

MOTHERWELL: HAMILTON ROAD CONSERVATION AREA

Supplementary Planning Guidance: SPG.25 - NLLP Policy NBE.1 and NBE.2

Copies available from Planning & Development, Fleming House, Cumbernauld G67 1JW or from www.northlanarkshire.gov.uk/spg

APPRAISAL AND MANAGEMENT PLAN

INTRODUCTION

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. Hamilton Road Conservation Area was designated in March 1993, with the boundary revised in October 2011. The area does not carry an Article 4 Direction however Permitted Development regulations changed in February 2012 and most householder development within a Conservation Area now requires planning permission (see back page).

2. Purpose of this Guidance

This Guidance is subject to public consultation in 2012. Once comments have been considered, it will be revised and agreed. It will then be given material weight in considering planning applications affecting the Conservation Area. It aims to:

- a provide a detailed character appraisal of those buildings, features and spaces which characterise Hamilton Road Conservation Area.
 - b set out a Conservation Management Plan for its preservation and enhancement.
 - c provide guidance for development proposals.
- Information on conservation areas can be found at www.northlanarkshire.gov.uk/conservation-areas

SUMMARY OF CHARACTER

1. The Historic Layout

Hamilton Road forms a spine, from which the access routes to the residential plots run effectively north/south at right angles to Hamilton Road. The result is an interesting townscape, creating a good visual impression and approach into the town centre. As Hamilton Road rises towards the town centre, the plot dimensions grow in size, and the architectural forms get bolder and more confident.

2. Historic Buildings and Materials

The Hamilton Road Conservation Area contains a number of listed buildings and fine villas which reflect the town's past in steel making. Little remains of the pre-industrial Motherwell with the exception of the weaver's cottage at the corner of Hamilton Road and Avon Street. Most buildings are Victorian or Edwardian with some later 20th examples. Building form, proportions, architectural details, use of sandstone, natural slate, stone boundary walls, mature trees and vegetation, all add to the character of the area.



Motherwell Town Hall, Hamilton Road circa 1930

Landmark buildings such as Motherwell Town Hall, The Moorings Hotel and Saint Mary's Parish Church on Avon Street provide visual punctuation, aid legibility and our understanding of the Conservation Area as well as contributing to key vistas, views and the overall character of the area.



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

A. HISTORY OF HAMILTON ROAD

1. The earliest significant feature within the Motherwell area is the Roman road which was built in the 2nd century AD and which ran SE-NW up the Clyde Valley. Much of its course has survived forming Wishaw main street before passing through modern Motherwell where it formed the Cross.

2. By the mid-18th century, a number of small settlements including North Motherwell and South Motherwell had grown up. The Wishaw and Coltness Railway reached Motherwell in 1841 and it was from this time that local industries (iron and coal and heavy engineering) grew and the town rapidly expanded. In 1879 feuing out of plots in the town's 'west end' began, with the developing middle class building detached cottages and villas in the area around (Clyde Street) Hamilton Road and the open fields, orchards and gardens associated with High Motherwell Farm. The land adjoining Clyde Street (now Hamilton Road) was feued by the Duke of Hamilton's Estate, for high quality detached and semi-detached villas. The very first plots to be feued and built on were located along Clyde Street, Orchard Street and the eastern side of Avon Street. In this zone the Town Hall and Library were erected in Clyde Street.

3. Eventually, the old traditional industries died off, leaving a post industrial town with many derelict sites (now redeveloped). The Conservation Area and parts of the town centre represent the bulk of the remaining physical legacy of the industrial period. Many properties within the Conservation Area are in excess of 100 years old and key components are now reaching the end of their working life. The introduction of inappropriate modern replacements has resulted in some noticeable change to the aesthetic quality of the Conservation Area.

4. While repair and ongoing maintenance should be encouraged, the quality in terms of appropriate design and materials requires to be controlled in order to protect the special character of the area. Other modern commercial pressures are now exerted on the Conservation Area.



Hamilton Road Area 1894-1896 showing early feus along Orchard and Avon Street and the western spread of the affluent residential area



The 1954 OS map indicates how the pattern of the town has developed



2 Aerial photograph of Motherwell (by RAF in 1947) with Conservation Area and boundary superimposed in red

B. CHARACTER APPRAISAL

Hamilton Road Conservation Area is a pleasant residential area (with commercial elements) developed in the Victorian and Edwardian eras. It has key landmark buildings, views and an interesting character derived from the range of building styles, materials, mature trees and open space.

1. Hamilton Road & side streets

Hamilton Road is a broad and busy thoroughfare laid out on a hillside location with leafy side streets, landmark buildings, with fine views and vistas of the interesting town centre roofscape (see map). The Conservation Area is a fine example of a late 19th century suburban development situated to the south west of the original town. The unique combination of planned street patterns, allied to the natural topography, has resulted in a interesting townscape grid, created by a series of regularly planned streets all branching off Hamilton Road at right angles. These provide a clear and recognisable urban form. It has produced a unified and highly legible townscape which is visually enriched by the quality and details of many of the late Victorian stone villas and semi-detached villas within the Conservation Area.



Traditional sandstone villas & mature trees provide character.

The area is predominantly residential, with some commercial activities at the eastern end of Hamilton Road. The old Town Hall and Library stand like sentinels at the top of Hamilton Road - adding to the interesting roofscape. Other significant buildings are Dalziel High School, The Moorings Hotel (former Colville residence) and Holy Trinity Church. Dwellings are typical sandstone Victorian and Edwardian villas - of one, two and two and a half storey are traditionally designed and constructed.

Properties are located in regularly spaced, well landscaped generous sized plots, with gardens both to the front and rear. The garden areas are characterised by mature trees and well established gardens. There are many surviving examples of the original low masonry boundary walls and distinctive gate post markers at entrances that add to the special character of the area. Crawford Street and Douglas Street reflect the later residential development stage during the last decades of the 19th century and also the first few decades of the 20th century. In this zone the semi-detached villa is still the dominant property type, but a wider and more diverse series of architectural styles are employed.



Holy Trinity Church enhances Crawford Street



2. Traffic - Modern Infill sites

There are also a number of post war infill sites within the Conservation Area. Although incongruous to the overall character, they have their own architectural integrity. However, their setting could benefit from more effective tree planting, helping them blend more into the overall character of the Conservation Area.



Hamilton Road is a main strategic route that cuts through the middle of the Conservation Area (CA). As a busy thoroughfare it affects the character of the CA in terms of traffic congestion, speed, noise and fumes. Ways of mitigating this to the benefit of the character and amenity of the CA could be explored, however as Hamilton Road is a primary route in and out of Motherwell Town Centre, options may be limited.

3. Open Space

Duchess of Hamilton Park, to the south was added to the Conservation Area in 2011. It forms part of the character of the Conservation Area in terms of physical links, proximity and historical association. The war memorial, formally laid out gardens and mature tree planting along its boundary add amenity value and link naturally into the Conservation Area. There is scope for enhancing the park - perhaps by addressing the removed bandstand and amphitheatre.



C. APPRAISAL / PROPOSALS MAP



The Conservation Area was extended to include the rows of traditional cottages at western end of Hamilton Road in 2011



Gap site - opportunity for enhancement



Duchess of Hamilton Park and adjoining housing along Avon Street was added to CA in 2011





The Conservation Area now includes the Bentley Hotel, Bowling club, and Heritage Centre.



The Conservation Area includes the traditional villas along High Road



How can the Duchess of Hamilton Park and War Memorial and gardens be enhanced?

LEGEND



Listed Buildings



Conservation Area Boundary



Produced by North Lanarkshire Council
Environmental Services

"Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. All rights reserved. Ordnance Survey Licence number 100023396."

D. 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 the Hamilton Road Conservation Area in line with para.117 of Scottish Planning Policy 2010. The Council will seek to achieve this enhancement through the Development Management process.

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:-

a. 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.

b. 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 Planning Advice Note 71 - Conservation Area Management - which protects important views, reinforces the edge of the Conservation Area, and uses sympathetic scale, materials and details - so as to minimise any harmful impact.

c. 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.

d. Encouraging the Proper Maintenance and Planting of Appropriate Trees

In seeking to promote the proper maintenance of existing trees and planting of appropriate traditional deciduous trees 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)

(B) Built Environment - 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.

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 CA & 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 and 02 Trees and Development

6 See also Local Plan Policy DSP4 - Design Quality



Re-roofing using slate/appropriate ma



Unsympathetic replacement v



Traditional details should be retained to preserve and enhance the character



Commercial signage and street fu



Original walls & gates should re retain respect the

2. Enhancement Proposals

- ME1** Support the protection and enhancement of the quality and character of the Conservation Area by continuing to develop and maintain high quality public realm improvements.
- ME2** Seek further opportunities for appropriate high quality surfacing and landscape enhancements.
- ME3** 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, education and promotion of good practice, health check audits, good stewardship and vigilance.
- ME4** Seek to restore and enhance the features of Duchess of Hamilton Park, including the bandstand - and promote positive community use.
- ME5** Enhance the Conservation Area by feature lighting of historic or landmark structures e.g. the old Town Hall, the Carnegie Library and Dalziel High School in line with NLC's Lighting Strategy.
- ME6** Encourage good building maintenance and early (preventative) repair by owners, through the dissemination of advice, promotion of publications and use of legislation where necessary to halt deterioration.
- ME7** Seek to reduce harm to the character and amenity of the Conservation Area caused by high volumes of traffic along Hamilton Road. This could be through tree planting/mitigation measures and/or appropriate traffic management with full public consultation.
- ME8** Seek to promote more appropriate signage on existing commercial premises.

3. Management Policies

- MM1** There is a presumption in favour of preserving all buildings which contribute positively to the character of the Conservation Area (see centre page map).
- MM2** Any building extension, alteration or new development within or adjoining the Conservation Area should preserve and respect the design, scale, proportions, materials and detailing of the host and adjoining properties, where these contribute positively to the character of the Conservation Area.
- MM3** The Council will encourage and support development which preserves and enhances the character of the area. Alongside this it recognises the need to promote and enforce control over potentially harmful changes to buildings, such as to roofs and windows, where the cumulative impact is likely to detract from or harm the character of the area. See back page for more information.
- MM4** Key views and vistas (as identified on the centre page map) will be protected.
- MM5** 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.
- MM6** Development should comply with good practice guidance on Conservation Areas, including signage and surfacing materials, on the need for high quality new development, and in restrictions such as tree pruning and removal. Generic Guidance on Conservation Areas will be produced. Regard should also be had to preserving and enhancing the natural environment.
- MM7** 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 Scottish Historic Environment Policy (SHEP) Guidance.
- MM8** Relevant Local Plan policies should also be applied - particularly North Lanarkshire Local Plan Policy NBE.1 & 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 p.6).



Materials - retaining slate where possible



Poorly detailed windows can have a harmful cumulative impact



Furniture needs to minimise "clutter"



Finished and repaired - new works should enhance character



The special local character is derived from the cumulative effect of main features and small details -which should be preserved wherever possible

E. PERMITTED DEVELOPMENT

Development has always been more rigorously controlled within Conservation Areas. Following a Scottish Government review, new legislation affecting Permitted Development Rights came into force in February 2012. In addition to other changes, most works within Conservation Areas will now require planning permission, including:

- house extensions, improvement or other alterations (including window, door or roof replacement);
- works within the curtilage of a dwelling house;
- hard surfacing within the curtilage of a dwellinghouse;
- Changes to any part of a boundary wall railings or enclosure
- Signage

This is in addition to the normal controls over demolition and works to trees. See SPG's on householder development for more information.



The boundary of the Conservation Area was reviewed in 2010 and amended in October 2011.

F. Checklist

does your application for development include...

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:-

- ☐ a Character Appraisal - as per the checklist at the back of Planning Advice Note 71 on Conservation Area Management 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. D (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

G. CONTACT DETAILS AND FURTHER GUIDANCE

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

North Lanarkshire Council Strategic Planning

Development Implementation Team

Fleming House, 2 Tryst Road, Cumbernauld G67 1JW

T: 01236 632625
esdesign@northlan.gov.uk

North Lanarkshire Council Development Management

01236 632500
www.northlanarkshire.gov.uk

North Lanarkshire Council Building Standards

Municipal Buildings
Kildonan Street
Coatbridge ML5 3LN
01236 812440

Scottish Government

www.scotland.gov.uk/topics/planning
Contains general information on planning and building standards. Scottish Planning Policy and Planning Advice Notes, including **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

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 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 as Supplementary Planning Guidance. It is available on-line and can be translated or provided in other languages or formats on request

Ref: SPG.HamIRdCANov2012

North Lanarkshire Council, Environmental Services, Strategic Planning, Fleming House, 2 Tryst Road, Cumbernauld G67 1JW
Tel 01236 632625 esdesign@northlan.gov.uk