

KILSYTH CONSERVATION AREA

Supplementary Planning Guidance Note Ref: SPG.06 - NLLP Policy NBE.1 and NBE.2

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APPRAISAL AND MANAGEMENT PLAN

A. Purpose of Guidance

What is a Conservation Area?

A.1 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.

A.2 Kilsyth Conservation Area was first designated in 1971, and reduced in size in 1987 after the building of the Airdrie Road had severed the area to the southwest from the historic core. The boundary was revised again in 2009 following public consultation.

Purpose of this Guidance

A.3 This Guidance was subject to public consultation in January 2009 - and will therefore to be given material weight in considering planning applications affecting Kilsyth Conservation Area. It aims to:

- 1 provide a detailed appraisal of those buildings, features and spaces which characterise Kilsyth Conservation Area.
- 2 set out a Conservation Management Plan for its preservation and enhancement.
- 3 provide guidance for development proposals.

B. Summary of Key Characteristics

The Historic Layout

B.1 Including narrow street widths and the wynds leading from Main Street and Market Street. The winding, sloping street form and enclosure by buildings together create many fine views and vistas. Recent streetscape works have sought to reinforce these positive street qualities.

Historic Buildings and Materials

B.2 There are four groups of listed buildings (plus the listed Market Square water pump) and many other attractive historic buildings in the Conservation Area. Most are 19th century buildings with some 20th and a few late 18th century. The form, proportions, original materials and architectural details are all essential elements of the period character. Extensive use of sandstone, natural slate and timber windows are key characteristics.



Simple traditional details add quality

The latest Supplementary Planning Guidance can be found online at:- www.northlanarkshire.gov.uk/spg

Open Space and Water Features

B.3 Burngreen Park, created in Edwardian times with its cast iron bandstand, fountain and surrounding railings, and its later war memorials forms the open space centrepiece of the town. The surrounding Ebroch and Garrell Burns also help define Kilsyth's Conservation Area, the only other small areas of public open space being at High Craigends, Miners Memorial Park and adjacent to the Garrell Burn by Kingston Road. Private open space is most significant in the eastern residential area.

Public Realm Features

B.4 As well as Burngreen Park's features, there are many attractive and ornate iron bridges and railings in Kilsyth Conservation Area associated with the Garrell and Ebroch Burns. The listed water pump, historic wynds (partly in the public realm) whinstone kerbs and surviving cobbles (in Market St, Burngreen and Station Road) are other key features. Recent streetscape and street lighting improvement works have sought to further enhance the public realm and contribute positively to Kilsyth's character.

The Council will seek to ensure these principles are achieved through the development management process



The 1898 OS map indicates how the pattern of the town has developed

C. HISTORY OF KILSYTH

C.1 Kilsyth became more established in the C17th beside the Garrell and Ebroch Burns and on key routeways. From a small agricultural and market centre, Kilsyth expanded in the late 18th century onto higher ground along the present Main Street, largely due to the flourishing weaving industry. Land alongside Main Street was divided into “burgage plots” with long strips of land behind them – elements of these “lang rigs” remain today. In the late 18th century, the valley north of Kilsyth became the main Glasgow to Edinburgh highway and a turnpike road was built from Falkirk to Kirkintilloch via Kilsyth. In 1790, the Forth and Clyde Canal was opened, providing both passenger and freight services, and recently it has regained importance for leisure use.

C.2 Before 1800, linen production then cotton weaving were the main industries of Kilsyth, the latter continuing to 1850. The population of the parish rose from 3250 in 1811 to 5613 in 1841, with 1300 people employed in cotton handloom weaving to supply Glasgow merchants. The canal opening also helped the growth of other local industries in the early 19th century, especially quarrying and coal mining, which, in turn, led to a south-westerly expansion of Kilsyth.



Late C19th workers housing (e.g. Duntreath Terrace) needs to be valued



It is important to preserve features such as this Lion Foundry Drinking Fountain and the Burns

C.3 In 1826, the original 1620 charter that made Kilsyth a burgh of barony was renewed and a new civic building, Market Chambers, was later constructed in Market Square. Market Street developed as a route to common lands, with the market close to these agricultural holdings. A water pump was installed in Market Square in 1869 to improve the town's water supply and health.

C.4 In 1878, the Kelvin Valley Railway line opened for both passengers and freight, notably local coal production. The line closed in the 1960's and both stations on the OS 1898 map have since been demolished. At the turn of the 20th century, the Victorian and Edwardian era saw changes continue in the town and some fine surviving commercial and domestic properties reflect the wealth of Kilsyth then, including the White House former drapers at 36-42 Main Street and three-storey red ashlar shop and tenement building (1905) at 55-63 Main Street. Burngreen became a public park in 1910 with the erection of a bandstand and drinking fountain, the water jar carrying figurine of the latter paying tribute to the former use of the Burngreen as a drying ground for the linen and weaving industries.

D. CHARACTER APPRAISAL

Two markedly contrasting parts of Kilsyth Conservation Area together form an area of considerable historic interest which has been classified by Historic Scotland as an outstanding conservation area.

D.1 Western Commercial Area

1. Main Street and Market Street form the historic core of Kilsyth, with their late medieval street pattern, narrow, gently curving streets and some evidence remaining of strips of land to the west and east of Main Street which formed the original land ownership plots or "lang rigs".
2. Land use is primarily retail with some commercial and residential use. Building style ranges from simple late 18th century two-storey vernacular buildings (as the listed 48/50 Market Street) to more elaborate two- and three-storey commercial 19th century buildings (eg The White House) and a few fine Edwardian tenements with original shop frontages (e.g. the listed 53-65 Main Street). In terms of materials, most buildings use buff sandstone or red sandstone with Scottish slates and timber windows.
3. Terraced building forms, mostly two-storey but of varied heights, add to the interest and help create an enclosed, intimate scale and attractive pedestrian environment.
4. The traditional Scottish market town layout of a simple main street widening to form a square, is varied in Kilsyth's case by Market Square lying around a corner. Market Square is enclosed by a range of two- and two-and-a-half storey properties, including Market Chambers (1860) with its raised gothic gabled dormers, and 20th century housing of sympathetic massing and proportions on the east side. Market Street consists mostly of 19th century buildings with the street widening towards the east.



The details of Listed Buildings - such as 53-65 Main Street - contribute to the character of the area



Other Listed Buildings - such as Market Chambers - create a more commercial character



The pleasant character of Burngreen Park & adjacent housing

D.2 Eastern Residential Area

1. Opposite the eastern end of Market Street, the cobbled Burngreen roadway leads down over an ornate cast iron bridge over the Ebroch Burn to Burngreen Park. This park was formally set out in 1910 including its Edwardian bandstand, cast iron pattern fountain and railings, and demonstrates the civic pride and wealth of Kilsyth at the start of the 20th century. Surrounding the green are Duntreath Terrace, Burngreen and Burnbank Terrace properties, largely residential.
2. Building styles range from single-storey vernacular cottages to larger two-storey villas, classically inspired and influenced by the Glasgow Style, with Italianate detailing; Burnbank House with its shallow pavilion roof and bracketed eaves, is a fine example. A typical tenement like Duntreath Terrace was built in the late 19th century as a simple but fine two-storey sandstone residential terrace. The close proximity of the formal open space of Burngreen Park and its surrounding urban street form, to the town centre, is a key aspect of the unique character of Kilsyth Conservation Area.



Ornate Garrell Burn Bridge - need to preserve



Vacant building - need for enhancement



King Street Car Park - scope for enhancement



Gap site - opportunity for enhancement



Historic wynd - need to preserve or enhance



Listed Water Pump - need to preserve



F. CONSERVATION MANAGEMENT PLAN

Following on from the Character Appraisal, this leaflet now sets out specific Enhancement Proposals and Management Policies, which together form an Enhancement Strategy and Management Plan for the preservation and enhancement of Kilsyth Conservation Area in line with para 117 of the SPP. The Council will seek to achieve this enhancement through the Development Management process.

F.1 ENHANCEMENT STRATEGY

In order to preserve and 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 Policy DSP 4 and NBE1 and NBE2 by:-

(1) Preserving and reinforcing the historic character

Seeking to ensure that repairs are carried out sensitively and that works to both listed and unlisted buildings, features and surroundings are considered in relation to the historic context and use appropriate materials, scale and detailing.

(2) Minimising the impact of modern development

Any new development will need to start with a local Character Appraisal (as set out at the back of PAN 71)- which protects important views, reinforces a sharp edge to the Conservation Area, and uses sympathetic scale, materials and details - so as to minimise any harmful impact.

(3) Ensuring that any new development (or alteration) respects the historic context and character

New development needs to be designed to be sympathetic to the character and appearance of the Conservation Area. High quality modern design can in skilled hands be better than traditional pastiche. It is important that it does not harm the setting of the existing historical features or harm the underground archaeological resource.

(4) Encouraging a high quality shopping environment

In seeking to promote the viability and vitality of the town centre the Council will also seek to encourage high quality traditional shop fronts and security measures which respect and enhance the local character.

The Council will seek to achieve these objectives through the adjoining enhancement proposals and management policies.

North Lanarkshire Local Plan

Policy NBE 1 Protecting the Natural & Built Environment (extract)

Development should avoid causing harm to the character or setting of the sites listed below. Planning permission will only be granted for such sites where the character and appearance of the site and its setting is preserved and enhanced – including any special interest or features of architectural or historic interest. Additional assessment criteria specific to those sites are listed below.

(B) Built Environment - 3(a) Conservation Areas

- applications in principle will not normally be considered appropriate
- development shall be consistent with any relevant Conservation Area appraisal or management plan (such as this document)
- designs, materials, scale & siting of any development shall be appropriate to the character of the Conservation Area and its setting
- trees which ... contribute to the character & appearance shall be preserved (or replaced if health reasons justify)
- where an existing building contributes positively... presumption against demolition shall apply

Policy NBE 2 Promoting the Natural and Built Environment (extract)

(B) Built Environment - The Council will promote the following built environment improvement initiatives by requiring proposals affecting those sites or their settings to contribute to their enhancement.

(2) Conservation Areas

- Design Statements should include a character appraisal as part of any development or design brief
- Development shall be consistent with any relevant CA appraisal or management strategy

Refer to related Supplementary Guidance for advice on: 15:Design Tools; 02 Amenity value of trees; and acceptability of demolition. See also Local Plan Policy DSP4 - Design Quality



F.2 Enhancement Proposals

- KE1** Support the continuing viability and vitality of the Town Centre by continuing to develop and maintain high quality public realm improvements, including to the distinctive bridges, wynds and railings of Kilsyth, in part through Conservation Area Regeneration Scheme (CARS) (supported by Historic Scotland).
- KE2** Seek further opportunities for high quality street furniture, surfacing and landscape enhancements, including to the King Street car park and edges to the Town Centre.
- KE3** Seek to reduce harm to the character of the Conservation Area caused by street furniture or sign clutter, poor quality surface reinstatement work, or wirescape clutter - through guidance, health check audits, good stewardship and vigilance.
- KE4** Restore and enhance the features of Burngreen Park, including the bandstand and drinking fountain, and promote its greater use.
- KE5** Promote a shopfront improvement programme to enhance the historic character of the western commercial area (town centre).
- KE6** Enhance the town by feature lighting of historic or landmark structures e.g. the Academy, Anderson Church & the Burngreen bandstand, in line with NLC's Lighting Strategy.
- KE7** Encourage good building maintenance and repair by owners, through the dissemination of advice, promotion of publications and use of legislation where necessary to halt deterioration. The Council will support a one-off gutter maintenance programme.
- KE8** Encourage and seek to facilitate the restoration and re-use or redevelopment of vacant buildings and sites, as appropriate, so as to preserve and enhance the character of the conservation area. This will include seeking to address:-
 - the White House (36-42 Main Street), and the adjoining No 44-48
 - the former Co-operative building (No 56), and
 - the gap site at No 35 Main Street.
 The Council will work with the owners to seek to identify appropriate new uses, targeting properties when there is a change of occupier, preparing Design Briefs where appropriate, or if necessary using legal notices to tackle problems.

F.3 Management Policies

- KM1** There is a presumption in favour of preserving all buildings identified as contributing positively to the character of the Conservation Area on the centre page map.
- KM2** Any building extension, alteration or new development within or adjoining the Conservation Area must respect the design, scale, proportions, materials and detailing of the host and adjoining properties, where these are identified as contributing positively to Conservation Area character.
- KM3** The Council will maintain, promote and enforce the Article 4 Direction in order to retain control over potentially harmful changes to buildings, such as to roofs and windows, which can cumulatively detract from historic character and value. See back page for more information.
- KM4** Key views and vistas (as identified on the centre page map) will be protected.
- KM5** Applicants for new or re-development on sites within or adjacent to the Conservation Area will be required to submit a Design Statement with their proposal which takes account of this Conservation Area Appraisal and Management Plan.
- KM6** Appropriate town centre diversification of uses will be supported in principle, including to housing, as additional numbers of residents and employees in the town centre will assist economic regeneration.
- KM7** The design of proposed new or altered shopfronts must comply with the Kilsyth Shopfronts Design Guidance 2007 – and forthcoming Supplementary Guidance on Shopfronts and Security. Wirescape needs to be tidy and minimal. The Conservation Area is also within an Area of Special Controls for Advertisements, which gives additional control on signage in the interests of amenity.
- KM8** General guidance on Conservation Areas, including signage and surfacing materials and restrictions such as tree pruning and removal, will be found in forthcoming Supplementary Guidance on Conservation Areas. Regard should also be had to the natural environment - particularly the riparian wildlife corridors created by the burns.
- KM9** Development will be expected to comply with Local Plan Policy DSP.4, "Designing North Lanarkshire" (2007) and other relevant Supplementary Planning Guidance. This provides a design framework to promote good design, manage change in the built environment and enhance identity and sense of place in line with SHEP Guidance.
- KM10** Relevant Local Plan policies should also be applied - particularly North Lanarkshire Local Plan Policy NBE1 & 2, which set out the requirement that all new development must preserve or enhance the character and appearance of the Conservation Area and preserve its setting (see page 6).



Preserve and enhance features



Bring vacant buildings into use



Slate Roofs need to be retained



Key views need to be protected



The special local character is derived from the cumulative effect of small unique details - these should be preserved wherever possible.

G. ARTICLE 4 DIRECTION

An Article 4 Direction exists in Kilsyth Conservation Area - and was consulted on and revised in 2009. **This means that the normal "Permitted Development" rights are restricted** - with the following works all requiring consent:-

- house extensions, any enlargement, improvement or other alterations (which includes window door or roof replacement);
- works within the curtilage of a dwelling house;
- sundry minor operations;
- change of use or temporary buildings or uses
- hard surfacing within the curtilage of a dwelling house
- Changes to any part of a boundary wall railings or other enclosure
- Repairs to private streets and private ways or repairs to Services
- Development by the Council, Roads Authority, Statutory Undertakers, inc Sewerage Authorities.

This is in addition to the normal controls over demolition, works to trees and works which materially affect the character. This is also an Area of Special Control for Advertisements.



House roof replacement requires consent under the Article 4 Direction

Checklist

The Council will expect most applications for schemes within a Conservation Area to include a Conservation Statement (as part of the Design Statement) which provides the following information:-

- does your application for development include...
- ☐ Character Appraisal as per the checklist at the back of PAN71 - identifying the design rationale by which any new development will reflect the area's special architectural or visual qualities and "fit in".
 - ☐ how the scheme secures the repair and retention of features of interest
 - ☐ how the scheme furthers the Management Plan objectives in Section.F (p.6 & 7)
 - ☐ an assessment of alternative design approaches to ensure that the development minimises any harm to the character or appearance of the area - in line with Local Plan Policies NBE1, NBE2 and DSP4
 - ☐ identifies how the development preserves or enhances the existing character through appropriate design, materials, scale and siting
 - ☐ how the scheme minimises any harmful demolition works or mitigates any loss of mature trees - whilst enhancing and addressing areas of poor character

The latest Supplementary Planning Guidance and index can be found online at:- www.northlanarkshire.gov.uk/spg

SOURCES OF FURTHER GUIDANCE

North Lanarkshire Council Development Management
Fleming House, 2 Tryst Road,
Cumbernauld G67 1JW
T: 01236 632518

esdesign@northlan.gov.uk
www.northlan.gov.uk

Scottish Government
www.scotland.gov.uk/topics/planning
Contains general information on planning and building standards. Plus Scottish Planning Policy (SPP) and Planning Advice Notes, inc **PAN71** Conservation Area Management, and **PAN52** Planning & Small Towns

Historic Scotland Conservation Bureau
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
T: 0131 668 8668
hs.conservation.bureau@scotland.gsi.gov.uk
For assistance, and publications on various technical matters

Historic Scotland
www.historic-scotland.gov.uk
Longmore House, Salisbury Place, Edinburgh EH9 1SH
T: 0131 668 8600
For general information on built heritage, including Scottish Historic Environment Policy (SHEP) on Listed Buildings & Conservation Areas which forms part of government policy. Also their useful INFORM Guides.

This is one of a series of Supplementary Planning Guidance Leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies in the emerging North Lanarkshire Local Plan. The Council will have regard to this Guidance when assessing the merits of planning applications. This leaflet was, following public consultation and consideration of all comments made, formally approved on 22nd September 2009 as Supplementary Planning Guidance. It is available on-line can be translated or provided in other languages or formats on request

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www.northlanarkshire.gov.uk/spg
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