

DULLATUR CONSERVATION AREA

Supplementary Planning Guidance: SPG.26 - NLLP Policy NBE.1 and NBE.2

Copies available from Planning & Development, Fleming House, Cumbernauld G67 1JW or from www.northlanarkshire.gov.uk/spg

APPRAISAL AND MANAGEMENT PLAN



INTRODUCTION

1. What is a Conservation Area?

A Conservation Area is: 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' The buildings and spaces within a town and their associations and history form the historic environment which creates a sense of place. Dullatur Conservation Area was first designated in March 1974, and the boundary was reviewed in October 2011. The area is covered by an Article 4 Direction which controls development and alteration work; however Permitted Development regulations changed in February 2012 and most householder development within a Conservation Area now requires planning permission (see back page). Information on conservation areas can be found at www.northlanarkshire.gov.uk/conservation-areas

2. Purpose of this Guidance

This Guidance is subject to public consultation in 2012. Once comments have been considered, it will be revised and agreed. It will then be given material weight in considering planning applications affecting the Conservation Area. It aims to:

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

SUMMARY OF CHARACTER

1. The Historic Layout

The historic development of Dullatur and the natural topography of the location divide it into two distinct character areas. These are:

- Victoria Road / Prospect Road and
- Victoria Terrace.

The street pattern has a very clear and simple structure (See map on page 4 / 5) with wide roads and large garden plots in Victoria Road / Prospect Road. Victoria Terrace is characterised by compact dwellings sat in smaller plots.

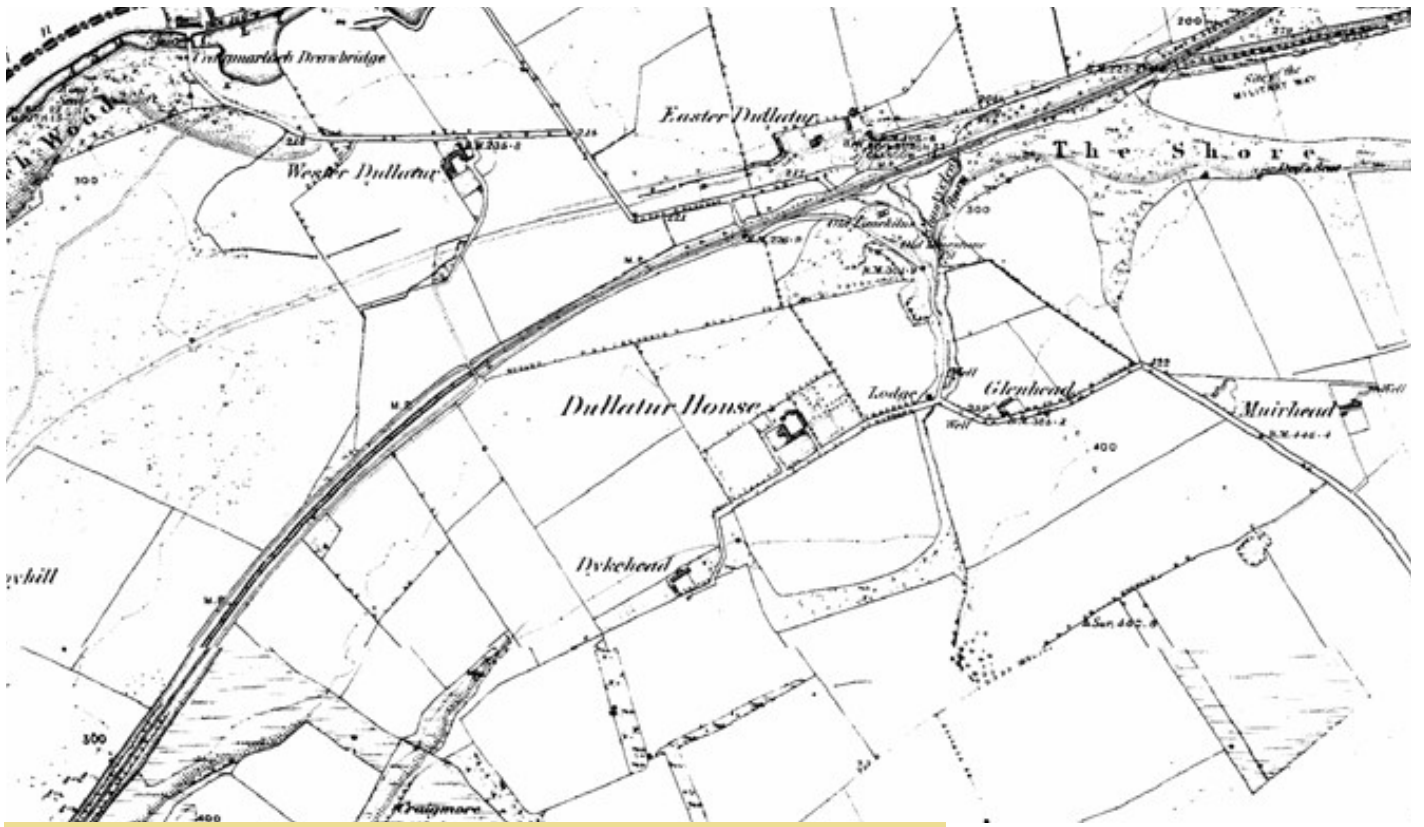
2. Historic Buildings and Materials

There are individually listed buildings, the listed Victoria Terrace and many other attractive historic buildings within the Conservation Area. The majority of the buildings date back to the 1870's but Dullatur House, constructed in 1740, predates these. The form, proportions and architectural details reflect the 'Glasgow Style' of suburban design. Extensive use of sandstone, natural slate, timber windows and traditional details are key characteristics.

3. Open Space and Public Realm

There is no formal open space within the Conservation Area but significant private open space dominates. The large plots which define the character of the Conservation Area have ensured the streetscape is dominated by mature trees - both woodland and in well maintained private gardens.

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



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

A. HISTORY OF DULLATUR

1. The lands of Dullatur encompass an area at the head of the Kelvin Valley, including the Dullatur Bog where the headwaters of both the Kelvin and the Bonny Water rise. The valley has been a natural east-west routeway for over two millennia. The Antonine Wall, now part of the Frontiers of the Roman Empire World Heritage Site, was constructed in AD142 and lies to the immediate north of the Conservation Area.

2. Dullatur House was built in 1740 as a large courtyard complex with ancillary buildings to the east. At that time Dullatur House was surrounded on all sides by farm land.

3. The origins of the settlement forming Dullatur Conservation Area date back to the 1870s when the North British Railway Company opened a railway station at this location. A high quality suburb was developed on the higher ground to the south for commuters from Glasgow. Originally around fifty new houses on 164 acres were planned but only about half these were built. Five large detached villas were constructed on Prospect Road; a small group of detached and semi-detached villas in Victoria Road and Victoria Terrace, a row of eleven 2-storey houses to the south of the station.

4. The result of this historical development is a unique collection of detached and semi-detached villas set in spacious and well established gardens and grounds. This setting and the architectural quality of the buildings make Dullatur significant.



2 Early 1900's Postcard showing View of Victoria Terrace and Railway

B. CHARACTER APPRAISAL

1. Dullatur Conservation Area comprises a series of grand detached and semi-detached villas set in large and well established wooded gardens and grounds (Victoria Road/ Prospect Road), and a two storey terrace of properties directly adjacent to the main Glasgow to Edinburgh railway line (Victoria Terrace).

2. Victoria Road / Prospect Road

The character of Dullatur's urban form is related to the setting out of large plots along the natural ridge line situated just to the north of Dullatur House. The plots are orientated to allow an open outlook across the head of the Kelvin Valley to the north east and, at the time of construction, would have been clearly visible from the railway line. The combination of imposing a new street layout onto the natural topography and features of the site resulted in a unique town plan in a very distinctive setting. It is essential that the character of these streets is maintained by limiting significant intervention and alterations to the street form and the materials used.

3. Key buildings are the individual dwellings of Dunluce, Woodend, Craigard, Hillcroft, Norwood, Stanley and Glenside in Prospect and Victoria Roads and Victoria Terrace. Dullatur House (1740) pre-dates the listed buildings within the Conservation Area and both Station House and Glenbrook and The Glen are very important historical structures in understanding the development of Dullatur. These dwellings are included in the revised Conservation Area boundary approved in October 2011.

4. The large garden plots which define the character of the Area, have ensured the establishment of well maintained private gardens and mature trees located throughout the streetscape. The mature, green, private garden space and containing walls is therefore a central defining feature of the character of the residential areas particularly on Victoria Road and Prospect Road.

5. Victoria Terrace

This also applies to a lesser extent to Victoria Terrace where the more modest plot sizes have restricted the scope for heavy planting and the buildings and walls remain a much more important feature. The original mature woodland to the south and east of Victoria Terrace also contributes to the Conservation Area's rural setting.



Stanley: The decorative masonry to window bay panels and porch support columns contributes to the character.

6. All of the buildings exhibit elements of classically inspired and stylised detailing, such as bracketed overhanging eaves and wide shallow pitched roofs. The external masonry generally also features unusual carved shaped lintels, carved and decorated chimney stacks and panels above bay window features. This high quality craftsmanship adds considerably to the quality of the architecture within the Conservation Area. The greatest extent of this detailing can be seen on the two storey villas in Victoria Road and Prospect Road. The design of these villas is attributed to Robert Turnbull (a partner in Alexander 'Greek' Thompson's Glasgow architectural practice). Some exhibit a distinct italianate style while others have 'greek' detailing such as porticos, capitals and key motives carved in the external masonry. Decoration on Victoria Terrace is similar but slightly less grand. The architecture and details throughout the conservation area is generally of high quality and in the Glasgow style.



The informal woodland helps define the character of the area



Ex Clubhouse and mature tree setting

C. APPRAISAL/PROPOSALS MAP

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Dullatur House reflects the grandeur of many of the houses

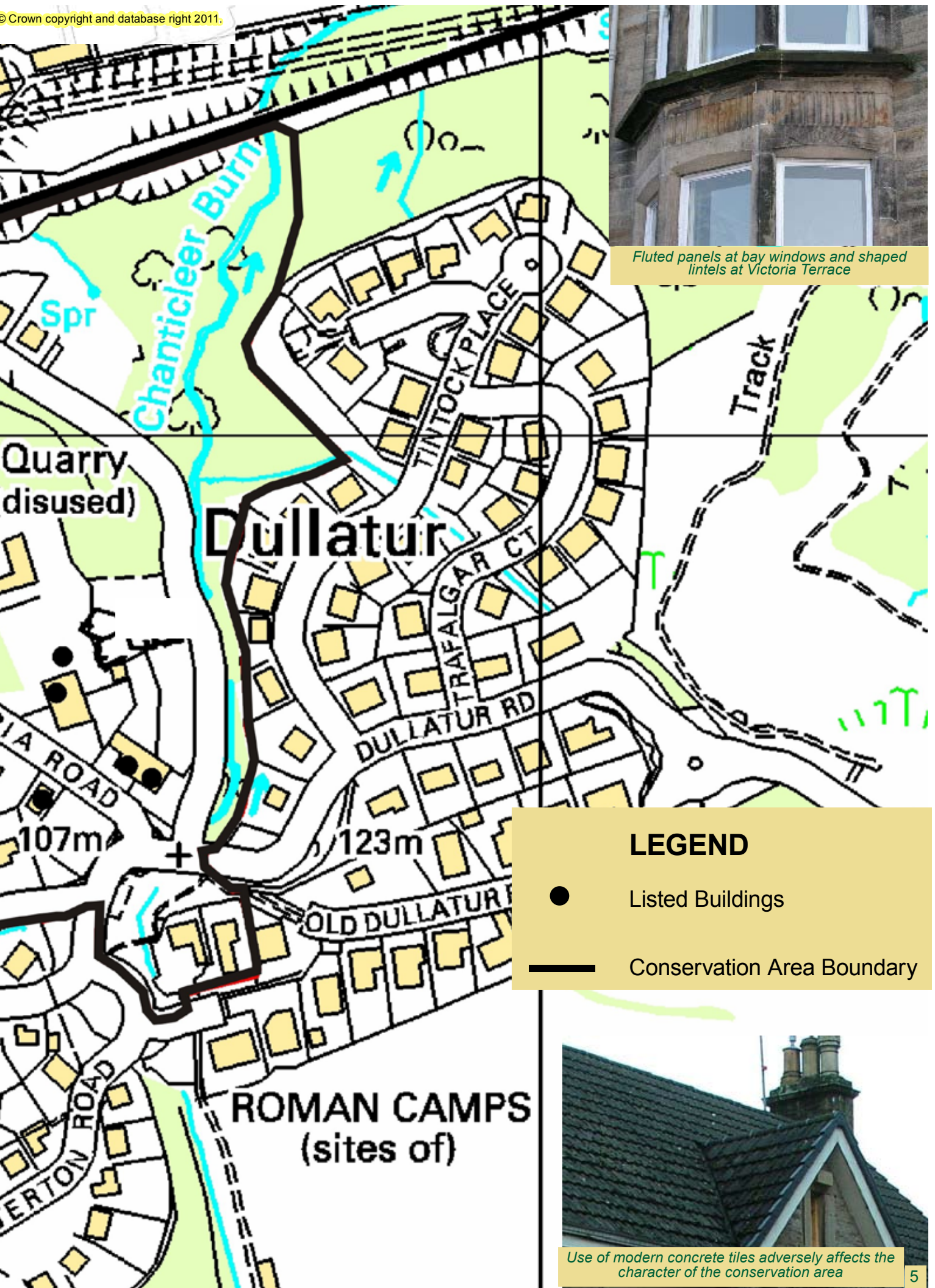


Bracketed eaves and decorative lintols at Victoria Terrace



Traditional timber eaves detail





D. CONSERVATION MANAGEMENT PLAN

Following on from the Character Appraisal, this leaflet now sets out specific Enhancement Proposals and Management Policies, which together form an Enhancement Strategy and Management Plan for the preservation and enhancement of the Dullatur Conservation Area in line with para.117 of Scottish Planning Policy 2010. The Council will seek to achieve this enhancement through the Development Management process.

1. Enhancement Strategy

In order to preserve and enhance the historic character and appearance of the Conservation Area and its historic buildings, features and setting the Council will seek to apply Local Plan Policy DSP 4 and NBE1 and NBE2 by:-

a. Preserving and reinforcing the historic character

Seeking to ensure that repairs are carried out sensitively and that works to both listed and unlisted buildings, features and surroundings are considered in relation to the historic context and use appropriate materials, scale and detailing.

b. Minimising the impact of modern development

Any new development will need to start with a local Character Appraisal (as set out at the back of Planning Advice Note 71 - Conservation Area Management - which protects important views, reinforces the edge of the Conservation Area, and uses sympathetic scale, materials and details - so as to minimise any harmful impact.

c. Ensuring that any new development (or alteration) respects the historic context and character

New development needs to be designed to be sympathetic to the character and appearance of the Conservation Area. High quality modern design can in skilled hands be better than traditional pastiche. It is important that it does not harm the setting of the existing historical features or harm the underground archaeological resource.

d. Encouraging the Proper Maintenance and Planting of Appropriate Trees

In seeking to promote the proper maintenance of existing trees and planting of appropriate traditional deciduous trees which respect and enhance the local character. The Council will seek to achieve these objectives through the adjoining enhancement proposals and management policies.

North Lanarkshire Local Plan

Policy NBE 1 Protecting the Natural & Built Environment (extract)

(B) Built Environment - Development should avoid causing harm to the character or setting of the sites listed below. Planning permission will only be granted for such sites where the character and appearance of the site and its setting is preserved and enhanced – including any special interest or features of architectural or historic interest. Additional assessment criteria specific to those sites are listed below.

3(a) Conservation Areas

- applications in principle will not normally be considered appropriate
- development shall be consistent with any relevant Conservation Area appraisal or management plan (such as this document)
- designs, materials, scale & siting of any development shall be appropriate to the character of the CA & its setting
- trees which ... contribute to the character & appearance shall be preserved (or replaced if health reasons justify)
- where an existing building contributes positively... presumption against demolition shall apply

Policy NBE 2 Promoting the Natural and Built Environment (extract)

(B) Built Environment - The Council will promote the following built environment improvement initiatives by requiring proposals affecting those sites or their settings to contribute to their enhancement.

(2) Conservation Areas

- Design Statements should include a character appraisal as part of any development or design brief
- Development shall be consistent with any relevant CA appraisal or management strategy

Refer to related Supplementary Guidance for advice on: 15: Design Tools and 02 Trees and Development

See also Local Plan Policy DSP4 - Design Quality




*Victoria Terrace:
Good building
maintenance and
repair by owners is
essential*



2. Enhancement Proposals

In order to retain the historic character of the conservation area the Council recognises the need to promote specific policies which encourage early, preventative and appropriate quality of maintenance. We will assist by helping inform property owners of good practice and guidance and in the correct use of appropriate materials for major repairs and alteration work.

- DE1** Encourage good building maintenance and repair by owners, through the dissemination of advice, promotion of publications and use of legislation where necessary to halt deterioration.
- DE2** Seek to minimise harm to the character of the Conservation Area caused by poor quality surface re-instatement work through guidance and promotion of good practice, health check audits, good stewardship and vigilance.
- DE3** Encourage and seek to facilitate the restoration and re-use or redevelopment of vacant buildings and sites, as appropriate, so as to preserve and enhance the character of the conservation area



Norwood: B Listed italianate semi detached villa - Design statements should be submitted for any redevelopment

3. Management Policies

- DM1** There is a presumption in favour of preserving all buildings which contribute positively to the character of the Conservation Area (see centre page map).
- DM2** Any building extension, alteration or new development within or adjoining the Conservation Area should preserve and respect the design, scale, proportions, materials and detailing of the host and adjoining properties, where these contribute positively to the character of the Conservation Area.
- DM3** The Council will encourage and support development which preserves and enhances the character of the area. Alongside this it recognises the need to promote and enforce control over potentially harmful changes to buildings, such as to roofs and windows, where the cumulative impact is likely to detract from or harm the character of the area. See back page for more information.
- DM4** Key views and vistas (as identified on the centre page map) will be protected.
- DM5** Applicants for new or re-development on sites within or adjacent to the Conservation Area will be required to submit a Design Statement with their proposal which takes account of this Conservation Area Appraisal and Management Plan.
- DM6** Development should comply with good practice guidance on Conservation Areas, including signage and surfacing materials, on the need for high quality new development, and in restrictions such as tree pruning and removal. Generic Guidance on Conservation Areas will be produced. Regard should also be had to preserving and enhancing the natural environment.
- DM7** Development will be expected to comply with Local Plan Policy DSP.4, "Designing North Lanarkshire" (2007) and other relevant Supplementary Planning Guidance. This provides a design framework to promote good design, manage change in the built environment and enhance identity and sense of place in line with Scottish Historic Environment Policy (SHEP) Guidance.
- DM8** Relevant Local Plan policies should also be applied - particularly North Lanarkshire Local Plan Policy NBE.1 & 2, which set out the requirement that all new development must preserve or enhance the character and appearance of the Conservation Area and preserve its setting (see p.6).
- DM9** There is a presumption against the subdivision of the existing feus and the construction of new dwellings within the curtilage of the original plots as such development would be detrimental to the character of the Conservation Area.
- DM10** Historic street patterns will be retained to preserve the character of the Conservation Area.



Thompson-esque greek revival style. Woodend Villa



The special local character is derived from the cumulative effect of small unique details - these should be preserved wherever possible.

E. PERMITTED DEVELOPMENT

Development has always been more rigorously controlled within Conservation Areas. Following a Scottish Government review, new legislation affecting Permitted Development Rights came into force in February 2012. In addition to other changes, most works within Conservation Areas will now require planning permission, including:

- house extensions, improvement or other alterations (including window, door or roof replacement);
- works within the curtilage of a dwelling house;
- hard surfacing within the curtilage of a dwellinghouse;
- Changes to any part of a boundary wall railings or enclosure
- Signage

This is in addition to the normal controls over demolition and works to trees. See SPG's on householder development for more information.



The boundary of the Conservation Area was reviewed in 2010 and amended in October 2011.

F. Checklist

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:-

- does your application for development include...*
- a Character Appraisal - as per the checklist at the back of Planning Advice Note 71 on Conservation Area Management, identifying the design rationale by which any new development will reflect the area's special architectural or visual qualities and "fit in".
 - how the scheme secures the repair and retention of features of interest
 - how the scheme furthers the Management Plan objectives in Section. D (p.6 & 7)
 - an assessment of alternative design approaches to ensure that the development minimises any harm to the character or appearance of the area - in line with Local Plan Policies NBE1, NBE2 and DSP4
 - identifies how the development preserves or enhances the existing character through appropriate design, materials, scale and siting
 - how the scheme minimises any harmful demolition works or mitigates any loss of mature trees - whilst enhancing and addressing areas of poor character

G. CONTACT DETAILS AND FURTHER GUIDANCE

The latest Supplementary Planning Guidance and index can be found online at:-
www.northlanarkshire.gov.uk/spg

North Lanarkshire Council Strategic Planning

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North Lanarkshire Council Development Management

01236 632500
www.northlanarkshire.gov.uk

North Lanarkshire Council Building Standards

Municipal Buildings
 Kildonan Street
 Coatbridge ML5 3LN
 01236 812440

Scottish Government

www.scotland.gov.uk/topics/planning
 Contains general information on planning and building standards. Scottish Planning Policy and Planning Advice Notes, including **PAN71** Conservation Area Management, and **PAN52** Planning & Small Towns

Historic Scotland Conservation Bureau

Longmore House, Salisbury Place, Edinburgh, EH9 1SH
 T: 0131 668 8668
hs.conservation.bureau@scotland.gsi.gov.uk
 For assistance, and publications on various technical matters

This is one of a series of Supplementary Planning Guidance Leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies in the North Lanarkshire Local Plan. The Council will have regard to this Guidance when assessing the merits of planning applications. This leaflet was, following public consultation and consideration of all comments made, formally approved as Supplementary Planning Guidance. It is available on-line and can be translated or provided in other languages or formats on request

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