

# Historic Environment Supplementary Guidance

---

## **What is Supplementary Guidance?**

Supplementary Guidance (SG) is a material consideration that can be taken into account when determining a planning application. It is intended to provide helpful guidance, consistent with the provisions of the Local Development Plan (LDP). Scottish Government Circular 1/2009 “Development Planning” states, at paragraph 93, that guidance adopted in connection with the LDP will form part of the development plan. As such, upon adoption of this SG, its content will carry the same weight as the LDP in determining planning applications.

This SG supplements the “Historic Environment” policy within the LDP, and, as such, is to be read in conjunction with the South Ayrshire Local Development Plan. This guidance reflects Scottish Planning Policy (SPP), the Scottish Historic Environment Policy (SHEP) and the Managing Change in the Historic Environment guidance note series, published by Historic Scotland.

The purpose of this SG is to provide further details on the principles set out in LDP Policy: Historic Environment. The LDP and SG provide a framework for the protection, conservation and enhancement of all elements of the historic environment to allow the assessment of the impact of proposed development on the historic environment and its setting.

## **LDP policy: historic environment**

We will support development proposals, affecting the following heritage resources, if we believe the quality and design of the proposed development will protect, conserve and improve them.

### Listed buildings of architectural and historic interest

We are in favour of protecting listed buildings and their settings, especially from inappropriate development, and will actively encourage their sensitive maintenance, restoration and reuse.

### Conservation areas

All new development in, or affecting the setting of, a conservation area, has to improve or preserve the area's character or appearance. We will actively encourage and, where resources permit, implement upgrading and enhancement for conservation areas. We will use conservation area appraisals and management plans to help make sure development is carried out to a consistent high standard.

### Scheduled monuments

We will not accept development which would negatively affect the site or setting of a scheduled ancient monument.

### Designed landscaped and historic gardens

We will not accept development which would negatively affect historic gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes in Scotland.

### More guidance

We will follow the supplementary guidance on historic environment when considering all proposals which would affect our heritage resources. This gives detailed guidance on the following.

- a) Principles of development affecting built heritage resources
- b) Conservation area appraisals and management plans
- c) Policies giving guidance on specific types of development

## **Introduction**

South Ayrshire's urban and rural environment has a historical dimension that contributes to its quality and character. This is most noticeable in our built heritage such as ancient monuments; historic buildings; townscapes; parks; gardens and designed landscapes. The historic environment encompasses the setting in which these features sit, and the patterns of past use in landscapes and in our towns, villages and streets. It also has less tangible aspects recognised as the historical, artistic, literary, and scenic associations of places and landscapes. These various elements contribute fundamentally to a sense of place and cultural identity.

The protection, conservation and enhancement of the historic environment maintains local distinctiveness and promotes a positive image of South Ayrshire. It can also contribute to promoting sustainable economic growth and regeneration by offering attractive living and working conditions that will encourage inward investment. It is of particular importance for supporting the sustainable growth of tourism and leisure.

## **Protecting, Conserving and Enhancing South Ayrshire's Historic Environment**

### **Supplementary Guidance Policy 1: Design Quality**

Development and building design in the past relied heavily on local tradition, building form and materials. However, more recently the adoption of modern standardised building materials and building design has, in some cases, begun to erode the unique character of South Ayrshire's environment. Good design is therefore clearly relevant when considering proposals which may affect older buildings; especially those which are listed due to their architectural or historic interest. Careful consideration should however also be given to the design of all new development, particularly that which might affect the setting of historic buildings/monuments.

Whilst it is considered that style is a matter of personal taste, or preference, good design is easier to define and forms a strong element of Government planning policy and guidance in terms of buildings, their settings and the spaces around them. Design is therefore viewed as an important element in the protection of townscape character, as a means of enhancing environmental quality and as a way of ensuring a positive contribution is made by new development to the environment as a whole.

To ensure a consistent high standard of development within the plan area, development proposals relating to the built heritage environment, as set out in LDP Policy: Historic Environment, will be considered in terms of compliance with the following "General Criteria for New Development", which applies to both new development and extensions to existing development/buildings.

### **General Criteria for New Development**

1.	The Council is committed to the promotion of developments which comprise well designed buildings, which are sensitive to their locality and respect the local vernacular building and townscape character built with high quality materials, and incorporating attractive open
----	--

	spaces - both for public or private use which are sympathetic and make a positive contribution to the essential townscape character of the main towns, settlements and/or countryside.
2.	The Council will encourage contemporary architecture where in compliance with point one above.
3.	All development, regardless of scale, will be expected to be carefully designed so as to be appropriate in terms of the character of the area in which it is to be located.
4.	The design of a proposed development should respect and reflect the character of its setting and locality in terms of: <ul style="list-style-type: none"> <li>- the density of the proposed development;</li> <li>- the ratio, location and treatment of open space provision to built form;</li> <li>- building height, scale and massing;</li> <li>- dominant traditional architectural characteristics of the locality; and</li> <li>- wall/roof proportions, windows and door proportion and siting within façade.</li> </ul>
5.	Materials used in the construction of proposed development should reflect the character of buildings in the locality in terms of: <ul style="list-style-type: none"> <li>- material type, colour, texture, roof materials, window frames and doors; and</li> <li>- the size, or appearance of size, of individual building blocks or units (e.g. brick, stone blocks etc.)</li> </ul>
6.	New development and extensions to existing premises must demonstrate consideration for the amenity of adjoining property - especially in terms of the maintenance of privacy and ambient daylight in dwellings and their garden spaces.
7.	Developments should have regard to the principles of barrier free design in order that they are easy to use by any member of the population, especially those with special needs or mobility requirements. This is especially relevant in respect of facilities and premises open to the public.
8.	Development proposals should take into account whether elements of the building's design, or site layout could create potential problems in terms of personal or property security and aim to eliminate such possibilities. Different uses of the proposed development, or different times of usage, may require consideration in this regard.

### **Supplementary Guidance Policy 2: Listed Buildings of Architectural and Historic Interest**

The Council recognises the value of listed buildings in terms of their heritage value, but also recognises their potential economic and social benefits to the community as a whole. Consequently, the Council will encourage owners to undertake appropriate maintenance and repair to such properties to ensure their character is maintained and enhanced.

The Council will presume in favour of protecting listed buildings and their settings, especially from inappropriate development and will actively encourage the sensitive maintenance, restoration and re-use of all such properties. Proposals affecting a listed building shall be expected to be of a quality commensurate with that of the original building to ensure the character of the building is not adversely impacted.

Any proposal for the demolition of a listed building will normally only be considered when in association with the assessment of detailed redevelopment proposals and where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find a practical way of keeping the building. Applicants should refer to The Scottish Historic Environment Policy, Dec 2011 Section 3.44, which sets out the criteria where demolition for a listed building maybe considered and should include appropriate details within their applications, if relevant.

### Supplementary Guidance Policy 3: Conservation Areas

South Ayrshire has a number of areas that, due to their architectural or historic merit, are considered worthy of preservation and enhancement for future generations continued enjoyment. These areas are afforded protection through designation as conservation areas by the Council. A total of 21 such areas are currently designated. Additional influence on development is afforded in these areas through the use of Article 4 directions that enable the Council to guide development in respect of works that would not normally require planning permission.

Conservation Areas Designated (as at October 2012):

Alloway	Colmonell	Maybole
Ayr I (Central)	Crosshill	Monkton
Ayr II	Dundonald	Southwood
Ballantrae I	Dunure	St. Quivox
Ballantrae II	Girvan	Straiton
Barr	Kirkmichael	Symington
Burns Monument	Kirkoswald	Troon

Development proposals within or affecting conservation areas will require to comply with the following: -

- All new development within, or affecting the setting of, a conservation area shall be required to preserve or enhance its character or appearance.
- The Council will actively encourage and, where resources permit, implement upgrading and enhancement programmes for conservation areas.
- To ensure a consistent high standard of development within conservation areas, proposals will be considered in terms of compliance with "General Criteria for New Development" (as contained in Supplementary Guidance Policy 1) and the following "Design Principles for Development within a Conservation Area".

Additional, detailed guidance is available in the Council's guidelines for shopfronts, signage, sunshades and canopies in conservation areas.

#### **Design Principles for All Proposed Development within a Conservation Area**

<b>General</b>	Applications for development within conservation areas will be expected to include detailed plans, sections and elevations of the existing building(s) and any proposed alterations. Details of materials proposed for use, external finishing materials, landscaping, (where appropriate) and the relationship of the proposed development to the overall townscape will also be expected.
<b>Redevelopment</b>	Where it has been demonstrated to the satisfaction of the Council that a listed building or building within a conservation area cannot be retained, preference will be given to proposals which retain building frontages which are important to the townscape over demolition and redevelopment proposals.

	The demolition of listed buildings, or buildings considered to be important within conservation areas will normally only be approved where acceptable re-development proposals are submitted and approved concurrently. Short term landscaping or appropriate screening of such sites may also be required.
<b>Townscape Features</b>	In addition to the general guidance of design for new development in Panel One, proposals for new development in conservation areas should also, where practical and appropriate incorporate local townscape characteristics and be in keeping with the surrounding street pattern, from and incorporate design features, such as pedestrian or vehicle pends. Appropriate materials should be used, and streetscapes may be surfaced by whin setts stone or blockwork.
<b>Building Materials</b>	Within conservation areas, where appropriate building materials used will be expected to comprise natural stone, wet dash harling or lime washed smooth render. Windows and doors will be required to be proportioned sympathetically to adjacent properties, and roofs will be required to be finished in natural slate or acceptable slate substitute.
<b>Views and Vistas</b>	Development proposals should have due regard to their wider impact in terms of their visibility from distant points and the preservation of important landmarks, views and vistas from and through the development site.
<b>Alterations and Extensions</b>	Proposed alterations or extensions to buildings should, where appropriate, utilise similar materials as used in the original structure, and be sympathetic to the design features, character and proportions of the original property. The original building will normally be expected to remain the dominant feature when viewed from its main frontage(s). Important features (e.g. string courses) should not be removed or obscured - especially where the property forms an element of a terrace or coherent group of buildings.
<b>Repairs</b>	Repairs to property within conservation areas should utilise the same materials as those which require repair whenever they remain available. Proposals to replace previous work which used non-traditional methods or materials, and restore original features will be favourably viewed.
<b>Dormer Windows</b>	The design of dormer extensions should complement the existing property and neither change its character nor alter the original profile. They should be kept as small as possible, set away from gables, hips, and below the roof ridge. They should have a traditional appearance, normally with hipped or gabled roof. Windows should reflect the style and proportion of existing windows and be positioned so as to form a definite relationship with the main facade of the building. It is the preference of the Council that dormers should generally be restricted to rear or secondary frontages. Additional detailed guidance is given in the Council's dormer window SPG.
<b>Stone Cleaning</b>	Stone cleaning of listed buildings and all buildings within conservation areas requires the approval of the Council. The stone cleaning of listed buildings will be encouraged only where the proposed method is proven not to be detrimental to stone finish or detailing. The stone cleaning of individual properties within a terrace or listed group of premises will only be encouraged where the group is to be cleaned in one phase, and by the same method (approved by the Council).
<b>Painting Buildings</b>	Generally, unpainted stone frontages should remain unpainted, unless it is proven that the property was painted originally and forms an element of a

	<p>terrace or group of painted buildings.</p> <p>The repainting of frontages should utilise traditional, muted colour schemes with strong colours used sparingly. Window and door mouldings or other features may be emphasised with different colour tones where appropriate. Window and door frames, mullions and transoms should normally be painted white.</p>
<b>Retail/ Commercial Buildings</b>	<p>Original retail and commercial frontages and features are now rare. Those remaining will be protected from insensitive alteration. Proposals which seek to restore or replicate such features will be supported.</p> <p>The design of the frontages of shops, offices, restaurants etc., should be based on a carefully considered composition of traditional elements at ground floor level, i.e. fascia, shop window, door stallrisers, pilasters and advertising signs. The proportions of any shop front and fascia should complement the balance of the complete frontage and it is insufficient to consider the design of the individual shop front in isolation from the frontage as a whole.</p>

#### **Supplementary Guidance Policy 4: Scheduled Monuments**

South Ayrshire has a rich variety of archaeological resources from castles to buried flint scatterings and crop marks. Many new sites of interest may yet be discovered. All these sites form an important part of our heritage and can be valuable tourism and educational resources as well as contributing to general amenity. The Council recognises their importance and will seek to ensure that they are protected, interpreted and promoted or recorded as appropriate.

The Council will seek to protect scheduled monuments (including their setting) through working with Historic Scotland, who is responsible for issuing Scheduled Monument Consent to ensure all proposals would not adversely impact the Schedule monument or its setting.

Any application for development affecting a scheduled monument will be required to provide sufficient information to enable the evaluation of the importance of the site and enable full assessment of the impact of the proposals on that site.

The use of management agreements to mitigate the effects of potentially conflicting land uses upon standing structures, earthworks or buried deposits may be required as part of the development management process, where a proposal affects a scheduled monument.

The Council through Local Development Plan Policy: Archaeology will encourage protection of archaeological sites, where appropriate. The Council may seek guidance from an appropriate archaeological information service in considering applications for development within its area, including those within the Historic Medieval Burgh areas of Ayr, Ballantrae, Dundonald, Dunure, Girvan, Maybole, Newton-on-Ayr, Prestwick, Straiton, Symington and Tarbolton.

## **Supplementary Guidance Information Note 1: Designed Landscapes and Historic Gardens**

There has been a long tradition in South Ayrshire of the development of country estates, usually comprising extensive agricultural land and large mansion houses with associated buildings. However, this tradition has been in decline since the First World War and a number of important country houses are falling into disrepair. Given the importance of these estates and their buildings, the Council wishes to ensure their survival and maintenance, and to ensure that the integrated elements of house, garden and landscape should be protected as a whole, particularly where they are listed in Historic Scotland's "Inventory of Gardens and Designed Landscapes in Scotland". Furthermore the Council's Local Development Plan Policy: Estates highlights the importance of the landscape and gardens of Estates to the setting of the Estate's buildings and the wider landscape. Any proposed alternative uses of an Estate will require to demonstrate the preservation and enhancement of the buildings and associated designed landscape including gardens. Any proposals should demonstrate they are in accordance with Historic Scotland's policy on Gardens and Designed Landscapes.

## **Supplementary Guidance Information Note 2: European Protected Species and the Historic Environment**

Historic environment also offers significant habitat opportunities for European Protected species, in particular bats, therefore consideration requires to be given in any development proposals to the requirements of Habitats Directive (92/43/EC) and The Nature Conservation (Scotland) Act 2004. Local Development Plan policy: natural heritage highlights where the Council will support development proposals or not.

## **Managing the Historic Environment**

### **Conservation Area Appraisals**

The Council will undertake conservation area character appraisals, as resources permit, to help identify the special interest and changing needs of historic areas. An appraisal is a management tool, which provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and enables the Council as planning authority to fulfil its statutory duty to preserve and enhance conservation areas. Appraisals also inform policy and assist development management. They provide an opportunity to involve communities in identifying the character of the area and help developers formulate development proposals. The planning authority will prepare appraisals for all designated conservation areas on a priority basis and in consultation with the local community, as resources permit.

## Management Plans

On completion of a conservation area character appraisal, the Council will prepare a management plan, which will identify measures to maintain or improve the character of that conservation area.

This will set out the planning context of the conservation area and propose a framework to address the issues raised by the conservation area character appraisal under the following types of action:

- Organisational measures
- Planning measures
- Economic measures
- Project measures

The objectives and measures in a management plan are likely to include several that address planning matters and development issues. Objectives and actions that reflect or relate to other policy areas or functions of the local authority will also need to be included, and be consistent with the ambitions of the Single Outcome Agreement 2008-2009 between South Ayrshire Council and the Scottish Government. Planning policies in the management plan require to be consistent with the statutory planning position set out in the LDP.

Once approved by the Council, a management plan will have the status of supplementary planning guidance. Where a management plan addresses planning issues, it will be a material consideration in determining proposals. The detailed objectives and actions set out in management plan are intended to complement the more general policy objectives of the LDP and should be used in conjunction with it.