

# Supplementary Guidance SG12

April 2021



# Falkirk Council

## Supplementary Guidance

A suite of 14 supplementary guidance notes (SG's) is currently being produced by the Council in conjunction with LDP2. The number of SGs is reducing from seventeen to fourteen, as three of the adopted SGs are being consolidated to provide a more comprehensive and integrated approach to guidance. The SGs seek to provide more detailed guidance on how particular local development plan policies should be applied in practice.

These SGs form a statutory supplement to LDP2, and are intended to expand upon planning policies and proposals contained in the proposed plan.

A full list of the supplementary guidance in this series is found below.



Development in the Countryside



Neighbourhood Design



Residential Extension and Alterations



Shopfronts



Green Infrastructure and New Development



Affordable Housing



Biodiversity and Development



Local Nature Conservation and Geodiversity Sites



Landscape Character Assessment and Landscape Designations



Trees and Development



Frontiers of the Roman Empire (Antonine Wall) World Heritage Sites



**Listed Buildings and Unlisted Properties in Conservation Areas**



Developer Contributions



Renewable and Low Carbon Energy

# Listed Buildings and Unlisted Properties in Conservation Areas

## 1. Introduction

The purpose of this guidance and how it is meant to be used.

## 2. Policy Framework

How this guidance relates to other policy and guidance on listed buildings and unlisted properties in conservation areas.

## 3. When to seek Listed Building Consent, Planning Permission and Conservation Area Consent

## 4. Listed Buildings

Information on location and types of listed buildings within the Falkirk Council Area.

## 5. Conservation Areas

Information on Falkirk Council's nine conservation areas including locational maps and Article 4 Directions.

## 6. Design Guidance for Listed Buildings and Unlisted Properties in Conservation Areas

## 7. Buildings at Risk

## 8. Case Studies

Inspirational case studies on the refurbishment and re – use of historic buildings within the Falkirk Council area.

## Appendix 1 - Useful Contacts

## Appendix 2 - Conservation Design Statements & Further Guidance

# 1. Introduction

## What is the purpose of the guidance ?

- 1.1 The Falkirk Local Development Plan sets out the following vision for the Falkirk area:

**“The place to be: a dynamic and distinctive area at the heart of Central Scotland characterised by a network of thriving communities set within high quality greenspaces, and a growing economy which is of strategic importance in the national context, providing an attractive, inclusive and sustainable place in which to live, work, visit and invest.”**

This guidance supports the vision by setting out design aspirations and best conservation practice for the management of change and the preservation and enhancement of historic character and visual amenity in listed buildings and in unlisted properties in conservation areas within the Falkirk Council Area.

## What are the Values and Benefits of the Historic Environment ?

- 1.2 **Well-being**

It is widely acknowledged that the historic environment contributes to the general well-being of the Scottish nation. **“Our Place in Time - The Historic Environment Strategy for Scotland”**, published by The Scottish Government on 4 March 2014 sets out a ten year vision for the historic environment; its key aim is to ensure that the historic environment maintains a positive influence on the well-being of the nation.

### **Sense of place and cultural identity**

The historic environment is integral to sense of place and cultural identity. **“It is diverse, but collectively it tells the story of our shared past. It is important in its own terms, providing key evidence of the lives and creativity of our forebears. It also helps to create a sense of place, identity and physical and social well-being, and benefits the economy, civic participation, tourism and lifelong learning. It is dynamic and ever-changing and that dynamism lies at the heart of the need for sound principles of stewardship.”**

*Source: “Our Place in Time - The Historic Environment Strategy for Scotland.”*

### **Economic benefit**

Historic buildings and places bring significant economic benefits to Scotland as a whole and to the Falkirk Council area. “In Scotland, the historic environment is estimated to contribute in excess of £2.3 billion (2.6%) to Scotland's national gross value added (GVA) and to account for 2.5% of Scotland's total employment, supporting 60,000 FTE employees which includes seasonal employment”. *Source: “Our Place in Time - The Historic Environment Strategy for Scotland.”* **The Scotland Visitor Survey, Visit Scotland, 2011/12** recorded that 43% of first time visitors to Scotland and 28% of all visits to Scotland were made “to learn more about the history/culture of Scotland”



# 1. Introduction

## How does Planning Policy relate to the Management of Change in the Historic Environment ?

- 1.3 The historic environment has evolved over time to suit modern lifestyles and to accommodate economic and environmental factors. Accordingly, national and local planning policy recommends that change be carefully managed to enable historic buildings and places to remain in beneficial use without adverse effect on historic character and visual amenity.
- 1.4 “A Successful, Sustainable Place” is one of four policy principles set out in **Scottish Planning Policy, June 2014**. It states that “place has an important role in maintaining and enhancing the distinctive and high-quality, irreplaceable historic places which enrich our lives, contribute to our sense of identity and are an important resource for our tourism and leisure industry.” This policy principle states that the planning system should:
- “Promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning;” and
  - “Enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.”
- 1.5 Proposals promoting changes to listed buildings and development in conservation areas that meet this principle will be supported. Case studies in Section 8 of this guidance illustrate how change can be successfully managed in listed buildings and conservation areas within the Falkirk Council area.
- 1.6 This guidance is informed by the Historic Environment Policy for Scotland which sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment, directing Historic Environment Scotland and other bodies. Managing Change in the Historic Environment Guidance Note Series sets out detailed guidance on specific topics.
- 1.7 Local planning policy on listed buildings and unlisted buildings in conservation areas is set out in the Falkirk Council Local Development Plan 2, Policies PE07 and PE08. Conservation Area Appraisals of Falkirk’s Conservation Areas at Airth, Allandale, Arnothill and Dollar Park, Bo’ness Town Centre, Dunmore, Falkirk Town Centre, Grange, Letham and Muirhouses define and evaluate the character and appearance of the areas. Conservation Area Management Plans for Falkirk’s Conservation Areas at Airth, Allandale, Arnothill and Dollar Park, Bo’ness Town Centre, Dunmore, Falkirk Town Centre, Grange, Letham and Muirhouses provide detailed guidance to property owners, occupiers and their agents on best practice design and maintenance of buildings and open spaces and set out planning policies to be followed when making alterations to properties.
- See Section 2 , Planning Policy Framework

# 1. Introduction

## What is contained in the guidance ?

### 1.8 This guidance:

- Highlights the local and national planning policy framework which provides the context for managing change to listed buildings and protecting the historic character and visual amenity of properties in conservation areas;
- Sets out the process in the Falkirk Council area which homeowners, tenants, property developers, building contractors and their agents should follow - includes advice on pre-application consultation, listed building consent, planning permission and conservation area consent for demolition;
- Provides information on listed buildings within the Falkirk Council area including locational maps and statistical data;
- Provides background information on Falkirk Council's nine conservation areas including locational maps and Article 4 Directions;
- Provides topic based design guidance on listed buildings and conservation areas including external walls, roofs, windows, extensions, doorways, boundaries, accessibility, exterior fixtures, interiors of listed buildings, setting and new development, energy efficiency and micro-renewables, maintenance and demolition;
- Provides information on Buildings at Risk in the Falkirk Council area;
- Includes inspirational case studies on the refurbishment and re-use of historic buildings within the Falkirk Council area;
- Appendix 1 provides useful contacts for further information.

## Where does this guidance apply?

- 1.9 This guidance applies to the repair, extension, alteration and demolition of listed buildings and unlisted properties in conservation areas.

## What status does this guidance have?

- 1.10 As statutory supplementary guidance, it is a part of the development plan, and is a primary consideration in the determination of planning applications, applications for listed building consent and conservation area consent.

## 2. Policy Framework

### 2.1 The relevant policies of the Falkirk Local Development Plan 2 are:

#### PE07 Listed Buildings

The Council supports the sustainable re-use and management of the historic built environment. Accordingly:

1. The sensitive restoration and re-use of listed buildings will be supported;
2. Proposals to alter or extend a listed building should not adversely affect the character, appearance, or special architectural or historic interest of the building;
3. Development proposals within the curtilage or affecting the setting of a listed building should not adversely affect the character, appearance, special architectural or historic interest of the building, or its setting;
4. Proposals for the total or substantial demolition of a listed building will only be supported in exceptional circumstances where it is demonstrated beyond reasonable doubt that:
  - The existing building is no longer of special interest;
  - The existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report;
  - The costs of repair and re-use are such that it is not economically viable; or
  - The demolition of the building is essential for the delivery of significant economic benefits for the local or wider community.
5. Proposals affecting listed buildings or their setting should conform with SG12 'Listed Buildings and Unlisted Properties in Conservation Areas'.

#### PE08 Conservation Areas

The Council will protect the historic character and visual amenity of each Conservation Area. Accordingly:

1. New development in Conservation Areas should preserve or enhance the character and appearance of the Conservation Area;
2. Proposals affecting unlisted buildings in a Conservation Area should respect the character and appearance of the original building;
3. Demolition of unlisted buildings within Conservation Areas which make a positive contribution to the special character and appearance of the area will only be supported where:
  - The existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report; or
  - The costs of repair and re-use are such that it is not economically viable, as shown by the submission and verification of relevant supporting evidence; or
  - The demolition of the building is essential for the delivery of significant economic benefits for the local or wider community; and
  - Proposals for redevelopment of the site contribute to the character and appearance of the Conservation Area. Existing buildings shall be retained on site until the redevelopment commences;
4. Proposals affecting buildings in Conservation Areas or their setting should conform with SG12 'Listed Buildings and Unlisted Properties in Conservation Areas'.

## 2. Policy Framework

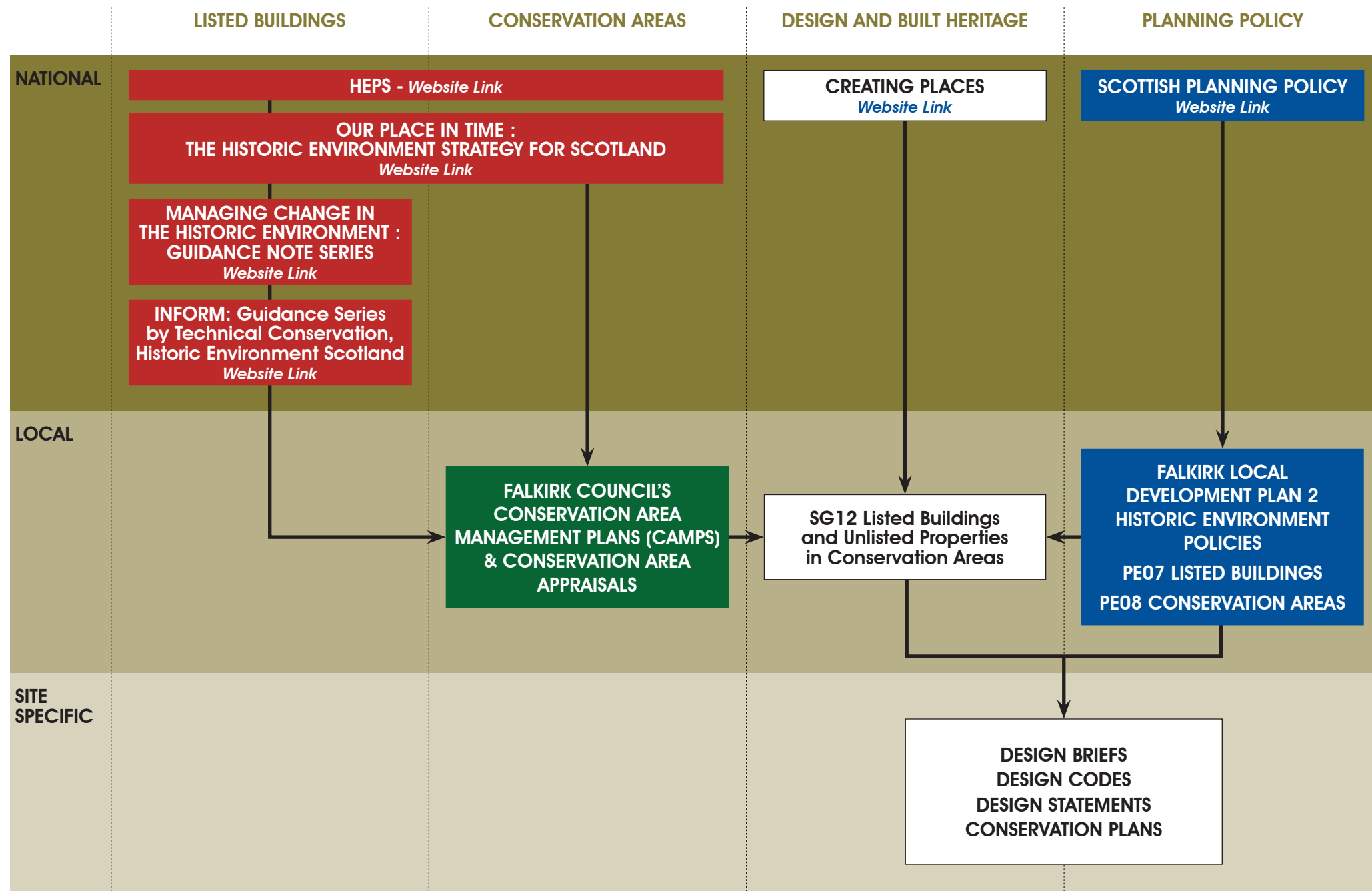


The Steeple, Falkirk Town Centre, Category A listed building, following restoration through the successful Townscape Heritage Initiative 2013- 2018

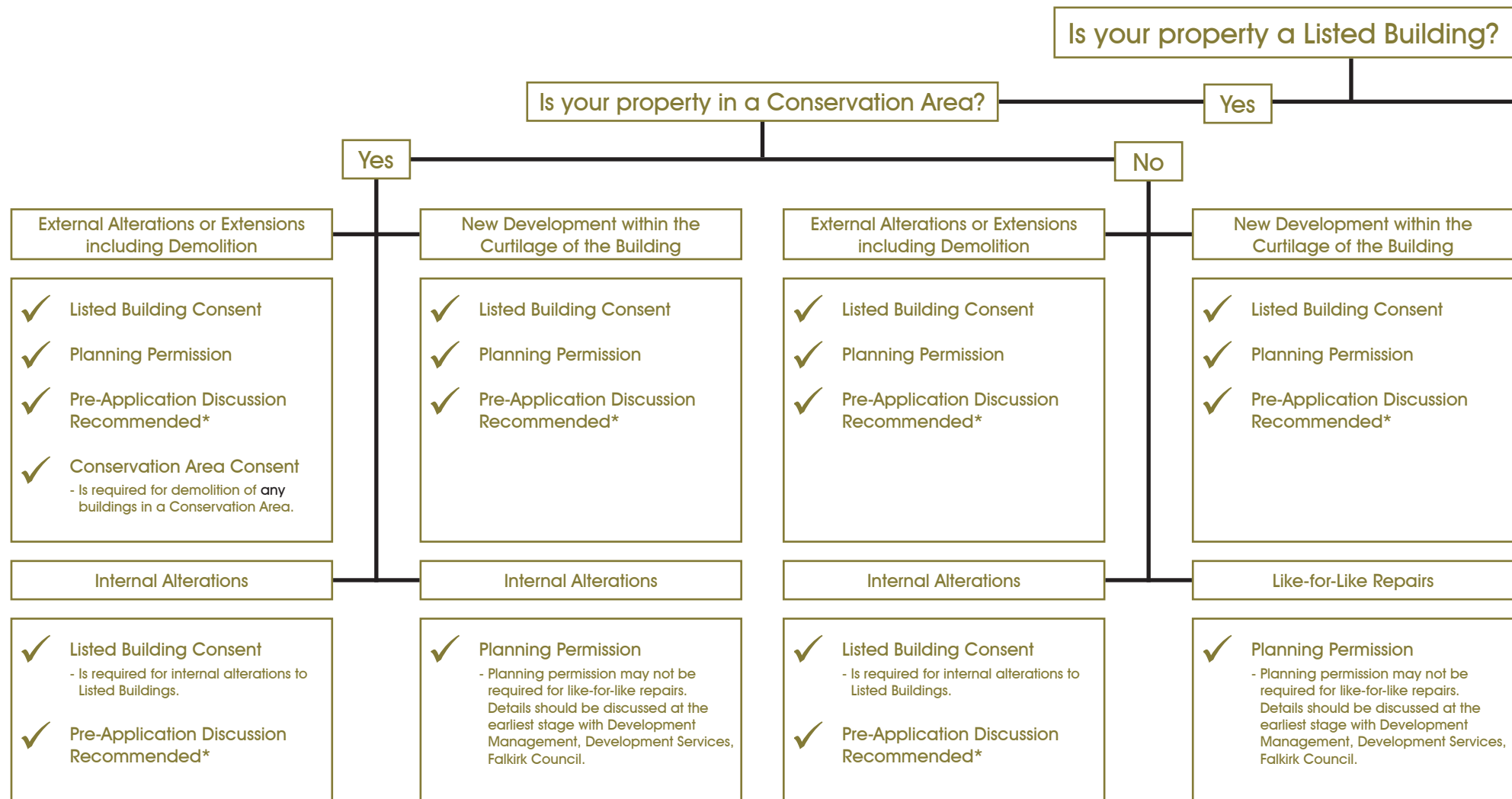


Matthew Steele Court, Corbiehall, Bo'ness, refurbished Category B Building

## 2. Policy Framework



### 3. When to seek Listed Building Consent, Planning Permission and Conservation Area Consent



#### Critical Information

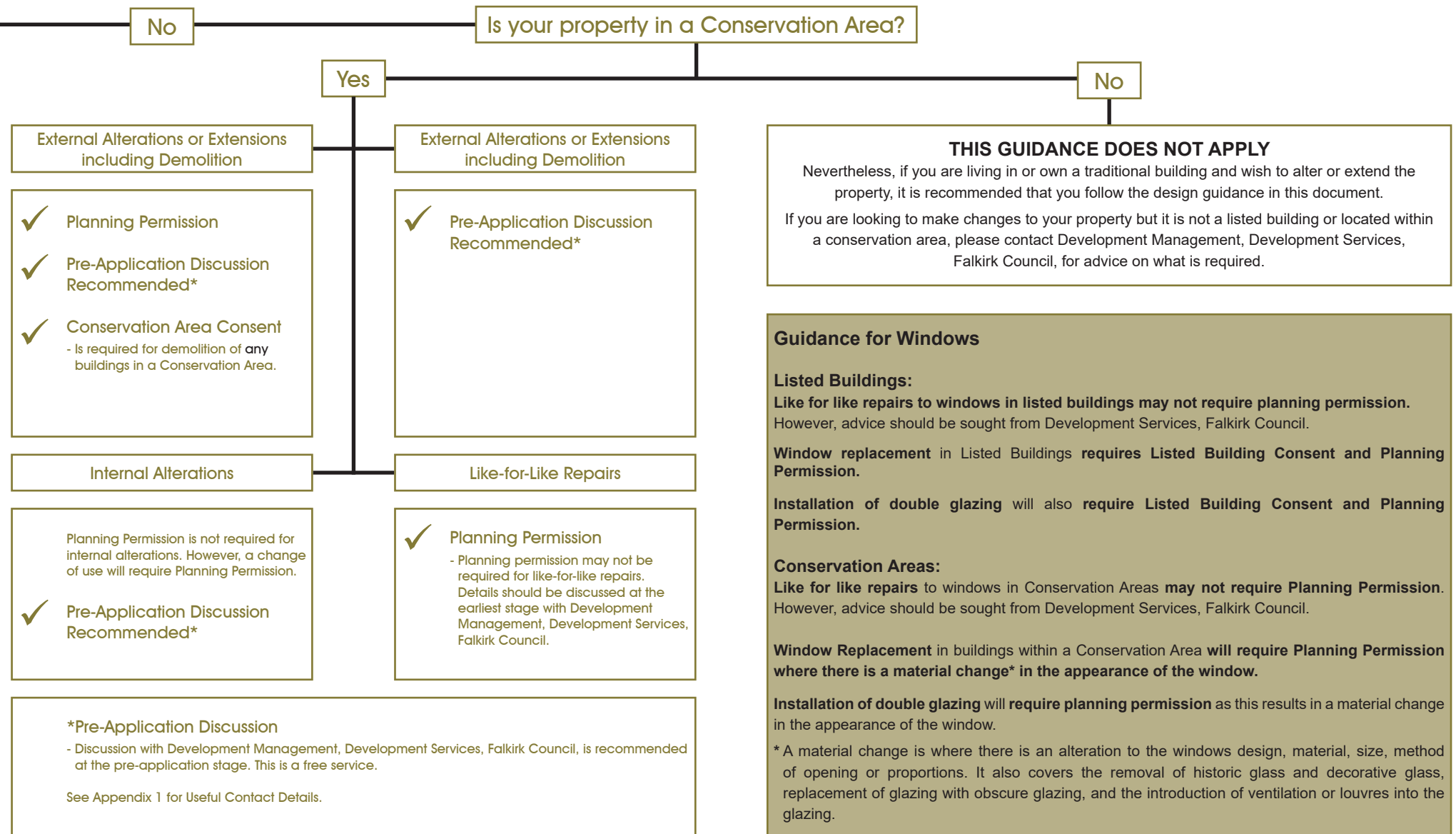
It is a criminal offence to demolish, alter materially, or extend a listed building without listed building consent. It is also a criminal offence to fail to comply with conditions attached to listed building consent. Planning Authorities have the option to take enforcement action prior to prosecution. A person guilty of an offence shall be liable on summary conviction to imprisonment for up to 6 months or a fine of up to £50,000, or both, and on conviction on indictment an unlimited fine and up to 2 years imprisonment or both. Unauthorised alterations often come to light later as part of the conveyancing procedures when the property is offered for sale.

#### Building Standards (Scotland) Regulations.

You may require a building warrant for certain works.  
 Please contact Building Standards, Development Services.  
 Telephone: 01324 504985  
 E-mail: [buildingstandards@falkirk.gov.uk](mailto:buildingstandards@falkirk.gov.uk)



### 3. When to seek Listed Building Consent, Planning Permission and Conservation Area Consent



## 4. Listed Buildings

### Key Information

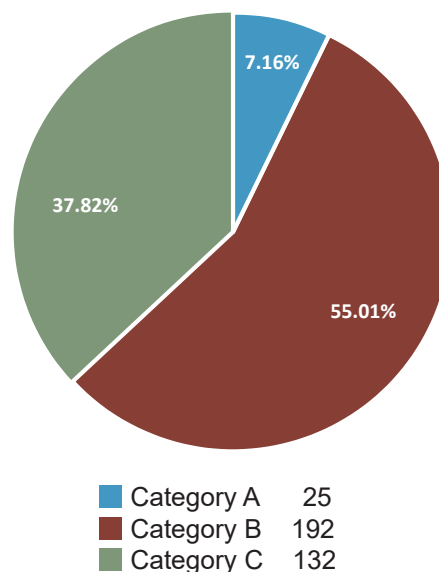
- Listing is the recognition through the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a building or structure is of 'special' architectural or historic interest;
- Buildings and structures are listed for a variety of reasons including age and rarity, architectural or historic interest and close historical association;
- Listing applies to the whole building or structure at the statutory address on the listed building record and it always covers both the interior and exterior, regardless of the category;
- Listed building consent is generally required for extension, alteration and demolition of listed buildings;
- Any development affecting a listed building should respect and preserve its special architectural or historic interest - see Policy PE07, Falkirk Local Development Plan 2 for further detailed guidance;
- A Conservation Design Statement may be required for planning applications affecting listed buildings/unlisted properties in conservation areas depending upon the scale, nature, and impact of the proposal (further Information can be found in Appendix 2).

### Further Guidance

- Search for Listed Buildings on the Historic Environment Scotland portal here: <http://portal.historicenvironment.scot/search>
- Scotland's Listed Buildings, June 2019 : <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=34c90cb9->

Categories of Listed Buildings in the Falkirk Council Area

4.1



### Category A

Buildings of special architectural or historic interest which are outstanding examples of a particular period, style or building type.

### Category B

Buildings of special architectural or historic interest which are major examples of a particular period, style or building type.

### Category C

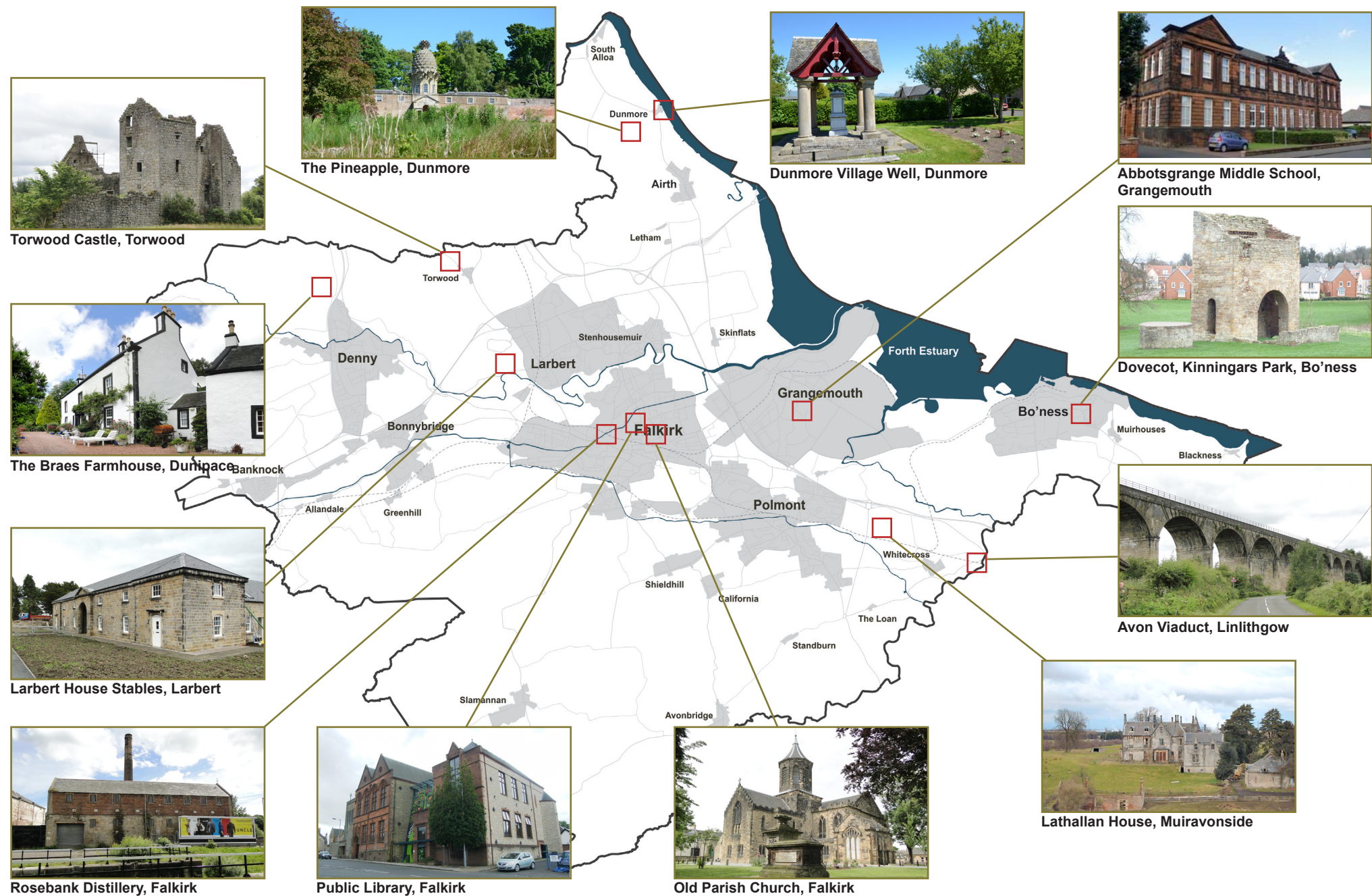
Buildings of special architectural or historic interest which are representative examples of a particular period, style or building type.

### Group Categories

A group category, either A or B Group, was previously given to a group of related listed buildings to show their group interest. The group category was given as well as the individual category and has no legal significance. This category is gradually being phased out.



## 4. Listed Buildings



# 4. Listed Buildings

## Types of Listed Buildings in the Falkirk Council Area

4.2



Tenements, Tenements with Shops and Terraced Flats	62
Large Dwelling Houses, Lodges, Urban Villas and Villas in the Countryside	46
Dwelling Houses, Dwelling Houses with Shops, Shops, Inns and Hotels	48
Ecclesiastical Buildings, Churchyards and Graveyards	47
Cottages and Small Lodges	22
Bespoke Public Buildings, Offices, Hospitals and Schools	28
Bridges, Viaducts, Aqueducts, Weirs, Tunnels and Kennels	24
Walls, Memorials, Statues, Mausolea, Sun Dials, Dovecots, Bandstands, Pumps and Telephone Boxes	19
Farm Houses, Farm Steadings, Steadings and Stables	20
Walled Gardens, Gates and Ancillary Structures	14
Follies and Ruins	2
Castles, Towers and Barrack Blocks	7
Industrial Buildings, Warehouses, Workshops and Harbours	10

The Falkirk Council area has a unique built heritage, reflecting its long settlement history and its strategic location at the heart of central Scotland. It was a rich and important agricultural area, hosting the huge Tryst cattle market in former times; it was changed dramatically by the industrial revolution. The Forth and Clyde Canal constructed in the 1790's and the Union Canal dating from 1820's brought industry to the area. The legacy of this history is reflected by the range of listed buildings and proportions of each type as shown in the diagram on the left.

## Curtilage

4.3 Listing may also cover other structures at the address such as boundary walls, gates, gate piers or additional buildings, such as a wash-houses or stable blocks. This is known as the 'curtilage' of a listing.

The standard tests to determine if curtilage applies are:

- Were the structures built before 1948?
- Were they in the same ownership as the main subject of listing at the time of listing?
- Do the structures clearly relate in terms of their (original) function to the main subject of the listing?
- Are the structures still related to the main subject on the ground?



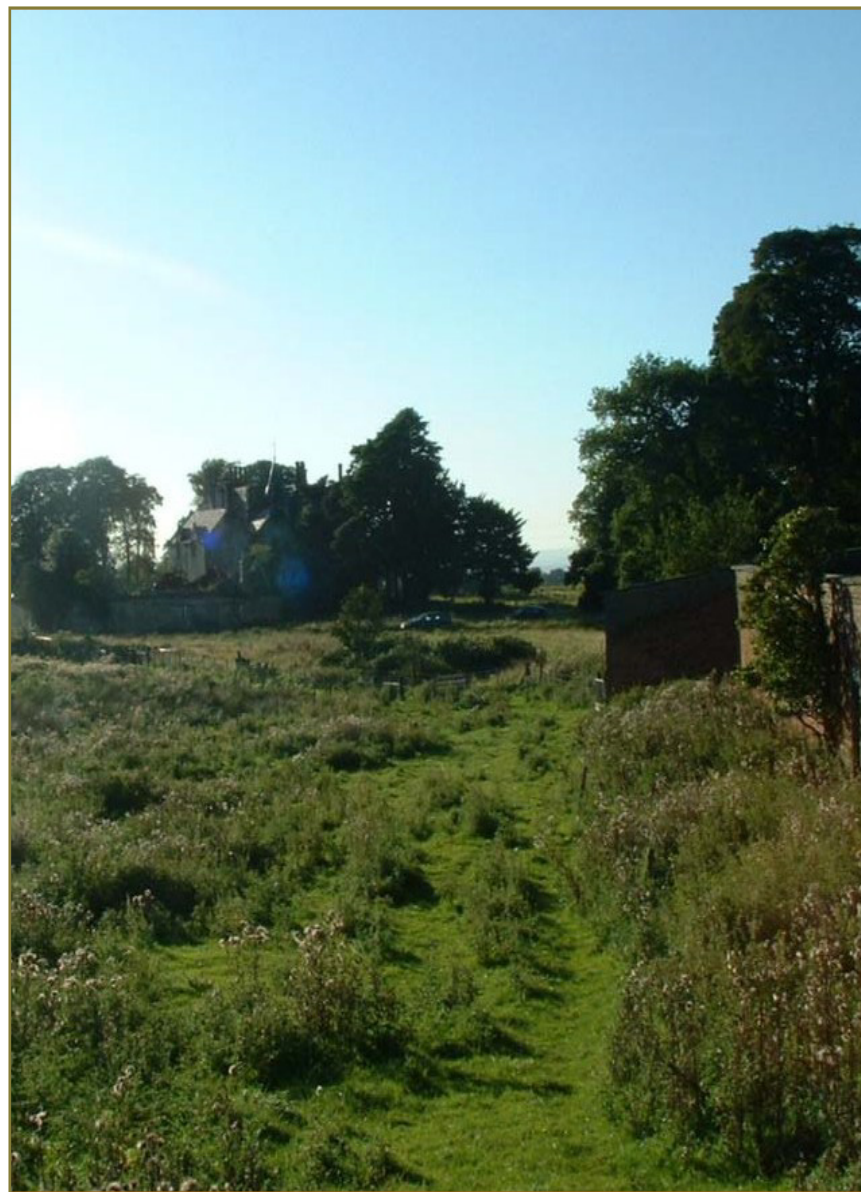
The example above shows the extents of two large houses and their curtilage. All buildings or structures, including the boundary treatments, e.g. walls, fences, gatepiers, etc, would be included in the listing if built before 1948.



## 4. Listed Buildings



**Callendar House, Category A Listed Building**  
Detail of Rear Elevation of Callendar House as seen from Callendar Woods.



**Lathallan House, Category B Listed Building**  
View of boundary treatment around curtilage of Lathallan House.



## 5. Conservation Areas

### Key Information

- Conservation areas were introduced by The Civic Amenities Act of 1967. The legislative framework is currently provided by The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Under the terms of the Act, conservation areas are defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance;”
- Planning Authorities are required by this Act to determine which parts of their area merit conservation area status. Falkirk Council Area has 9 conservation areas which vary in character and scale from town centres and their residential suburbs to estate workers villages and a mining community;
- Planning permission is required for most types of development within the boundary of a conservation area including extensions, improvements or other external alterations such as windows, door or roof replacements, chimney repairs, hard surfacing within the curtilage of a dwelling or other sundry works including boundary walls, railings, re-painting, stone cleaning and re-cladding. Planning Permission is required for development on land between buildings;
- Permission is required to carry out works to trees within Conservation Areas;
- Any development affecting unlisted buildings in conservation areas should respect local character, appearance and key features - see Policy PE08 Falkirk Local Development Plan 2 and relevant Conservation Area Appraisals and Conservation Area Management Plans for further detailed guidance.
- Conservation Area Consent is required for the demolition of any building within a conservation area.
- A Conservation Design Statement may be required for planning applications affecting listed buildings/unlisted properties in conservation areas depending upon the scale, nature, and impact of the proposal (further Information can be found in Appendix 2).



Town Centre, Bo'ness



Estate Workers' Village, Dunmore

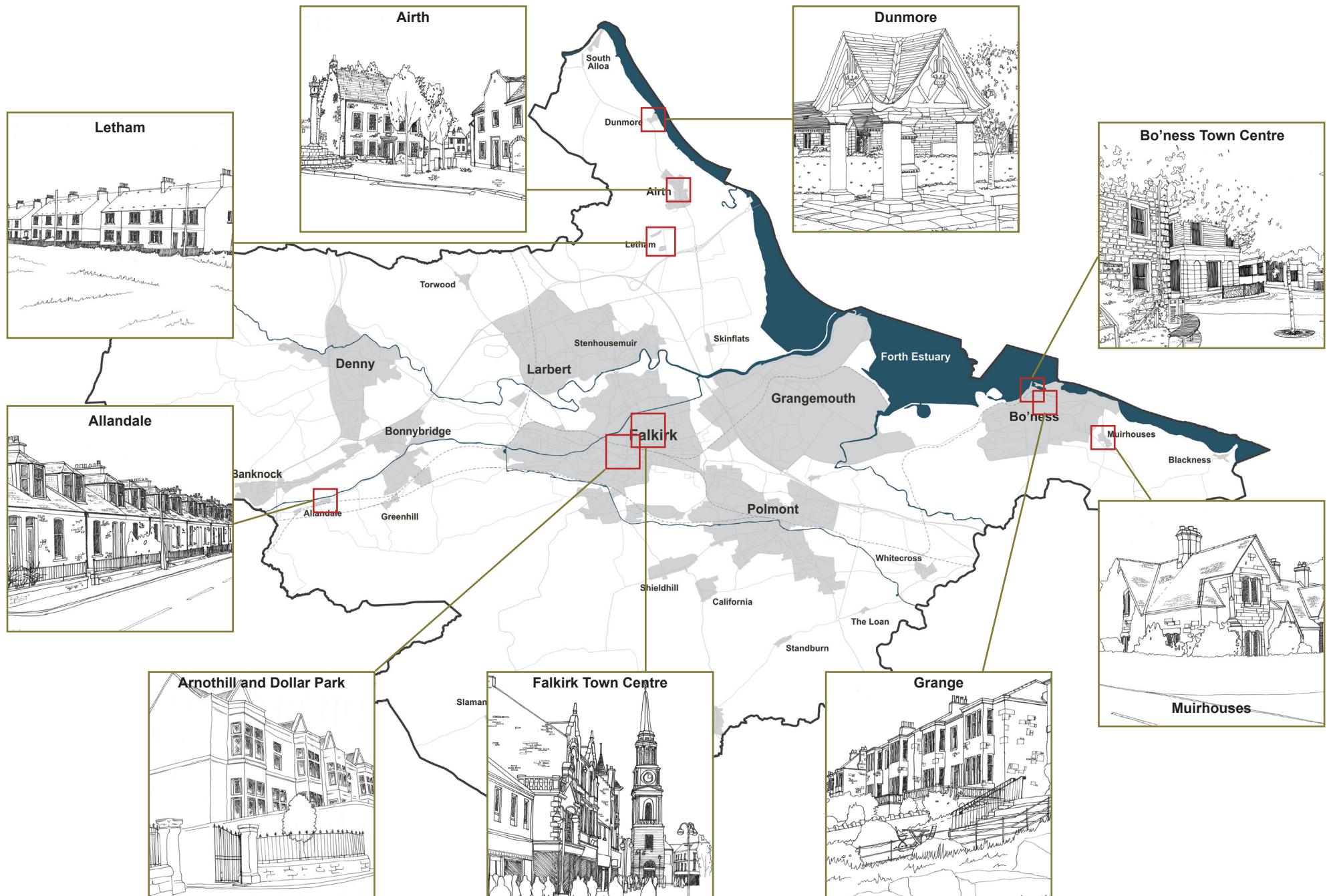


Village Centre, Airth

### Further Guidance

- Interim Guidance On The Designation of Conservation Areas and Conservation Area Consent, April 2019, Historic Environment Scotland
- Scotland's Listed Buildings, June 2019 : <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=34c90cb9->

## 5. Conservation Areas

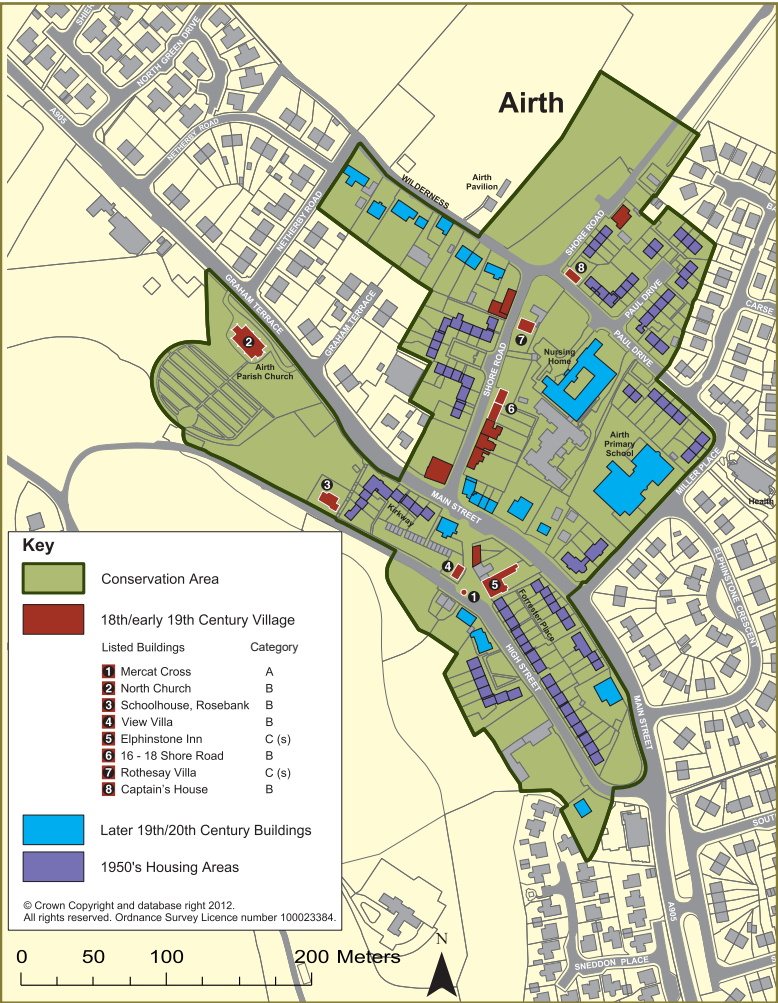




# 5. Conservation Areas

## Airth Conservation Area, designated 1974:

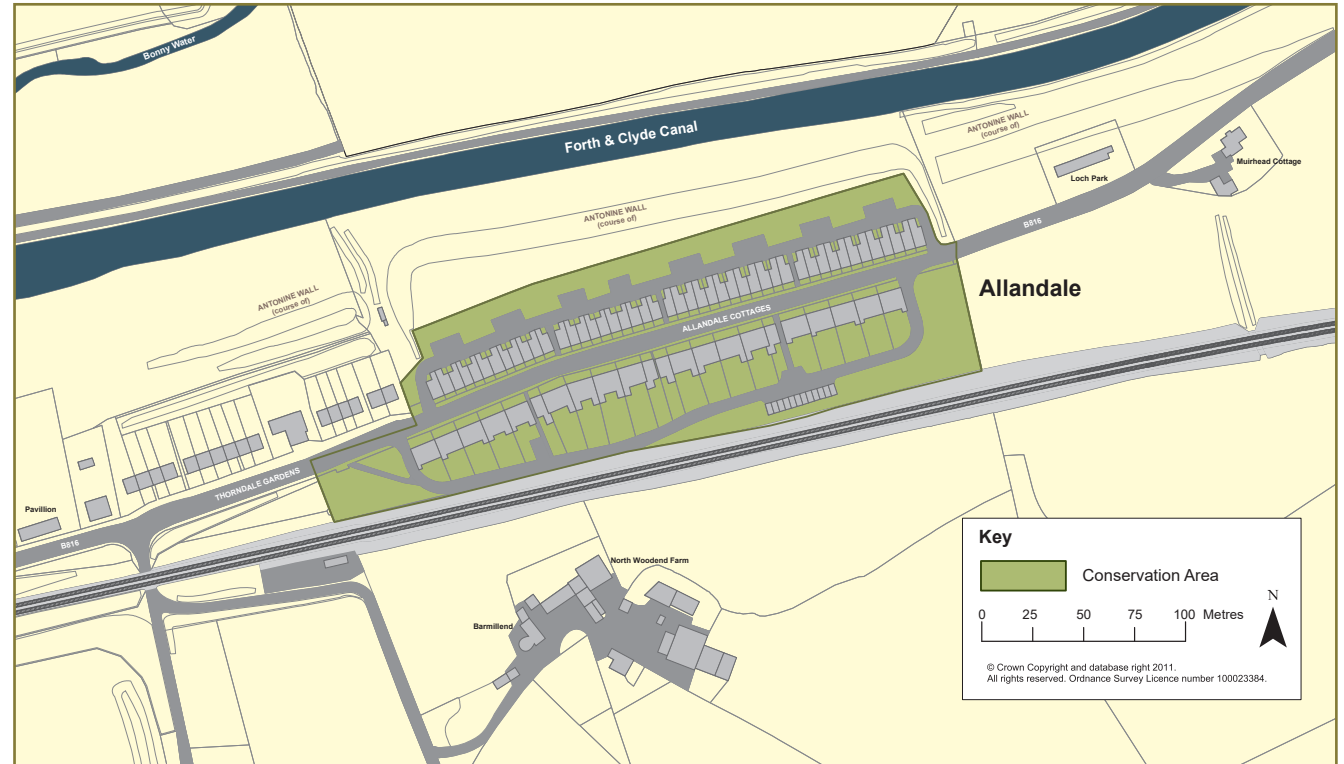
Airth features fine 18th and 19th century buildings, which reflect its maritime history. Interspersed with listed buildings, the area mainly consists of housing dating from the 1950's designed to blend into the historical context. Characteristics include well proportioned elevations comprising sandstone and dry dash external walls, timber sash and case windows, pantiled roofs and crow stepped gable ends.



## 5. Conservation Areas

Allandale Conservation Area, designated 1979:

Allandale Cottages were built between 1904 and 1928 to house workers from the local brickworks in Castlecary, situated to the west of Allandale village. Key characteristics include uniform elevations, single storey cottage scale with neat repeating dormer windows and uniform external finishes. Fine red sandstone walls, traditional slate roofs and white timber sash and case windows create special character and appearance.

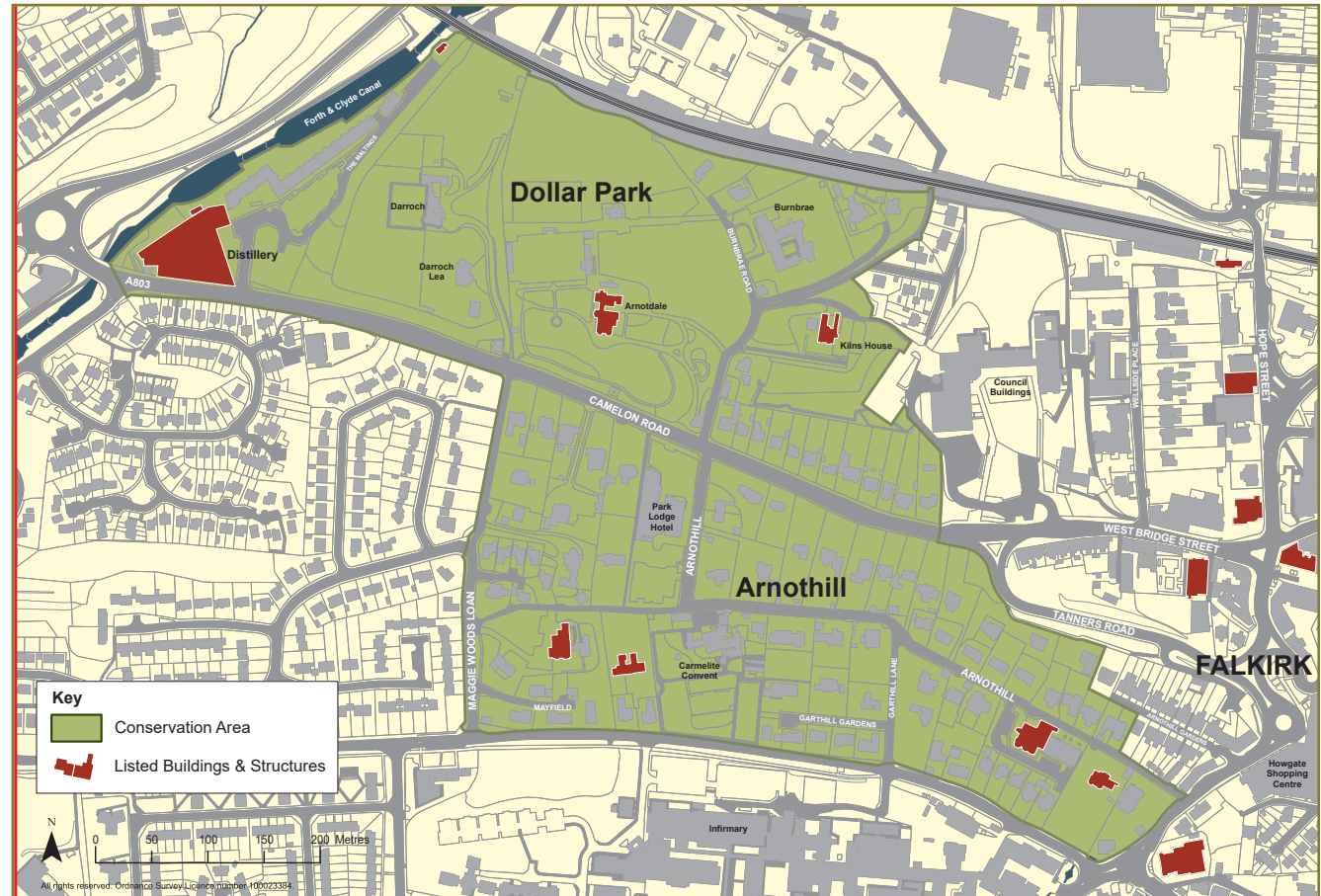




## 5. Conservation Areas

### Arnothill and Dollar Park Conservation Area, designated 1988:

The character of the area is defined by classical Victorian villas comprising elegant compositions and balanced proportions. Key townscape features include blonde sandstone walls, natural slated roofs, timber sash and case windows, cast iron rainwater goods, decorative gates and high stone rubble walls. Chimney features, traditional hard and soft surfaces including setts, cobbles, stone slabs and enclosing walls add detail and interest. The elevated profile of Arnothill, which follows the line of the famous Antonine Wall, provides excellent views to the south of Falkirk and beyond. The Arnothill ridge is full of extensive lush green vegetation and mature tree cover.



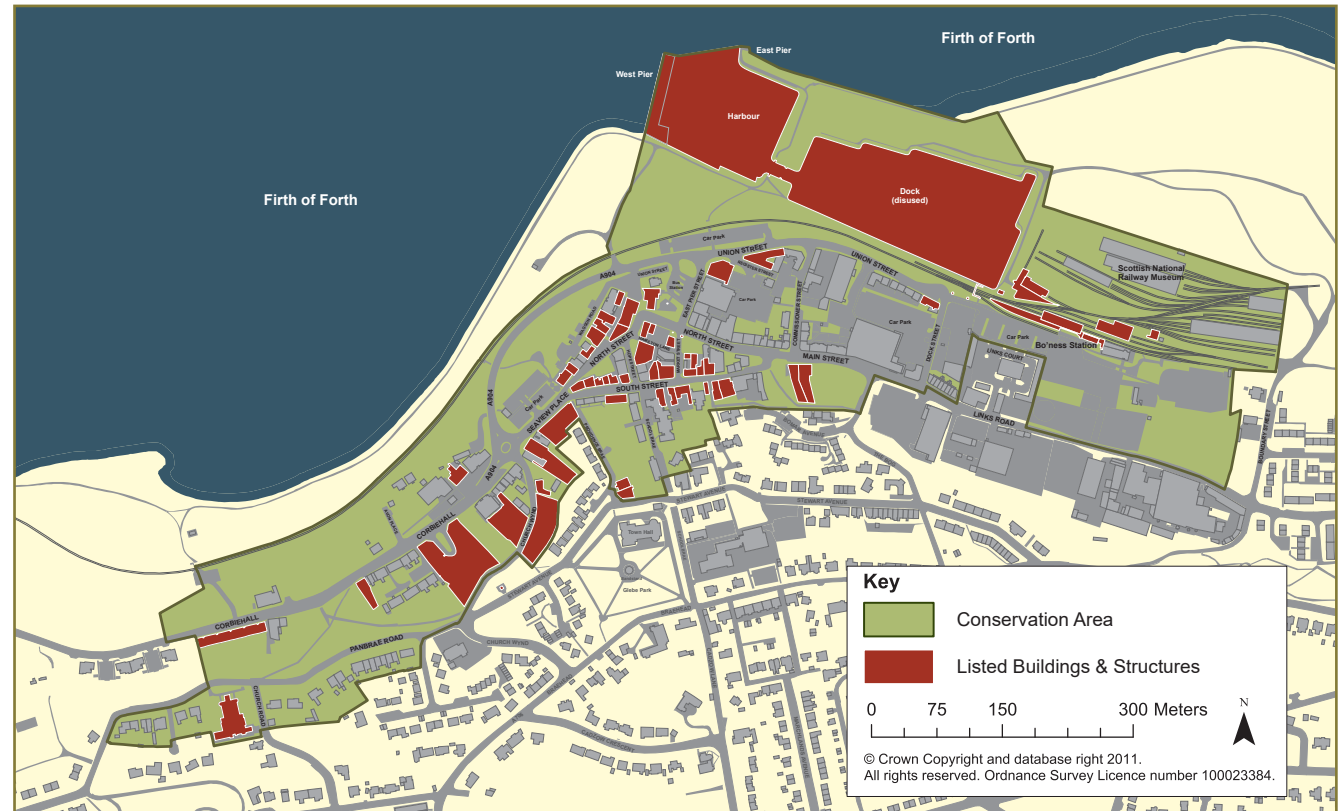


## 5. Conservation Areas

### Bo'ness Town Centre Conservation Area, designated 1975:

Bo'ness Town Centre Conservation Area is characterised by a distinctive street pattern comprising narrow streets, closes and lanes, which reflect its maritime history. The town centre is dominated by 3 and 4 Storey Victorian tenements with shops at ground storey level, many of which have retained and restored fine original shopfronts. On the outskirts of the historic core, the town is surrounded by prominent examples of the town's commercial and industrial past.

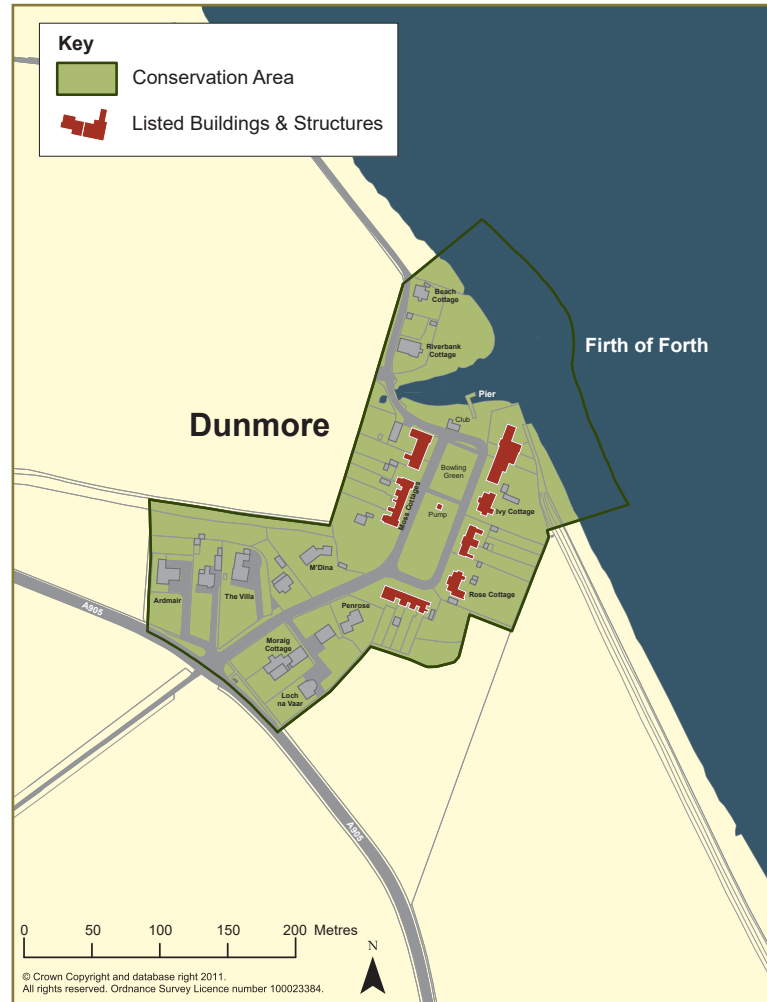
Period character is expressed in building design, proportions and original materials some of which date back to the 16th century. Extensive use of sandstone, natural slate and pantiled roofs, timber sash and case windows, wet dash and lime wash creates a unique appearance.



## 5. Conservation Areas

### Dunmore Conservation Area, designated 1971:

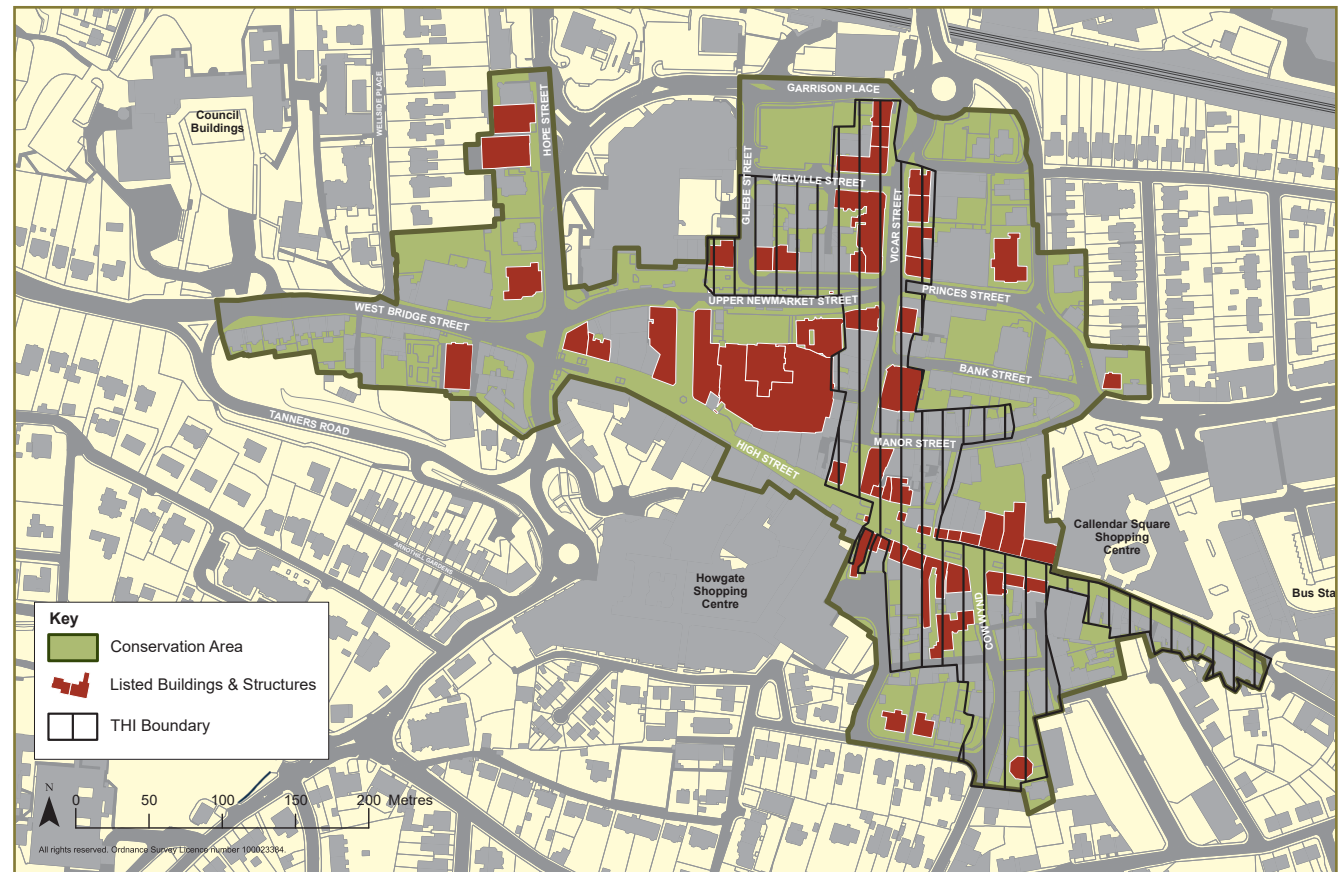
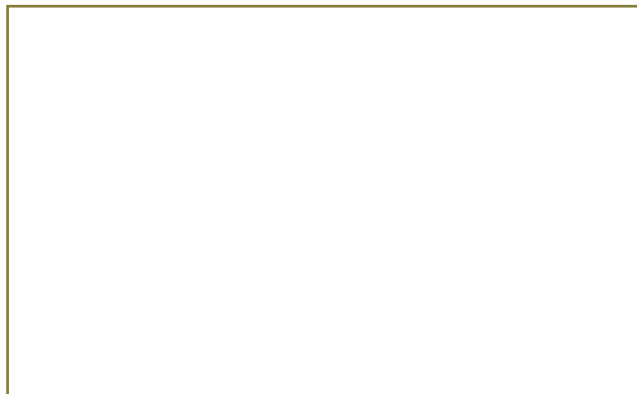
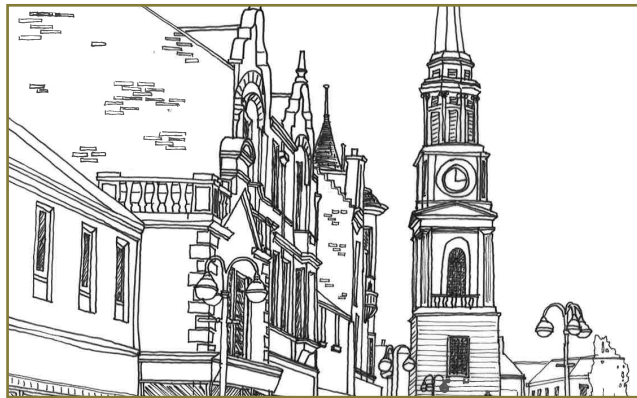
Dunmore was built as a purpose built “model” village in the early- mid 19th century to house workers from Dunmore Park Estate. The village green is surrounded by listed cottages on all sides with a restored village pump at its centre. Key features include decorative blonde sandstone, traditional timber sash and case windows, panelled timber doors, graded Scottish natural slate roofs with purlined eaves, finials and decorative ridge ventilation, traditional sandstone chimney stacks with clay pots and black painted cast-iron rainwater goods. The village’s location provides fine views across to Clackmannanshire.



## 5. Conservation Areas

### Falkirk Town Centre Conservation Area, designated 1971:

The conservation area has a distinctive topography as the bulk of the area occupies the top of a low ridge. Surviving remnants of the traditional Scottish herring-bone street pattern include narrow plots, closes and wynds which run off of the High Street spine. The town centre boasts several important early buildings; however a legacy of late 19th and early 20th century industrial and commercial boom provides the dominant urban character. The mix of commercial, ecclesiastical and residential architecture includes examples of Neo Classical, Gothic, Scots Baronial, Italianate, Renaissance, Romanesque, Art Deco, and Post-Modernist styles. Architectural and historic quality is reflected in the large number of listed buildings in the conservation area. The diversity of traditional building materials includes a variety of natural sandstones with polished and textured finishes, brickwork to gables and rear elevations, Scottish natural slate and pantiles and various styles of timber sash and case windows and cast iron rainwater goods.





## 5. Conservation Areas

### Grange Terrace Conservation Area, designated 1984:

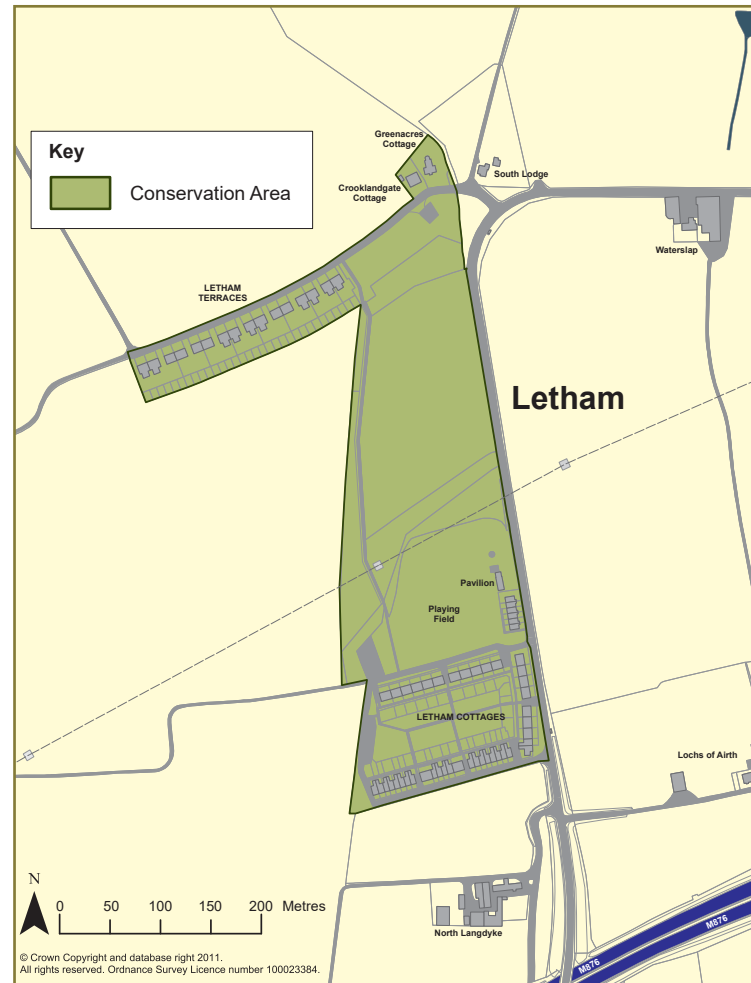
The area is characterised by large detached, semi-detached and terraced buildings dating from the Late Victorian period to the early 20th century. Individual building designs provide distinctive character, complemented by slate roofs with elegant chimney features and pots, timber sash and case windows and cast iron rainwater goods. Built on steeply sloping topography, sloping towards the Forth and Bo'ness Town centre to the north, the area offers unique views over the Forth estuary to Fife. Dense development is relieved by extensive mature tree cover and open space in Victoria Park, located below Grange Terrace.



## 5. Conservation Areas

### Letham Conservation Area, designated 1978:

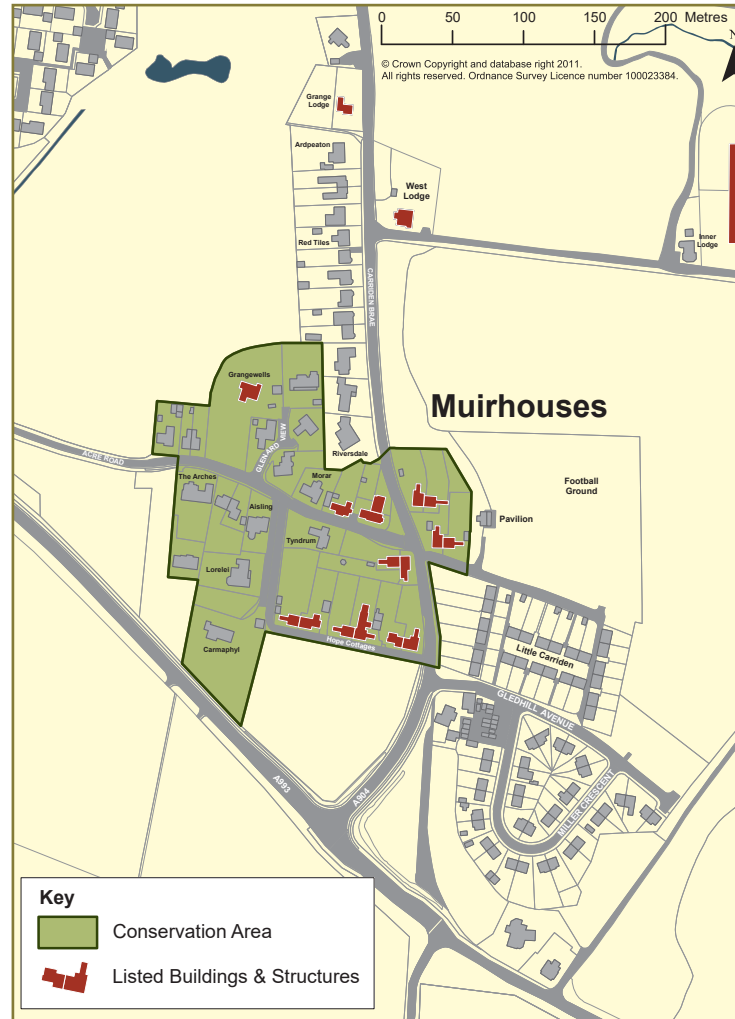
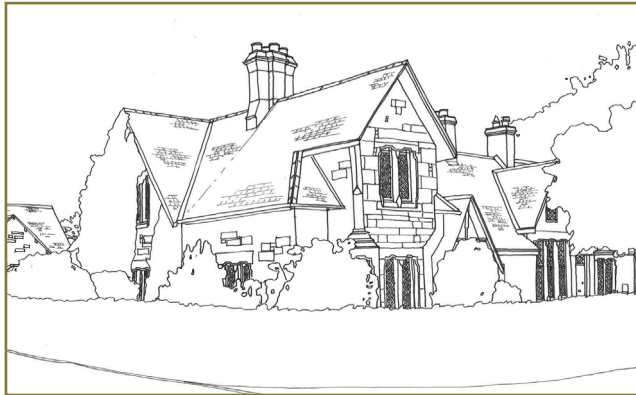
Letham is a former mineworker's estate, surrounded by countryside. Former mineworkers' houses are laid out over two areas - Letham Cottages (1913) and Letham Terraces (1923). Letham Cottages comprise single storey terraced houses with neat repeating dormers and communal green to the rear. Key features include wet dash and lime wash render, sandstone banding around timber sash and case windows and painted timber panel doors. Letham Terraces present a striking two storey frontage onto adjoining countryside.



## 5. Conservation Areas

## Muirhouses Conservation Area, designated 1975:

This small settlement near Bo'ness includes a former library, schoolhouse, workers' housing and cottages. The buildings were developed between 1864 and 1874 by the owner of Carriden House and Estate, Admiral John Hope. The houses and cottages typify the "cottage orne" style. Key features include sandstone walls, sash and case timber windows, painted timber doors, Scottish slate roofs with overhanging purlinned eaves, striking chimney stacks with clay pot features and cast-iron rainwater goods. Larger properties incorporate decorative gable details and porches. Mature trees and boundary hedging enhance a unique townscape character.





## 5. Conservation Areas



### Muirhouses Conservation Area

Falkirk Council, Development Services have designed and implemented enhancement projects to Conservation Areas including the above works in Muirhouses Conservation Area where traditionally styled bus shelters, notice boards and hard landscaping were installed.



## 5. Conservation Areas

### Article 4 Directions

#### Key Information

- Article 4 Directions are restrictions on development enshrined in the Town and Country Planning (General Permitted Development) Order 1992;
- Changes brought into force by the General Permitted Development Order 2011 simplified planning controls by effectively removing most householders' permitted development rights from conservation areas by statute;
- Article 4 Directions add a further level of restriction by enabling local authorities to restrict general permitted development rights, requiring that planning applications for specified classes of work are submitted;
- Within Falkirk's 9 conservation areas, Article 4 Directions laying restrictions on various classes of development including works by utility companies and works by local authorities were approved in 2013 by Scottish Ministers'; cited as Falkirk Council Restriction of Permitted Development Directions 2012, these directions replace Falkirk District Council Restriction of Permitted Development Orders;
- Full details of Article 4 Directions can be viewed at: Development Services, Falkirk Council, Abbotsford House, David's Loan, Falkirk, FK2 7YZ.



Article 4 direction covers developments such as Minor Sundry Operations eg. erection, repair, alteration and maintenance of walls, fences, gates and other boundary treatments.



Article 4 directions cover the installation of services such as Electricity Undertakings and Universal Service-Providers.



Article 4 directions cover the installation of services such as Public Gas Transporters.



Article 4 directions cover the installation of services such as Water and Sewerage Undertakings.

#### Further Guidance

- Guidance by Scottish Government on Article 4 Directions :  
<https://data.gov.uk/dataset/394b7dd3-50ae-459c-a713-22e6f47563ba/conservation-areas-and-article-4-directions-scotland>



## 5. Conservation Areas



### Airth Conservation Area

Falkirk Council, Development Services have designed and implemented enhancement projects to Conservation Areas including the above works in Airth which included repairs to Airth's Merkcat Cross and new landscaping and public realm improvements.

## 6. Design Guidance: External Walls

### External Walls

#### Key Principles

- In the Falkirk Council area, traditional wall finishes include harling, brick and natural sandstone from local and Scottish quarries;
- Inappropriate repairs to external walls can cause damage to the fabric and appearance of historic buildings;
- The use of materials that match the original in every respect is recommended including modular size, coursing pattern, colour and texture;
- Repairs to natural sandstone walls should match the density and porosity of the existing stonework as identified by petrographic analysis. No work should be carried out until a petrographic analysis, stone condition survey and detailed specification of repairs and materials have been submitted to and approved by Falkirk Council;
- Proposals for stone cleaning, paint and graffiti removal require to be carried out with care to minimise the risk of damage to historic fabric: applications require to be supported by a full technical analysis and sample test cleaning of small unobtrusive areas. No work should be carried out until Falkirk Council has approved the trial samples and method statement.



**Trial samples of stone cleaning** require to be carried out for inspection and approval by officers from Development Services, Falkirk Council to ensure that damage to historic stone is minimised.



The application of **inappropriate mortar** causes damage to natural stone walling.



**Old Manse, Larbert. Category B Listed Building** Random stonework walls.



**Union Inn, Camelon. Category B Listed Building** Harled finish to external walls with dressed stone facings highlights key architectural features.

#### Further Guidance

- For information on different types of building stone in Falkirk Town Centre see : <http://nora.nerc.ac.uk/502019/>
- For Technical, Advice and Guidance Publications see : <https://www.historicenvironment.scot/archives-and-research/publications/>



## 6. Design Guidance: Roofs

### Roofs

#### Key Principles

- In the Falkirk Council area, the most common traditional roofing material is Scottish slate, although slates from other sources such as Wales and Cumbria have been used. Other traditional materials identified include rosemary tiles, pantiles and lead;
- The use of materials that match the original in every respect is recommended including texture, grading, colour, sizes and thickness;
- Slated roofs set out in diminishing courses or in a decorative pattern should be reinstated when repairs are carried out;
- Decorative roof features including parapet balustrading, finials, turrets, skews, crow-steps and bell-towers should be retained or repaired to match the original detailing and materials.



**Matthew Steele Court, Bo'ness**

**Chimney heads provide interest and character;** removal of original chimney heads is not permitted except in special circumstances.



**Letham Conservation Area**

**Dormer windows** on visually prominent roof slopes, such as those facing a public street, a park or other public place, are only permitted where they are an original feature of the building or area and are designed to match original pattern, materials and location.



**Pantiled roofs** are common in traditional buildings in the Falkirk Council area.



**New rooflights** are generally only permitted on rear and inner facing roof slopes and other non visually prominent roofs, i.e. where they cannot be seen from a public street, a park or other public place; they should match original pattern, materials and position on the roof as illustrated above.

#### Further Guidance

- For information on different types of roofing slate in Falkirk Town Centre see : <http://nora.nerc.ac.uk/502019/>
- Managing Change in the Historic Environment : Roofs. See: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=577dd6d3-94cc-4a14-b187-a60b009af4bd>

## 6. Design Guidance: Windows

### Windows

#### Key Principles

- The retention and repair of historic windows is encouraged because they make a significant contribution to the character and appearance of listed buildings and properties in conservation areas;
- Key features include window style, proportions, glazing pattern, historic and decorative glass, dimensions of frame, astragals/glazing bars, materials and method of opening;
- In the Falkirk Council area, the predominant type of historic windows are timber framed sash and case; other traditional window types include original timber casement windows and early metal windows installed in industrial buildings and buildings dating from the 1930's;
- Proposed replacement of windows will only be approved where it can be demonstrated that they are beyond repair; applications for replacement windows will need to be supported by a condition survey of the existing windows, including accurate scaled drawings of the existing and proposed windows in elevation, plan and section to an appropriate scale;
- Replacement windows must replicate the original, historic design exactly with respect to material, proportions, profiles and dimensions of frames and astragals/glazing bars and method of opening;
- Different materials and methods of opening to the original design may be permitted to rear and side elevations of unlisted properties in conservation areas where they do not face onto a public street, park or other public space;
- Retrofitting Double Glazing: Double glazing may be retrofitted into original window frames if there is no subsequent change of appearance and where there is no historic or decorative glass still in place. Normally, only narrow profile or vacuum double glazing can be installed due to the design and construction of historic windows. Specialist advice is recommended;



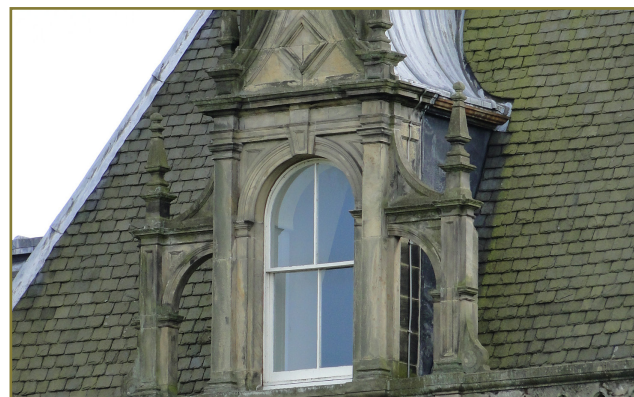
**Stained, leaded or etched glass** should be reused.



**Metal Windows** feature in buildings relating to the Art Deco period, 1930s.



**Historic timber windows** can be easily repaired or refurbished.



**Timber sash and case windows** adopt a variety of designs and sizes.

#### Further Guidance

- Managing Change in the Historic Environment: Windows. See :  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=3425bb51-8a55-4f99-b7aa-a60b009fbca2>



## 6. Design Guidance: Windows

### Windows

#### Key Principles (Continued)

- UPVC is not considered to be a suitable material for windows in listed buildings or properties in conservation areas.



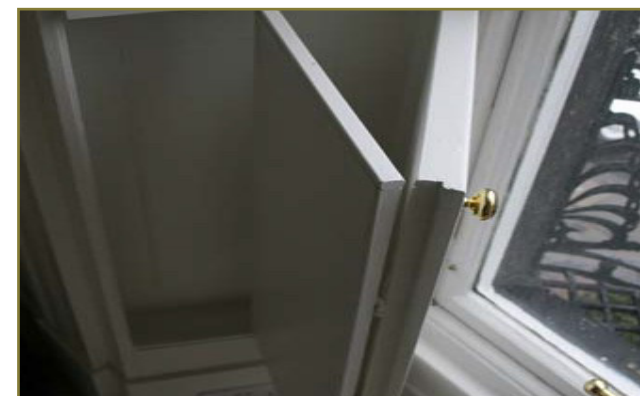
**Specialised narrow profile double glazing units have been fitted into historic window frames** in Vicar Street, Falkirk. Note original window frames were fully refurbished.



**The widening of window openings or removal of mullions is generally not permitted on principal elevations**, i.e. the main façade or side elevation facing a public street or other public space.



**Small paned windows** typical of the Georgian period are a common feature in the Falkirk Council area



Recent research has demonstrated that bringing original, historic window shutters back into use and hanging heavy curtains **can reduce heat and energy bills**.  
© Courtesy of Historic Environment Scotland.

#### Further Guidance

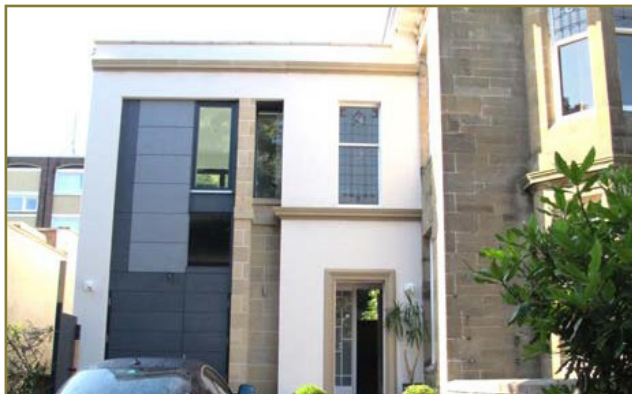
- Technical Papers 9, 20, 23, Historic Environment Scotland. See :  
[https://www.historicenvironment.scot/archives-and-research/publications/?publication\\_type=30](https://www.historicenvironment.scot/archives-and-research/publications/?publication_type=30)
- Inform Guide - Domestic Decorative Glass, Maintaining Sash and Case Windows, Maintaining Traditional Plain Glass and Glazing, Timber Window Shutters. See :  
[https://www.historicenvironment.scot/archives-and-research/publications/?publication\\_type=36&curPage=1](https://www.historicenvironment.scot/archives-and-research/publications/?publication_type=36&curPage=1)

## 6. Design Guidance: Extensions

### Extensions

#### Key Principles

- Extensions should be located on the side or rear elevations of a property;
- Side extensions should generally be lower than and set back from the front façade of the existing building;
- The design and materials of the proposed extension should respect and complement the design, character and appearance of the existing building;
- Contemporary extensions should complement the architecture of the existing building; glazed links provide an effective connection between host building and a contemporary extension;
- Conservatories should be constructed in traditional materials to match those of the existing building with base walls to match the main walls of the host building.



**Arnothill and Dollar Park Conservation Area**  
**28 Camelon Road. Contemporary extension to an unlisted building** in the Arnothill and Dollar Park Conservation Area takes bay rhythm, scale and proportion as design cues.  
© Arka Architects.



**Arnothill and Dollar Park Conservation Area**  
High quality modern extension where the design and materials respect the traditional design and materials of the historic building.  
© Arka Architects.



**Public Library, Hope Street, Falkirk, Category B Listed Building.**  
**A glazed link between an extension and a traditional building** can provide a spectacular space.



**Dollar Park:** Contemporary extension to historic building.

#### Further Guidance

- SG03 Residential Extensions and Alterations, Falkirk Council.
- Managing change in the Historic Environment: Extensions. See :  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=0a55e2b8-0549-454c-ac62-a60b00928937>



## 6. Design Guidance: Doorways

### Doorways

#### Key Principles

- The retention and repair of external doorways is encouraged because they make a significant contribution to the character and appearance of listed buildings and properties in conservation areas;
- In the Falkirk Council area, doorways often feature storm and front entrance doors, sliding doors to agricultural buildings, close boarded rear doors, glazed side and fanlights, decorative gates and original ironmongery;
- Replacement doors must replicate the historic design exactly with respect to material, proportions and any original features such as decorative glazing;
- The formation of new structural openings to form additional doors to a property is not encouraged.



**Letham Conservation Area**

The **design and arrangement of doorways** can provide a notable feature of groups of buildings or streets.



**The Smithy, Dunmore Conservation Area,  
Category B Listed Building**

**Distinctive horseshoe doorway at The Smithy, Dunmore Village.**



**Grangewells, Muirhouses Conservation Area.**

**Category B Listed Building**

**Distinctive decorative doorway to Grangewells, Muirhouses.**

Designed by renowned Bo'ness architect Matthew Steele.



**Sliding doors are found on agricultural and industrial buildings.**

#### Further Guidance

- Managing change in the Historic Environment: Doorways. See :  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=2f623b09-7ecc-4cc1-a1a0-a60b008c71c9>

## 6. Design Guidance: Boundaries

### Boundaries

#### Key Principles

- The retention and repair of original walls, fences and other boundary treatments is encouraged because they help to define the character of listed buildings and make a significant contribution to the appearance of conservation areas;
- The design, layout and materials of boundaries and associated fixtures such as gates, railings, gatepiers and lamp standards is often related to the enclosed building or landscape;
- New boundary treatments should use local building materials and respect local architectural tradition;
- Alterations and demolitions of walls and other boundary treatments which contribute to the unified appearance of the streetscape or architecture of the area will be discouraged;
- Parking areas should not be formed within the front garden of listed buildings or dwellings in a conservation area as they detract from the special character and appearance of historic buildings and areas.



**Arnothill and Dollar Park Conservation Area**  
Hedging provides a **pleasing boundary** to historic properties.



**Arnothill and Dollar Park Conservation Area**  
Renowned specialist iron foundries can **reproduce historic ironwork patterns**.



**Arnothill and Dollar Park Conservation Area**  
Original stone and brick walls to rear and side gardens should be **retained and repaired using matching materials**.



**Airth Conservation Area**  
**Inappropriate boundary treatment** within a conservation area.

#### Further Guidance

- Managing Change in the Historic Environment: Boundaries. See :  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=00c41790-175c-418e-8b8f-a60b0089b6b3>



## 6. Design Guidance: Accessibility

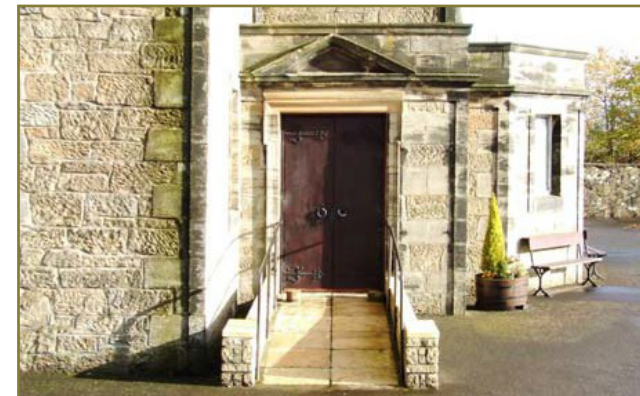
### Accessibility

#### Key Principles

- Provisions for barrier free access should be designed to respect and preserve the historic environment;
- Designs should be of the highest standard with sensitive choice of materials, finishes and colours;
- Where alterations to a principal entrance would be detrimental to the special architectural or historic interest of the building, alternative access arrangements should be considered.



**Temporary ramps** avoid disruption to historic fabric.  
© Courtesy of Historic Environment Scotland.



**Bothkennar and Carronshore Parish Church**  
Ramps and other means of accommodating changes in levels can be designed to **minimise visual impact**.



**Falkirk Town Centre Conservation Area**  
In cases where historic surfaces present access issues; in terms of finish, texture and colour, suitable alternative materials can be carefully sourced.



**Platform lifts** provide alternative means of access with **minimal disruption or minimal impact**.  
© Courtesy of Historic Environment Scotland.

#### Further Guidance

- Managing Change in the Historic Environment: Accessibility. See :  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=f0185b2c-3ed9-40c4-899d-a60b00885214>

## 6. Design Guidance: External Fixtures

### External Fixtures

#### Key Principles

- Original exterior features such as rainwater fittings, balconies, buttresses, clock and bell towers and building statuary help to define the character of historic buildings;
- Alterations and repairs should ideally be carried out in situ and should respect original design and materials;
- New exterior fittings are generally not permitted on the front elevation (main façade) of buildings;
- Proposed fittings should be designed and positioned to minimise visual impact on character, appearance and setting of historic buildings; secondary (side and rear) elevations, outbuildings and roof valleys may accommodate new fittings without significant impact.



Approved modern fixtures and fittings should be **painted out or manufactured in a colour to match the colour** of the surface to which they are to be attached.



Imaginative and innovative floodlighting can **bring new life to historic architecture** providing fittings and cabling are **inconspicuous from public view**. © Derek Milne



New banners and flagpoles **are not permitted except in exceptional circumstances** when permission is on a temporary basis only.



Satellite dishes should be **discreetly located on inconspicuous elevations**, out of sight from principal views of a building. The example above has a **detrimental impact on appearance and character**.

#### Further Guidance

- Managing Change in the Historic Environment: External Fixtures. See : <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=71d48aa8-745f-4b14-93a4-a60b008f8feb>



## 6. Design Guidance: Interiors of Listed Buildings

### Interiors of Listed Buildings

#### Key Principles

- The Falkirk Council area contains a number of fine period interiors, some of which have been subject to unsympathetic alterations over time;
- Listing covers the interior of all categories of listed building whether or not the listed description specifies interior features;
- Principal rooms and other key spaces should not be sub-divided.
- Decorative plasterwork such as friezes, ceiling roses and cornicing, and interior fittings such as fireplaces, doorways, staircases, lantern lights, tiles, stained and etched glass may be associated with local skills, materials and craftsmanship; interventions should not result in the loss of fine interiors.
- The use for which some listed buildings were designed are now obsolete; conversion and adaptation schemes will be permitted where it can be demonstrated that they preserve and enhance essential historic character;
- Applications for interior alterations should be supported by a conservation plan or conservation statement that demonstrates that interventions have been informed by proper understanding of architectural and historic significance.



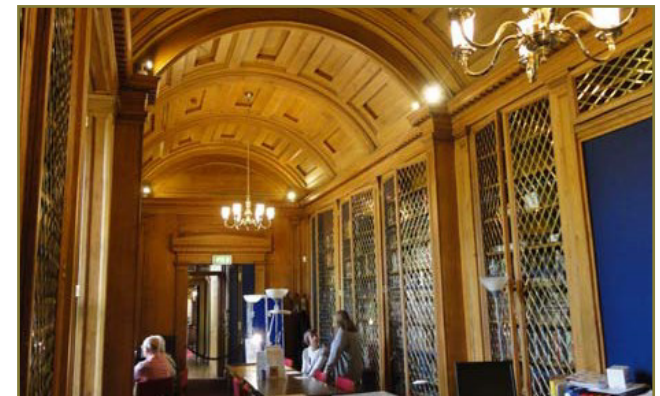
**Callendar House, Falkirk. Category B Listed Building**  
Callendar House 'Tea Room' Interior



**Carrongrove House, Stoneywood. Category B Listed Building.**  
Original Decorative glass and original timber balustrade to the grand staircase were carefully restored and reinstated as part of the conversion of the building to residential use.



**Avon Hall, Grangemouth. Category B Listed Building**  
Main Stair Landing.



**Callendar House, Falkirk. Category B Listed Building**  
The interior of Callendar House - The Library, now the home of the Falkirk Community Trust Archives.

#### Further Guidance

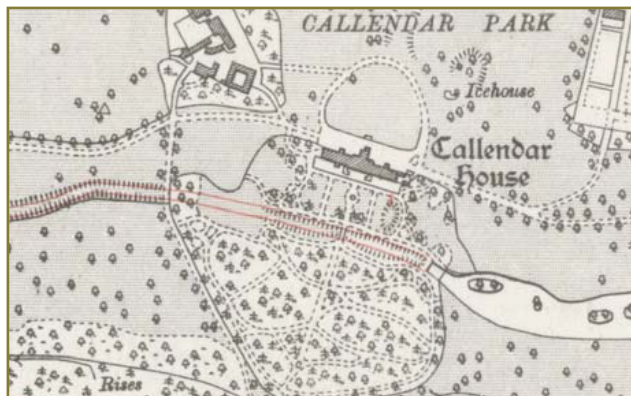
- Managing Change in the Historic Environment: Interiors. See:  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=cb0da736-636d-4768-af03-a60b009731c1>

## 6. Design Guidance: Setting and New Development

### Setting and New Development

#### Key Principles

- The setting of a listed building can be integral to its character, particularly where landscaped gardens or policies have been laid out to complement its design and function;
- The property boundary, known as the curtilage, may contain assorted buildings associated with the ownership and original function of the listed house such as stables, lodge house, dovecots, walled gardens, ice houses, garden follies, boundary walls and gate-piers, all of which are considered to be part of the listing whether or not they are individually listed;
- New development should enhance the setting of listed buildings and complement the character of the streetscape or townscape of conservation areas.
- Setting can extend beyond the curtilage as many listed buildings were deliberately positioned in relation to existing topography, landscape and other buildings or structures; key viewpoints to, from and across the building such as from entranceways, roads, farmlands, other buildings and natural features were often planned;
- Proposals for new development should be supported by a detailed appraisal of potential impacts such as visual impact on setting, effect on appreciation of the historic asset or place, erosion of key features and special qualities such as sense of place and cultural identity;
- The Falkirk Council area has three protected sites included in the Inventory of Gardens and Designed Landscapes, Dunmore Park, The Pineapple and Callendar Park. A number of other designed landscapes have been identified within Supplementary Guidance SG09, Landscape Character Assessment and Landscape Designations; many sites are associated with listed buildings.



Callendar House was originally set in the grounds of a designed garden landscape.  
© Copyright National Library of Scotland



4 Westburn Avenue. A new development in the Arnohill and Dollar Park Conservation Area **reflects traditional detailing and proportions.** © Arka Architects



New award - winning development in the garden grounds of an unlisted building **is sympathetic in terms of siting, scale, design, form and exterior finishes to the main building and original garden structures.** © Andrew Taylor Architect



© Andrew Lee

#### Further Guidance

- Managing Change in the Historic Environment: Setting. See:  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>



## 6. Design Guidance: Setting and New Development

### Setting and New Development

#### Key Principles (Continued)

- Enabling development in the countryside which secures the restoration of historic buildings through cross-subsidy may be permitted in terms of LDP Policy HC05 and JE05. The circumstances in which this will be acceptable are set out in detail in SG01 Development in the Countryside.



**Callendar House and Park, Category A Listed Buildings**  
Landscape parkland designed to enhance views to and from the listed building.



**Airth Castle, Category A Listed Buildings**  
The Listed Building has open views across countryside landscaped setting.

## 6. Design Guidance: Energy Efficiency and Micro-Renewables

### Energy Efficiency and Micro-Renewables

#### Can the Historic Environment be Energy Efficient ?

It is generally acknowledged that the re-use of historic buildings contributes to national carbon reduction targets and that energy efficiency measures can be applied without detracting from special historic character and appearance. Over the past decade, Historic Environment Scotland, together with partner organisations and agencies, has carried out extensive research on alternative means of achieving energy efficiency and carbon reduction in traditional buildings.

This research has informed national and local planning policy on listed buildings and unlisted properties in conservation areas. Supplementary Guidance on Renewable and Low Carbon Development (SG14) provides advice on the implementation of low and zero carbon development including guidance on the technical and practical constraints applicable to the accommodation of low and zero carbon development within the statutorily protected historic environment.

#### Key Principles

- Scotland is committed to ambitious carbon reductions under The Climate Change (Scotland) Act 2009. The reduction of emissions from domestic energy consumption is key to meeting targets; Scotland has around 400,000 pre-1919 buildings, representing around 20% of the total building stock, approximately 47,000 of which are listed buildings;
- Research and practical trials by Historic Environment Scotland, have demonstrated that fabric improvements can be carried out to historic buildings without the wholesale loss of original building fabric and without the introduction of materials which erode the special character of appearance of the building;
- By their nature, historic buildings have benefits in terms of environmental sustainability, including their longevity, thermal mass construction, use of locally sourced materials and natural ventilation;
- The design and location of micro-renewable fixtures and fittings should be carefully considered so as to be as inconspicuous as possible and to avoid harmful physical impacts on listed buildings and buildings in conservation areas;
- Before considering the installation of micro-renewable technology, as provided by a range of sources including heat pumps, hydropower systems, biomass, solar and wind powers, energy efficiency of the fabric of the building should be optimised.



**Solar Panels** installed on publicly visible roofs of a traditional building erode its architectural integrity.

© Courtesy of Historic Environment Scotland.

#### Further Guidance

- Managing Change in the Historic Environment: Micro-renewables. See: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=7604a41c-077c-42ab-941f-a60b009a4f95>



## 6. Design Guidance: Energy Efficiency and Micro-Renewables

### Energy Efficiency and Micro-Renewables



The thermal efficiency of the external walls of a traditionally constructed building **can be improved without disturbing internal finishes** by injecting insulation into the cavity between lathe and plaster and outside walls as shown above.

© Courtesy of Historic Environment Scotland.

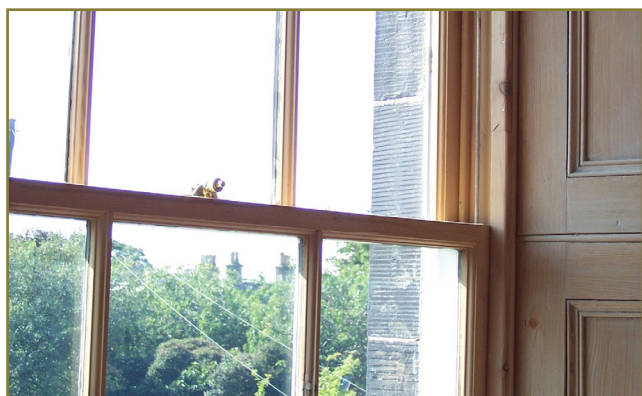


An ancillary building to the rear of the main house at **Kincardine Castle (Category B, Deeside, Aberdeenshire)** has been successfully converted to house the boiler room and fuel storage for a wood chip biomass system.

© Courtesy of Historic Environment Scotland.



Suitable locations for installation of renewable energy fittings include **existing outbuildings** in rear gardens, on **modern extensions located to the rear of a building** which are subsidiary in scale and height to the main building and on hidden parts of a roof such as **the inner facing slopes of a valley roof** as shown above.\*



The **character and appearance** of traditional sash and case windows is retained after the installation of narrow profile double glazing units which significantly improve thermal efficiency levels.

© Courtesy of Historic Environment Scotland.



A small scale wind turbine has been **sensitively positioned to minimise impact** on the setting of the listed building.

© Courtesy of Historic Environment Scotland.



Ground source heat pumps have been carefully designed and installed **without any affect on character and appearance of a listed building**.

© Courtesy of Historic Environment Scotland.

\*© Courtesy of Historic Environment Scotland.



## 6. Design Guidance: Maintenance

### Maintenance

#### Key Principles

- Building maintenance is the responsibility of the owner. Local Authorities have a statutory duty to ensure that listed buildings and buildings in conservation areas are maintained to a reasonable level. Where these buildings fall into a state of disrepair, the Authority has statutory powers under the terms of planning legislation to take action to effect necessary repairs;
- Regular inspection of exterior surfaces and structures is recommended including roof coverings, roof structure, rainwater gutters and downpipes, external walls, window and doors; the exterior shell protects the interior of a property and early diagnosis of problems and subsequent repairs can avoid the expense of major repairs at a later date.



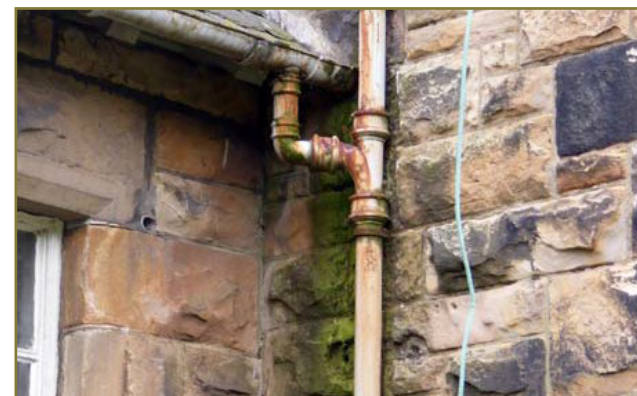
**The Empire Electric Theatre, Grangemouth.**  
**A Category C listed building. Vacant buildings are at greater risk** if they are not inspected regularly to ensure they are wind and water tight; gas, water and electrical services should be isolated and 24 hour security provided to protect valuable interior fixtures and fittings. The Police, Local Authority and insurance company should be notified of the vacancy.



Owners are advised to **implement any required repairs to building fabric ahead of proposed interior alterations.**



**Owners** should organise **appropriate security when a property is empty** to secure irreplaceable and valuable historic features in listed buildings.



Blockages in rainwater goods can cause **harm and damage** to a building if not maintained or inspected on a regular basis.

#### Further Guidance

- Historic Environment Scotland provides more information on looking after your property. See :  
<https://www.historicenvironment.scot/advice-and-support/your-property/looking-after-your-property/>

## 6. Design Guidance: Demolition

### Demolition

#### Key Principles

- The demolition of listed buildings and unlisted buildings in conservation areas is discouraged; on that basis, Falkirk Council will encourage owners to make every effort to secure the retention and repair of any such building that is deteriorating.
- Falkirk Council has set out supporting information that applicants for demolition must provide as part of an application for demolition - refer to Section 2.0 of this guidance, Policies PE07 Listed Buildings and PE08 Conservation Areas.
- If permission to demolish is granted, demolition of a building in a conservation area should not commence until redevelopment proposals have been approved and legally secured; gap sites harm the appearance and special character of an area.



The Skye Building at Larbert Hospital was demolished in 2013 after a report detailed its unsuitable nature for re-use and its economic viability. Subsequently, the report met policy for demolition. A detailed survey of the building was carried out before it was demolished.



**Avon Hall, Grangemouth, Category B Listed Building**  
**Non-original extension** on Avon Hall, Grangemouth.  
In many cases demolition of non-original elements is acceptable providing the original historic fabric is fully restored.



The Olympia Building, Category B Listed Building, Bridgeton Cross in Glasgow is an example of a reused building. Image above shows the former cinema prior to restoration.  
© Andrew Lee Photographer



The Olympia Building after restoration. Conservation and extension; new uses include community library, cafe, gym and offices.  
© Andrew Lee Photographer

#### Further Guidance

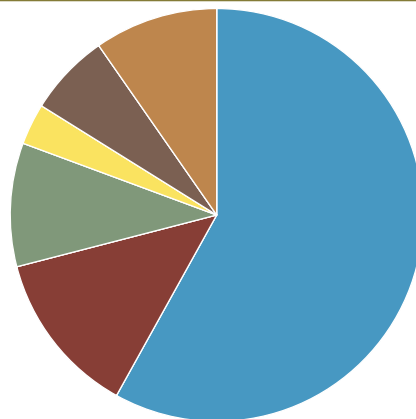
- Managing Change in the Historic Environment: Demolition of Listed Buildings. See:  
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=e43c3b07-7f42-4d1d-b2d2-aa24011bfee9>



## 7. Buildings At Risk

### Key Information

- The Buildings at Risk Register was initiated in 1990 to provide information on the increasing numbers of listed buildings and buildings in Conservation Areas that were vacant and in a condition of disrepair;
- Historic Environment Scotland carried out a re-survey of buildings at risk in the Falkirk Council Area in 2019 to support the development of an Action Plan to address the disrepair of historic buildings;
- There were 31 Buildings at Risk in the Falkirk Council Area included in the Buildings at Risk Register for Scotland in 2020;
- The Register contains useful advice to owners and developers on funding and other matters relating to Buildings at Risk, including a Toolkit with technical and practical information;
- The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides local authorities with powers to address matters in relation to buildings at risk; Sections 49 and 50 of The Urgent Works Notice enable the implementation of a minimum level of works to an unoccupied listed building or unoccupied building in a conservation area to keep it wind and watertight or structurally intact; Sections 42, 43, enable the compulsory acquisition of listed buildings that are not being properly protected following the prior service of a notice specifying works considered reasonably necessary. Sections 6, 8, 34 and 35 enable the planning authority to take action where unauthorised works to a listed building have been undertaken;
- Falkirk Council is committed to reducing the number of Buildings at Risk in the local area; a strategic approach is outlined in the Action Plan set out within the adopted Historic Environment Strategy for Falkirk 2018. See : <https://www.falkirk.gov.uk/services/environment/environmental-policy/historic-environment-strategy.aspx>



<span style="color: blue;">■</span>	Residential including castles, lodges, mansion houses and hotels	18
<span style="color: darkred;">■</span>	Funerary including Mausolea	4
<span style="color: darkgreen;">■</span>	Ecclesiastical	3
<span style="color: yellow;">■</span>	Public Service	1
<span style="color: brown;">■</span>	Recreational	2
<span style="color: orange;">■</span>	Commercial	3

### Buildings at Risk in the Falkirk Council Area

In 2020, there were approximately 2313 buildings registered as being at risk in Scotland; Falkirk Council supports the repair and re-use of its buildings at risk; owners and interested developers should contact the Planning Authority for further advice.



Avondale House Stables Block, Category B Listed Building



Torwood Castle, Category A Listed Building

### Further Guidance

- For more information on Buildings at Risk in the Falkirk Area, please see here: [https://www.buildingsatrisk.org.uk/search/planning\\_authority/187](https://www.buildingsatrisk.org.uk/search/planning_authority/187)



## 7. Buildings At Risk



**Liberal Hall (Former) and St. Mary's R.C. Church, Bo'ness**  
**Category C Listed Building**  
Before restoration and conversion to flats.



**St John's Parish Church, Camelon,**  
**Category C Listed Building**  
Building at risk.



After Restoration.



**Dunmore Park, Dunmore,**  
**Category C Listed Building**  
Building at risk.

## 8. Case Studies

### Study No.1 - Larbert House and Stables

#### Background

- Larbert House is an early 19th century Georgian villa, with extensive Victorian alterations by David Hamilton, which has featured on the Buildings at Risk Register for Scotland since 1997. The original house and its polices included a walled garden, pond, ice house and stables;
- The villa was converted into patient accommodation for the Royal Scottish National Hospital in the 1920s;
- The property was damaged by a major fire in 2007 which destroyed the roof and internal fittings and fitments and led to the collapse of the prominent southern tower and porte-cochere;
- Following the establishment of a strategic planning framework for the development of a new Forth Valley Hospital in 2006, the re-use of the house and stables was incorporated into a masterplan for the overall site;
- Following purchase by a developer in 2011, planning permission for the conversion and extension to Larbert House to form 20 flatted dwellings and conversion of the stable block to form 8 dwellings was secured in December 2012. Enabling development in the form of 3 new dwelling houses to the south of Larbert House, 10 new dwelling houses in a new stables block to the south of the existing stables and 16 new dwelling houses in the walled garden was also granted.

#### Why is this project inspirational?

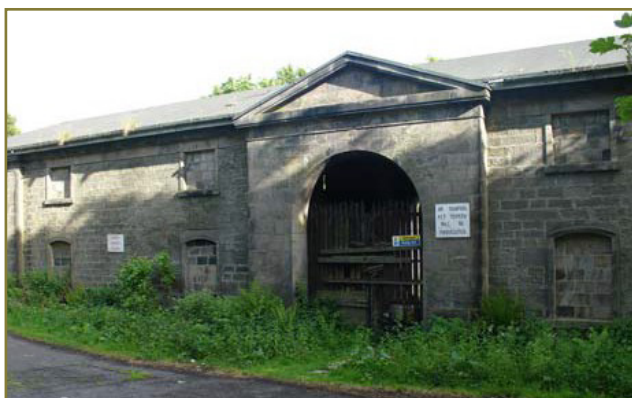
- Conversion of historic building reflects and complements special architectural character and historic significance;
- Responds well to the landscaped site and the special historic context.



Main Villa prior to fire damage.



Main Villa after restoration.



Stable Block prior to refurbishment.  
© Strathyre Properties Ltd



Stables Block, after restoration and conversion.



## 8. Case Studies



Landscaped Courtyard of converted Stables Block.



The enabling development has enhanced the unique architectural and historic character of the historic buildings and their settings; new buildings on the site were located to minimise their visual and physical impact on the existing buildings and their setting. The detailed design of the new houses and converted stables respects the traditional design of the historic buildings. Site Layout for Larbert House. © Strathyre Properties Ltd



## 8. Case Studies

### Study No.2 - 6-8 Cow Wynd

#### Background

- Due to its architectural significance, level of need and prominence within the Falkirk Town Centre Conservation Area, 6-8 Cow Wynd was identified as a priority project for the Falkirk Town Centre Townscape Heritage Initiative, which operated from 2013 to 2018;
- Townscape Heritage Initiatives are grant-giving programmes that help communities to regenerate Conservation Areas displaying particular social or economic need. The Falkirk THI involved a number of funders contributing to a 'Common Fund', from which grants were given to local property owners, businesses and organisations to allow them to carry out high-quality repairs and other works to historic properties and spaces within the THI area. Falkirk Townscape Heritage Initiative was completed in September 2018, resulting in investment of around £5m in building projects. Falkirk THI was highly commended by the Scottish Civic Trust in the 'Best Rescue of an Historic Building or Place - over £2m' category at the Scottish Heritage Angel Awards 2018;
- The project works included external repairs to restore exterior walls and roof finishes to their original design and materials and the reinstatement of traditional features such as windows, rainwater goods, chimney stacks and shopfronts.

#### Why is this project inspirational?

- Contributes to the distinctive, historic urban environment of Falkirk Town Centre;
- Key features were restored to the traditional design in keeping with the period of the building. By improving the appearance and restoring historic features of a distinctive building in a town centre conservation area, the project created a high quality urban environment where people want to spend their time and money.



External paintwork **blights the appearance** of the building.



**Roof repairs** in progress.



**Paint removal sample.**



**Skews** under inspection.

## 8. Case Studies



Replacement sash and case windows and traditional shopfront **restore the architectural integrity** of this prominent building.



Detail of bespoke hanging sign.



## 8. Case Studies

### Study No.3 - Callendar House Stable Block

#### Background

- The long term plans for the stable block are to fully restore and convert it into a centre for the Falkirk Archives; the funding for this work had not been secured at time of publication;
- On account of the deteriorating condition of the building, Historic Scotland, the predecessor of Historic Environment Scotland, in partnership with Falkirk Council, decided to embark upon a programme of interim repairs to minimise further decay of the listed structure, the principles of which are disseminated via a case study - See : <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=18f580c4-4749-4e02-93ca-a5930103031d>
- The key message is that funds spent on interim repairs are likely to be repaid many times over in savings when it comes to implementing longer term repair and adaptation to restore the building to full working usage;
- Prior to repair, the building was in a critical state of disrepair. Many gutters and downpipes were blocked, cracked or missing, enabling water to saturate the exterior walls. Much of the glazing had been lost, with windows either boarded over or open to the elements, allowing potential infestation by birds and vandalism. A large area of slates on the internal pitch of the roof was missing, causing extensive rot in the timber structure beneath, and partial collapse. In addition to the above, one of the chimneys was unsafe due to severe stone decay;
- The works carried out comprised roof repairs including installation of 12 new roof trusses, sarking board and roofing felt, reinstatement of rainwater goods, the removal of vegetation and securing of openings.

#### Why is this project inspirational?

- Demonstrates the value of modest interim repairs;
- Interim repairs to a historic building are cost effective in the long term.



The stable block is located to the North West of the Main Building, Callendar House.



Heavy vegetation growth caused blockages to rain water goods.



The interior of the stables was exposed to weather and vegetation growth was present.



View from internal courtyard.



## 8. Case Studies



Interim repairs have reduced the scope and cost of subsequent repairs, making a conversion project viable. Interim repairs should be considered to be a vital factor towards securing re-use of a vacant traditional building.



Modest works to a building that is not in use are often **necessary to preserve its future**. Simple interim or temporary repairs are appropriate if a building or structure is in a fragile state or where discussions are ensuing as to an appropriate long term solution. **Early intervention is preferable to ongoing decay** while a sustainable long term solution is found.



Installation of replacement **roof timbers**.



Interior of the Stables with **new roof trusses** in place.

## 8. Case Studies

### Study No.4 - Carrongrove House

#### Background

- Designed by Andrew Heiton Junior, this Tudor Gothic style house dates back to 1860-62;
- Originally built as a house for the manager of Carrongrove Mill, which opened in 1818, it was converted to offices in the later 20th century. The villa is recognized as being a notable example of the architect's work with fine carved stonework and high quality ornamental detailing externally and internally;
- In recent years, the villa together with the paper-mill site was acquired by a major Scottish house building company who carried out restoration and conversion of the listed building to 7 flats; the conversion project was completed in 2019;
- Distinctive historic features salvaged and restored include polygonal chimneys heads, fishscale bands to slate roof, exterior carved stonework, bespoke library bookcase and grand staircase with multi-foil carved timber balustrade and decorative coloured and painted glass stair window.

#### Why is this project inspirational?

- This project exemplifies the sensitive restoration and conversion of a fine historic building, listed at category B ; despite previously suffering severe disrepair through years of lying vacant, some original features have been carefully salvaged and incorporated into the conversion to residential.
- Restored and converted building creates a distinctive historic landmark at the heart of the enabling development, comprising a new residential development.



Before restoration.



After restoration.

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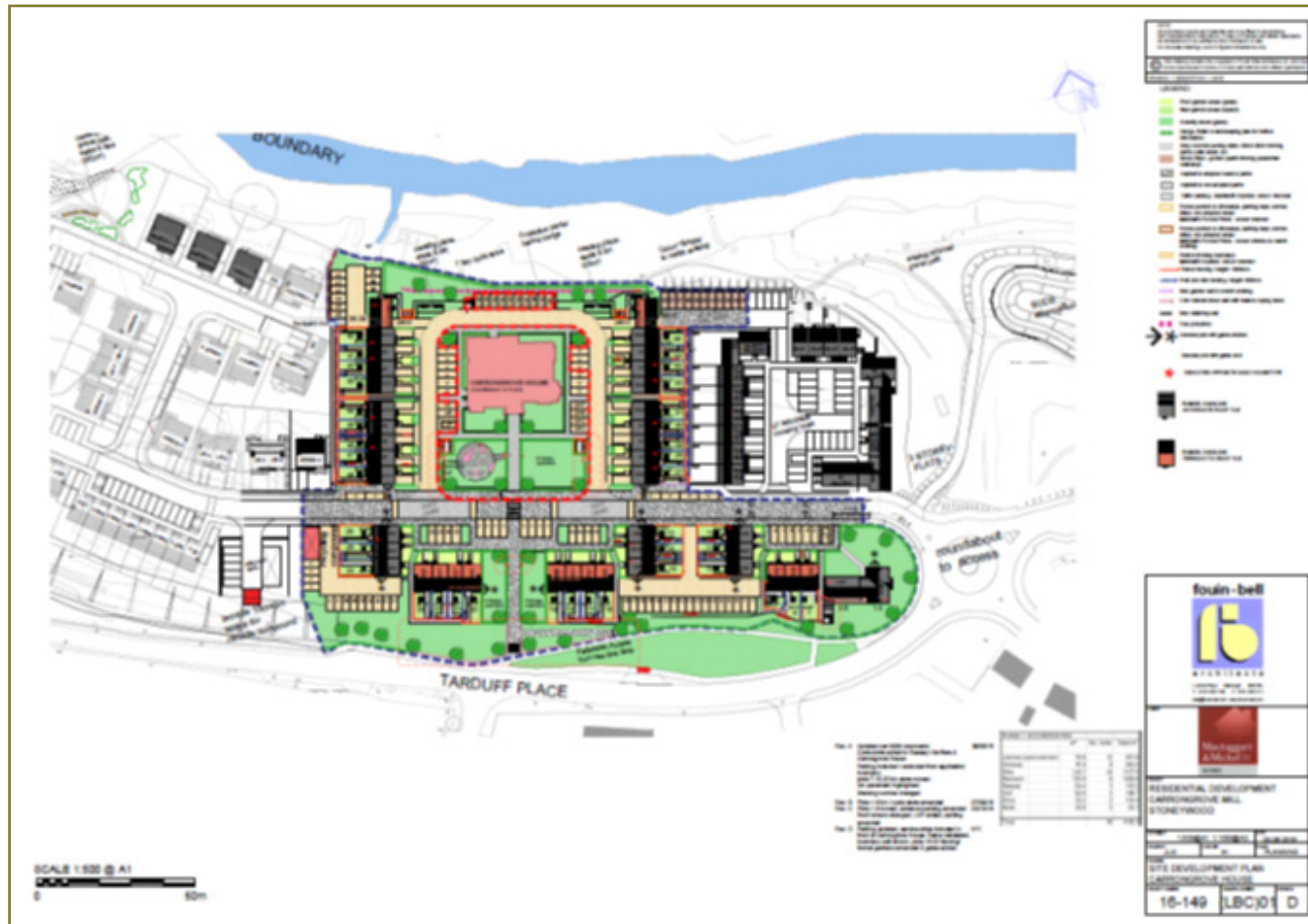
Decorative stonework reinstatement.



Chimney stacks reinstatement following roof repairs.



## 8. Case Studies



New housing and landscaped areas have been designed to create a formal central axis approach to the listed building from Tarduff Place.



Decorative Stonework at Bay Window.  
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Interior of Carrongrove House, grand staircase and integral original decorative features restored.  
© Copyright J R Group



## Appendix 1 : Useful Contacts

Information on Planning Permission, Permitted Development, Listed Building and Conservation Area control can be obtained from:

### **Development Management Unit**

Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk FK2 7YZ  
Telephone: 01324 504748  
Email: [dc@falkirk.gov.uk](mailto:dc@falkirk.gov.uk)

### **Historic Environment Scotland**

Head Offices:  
Longmore House  
Salisbury Place  
Edinburgh  
Website: [www.historicenvironment.scot](http://www.historicenvironment.scot)

John Sinclair House  
16 Bernard Terrace  
Edinburgh  
EH8 9NX

Information on design guidance, pre-application discussion and planning policy can be obtained from:

### **Planning and Environment Unit**

Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk  
FK2 7YZ  
Tel. 01324 504950  
Email: [planenv@falkirk.gov.uk](mailto:planenv@falkirk.gov.uk)

Building Warrant information can be obtained from

### **Building Standards Unit**

Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk FK2 7YZ  
Telephone: 01324 504748  
Email: [buildingstandards@falkirk.gov.uk](mailto:buildingstandards@falkirk.gov.uk)

Archive drawings and building warrant files can be obtained from:

Falkirk Archives  
Callendar House  
Callendar Park  
Falkirk  
FK1 1YR  
Telephone: 01324 503779  
Email: [archives@falkirkcommunitytrust.org](mailto:archives@falkirkcommunitytrust.org)  
Website: <http://collections.falkirk.gov.uk/>

Information on the Sites and Monuments Record for Falkirk can be obtained from:

Information on the history of the Falkirk Area can be obtained from:

### **Falkirk Local History Society**

11 Neilson Street  
Falkirk  
FK1 5AQ  
Telephone: 01324 627692  
Email: [falkirkhistory@virginmedia.com](mailto:falkirkhistory@virginmedia.com)  
Website: [www.falkirklocalhistory.club](http://www.falkirklocalhistory.club)

Information on built heritage in Scotland including statutory descriptions of listed buildings and decisions made by Historic Environment Scotland on listed building cases referred to HES is available on Historic Environment Scotland's decisions portal at: <http://portal.historicenvironment.scot/>

Further information on Conservation Areas in Scotland is available from Historic Environment Scotland at:  
<http://portal.historicenvironment.scot/downloads>

Information on grant funding for grant eligible works to listed buildings is available from Historic Environment Scotland at:  
<https://www.historicenvironment.scot/grants-and-funding/>

A list of architects and advice on employing a conservation accredited architect can be obtained from:

### **The Royal Incorporation of Architects in Scotland (RIAS)**

15 Rutland Square  
Edinburgh  
EH1 2BE  
Tel. 0131 229 7545  
Email: [info@rias.org.uk](mailto:info@rias.org.uk)  
Website: [www.rias.org.uk](http://www.rias.org.uk)

## Appendix 1 : Useful Contacts

### Further Reading and Guidance:

#### **Managing Change in the Historic Environment:**

Guidance Note Series gives information on a range of built heritage topics see:

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/>

Historic Environment Scotland Publications offer a wide range of technical advice on built heritage matters see:

<https://www.historicenvironment.scot/search-results?q=publication>

Information on historic buildings in the Falkirk Council Area is available from:

Falkirk and District, by Richard Jaques,  
The Rutland Press, Edinburgh, 2001.



Vellore House, Category B Listed Building



## Appendix 2 : Conservation Design Statements & Further Guidance

### Conservation Design Statements

#### For which applications will a Design Statement be required?

The Council will determine for which applications a Design Statement will be required, i.e. where development of any kind, including alterations to listed buildings and unlisted properties in conservation areas, will have a significant impact on the built or natural environment. The important projects will be identified according to sensitivity of the site or building and scale of proposals.

#### What information should a Conservation Design Statement provide?

Where the requirement for a Conservation Design Statement has been established, the Council will expect planning applications and applications for listed building consent to be mindful of the planning policies set out in its Local Development Plan and accompanied by Conservation Design Statements which should demonstrate:

- How the new development (or alteration) makes a positive contribution to the special architectural or historic interest of the listed building or to the special character and appearance of the conservation area: it should not detract from significant architectural or historic features of the listed building or key features of the Conservation Area as set out in the relevant Conservation Area Management Plan;
- How the proposal takes account of the special architectural or historic features of the listed building or the special character and appearance of the relevant Conservation Area;
- How the proposal reflects the purpose of the relevant Conservation Area Management Plan;
- Understanding of the historic setting by respecting the key features of the area including the established pattern of building plots, streets and spaces, density and mix, scale, materials and detailing, landscape, views and landmark buildings;
- How the proposal secures the repair or retention of features of historic and architectural value;
- How the proposal mitigates any loss of mature trees by enhancing areas of poorer townscape character.

### Further Guidance

For further guidance or clarification on any of the above, applicants are advised to contact the Council's Development Services in advance of preparing any development proposal for listed buildings or unlisted properties in the conservation area (see contact details at Appendix 1). Application forms are also available with guidance on completion and electronic submission from the Council's website. Historic Environment Scotland has Interim Guidance on the Principles of Listed Building Consent. See:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=22c40a5c-5497-45c3-8083-aa3a010e0b2d>





