



Community and Enterprise Resources

## Coulter Conservation Area



## **Coulter Conservation Area**

### **Definition of a conservation area**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out the current legislative framework for the designation of conservation areas, defining conservation areas “as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.” Planning authorities are required to periodically determine which parts of their district merit designation as a conservation area.

The designation of Coulter in 1982 not only reflected the quality of many of its individual buildings, most of which are listed, but the relationship of the buildings to each other and to spaces (roads, open spaces and trees) in which they are contained or help to form.

### **What does conservation area status mean?**

Designation of a conservation area does not mean development is prohibited. However, when considering development within a conservation area, special attention must be paid to its character and appearance. Greater control over development is available to us as a planning authority within a conservation area and the purpose of this is to protect and enhance the character and unique identity of Coulter, from taking care with the treatment of details to the larger scale of requiring new extensions or buildings which are sympathetic to their surroundings.

### **General description**

The identity of Coulter is created by the open arrangement of buildings, set amongst grazed parkland and mature trees, thereby allowing each building to be viewed individually, or within a landscaped setting. The village is therefore unusual in that it lacks cohesive form; the only significant grouping being the rows of terraced cottages grouped around the bridge and the mill. The apparent loose relationship of buildings and spaces is, however, made up of distinct elements. Firstly, the large country house set within substantial grounds with related lodge houses, gatepiers and walls of enclosure. Secondly, the mature trees planted to form roadside edges, to define approaches to the above houses or more informally, as woodland along Culter Water. Thirdly, the smaller houses, notably terraced cottages, built for the estate workers.

Most of the buildings within the conservation area were built within the 19<sup>th</sup> century, many as replacements for older structures. The architectural quality of all of the structures within the conservation area is of a high standard and although they are far from identical, they comprise certain important characteristics which help to bind them together to form pleasing groupings and individual detailing which should be safeguarded.

### **History**

The immediate area around Coulter is important in terms of early settlement. Evidence of later Norman influence is seen in the nearby surviving Motte Hill. The present church

occupies a site used from the 13<sup>th</sup> century and has been rebuilt and altered on several occasions.

The landscape of enclosed fields, formal tree planting and stone and slate buildings is, however, much more recent. The late 18<sup>th</sup> century period of agricultural reform was an era of unprecedented change in economic, physical and social terms. The greater expectations and prosperity arising from increased yields and rentals fuelled a series of dramatic changes resulting in the landscape we see today. The Victorian period was also significant through the rebuilding of estate cottages and the alteration or building of new mansions as country residences.

### **Building characteristics**

Whilst it is important to conserve the best buildings, it is also important to respect details. Coulter not only has many interesting buildings, but a wealth of detail that should be safeguarded and reinforced where possible.

**Stone** – within the conservation area the main walling material is stone, although in many instances it has been used with applied render. Use is made of contrasting colours of stone, as well as a variation in texture through different masonry techniques. For example, rubble walling with squared rubble for windows and door surrounds. Great care must be exercised in any repointing works to respect the appearance of the stonework. The type of render varies from limewash or masonry paint on rubble walling, to the use of wet dash harling. The latter material has often been designed to contrast with raised window bands left in exposed stone. There are only one or two instances of the inappropriate, modern, dry dash or chip type of render.

**Roofs** - Scottish slate is used throughout Coulter. This roofing material came into common usage at the end of the 18<sup>th</sup> century and a typical pitch of the roofs is 45 degrees, steep by modern standards. Slate is unfortunately no longer quarried in Scotland and the main source is therefore second-hand from building demolition. Slate has many qualities, both as a roofing material and visually through different sizing and grading, to a subtle variation in colours from grey to purple. Within the village, the role of cast iron gutters and downpipes; chimney stacks often with moulded copes and fireclay cans; and traditional dormer windows are important – collectively they make a contribution to the roofscape. Of particular interest is the varied treatment of gables.

### **Windows and doors**

The role of traditional sash and case windows must be emphasised. In general, the openings did increase in size from the late 18<sup>th</sup> century to the late 19<sup>th</sup> century, but still retained the essential vertical emphasis and proportions. The development of window styles, for example from 12 pane to two-pane, reflected changes in glass technology, but the method of construction and opening essentially remained the same. Most modern window types are not suitable as they adversely affect the character of the building. In many cases, only traditional timber sash and case with appropriate detailing may be acceptable.

Doors too are often overlooked and the relationship to fanlights misinterpreted when being replaced. Traditional doors are timber, solid with the emphasis changing from vertical lined boards to four or six panelled doors, often with double opening.

The half-glazed door is also common in Coulter, possibly reflecting the absence of fanlights in many of the cottage-style properties. Coulter also boasts many traditional over-door porches, or sensitively designed enclosed weather porches.

Detailed guidance on what is likely to be acceptable is found in our guide, 'Windows and doors for listed buildings and conservation areas' which is on the Council website at: [http://www.southlanarkshire.gov.uk/downloads/file/7633/windows\\_and\\_doors\\_for\\_listed\\_buildings\\_and\\_conservation\\_areas](http://www.southlanarkshire.gov.uk/downloads/file/7633/windows_and_doors_for_listed_buildings_and_conservation_areas)

## **Colours**

Applied colour plays an important part, from the painting of window bands to colour schemes for individual buildings or groupings. In either case, insensitively applied colour can mar the appearance of the building or jar an effective grouping of buildings.

## **Trees and open space**

The contribution of the mature trees, grassed open spaces and stone walling to the setting of the buildings must be emphasised. In cases where there are enclosed gardens, care must be taken over the type of fence or wall. Stone dykes, deciduous hedging and low pointed fencing can, in most cases, be used to provide the necessary enclosure whilst still harmonising with the overall appearance of the village.

## **Further information and guidance on the historic environment**

South Lanarkshire Council's adopted local development plan (2015) contains its policy on the historic environment:

[https://www.southlanarkshire.gov.uk/downloads/file/7600/south\\_lanarkshire\\_local\\_development\\_plan\\_proposed\\_may\\_2013](https://www.southlanarkshire.gov.uk/downloads/file/7600/south_lanarkshire_local_development_plan_proposed_may_2013)

South Lanarkshire Council has also prepared supplementary guidance on the natural and historic environment:

[http://www.southlanarkshire.gov.uk/downloads/file/9921/natural\\_and\\_historic\\_environment](http://www.southlanarkshire.gov.uk/downloads/file/9921/natural_and_historic_environment)

Historic Environment Scotland has a series of guidance notes which provide advice on best practice on how to make changes to listed buildings or to properties in conservation areas. They cover a range of topics including extensions, interiors, roofs, windows and shopfronts. They can be viewed or downloaded at:

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

## **Permissions and procedures**

The following summarises some of the types of development which require planning permission in a conservation area.

## **Alterations to houses**

If your property is within the conservation area, you will require planning permission from the Council before making alterations to your house, including:

- the erection of any extension or porch
- the erection of sheds, garages, greenhouses, huts or decking etc if they have a floor area exceeding 4 square metres
- adding to or altering the roof of your property, including the formation of dormer windows and rooflights, or changing the roofing material
- the erection or construction of any access ramp outside an external door of your house
- replacement windows or doors, installation of solar panels, flues, satellite dishes etc
- any building, engineering or other operation
- provision of a hard surface in your garden ground
- the installation of a freestanding wind turbine or air source heat pump
- the installation of CCTV
- changing the walling material (eg from stone to roughcast), stonecleaning or painting the exterior of the house

### **Alterations to flats**

If you live in a flat in a conservation area, there are no permitted development rights and you will require planning permission for any external alterations or development.

### **Walls and fences**

You need planning permission if you want to erect any gate, fence, wall or other means of enclosure.

### **Demolition**

Complete or substantial demolition of any unlisted building within the conservation area requires permission from the Council called 'Conservation Area Consent'.

### **Trees in conservation areas**

Trees in conservation areas which are already protected by a Tree Preservation Order (TPO) are subject to the normal TPO controls. The Town and Country Planning (Scotland) 1997 as amended also makes special provision for trees in conservation areas which are not the subject of a TPO. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the Council six weeks prior notice. The purpose of this requirement is to give us an opportunity to consider whether a TPO should be made in respect of the tree. Any notified works must be carried out within two years from the date of the notice. Failure to give notice to the Council render the person liable to the same penalties as for contravention of a TPO.

### **Shops and offices**

The extension or external alteration of a shop or or financial or professional services establishment needs planning permission in a conservation area.

### **Listed buildings**

Listed building consent is required for any works that affect the external or internal character of a listed building. You can check if your property is a listed building on the Historic

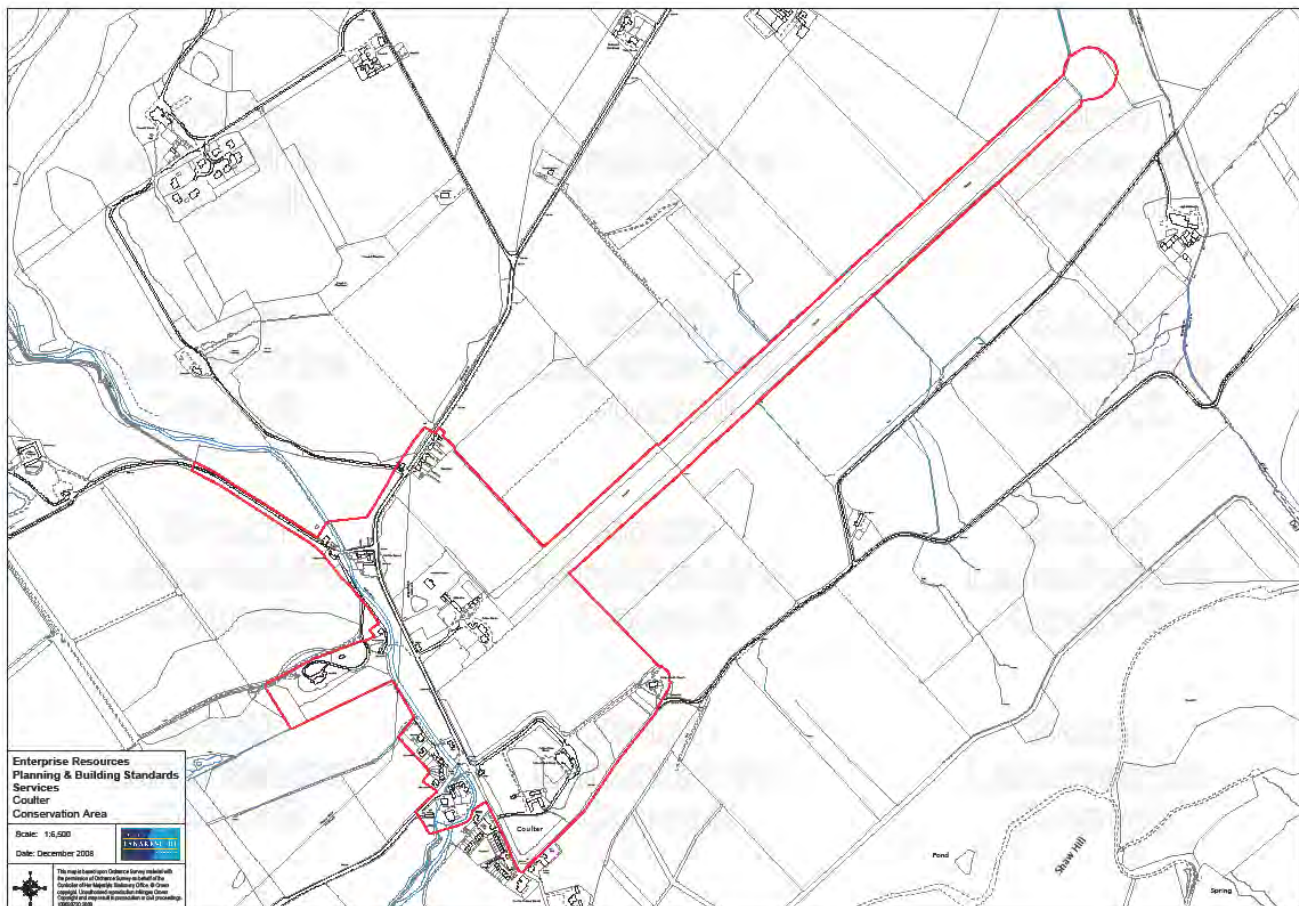


Environment Scotland website: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/>

### Contact

<b>Address</b>	Planning and Economic Development Montrose House 154 Montrose Crescent Hamilton ML3 6LB
<b>Phone</b>	0303 123 1015
<b>Planning email</b>	planning@southlanarkshire.gov.uk
<b>Building Standards email</b>	buildingstandards@southlanarkshire.gov.uk
<b>Opening times</b>	Monday to Thursday 8.45am – 4.45pm; Friday 8.45am – 4.15pm
<b>Disabled access</b>	Parking bays for disabled users to front of building. Ramped access to automatic door. Lift and toilet facilities for disabled users

### Coulter conservation area boundary



If you need this information in another language or format, please contact us to discuss how we can best meet your needs. Phone 0303 123 1015 or email: [equalities@southlanarkshire.gov.uk](mailto:equalities@southlanarkshire.gov.uk)