

Historic Environment

Planning Guidance Note

Introduction

East Dunbartonshire is favoured with a rich historic environment: pre-historic remains; the Antonine Wall World Heritage Site; various Medieval sites; the Forth and Clyde Canal; 180 Listed Buildings; 14 Conservation Areas (areas of special architectural and/or historic interest); and, 24 Townscape Protection Areas (local areas of distinctive architectural and/or historic interest). A recent survey also identified 30 historic gardens and designed landscapes.

There is also industrial archaeology associated with the transport, milling, metal working and mining industries – including the boat building enterprises of Kirkintilloch, routes of disused railways and the interwar Bennie rail-plane project.

This guidance follows from commitments in Local Plan 2 (LP2) to provide design guidance for new development affecting:

- i) Listed Buildings, in accordance with advice and guidance from Historic Scotland;
- ii) the character and appearance of Conservation Areas and Townscape Area Appraisals, in accordance with advice and guidance from Historic Scotland, but also taking account of Conservation Area and Townscape Protection Area Appraisals; and,
- iii) the character and appearance of Historic Gardens and Designed Landscapes, taking account of advice from Historic Scotland and the Garden History Society – Scotland.

Format of Guidance

All planning guidance notes are material considerations in the assessment of planning applications and shall be afforded significant weight in the decision making process. Failure to comply with Guidance Notes may be a reason for refusal of planning consent.

A separate guidance note addresses archaeology (including non-World Heritage Site scheduled monuments).

Legislative Framework

Listed Buildings

Introduction

'Lists' of buildings of special architectural or historic interest are compiled by Historic Scotland, and can be viewed on their website.

There are three categories:

- ‘A’ – Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period style or building type;
- ‘B’ – Buildings of regional or more than local importance, or major examples of some particular period, style or building type; and,
- ‘C(S)’ – Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or altered, and simple, traditional buildings which group well with others.

East Dunbartonshire’s 180 Listed Buildings comprise 16 ‘A’, 89 ‘B’ and 75 ‘C’ category buildings. Historic Scotland regularly reviews and updates these lists and considers requests from individuals and organisations for new additions. New development proposals which appear to threaten as yet unlisted historic buildings could also be of interest.

Listed Building Consent

Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. Protection afforded by listing also applies to all buildings erected before 1 July 1948 within the ‘curtilage’ of such a building, even if they are not individually listed. In most cases, alterations and extensions also require planning permission, and it is best if both applications are submitted at the same time. There are certain exemptions to listed building consent, for example ecclesiastical buildings

New development in the ‘curtilage’ does not require listed building consent, although the erection of fences, walls, gates and other means of enclosure is excluded from permitted development. However, in making decisions on applications for planning permission the Council must have regard to the effect of new development on the setting of any listed building in the vicinity.

Conservation and Townscape Protection Areas

Introduction

East Dunbartonshire has 14 Conservation Areas (CAs) and 24 Townscape Protection Areas (TPAs). Their boundaries are shown on the LP2 proposals map, and this information is also available through the planning pages of the Council’s website and at the Planning Service offices.

CAs are defined in planning legislation as “...*Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*” TPAs are a Council designation used to identify other localities with distinctive architectural and historic qualities.

A series of Appraisals of CAs and TPAs have been published. These describe the historical significance and townscape character of the areas, identify ongoing conservation issues and set out policies and proposals for future management. Copies can be found on the East Dunbartonshire Council website:

- http://www.eastdunbarton.gov.uk/content/planning_building_standards/planning/listed_bldgs_and_conservation.aspx

The LP2 identifies those areas covered up until mid-2009.

Planning Permission in CAs and TPAs

As with any other areas, planning permission is required for new development in CAs and TPAs. In addition, planning permission is required:

- i) in CAs only, for certain small scale developments otherwise deemed 'permitted development', for example laying of a hard surface (driveways/patios, etc.) and positioning of micro renewable energy generation equipment; and,
- ii) in CAs and TPAs, for a range of works for which 'permitted development' rights have been removed through an 'Article 4' direction. This varies from one CA/TPA to another and it is therefore best to check directly with the Planning Service. Typical examples include replacement windows, and smaller extensions and outbuildings.

Conservation Area Consent

In CAs, only Conservation Area Consent is also required for the substantial demolition of any building.

Planning Framework

The LP2 incorporates planning policies on the Antonine Wall (HE1A & 1B); Listed Buildings (HE2); Conservation Areas and Townscape Protection Areas (HE 3A & 3B); Scheduled Monuments, and Other Archaeological Sites and Monuments (HE4), and Historic Gardens and Designed Landscapes HE5. The Proposals Map shows:

- the boundaries of the Antonine Wall World Heritage Site and Buffer Zone;
- the locations of listed buildings;
- the locations and boundaries of Conservation Areas and Townscape Protection Areas;
- the locations and/or boundaries of Scheduled Ancient Monuments and other significant archaeological resources; and,
- the locations and boundaries of historic gardens and designed landscapes.

The Council's archaeological advisers also maintain a detailed Sites and Monuments Record (SMR) which contains other sites not shown on the Proposals Map.

With respect to the Antonine Wall, a partnership of Historic Scotland, North Lanarkshire Council, West Dunbartonshire Council, Glasgow City Council, East Dunbartonshire Council and Falkirk Council has prepared joint planning guidance for the Antonine Wall World Heritage Site and Buffer Zone.

A separate guidance note addresses archaeology (including non-WHS scheduled monuments).

Design Guidance

Design Guidance for Listed Buildings, Conservation Areas and Townscape Protection Areas

Scottish Government policy for the Historic Environment (SHEP, 2009) identifies the following considerations:

- i) Proper repair and maintenance of the historic environment is generally the most sustainable course of action.
- ii) Retention of historic character requires the use of appropriate materials and construction techniques.
- iii) New developments should be sensitive to historic character and attain high standards in design and construction.
- iv) The sustainable management of the historic environment may require to be balanced against actions considered sustainable in other respects.

The Historic Environment policies in LP2 reflect these principles in more detail. The Council's series of Conservation Area Appraisals also highlight the special/distinctive architectural and historic features of the CAs and TPAs.

Historic Scotland has published a series of topic based guidance notes on the following matters:

- 1) Accessibility
- 2) Boundaries
- 3) Demolitions
- 4) Doorways
- 5) Extensions
- 6) Fixtures
- 7) Interiors
- 8) Micro-renewables
- 9) Roofs
- 10) Settings
- 11) Shops
- 12) Structures
- 13) Walls
- 14) Windows

They are 8-10 pages long, follow a standard layout, include photographs and links to other relevant publications. They are available via Historic Scotland's website or from the Council's Planning Office. Overall, they have been designed to offer clear and consistent advice to both potential developers and planning authorities.

The Council will use these Guidance Notes to determine baseline design standards for development proposals affecting the Historic Environment. They will also inform pre-application discussions and the assessment of the merits of applications for planning permission, listed building consent and conservation area consent.

That being said, the Council sets out the following specific design standards for windows and roofs.

Windows

Renovation before Replacement

Original windows are usually well made from good quality, tight grained timber and should not deteriorate if well maintained. Sound proofing and good insulation can be achieved by minor repairs and the fitting of suitable draught proofing systems. Renovation should, therefore, always be considered before replacement. Such work is carried out by a number of specialist contractors.

Replacement Windows – Listed Buildings

Replacement windows in Listed Building should replicate exactly the design detail of the original windows, including frame dimensions, horns and glazing bars/astagals, opening method and materials. Double glazing may be acceptable providing the external appearance of the windows is not altered.

Replacement Windows – Conservation Areas and Townscape Protection Areas

Replacement windows in Conservation Areas and Townscape Protection Areas should replicate the appearance of the original windows by matching the proportions and externally visible frame dimensions of the original windows. For sash and case windows, the upper sash should step forward from the lower sash and the meeting rails should fully overlap so that, when closed, the window is indistinguishable from a true sash and case window. Whilst timber remains the preferred construction material, windows may be made of new materials including uPVC and, where not on front or prominent elevations, may have different opening methods to the original windows.

General

Stone or timber mullions separating windows should not be removed. Transoms and astragals should be retained and project forward of the glass, and should reflect the original (normally relatively narrow) dimensions – under no circumstances will they be allowed between frames or double glazed units. Horns at the bottom of upper sashes should be retained or replicated. Vents on the window facings should be avoided.

Application Plans for Listed Building Consent and Planning Permission

The following plans should be submitted with applications for Listed Building Consent and Planning Permission:

- i) Location plan – to a scale of 1:1250;
- ii) scaled elevation plans clearly indicating which windows are affected by the proposal – inclusion of photographs can also be helpful; and,
- iii) a drawing (preferably scaled at 1:10) of the proposed replacement window, or windows, if different types of windows are affected. The drawing should include measurements in millimetres of all externally visible frame dimensions including the lower, upper and side frames, transom and astragals (where appropriate) in order to allow a comparison to be made between the existing frame and the proposed frame, as this is

a key factor in determining the acceptability or otherwise of replacement windows. The drawing should, in the case of replacement sash and case windows, clearly show the existing proportional division between the top sash and the bottom sash of the window. Furthermore, it should also indicate whether the top part of the window is proud of the bottom sash.

Summary of Guidance on Windows

	Listed Buildings	Conservation Areas	Townscape Protection Areas
Repair, not replace as first option	Must	Must	Must
Materials to match original	Must	Preferred	Preferred
Opening method to match the original *	Must	Must – at the front and on prominent elevations Preferred – on inconspicuous elevations.	Preferred
Astragals to match the original	Must	Must	Must
Transoms to match the original	Must	Must	Must
Retain all mullions	Must	Must	Must
Air vents not to be installed on the facings of the window frames	Must	Must	Must

Note: *Care should be taken to ensure compliance with the Building Standards.

Re-Roofing

Re-roofing can require planning consent. When re-roofing listed buildings and in Conservation Areas, replacement as original will be expected. This includes not just the type of material, e.g. slate, but also the size of the slate, coursing (particularly diminishing courses), its thickness, profile, texture and shading. Re-roofing of listed buildings will always require listed building consent. In Conservation Areas, if re-roofing uses a significant proportion of existing materials and the appearance of the roof will not be materially affected, then planning permission may not be required.

In Townscape Protection Areas replacement as original will also be expected, but due account will be taken of the extent of cumulative change in surrounding properties.

Historic Gardens and Designed Landscapes

In November 2006 a survey commissioned by the Council identified 30 historic gardens and designed landscapes of local, regional and, potentially, national significance. These include town parks and open spaces, the Westerton Garden Suburb, Woodilee and Lennoxcastle hospital grounds, the Milngavie Reservoirs and the Old Aisle Cemetery. Mostly, though, they comprise of the gardens and designed landscapes of grander estate houses (some long demolished) and their picturesque walks, pleasure grounds, tree belts, field boundary planting, associated woodland, agricultural land and 'borrowed' scenery. Many still benefit from their countryside setting, others are now absorbed in the fabric of the towns and villages.

The individual sites are shown on the LP2 proposals map. The survey report can be viewed on-line via the Council's website, and can also be seen at the offices of the Planning Service.

Overall, these varied gardens and landscapes contribute greatly to East Dunbartonshire's cultural and natural heritage, have influenced patterns of development for many generations and continue to positively augment the surrounding landscapes and townscapes.

For this reason LP2 Policy HE5 Historic Gardens and Designed Landscapes requires new development affecting gardens and designed landscapes to:

"...protect, preserve and enhance such places and shall not impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value."

Following from this, the following points shall be kept in mind:

- New development within, or adjacent to, a designated garden and designed landscape will be carefully assessed in accordance with Policy HE5.
- Gardens and designed landscape are viewed in three ways: inwards, outwards and across a site to significant buildings or topographical features.
- New development deemed to have a significant impact should be the subject of a statement indicating an appreciation of the site's historical value and its positive contribution to the townscape and landscape of the locality. Standards of new design should be of the highest quality, sensitive to the garden or designed landscape and based on a full understanding of the site's historical importance, evolution and setting.
- Protection of the historic environment is not about preventing change, but about managing change intelligently and with understanding. Not all impact is damaging and change is not necessarily detrimental, but informed evaluation is essential if irreversible damage is to be avoided.