

AIRDRIE: VICTORIA & TOWN CENTRE CONSERVATION AREA APPRAISAL & CONSERVATION AREA MANAGEMENT PLAN

North Lanarkshire Council



30 JANUARY 2025



West End Park

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1 STATEMENT OF SPECIAL INTEREST

Airdrie is a former industrial town, established in 1695. It has retained its market town character, with retail shops concentrated in the town centre, and the original street layout still in place. It includes many fine-looking civic buildings which contribute to the character of Airdrie, most notably these include the Sir John Wilson Town Hall, the Wellwynd Church, the West Parish Church, Airdrie Clock Tower (Townhouse), Airdrie Public Library and the former Airdrie Savings Bank.

There are a variety of building styles within the Airdrie: Victoria & Town Centre Conservation Area, but most are characterised by the use of sandstone, Scottish slate roofs and traditional timber sash and case painted windows.

Residential areas to the south consist of large stone villas, set in mature tree lined gardens, whilst to the west are the popular recreational spaces within Centenary and West End Parks. The entrance to Airdrie from the west is defined by the impressive B Listed Railway Viaduct.



The original Airdrie Public Library

2 INTRODUCTION

This document was prepared by Smith Scott Mullan Associates for North Lanarkshire Council in 2023/2024. It has material weight in considering planning applications affecting the Conservation Area and:

- Provides a detailed appraisal of those buildings, features and spaces which characterise the Airdrie: Victoria and Town Centre Conservation Area.
- Provides a Conservation Area Management Plan for the area's preservation and enhancement.
- Provides guidance for development proposals.



Victoria Place

3 PLANNING CONTEXT

3.1 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 buildings and spaces within a town and their associations and history form the historic environment which creates a sense of place. Information on conservation areas can be found at:

www.northlanarkshire.gov.uk/conservation-areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local authorities determine if there are “areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance,” and if so, to designate these as Conservation Areas.

A Conservation Area Appraisal is an effective tool in defining the character and appearance of the conservation area and their special interest. The appraisal sets out the main characteristics of the area, identifies where enhancement is required and where stronger controls over certain types of development are necessary.

Once a Conservation Area has been designated it becomes the duty of North Lanarkshire Council to pay special attention to the character and appearance of the area when exercising its powers under planning legislation. Conservation Area status means that the character and appearance of the Conservation Area will be afforded additional protection through development plan policies and other planning guidance that seeks to preserve and enhance the area while managing change. This does not mean that development will be prohibited but that proposals should be of an appropriate character, scale and appearance to the area.

3.2 NATIONAL & LOCAL GUIDANCE

A Conservation Area Appraisal is important to the formulation and information of planning policy and proposals for the conservation, protection and positive management of the natural and built heritage. Management is achieved through non-statutory and statutory planning policy, enhancement orders and Article 4 Direction Orders. Separate legislation exists with respect to Listed Buildings and Scheduled & Ancient Monuments.

Key national policies that are relevant to this appraisal document are summarised below:

- National Planning Framework 4 National Planning Policy 7 states that Local Development Plans should support sustainable management of the historic environment and sets out several policy branches that require to be satisfied in the determination of planning applications within and affecting Conservation Areas.
- Local Development Planning Guidance advises on page 45 that Conservation Area Appraisals and Conservation Area Management Plans be undertaken in compiling Evidence Reports in support of Policy 7.
- Planning Advice Note PAN 71: Conservation Area Management complements existing national policy and provides further advice on the management of conservation areas.

The **North Lanarkshire Local Development Plan** (adopted July 2022) sets out the policies and proposals to guide and meet North Lanarkshire’s development needs over the next 5-10 years. It also identifies development sites required for sustainable and inclusive economic growth. The policies ensure that the development of the sites is appropriate in scale and character and will benefit the community whilst safeguarding the environment.

Key local policies that are relevant to this document are summarised below:

- **PROT B Historic Environment Assets:** Development shall be consistent with any relevant Conservation Area Appraisal or Management Plan. The designs, materials, scale and siting of any development shall be appropriate to the character of the Conservation Area. Trees which... contribute to the character and appearance shall be preserved (or replaced with a new tree if health reasons justify). Where an existing building contributes positively... presumption against demolition shall apply.
- **EDQ 3 Quality of Development:** To achieve high standards of site planning and sustainable design and to allow consideration of the proposal, Planning applications will require to take account of... Guidance from SPG 05 Rescuing Your Listed Building, SPG 31 Conservation Areas.

In addition, the following Supplementary Planning Guidance assist applicants in the submission and determination of Planning Applications:

- **SPG 05 Rescuing a Listed Building**
- **SPG 31 Conservation Areas**

3.3 PERMITTED DEVELOPMENT

Development is more rigorously controlled within Conservation Areas. Following a Scottish Government review, new legislation affecting Permitted Development Rights came into force in November 2011 and February 2012. In addition to other changes, most works within a Conservation Area 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 dwelling house.
- Changes to any part of a boundary wall, railings or enclosure.
- Signage.

An Article 4 Order is a direction under Article 4 of the General Permitted Development Order which enables the local planning authority to withdraw or adjust specified permitted development rights across a defined area.

3.4 BENEFITS OF DESIGNATION

The designation of a Conservation Area does not mean that every building will be preserved, and no changes allowed, but helps to ensure that changes respect the area’s character and appearance. The additional planning controls within conservation areas give more control over new development to ensure it is of good quality and protection for important features or buildings.

3.5 CONSENTS

- Planning and Listed Building Consent are not usually required for repairs which match the original materials and methods and do not affect the character of the building.
- Listed Building Consent will be required for internal and external alterations to a Listed building.
- Planning permission is required for changes to buildings in a Conservation Area.
- Conservation Area Consent is required for any proposed demolition in a Conservation Area.

4 THE AIRDRIE: VICTORIA & TOWN CENTRE CONSERVATION AREA

4.1 THE CONSERVATION AREA BOUNDARY



4.2 LOCATION & POPULATION

The population of Airdrie is approximately 37,000 (NLC figures, 2020), and it is located 19 kilometres east of Glasgow.

4.3 DATE OF DESIGNATION

The Airdrie: Victoria and Town Centre Conservation Area was designated in 1975, and the boundary was reviewed in October 2011.

4.4 ARCHAEOLOGY & HISTORY

Airdrie is first referred to by name in 1605 and was established as a market town in 1695, and granted Burgh of Barony status in 1821. Airdrie 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 however industries have largely ceased, and Airdrie now faces economic challenges with many residents commuting to Glasgow and Cumbernauld.

During the 19th century, many handsome civic buildings were built in the town centre which reflected the wealth and status of the town. Many of these original buildings still survive and most are in an adequate condition. Landmark buildings which contribute to the unique character of the area include: Wellwynd Church, New Wellwynd Parish Church, Airdrie Savings Bank, Airdrie Library and Sir John Wilson Town Hall. Although there is a wide variety of building styles within the conservation area, buildings are characterised by use of sandstone, Scottish slate roofs and traditional timber sash and case painted windows.



Airdrie Cross, c1904. Looking towards the Royal Hotel, the Royal Bank of Scotland & the Clydesdale premises © Flickr



View of Airdrie from Sir John Wilson Town Hall, c 1935. Looking north-east, showing the New Wellwynd Parish Church, former Wellwynd Church and the roof of the Airdrie Library with the observatory. © Flickr



Airdrie Public Library, c1906. Visit of the philanthropist Andrew Carnegie to Airdrie Public Library in Anderson Street. © J Hugginson. Flickr

Airdrie's library was the first lending library in Scotland after Airdrie adopted the public libraries act in 1853 and also houses an observatory. There have been two buildings purpose built for the library; the first was opened in 1894 on Anderson Street, but this building proved to be too small, and a second building was built and opened in 1925. The observatory moved with the library and a purpose-built observatory built on the library roof. The original library building is now an arts centre.



Kennedy Drive and West End Park, c 1925. © Flickr



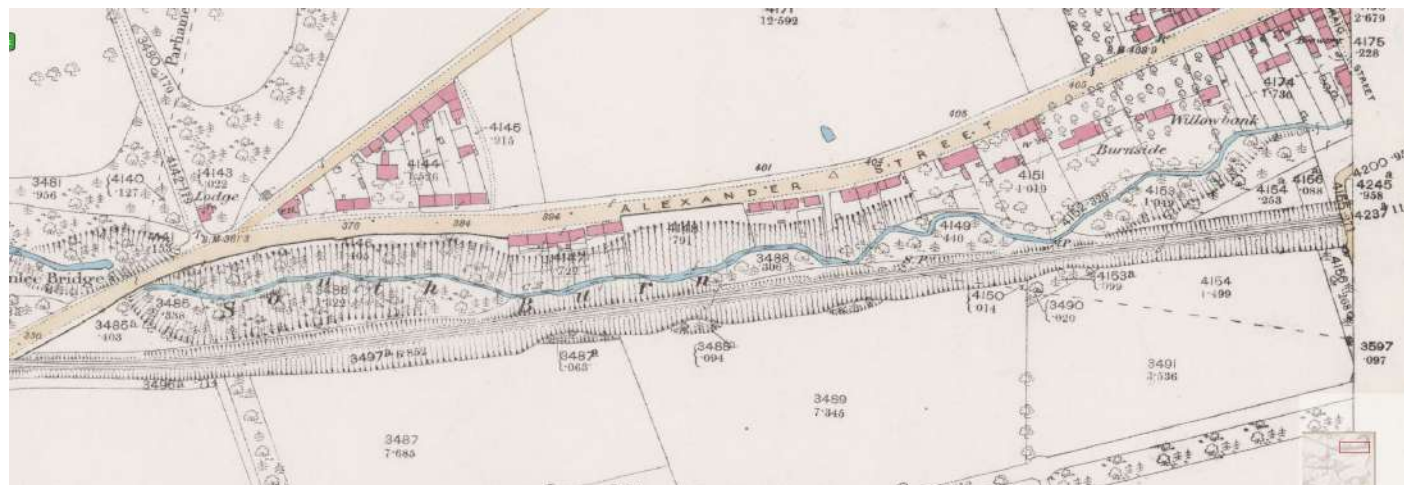
Municipal Building, Bank Street, c 1970. © Flickr

4.5 SPATIAL DEVELOPMENT

The growth of Airdrie can be seen through the development of historical maps, with initial development focused around the town centre and following the line of the railway.

In the 1898 map the residential development north of Alexander Street begins to be visible, whilst the residential development south of the railway does not appear until the 1912 map.

West End park was established first, with Centenary Park and the War Memorial appearing in the 1946 map.



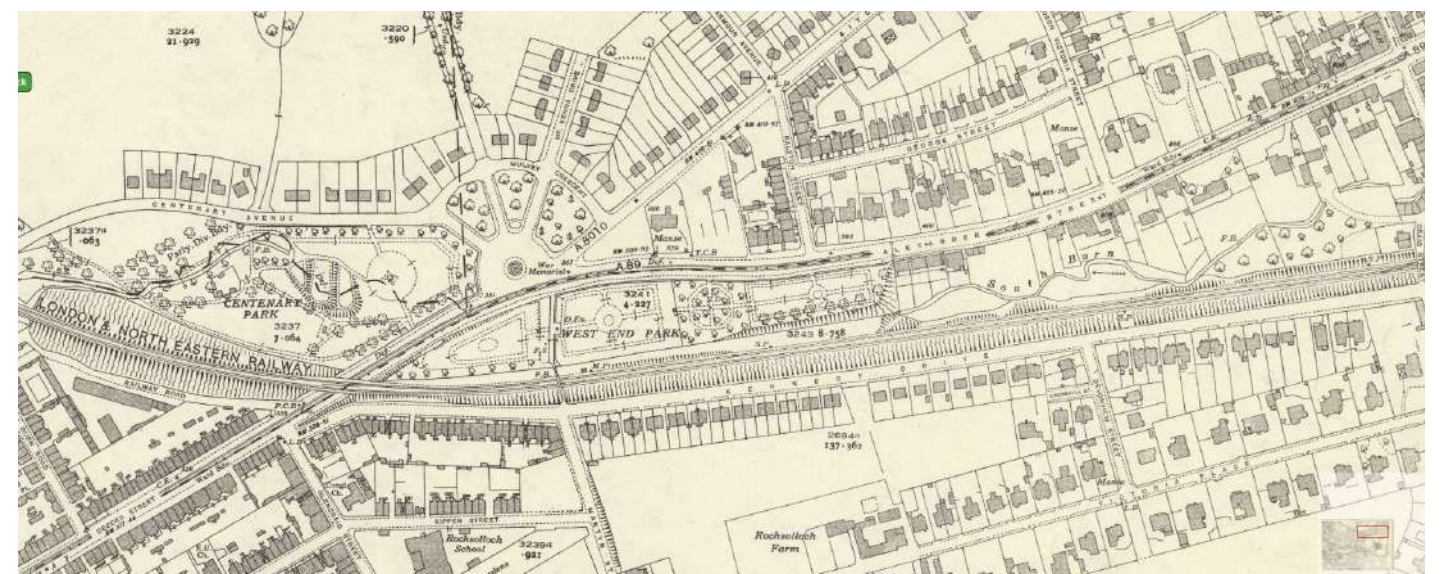
1895 Historical Map



1912 Historical Map



1898 Historical Map



1946 Historical Map

5 CONSERVATION AREA APPRAISAL

5.1 OVERVIEW & SPATIAL ANALYSIS

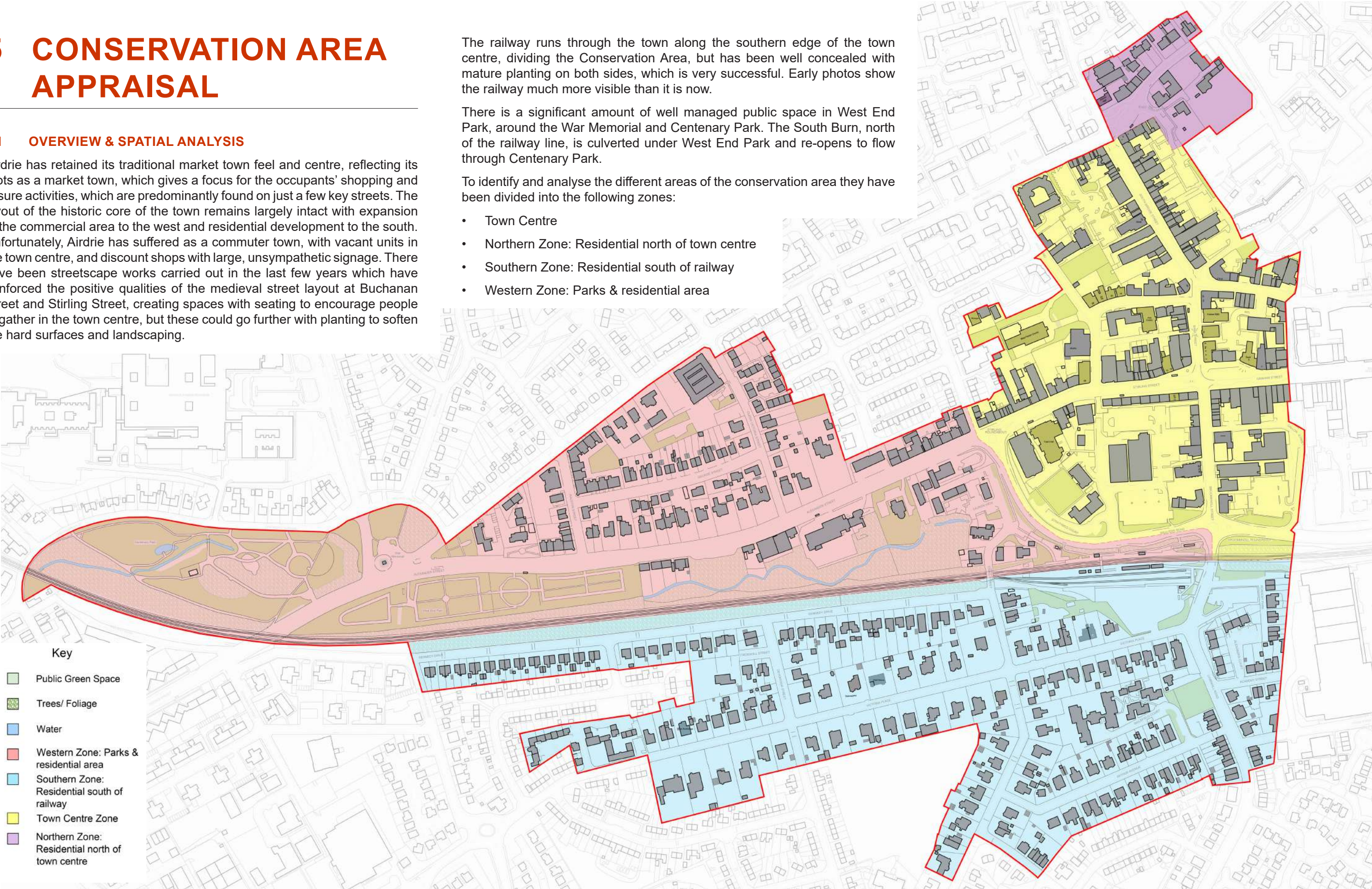
Airdrie has retained its traditional market town feel and centre, reflecting its roots as a market town, which gives a focus for the occupants’ shopping and leisure activities, which are predominantly found on just a few key streets. The layout of the historic core of the town remains largely intact with expansion of the commercial area to the west and residential development to the south. Unfortunately, Airdrie has suffered as a commuter town, with vacant units in the town centre, and discount shops with large, unsympathetic signage. There have been streetscape works carried out in the last few years which have reinforced the positive qualities of the medieval street layout at Buchanan Street and Stirling Street, creating spaces with seating to encourage people to gather in the town centre, but these could go further with planting to soften the hard surfaces and landscaping.

The railway runs through the town along the southern edge of the town centre, dividing the Conservation Area, but has been well concealed with mature planting on both sides, which is very successful. Early photos show the railway much more visible than it is now.

There is a significant amount of well managed public space in West End Park, around the War Memorial and Centenary Park. The South Burn, north of the railway line, is culverted under West End Park and re-opens to flow through Centenary Park.

To identify and analyse the different areas of the conservation area they have been divided into the following zones:

- Town Centre
- Northern Zone: Residential north of town centre
- Southern Zone: Residential south of railway
- Western Zone: Parks & residential area



5.2 TOWN CENTRE ZONE

Airdrie town centre is a mix of building types and styles. The post medieval street layout largely remains around the High Street / South Bridge Street / North Bridge Street and Wellwynd, however the area is now filled with housing, industrial and commercial buildings.



C Listed building at South Bridge Street



View looking west down Graham Street

Three key nodes in the town centre have been identified, and will be analysed to investigate their architectural quality and the intensity of pedestrians and vehicles through these junctions, and the impact this has on each of the areas.



The junction where Stirling Street meets Graham Street is the key node of the town. Previous public realm works have improved this area with street furniture, planting and paving designed to create several key corners for people to gather and sit. This area is flanked by several architecturally pleasing buildings; the Tuscan inspired B Listed corner building at 2-10 Bank Street New Cross Corner, with the B Listed Royal Bank of Scotland building at 5 Graham Street and the C Listed 7 Graham Street sitting behind. The shopfront to the corner building at Graham Street and Stirling Street is one of the better examples of a traditional shopfront working with the building's elevation and still allowing the architecture of the building to be visible and admired. Unfortunately there are few other examples of this; most shopfronts have limited areas of glazing and oversized signage which obscures the architecture behind.

This key node within the town is enhanced by the architecture and streetscape around it, but the volume of traffic through it diminishes its character and diminishes the quality of the space. Graham Street is fully pedestrianised outwith the conservation area but not within it. Some trees and planting have been added which softens the area and further enhances it.



Junction at Bank Street & Graham Street



B Listed 5 Graham Street



Town Centre Key Node 1 Diagram showing landscaping and listed buildings

- Key
- B Listed Building
 - C Listed Building



C Listed 7 Graham Street, formerly the Clydesdale Bank



Town Centre Key Node 1: Diagram showing the pedestrian intensity of use through the area.



Town Centre Key Node 1: Diagram showing the vehicle intensity of use through the area.



Public realm works enhancing the quality of the area at Graham Street



Looking back at the Graham Street/ Stirling Street junction



Junction at South Bridge Street and Hallcraig Street

Further north at the junction of Bank Street and Hallcraig Street, two listed buildings with curved facades facing each other create a potentially striking node in the area. Unfortunately, an abundance of bold lurid signage has ruined the frontage of 80-82 & 86 South Bridge Street and 2-10 Hallcraig Street (previously the Airdrie Corn Exchange and market by renowned local architect James Thomson). If these buildings were maintained and signage restricted to a more appropriate scale and style this would be an interesting area in the Airdrie streetscape. However, it is also affected by heavy traffic moving through it. Some public realm works have been attempted here but include only hard surfaces that are uninviting and add to the bleak streetscape rather than detract from it.



Town Centre Key Node 2: Diagram showing landscaping and listed buildings



C Listed building at South Bridge Street



C Listed building at Hallcraig Street



Public realm works enhancing the quality of the area at South Bridge Street



Public realm works at the Bank Street and South Bridge Street junction



Town Centre Key Node 3 Diagram showing landscaping and listed buildings

Anderson Street, by contrast, has little traffic and gently curves round from Bank Street to open up in front of the New Wellwynd Parish Church, which terminates the view along the street. This is a key view within Airdrie. The Airdrie Arts Centre (formerly the original library building), provides a point of interest in the street, built around 1893 in red sandstone, with a twin Doric column entrance. The listed buildings at the far end of the street are two-storey painted stone buildings, with tall chimneys and window openings creating a sense of verticality despite their standard height. Timber sash and case windows and planting along the streetscape adds to the pleasing character. This could be further enhanced by pedestrianizing or paving the road surface. The police station on the corner (the site of the original prison) provides a rather angular response to the curved streetscape and pavement line.



The original Airdrie Public Library building



Listed buildings at the end of Anderson Street



The curve of Anderson Street with the key view of New Wellwynd Parish Church



Town Centre Key Node 3: Diagram showing positive quality of spaces created by nearby buildings



Town Centre Key Node 3: Diagram showing the pedestrian intensity of use through the area.



Town Centre Key Node 3: Diagram showing the vehicle intensity of use through the area.



Planting along street edge is appealing. Some buildings however require maintenance works



New Wellwynd Parish Church



The key view of the B Listed Town Clock in the Airdrie skyline

Public realm works have also been carried out on South Bridge Street, which has improved the area in front of the C Listed Bank of Scotland building. Although there is no uniformity to the design of shopfronts in the main shopping area of South Bridge Street and there is development in progress where a key building, Orrs, used to be, the overall character is attractive due to the topography and the remaining original buildings. Windows are tall and narrow, and create a sense of verticality despite their two-storey height, helped by the steep gradient. Looking back over the town the towers of the B Listed The Town Clock atop the Town Clerk's office building on Bank Street, and the B Listed New Wellwynd Parish Church create interest in the skyline and are key views within Airdrie. There are some examples of traditional shopfronts, but modern buildings at the north end of the street do detract from the character, and there are more examples of large and garish signage which diminish from the area further.



Original weavers cottages on Wellwynd



Original weavers cottages adjacent to modern building

Original and restored weavers cottages in render with tiled roofs are still in existence on Wellwynd and an adjacent modern building, 1 Wellwynd, provides an attractive contrast in both scale and materials, and create a pedestrian link through to the C Listed former Wellwynd Church, which could be extended further through to South Bridge Street. This area is an example of new architecture working well with the existing buildings and improving pedestrian routes in the town centre.



Modern building on Wellwynd with the former Wellwynd Church behind



The B Listed former Airdrie Savings Bank building at the corner of Stirling Street and Wellwynd

Where Wellwynd meets Stirling Street another key node in the town centre is formed, with the former Airdrie Savings Bank on the corner. With its imposing grey granite columns it provides a grand and unexpected corner treatment, adjacent to the current C Listed Public Library and Observatory, of similar size. These buildings are different in scale from most others in the town, which creates an area of interest. This junction would benefit from streetscape works, and similarly in front of the Airdrie Town Hall, located further down Stirling Street. The B Listed Sir John Wilson Town Hall is set back from the street line, with the opportunity for green space/ gathering space in front, which would lift the Stirling Street streetscape, which predominantly consists of various styles of two storey commercial buildings, with some unsympathetic infill development and signage. Stirling Street and to some extent Graham Street have a sense of horizontality, in comparison to the verticality of South Bridge Street, due to the wide and low retail units. Views from Stirling Street are limited due to its low position, and shopfronts are generally modern with large amounts of lurid signage, which adds to the unappealing character.



The B Listed former Airdrie Savings Bank building at the corner of Stirling Street & Wellwynd



The current C Listed Airdrie Library & Observatory

There is a lack of green space within the town centre. The New Wellwynd Parish Church is situated towards the back of a generous plot of land, with significant landscaping in front, but despite providing an attractive vista, the gates, railings and boundary treatments deter the public from venturing off the pavement. The graveyard in front of Wellwynd Church is similarly unwelcoming, in need of maintenance, and inaccessible from Wellwynd. The green space in front of the B Listed Mosque accessed from Bell Street is subtly hidden from the street view and therefore not inviting for the public to use.



The former Broomknoll Parish Church building, now housing



C Listed building at the south end of Broomknoll Street

Broomknoll Street contains several Listed buildings, including a very successful conversion of the former Broomknoll Parish Church into housing. Unfortunately, a less successful example of modern architecture is located at the corner of Broomknoll roundabout, which is bland in character, particularly when compared with the opposite C Listed red sandstone building, whose decorative elevation includes a canted corbelled oriel window, Corinthian columns supporting consoled segmentally-arched canopy and carved Airdrie coat of arms. Originally the Airdrie Water Board building, it now houses a nursery.



5.3 NORTHERN ZONE: RESIDENTIAL NORTH OF TOWN CENTRE

This area is predominantly a mix of retail and residential, characterised by two-storey buildings with retail units at ground floor, with a busy road running through the centre. Historic maps show that the road originally was more formal, taking into account the estate of Fruitfield House, and creating a more structured road layout around the East High Street. Unfortunately, the route past the Fruitfield estate has now been restricted, and a more curved road layout imposed, which allows the cars to travel faster through this area, which has a negative effect on its character.

Several detached villas and the C Listed Fruitfield House are located at the far north-east of the conservation area. Built to replace the original Airdrie Provost's house, facing south across what was once the Provost's orchard, Fruitfield House is distinguished by an 'abundance of architectural detail to both the exterior and interior' but unfortunately both it and the historic orchard are set back and hidden from the street by mature trees and a boundary wall, so sadly don't impact (and improve) the character of the area.

At the north is the B Listed Airdrie Children's Board office building, which is an attractive red sandstone building, and Airdrie High Kirk, which marks the northern corner of the conservation area. Although unlisted the church building is attractive, although the front open area could be improved with landscaping to enhance it.

There are also key views in this area towards Cairnlea Parish Church (former Flowerhill Parish Church) and Milton Court is visible in the distance, outwith the conservation area, as Airdrie's single residential building over 5 storeys tall.

Although this area includes several buildings notable for their architecture, in general the area is rather bleak, with an abundance of traffic and carparking, little or no pedestrian areas or street furniture to improve it. Like the town centre buildings, the shopfronts are unsympathetic to the buildings and add to the lack of character. The junction could benefit from previous streetscape works undertaken at Graham Street and South Bank Street.



Diagram showing the vehicle intensity of use through the area.



Listed buildings at the junction of South Bridge Street and High Street

5.4 SOUTHERN ZONE: RESIDENTIAL SOUTH OF RAILWAY

This area is dominated by late 19th, early 20th century residential villas, separated from the historic town centre by the railway. This area has a positive impact due to its position on the key vista from Broomknoll Street and the railway station bridge and uniform architecture. The area follows a linear and spaced-out plan, with properties set back from the road. Large plots with a lot of landscaping creates a quiet and green area.

Victoria Place is characterised by large villas, the majority in buff sandstone, set back in mature tree lined gardens to front and back. There are limited hard surfaces, with shaped driveways in front of the villas to most plots, but generally partially or almost completely hidden from the road by mature trees. Decorative gateposts and railings add to the appeal of the street. There are no conservatories visible to the front of the properties, as these would detract from the consistent line and position of the villas. Decorative bargeboards are a common and very appealing feature of many of the villas.

The Anchorage is a particularly distinctive and eye-catching building in the area, due to its drum tower with conical roof and decorative carvings and cart-iron cresting and finial, maintained in excellent condition.



Attractive boundary treatments to the villas on Victoria Place



The B Listed The Anchorage on Victoria Place



Both Victoria Place and Arthur Avenue exploit their elevated position, with views towards the town centre where the roof pitches of The Townhouse on Bank Street and New Wellwynd Parish Church stand out. Arthur Avenue is characterised by smaller detached properties, but still on spacious plots. There is evidence of larger dormer additions to roofs on Arthur Avenue, but generally these are in keeping with the character of the area, with timber sash and case windows and slate roofs. The size of the dormers should be managed to ensure that they do not impact the appeal of the properties and maintain similar proportions to the original buildings.

Kennedy Drive has housing on the south side of the street, facing the railway line, which is below the level of the street with trees on the boundary. The plots are generous with the properties set back off the street. Most properties are of red sandstone, or buff with red quoins. There is some evidence of more modern style of boundary treatments, which do detract from the character of the area. But generally, evidence of modern interventions are limited.

There are some instances of back land development that is intrusive because it breaks the uniformity of the position of the villas on the plots and detracts from the character of the area. Generally, dormers are original. Where dormers have been added they are small and in keeping with the original style. Several examples stand out due to nontypical materials used and these do detract from the character of the area.



Large dormers to a property on Arthur Avenue, in keeping with the character of the area



Semi-detached properties on Kennedy Drive



5.5 WESTERN ZONE: PARKS & RESIDENTIAL AREA

The western area of Airdrie is predominantly residential with some hotel/ guest house use, and several park areas. Centenary Park and the impressive B Listed rail bridge viaduct marks the start of the conservation area from the west. The park includes a sensory garden and sentinel sculptures, along with several children's play areas. Mature trees along the southern boundary of the park shield the progression of the railway towards the town centre and creates a sheltered green area with secluded spaces dotted around. The landscaping is informal with winding paths, incorporating a burn which adds to the casual and relaxed feel of the park.

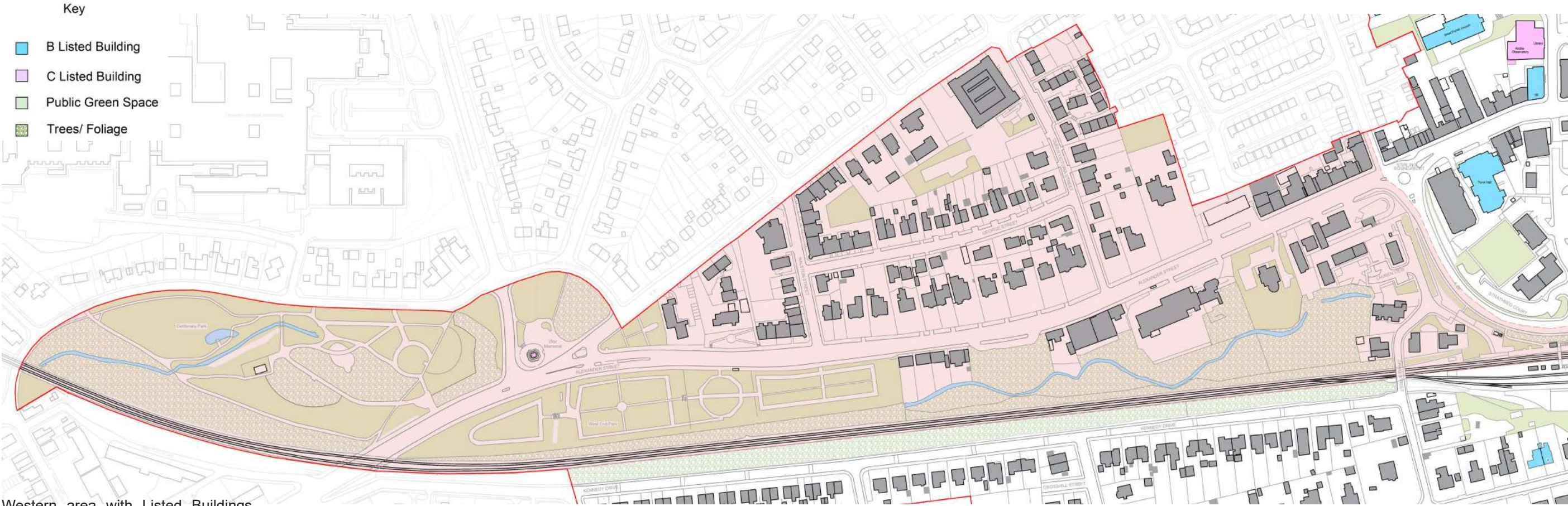
The C Listed war memorial at the busy junction of Alexander Street and Deedes Street forms the gateway to Monklands Hospital to the north. The memorial is impressive and in a very visible location, but unfortunately the large and busy roads that surround it do detract from it and limit its appeal as a place to sit and reflect. Large amounts of concrete paving around it enforce this.



Sculptures with Centenary Park



The War Memorial at the Alexander Street and Deedes Street junction



Western area with Listed Buildings highlighted.

Following the line of the railway, West End Park is a more formally managed park. Laid out between 1909 and 1913, it provides green space separating the residential area to the south from the more developed town centre, with attractive mature trees on the boundary with the railway. A row of traditional cottages and a red sandstone building on the south of Alexander Street with some commercial use face the large villas set back from the road in gardens with mature trees, giving the area an open aspect. The large villas on Alexander Street are well spaced apart, giving the north side of the street a regular rhythm of properties, all of similar style and size. Attractive boundary treatments add to the appeal of this area. There are no modern additions visible from the street to the side or rear of the properties. Driveways are shaped and hidden with mature planting, removing cars from view and adding to the quiet character.

The housing is a mix of 19th and 20th century villa development, with some buildings subdivided for flats, but not to the detriment of the character of the area. Many of these buildings are Italianate inspired Edwardian and early twentieth century villas with some more modern brick constructions close to the busy junction at the war memorial. Ebenezer Evangelical Church echoes

the red brick sandstone terraced buildings on Ralston Street. George Street has a variety of styles of housing with stone walls on the southern boundary. Two storey stone terraces on both George Street and Ralston Street with hedged boundaries in front create uniform architecture stretching down the streets. Window styles are traditional sash and case, although not always timber, which is a shame as the frames are larger and do not sit so well within the traditional stonework and bay windows. Corner bay windows add detail to the street junctions, but timber windows would increase their appeal.

Victoria Primary School at the corner of Aitchison Street/Queen Victoria Street is a traditional and rather plain stone building with attractive views across the town to the east, but does little to enhance the streetscape around it, with perimeter railings and carparking to all sides of the building. The remainder of Queen Victoria Street has a pleasant character, with a mix of building styles, generally well maintained and with little modern intervention visible.



Attractive boundary treatments to the villas on Alexander Street



Western area with significant vehicle routes through it highlighted.

5.6 REVIEW OF BOUNDARY

As part of this Conservation Area Appraisal, we have reviewed the Conservation Area boundary.

The division between areas of architectural and historic interest and other areas is quite sharp, and the current boundary encloses areas of distinct character and interest, readily distinguishable from the areas outside the boundary.

We therefore recommend that the current boundary should remain. This position is supported by comments received in the public consultation (see Chapter 7 for summary).



Pedestrianisation outwith the Conservation Area at the boundary

5.7 ASSESSMENT OF CONDITION

The residential areas within the Airdrie: Victoria & Town Centre Conservation Area are generally well-managed and maintained. The town centre, however, has a high proportion of vacant units (in common with many other towns), which contribute to a sense of poor economic vitality. Many buildings have unsympathetic shopfronts, with oversized signage which obscures historic details. The size and colour of the signage in particular detracts from the historic facades of the buildings. Most buildings also require substantial maintenance. There is therefore a significant opportunity for enhancement to improve the overall character and appearance of the town centre.

Heavy traffic through the town centre detracts from the character of the Conservation Area. It would be beneficial to reduce through traffic, which does not contribute to economic activity, and to reduce the dominance of other traffic. Further areas may be considered for pedestrianisation, subject to economic assessment. These measures would need careful consideration to address the requirement for deliveries and to encourage passing trade to contribute to the town centre economy.

A wide range of details contribute to the character of a conservation area and, if its good appearance is to be retained, these must not be incrementally eroded. The loss of one detail may not make a substantial difference but the loss of many will. Important details include: external guttering, pipework and finials; stone details including skews, door and window surrounds, cornices, balustrades and other ornamentation. Original door openings invariably possess the correct proportions for a building and should be retained to preserve its architectural integrity. Doors themselves should be repaired rather than replaced. Stone garden and field walls, fences and railings should be retained. Street furniture including lampposts, telephone boxes, bins and benches should be retained where original and where new must be in character with the area.

A variety of building styles and ages can work together. Original signage details should be retained. Old buildings and their surroundings have a great visual appeal and reinforce local identity. They are of immense importance for education, recreation, leisure, tourism and the wider economy.



Shopfronts along Stirling Street



Attractive boundary treatments to the villas on Victoria Place



The B Listed The Townhouse, on Bank Street

6 CONSERVATION AREA MANAGEMENT PLAN

6.1 OVERVIEW

The Conservation Area Appraisal in Chapter 5 of this document established the significant elements which contribute to the character of the Conservation Area and identified some opportunities for enhancement. In this part of the document, the Conservation Area Management Plan sets out how to retain and enhance the character of the Conservation Area in future use, alteration or repair.

The purpose of the Conservation Area Management Plan is to identify overall objectives, strategies and guidelines in accordance with the Local Development Plan policies (as identified in Chapter 3), which will guide the conservation of the buildings and townscape and will form the basis for all subsequent conservation decisions. The aim of these is to prevent unnecessary loss or damage to historic structures and ensure that proposals will not diminish the character and special interest of the Conservation Area. The Management Plan establishes a framework for improvement in the area and will ensure mechanisms are in place to protect, enhance and promote the Conservation Area's built and natural heritage, and safeguard existing residential character and amenities.

Where the Management Plan addresses planning issues, it will be a material consideration in determining proposals.



6.2 SCOPE & IMPLEMENTATION OF THE MANAGEMENT PLAN

The scope of the Conservation Area is outlined within Chapter 4 and the Conservation Area Appraisal.

The Management Plan sets out a framework for improvement within the area. Effective implementation is necessary to ensure it achieves its aims and objectives. The Plan's success will be dependent on the availability and effective use of resources and effective partnership between the Local Authority, the private sector and local community.

Public consultation was carried out as part of the development of this document, to ensure the views of the community were included within the preparation of the Appraisal and Management Plan. Further information on the responses and outcomes of this can be found in Chapter 7.

6.3 MANAGEMENT PLAN OBJECTIVES

Four underlying threats have been identified to the historic fabric of Airdrie. These are:

- General lack of good quality annual maintenance checks and repairs over an extended period.
- Inappropriate modern repairs and alterations.
- Building fabric which is approaching the end of its life.
- Underused or derelict buildings.

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 Policies PROT B and EDQ 3 using the following enhancement strategies:

1. Preserving and reinforcing the historic character

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, form and detailing.

2. Minimising the impact of modern development

Any new development will need to start with a local Character Appraisal (as set out under 6.5), which protects important views, reinforces the quality of 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 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 enhancement proposals and management guidelines.



Graham Street

6.4 MANAGEMENT PLAN GUIDELINES

6.4.1 TOWNSCAPE

The general townscape character of the Airdrie: Victoria & Town Centre Conservation Area is varied, with the historic core of the town to the east and high-quality residential development to the south. The town has retained its market town feel and centre, with a few key streets providing retail and shopping options. The railway runs along the southern edge of the town, well concealed by mature planting. A significant amount of public space in the form of two large parks is found to the west.

The quality of the townscape is a critical factor in the enhancement of the Conservation Area. It is essential that the traditional character is preserved and enhanced, and that a high quality, sustainable and vibrant town environment is created for present and future communities. Design that respects the form and character of the current townscape should be demonstrated in the way new buildings are inserted into the existing townscape, respecting the scale and form, and producing contemporary architecture of the highest quality.

Site visits, research and public consultation identified the following as essential character elements, key views and vistas of the Airdrie Conservation Area:

- Historic Buildings: The high-quality stone architecture within the town centre, in particular Airdrie Public Library, former Airdrie Savings Bank, the Town Hall, Clock Tower and New Wellwynd Parish Church.
- Public spaces: The open spaces within West End Park and Centenary Park are significant within the Conservation Area and must be maintained and protected. New developments must not be allowed to erode these spaces, and the impact of successive developments should be considered.
- Key views:

The Clock Tower is visible from many directions and is a key view in the Airdrie skyline.

New Cross Corner is a key node within the town centre, including several Listed buildings.

Wellwynd Church is beautifully positioned at the end of Anderson Street, creating a key view within the town centre.

Due to the low position of the railway line it is possible to look across from the residential streets to the south to the town beyond. The impact on views from external viewpoints such as this must be taken into consideration.

New development should not be allowed to adversely impact these key views.

Development proposals should contribute to the character and appearance of the Conservation Area. Proposals should strengthen the existing context, respecting the residential amenity, topography, physical features, views and vistas. Architectural form and building heights should be appropriate to location and function.



Successful residential development and re-use of Broomknoll Parish Church

6.4.2 TOWN CENTRE

The town centre of Airdrie offers a number of streets and public spaces which act as a setting for the historic buildings and make an important contribution to the architectural character of the area. However, many of these would benefit from improvement, as there are many vacant units, with large unsympathetic signage and many buildings in need of repair and maintenance. Improvements in the town centre should take account of a range of issues including; transport movement, pedestrian flow, street furniture, lighting and landscape quality.

It is important to ensure that the public realm is regarded and understood as a historic element of the Airdrie: Victoria & Town Centre Conservation Area, and that any alterations to it take the historical and cultural significance of the public realm into consideration. The historic street patterns should be maintained and protected, and the historic materials and geometry in both design and high standards of co-ordinated maintenance and repair on paving and street surfaces reinforced. Pedestrian routes through the area should be enhanced and further safe and effective links for pedestrians considered.

The historical and architectural importance of Airdrie is reflected in the concentration of listed buildings within the Conservation Area. However, many are no longer used for their original purpose, require extensive repairs and are vacant or underutilised. Quality repair and maintenance should be encouraged, carried out with appropriate workmanship and to a high standard. The sensitive reuse of historic buildings should be promoted and supported, securing a sustainable long-term future for the buildings.

It is important to also support the viability of the high street. Improvements and repairs within and around the shopping area are required to help create a safer and more attractive shopping environment. As well as the development of empty retail units, the development of residential units above retail should be encouraged and supported.

High traffic volumes threaten the character of the Conservation Area, particularly through Graham Street and Bank Street. New developments should incorporate safe access by a range of transport options. All traffic, transport and pedestrian management schemes should not detract from the value of the Conservation Area.

Vehicle Infrastructure

Standard road engineering solutions may detract from the Conservation Area. Bespoke solutions should therefore be investigated. The use of pedestrian guardrails to the edge of pavements is discouraged, but where they are unavoidable, they should be of a sympathetic bespoke design. Slim yellow lines to roads in the town centre and traditional street lighting is also preferred. The infrastructure clutter should be reduced as much as possible, so as not to detract from the Conservation Area.

Shopfront Alterations

The quality of alterations to shop fronts needs to be improved. It is preferred for original shopfronts to be retained if possible. Original proportions and existing structural openings should be retained and any features of architectural or historical merit retained and restored. High quality materials should be used. The pilasters, fascia, cornice and stallriser form a frame around a window and should be retained, as these heritage features provide a valuable contribution to the identity and quality of the public realm. Recessed doorways, including tiling, should not be removed.

When altering a shopfront, the relationship of the frontage to the rest of the street should be considered. Particularly in terms of fascia and stallriser height and general proportions. Alterations should preserve and strengthen the unity of the street. Inappropriate additions should be removed, particularly large, deep fascia boards, and original features reinstated. Historic features may be concealed behind later alterations. Their restoration is encouraged, and they should not be removed.

In general, natural and traditional materials should be used, such as timber, stone, bronze, brick and render. These should be locally sourced from renewable or recycled materials, wherever possible. Frontages clad in incongruous materials will not be acceptable.

When converting a shopfront to residential, the existing structural openings should be retained and any features of architectural or historical merit retained and restored. High quality materials should be used.

Planning permission, and where relevant Listed Building Consent, will be required to paint a building in a Conservation Area, including a change of colour. Colour schemes should clarify the architectural form. The most successful are simple schemes which employ one or two colours. Muted or dark colours are preferable. Coordinated paint schemes are encouraged and should be retained where present. In particular, shared details such as arches and pilasters, should have a uniform treatment. Similar lettering and signage should also be used. The range of colours within a block should be limited.

Security devices should not harm the appearance of a building or street. Solid roller shutters are unacceptable. They do not allow window shopping at night, the inability to view the inside of a shop can be a counter security measure and they tend to be a target for graffiti. Roller shutters of a non-solid type may be acceptable in a perforated or open weave pattern. Externally mounted shutters are not acceptable. Toughened glass or mesh grilles should be used as an alternative to security shutters. Shutters should be painted in an appropriate colour, sympathetic to the rest of the frontage and immediate area.

Blinds and canopies should not harm the appearance of the building or street. Traditional projecting roller blinds, of appropriate quality, form and materials, will be considered generally acceptable. Blinds and canopies should fold back into internal box housings, and be recessed within the frontage. They must not be visually obtrusive or untidy when retracted. Dutch canopies (with a curved, quadrant shape) will not be acceptable in the Conservation Area.



Good example of a traditional shopfront within a conservation area elsewhere.



Successful, sensitive re-use of a historic building, with advertising on blinds and lettering direct on stonework at The Townhouse on Bank Street.

Blinds and canopies must be made of high-quality materials. Shiny or high gloss materials in particular will not be supported. An advert, including a company names or logo, on a blind or canopy will need advertisement consent.

The installation of an ATM may be considered acceptable when integrated into a frontage, providing no features of architectural or historic interest will be affected and the materials and design are appropriate. Consideration should be given to pedestrian and road safety – the ATM should be sited to avoid pedestrian congestion and narrow pavements. Where ATMs are removed, the frontage should be reinstated to match the original.

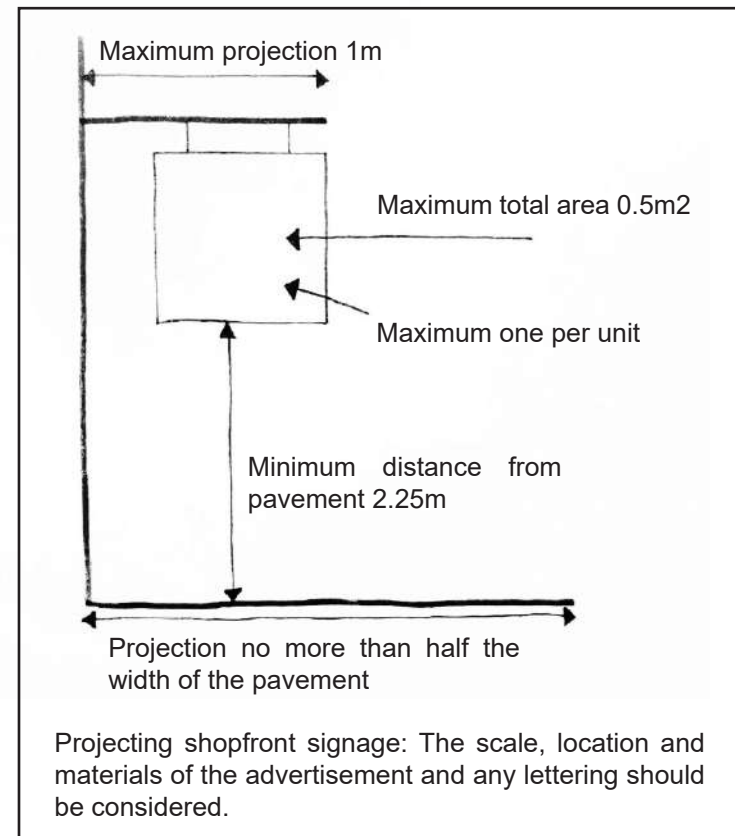
Air conditioning and refrigeration units should not be located on the front elevation or any other conspicuous elevations of buildings, including roofs and the flat roofs of projecting frontages.

Shopfront Signage

The scale, location and materials of the advertisement and any lettering should be considered. Traditional timber designs are most appropriate on traditional frontages. Box fascia signs applied to existing fascias are not considered acceptable. Individual lettering should not exceed more than two thirds the depth of the fascia, up to a maximum of 450mm. Advertisements behind the glass should be kept to a minimum to allow maximum visibility into the premises.

- Signage obscuring architectural details is not acceptable.
- Signage should be of traditional materials, such as timber, etched glass or stainless steel. Synthetic materials are generally not preferred.
- Signage should harmonise with the colour of the shopfront.
- Applied fascia boards will not be acceptable. Lettering should be applied directly onto the original fascia. If there is an existing applied fascia board in place this should be removed and the original fascia restored.
- Letters must be individually fixed or hand painted onto the fascia. The colour, size and font will all be considered as part of the proposal.
- External illumination will only be acceptable if unobtrusive and preferably concealed.

Projecting shop signs should be limited to one per shop unit and sized in accordance with the adjacent diagram. Materials and colours should be as noted above. The maximum thickness of the sign is 30mm. Surface illumination of the sign is permitted if the light fittings are unobtrusive. Internal illumination is permitted but must be limited to the figure and not the background of the sign, and the illuminated area must not exceed 50% of the area of the sign. Traditional symbols, such as barber's poles or chemist's bottles, are permitted.



Example of traditional style street furniture

Street Furniture

Street furniture/features such as street lighting, seating, bins etc should take into account the character of the Conservation Area and the potential impact of any changes made. Original stone walls, fences and railings, lamp posts, telephone boxes, bins and benches should be retained. Where new are installed these must be traditional in style.

Narrow planters should be used sparingly as boundary elements as they generally fail over the long term. Timber fencing should not be used in the public realm unless bespoke and beautifully detailed.

Trees improve urban environments and contribute to the quality of the public realm. The introduction of trees and soft landscaping to conserve and enhance townscape character is encouraged, to use as traffic calming measure and to encourage walking and cycling. Trees in hard landscape need to be carefully specified and have adequate soil volume, water and air for healthy growth. Raised planters should generally be avoided since trees in raised planters are more likely to suffer restricted growth.

Road Surfaces & Paving

Original paving and other surface finishes should always be retained, along with historic/natural features, such as natural stone paving, kerbs & channels.

New proposals should ensure the landscape and paving design reinforces the Conservation Area character and materials should be suited to the character of the surrounding buildings and townscape. There should generally be continuity of paving materials along and on either side of the street.

In pedestrianised or traffic-calmed streets, paving the full width of the street in a single material should generally be avoided, as it can detract from the visual proportion of the street. It is generally preferable to delineate separate zones adjacent to the buildings, to maintain a sense of the historic pavement-road-pavement division of the street.

Historic paving materials should not be replaced with standard tactile paving. A tactile grid can be achieved by using materials that match those of the surrounding area, and which have been textured with ridges or dimples.

To mitigate the impact of climate change, a balance should be struck between paved and planted areas and between permeable and impermeable paving. Drainage needs to be robust and uncomplicated.

6.4.3 ARCHITECTURAL CHARACTER

Airdrie's architectural character can be divided into the following zones, as defined in the Conservation Area Appraisal:

- Town Centre: A mix of building types and styles, comprising housing, industrial and commercial buildings. A significant number of Listed Buildings, of traditional stone construction with slated roofs.
- Northern Zone: Residential north of town centre. A mix of retail and residential, characterised by two-storey buildings with retail units at ground floor. At the edge are several detached villas and the C Listed Fruitfield House.
- Southern Zone: Residential south of railway. The residential areas to the south are comprised of late 19th, early 20th century residential villas, complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads.
- Western Zone: Parks & residential area: Predominantly residential, a mix of 19th and 20th century villa development, with some tenements. Also including Centenary Park and West End Park.

Repairs to historic buildings should be carried out with care. Matching original materials and method is important. The use of inappropriate materials and poor repair techniques can accelerate the decay of traditional historic buildings, shorten their lifespan and result in longer-term problems which may result in much higher repair costs.

A wide range of details contribute immensely to the character of a conservation area and, if its good appearance is to be retained, these must not be incrementally eroded. The loss of one detail may not make a substantial difference but the loss of many will. Important details include: doors, windows, roofs, chimneys, external guttering and pipework, finials, stone details including skews, door and window surrounds, cornices, balustrades and other ornamentation.

Planning Permission and Listed Building Consent are not normally required for repairs which match the original materials and methods and do not affect the character of the building. Inappropriate repairs can result in enforcement action or prosecution.

The key objective of the Management Plan is to reinforce the architectural character of the Airdrie: Victoria & Town Centre Conservation Area. To ensure scale, design and materials of new development reinforce and protect the setting of individual buildings, the special character of the Conservation Area, and protect key views. Repair and maintenance should be carried out with appropriate materials and to a high standard of workmanship. Original architectural features should be preserved wherever possible.

Stone Repair

Planning and Listed Building Consent are not usually required for repairs which match the original materials and methods, and do not affect the character of the building. Inappropriate repairs can result in enforcement action or prosecution.

Stone cleaning requires Planning Permission and/or Listed Building Consent. Consent will only be granted in exceptional circumstances.

Paint removal from stonework requires Planning Permission and/or Listed Building Consent, including the proposed method of removal. Removal is encouraged where painting is not traditional and where removal can be undertaken without damage to the stone.

Before any repairs are undertaken, the existing stonework details should be carefully categorised for the type (ashlar, random rubble, coursed rubble etc), tooling (broached, stugged, polished etc) and joints (v-jointed, square-jointed, fine jointed etc). An analysis of the stone should then be carried out to ensure the replacement stone is compatible visually and technically.

It is also important to remedy the cause of any decay by eliminating the source, preventing the passage of moisture and rectifying active structural faults.

Indenting (inserting of new stone to replace one which is damaged or decayed) is acceptable where appropriate. The new stone should be selected to closely match the original stone visually and technically.

Stone indents on external original steps and entrance platts are usually the most appropriate method of repair. Concrete screed to steps and entrance platts are not acceptable.

Redressing is the removal of the surface layer from the decayed stone. This may not be appropriate as it can cause considerable damage to the underlying stone and accelerate decay.

Mortar repairs to stone should only be used as an extension of pointing to fill in small areas of decay and extend the life of a stone which would otherwise have to be replaced. Lime mortars will usually be the most appropriate mix. The presence of cement in the mix used for mortar repairs will accelerate decay in the neighbouring stone and is therefore not acceptable.

Original mortar joints and pointing should be respected. Pointing can take many forms (recessed, flush, slaistered etc). Where it is unclear what existed previously, mortar analysis should be carried out. Under no circumstances should joints be widened to facilitate the work. Raking out should be done carefully with hand tools; power tools should never be used. It is important that the correct pointing and tools are chosen and used for the specific types of joints.

Repointing should only be carried out where necessary. Traditional lime mortars are softer than modern mortars and may appear defective to the inexperienced. Likewise, minor cracking in lime putty pointing in fine-jointed ashlar is not a justification for repointing.

Cement mortars are impermeable and can cause extensive damage to adjacent stones. Existing cement mortar should generally be removed unless to do so would cause more damage to the stone. Cement mortars must not be used for pointing or repointing of stonework.



Former Airdrie Savings Bank



Residential stone villa

Windows

Repairs and painting which match the existing and use traditional materials and methods will not require Listed Building Consent or Planning Permission.

The removal, replacement or alteration of windows to Listed buildings will usually require Listed Building Consent. Installing double glazing in Listed buildings will also require Listed Building Consent. Planning permission is required for changes to windows to buildings in a Conservation Area.

There is a preference for repair and refurbishment rather than the removal of original window frames and glazing. Decay in timber is usually caused by moisture penetration, which can be prevented by thorough painting, regular maintenance and prompt attention to necessary repairs. Glazing should be fixed with putty or a glazing compound rather than timber beading.

The thermal performance standard of existing windows can be improved by repair, draught-stripping and working internal shutters.

The complete replacement of original or historic windows will only be approved when they have clearly deteriorated beyond practicable repair.

Original window openings invariably possess the correct proportions for a building and should be retained to preserve the architectural integrity of the building. Original mullions should always be retained. Additional window openings should be of an appropriate size and proportion and should not spoil symmetry. Timber sash and case windows and their astragals should almost always be retained.

- Proposals to increase the glazing area by removing stone or timber mullions will not usually be granted consent.
- Proposals to convert windows into door openings will not be considered acceptable on principal elevations.
- Entirely new window openings are unlikely to be acceptable on principal elevations as this can create an unbalanced composition.



Example of appropriate window and dormer treatments

If replacement windows can be justified, they should be designed to replicate the original details, including materials, design and opening method. Particular attention should be given to the mouldings. uPVC will not be acceptable. Replacement windows that open in the ‘tilt and turn’ method rather than the traditional sash and case will not be accepted.

Encouragement will be given to the replacement of inappropriate intrusive windows with new windows in the traditional style and materials.

Secondary glazing involves fitting an independent internal window in addition to the existing. It should, wherever possible, be fitted immediately inside existing sashes or at a suitable position within the depth of the window reveal. Secondary glazing should not disrupt architectural features, such as shutters. The rails and frames of secondary windows should be as small as possible to allow them to be disguised behind the original window rails.

Decorative fanlights should be retained, and where necessary, repaired or replaced with new to match the original.

Window joinery, including fanlights, should usually be painted white or off-white, to maintain uniformity.

Ventilators which cut through the glass or are visible on window frames will not be considered acceptable; they should be located unobtrusively in the meeting rail or through the box frame. Mechanical extractor fans should be located on rear or side elevations and will not usually be acceptable within windows or fanlights, or on front elevations.

Doors

The removal, replacement or alteration of doors to a listed building will usually require Listed Building Consent. Planning permission is required for changes to buildings in a Conservation Area.

Original doors are important features and should not be removed or altered. Complete replacement will only be approved where they have clearly deteriorated beyond practicable repair. Original door openings invariably possess the current proportions for a building and should be retained to preserve the architectural integrity of the building. The doors themselves should be repaired rather than replaced.

- Replacement doors which incorporate integral fanlights or inappropriate glazing or panelling will not be granted approval.
- Entirely new door openings on principal elevations are unlikely to be acceptable as this can create an unbalanced composition.
- Doors in street frontages, even though no longer used, should be retained.
- Door furniture and fittings should be retained. Replacement fittings should be appropriate to the period of the building.
- Door entry systems should be designed discreetly and should be located on door ingoes, not the main façade.
- Doors should be painted in an appropriate dark and muted colour.

Roofs

The roof, which includes parapets, skews, chimney heads and chimney pots, is an important and dominant element that gives a building its profile. Original roof pitches and coverings should be preserved. Chimney stacks and pots should be retained. Dormers are often important features and new dormer windows should be carefully designed to relate to the existing. The same applies to rooflights and skylights.

It is important to use proper repair techniques and materials for ridges, flashings, mortar fillets and parapet gutters. Ridges should be replaced to match existing. Most flashings should be replaced in lead, making sure to use the correct code of lead. The replacement of zinc ridges and flashings in lead would be preferred and encouraged. However the use of zinc to replace original leadwork would not be supported.

Any change to the roofing material, including alternative slate, will require Listed Building Consent and Planning Permission.

Original chimneys should always be retained and repaired as they are an essential feature of traditional buildings and contribute to the Airdrie skyline. They should be repaired using traditional methods, with particular attention to the detail of the coping stone. Particular care should be taken to retain chimneystacks to their original height. Where chimneys have been demolished and replaced in brick and render, rebuilding in stone will be encouraged.

In most instances, roof terraces will not be supported due to the loss of historic fabric and detrimental impact on the character of the building and setting.

Dormer Windows & Rooflights

New dormer windows will not usually be acceptable for Listed Buildings.

Where acceptable, new dormers should be carefully designed to relate to any existing on the building or in the surrounding area.

Rooflights should be of a conservation type and should be of an appropriate scale and proportion. The proposed number of rooflights will also be a determining factor.

Rainwater Goods

Original position of gutters and pipework should be retained where possible, and additional pipework on important facades should be avoided, especially if it would result in disturbance to, or the breaking through of masonry, mouldings or decorative features. Replacements should be in cast iron, painted to match the original sections.

The enlarging of original rainwater goods to allow for climate change is acceptable, and additional downpipes if appropriately located. Replacements should be in cast iron, painted to match the original sections, and matching the profile and style of the original.

Railings, Gates, Balconies & Handrails

Listed Building Consent will be required for alterations to metalwork to a listed building. Planning permission is required for changes to buildings in a Conservation Area. Planning and Listed Building Consent are not usually required for repairs which match the original materials and methods and do not affect the character of the building.

Original railings, balconies and metalwork should always be retained, along with historic detailing, where possible. Repairs should be carried out to match the original material and style.

Railings are usually made of wrought or cast iron and are usually fixed to stone copes. These should be repaired according to the principles outlined in the stone repair section. Moulded copes and other special details should always be respected and repeated. The recommended paint colour is black gloss.

Boundary Treatments,

Listed Building Consent will be required for alterations to boundary treatments to a listed building. Planning permission is required for changes to buildings in a Conservation Area. Planning and Listed Building Consent are not usually required for repairs which match the original materials and methods and do not affect the character of the building.

Stone walls and railings or hedges are a key characteristic of the boundary treatments to residential areas to the south and west, and therefore repair and reinstatement of these is preferred.

New proposals should ensure the boundary design reinforces the Conservation Area character and materials should be suited to the character of the surrounding buildings and townscape. There should generally be continuity of materials along and on either side of the street.

Forming new vehicle driveways and openings within existing boundary treatments is generally discouraged, along with removal of original boundaries, but each proposal will be examined individually.

Within the public parks boundary treatments are generally low stone walls and hedges, which allow these areas to feel open and accessible. These should be retained and repaired.

Painting & Render to buildings

Paint which matches the existing in colour and uses traditional materials and methods will not require Listed Building Consent or Planning Permission.

Painting or rendering of a previously untreated surface will require Planning Permission and is unlikely to be acceptable.

Hard cement mixes should not be used for harls and renders. A hard mix will trap a layer of moisture between the harl and stonework beneath, thus forcing water back into the stone and encouraging accelerated decay. Lime mixes are recommended.

Changing the colour of a listed building will need Listed Building Consent. Planning Permission will also be required to change the colour of any building located within the Conservation Area.

Muted or dark colours are preferable.

Extensions & Additions

Planning permission and/or Listed Building Consent will be required for extensions or additions.

Whilst the principle of extending the building may be acceptable, the extension should generally be subservient to the main building and will rarely be permitted on principal elevations.

It is usually acceptable for an addition to be different and distinguishable from the existing building, in terms of design. The use of high-quality materials which complement the main building will be required. In other circumstances it may be appropriate to match the new work to the existing, in which case the new materials should be carefully matched.

The visual separation of extensions is encouraged. In the case of side extensions, they should be set back from the main building façade and be of a scale that does not affect the overall architectural composition. The effect of any addition on a symmetrical composition will be particularly important.

Encouragement will be given to the removal of inappropriate additions which are of inferior quality, and which detract from the listed building. Where there is an existing extension of historic and architectural interest, such as a conservatory or outshot, this should be restored or repaired, rather than replaced, although consideration will be given to the quality of the proposal to take its place.

Access Stairs

New external access stairs will require Planning Permission and Listed Building Consent.

External access stairs may be acceptable where the additional access can be justified, and the design is in-keeping with the character of the building. The design of the stair should either be based on an original design for the type of building or a lightweight modern addition with metal being the preferred material. New doors and stairs should be painted appropriate colours, usually black for metal work. They should not be enclosed structures.

Renewable Energy Technologies

Planning Permission and Listed Building Consent are usually required for the installation of renewable energy technologies.

The installation of photovoltaic panels on concealed roof slopes and flat roofs is supported. Consideration may be given to putting them on roof slopes above primary elevations depending on how visible they would be, both in terms of the visibility of the roof area and also regarding the specification and size of the panels themselves.

The installation of other renewable energy technologies would be assessed in a similar approach to the PVs, with consideration given to the visibility of the technology.

Services (Gas Pipes, ASHPs, Meter Boxes, Flues, Ventilation Grilles, Satellite Dishes etc)

Planning Permission and Listed Building Consent may be required, depending on the proposal.

Generally new services should not be visible from public view and not fitted to the front or any conspicuous elevation of the building. Holes in stonework should be kept to a minimum and made through stone joints where possible. Pipe work / flue and meter boxes should be painted to match adjacent stone/ background colour.

Adaption for Accessibility

External alterations/additions will generally require Planning Permission and Listed Building Consent.

Alterations are generally acceptable providing the character of the historic building is preserved, and preferably the alterations are reversible. There should be minimal impact on the historic fabric. Ramps on public footways are generally not accepted, as they must leave sufficient clear footway for pedestrians. Where a ramp is accepted, high quality materials, such as stone, are encouraged.

6.4.4 NEW DEVELOPMENT

Any building extension, alteration or new development within the Conservation Area should preserve and respect the qualities of the Conservation Area.

Applicants for new development or re-development of a site within 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.

Development should comply with good practice guidance on Conservation Areas and with the North Lanarkshire Local Plan (July 2022) 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.

New development adjoining or adjacent to the Conservation Area would be encouraged to follow the design principles within the Conservation Area, and must not adversely affect the Conservation Area; respecting the design, scale, proportions, materials and detailing of the host and adjoining properties, where these contribute positively to the character of the Conservation Area.

Regard should also be given within proposals to preserving and enhancing the natural environment.

6.4.5 DEMOLITION

There is a strong presumption against demolition of listed buildings and historic buildings within a Conservation Area. Modern/late extensions would be considered for demolition, with consideration given to the quality of the proposal to take their place.

Due to the climate emergency, alternatives to demoliton will always be preferred, and the re-use and repurposing of buildings encouraged.

6.4.6 NATURAL HERITAGE

Parks and open space form a key element of the Airdrie Conservation Area, providing important open space. Mature trees are an important part of this.

Tree Preservation Order designations apply to trees in Conservation Areas, to prevent the cutting down, topping, uprooting and damage of trees without the planning authority’s consent.

There are two key parks in the Conservation Area; Centenary Park and West End Park, each with a different character.

Centenary Park and the B listed Viaduct mark the start of the conservation area from the west. The landscaping within the park is informal, incorporating a burn. Generally the park is well maintained, with different areas of interest (sensory garden, sculptures, children’s play areas).

West End Park is a more formally arranged park, separating the residential area to the south from the town centre. Consultation responses included requests for more seating and planting within this park. It is dominated by the road alongside, therefore more planting to shield the park from the road and create a buffer would be supported and encouraged.

Within the residential areas to the south landscaping plays an important role. Mature tree lined gardens to the front and rear of properties create a buffer zone that must be protected. Therefore proposals to remove landscaping in front of properties will not be accepted, and the retention and installation of new, including trees and hedges, is encouraged.

A key objective of the Management Plan is to ensure the landscape, natural and wildlife heritage of the Conservation Area are protected, acknowledged and understood as integral parts of the Conservation Area’s value. Proposed development should enhance the gardens, parks and similar open spaces within the Conservation Area. The landscape, natural and wildlife elements should not be eroded or damaged through new development. More community use in both parks would help to revitalise them.

6.4.7 COMMUNITY & CULTURE

Community regeneration involves building strong, safe and attractive communities. The quality of houses, shops, commercial premises, community facilities, local parks, green spaces, play areas, roads and pavements directly impact on the image and sense of comfort and safety.

There is evidence through consultation that there is an importance in ensuring a continuing sense of place and belonging, one in which old traditions remain alongside the new in a mixed, balanced and sustainable community. New developments should be encouraged that encourage community involvement in conservation and heritage issues, raising awareness of sense of place, history and culture.

6.5 DEVELOPMENT PROCESS

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 the 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 (under 6.3).
- 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 Development Plan Policies PROT B and EDQ 3.
- 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.



Centenary Park & the B Listed Viaduct

7 COMMUNITY CONSULTATION

A public consultation was held in May and June 2023 both online and in person at the Airdrie Public Library, to gather comments and views from the public regarding the Conservation Area. Information was provided in the form of banners, with a QR code which provided a link to complete the consultation online.

92 people answered the consultation online, and 5 provided paper responses.

The majority of respondents were not aware that Airdrie was a designated Conservation Area, but confirmed that the Conservation Area should remain.

A high proportion of respondents noted that the Conservation Area was generally a bit run down, with the town centre particularly in a poor condition. It was noted by several that there was a lack of enforcement, with more needing to be done to preserve the heritage of Airdrie.

‘The town centre doesn’t feel like a Conservation Area – very modern/commercial.’

The most popular buildings and public spaces within the Conservation Area included; Airdrie Public Library, the Clock Tower, former Airdrie Savings Bank, Viaduct, Sir John Wilson Town Hall, New Wellwynd Parish Church, the parks and the War Memorial.

Most respondents noted that future investment should focus on improvements to street frontages, more control over repairs to traditional buildings, and improvements to the public realm; reduce traffic through town centre, more cycle lanes, improve public transport and parks.

Sadly the majority of respondents stated that they did not enjoy visiting Airdrie town centre, due to the run down appearance, empty retail units, abundance of cars and lack of nice places to sit.



the Airdrie victoria & town centre conservation area consultation

Welcome to our Consultation

The purpose of this consultation is to gather important information about the conservation area, which will assist North Lanarkshire Council in the preparation of a Conservation Area Appraisal. The appraisal will help guide the management and development of the area, with the aim of preserving and enhancing its character and heritage. This document will have material weight in considering planning applications affecting the Conservation Area and:

- Provide a detailed appraisal of those buildings, features and spaces which characterise the Airdrie Victoria and Town Centre Conservation Area.
- Provide guidance for development proposals.
- Assist in the development of a Conservation Management Plan for the area's preservation and enhancement.



Scan the QR code to access the consultation questionnaire online



Smith Scott Mullan Associates

Our role as Architect is to lead the creative design process. We believe well-designed buildings and places have a positive impact on their users and the wider community. We design innovative and exciting, yet practical solutions that provide high economic and social value.

North Lanarkshire Council have appointed Smith Scott Mullan Associates to prepare a Conservation Area Appraisal. This consultation will form part of the process and final document.



Let us know your thoughts

Feel free to discuss this proposal with our team and let us know your thoughts. North Lanarkshire Council and Smith Scott Mullan Associates welcome all of your comments in relation to the Conservation Area.

All the comments received will be reviewed and taken into account during the preparation of the Conservation Area Appraisal. Please take a look at the presentation banners and post your comment in the box provided, or complete the questionnaire online, using the link below.

Link

<https://www.northlanarkshire.gov.uk/your-community/working-communities/consultations/free-consultations/victoria-and-town-centre-conservation-area-appraisal-airdrie>



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.

Conservation area status means that the character and appearance of the conservation area will be afforded additional protection through development plan policies and other planning guidance that seeks to preserve and enhance the area while managing change.

Benefits of Designation

The designation of a conservation area does not mean that every building will be preserved, and no changes allowed but helps to ensure that changes respect the area's character and appearance.



SMITH SCOTT MULLAN ASSOCIATES



Public consultation banners



the Airdrie victoria & town centre conservation area consultation

Let us know your thoughts...

1 Had you previously known that the centre of Airdrie is a designated **Conservation Area**?



2

Do you think that the Airdrie Victoria and Town Centre Conservation Area should **remain** as a Conservation Area?

3

What are your thoughts on the current Airdrie Victoria and Town Centre Conservation **Area Boundary**?



4

Do you believe that the current boundary should be **extended** to include adjacent areas of special or historic interest?

5

Do you think that there are areas within the current boundary that do not contribute to the **character** of the Conservation Area?



SMITH SCOTT MULLAN ASSOCIATES



8 CONTACT DETAILS

This document is one of a series aimed at encouraging good practice in the design and layout of new development in North Lanarkshire's Conservation Areas and assists in assessing the merits of planning applications. The leaflet was finalised following public consultation and consideration of all comments made and was subsequently formally approved on 30 January 2025. It will form an integral part of the statutory Evidence Report required to establish the basis for preparing North Lanarkshire Local Development Plan 2. It is available on-line and can be translated or provided in other languages or formats on request.

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NORTH LANARKSHIRE LOCAL DEVELOPMENT PLAN

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SCOTTISH GOVERNMENT PLANNING & ARCHITECTURE

<https://www.gov.scot/policies/planning-architecture/>

HISTORIC ENVIRONMENT SCOTLAND

0131 668 8600
hs.conservation.bureau@scotland.gsi.gov.uk
For assistance and publications on various technical matters.

9 REFERENCES & GLOSSARY OF TERMS

9.1 REFERENCES

- AIRDRIE: VICTORIA & TOWN CENTRE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
North Lanarkshire Council. Approved 2014
- CONSERVATION AREA APPRAISAL, DESIGNATION & MANAGEMENT
Historic Scotland Advice Note 1 (Second Edition)
- INTERIM GUIDANCE ON THE DESIGNATION OF CONSERVATION AREAS AND CONSERVATION AREA CONSENT
Historic Environment Scotland, April 2019
- UNDERSTANDING PLACE: HISTORIC AREA ASSESSMENTS
Historic England
- HISTORIC ENVIRONMENT POLICY FOR SCOTLAND
Historic Environment Scotland
- LISTED BUILDINGS & CONSERVATION AREAS
City of Edinburgh Council, October 2022
- TOWN CENTRE TOOLKIT
The Scottish Government
- GUIDANCE FOR BUSINESSES
The City of Edinburgh Council, April 2023
- TOWN CENTRE LIVING
Scottish Futures Trust, Architecture & Design Scotland, Scottish Land Commission

9.2 GLOSSARY OF TERMS

ARCHITRAVE	The moulded frame surrounding a door or window.
ASHLAR	Hewn blocks of masonry wrought to even faces and square edges laid in horizontal courses with vertical, fine joints. Usually polished on the face.
ASTRAGALS	A glazing bar for sub-dividing a window into small panes.
BALUSTRADE	Short posts or pillars in a series supporting a rail or coping.
CANOPY	A projection or hood over a door, window etc.
COPING	A capping or covering to a wall.
CORNICE	A moulded projection at the top of an opening or wall.
DORMER	Window standing up vertically from the roof.
EAVES	Overhanging edge of the roof.
FANLIGHT	A small semicircular or rectangular window over a door or another window.
FINIAL	A formal ornament at the top of a canopy, gable or pinnacle.
GABLE	The triangle at the end of a double pitched roof.
HARLING	A thrown wall finish of lime and aggregate.
HIP ROOF	A roof with sloping ends instead of vertical ends.
HOPPER	The enlarged entrance at the head of a downpipe.
INDENT	Insertion of a new stone to replace one which is damaged or decayed.
MULLION	Vertical member between the lights of a window.
PARAPET	A low wall placed to protect any spot where there is a sudden drop.
PASTICHE	Generally used as a derogatory term to describe a poor copy of an architectural element.
PEDIMENT	A low pitched gable over a portico, door or window.
PILASTER	A shallow pier or column, projecting very slightly from a wall.
PORTICO	A roofed space, open or partly closed, forming the entrance and centrepiece of the front of a building.
PLINTH	The projecting base of a wall or column pedestal usually chamfered or moulded at the top.

QUOINS	The dressed stone at the corner of buildings, usually laid so that their faces are alternatively large and small.
RAINWATER	Gutter and down pipes which channel rainwater.
GOODS	
RANDOM	Uncoursed stonework with rough faces.
RUBBLE	
REVEAL	That part of the surround which lies between the glass or door and outer wall surface.
SKEWS	Sloping stones upstanding above a roof and finishing a gable.
TOOLED	Marks made by tooling or cutting into stone.
TURRET	Small tower, usually attached to a building.
VERNACULAR	Nature or indigenous, not designed or taught.
VISTA	View of features seen from a distance.