



Community and Enterprise Resources

Lamington Conservation Area



Lamington 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.

In May 1975, the estate village of Lamington was one of the first conservation areas to be designated. Lamington conservation area was subsequently granted “outstanding” status by the then Secretary of State in recognition of its outstanding architectural and historic interest. The early designation of Lamington reflects not only the quality of the individual buildings, all of which are listed, but the grouping of these buildings in relation to each other and their setting in the landscape of the old Lamington estate. The historic street pattern following the line of the Lamington Burn, the mature woodland around the village and the open spaces within it, the characteristic beech/hawthorn hedge boundaries and dry-stone dykes, all combine with the distinctive ornamental estate architecture of Lamington to create a unique sense of place, the character of which the legislation seeks to protect.

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 Lamington, from taking care with the treatment of architectural details such as doors and windows, to the larger scale of requiring new extensions or buildings which are sympathetic to their surroundings.

General description

The essential character of Lamington derives from its origins as a picturesque Scottish estate village. The centrepiece of the estate was Lamington House, a decorated Tudor-style mansion, now demolished, which was situated to the south-east of the village on the line of the old Roman road. Although all remnants of the house have now disappeared, the estate retains its strong identity with the east and west lodges surviving together with other estate buildings, in the formal designed landscape setting.

The ancillary buildings to Lamington House were built to the south of the main house, just outside the present conservation area. These included a gamekeeper’s house and stabling and dog kennels, but are now in a ruinous condition.

The rest of the village developed between 1830-1890, some distance to the north west of Lamington House, along the line of the Lamington Burn, although it is now bisected by the Edinburgh-Dumfries road (the A0702). Extensive tree planting around Lamington House provided seclusion for the land from the rest of the village and this remains an important feature of the village setting today.

By the late eighteenth century, planned villages such as Lamington, designed to remove settlements from the vicinity of the family seat, but also to beautify the landowner's estate were becoming popular in Scotland. However, the purely ornamental character of Lamington is difficult to parallel.

History

Although the Lamington we are familiar with today is the picturesque nineteenth century estate village, it has a much more ancient pedigree. Lamington or 'Lambinstoun' as it was originally known, was founded by the Norman Knight, Lambinus, upon whom King David I conferred territory in the twelfth century. The ancient association with the Baillie family can be traced back to 1367 when a charter by David II granted the lands of Lambinstoun to Sir William Baillie. The Baillies have been an important influence on the development of Lamington, particularly the rebuilding fervour of Alexander Baillie Cochrane in the 1830's and many generations of the Baillie family lie buried in the churchyard of the former parish church of St Ninian.

When Alexander Baillie Cochrane inherited the Lamington estate in the 1830's, it was semi derelict, the land was undrained and the people lived in broken-down, peat roofed bothies. The process of regeneration began in 1835-36 when the River Clyde was embanked. Gradually the bothies disappeared and ornamental cottages took their place. The first one (now Brookside) was set on the south side of the crossroads and appears to have been the most lavish, with gothic-scalloped barge-boards, rustic porch and lattice windows. Other cottages soon followed on the north side of the road, monogrammed with the family crest, ABC and dated 1847, 1852, 1855 and 1860 as progress is made from Townhead to Townfoot.

Building characteristics

Despite the strong degree of unity exhibited by the picturesque style of estate architecture in Lamington village, each cottage has its own individual quality. It is this wealth of architectural detail, double or single cottages, one or two storeys, diamond leading or sashes, fishscale or plain slate roofs which creates the character of the Lamington conservation area and which should be safeguarded and reinforced where possible.

Materials – the buildings of Lamington are constructed of natural stone, generally using the local dark coloured whinstone which has produced good quality snecked rubble walls with pink or buff ashlar dressings. Ashlar has been used to great effect in ornamental detailing on the cottages such as stone finials, bracketed stone canopies over windows, drip-mouldings, date stones and crests and decorative stone chimneystacks. This detailing is important to the original character of the buildings and should not be obscured or removed.

Because of the inherent strength of whinstone and its resistance to erosion, there are relatively few instances where inappropriate wall finishes such as modern dry dash render or paint have been applied. These are not traditional in Lamington and will not be permitted. The use of traditional wet dash render can, however, be used to good effect on extensions.

Roofs – slate was quarried reasonably locally at Glenochar near Elvanfoot and at Stobo in the Borders Council area. It is consistently used throughout Lamington. With the development of the decorated style of Scottish architecture, typical of estate villages, the slates were sometimes dressed with semi-circular shaped ends to produce 'fish-scale' patterning. There

are examples of this in Lamington at Opportunity House and Jubilee House. It should be respected and replaced to match where necessary.

An almost universal feature of the Lamington roofscape is the use of stylised gothic overhanging eaves, with exposed rafter ends and often highly decorated finials and barge boards. Roof pitches are typically 45 degrees which is steep by modern standards. These are important details to be respected in the design of any alterations and extensions, to retain the architectural unity of the village.

Windows and doors

Windows have been used to good effect in Lamington as exuberant expressions of individuality in each cottage and a variety of styles and methods of opening can be seen in the village.

Some of the most ornate examples are the cast metal casement windows with patterned or lattice work glazing as for example at Penrhyn, Hallhouse and Jubilee House. These lattice windows are often the most distinctive feature of the building and should always be retained. It is evident that some of the original decorative windows have been lost on one or two cottages in Lamington and restoration would be encouraged in these cases.

Another traditional style of window in Lamington is the timber sash and case window, again with distinctive proportions and patterns of glazing which reflect the age and style of the building and should be respected. Commonly, the sashes are glazed in the 'lying pane' configuration which gives a horizontal appearance to the window, although the more traditional vertically proportioned 12 pane and four pane sashes can also be seen.

There is no identifiable style of door unique to Lamington although as a general rule, doors are constructed of solid timber in a traditional lined style or panelled style. Original doors, where they survive, should be retained as should traditional door furniture; handles; knockers; footscrapers etc. Fanlights, although generally plain in Lamington, are an important element in the proportions of the door and doorcase and should be retained.

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

Trees, hedges and walls

The landscaping scheme initiated by Alexander Baillie Cochrane to provide seclusion for Lamington House and generally beautify the estate remains an important feature of the village. The contribution of areas of mature woodland, tree lined avenues, open spaces, hedges and walls to the setting of the buildings must be emphasised. In most recent cases, the gardens in Lamington are enclosed, traditionally with beech/hawthorn hedging or whinstone rubble walls. Particular care must be taken over boundary treatment in the village. Stone dykes, deciduous hedging and low wooden picket fencing can, in most cases be used to provide the necessary enclosure, whilst still harmonising with the overall appearance of Lamington.

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.

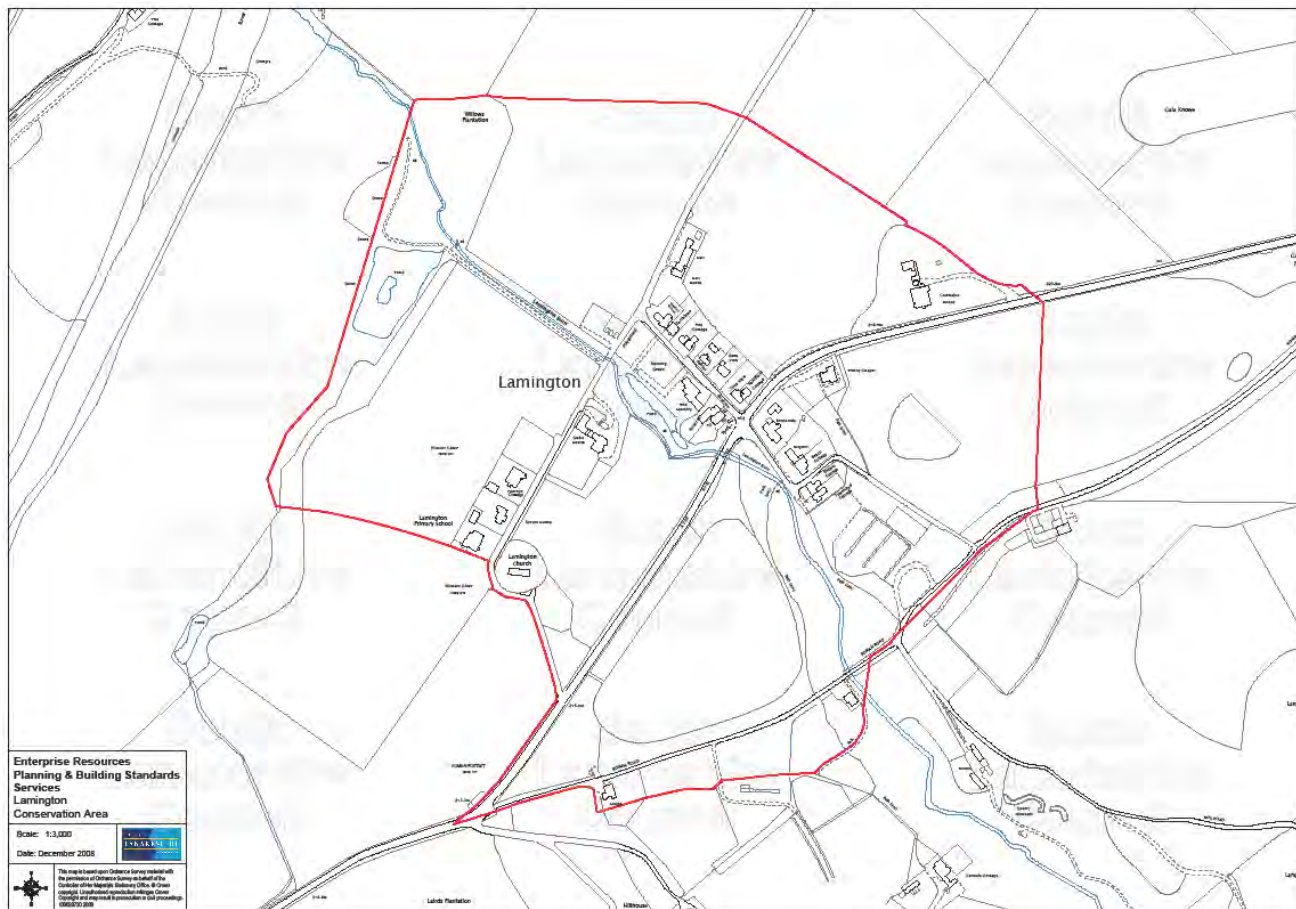
Listed buildings

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

Lamington 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