



Community and Enterprise Resources

## Carnwath Conservation Area



## **Carnwath 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 Carnwath was designated a conservation area in 1982. This was primarily a response to the unique relationship of the buildings to each other and to spaces (street and lanes) 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 Carnwath, 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 feature of Carnwath is the exceptionally long Main Street with its gentle curve and changing viewpoints. The street, narrow in the west, widens appreciably beyond the junction of the old toll road to Biggar. The street is flanked by long unbroken rows of predominantly one and two storey buildings, mostly houses, some with shops below, built directly on to the edge of the pavement. These features, together with the presence of overhead lines, create a dense, urban environment which contrasts sharply with the surrounding open countryside. The skyline is broken by the graceful broach spire of the parish church.

The buildings we see today largely date from the 19<sup>th</sup> century which was a major period of redevelopment and expansion. Most buildings are narrow in width, still influenced by long feus or burgages from mediaeval times, and are built of stone with slated roofs. These characteristics are particularly noticeable at the eastern end, where the buildings step up the hill towards the former school. By contrast, the limited number of public buildings tends to have a stronger use of architectural style and are often set back from the line of houses.

The architecture of buildings in Carnwath 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 earthen mound or Motte dating from the 12<sup>th</sup> century is evidence of the Norman influence and the strategic importance of the site. The history of Carnwath is strongly tied

with the Somerville family who had strong feudal powers over a defined area known as a barony, and evidence of whose wealth can be seen in the surviving 15<sup>th</sup> century church known as St Mary's Aisle.

The creation of a nucleated settlement or burgh is however, directly linked to the Royal Charter of 1451. Carnwath was one of many Burghs of Barony created in the late 15<sup>th</sup> century and this status allowed certain privileges and restrictive practices, although trading rights were more restricted than that of a Royal Burgh such as Lanark. The prosperity of the town was closely tied to the surrounding countryside and it was an important market centre. The town we see today is, however, largely the product of the wealth and changes created by the late 18<sup>th</sup> and 19<sup>th</sup> century revolutions in agriculture, industry and communications.

The remains of St Mary's Church, a pre-Reformation collegiate church, is the only mediaeval structure remaining in Carnwath. After the parish church, the two most important buildings in any Scottish burgh were the market cross and the tollbooth (town hall and jail). Unfortunately no tollbooth survives in Carnwath. There is, however, a 17<sup>th</sup> century mercat cross set on a stepped base. The stone cross, a symbol of burghal status probably replaced an earlier wooden structure and occupies a prominent position in the main street or market place. Here, formal proclamations of local and national importance were made, criminals were punished and, on occasions of public rejoicing, there was festivity and banqueting.

### **Building characteristics**

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

**Stone** – most buildings in Carnwath are constructed of stone. Not only does the stone provide a variety of colours, but in Carnwath 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 a render called stucco which is scored to simulate ashlar stonework.

The variety of textures is increased by the occasional use of traditional wet dash harling. There are, unfortunately, a number of properties which have been harled with the modern dry dash or chip type of render which is inappropriate in this location.

**Roofs** - the use of Scottish slate is common place. 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.

Roofscape is particularly prominent in Carnwath, partly as a result of the low height of most of the buildings and to a lesser extent, the changes in levels and viewpoints throughout the conservation area. The repeated use of slate on steep pitched roofs (unaffected by the modern box type of dormer windows), the traditional treatment of gables and the large

number of chimney stacks, often with moulded coping stones and fireclay cans are important.

### **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 reflected changes in glass technology, but the method of construction and opening essentially remained the same. The replacement of windows must be carefully considered.

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](http://www.southlanarkshire.gov.uk/downloads/file/7633/windows_and_doors_for_listed_buildings_and_conservation_areas)

### **Textures and 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.

In Carnwath in particular, the front and sometimes side elevations are particularly important. The correct treatment of details, including window openings and doors is essential, both individually and collectively if a 'street picture' of the correct type is to be maintained and enhanced.

### **Shopfronts and advertisements**

In the Main Street, with its commercial focus, the role of traditional shopfronts, well converted ground floors and sympathetically designed advertisements all have their part to play.

### **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**

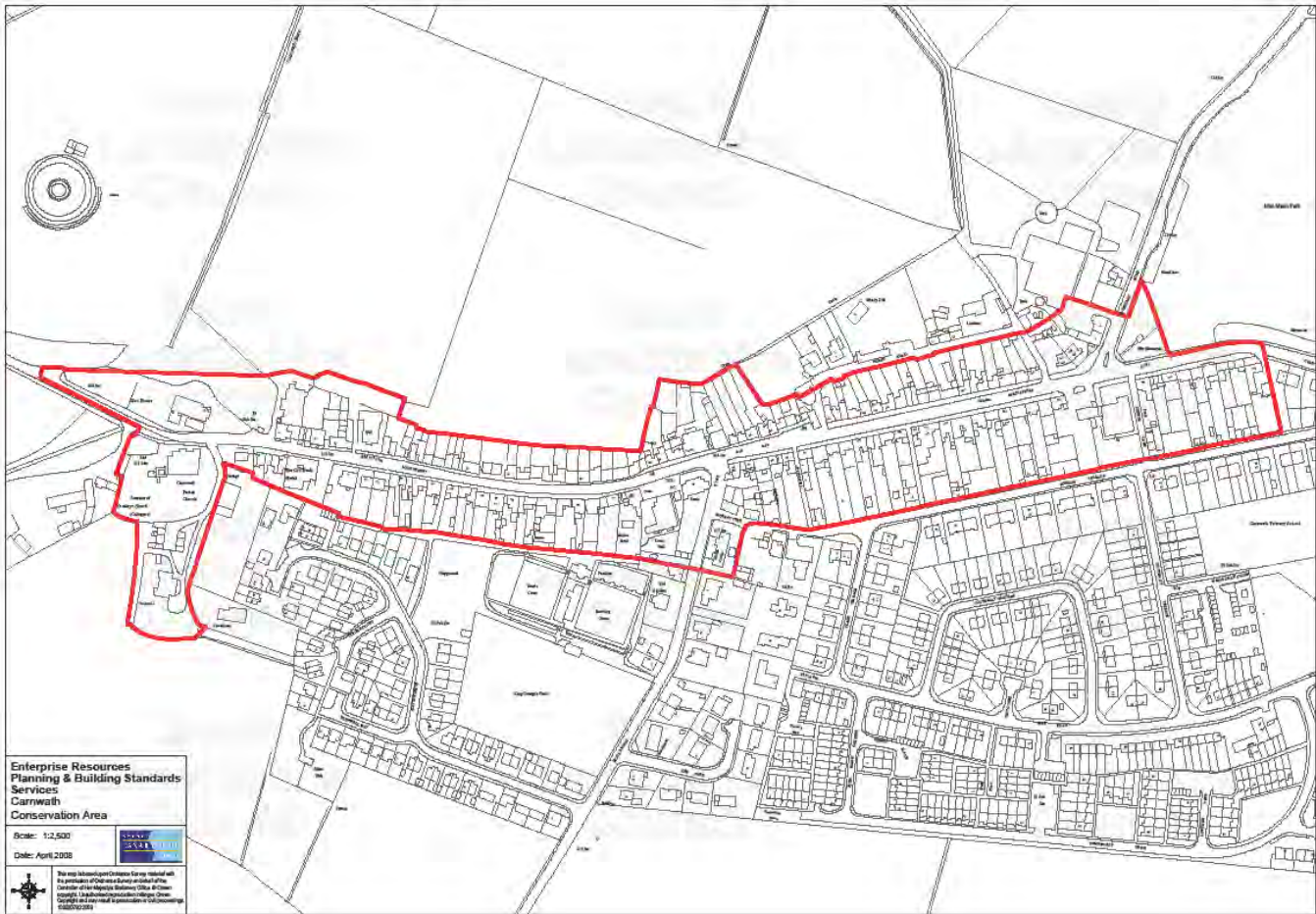
Listed building consent is required for any works that affect the external or internal character of a listed building. You can check if your property is a listed building on the Historic Environment Scotland website: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/>

### **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



## Carnwath 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)