

# COATBRIDGE: BLAIRHILL AND DUNBETH CONSERVATION AREA

Supplementary Planning Guidance: SPG 28- NLLP Policy NBE.1 and NBE.2

Copies available from Planning & Development, Fleming House, Cumbernauld G67 1JW or from [www.northlanarkshire.gov.uk/spg](http://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. The Coatbridge Blairhill and Dunbeth Conservation Area was first designated in December 1979, and the boundary was reviewed in October 2011. The area is covered by an Article 4 Direction which controls development and alteration work 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](http://www.northlanarkshire.gov.uk/conservation-areas)

#### 2. Purpose of this Guidance

This Guidance is subject to public consultation in 2012 and will therefore to be given material weight in considering planning applications affecting the Coatbridge Blairhill and Dunbeth Conservation Area. It aims to:

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

### SUMMARY OF CHARACTER

#### 1. The Historic Layout

Coatbridge has a historic core centred around the Monkland Canal and the original residential expansion to the east and the later residential expansion to the west. The street pattern in the Conservation Area has a clear structure, with the secondary access streets orientated north to south and running at right angles from the main route (A89) through Coatbridge.

#### 2. Historic and Landmark Buildings

There are 16 listed buildings within the Conservation Area including: churches, public buildings and structures such as bridges and war memorials. The majority of the landmark buildings are found within the original 19th century town centre, and the residential development of Dunbeth and Blairhill. Many of Coatbridge's landmark buildings are also listed buildings.



*Recently enhanced Bank Street Corridor*

#### 3. Historic Materials

The one key defining characteristic of the Conservation Area is the dominant use of buff and red sandstone in ashlar walling together with natural Scottish slate roof coverings, and the use of traditional timber sash and case painted windows on the majority of the historic buildings.

#### 4. Open Space

The Conservation Area is within the urban area with small areas of open space. The Public open space centres on the pedestrianised central section of the Main Street. Other pedestrian areas are on the main routes throughout the area and the Bank Street Corridor, which has recently been enhanced. Private garden space is an important feature of the residential areas within the Conservation Area. The residential areas also feature attractive mature and heavy tree planting.

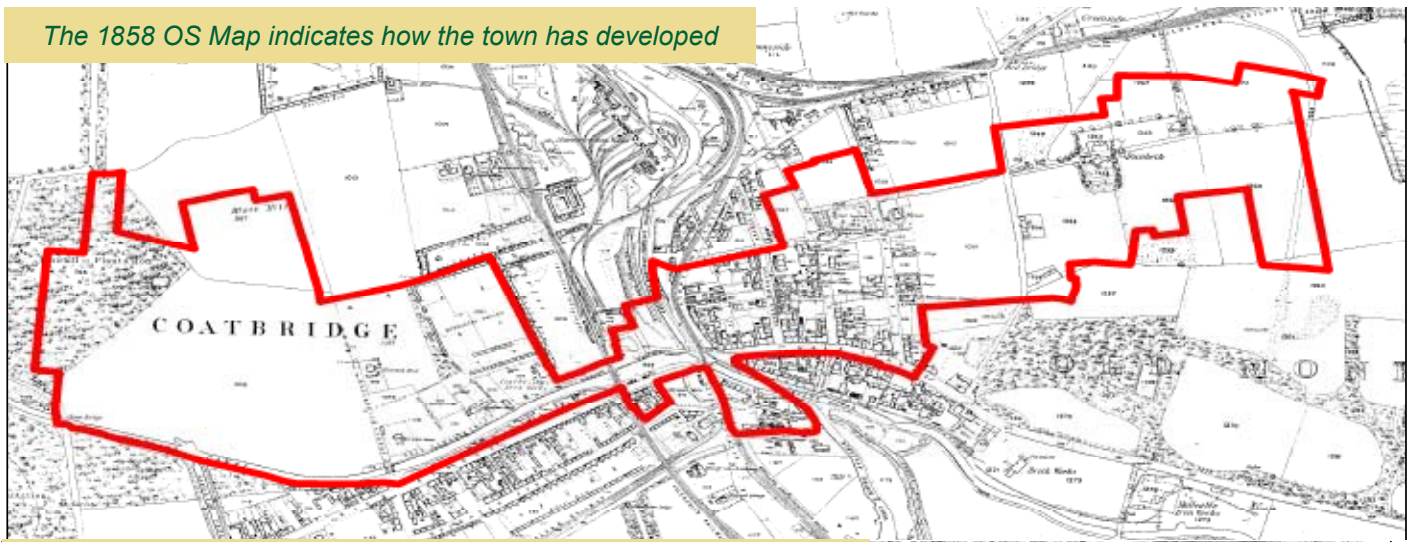


*Two Landmark and Listed Buildings within the Conservation Area*

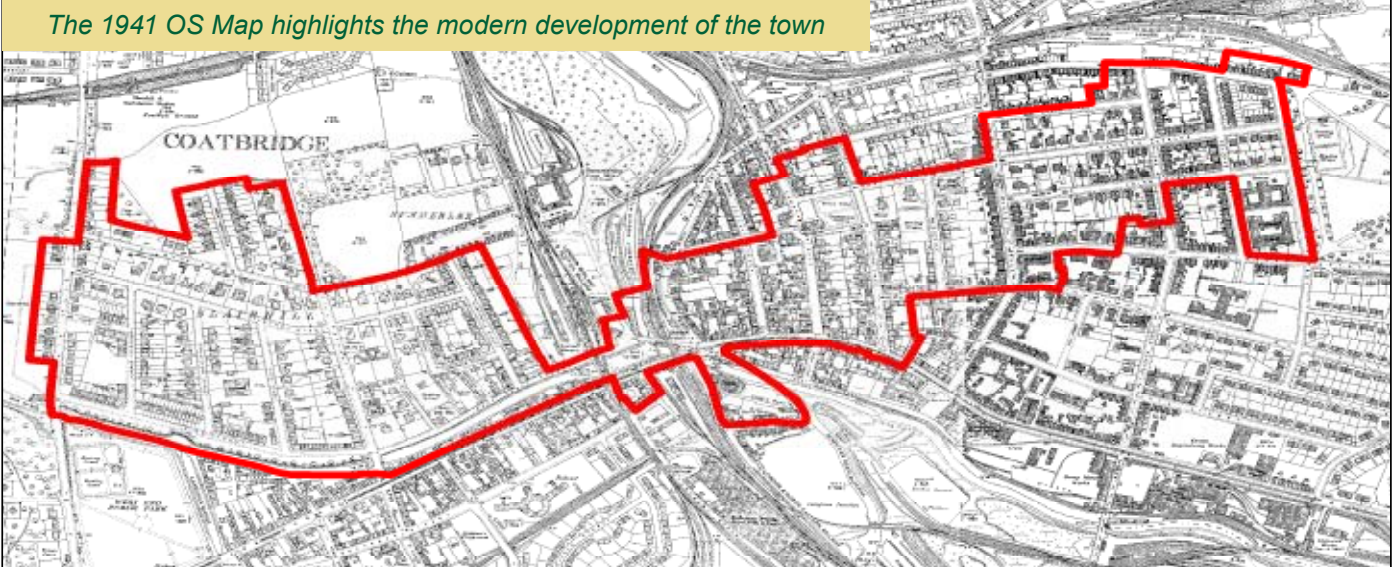
**The Council will seek to ensure these principles are achieved through the development management process**



*The 1858 OS Map indicates how the town has developed*



*The 1941 OS Map highlights the modern development of the town*



## A. HISTORY OF BLAIRHILL AND DUNBETH

1. Modern Coatbridge is located in the western half of the Monklands and consisted of a number of agricultural holdings until the construction of the Monkland Canal between 1770 and 1794. Coatbridge expanded in the 18th century to become a major Scottish centre for iron works, coal mining and other heavy industries. Railways serviced this new industrial centre and subsequently, residential areas were developed.

2. Residential accommodation was built for the workers in the Ironworks. Coatbridge was also home to a number of wealthy families (owners of the local industries), who built the larger houses and Churches within Blairhill and Dunbeth. Industry continued to grow in the 19th century and the new housing built lacked the quality and large plot sizes than those in Dunbeth.

3. The western suburb of Blairhill was an exception which was developed after Coatbridge was awarded burgh status in 1885. This resulted in the construction of a number of high status public buildings and schools, many by James Davidson (1848-1923).

4. Traditional industries died off and many industrial sites were cleared. Although the core industrial element of Coatbridge had been removed, many important historic buildings remain. Many properties within the Conservation Area are in excess of 100 years old therefore require maintenance and repairs. The introduction of inappropriate modern replacements has resulted in noticeable change to the aesthetic quality of the Conservation Area.



*Municipal Building, Dunbeth Road, from postcard circa 1908*



## B. CHARACTER APPRAISAL

The range and design quality of the Victorian and Edwardian buildings within the Conservation Area help to define the special character. These buildings reflect an important stage in the town's development and represent a wide variety of architectural styles which define the townscape. The Conservation Area is described as having two residential zones, Eastern zone and Western zone which are described below, and have their own separate characteristics.

### 1. Eastern Residential Zone, Dunbeth and "Blair Town"

a. The Eastern Residential Zone includes Blair Street, Academy Street, Church Street, Church Lane and St John Street. Many 19th century villas still exist here and there are a number of commercial buildings and Churches. The Dunbeth area features narrow streets and small villa structures rising from the town centre. Moving further east in Dunbeth towards Dunbeth Park there is a more eclectic mix of building types including individual villas, semi-detached houses and terraced houses. From St John Street through Weir Street and Dunbeth Road, there is a high number of municipal buildings and school buildings.

b. The regular grid of streets that make up Dunbeth consist of Laird Street, Dunbeth Avenue and Lugar Street. This area features late 19th century detached and semi-detached villas. They are constructed in masonry, in some cases with brick masonry out buildings. Ellington Street and Park Street have a number of distinctive semi-detached villas.

c. The public buildings within the Conservation area are the most significant. This is particularly noticeable in the Eastern Zone at Sunnyside continuing into the Main Street. The buildings within the town centre of Coatbridge vary in architectural style.

### 2. Western Residential Zone, Blairhill

a. This area of residential expansion in Coatbridge was associated with Blairhill House until the end of the 19th century. The division of land to the west of Blairhill Street is an example of 19th century town planning which was primarily based on wealth and class. Several large merchant villas on Lefroy Street sit on the submit of the hill and all the lower slopes are reserved for the lesser detached, semi-detached villas and terraced houses on Filloyd Street and Corsewall Street. There are also many villas on West Canal Street and King Street facing the original route of the Monkland Canal. To the west of Blairhill, the earliest narrower streets are closer to the Canal and town centre and feature two storey terraces built immediately off the pavement with very narrow entrance frontages and limited front garden space.



*Varying architectural styles on Academy Street and Lugar Street*



*Varying architectural styles on Blairhill Street*





## C. APPRAISAL/PROPOSALS MAP



*Inclusion of a line of trees on Blairhill Street within the Conservation Area.*



*Inclusion of Summerlee Heritage Centre within the Conservation Area.*



*Inclusion of West End Park within the Conservation Area.*

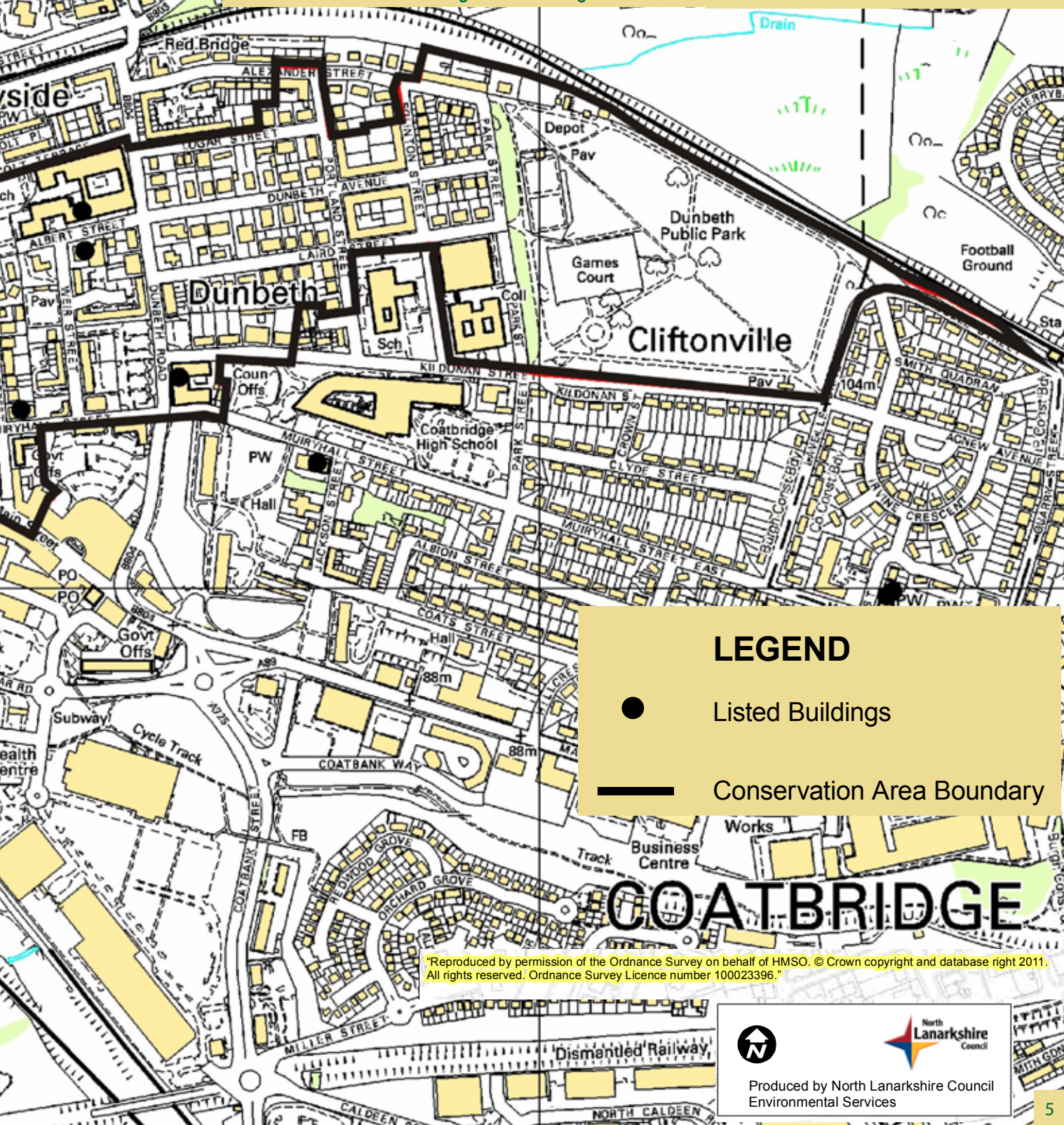




Artwork within the Bank Street Corridor to highlight the industrial heritage of Coatbridge



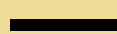
Inclusion of Dunbeth Park within the Conservation Area.



## LEGEND



Listed Buildings



Conservation Area Boundary

# COATBRIDGE

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## 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 Coatbridge, Blairhill and Dunbeth 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*

*See also Local Plan Policy DSP4 - Design Quality*



*Seek to re-develop and reuse vacant and derelict buildings*



*Retain existing features - Upvc windows can harm the character of the Conservation Area*



*Control of commercial signage*



*Walls, gatepiers and railings - enhance the character of the Conservation Area.*



*Painting of stone can be inappropriate*



## 2. Enhancement Proposals

- CE1** 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.
- CE2** Seek further opportunities for appropriate high quality surfacing and landscape enhancements.
- CE3** 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.
- CE4** Seek to restore and enhance the features of Dunbeth Park and West End Park and promote positive community use.
- CE5** Enhance the Conservation Area by feature lighting of historic or landmark structures e.g. the Bank Street Railway Bridges in line with NLC's Lighting Strategy.
- CE6** 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.
- CE7** Seek to reduce harm to the character and amenity of the Conservation Area caused by high volumes of traffic along Main Street / Dunbeth Road through tree planting/mitigation and appropriate traffic management measures with full public consultation.
- CE8** Seek to promote more appropriate signage on existing commercial premises.
- CE9** Seek to work with owners of vacant buildings and gaps sites to develop proposals for their redevelopment, reuse and explore opportunities for external funding such as through a Conservation Area Regeneration Scheme (CARS).

## 3. Management Policies

- CM1** There is a presumption in favour of preserving all buildings which contribute positively to the character of the Conservation Area (see centre page map).
- CM2** 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.
- CM3** 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.
- CM4** Key views and vistas (as identified on the centre page map) will be protected.
- CM5** 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.
- CM6** 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.
- CM7** 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.
- CM8** 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).





*The special local character is derived from the cumulated effect of main features and small details*

## 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](http://www.northlanarkshire.gov.uk/spg)

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**Scottish Government**  
[www.scotland.gov.uk/topics/planning](http://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,  
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For assistance, and publications  
on various technical matters

**Historic Scotland**  
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Edinburgh EH9 1SH  
T: 0131 668 8600  
For general info 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 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.BlairhillDunbethCANov2012

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