

AIRDRIE: DRUMGELLOCH CONSERVATION AREA

Supplementary Planning Guidance: SPG.29 - 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.' Some change is necessary to ensure places remain viable, but significant and historic areas should be protected in order to preserve them for future generations. Drumgelloch Conservation Area in Airdrie was designated in May 1975, 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

2. Purpose of this Guidance

This Guidance will be subject to public consultation in 2012 and once approved, will be given material weight in considering planning applications affecting Drumgelloch Conservation Area. It aims to:

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



Springwells Avenue, The Grange - typical late 19th century semi detached masonry villa



19th Century Villa, Thornton House with turret: Good example of this traditional Scottish architectural form.

SUMMARY OF CHARACTER

1. The Historic Layout

Drumgelloch developed alongside the Glasgow to Edinburgh road to the east of Airdrie. When the turnpike road via Airdrie and Bathgate opened in 1795 the modern street pattern with Flowerhill Street / Drumbathie Street and Clark Street running west to east and Biggar Road and Drumgelloch Street crossing them north to south was created.

2. Historic Buildings and Materials

Drumgelloch is a Victorian and Edwardian residential area with a diverse range of building types and forms and examples of fine architecture. The listed properties are a diverse mix of early 19th century single story Regency styled villas, a mid 19th century working church and a freestanding masonry arch structure. The dominant materials are sandstone, scottish slate roofs and timber sash and case windows.

3. Open Space and Public Realm

As the area is suburban / residential, there are no formal areas of public open space, however large private gardens in the eastern zone provide a green setting. There is also a Bowling green on Springwells Crescent.

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



This OS map circa 1864 indicates how the pattern of the town has developed.

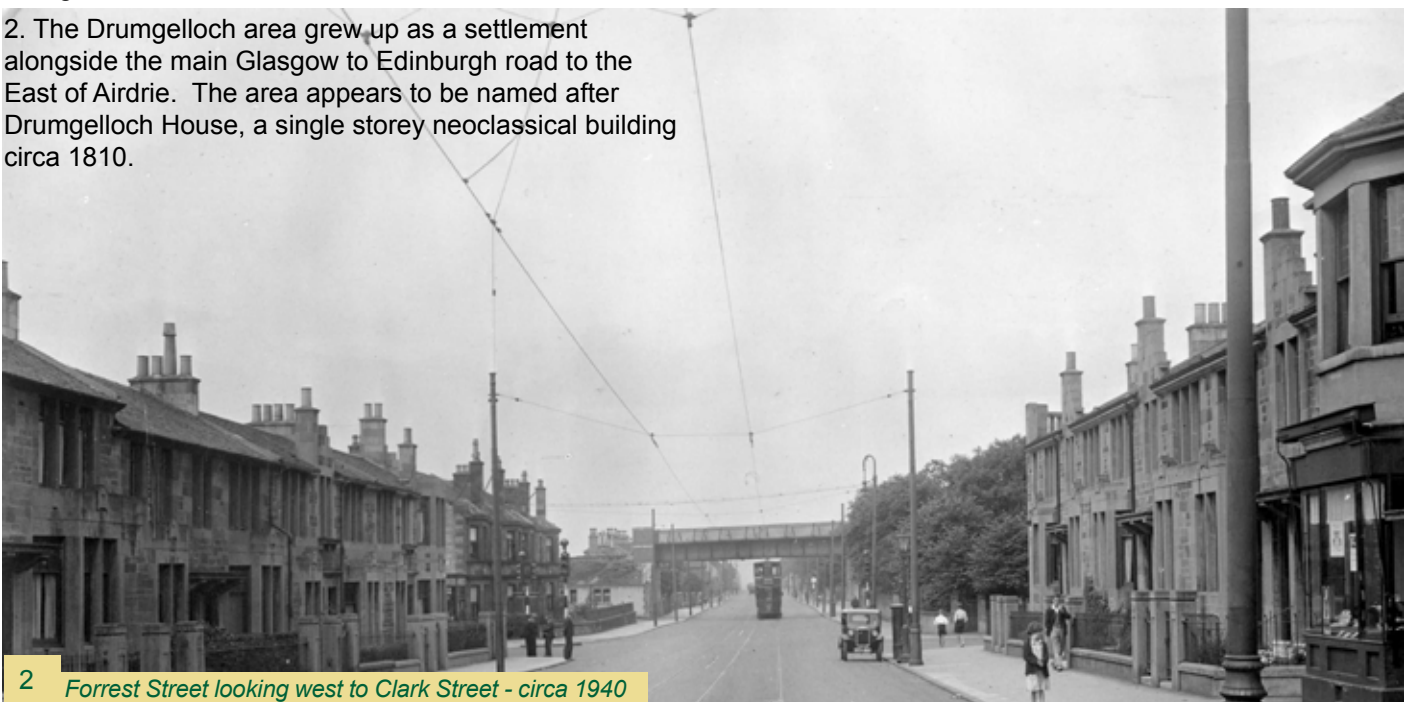
A. HISTORY OF DRUMGELLOCH

1. Airdrie became established as a market town in 1695, and expanded as a result of the successful hand loom weaving industry, as in many parts of Scotland at this time. By the 1830's the Monkland Canal facilitated transportation of the coal being mined locally and iron and steel production grew. In the inter war years, house building in Airdrie increased with over 3000 local authority houses being built. New electronics industries came to the town in the 1950's. The traditional industries have now ceased in the area and Airdrie currently faces economic challenges with many residents commuting to Glasgow and Cumbernauld.

2. The Drumgelloch area grew up as a settlement alongside the main Glasgow to Edinburgh road to the East of Airdrie. The area appears to be named after Drumgelloch House, a single storey neoclassical building circa 1810.

3. The regular grid street pattern and original feu plot sizes have been largely retained, and these are essential to retaining the character of the area.

4. The importance of Airdrie as a major industrial settlement and wealthy burgh is reflected in the quality of the architectural detailing and scale of many of the key properties. There has been a high survival rate of many of the early Regency styled villas and also the later 19th century villas which contributes to the special character of the conservation area as a whole.



2 Forrest Street looking west to Clark Street - circa 1940

B. CHARACTER APPRAISAL

1. Eastern Zone: Historic Drumgelloch and Grahamshill

This area is the original historic core of Drumgelloch and is centred around a series of individual villas or house plots, set in large garden grounds. The earliest buildings can be found in this area with parts of the 1790 Grahamshill House / Farm still surviving, and also the elegant regency villa of Drumgelloch House. These properties are generally modest single storey masonry constructions with simple classical detailing and style. Original plot sizes are quite generous and it is still possible to trace on the ground many of the original feus on both the north and south side of Forrest Street.

Various early Regency style villas and later 19th century villas are located here. Fronting Clark Street are various attractive, single storey masonry bungalows set in large gardens with mature trees on the north side of the road and opposite, directly fronting the road.



Alma Vale, good example of mid 19th century detached villa

The character is residential with large private gardens and mature trees, providing an open and green environment. The gently sloping streets make the area more varied with regular vistas.



Attractive property on Clark street within the Western Zone



St Paul's Episcopal Parsonage

2. Western Zone: Springwells Avenue

The main mid to late 19th century residential expansion of Airdrie town centre took place in this area, developing a series of compact residential plots in the open green field site below Stanley house (c1812) and steadily filling in all the open space between Albert Place, North Biggar Road and Springhill Avenue. The development in this area is residential but originally an iron stone pit existed to the west of the Calderbank Branch railway line, but is now the location of the bowling green and modern housing in Springwells Crescent.

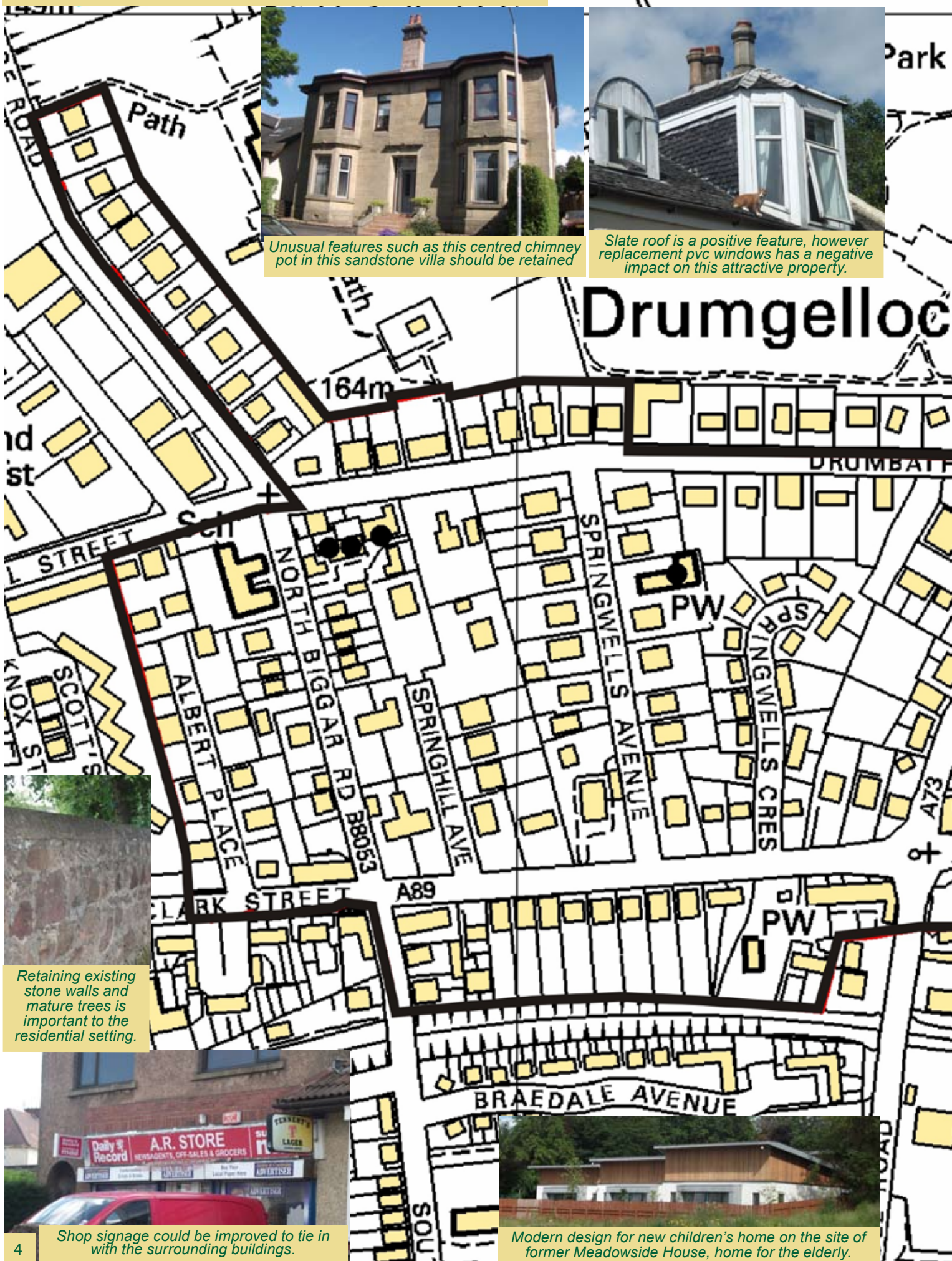
Drumbathie Road has traditional villas and modern infill development of various architectural styles. Springwells Avenue has many examples of late 19th century semi detached masonry villas. Properties fronting Clark Street are white rendered with pitched roof dormers. On Springhill Ave, large sandstone villas face the road on the east side and the street is pleasantly tree lined with mature hedges. North Biggar road has a similar character with less trees, stone wall boundaries and smaller properties.

Generally the condition of the built fabric is good and represents a wide variety of architectural styles. The area's residential character also features large plot layouts and various styles of properties constructed with high quality materials.



Antrim, Springhill Avenue is a key building within the Western Zone

C. APPRAISAL/PROPOSALS MAP





Grahamshill Street, Sherwood unusual Gothic style villa



Attractive chimney pots and slate roof - historic features should be retained.

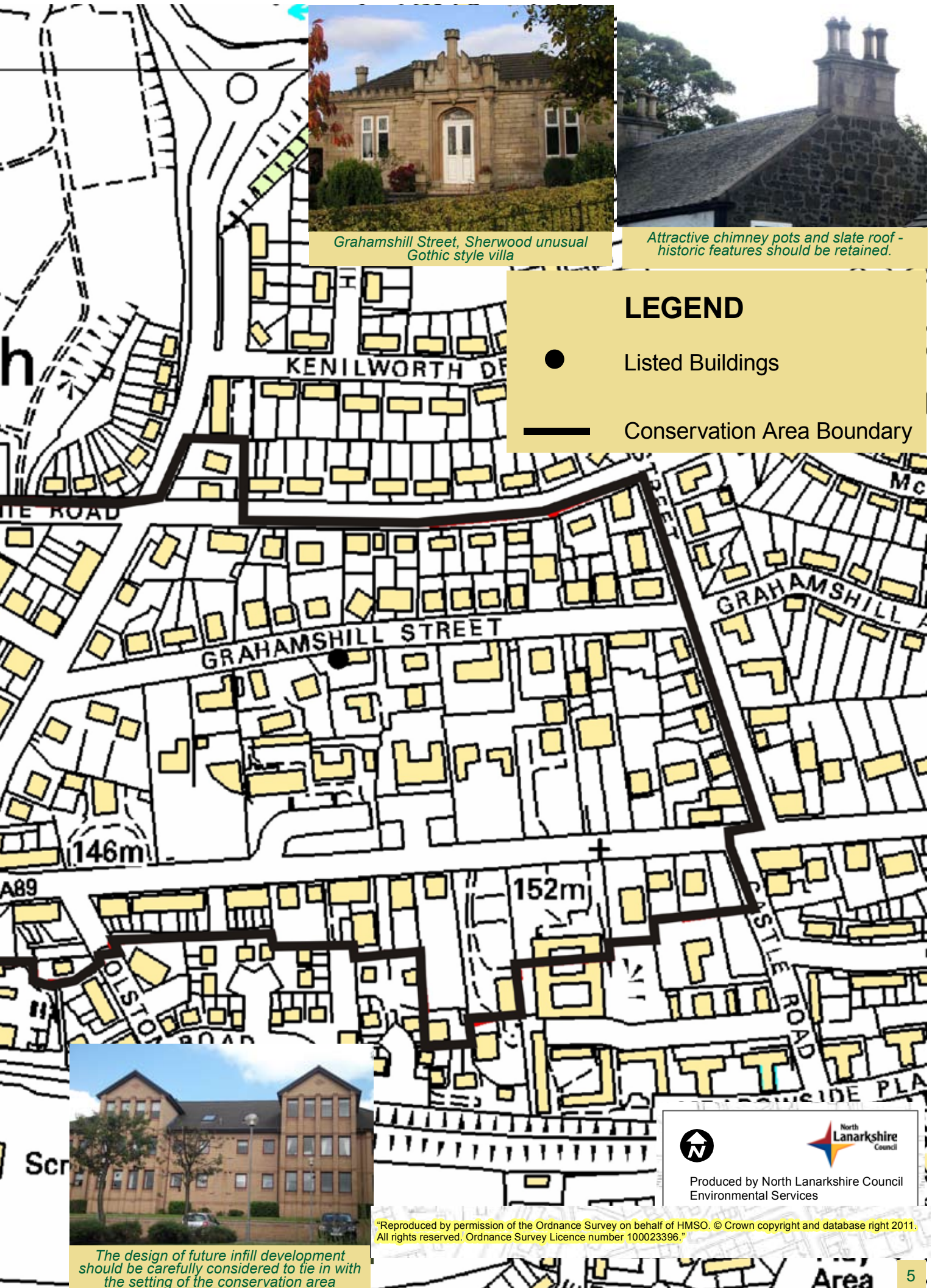
LEGEND



Listed Buildings



Conservation Area Boundary



The design of future infill development should be carefully considered to tie in with the setting of the conservation area



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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 Drumgelloch 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



Windows should be replaced in timber: UPVC timber style still detrimental to character



2. Enhancement Proposals

- DE1** 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.
- DE2** 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.
- DE3** Seek to reduce harm to the character and amenity of the Conservation Area caused by high volumes of traffic along Motherwell Street and Clark Street / Forrest Street through tree planting/mitigation and appropriate traffic management measures with full public consultation.
- DE4** Seek to promote more appropriate signage on existing commercial premises.
- DE5** Any proposals for the reuse of Albert Primary School should reflect the prominence of this key site within the conservation area.



Original Boundary Wall and Trees should be retained to avoid erosion of character



Building extensions should contribute positively to the Conservation Area character

3. Management Policies

- DM1** There is a presumption in favour of preserving all buildings which contribute positively to the character of the Conservation Area (see centre page map).
- DM2** 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.
- DM3** 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.
- DM4** Key views and vistas (as identified on the centre page map) will be protected.
- DM5** 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.
- DM6** 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.
- DM7** 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.
- DM8** 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 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 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

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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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