



Allandale Conservation Area Management Plan

Guidance on the Responsibilities of Property
Owners, Occupiers and Agents

February 2011



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1. Introduction

1.1 What is a conservation area?

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. They are designated by local authorities under The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

1.2 What is the purpose of this management plan?

The purpose of this management plan is to provide detailed guidance to property owners, occupiers and their agents on a) the policies and procedures to be followed, and b) the design standards expected, when developing or making alterations to land and premises in the conservation area. The guidance also applies to Council services and statutory undertakers when carrying out works.

1.3 Failure to obtain planning permission

The Council has powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to take enforcement action. The Council will use these powers where development is undertaken without planning permission and is considered to be unacceptable.

There are currently no listed buildings within Allandale Conservation Area. However Scottish Ministers may direct that the powers applying to listed buildings also include certain unlisted buildings within a conservation area. Thus it becomes a criminal offence to carry out unauthorised works to any building, which in some cases may lead to an unlimited fine or imprisonment. In the event of serious neglect of the fabric of a building these same powers provide for the serving of a repairs notice with the possibility of a compulsory purchase order failing satisfactory action by the owner. Urgent works may also be carried out by the Council at short notice with costs being recharged to the owner.

2. Background

2.1 Why did Allandale become a conservation area?

Allandale Cottages, part of Allandale village, was built between 1904 and 1928 to house workers from the John G. Stein brickworks at Castlecary. The site was adjacent to a fire clay mine for the factory. The company went on to found the largest fire-clay manufactory in Britain at Whitecross.

Purpose built "model" worker estates of this era are considered rare in Scotland, and especially in the local context, and this is the main reason why Allandale Conservation Area was first designated in 1979.

2.2 What is special about Allandale in conservation terms?

An appraisal of Allandale Conservation Area, confirming its special architectural and historic importance, was approved by the Council in March 2010. Historic Scotland has been invited to consider listing the building groups within the conservation area.

Allandale Cottages is the name of the striking terrace blocks which together enclose the main B816 road as it enters Allandale village from the east. The key characteristics of the conservation area identified in its appraisal are:

- Uniform elevational patterns governed by symmetry and vertical proportion.
- Single storey cottage scale, with chimneys throughout, and along the northern side, continuous neat roof dormers.
- Building elements of red sandstone external walls, natural slate, white painted sash and case windows and lined timber doors, and black painted cast iron rainwater goods.
- Well proportioned and neat front garden set-backs enclosed with sandstone plinths, gates and railings.
- Simplified external finishes to rear i.e. white render with low timber fence enclosure to garden from public area.

3. Policy Context

3.1 Falkirk Council Development Plan

The Council's Development Plan i.e. its Structure and Local Plan, sets out a specific planning policy on conservation areas as well as general policies to guide development. A series of Supplementary Planning Guidance notes provides more detailed policy guidance on particular design topics. The key policy of the Falkirk Council Local Plan (policy EQ12) states:

The Council will protect the historic character and visual amenity of each conservation area, accordingly:

(1) The Council will prepare Character Appraisals of individual Conservation Areas and, on the basis of these, will review existing boundaries and Article 4 Directions, prepare detailed design guidance as appropriate, and draw up enhancement schemes as resources permit;

(2) New development in Conservation Areas, or affecting their setting, including extensions and alterations to existing buildings, will only be permitted where it preserves or enhances the character of the area, with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features;

(3) Demolition of buildings within Conservation Areas will not be permitted unless they make no material contribution to the character and appearance of the area. Where demolition is proposed, the considerations set out in the relevant Historic Scotland guidance note should be adhered to; and

(4) Replacement windows, doors, roofs, rainwater goods, boundary treatments and other features on unlisted buildings in Conservation Areas should preserve or enhance the character of the Conservation Area in terms of appearance, detailing and materials.

General planning and design policies in the Local Plan, which are also relevant, are:

- Townscape design (EQ3)
- Landscape design (EQ4)
- Design and community safety (EQ5)
- Design and energy use (EQ6)
- Area enhancement priorities (EQ7)
- Adverts (EQ10)
- Re-use of buildings (EQ15)
- Sites of archaeological interest (EQ16)

The Supplementary Planning Guidance notes referred to cover the following more specific design topics in detail:

- Design statements.
- House extension and alterations.
- Trees and development.
- Housing layout and design.

The Council will seek to achieve this management plan through the application of the above Development Plan policy guidance to proposals for development put before it. Access to all Local Plan policies and Supplementary Planning Guidance notes can be gained from the Council's website at www.falkirk.gov.uk.



4. Conservation Area Management in Practice

4.1 What will be considered in determining an application for development?

In order to preserve or enhance the historic character and appearance of the conservation area and its historic buildings, features and setting, the Council will seek to apply Local Plan Policies by having regard to:

(1) Preserving and reinforcing the historic character. Seeking to ensure that repairs and alterations are carried out sensitively and that works to buildings, features and surroundings are considered in relation to the historic context and use appropriate scale, materials and detailing.

(2) Minimising the impact of any new development or alteration. Ensuring that it is designed to be sympathetic to the character, appearance and historic context of the conservation area in terms of scale, massing, materials and detailing. It is important that new development does not erode the setting of the existing historical features or key features highlighted in the appraisal. Care should be taken to avoid "non-period" replacement features or materials e.g. doors, windows, fencing, walling, decking.

Any planning application will need to be supported by a conservation Design Statement (as set out in the Council's approved Supplementary Planning Guidance "Design Statements").



5. Advice on Procedures

5.1 What will need planning permission?

Within the conservation area planning permission from the Council will be required for the following:

- Works materially affecting the character of a building e.g. chimneys;
- Sundry minor operations e.g. boundary walls, railings, fencing and other means of enclosure, repainting stone cleaning and cladding;
- Property extensions, enlargements, improvements or other alterations (including window, door or roof replacements);
- Works within the curtilage of a dwelling house;
- Hard surfacing within the curtilage of a dwelling house;
- Repairs to private streets and private ways or repairs to services;
- Demolitions (including boundary walls);
- Works to trees;
- Advertisements and signage;
- Changes of use or temporary buildings or uses.

However, it should be noted that where exact 'like for like' replacement of an original feature is agreed with planning officers e.g. of doors, windows, other features (including re-painting schemes), there may be no need for planning permission.

External re-painting to match the original scheme as follows, will be exempt from the requirement for planning permission:

Windows:
white.

Front doors:
rust red/matching terrace standard.

Rainwater goods and railings:
black.

Rear fences:
avoiding vivid and rich tones.

When considering the need for planning applications it is strongly advised to consult the Council's Development Services in advance of any works (contact details at Sec. 7.1).

5.2 What do I need to provide?

The Council will expect planning applications to be mindful of the planning policies set out in its Development Plan and accompanied by Conservation Design Statements (for advice on preparing see contact details at Sec. 7.2). These statements should demonstrate:

- How the proposal reflects the purpose of this management plan.
- How the proposal takes account of the special architectural and visual qualities of the conservation area.
- How the proposal contributes to enhancing the conservation area through considerations of design, scale, massing, siting and use of materials.
- How the proposal secures the repair or retention of features of conservation value.
- How the proposal design minimises harm or erosion to the character or appearance of the conservation area.
- How the proposal mitigates any loss of mature trees by enhancing areas of poorer townscape character.

As above, applicants are strongly advised to contact the Council's Development Services in advance of preparing any development proposal in the conservation area. Application forms are now also available with guidance on completion and electronic submission from the Council's website.



6. Enhancement Opportunities

6.1 General

Improvement works to enhance the conservation area or address the erosion of character may be possible to complement the legislative controls. The following opportunities are apparent to restore the uniform frontages identified as important in the conservation area character appraisal.

- Re-introduction or replacement of sash-and-case windows, standard doors, chimney and roof features.

Wherever possible the Council will endeavour to develop public realm enhancements in partnership with the local community. The following are possible public realm opportunities:

- Interpretative panels on conservation area history and adjacent Antonine Wall World Heritage Site.
- "Allandale Conservation Area" gateway signage at entry points.
- Improvements to fencing/hedging and open spaces areas.

6.2 Maintenance

In addition to site specific opportunities, the Council will seek to increase monitoring, especially of telecommunications providers, and statutory undertakers where public realm works require careful restoration. Regular inspections to facilitate better maintenance will be undertaken. This should also assist with early identification of unauthorised developments and reduce the need for enforcement actions. Private owners are also reminded of the importance of good routine maintenance in retaining the conservation value of their property.

7. Contacts and Sources of Further Guidance

7.1 For advice on preparing your planning application:

Falkirk Council
Development Services
Abbotsford House
David's Loan
Falkirk FK2 7YZ

Planning application advice:
Tel 01324 504950

dc@falkirk.gov.uk

7.2 For advice on preparing your Conservation Design Statement:

Falkirk Council
Development Services

Conservation design advice:
Tel 01324 504715

planenv@falkirk.gov.uk

7.3 For general background information on conservation:

Scottish Government

www.scotland.gov.uk/topics/planning

General information on planning and building standards. Plus Scottish Planning Policy and Planning Advice Notes 71 Conservation Area Management, and 52 Planning and Small Towns.

Historic Scotland

www.historic-scotland.gov.uk

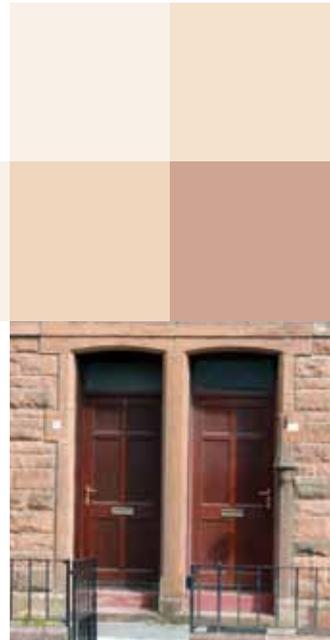
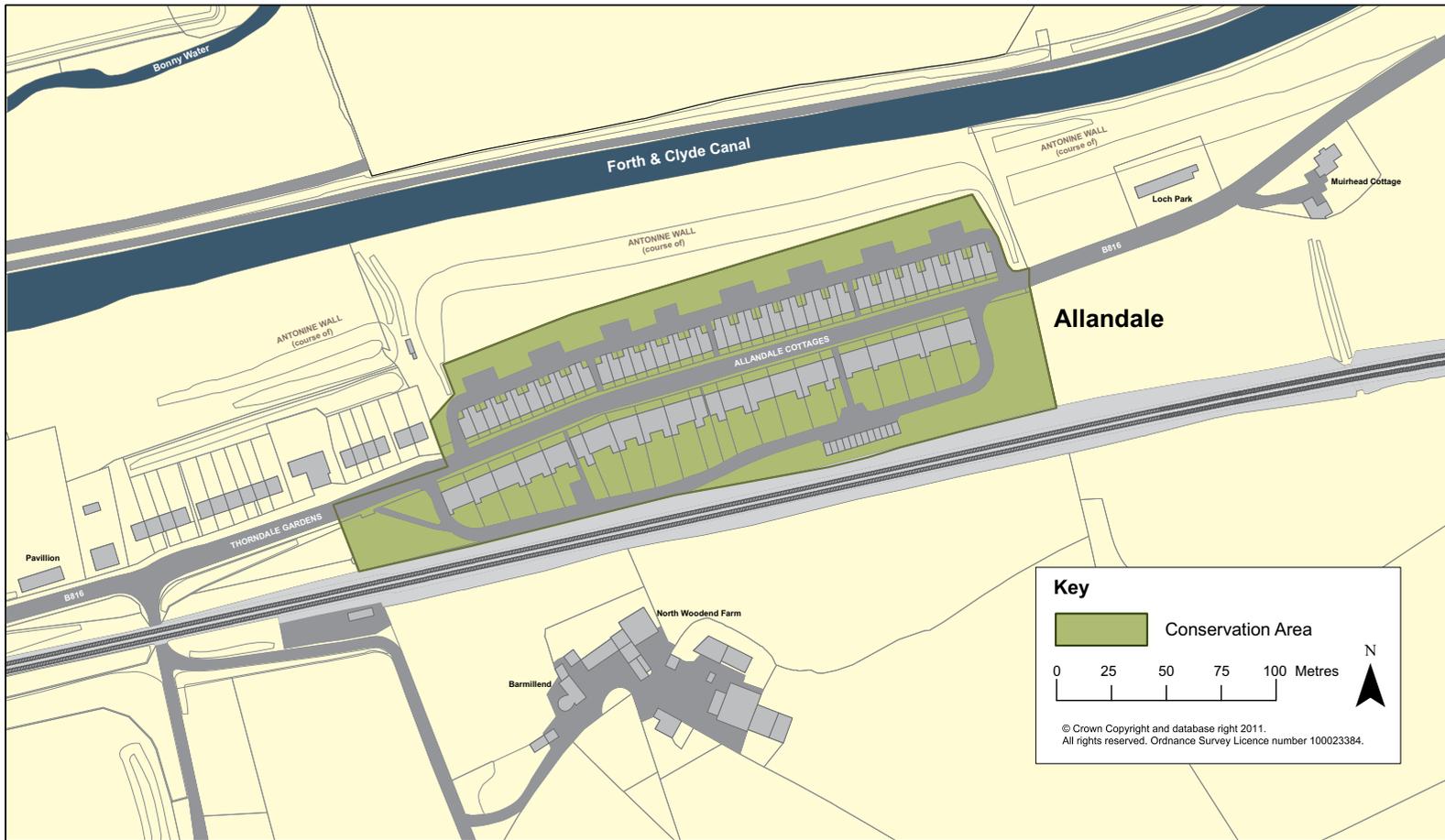
General information on built heritage, Scottish Historic Environment Policy on Listed Buildings and Conservation Areas. Also useful INFORM guides.

Historic Scotland Conservation Bureau

hs.conservation.bureau@scotland.gsi.gov.uk

Assistance, publications and technical advice on a wide range of technical matters relating to built heritage.

Appendix:
Map of conservation area





Falkirk Council