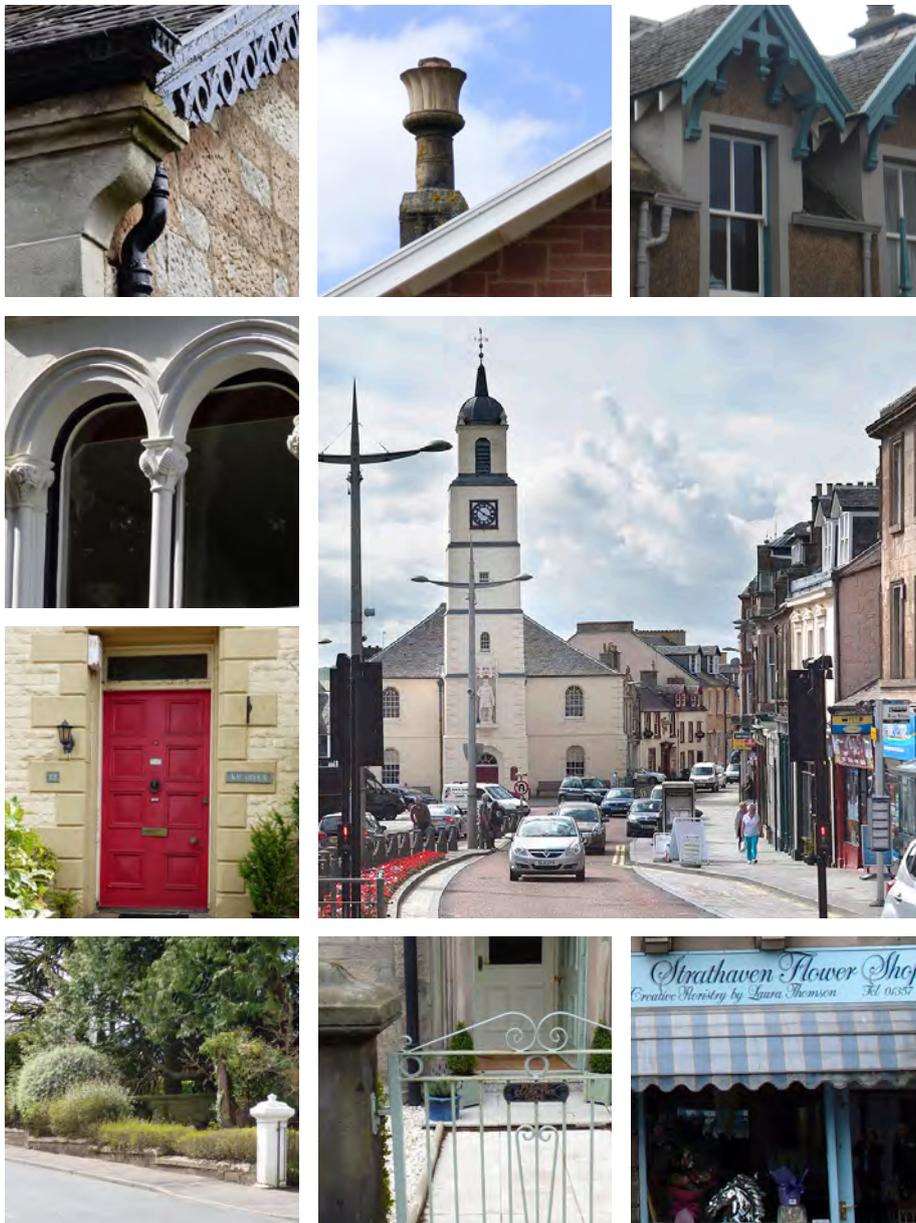




Community and Enterprise Resources

Lanark conservation area



Lanark 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 historic core of Lanark was designated in 1975 with boundary amendments in 1982. The designation of Lanark reflected not only the quality of many of its individual buildings, many of which are listed, but the relationship of the buildings to each other and to spaces (streets, closes, public parks) 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 Lanark, 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 main identity of Lanark is created by the townscape of High Street, with its two and three storey stone and slated narrow fronted buildings stepping down the hill towards the landmark and pivot of St Nicholas Church, through to Bloomgate and West Port. Less obvious perhaps, is the former core, now the Castlegate/Broomgate linking to Castle Hill to the church via a widened market square, or the contribution of the formally planned Hope Street with its large square plots. The latter contrasts sharply with the long feus or burgages from medieval times which persist and which today still influence development along the High Street and North/South Vennels.

Most of the buildings within the conservation area date from the 19th century, although a few remnants of the 17th and 18th centuries survive. Of major importance is the concentration of early and mid 19th century buildings within the Westport/Bloomgate, Broomgate, Wellgate and lower part of High Street, and the Georgian Hope Street of 1830 with its strong architectural styles.

The architecture or buildings of Lanark are far from identical, yet most buildings have certain important characteristics which help to bind them together to form a pleasing townscape and individual detailing which should be safeguarded.

History

The strategic position of the Lanark vicinity was recognised by the Romans through the siting of Castledykes fort. Evidence of later Anglo Norman influence survives in the Castle hill motte. The creation of a defined settlement is, however, directly linked to the award of Royal Burgh status around 1140.

Military domination and strategic control formed a vital strand in the thinking behind the Burgh at Lanark, but Burgh status also conferred trading rights (eg weekly markets and annual fair) and certain manufacturing monopolies which in conjunction with their assured access through specific ports, assisted its development. The development of Lanark is directly attributable to its ability to exploit the agricultural potential of Clydesdale. The wealth behind the building of much of present day Lanark in the 18th and 19th centuries is linked to the agrarian movements begun in the late 18th century, the associated industrial processes and the development of better communications including the railway in 1867.

Building characteristics

Whilst it is important to conserve the best buildings, it is also important to respect details and the common factors which give Lanark its identity. Lanark not only has many interesting buildings, but a wealth of detail that should be safeguarded and reinforced where applicable.

Stone – until the First World War, most buildings in Lanark were constructed in stone, either whinstone or a range of sandstones. Note the contribution of red sandstone in particular from many of the later buildings built at the turn of the 20th century. Not only does the stone provide a rich variety of colours, but in Lanark there is tremendous variety of stone masonry and detailing, from the earlier coursed rubble with dressed stone around windows and doors to the smooth polished and squared stonework known as ashlar. Many of the buildings are finished in stucco which is scored to simulate ashlar stonework. This applies particularly to shopfronts as builders or architects sought to differentiate ground floor shops from upper floors. The variety of textures is increased by the occasional use of traditional wet dash harling.

Roofs - the use of Scottish slate is common place. This roofing material came into common usage at the end of the 18th 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. The treatment of gables; skews; cast iron gutters and downpipes; chimney stacks often with moulded copes and fireclay cans and traditional dormer windows, also individually and collectively make a contribution to the roofscape. Roofscape is particularly prominent in Lanark owing to the changes in levels and viewpoints throughout the conservation area.

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 18th century to the late 19th century, but still retained the essential vertical emphasis and proportions. The development of window styles 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.

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

Shopfronts and advertisements

In the High Street, Bloomgate and Wellgate in particular with their commercial focus, the role of traditional shopfronts and sympathetically designed advertisements all have their part to play. Whilst only a few timber shopfronts survive, there is a wealth of ground floors with subtle classically derived detailing. Many of these details (pilastered doorways, slim entablatures and projecting string courses or cornices) have unfortunately been removed, partially destroyed or obscured or visually dominated by unsympathetic fascias and advertisements. There is a need for each shop owner to exercise restraint and recognise the need for a collective responsibility in upgrading the appearance of the shopping area.

Textures and colours

The variation in texture and colour in Lanark has been reduced by the common use of paint, either on the commercially based ground floor or on the building as a whole. Whilst some buildings have been sympathetically treated, there is further scope for colour schemes designed not only to respect the architectural character itself, but to complement or reinforce an effective grouping of buildings. The painting of previously unpainted stonework will not in general be encouraged.

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

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

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

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

Lanark 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