

CUMBERNAULD VILLAGE CONSERVATION AREA

Supplementary Planning Guidance: SPG 27 - 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. Cumbernauld Village Conservation Area was designated in 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). Information on conservation areas can be found at www.northlanarkshire.gov.uk/conservation-areas.

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 Cumbernauld Village Conservation Area.
- b set out a Conservation Management Plan for its preservation and enhancement.
- c provide guidance for development proposals.

SUMMARY OF CHARACTER

1. The Historic Layout

The Main Street (and its extension Baronhill) and The Wynd together form the main street layout of Cumbernauld Village Conservation Area, with narrow wynds leading off from Main Street. The winding, sloping street form and enclosure by buildings together create many fine views and vistas, including towards the Old Parish Church and former U.F. church (now Village Hall) at the ends of Baronhill and The Wynd. Originally, the Main Street extended from the parish church to the west of the castle in the east, now the site of Cumbernauld House.

2. Historic Buildings and Materials

There are over 20 listed buildings in the centre of the Village Conservation Area, plus the Old Parish Church, Manse and former U.F. Church at its edges and many other attractive historic buildings in the Conservation Area. Most are mid 19th century buildings with some 20th century houses skillfully integrated and a few older properties. The form, proportions, original materials and architectural details are all essential elements of the period character. Extensive use of sandstone, natural slate, traditional dormers, cast iron guttering, timber doors and timber window details are key characteristics along with a back of pavement building line.



Cumbernauld Village Hall: A Landmark Building

3. Lang Riggs

The Lang Riggs to the south of properties along Main Street are another characteristic of Cumbernauld Village Conservation Area. Mostly now within the public realm, the riggs were formerly individual elongated plots, extending from narrow fronted Main Street properties, used for growing food as well as in some cases containing outbuildings for the home weaving industry. Improvement work to the Lang Riggs, part funded through the Conservation Area Regeneration Scheme (CARS) (supported by Historic Scotland) has greatly enhanced the character of this area. The Lang Riggs and Village Conservation Area are bounded to the south by a stone boundary wall and hedging along the 'Old Glasgow Road', a later route established to the south of the village.

4. Other Open Space and Public Realm

The Old Parish Church grounds and cemetery, West Park and the large private gardens of the Old Parish Church Manse and adjacent Nursing Home are all important open spaces contributing to the Conservation Area's character, along with small public open spaces by the War Memorial and at the entrance to the Wynd. Narrow historic wynds (only partly in the public realm) and surviving cobbles are other key features. Bus shelter improvements at the Roadside end of the Wynd and street lighting improvements works have sought to further enhance the public realm and also contribute positively to the character of the Village.

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

service and people first



The 1858 OS map indicates the early form of Cumbernauld Village development

A. HISTORY OF CUMBERNAULD VILLAGE

1. Early History

Despite the absence of firm evidence it is possible that Cumbernauld was established as a settlement during the Roman occupation. Its location on the route between the Clyde and the Forth immediately south of the Antonine Wall would support this theory.

2. Medieval

By the thirteenth century a chapel had been established in Cumbernauld, indicating that it was a place of some significance. Certainly by the time the Flemings had established their castle to the east during the fourteenth century, Cumbernauld had assumed the classic form of a Scottish medieval town: church and castle separated by a densely built street, part of which served as a market place. Building activity during this time was limited to the replacement of timber-framed buildings with stone ones and the creation of vennels or wynds to allow development behind the main street. This allowed a gradual increase in population within the medieval walls.

3. Eighteenth Century

The town's prosperity grew and by the eighteenth century it had become an important centre for handloom weaving. In addition to weaving, other local industries included the extraction and burning of lime and the manufacture of bricks.

4. Nineteenth Century

The nineteenth century saw a sharp decline in Cumbernauld's importance following the collapse of handloom weaving in the face of increasing industrialisation. This was compounded by the failure of the Bank of Glasgow in which much of the town's money was invested.

5. Twentieth Century

Industry and agriculture continued to decline during the twentieth century until the Village became a suburb of Cumbernauld New Town in the early 1960's. This marked a period of expansion and redevelopment, with sensitive infill development added by Cumbernauld Development Corporation in the 1960's and 70's, and also the provision of car parking.



2

Old Parish Church: Origins from 13th Century



Church and Spirit Merchants circa 1910

B. CHARACTER APPRAISAL

1. Key Points of Special Character

- Street pattern of medieval origin
- Historic, mostly 19th century buildings including 20 listed buildings
- Traditional building materials: slate roofs, both sandstone and painted rendered walls, timber windows and doors and cast iron rainwater goods
- Interesting roofscapes enhanced by sloping topography, dormers and height differences
- Important open spaces, especially the historic Lang Riggs
- Special character provided by historic shopfronts

2. Village Form

Cumbernauld Village is of considerable historical value as it reflects the classic form of a traditional Scottish Medieval town: church and castle separated by a dense street pattern including lang riggs and a market area at the intersection of Main Street and The Wynd. The present Conservation Area comprises the surviving historic core of Cumbernauld incorporating the Main Street and The Wynd, which developed along the route of the main Glasgow to Edinburgh Road. The combination of surviving early street patterns, allied to the natural topography, has resulted in an interesting village centre, with narrow winding streets which fall in harmony with the natural topography.



Lang Riggs: Historic Open Space

3. Areas of Special Character

The village has two areas of distinctive special character, as follows:

- Eastern Zone: Main Street and The Wynd – The main core area of the Conservation Area and the location of the original post medieval street pattern centred around the Main Street and the Wynd at the 'cross'. This incorporates the majority of the 19th century buildings providing a mixture of commercial premises and residential dwellings, generally in the form of flats over ground floor shops. There are 20 Listed Buildings in this area but all buildings here have some heritage merit. The properties are generally all two storeys in height with some attics also in use in some later properties. Traditional building materials and interesting roofscapes contribute significantly to the special character. In this area there is a high survival rate of original feus in the form of lang riggs on the southern side of Main Street.
- Western Zone: Baronhill and Glasgow Road – This area lies along the main route that connected the parish church to the castle and incorporates a terrace of single storey former weavers cottages on the south side of Baronhill. Smooth painted renders are typical. Plot sizes are generally slightly larger and more irregular in form and there is no survival of lang riggs.



Historic Buildings, Traditional Materials & Interesting Roofscape

4. Land Use

Most shops and commercial premises in the Village are found in its eastern zone, with residential use above these and also as separate dwellings. Most shops within Cumbernauld Village were created from earlier dwellings and have a doorway and domestic scale window(s) to one or both side(s). A small number of shops increased the size of their window displays (e.g. numbers 30 and 58 Main Street) in the later 19th century. Historic shopfronts form a key aspect of the Conservation Area character. There is a greater mix of land uses in the western zone, with some public open space, the Old Parish Church, commercial premises and residential dwellings. Cumbernauld Village's retail and social role remains strong and the Village Hall, Old Parish Church, Masonic Hall, public houses, restaurants and cafe all contribute to this, as well as other commercial uses such as hairdressers.



Historic Shopfronts and Street Pattern

There are a few prominent vacant buildings and sites which detract from the character of Cumbernauld Village Conservation Area, notably Ardenlea House, the former Village Primary School and gap sites at 17 - 21 and 96 - 100 Main Street. Formerly vacant land to the north of the old school now has a Children's Home on it which contributes positively to the Conservation Area through its design and high quality materials.

C. APPRAISAL / PROPOSALS MAP

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Masonic Hall - a positive building to preserve



Maintain high quality public realm



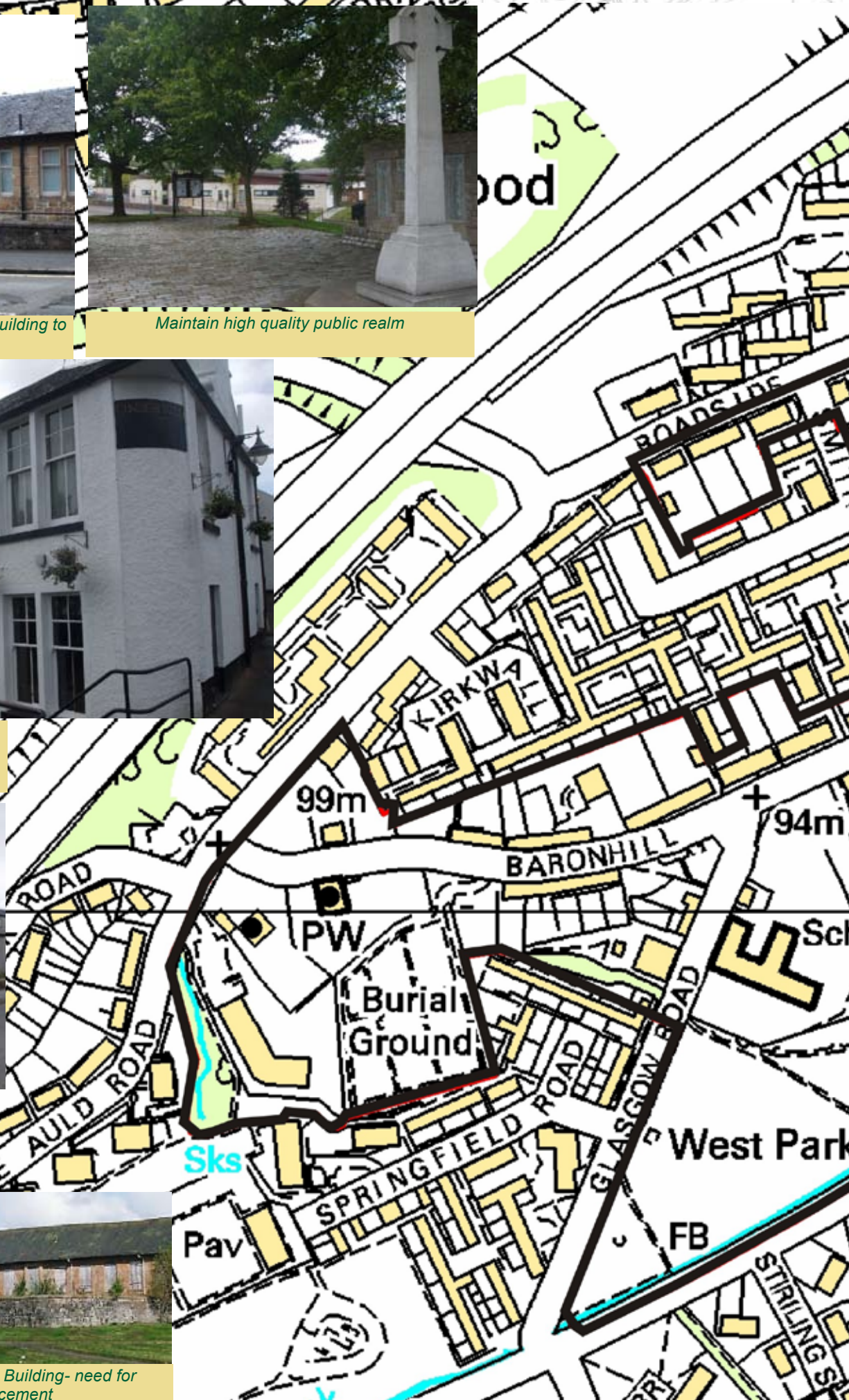
Spur Hotel: A Former Coaching Inn



Roadside Cottage in Conservation Area Extension



Vacant Landmark Building- need for enhancement





Gateways to Village Centre -
seek further enhancement



RBS Building, now
within Conservation Area



Historic Pend - need to
preserve



Safeguard important vistas

LEGEND



Listed Buildings



Conservation Area Boundary



Enhance Historic Wynds



Gap Site needing enhancement



Produced by North Lanarkshire Council
Environmental Services

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 Cumbernauld Village 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 should 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 a sharp edge to 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 a high quality shopping environment

In seeking to promote the viability and vitality of the Village centre the Council will also seek to encourage high quality traditional shopfronts 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.



Preserve fine non listed buildings and features



New Development must respect Conservation Area character



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

2. Enhancement Proposals



Support developments which bring vacant buildings into use



Encourage high quality shopfronts

- CVE1** Support the continuing viability and vitality of the Village Centre by continuing to develop and maintain high quality public realm improvements, including to the distinctive Lang Riggs and wynds, in part through the Conservation Area Regeneration Scheme (CARS) (supported by Historic Scotland).
- CVE2** Seek further opportunities for high quality street furniture, surfacing and landscape enhancements
- CVE3** Seek to minimise harm to the character of the Conservation Area caused by sign clutter, poor quality surface reinstatement work, or wirescape clutter through guidance, health check audits, good stewardship and vigilance.
- CVE4** Promote a shopfront improvement programme to enhance the historic character of the Village Centre
- CVE5** Enhance the Village by feature lighting of historic or landmark structures e.g. the Village Hall, in line with NLC's Lighting Strategy.
- CVE6** 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.
- CVE7** 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 former Village Primary School
 - Ardenlea House
 - the gap site at No 17 - 21 Main Street.
 - the gap site at No 96 - 100 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 try to tackle problems.

3. Management Policies

- CMV1** There is a presumption in favour of preserving all buildings which contribute positively to the character of the Conservation Area (see centre page map).
- CMV2** 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.
- CMV3** 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.
- CMV4** Key views and vistas (as identified on the centre page map) will be protected.
- CMV5** 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.
- CMV6** 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.
- CMV7** 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.
- CMV8** 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).
- CVM9** The design of proposed new or altered shopfronts must comply with the Cumbernauld Village Shopfronts Design Guidance – 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 Control for Advertisements, which gives additional control on signage in the interests of amenity.



The special local character is derived from the cumulative effect of small unique details - these 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 a 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

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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

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