s garden suburb planning, both in its setting around an open burn and its architectural form. Unfortunately, many of the original window designs have been removed and this has altered its character somewhat.
- 5.3.30 Three small points of civic focus occur within an area generally devoid of such. These are:
- * *Station Road, south of Polmont Station, which has an attractive combination of sandstone shopping frontages, detached villas and terraces all set within a cover of large trees;*
 - * *Main Street/Waggon Road, Brightons where sandstone shopping frontages alongside the Parish Church create an identifiable focal point; and*
 - * *Old Polmont, with its imposing listed church adjacent and interesting road junction configuration.*

Larbert/Stenhousemuir

- 5.3.31 Elements of what were bustling sandstone shopping frontages on Main Street, Larbert and Main Street, Stenhousemuir remain in a rather run down condition. There are ancillary civic and residential buildings of some character on this main road and around the station. Unfortunately the Stenhousemuir Shopping Centre does not permit through vehicular access thus limiting the perception and potential protection of the townscape. The new Centre also turns its back to the adjacent bypass road.

- 5.3.32 The sandstone villa area of South Broomage contains two listed buildings and has an attractive tree cover and the same sense of well-being as Woodlands, Falkirk and Zetland, Grangemouth.
- 5.3.33 The hospital complexes of Bellsdyke and RSNH (West) contain attractive building groupings within a mature wooded parkland setting. These large institutions are now becoming surplus to requirement and it is important that any redevelopment of the sites seek to retain the character and amenity of the area.

Denny/Bonnybridge

- 5.3.34 Both town centres are clearly urban focal points but have substantial related environmental problems. Denny centre is dominated by the rather “brutal” 1960s Church Walk Shopping and residential complex which diminishes the attractive townscape qualities of the Parish Church and Stirling Street frontages. Glasgow Road (North) contains some attractive sandstone buildings although the area also remains quite run down. Bonnybridge is a much smaller centre but has its own identity. Unfortunately the attractive tenement enclosure is a relic from a more prosperous past and the infill buildings on High Street are generally mediocre, badly scaled and designed. Larbert Road, Bonnybridge has a number of handsome sandstone houses and some pleasant tree cover.
- 5.3.35 In identifying the more positive aspects of the townscape of the Falkirk Council area it is recognised, that some parts would require substantial rehabilitation and restructuring to justify the townscape potential e.g. Grahams Road, Falkirk, Larbert and Stenhousemuir and Denny/Bonnybridge centres.

Housing Areas

- 5.3.36 Typical of towns everywhere are the large tracks of the built-up area devoted to fairly uniform 20th Century housing estates. These areas, although often having only limited impact from the main routes, make an important contribution to the town “image” because it is in such locations that friends and relatives live. These estates fall loosely into 3 phases in time and style which can be loosely defined as pre-war, (Council) modernist (Council and Private) and contemporary (Private).

Pre-war housing

- 5.3.37 These are generally well spaced and well mannered architecturally but can present overall a rather bleak environment. This is partly because street lines are too regimented, maintenance has often been sub-standard, and partly because private buyers have carried out permitted but unsympathetic external changes which have eroded the uniform charm of these areas.

Modernist (Council)

- 5.3.38 Examples of this more experimented approach to layout and design (of council housing) are most extensive in Denny, Grangemouth and, supremely, at Hallglen. Some of these developments now show evidence of decay and, unfortunately lack the charm of traditional buildings to compensate.

Modernist (Private)

- 5.3.39 Private modernist housing of the 60s/70s differs little from other periods of suburban private housing in terms of density and configuration. Architecturally it appears quite stark but the maturing of these developments has created reasonably tidy and well landscaped environments.

Contemporary

- 5.3.40 Most recent developments have looked to past architectural style for their decoration but are rarely designed as a whole and the houses are not far enough apart to justify the juxtaposition of the mix of designs often in evidence. There are few examples of quality townscape despite developers clearly trying very hard to create individual “style”, which may, in itself, be part of the problem.

Urban Design Appraisal

Introduction

- 5.3.41 The primary physical elements of the area which interact to create an “image” of the area and set a framework for development and enhancement opportunities are noted and discussed in the following paragraph and illustrated on Map 5.3. There is some overlap of the different elements in terms of their character and function. For example, transport routes can act as barriers (e.g. motorways, railways) as well as being commercial attractors (e.g. urban roads).

Transport Routes

- 5.3.42 Motorways: The Glasgow and Edinburgh to Stirling motorways loop around the northern part of the main urban settlements. Entering from the west the motorway runs behind Bonnybridge and is in a cutting towards Larbert. More open views are apparent in the return down to Grangemouth where it is elevated at points. The motorways are generally discreet within the area and, where exposed, provide an impression of an important link with the world. In parts, they create a strong barrier and are at points inaccessible from the adjacent urban areas, as, for example, at Denny.
- 5.3.43 Urban Roads: These are the most important transport routes for creating an image of the area. In parts they foster lively civic/shopping frontages and call for more careful design controls. In this respect Grahams Road, Falkirk is probably the most definable urban road in the area outwith town centres. Other examples are identified in the Townscape Appraisal (paragraphs 5.3.21 to 5.3.30).
- 5.3.44 Rural Roads: The lesser road links are also a valid urban design component within the area e.g. Falkirk to Denny/Motorway, Larbert/Grangemouth to Airth/Dunmore, Grangemouth to Bo'ness, Falkirk to Avonbridge/Slamannan to the south. The more winding, lesser known, roads close to Avonbridge and Slamannan benefit from attractive tree cover whilst much hedging has been removed in the more prominent, more frequently used, roads north of Airth.
- 5.3.45 Railways: As in the case of motorways the area is the location for the meeting of east, west and north railway lines. The area includes 5 railway stations which of course have the characteristic of being focal points. The railway line is rarely a visual intrusion and contains the following urban design characteristics:
- * *the western approaches to High Station offer attractive views over Falkirk Town Centre towards the Ochil Hills;*
 - * *further west, the slightly elevated position provides wider views of the urban and rural landscapes of the west of the Council area;*
 - * *there are attractive viaducts at Castlecary, Larbert and Avon Gorge; and*
 - * *the line is raised and therefore prominent between Falkirk Grahamston and Callendar Park.*
- 5.3.46 Canal: The canal, presently in a derelict state, is to be restored as part of the Millennium Link. This project will also attempt to attract appropriately sensitive development to the canal bank. Unfortunately, in the past, where substantial development adjoined the canal, it is often the unattractive rear portions of poorly designed industrial buildings which are most evident, for example, at Grahamston, Falkirk.

Civic Focal Points

- 5.3.47 Town/Secondary Centres and Other Important Shopping Frontages: Falkirk Town Centre, where commerce and the historic environment combine well, is the primary centre in the area. Other centres are described in the Townscape Appraisal (paragraphs 5.3.21 to 5.3.31). The 1960/70s shopping centres at Grangemouth and Stenhousemuir are handicapped by their introverted layout which results in rather anonymous external frontages and is to its commercial and civic detriment. It has

already been noted that urban roads can create a powerful civic quality where these include shopping frontages.

5.3.48 **Road Junctions:** Newer junctions and roundabouts provide an opportunity for creating a landmark of enhanced civic/shopping character. An example of this is the “Beefeater” roundabout between Falkirk and Camelon adjacent to the canal and the recently listed former Rosebank distillery. An example of a lost opportunity is the Carron Works roundabout where anonymous arrangements of suburban houses adjoin.

5.3.49 **River Forth:** The value of this great estuary asset has not been realised. Appropriate development of the Grangemouth Docks, perhaps as an extension to the Town Centre, would seem appropriate with additional attention being given the opportunities at Bo’ness Foreshore.

Identity Areas and Linear Features

5.3.50 **Built Up Areas:** Within the framework of movement routes and focal points are the major built settlement areas, predominantly housing with a scatter of community uses. These areas are more observable to visitors than to passing traffic but still create an important image of the urban areas.

5.3.51 **Open Space Framework:** These areas define and control the expansion of the built settlements and consist of urban parks (e.g. Callendar Park and Dollar Park) Green Belt and areas of visual separation (e.g. between Falkirk and Larbert or Grangemouth). In addition the secondary rivers (Carron/Avon) have amenity potential. Unfortunately recent developments tend to turn their backs to these waterways, as for example, at Carronshore.

5.3.52 **Conservation Areas:** The Townscape Appraisal has identified these protected urban areas and also other areas with potential for this.

Areas for Development

5.3.53 These consist of brownfield infill sites within existing urban areas which must relate to the urban road network and peripheral sites where the impact of town expansion into the countryside will be felt.

Urban Design: Supplementary Guidance

5.3.54 In addition to the general design guidance given through Local Plan Policies supplementary guidance of a more detailed nature is needed by way of topic Design Guides and Locational Design Briefs. Figure 5.1 below is a checklist of urban design elements for which such detailed guidance is given and which, in any event, prospective developers must address to the satisfaction of the Council.

Map 5.3 Urban Design Framework

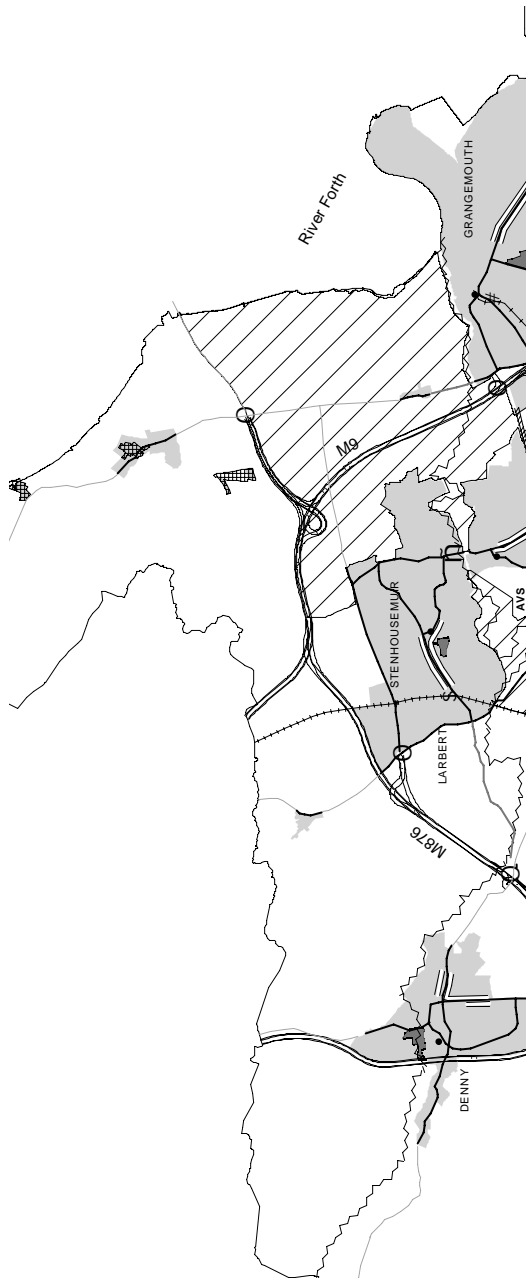


Figure 5.1 - Urban Design: Supplementary Guidance - Points to be Considered

Town/Settlement Design

Town extension/rural setting.
Large developments in countryside/town.
Visual separation.
Major parkland.
Major linear elements/transport routes.
Mixed uses distribution/ focal points/ centres.

Housing Estate Design and Layout

Roads, footpaths, cycleways, car parking, accessibility, permeability and street lighting.
Relation to public open space passive/ active.
Retention of landscape and landforms.
Landscape treatment and maintenance.
Grouping and density/detached-linked/formality.
Informality/backland development.
Frontage alignment/building line.
Designing out crime versus accessibility/permeability.
Sloping land.
Energy efficiency.
Architectural form and aesthetics.
Roof ridge alignment, roof pitches, gable/frontage design, solid/void, proportions, entrances, dormers, external finishes and local character.

Sustainability/Art/Disablement

Noise pollution.
Light pollution.
Recycling plants/windfarms/pylons.
Flood protection/surface water management.
Coastal defences.
Nature conservation.
Percentage art/designing for the disabled/
building regulations.

Existing Buildings/Alterations and Extensions

5.4 Summary of Main Findings

5.4.1 The innate sustainable and economic development potential of the built heritage is being increasingly appreciated, replacing the perception that it is merely a matter of aesthetics, history and culture. The link between the historic environment and tourism, on the one hand, and the commercial viability of large and small urban centres, on the other, are examples of this wider perception and should support the case for the protection and enhancement of the built heritage.

5.4.2 Statutory controls over Listed Building and Conservation Areas cover a very limited portion of the built-up parts of the Council area. Extending such controls (to perhaps include Article 4 Direction areas) would help to prevent the continuing erosion of the character of lesser built-up areas of character and history.

5.4.3 Co-ordination and management by Falkirk Council of the processes of maintenance, re-use and restoration of Listed Buildings and the enhancement of Conservation Areas need to be reviewed in relation to the following:

- * *local buildings identified in the Buildings at Risk Bulletin (published by the Scottish Civic Trust);*
- * *sources of funding and implementation e.g. Historic Scotland, Heritage Lottery Fund, Building Preservation Trusts;*
- * *statutory powers available to Falkirk Council in respect of the serving of repairs notices and associated compulsory purchase orders to Listed Buildings; and*
- * *specific guidance literature from Historic Scotland on technology appropriate to building restoration e.g. the use of lime mortars in the restoration and replacement of sandstone.*

5.4.4 The merits of an urban or town design framework, based around main transportation corridors, focal points and visual and spatial features are recognised as an efficient aid to the preparation of land-use plans, development and enhancement opportunities.

5.4.5 Topic based design guides and area/location based design briefs are needed to supplement the general design advice in Local Plans and to form a firm basis for development control appraisal and decision making.

Figure 5.2 - Scheduled Ancient Monuments

A - normally only visible in aerial photographs

* - in the care of the Secretary of State/Historic Scotland

Prehistoric, Ritual and Funerary

Carriden House		Mound 300m SSW of	65NT024805
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Prehistoric, Domestic and Defensive

Antonine Wall, Carriden	A	Roman & Native Settlement	65NT028807
Antonine Wall, Roughcastle		Field System	65NS844796
			65NS847797
Avondale House		Palisaded Enclosure 630m S of	65NS954786
Blackness House	A	Enclosure 50m SSE of	65NT049799
Bonhard House	A	Enclosure 500m SSW of	65NT011793
Bonhard House	A	Palisaded Homestead 350m SSW of	65NT013794
Bowhouse	A	Circular Enclosure, Polmont	65NS927798
Braes		Fort 130m WNW of	67NS797847
Burnshot	A	Settlement & Field System 443m NW of	65NT044799
Calderfield	A	Enclosure 150m SW of	65NS816807
Carr's Hill		Fort, Torwood	65NS822854
Castleary House	A	Souterrain 150m ESE of	64NS792783
Easter Auchincloch		Fort 180m NNE of	64NS770791
Easter Manuel		Cultivation Terraces NNW of	65NS975774
Househill	A	Enclosure and Part of Roman Camp	65NS842821
		250m SSW of	
Mumrills	A	Enclosure 250m E of	65NS921796
Myot Hill		Fort	57NS781825
Myrehead	A	Enclosure 750m NE of	65NS971780
Stacks	A	Enclosure 250m ESE of	65NT037801

Stacks	A	Enclosure 250m WSW of	65NT032801
Stacks	A	Enclosure 300m N of	65NT035806
Torwood or Tappoch		Broch	65NS833849
Walton	A	Enclosure 650m NE of	65NT032798
Wester Carmuir	A	Enclosures 50m E of	65NS849810
Wester Carmuir	A	Ring Ditch 500m NW of Carmuir	65NS851809
		West Junction	
Wester Carmuir	A	Ring Ditch Settlement 450m SSW of	65NS844804
Roman			
Antonine Wall		350m SSE of Inchyra Grange Hotel	65NS936793
Antonine Wall		Allandale Cottages	65NS800787
Castlecary School		Rampart & Ditch	64NS791784
Antonine Wall, Bantaskine		Rampart & Ditch	65NS879799
			65NS871799
Antonine Wall, Bonnyside House		Rampart & Ditch	65NS835798
			65NS830797
Antonine Wall, Broomhill Road		Rampart & Ditch, Motte of Seabegs	65NS824797
			65NS827797
Antonine Wall, Callendar Park		Rampart & Ditch	65NS906795
			65NS892795
Antonine Wall, Carriden House	A	Roman Fort	65NT025807
Antonine Wall, Carriden	A	Roman & Native Settlement	65NT028807
Antonine Wall, Castlecary	*	Roman Fort & Annexe	64NS790783
Antonine Wall, Dalnair	A	Roman Camp 90m N of	65NS810790
Antonine Wall, Dalnair-		Rampart & Ditch	65NS812792
Allandale Cottages			65NS803788
Antonine Wall, Dean Burn, Upper		Nether Kinneil Road Junction	65NS986806
Kinneil			65NS972801
Antonine Wall, Harbour Road		Rampart & Ditch	65NT013814
Antonine Wall, Inveravon	A	Roman Camps 420m & 730m SE of	65NS961793
			65NS958796
Antonine Wall, Inveravon-		Rampart, Ditch & Roman Fortlet	65NS952797
River Avon			65NS950796
Antonine Wall, Kemper Avenue			65NS891795
Antonine Wall, Kinglass	A	Roman Camp	65NT003810
Antonine Wall, Little Kerse	A	Roman Camp & Annexe	65NS943788
Antonine Wall, Milnquarter	A	Roman Camp 240m SE of	65NS825793
Antonine Wall, Muirhouses	A	Roman Camp 270m NW of	65NT016806
Antonine Wall, Mumrills	A	Forts, Rampart, Ditch & Military Way	65NS918794
			65NS924794
Antonine Wall, Nether Kinneil-		Rampart & Ditch	65NS972801
Inveravon			65NS952797
Antonine Wall, Polmonthill	A	Roman Camp 550m SSW of	65NS947789
Antonine Wall, River Avon-		Rampart & Ditch	65NS950795
Polmont Church			65NS937793
Antonine Wall, Roughcastle		Field System	65NS844796
			65NS847797
Antonine Wall, Roughcastle	*	Fort, Rampart & Ditch	65NS835798
			65NS845799
Antonine Wall, Rough castle		Outer Mound	65NS835798
			65NS843799
Antonine Wall, Seabegs Place-		Rampart & Ditch	65NS818795
Seabegs Wood			65NS816794
Antonine Wall, Seabegs Wood	*	Rampart, Ditch & Military Way	65NS818792
			65NS811792
Antonine Wall, Seabegs		Rampart, Ditch & Roman Road	65NS821797
Antonine Wall, Watling Lodge-		Rampart & Ditch	65NS862797
Roughcastle			65NS845798
Camelon	A	Roman Forts	65NS863809
			65NS861812
Carmuir	A	Roman Camps	65NS858810
Househill	A	Enclosure and Part of Roman Camp	65NS842821
		250m SSW of	
Kinneil House and Grounds	*	With James Watt's Cottage and Boiler	65NS982805

Lochlands	A	Roman Camps	65NS853815 65NS856815
Tamfourhill	A	Roman Temporary Camp 450m W of West Lodge	65NS858793 65NS860795
Tamfourhill, Antonine Wall	*		65NS863797 65NS866798
Torwood, Roman Road			65NS838842 65NS828854
Wester Carmuiris	A	Roman Camp 640m SE of	65NS851805
Crosses and Carved Stones			
Airth Mains		Market Cross 360m ESE of Airth, Market Cross	65NS899870 65NS899875
Kinneil House	*	Cross from Kinneil Church	65NS982805
Ecclesiastical			
Airth Old Church		Church, Airth Castle	65NS900868
Blackness Castle	*		65NT055803
Carriden House		Church and Burial Ground	65NT024807
Hill of Dunipace		Motte & Burial Ground	65NS837817
Kinneil		Church and Graveyard	65NS981805
Manuel Nunnery			65NS971764
Polmont North Church			65NS936793
Secular			
Almond Castle			65NS956773
Antonine Wall, Broomhill Road		Rampart & Ditch, Motte of Seabegs	65NS824797 65NS827797
Blackness Castle	*		65NT055803
Bruce Monument		40m WSW of Larbert	65NS856822
Carron House		Dovecot 290m S of	65NS897826
Falkirk Cross Well		Well, High Street	65NS888799
Hills of Dunipace		Motte & Burial Ground	65NS837817
Hills of Dunipace		Dovecot & Remains of House 200m NE of	65NS838819
Kinneil House and Grounds		With James Watt's Cottage and Boiler	65NS982805
Larbert Old Bridge		Bridge, River Carron	65NS859818
Slamannan		Motte	65NS856734
Westquarter	*	Dovecot	65NS913787
Industrial			
Blackbraes		Coke Ovens, Muiravonside	65NS915754
Forth & Clyde Canal		Locks 9-16	65NS868800 65NS878805
Kinneil House and Grounds	*	With James Watt's Cottage and Boiler	65NS982805
Myrehead		Windmill	65NS965775
Newparks		Lime Kilns 120m NNE of	65NS963758 65NS864794
Union Canal			65NS966758
Union Canal, Causewayhead		Canal Basin	65NS961761
Union Canal, Glen Bridge		Bridge	65NS885782
Union Canal		Aqueduct 1100m S of Whitecross	65NS967758 65NS966758
Union Canal		Repairing Dock, Firdale Cottage	65NS965758
Union Canal		Tunnel	65NS880791 65NS885782

Figure 5.3 - List of Buildings of Special Architectural or Historical Interest

ABERCORN PARISH (ABE)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Mannerston Farmhouse Transferred from West Lothian District Council	B.	20/10/94 22/02/71

AIRTH PARISH (AIR)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	North Church, Airth	B.	25/10/72
2	Ruined Church Near Airth Castle	A.	25/10/72
3	Airth Mercat Cross	A.	25/10/72
4	View Villa	B.	25/10/72
5	Elphinstone Inn	C.(S)	23/04/79
6	School House, Rosebank	B.	25/10/72
7	16 Shore Road	B.	25/10/72
8	18 Shore Road (Logan Lea)	B.	25/10/72
9	Rothesay Villa	C.(S)	23/04/79
10	Captain's House, 44 Paul Drive	B.	25/10/72
11a	Airth Castle	A.	25/10/72
11b	Airth Castle, Sundial (Missing)	B.	25/10/72
11c	Airth Castle, Stables	B.	23/04/79
11d	Airth Castle, Old Cross	C.(S)	23/04/79
11e	Airth Castle, Gateway	B.	25/10/72
12	Kersie Mains	B.	25/10/72
13	South Kersie	C.(S)	23/04/79
14	Garden Wall & Pineapple, Dunmore Park	A.	25/10/72
15	Dunmore Stables & Dovecot	B.	25/10/72
16	Tower, Dunmore Park	C.(S)	23/04/79
17	The Parsonage, Dunmore	B.	25/10/72
18	East Lodge, Dunmore Park	B.	25/10/72
19	The Smithy & Bankside, Dunmore	B.	25/10/72
20	Ivy Cottgaes (2 Dwellings), Dunmore	B.	25/10/72
21	4 Dwellings Dated 1854, Dunmore	B.	25/10/72
22	Rose Cottages, Dunmore	B.	25/10/72
23	Forth View & Viewfield, Dated 1840, Dunmore	B.	25/10/72
24	5 Dwellings, Dunmore	B.	25/10/72
25	Strath-Earn (3 Dwellings), Dunmore	B.	25/10/72
26	Club's Tomb, Linkfield	C.(S)	23/04/79
27a	Powfowlis Manor Hotel	B.	25/10/72
27b	Powfowlis Stables & Dovecot	B.	25/10/72
28	Dunmore Park	B.	25/10/72

BO'NESS BURGH (BNS)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Craigmailen uf Church	B.	25/11/80
2	Bridgeness Cottage	B.	25/11/80
3	Kinnigars Park Dovecot	C.(S)	25/11/80
3a	Haymarket Train Shed, S.R.P.S.	A.	13/07/87
4	Tidings Hill, Cadzow Crescent	B.	25/11/80
5	Carriden House	B.	25/11/80
6	Carriden House, Burial Enclosure	C.(S)	25/11/80
7	Carriden House, Stables	B.	25/11/80
8	Carriden House, Walled Garden	C.(S)	25/11/80
9	Carriden House, Gardener's House	C.(S)	25/11/80
10	Carriden House, Inner Lodge	C.(S)	25/11/80
11	Carriden House, Lodge on Main Road	C.(S)	25/11/80
12	Carriden Parish Church	B.	25/11/80
13	Carriden Old Church	B.	25/11/80
14	Carriden Churchyard (Old Part Only)	C.(S)	25/11/80
15	Viewforth Hotel, Church Wynd	C.(S)	25/11/80
16	Churchyards, Church Wynd	B.	25/11/80
17	101-103 Corbiehall	C.(S)	25/11/80
18	The Knowe, Erngarth Road	B.	25/11/80
19	Glebe Park Bandstand	B.	25/11/80
20	Caer Edin, Grahamsdyke Avenue	B.	25/11/80
21	St. Andrew's Parish Church	B.	25/11/80
22	Bridgeness Tower, Harbour Road	B.	25/11/80
23	Kinneil House	B.	22/02/71
24	Kinneil House, Gatepiers	B.	25/11/80
25	James Watt's Cottage & Boilerhouse	C.(S)	25/11/80
26	Kinneil Cottages, North of Gatepiers	C.(S)	22/02/71
27	Kinneil Cottages, South of Gatepiers	C.(S)	22/02/71
28	Old Kinneil Kirk, St. Catherines	C.(S)	25/11/80
29	Gardener's Arms, 2-6 Main Street (Even)	C.(S)	01/06/79
30	Clydesdale Bank, Market Street	C.(S)	25/11/80
30a	K6 Telephone Kiosk, Market Street	B.	17/03/93
31	Grangewells, Muirhouses	B.	25/11/80
32	Library House, Muirhouses	B.	25/11/80
33	Old School House & Old School, Muirhouses	B.	25/11/80
34	Carriden Brae Cottages, 18 & 19, Muirhouses	B.	25/11/80
35	Carriden Brae Cottages, 20 & 21, Muirhouses	C.(S)	28/11/80
36	Carriden Brae Cottages, 7 & 8, Muirhouses	B.	25/11/80
37	1 & 2 Hope Cottages, Muirhouses	C.(S)	25/11/80
38	3 & 4 Hope Cottages, Muirhouses	C.(S)	25/11/80
39	5 Hope Cottages, Muirhouses	C.(S)	25/11/80
40	25, 27, 29 North Street	C.(S)	25/11/80
41	31, 33, 35 North Street	C.(S)	25/11/80
42	37-43 (Odd) North Street	C.(S)	01/06/79
43	47 - 51 North Street (Dymock's Buildings)	A	15/04/98
44	The Hippodrome, North Street	B.	01/06/79
45	42-46 (Even) North Street	C.(S)	01/06/79
46	74 North Street	B.	22/02/71
47	76 North Street	B.	22/02/71
48	Old Kirk (Ch. of Scotland), Panbrae Road	B.	25/11/80
50	St. Mary's R.C. Church, Providence Brae	B.	25/11/80

BO'NESS BURGH (BNS) (CONT.)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
52	Old West Pier Tavern, Scotland's Close	B.	25/11/80
54	1 & 3 South Street	C.(S)	25/11/80
55	5 & 7 South Street	C.(S)	01/06/79
56	9 South Street	C.(S)	01/06/79
57	11 South Street	C.(S)	01/06/79
58	13 South Street & Gibson's Wynd	B.	22/02/71
59	56-60 (Even) South Street	C.(S)	25/11/80
60	68 South Street	C.(S)	25/11/80
61	Town Hall & Carnegie Library	B.	25/11/80
62	Masonic Hall, Stewart Avenue	C.(S)	01/06/79
63	Union Street Harbour	C.(S)	01/06/79
64	8-18 (Even) Union St. & 3-11 (Odd) Register St	B.	25/11/80
65	62 Union Street, Foundry Offices	C.(S)	01/06/79
66	21, 23, 25 Waggon Road	C.(S)	25/11/80
67	27 Waggon Road	C.(S)	01/06/79
68	29 Waggon Road	B.	10/08/78

BO'NESS AND CARRIDEN PARISH (B & CP)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
6	Inveravon Tower	C.(S)	23/04/79
10	Blackness House	B.	23/04/79
11	Blackness Castle	A.	22/02/71
11a	Low Valley House, Blackness	C.(S)	18/01/88
12	River Avon Railway Viaduct	B.	25/10/72
13	Airngarth Farm	B.	09/01/89

DENNY PARISH (DNP)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Church & Old Graveyard, Dennyloanhead	B.	25/10/72
2	Haggs Church	C.(S)	23/04/79
3	Crown Hotel, Dennyloanhead	C.(S)	23/04/79
4	Old Bridge, Faughlin Burn	B.	25/10/72
5	New Carron Bridge	B.	25/10/72
6	76 Broad Street	C.(S)	12/02/88
7	Denovan House, Dunipace	B.	06/02/92

DENNY AND DUNIPACE BURGH (D & DP)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Denny Parish Church	B.	

DUNIPACE PARISH (DUN)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Dunipace Parish Church	B.	25/10/72
2	Church Site & Old Graveyard, Dunipace Park	C.(S)	23/04/79
3	Dovecot, Dunipace Park	B.	25/10/79
4	Dunipace Bridge	B.	25/10/79
5	Denovan Mains	B.	25/10/79
6	Quarter House	B.	25/10/79
7	Torwood Castle	A.	25/10/79
8	The Braes, Including Bothies & Outbuildings	B.	25/10/79

FALKIRK BURGH (FAL)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Old Parish Church, High Street	B.	21/03/60
2	Parish Church, Churchyard	B.	25/10/72
3	Falkirk Parish Churchyard Gate	B.	21/03/60
4	Royal Bank Bldgs, 2 High St & 1 Newmarket St	B.	25/10/72
5	Royal Hotel, High Street	B.	25/10/72
6	86, 88 High Street and Kirk Wynd	B.	25/10/72
7	Royal Bank, High St, 1-9 Kirk Wynd & 27, 29 Manor St	B.	25/10/72
8	100,100A High Street	B.	25/10/72
9	102, 104 High Street	B.	25/10/72
10	106-112 High Street	B.	25/10/72
11	Cross Well, High Street	B.	21/03/60
12	Falkirk Town Steeple, High Street	A.	25/10/72
13	122 High Street	B.	25/10/72
14	124-128 High Street	B.	25/10/72
15	130 High Street	B.	25/10/72
16	132-136A High Street	B.	25/10/72
17	138-140 and 140A High Street	B.	21/03/60
18	142-146 High Street	B.	25/10/72
19	148-154 High Street	B.	25/10/72
20	105-111 High Street (Wilson's Buildings)	B.	25/10/72
21	113-117 High Street	B.	25/10/72
22	119-121 High Street	B.	25/10/72
23	123-127 High Street	B.	25/10/72
24	129-131 High Street	B.	25/10/72
25	Falkirk & Counties TSB, High St & 1 Cow Wynd	B.	25/10/72
26	147, 149 High Street and 2 Cow Wynd	B.	25/10/72
27	151-155 High Street	B.	25/10/72
28	157-161 and 163 High Street	B.	25/10/72
30	Offices (Russel & Aitken, AM Cowan) East Side of King's Court and North Side of Bean Row at Rear of 9 Cow Wynd	B.	25/10/72
31	Lint Riggs West Side (Even Nos.) 20-24 High Street and A Anderson & Son, Newmarket St	B.	25/10/72
32	Lint Riggs East Side (Odd Nos.) 32-34 High Street and Newmarket Bar	B.	25/10/72
33	West Church, West Bridge Street	B.	25/10/72
34	County Buildings (Original Building Only), West Bridge Street	C.(S)	25/10/72
35	Sheriff Court House Buildings, Hope Street and West Bridge Street	B.	23/04/79

FALKIRK BURGH (FAL) (CONT.)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
36	Public Library, Hope Street	B.	25/10/72
37	9 Hope Street	B.	25/01/72
38	South African War Memorial, Newmarket Street	C.(S)	23/04/79
39	Wellington Statue, Newmarket Street	B.	25/10/72
40	St Andrew's Church of Scotland, including Halls	C.(S)	23/04/79
41	Royal Bank Buildings, 25-29 Newmarket Street	B.	25/10/72
42	Social Work Department (Former Municipal Buildings) Newmarket Street	C.(S)	23/04/79
43	Christian Institute, 16, 18 Newmarket Street and 1, 3 Glebe Street	C.(S)	23/04/79
44	24-38 Vicar Street, Corner of Newmarket Street and 2-12 Melville Street	C.(S)	23/04/79
45	9-11 Vicar Street	C.(S)	25/04/79
46	Bank of Scotland, 39-43 Vicar Street	B.	25/10/72
47	Former Post Office (Front Block Only), 45, 47 Vicar Street	B.	25/10/72
48	Technical Institute, Princes Street and Park Street	C.(S)	23/04/79
49	Orchard Hotel, Kerse Lane	B.	21/06/82
50	Christ Church, Episcopal Church, Kerse Lane	C.(S)	23/04/79
51	Tattie Kirk, Cow Wynd	B.	25/10/72
52	5 Booth Place	C.(S)	23/04/79
53	7 Booth Place	C.(S)	23/04/79
54	Mount House, Pleasance Gardens	C.(S)	23/04/79
55	St Modan's Church, Cochrane Avenue	B.	25/10/72
56	Hatherly Hotel, Arnothill	B.	23/04/72
57	Mayfield, Maggie Woods Loan & Arnothill Lane	B.	25/04/79
57a	Eriden, 17 Arnothill	B.	23/03/88
58	Arnotdale, Camelon Road	B.	25/10/72
59	Kilns House, Kilns Road	B.	23/04/79
61	52 Grahams Road	B.	25/10/72
62	58, 60 Grahams Road	B.	25/10/72
64	Cast Iron Gateway, Grahamston Iron Works Gowan Avenue	B.	21/03/60
65	Grahamston Church of Scotland, Bute Street	B.	23/04/79
66	Red Lion Inn, Bankside, at Bankside	C.(S)	23/04/79
67	Union Inn, Tamfourhill Road, Port Downie	B.	21/03/60
68	Camelon Church of Scotland, Glasgow Road, Camelon	C.(S)	23/04/79
69	Glenbrae Lodge and Gates, Callendar Park	B.	25/10/72
70	Callendar House	A.	21/03/60
71	Callendar House, Small Bridge on South Axis of House	B.	25.10.72
72	Callendar House, Sundial, 80 Yards South	B.	25/10/72
73	Callendar House, Stables	B.	21/03/60
74	Callendar House, Dry Bridge	C.(S)	23/04/79
75	Callendar House, Mausoleum	A.	25/10/72
77	Union Canal Tunnel	B.	25/10/72
78	Bridge No. 62, Union Canal	B.	25/10/72
79	Woodend Farm, Hallglen	C.(S)	23/04/79
81	Cottage at Lock 9, Forth & Clyde Canal	C.(S)	23/04/79
83	Cottage at Lock 11, Forth & Clyde Canal	C.(S)	23/04/79
85	Canal Inn, Canal Street	C.(S)	23/04/79
86	22, 24 Canal Street	C.(S)	23/04/79
87	Weir, Carron Iron Works	B.	05/08/92

FALKIRK BURGH (FAL) (CONT.)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
88	Former Railway Bridge, River Carron	B.	05/08/92
89	Lochgreen Hospital, Main Block, Slamannan Rd	B.	25/11/92
90	St Mary of the Angels Roman Catholic Church & Presbytery, Glasgow Road, Camelon	A.	23/09/94
91	St James' Parish Church Including Halls Boundary Walls, Gates & Railings, Thornhill Road, Falkirk.	B.	08/02/95
92	Rosebank Distillery, Camelon Road, Falkirk	B.	25/04/97

FALKIRK PARISH (FKP)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Castlecary	A.	25/10/72
2	Red Burn Viaduct, Castlecary	B.	25/10/72
3	Obelisk, Marking Site of Falkirk Battlefield	B.	25/10/72
4	Glen Bridge	B.	25/10/72
5	Craigieburn Farmhouse, Lochgreen Road	B.	09/08/77
6	Union Canal Bridge 57, Callander Colliery		
7	Union Canal Bridge 58, Near Hallglen		
8	Union Canal Bridge 59, Near Hallglen		
9	Union Canal Bridge 60, Near Callendar Brickworks		
10	Lochgreen Farmhouse	B.	27/04/93
11	St Helen's Church, Broomhill Road, High Bonnybridge	C.(S)	21/07/93
12	Laurieston House including Boundary Wall & Gateway, 2 Polmont Road, Laurieston	B.	02/11/93
13	1 Polmont Road, Laurieston	B.	05/04/94

Nos. 6, 7, 8 & 9 For Reference Only. No Statutory Listing.

BURGH OF GRANGEMOUTH (GRA)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
3	Avon Bridge	C.(S)	23/04/79
4	The Granary, Dalgrain Road	B.	25/10/72
5	Dundas Church, Bo'ness Road	B.	25/04/80
6	Sacred Heart R.C. Church, Dalratho Road	C.(S)	10/08/78
7	Avon Hall & Gatepiers, Bo'ness Road	B.	13/07/87
8	Avondhu House Hotel & Gatepiers, Bo'ness Road	B.	13/07/87
9	Grange Primary School, Park Road/Dalratho Road	B.	14/04/89
10	Abbotsgrange Middle School, Carronflats Road	B.	
11	Grange Church & Church Hall, Ronaldshay Crescent and Park Road	B.	05/08/92
12	Zetland Parish Church (Old Parish Church), Ronaldshay Crescent	B.	05/08/92
13	Swing Bridge, Western Channel/Carron Dock Grangemouth Docks	B.	27/09/94

GRANGEMOUTH PARISH (GRP)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Bothkennar Parish Church	B.	25/10/72
2	Bothkennar Manse	B.	25/10/72
3	Westerton Farm House	C.(S)	23/04/79
4a	Carron House	B.	25/10/72
4b	Dovecot, Carron House	B.	25/10/72
5	Dovecot, Dovecot Road, Westquarter	A.	25/10/72
6	Old Church, Polmont	C.(S)	23/04/79
6a	Parish Church, Polmont	B.	23/04/79
7	Kinneil House, Polmont (Formerly the Manse)	B.	25/10/72
9a	Parkhill House	A.	25/10/72
9b	Parkhill, Dovecot	B.	25/10/72
9c	West Lodge Gatepiers	B.	25/10/72
10b	Lodge, Polmont House	C.(S)	23/04/79
11a	Avondale House	B.	15/10/72
11b	Stables, Avondale House	B.	15/10/72
11c	Folly, Avondale Park	B.	15/10/72
12	Howkerse Farm, Skinflats	B.	15/10/72
13	Union Canal Bridge 53, Battock		
14	Union Canal Bridge 54, Brightons		
15	Union Canal Bridge 56, Redding Colliery		

Nos. 13, 14 & 15 For Reference Only. No Statutory Listing.

LARBERT PARISH (LAR)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Parish Church	B.	25/10/72
1a	Churchyard Monument to James Bruce	B.	09/08/77
2	Old Manse	B.	25/10/72
3	Larbert Viaduct	B.	23/04/79
4	Old Bridge, Larbert	C.(S)	23/04/79
5	Larbert House	B.	25/10/72
6	Kersebrock Farmhouse	C.(S)	23/04/79
7a	Kinnaird House	B.	25/10/72
7b	Kinnaird House, Walled Gardens	B.	25/10/72
7c	Kinnaird House, Stable Group	C.(S)	23/04/79
9	Dobbie Hall, Main Street	B.	26/06/85
10	Parish Church of Stenhousemuir and Carron	A.	13/07/87
11	Carron Company Office Block	B.	18/01/88
12	Carronvale (Boys' Brigade)	A.	18/01/88
13	Larbert East Church and Hall	B.	14/07/88
14	Royal Scottish National Hospital & Boundary Walls	B.	26/07/90
15	Weir, Carron Iron Works	B.	05/08/92
16	Former Railway Bridge Across River Carron, Carron Iron Works	B.	05/08/92
17	Carrongrange House, Off Main Street, Stenhousemuir	B.	21/07/93
18	Woodcroft, Carronvale Road, Larbert	B.	21/07/93

MUIRAVONSIDE PARISH (MVP)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Parish Church, Muiravonside	B.	23/04/79
2	Almond Castle	B.	25/10/72
3	The Haining (Formerly Parkhall)	B.	25/10/72
4	Canal Bridge, Near Causewayend	C.(S)	23/04/79
5	House, Manuel Mill	B.	25/10/72
6	Manuel Nunnery	B.	25/10/72
7	Avon Aqueduct	A.	25/10/72
8	Dovecot, Muiravonside House	B.	25/10/72
9	Candie House	B.	25/10/72
10	Torphichen Bridge	B.	23/10/79
11	Cottages & Public House, Linlithgow Bridge	B.	25/10/72
12	Avon Viaduct	A.	25/10/72
13	Compston	B.	23/04/79
14	Westfield Railway Viaduct	B.	10/12/74
15	Railway Viaduct, Avonbank	B.	10/12/74
16	Union Canal Bridge 50, Almond	C.	
17	Union Canal Bridge 52 (Kirk Bridge), Near Muiravonside Cemetery	C.	
18	Vellore House	B.	25/11/92
19	Manuel Mill	B.	27/04/93
20	Manuel House	B.	21/07/93

SLAMANNAN PARISH (SLA)

S.D.D. Ref. No	NAME OF BUILDING	CAT. (Category)	D.O.L. (Date of Listing)
1	Parish Church	B.	25/10/72
2	Pirnie Lodge	B.	25/10/72

Figure 5.4 – Conservation Areas

Town Centres	Falkirk Town Centre Bo'ness Town Centre
Victorian Villa Areas	Arnothill, Falkirk Grange, Bo'ness
Planned Estate Villages	Dunmore Muirhouses
Planned Miners' Villages	Letham Allandale
18th Century Village Core	Airth (includes 20th century planned village extension)

Bibliography

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Secondary Legislation

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The Town and Country Planning (General Development Procedure) (Scotland) Order 1992 (SI 1992/224)
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5/1992 The Town and Country Planning (General Permitted Development) (Scotland) Order 1992
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30/1996 Consultation with the Royal Fine Art Commission for Scotland
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National Planning Policy Guidelines

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NPPG 5 Archaeology and Planning
NPPG 8 (revised 1998) Town Centres and Retailing
NPPG 14 Natural Heritage
NPPG 17 Transport and Planning

Other Government Guidance

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Scottish Conservation Chapter 1999

Planning Advice Notes

PAN 37 Structure Planning

PAN 40 Development Control

PAN 42 Archaeology

PAN 49 Local Planning

PAN 52 Planning in Small Towns

British Standard

BS 7913 Guide to the principles of the conservation of historic buildings

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The Scottish Burgh Survey (see annex B of PAN 52)

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TAN 2 Conservation of Plasterwork

TAN 3 Performance Standards for Sash and Case Windows

TAN 4 Thatch and Thatching Techniques

TAN 5 The Hebridean Blackhouse

TAN 6 Earth Structures and Construction in Scotland

TAN 7 Access to the Built Heritage

TAN 8 Historic Scotland Guide to International Conservation Charters

TAN 9 Stonecleaning of Granite Buildings

TAN 10 Biological Growth on Sandstone Buildings: control and treatment

TAN 11 Fire Protection Measures in Scottish Historic Buildings

TAN 12 Quarries of Scotland

TAN 13 The Archaeology of Scottish Thatch
TAN 14 The Installation of Sprinkler Systems in Historic Buildings
TAN (in preparation) Burrowing Animals and Archaeology
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