

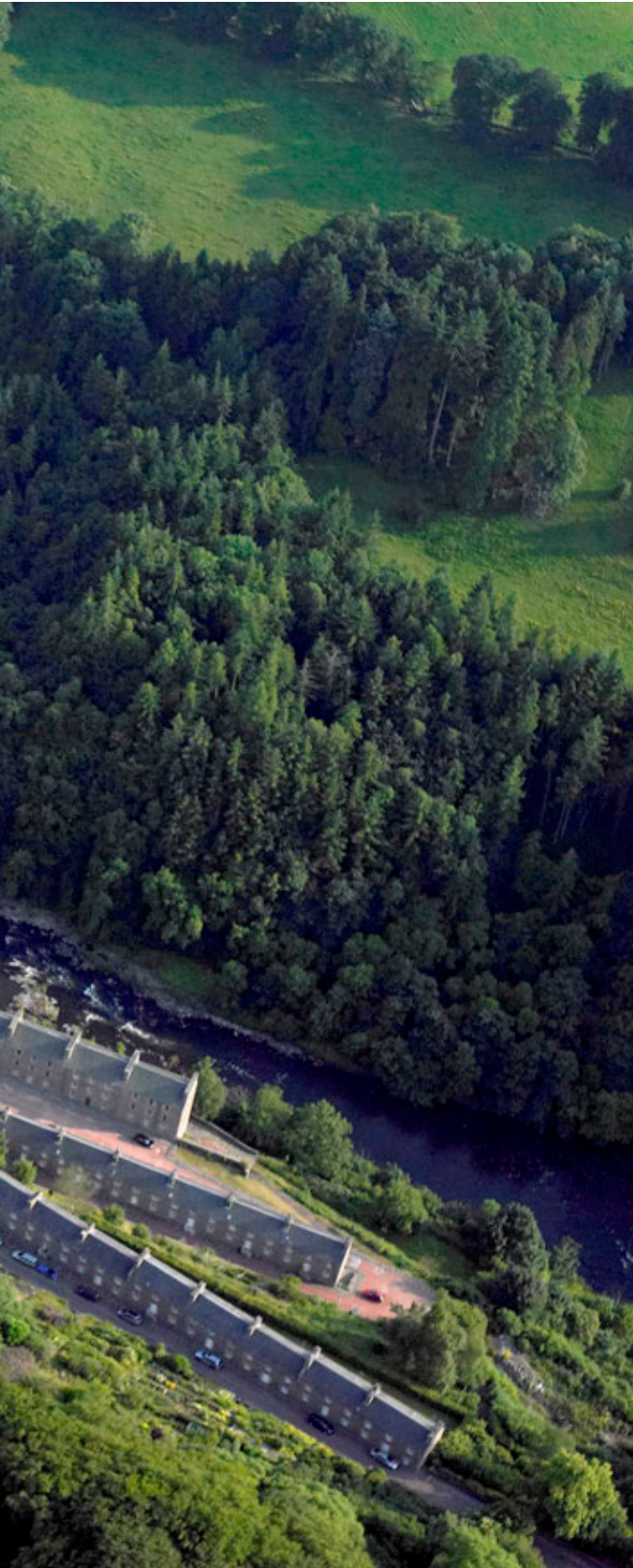
# New Lanark and Falls of Clyde Conservation Area Appraisal



# New Lanark and Falls of Clyde

Conservation Area Appraisal





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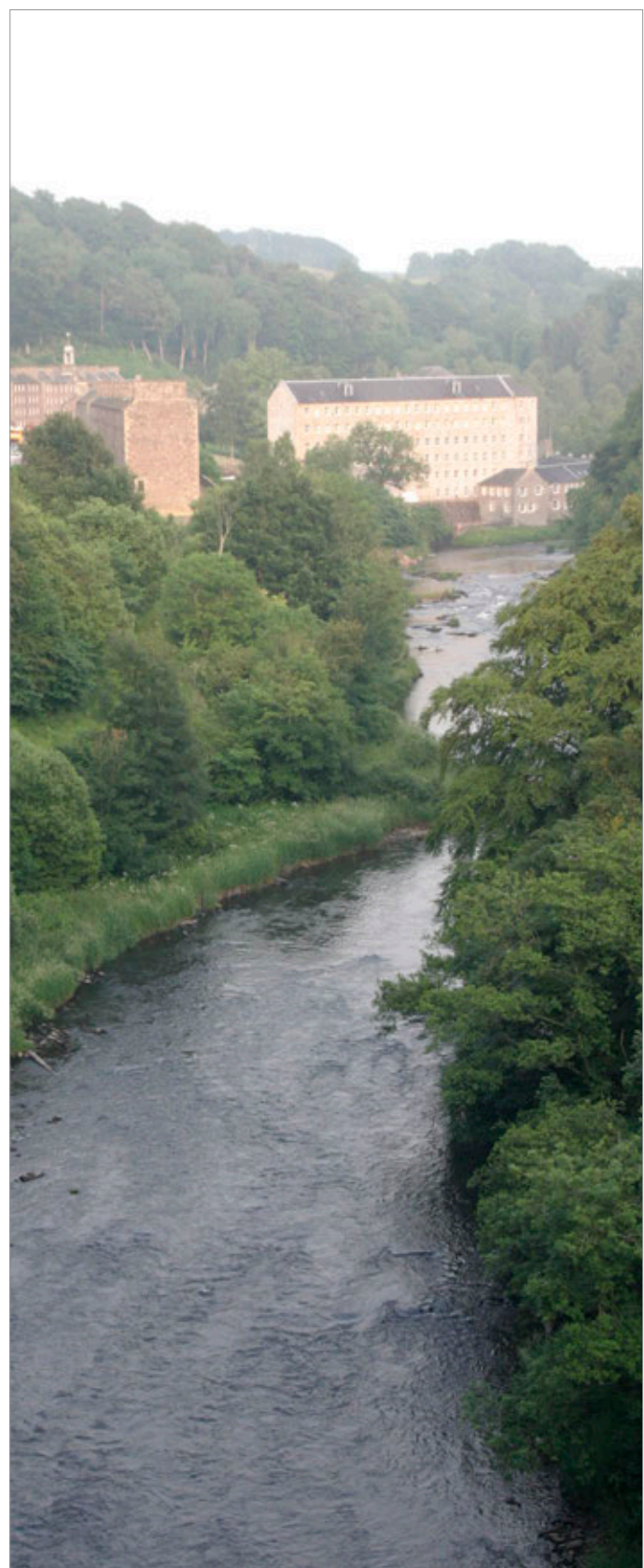
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## Foreword

New Lanark Trust welcomes the Conservation Area Appraisal for New Lanark and Falls of Clyde Conservation Area and World Heritage Site. It has been prepared by our key partner, South Lanarkshire Council, in consultation with stakeholders.

This Appraisal informs our understanding of critical elements requiring our attention to ensure appropriate conservation and development at New Lanark and its environs. It demonstrates the sensitivity, attention to detail, and understanding required from all participating stakeholders. It provides a foundation for an appreciation of the key elements that make the site so important.

New Lanark is one of four mainland World Heritage Sites in Scotland. This Conservation Area Appraisal is one of several documents in a process that seeks to embrace and cherish the unique potential of New Lanark both as a site and as part of the wider area. It informed the Trust's recent 'Vision for our Future' consultation document and will be utilized alongside the new 2019-2023 World Heritage Site Management Plan.



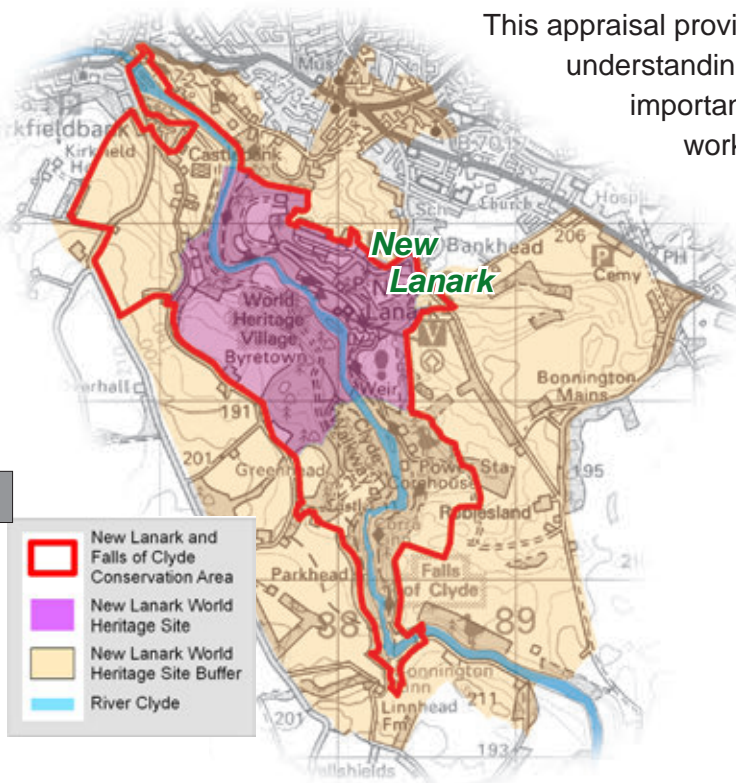
This appraisal provides a sound basis to improve our understanding and our consideration of future change. More important, it informs and reinforces the partnership working critical to securing the future of New Lanark World Heritage Site and its environs. New Lanark Trust aims to conserve, contribute and evolve. We can only do so with the close co-operation of key partners such as SLC and we are grateful to them for this appraisal and their continuing support.

**Bill Howat**

Chair, New Lanark Trust

Left: New Lanark and Falls of Clyde Conservation Area shown within the context of the World Heritage Site Boundaries  
Far left: New Lanark from the Clyde Walkway viewpoint

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## Summary

New Lanark and Falls of Clyde was originally designated a Conservation Area in 1973 and extended in 1996. Under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 it was designated in order to protect and enhance the area's special architectural and historic interest. The Conservation Area also contains all of the New Lanark World Heritage Site which was inscribed in UNESCO's World Heritage Sites List in 2001. In this respect this Conservation Area Appraisal has the following purposes:

- To define the key elements of New Lanark and the Falls of Clyde which contribute to the special architectural and historic interest of the area, making it of outstanding world heritage significance and cultural value
- To guide the Local Planning Authority in making planning decisions and where appropriate identifying opportunities for improvement or enhancement
- To be a material consideration when considering applications for development within the conservation area. Applications for new developments should demonstrate how the proposal takes account of the essential character of the area, as identified in this Conservation Area Appraisal

In preparing this Conservation Area Appraisal the Council complies with Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which states that

“it should be the duty of the planning authority to formulate and publish, from time to time, proposals for the preservation and enhancement of any part of their district which are conservation areas.”

The Conservation Area Appraisal will assist in the process of carefully managing change to ensure that the character and appearance of the New Lanark and Falls of Clyde Conservation Area is protected and enhanced for the enjoyment and benefit of future generations.

It is not the intention of this Conservation Area Appraisal to provide a comprehensive contextual history of New Lanark, nor to set out a detailed physical analysis or identification of issues to be addressed. This is a matter for other documents, most notably the [New Lanark World Heritage Site Management Plan](#).

Below: Mill 2 with  
Braxfield Row  
behind  
Right: New Lanark  
from the air



# New Lanark and Falls of Clyde Conservation Area Appraisal









## Part 1: Introduction

### Conservation Areas

A Conservation Area is defined in Section 61 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 as “an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance”. Designation introduces a general control over demolition of buildings or structures within the area and the lopping, topping or felling of trees. A greater level of scrutiny over alterations and new development is also applied through Conservation Area designation. Powers can be applied to control more minor forms of development under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. At present none exist within the New Lanark and Falls of Clyde Conservation Area and the possible requirement for these controls is considered in more detail within Part 5, “Opportunities for improvement and enhancement” within this document.

Designation places an obligation on the local authority to demonstrate a commitment for the safeguarding and enhancement of the area’s character and appearance. The planning authority are obliged to protect Conservation Areas from development that would adversely affect their special architectural or historic interest. It is therefore important that both the planning authority and other groups and residents who have an interest in the Conservation Area are aware of those elements and ‘Key Characteristics’ that must be protected or enhanced.

### Conservation Area Appraisal

A Conservation Area Appraisal is seen as the best method of defining the key characteristics and elements that contribute to the special historic and architectural interest of the area.

It is intended that this Conservation Area Appraisal will help guide the local planning authority in making planning decisions. The Conservation Area Appraisal is supplementary to the Council's adopted Local Development Plan for the area and will be a material consideration when considering applications for development within the Conservation Area and World Heritage Site. Applications for development within the area should in most cases be accompanied by a design statement that demonstrates how the proposal protects and enhances the key characteristics of the conservation area as identified within this document.

### Designation of Conservation Area

The New Lanark and Falls of Clyde Conservation Area was originally designated in 1973 and extended in 1996 to protect the setting of the village and the core of the Designed Landscape at the Falls of Clyde. The boundaries of the Conservation Area encompass the World Heritage Site and covers the natural amphitheatre formed by the ridges on both sides of the River Clyde. It includes part of the World Heritage Site's Buffer Zone and also includes:-

- the Designed Landscapes of the estates flanking the Falls of Clyde
- some of the open land and parks between New Lanark and Lanark
- Sites of Special Scientific Interest following the River Clyde
- significant numbers of Listed Buildings
- Special Landscape Areas
- Scheduled Monuments and other archaeological resources



Mechanic's Workshop



Dundaff Linn,  
summer 2010

Every building within the historic village is listed as category A, of national importance, excepting the Telephone Kiosk (Category B) and the Weaving Shed (unlisted). The status of these and other formal designations within the Conservation Area are identified in Map 11 within the Appendices.

The Conservation Area ranks as one of the most important in the United Kingdom in terms of both its architectural and historic interest. Its significance is reflected in the comprehensive coverage of the statutory designations applied to the built and natural heritage, its international recognition as part of the UNESCO designated New Lanark World Heritage Site and the number of tourists that visit the area.

### **World Heritage status**

The whole of the World Heritage Site lies within the New Lanark and Falls of Clyde Conservation Area, the boundary of which it partially shares. The site was recognised as a World Heritage Site on 14 December, 2001 by UNESCO's World Heritage Committee. It was inscribed on the World Heritage List in accordance with the following criteria under the Convention Concerning the

Protection of the World Cultural and Natural Heritage 1972:

- Criterion (ii) - an important interchange of human values on development in architecture or technology, monumental arts, town planning or landscape design.
- Criterion (iv) - an outstanding example of a type of building, or architectural or technological ensemble or landscape which illustrates a significant stage in human history.
- Criterion (vi) - directly or tangibly associated with events or living traditions, with ideas or with beliefs, with artistic and literary works of outstanding universal significance.

The designated World Heritage Site is supplemented by a Buffer Zone reflecting the significance of the outstanding landscape setting. The purpose of the buffer zone is to add a further layer of protection to the site. The World Heritage Site is associated with a number of special designations. These designations recognise a collection of sites and monuments, buildings and spaces, woodlands and open space, river, gorge and waterfalls which form a unique assemblage with significant associations with Scotland's natural and cultural history.

The name of New Lanark is synonymous with that of Robert Owen and his social philosophy in matters such as progressive education, factory reform, humane working practices, international co-operation, and garden

# New Lanark and Falls of Clyde

## Conservation Area Appraisal

cities which was to have an important influence on social developments throughout the 19th Century and beyond.

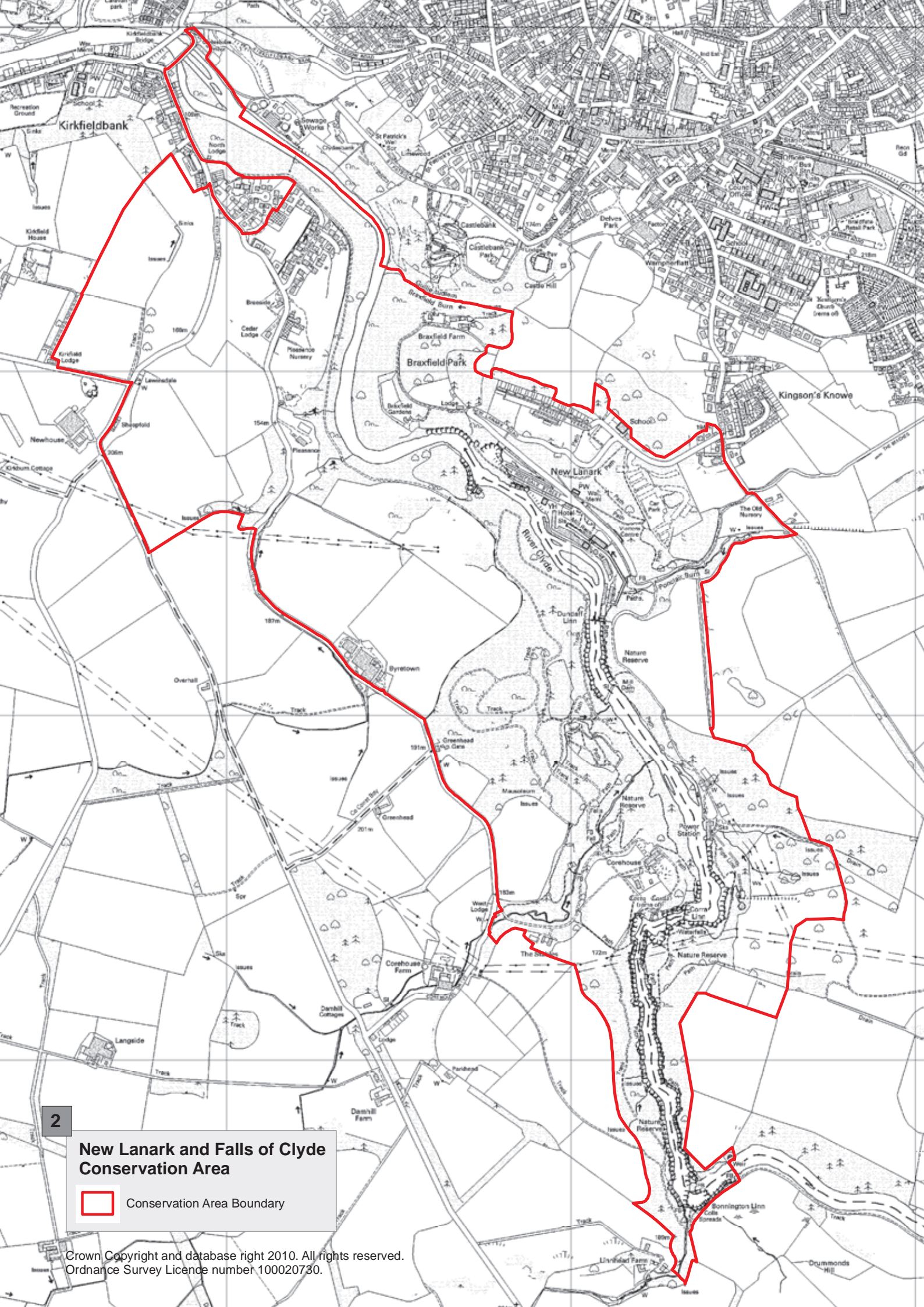
Inscription as a World Heritage Site brings no additional powers, however it does commit all those involved with the development and management of the site to ensure measures are taken to protect and enhance the area for future generations. In furthering these aims a [New Lanark World Heritage Site Management Plan](#) has been prepared by the World Heritage Site Partnership Group and it is a material consideration in assessing planning applications.



Left: Overlooking New Buildings towards Mill 1


Below left: New Buildings and the vehicular access to the village





2

### New Lanark and Falls of Clyde Conservation Area

 Conservation Area Boundary

# New Lanark and Falls of Clyde

Conservation Area Appraisal



Painting of New Lanark by John Winning around 1818



## Part 2: Historical development

### Origins and overview

The village of New Lanark was founded as a new industrial settlement in 1785. Its location was chosen by the founding partners, David Dale (1739 – 1806) and Richard Arkwright (1732 – 1792) because water from the nearby Falls of Clyde could be harnessed to provide a power supply for cotton manufacturing machinery. Having established cotton mills in the relatively remote rural site the mill owners also had to construct housing to accommodate the workforce. Arkwright withdrew from the partnership after the first year, Dale continued building, and by 1799, four mills and housing for about 1,500 people had been constructed.

In 1799, ownership of the New Lanark Mills and village passed to Dale's son-in-law Robert Owen (1771 – 1858) and under his enlightened management, New Lanark became world famous as a model industrial community. During the 25 years he owned and managed the village, he introduced a series of radical social and educational reforms. These were designed to transform the lives of his workforce, and by extension, if the same principles were more widely applied, to achieve a better and fairer society in the world at large. The influence of Owen's ideas on social planning is still relevant today.

Owen's values may be summarised by quoting an extract from his address to the inhabitants of New Lanark, delivered on New Years Day, 1816.



Robert Owen

**“What ideas individuals may attach to the term ‘Millennium’, I know not, but I know that society may be formed so as to exist without crime, without poverty, with wealth greatly improved, with little if any misery, and with intelligence and happiness increased a hundredfold, and no obstacle whatsoever intervenes at this moment except ignorance to prevent such a state of society from becoming universal”.**

Among other things, Robert Owen’s work at New Lanark inspired infant education and lifelong learning, factory reform, universal healthcare, trade unionism, fair trading, co-operation and garden cities.

The cotton-mills at New Lanark continued in production until 1968.

At that time there were 350 people employed in the mills, as opposed to around 1500 in the early 19th Century. In 1963 ownership of the workers housing had been transferred to a registered housing association, New Lanark Association Ltd. and the mills were sold to a scrap metal company in 1970. Everywhere there were signs of neglect and decay, and many of the villagers moved away in search of employment.



Richard Arkwright

In 1972 a Working Group was established to consider the option for the future of a settlement which was widely recognised as being of great historical and cultural significance. The Working Group recommended that an attempt should be made to restore and revive the historic village. The New Lanark Conservation Trust was established therefore in 1974. This





David Dale

resulted in New Lanark surviving into the 21st Century as a pre-eminent example of an industrial settlement dating from the early period of the Industrial Revolution. It was re-nominated in June 2000, for inclusion in UNESCO's World Heritage List and was awarded World Heritage status in 2001 in recognition of its international historic and cultural significance.

### **Early history and archaeology**

The earliest map for the area, of 1654 shows the area divided into private estates and largely undeveloped. The main estates were Bonnington, Corehouse, Braxfield and Castlebank. Of these the only tree cover is at Birkhill to the north west of Lanark and at Boniston where an enclosed park is indicated.

### **Medieval period**

The land which now forms the setting of New Lanark came into private ownership during the medieval period. The Bonnington Estate was granted by King Robert II in 1382 to his nephew Sir James de Lindsay. It changed hands several times until it reached the wealthy and influential Carmichael family in 1593. The Corehouse Estate was held in the 14th Century by the Priory of Lesmahagow and later the Abbey of Kelso. Between 1400 and 1695 it passed to the Bannatyne family who built the now ruinous fortified tower, Corra Castle. Throughout the medieval period the Braxfield Estate was owned by the Bracs family with little development undertaken. Little is known about the ownership of Castlebank, known as Ninian's bank during this period.

### **Eighteenth Century**

The development of New Lanark village commenced in the 18th Century. This century saw a growing interest nationally in 'natural' or 'romantic' landscapes hitherto considered too wild and dangerous to be appreciated. Gone was the fashion for formal symmetrical garden layouts, and estate owners turned to landscape architects such as Capability Brown to create less formal, more natural settings for their homes. This was known as the 'Picturesque' movement. Evidence of interest in the 'Picturesque' can be seen in the estates surrounding New Lanark.

At this time it also became popular among wealthy tourists to visit 'natural'

3



From 'The Great Map', General Roy's Survey of Scotland 1747-1755.

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sites of beauty and interest. The Falls of Clyde was almost an archetypal feature of 'Picturesque' ideals. Throughout the 18th and 19th Century it attracted large numbers of travellers including Telford and Turner and was also visited by poets such as William and Dorothy Wordsworth.

During the 18th Century the landscape which encloses New Lanark and provides its breathtaking setting developed along 'Picturesque' lines to form the basis of the landscaping seen today. General Roy's map of 1750 shows most of the slopes of the Clyde Valley woodlands. This reflects the

introduction of planted designed landscapes to Scotland in the early 18th Century. At Bonnington Estate the landscaping referred to above was no doubt laid out at this time. Also in 1757 the estates passed to Sir John Lockhart who began building a new mansion in the 'Adam' style at Corehouse. The estate was sold after 1761 to the Edmonstoun family who built a new Georgian style house and planted enclosed parkland shelter belts.

The status and wealth of the Carmichael family found expression in the creation of grand-scale landscaping at Carmichael House and on a smaller



Kirkfieldbank

LANARK

New Lanark

4

New Lanark and Falls of Clyde 1911-1915

scale at Bonnington. Both are shown on but pre-date General Roy's map of 1750. In 1708 Sir James Carmichael built the view house or pavilion overlooking Corra Linn waterfalls. This was an early example of its kind.

In 1783 David Dale, a prosperous cloth merchant was visiting the Falls of Clyde with Richard Arkwright, the inventor of the 'water frame' mill machinery. During their visit they realised the potential of the strong current at that part of the river to drive cotton spinning machinery. Soon after the visit they purchased a piece of land from Lord Braxfield, the notorious 'hanging judge', and by 1793 had built four mills at New Lanark making it one of the largest industrial complexes of its time. A village was created to house the workforce many of whom came from the Highlands. Working conditions were generally considered more favourable than average for the time.

### **Nineteenth Century**

New Lanark changed hands at the turn of the century. Robert Owen (1771 – 1858) married Dale's daughter and took ownership of the mills.

Owen further improved the working conditions at New Lanark. He introduced practices at the mill in line with his philanthropic outlook. New Lanark became known as one of the earliest experiments in creating a civilised working environment and improved living conditions for the workforce, as part of a large scale mechanised industrial process. There was terraced housing, schools, religious buildings and a village store.

Owen believed in 'education for all', with children not commencing work until the age of 10. Education was based on the 'rational approach' with no punishment, only encouragement and kindness. He built a number of buildings to provide social benefits for the workforce including The Nursery Buildings and the Institution for the Formation of Character.

As part of his overall philosophy Owen laid out woods of beech and lime on the slopes to the north of the village for environmental and education purposes. These were previously bare at the time of the village construction. He also laid out walks and paths due to the importance he placed on the environment and its interrelationship with learning.

### **Twentieth Century**

The last mill at New Lanark closed in 1968 and the mills were sold to a scrap metal company in 1970. The housing was passed in 1963 to the New Lanark Association for restoration and development.

In 1974 the New Lanark Conservation Trust was formed which is an independent charity which has played a leading role in the challenging task of the conservation and rehabilitation of New Lanark. The Trust has been a guiding influence over this period through its commitment and expertise, and this effort continues to the present day in the development of New Lanark.



5  
New Lanark village 1858

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# New Lanark and Falls of Clyde

Conservation Area Appraisal





## Part 3: Assessment of significance

### Key characteristics of historical and cultural value

The cultural and historical significance of New Lanark is recognised as being of outstanding international and universal value.

The 'key characteristics' which allow New Lanark to be considered as a site of outstanding Universal Historical and Cultural Value may be summarised as follows and are linked to the UNESCO World Heritage criteria;

- Industrialisation of processing and manufacturing

Marks a transition from rural to urban industrialised society with the industrialisation of the cotton spinning process. In 1785 New Lanark was at the forefront of the technology of the day and various refinements to the cotton spinning process were developed, notably the first application of water power to spinning machinery by 1790.

- Prowess in generating and using power.

The establishment of the village was based on taming and controlling the power of the River Clyde, and the works planned and completed by 1785 created what was the biggest cotton spinning factory in the world and one of the largest concentrations of industrialised power in the rural landscape. The water power systems including the Category

'A' listed late 18th Century Mill Weir, the 250 metre underground aqueduct and the 300 metre mill lade, all survive.

- Skill in civil engineering

The entire site development at New Lanark as well as the individual buildings is an outstanding example of this theme. Exceptional technical skill and application were required to transform the previously undeveloped site into an impressive large scale industrial development at the cutting edge of cotton manufacturing technology for the time. An often overlooked theme also involves the application of traditional building techniques to accommodate the needs and requirements of the new industrial age.

- Cultural criteria

New Lanark represents an outstanding example of the evolution of a society based on industrialisation. The village therefore also illustrates how changing human values were expressed through developments in architecture and technology. In this respect the outstanding buildings, architectural and technological collections that remain at New Lanark illustrate a significant stage in human history.

Through its founder, David Dale, New Lanark is associated with the development of industrial based capitalism. This saw an expansion in employment and productivity through the application of individual enterprise and imaginative planning, both allied to good financial management. Dale ensured this success in economic terms was balanced by a concern towards the



Both pages: New Lanark was a large scale industrial development at the cutting edge of cotton manufacturing technology

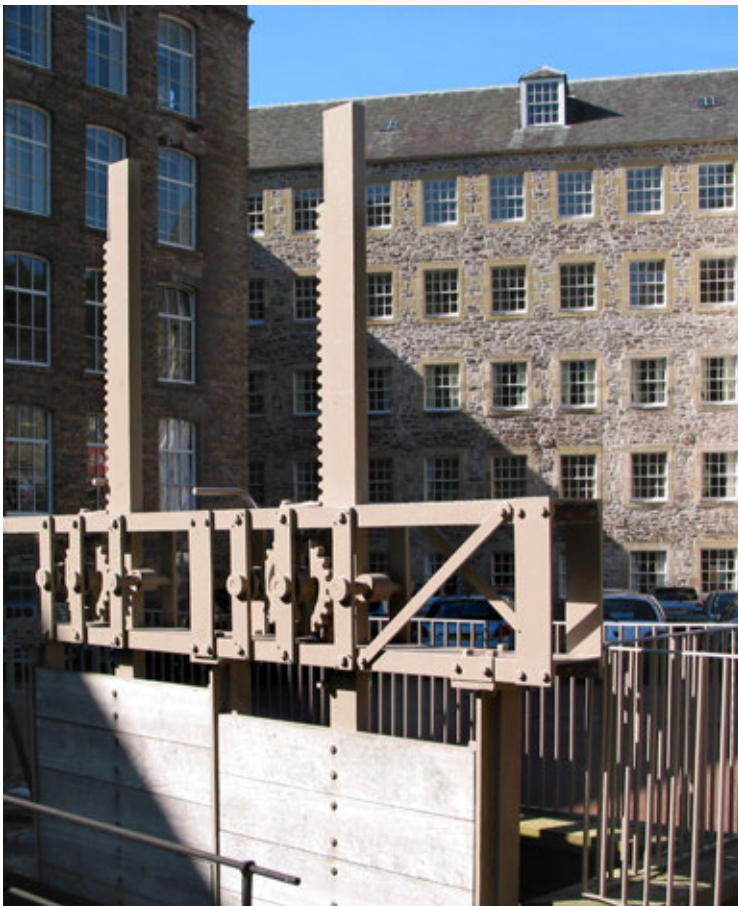






working people who helped develop the economic wealth.

Robert Owen's contribution as successor to David Dale as owner and manager of the New Lanark Mills was equally significant. It is based more on his desire to achieve a better and fairer society through innovative schemes for phasing out child labour, improving living and working conditions, enhancing the environment, providing free medical care and founding the world's first infant school. In this respect New Lanark is directly associated with Socialism, Co-operation, Communitarianism and Utopianism. Buildings like the Institute for the Formation of Character (1816) and the School for Children (1817) are a tangible expression of Owen's commitment to the creation of a better society. The village is widely recognised as the birthplace of Socialism, which to Robert Owen meant a Rational Social System. The ideas developed in New Lanark inspired similarly themed Utopian based and educational establishments throughout the world. New Lanark not only provides a physical legacy but also a cultural legacy to ideas and beliefs which were proposed and developed within the village.







## Part 4: Analysis of Conservation Area character

### Key characteristics to be protected

#### Character zone 1 – New Lanark village

##### Introduction

New Lanark has survived little changed from the period of the Industrial Revolution which makes the village largely authentic in design, material fabric, workmanship and setting. As an inhabited settlement it is an outstanding example of a particular period and culture which has been conserved and remains largely unaffected by modern developments.

There is a general cohesiveness of spatial organisation, structure, materials and form of all of the buildings, and their functions. The village accommodation is the most extensive multi-storeyed industrial housing in Britain, dictated in part by the steep slopes to which the tenements cling. Their tenement form is now easily recognisable to later Scottish city-dwellers but for the time they were at the cutting edge of innovation. The Mill buildings still retain their essential characteristics however there have been necessary alterations carried out over the years. For example, Mill Number One had the top two storeys removed in 1945 but were reinstated in stone in 1996. Mill Number Three retains most of the robust internal structures dating from the 1820s and 1830s.

Repairs to other buildings in New Lanark village have been carried out to a high standard and in accordance with current conservation principles and practice. Repairs to the School have for example involved the retention of as much of the original roof structure as possible.

The integrity of the Conservation Area is protected through a range of national designations: all but one building in the village is listed, as are four elsewhere in the wider conservation area. There are three buildings or structures within the Conservation Area which are Scheduled Monuments and the area also includes a site included within the Inventory of Gardens and Designed Landscapes. The Conservation Area is also contained within a Special Landscape Area. Other Natural Heritage designations include a Site of Special Scientific Interest (SSSI) in the river gorge, a National Nature Reserve and a number of Tree Preservation Orders.

The following analysis of 'Conservation Area Character' is illustrated in the Conservation Area Appraisal Map on page 48, and highlights the key elements within the Conservation Area which require protection. It also identifies the key formal designations

previously identified. These cover the built and natural heritage assets which contribute to and reinforce the historic and architectural quality of the Conservation Area.

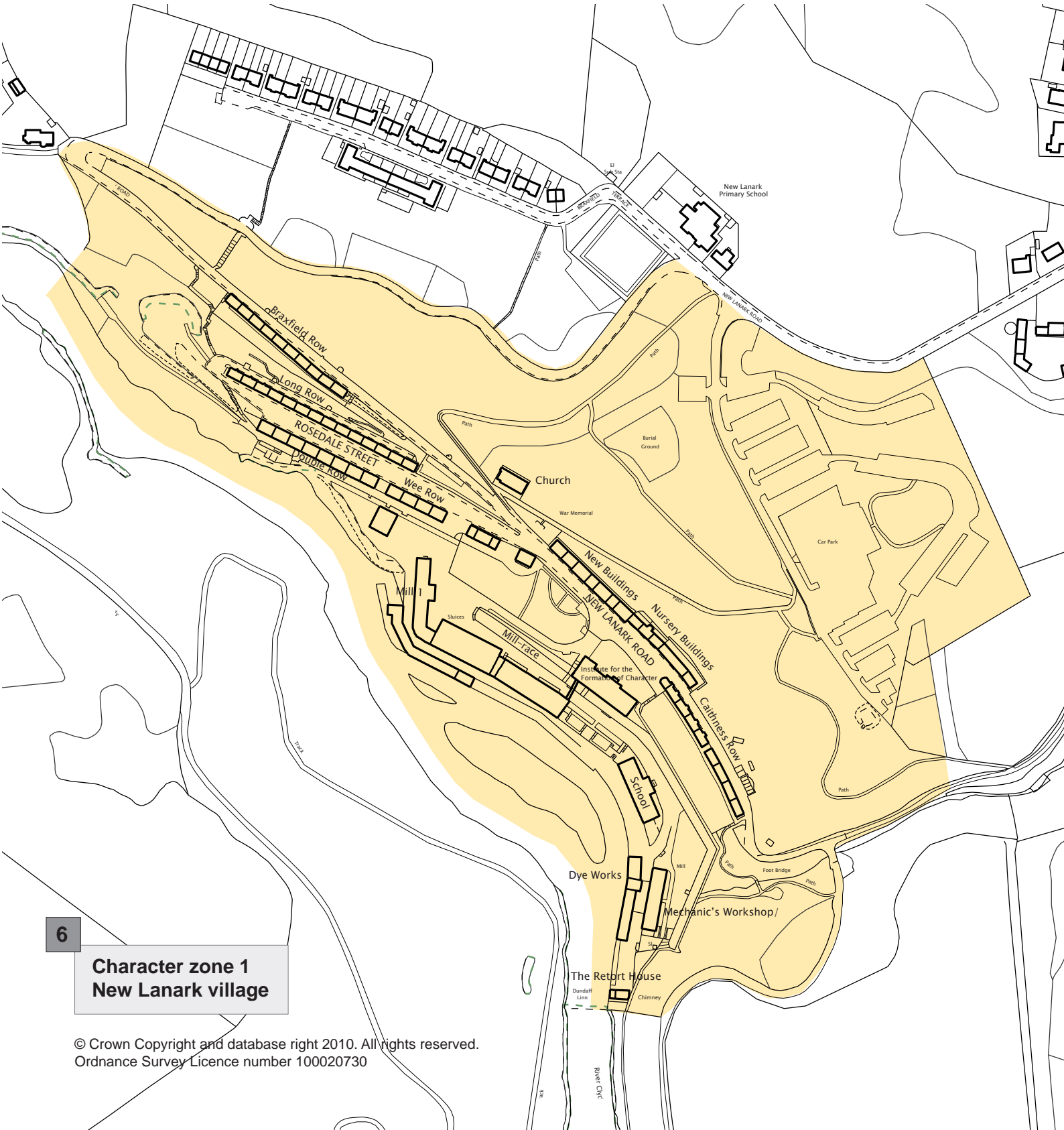
### 1. Topography

New Lanark is located in a deep gorge below the market town of Lanark. It is set in the valley of the River Clyde, the largest river in the west of Scotland, on a section of the gorge where the river has encountered soft sandstone rocks with harder rock outcrops. The river has cut through the soft rocks, creating a series of impressive waterfalls and forming a steep side to the gorge. The geology of the area is complex and varied.

The site of New Lanark is positioned immediately below the smallest of the Falls of Clyde, Dundaff Linn, and was described in 1795 as having been "almost a mere morass, situated in a hollow den, and of difficult access. Its only recommendation was the very powerful command of water, that the Clyde could be made to afford it" (First Statistical Account for Lanarkshire). The precise location of New Lanark was determined by Dundaff Linn where power could be harnessed through construction of a weir, tunnel and water course running parallel to the river and where there was enough land on a natural terrace to construct the cotton mills of the size required in the 1780s. The topography of New Lanark is a key element in giving the Conservation Area its distinctive identity and contributes to a sense of seclusion, enclosure and dramatic scale.

The Conservation Area is itself within a Special Landscape Area





**6**  
**Character zone 1  
New Lanark village**

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Key Characteristics to be Protected:

## Topography

- The deeply incised gorge cut into the Lanark plateau and forming the valley of the River Clyde.
- The steeply sloping valley sides cut through rock outcrops creating a series of impressive waterfalls.
- A natural terrace set within the valley floor adjacent to the River Clyde.
- A narrow channel with difficult access set within a natural amphitheatre formed by the ridges on both sides of the River Clyde.



## 2. Setting

The authenticity of the setting of New Lanark and the historical context is closely linked with Robert Owen's plan for the new co-operative society. The immediate setting in terms of landscape is dominated by the river which is deeply incised into the Lanark plateau forming a narrow channel, which in turn encloses and creates the setting for New Lanark. This backdrop setting comprises open woodland of mature beech and Scots pine in excess of 150 years old. Regeneration is principally by pine and beech, with some lime, larch, Douglas fir, birch and ash. Ancient oak and birch line the river side and a 50 year old conifer plantation provides a setting on the higher slopes. Within the Corehouse Estate side of the river, spruce, some older Norway spruce and Douglas and Noble fir form the setting, however mature field boundary beeches and large firs also exist.

New Lanark's setting is essentially contained within a natural amphitheatre formed by the ridges on both sides of the River Clyde. This makes a significant contribution to the sense of seclusion to New Lanark. It is essential to protect this if it is to remain a Conservation Area and in particular a World Heritage Site. It is therefore important to protect the important qualities of the visual envelope surrounding New Lanark and that contribute to its setting and its 'Picturesque' effect from unsympathetic or inappropriate development.

The deeply incised valley of the River Clyde contains a great variety of trees



New Lanark is contained within a natural amphitheatre

## Key Characteristics to be Protected:

### Setting

- The remote and secluded rural location.
- A dramatic and picturesque setting with little comparison at an international level.
- A rural landscape dominated by the river, open woodland and a steeply wooded gorge.

### 3. Views and vistas

The earliest views of New Lanark are from across the River Clyde with the mills and housing standing out starkly from the higher ground behind, their austere appearance accentuated by the then bare treeless slopes. Views

of New Lanark at a later stage in its development also show a tree lined southern bank facing relatively bare ground to the north.

The views of New Lanark illustrate its isolated location, relatively distant from the market town of Lanark, and similarly the absence of significant development within the surrounding area.

Views from New Lanark are contained by the landscape setting which provides a scenic backdrop on all sides to the architecture within the village.

Approaching New Lanark by road or on footpath, more extensive views are obtained from the higher ground with the woodland landscape and parkland of both Bonnington and particularly Corehouse Estates being prominent.



This contributes to the visual diversity of the views and vistas into and out from New Lanark and provides a scenic backdrop to the architecture in all directions.

Internal views are focused on key landmark buildings, particularly those within the Main Street. These important internal vistas provide punctuation points which are frequently terminated by key buildings such as Caithness Row and the Institute for the Formation of Character.



## Key Characteristics to be Protected:

### Views and Vistas

- The long distance views from across the River Clyde with the former mills and housing standing out starkly from the higher wooded slopes behind.
- The vistas along the main street terminated by key buildings, for example Caithness Row, and the Institute for the Formation of Character.
- The many important views and vistas in, out and within the village and surrounding landscape.
- The village's key landmark buildings provide a focus and punctuation point for many interesting internal views.
- The low lying setting of the village that provides views of the higher surrounding landscape and woodland features.
- The high level views approaching the village showing the slated tenemental roofscape providing visual interest and continuity to the Conservation Area.

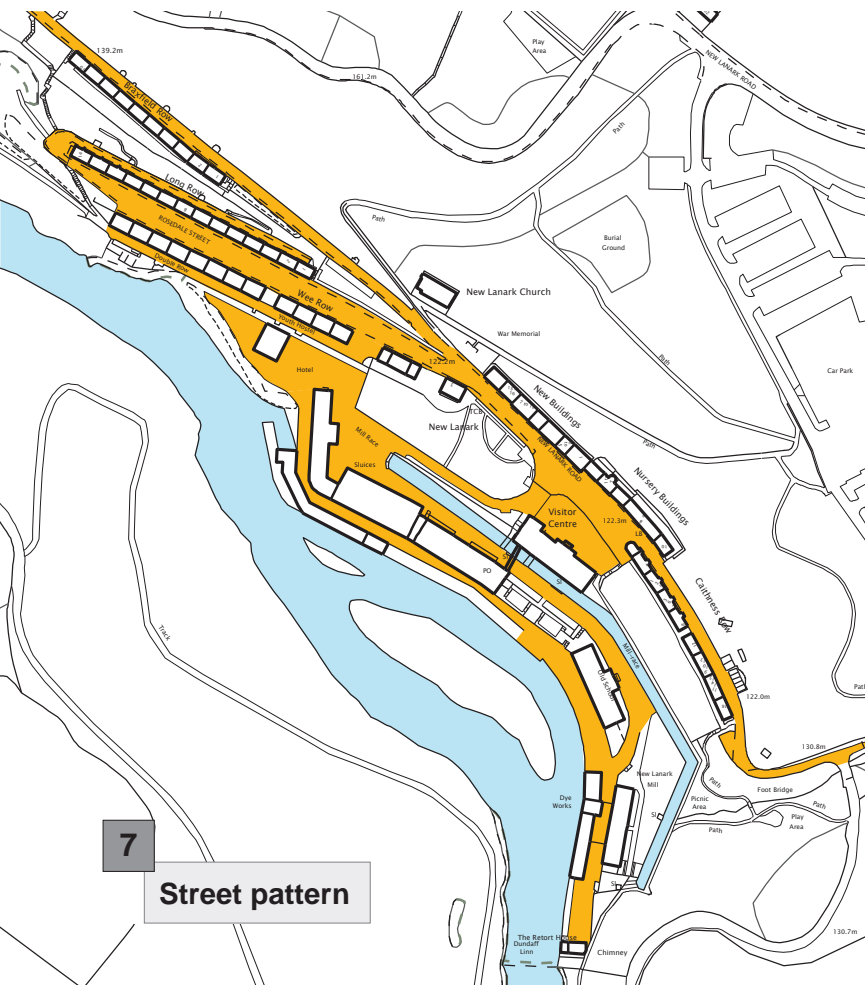
## 4. Street pattern

New Lanark's hillside location and topography mitigated against the generously spaced street pattern and low rise and formal layout that was achieved in most other planned industrial settlements.

The street pattern is organic which appealed to the "Picturesque" sensibilities at the end of the 18th Century; and is largely determined

Above Left: The west side of Caithness Row  
Left: The Counting House





form. It provides a framework for the hard, urban, relatively austere tenement form with frontages of tall, relatively uniform buildings laid out in the form of a continuous building line.

The street pattern also helps define the narrow regular plots and the verticality of much of the tenemental development within New Lanark. This changes viewing levels and the predictable solid to void relationship within the fenestration. The resulting informality gives added interest and helps to provide a human scale and at the same time creates a visual link between tenements, mill buildings and the other forms of development within New Lanark.

Robert Owen laid out the present informal street pattern of roads and paths within the village and on the slopes north of the village interspersed with woods of beech and lime. These paths and woods combined to improve the quality of the environment for the villagers of New Lanark.



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by the topography of the site. With limited level building space the streets are terraced and the housing stacked vertically on the steep slope on the north west reaching the height of the mill buildings. The community and other support buildings have been fitted in to the street pattern plan thus created.

The historic street pattern is based on the Scottish Tenement tradition, and the practical ingenuity required to make use of the steeply sloping site informs the street pattern and architecture within New Lanark. The street pattern therefore is essentially a product of the topography of the site and the built

Right: The steeply sloping nature of the site determines the street pattern

Key Characteristics to be Protected:

## Street pattern

- The organic or informal street pattern.
- The terraced streets largely determined by the topography of the site and the built form with informal paths leading off to higher wooded slopes and along the river valley.
- The underlying linear nature of the street pattern determined by the river valley and natural terrace.
- The street pattern that provides a framework for the tight plot layout and continuous building line.
- The street pattern informed by the austere Scottish Tenement tradition with a lack of conscious striving for the small scale picturesque effect.
- The simple layout of streets, consisting of carriageway flanked by pavements running directly from the kerbline to the tenement building frontage.



## 5. Building materials

A key element in giving definition to New Lanark's character and its distinctive identity is the quality, robustness, durability and cohesiveness of the building materials used in construction.

The importance of locally quarried sandstone for walls and roofing in Scottish slate cannot be underestimated when used in the construction of both the imposing cotton mill buildings and the spacious and well designed tenement housing which accommodated the mill workers and their families.

New Lanark represents a significant example of the use of traditional building materials and methods of construction at an important early stage in the industrial revolution.

With the exception of the brick used for the 1880's extension to Mill Number Two and a small part of the Dyeworks, rubble yellow sandstone quarried nearby was used for the construction of the mills, housing and community buildings. The ashlar quoins and dressings came from more distant quarries.

Top: Rosedale Street  
Above: Caithness Row, New Lanark Road



Above and right: Typical examples of the cohesive use of robust building materials

The roofs are of pitched construction; timber trusses and sarking covered in Scottish slates in descending size coursed pattern. The chimneyheads are random rubble sandstone with stone copes and clay cylindrical pots.

For the tenement housing the windows are sash and case timber windows with a 12 pane configuration. The doors are timber lined, boarded and braced design with, in many cases, narrow rectangular fanlights above. This combines to provide a very continuous and unified fenestration pattern to maximise daylight. Rainwater goods are in cast iron.

The tenement buildings in some cases retain the lath and plaster interior wall

finish however the original timber common stairs in the tenement closes were replaced in concrete during renovation to comply with fire safety regulations.

Most of the mill interiors were originally timber floors, stairs, beams and columns, however these have been replaced from the 1820s with cast iron interior columns and beam framing with brick arched ceilings overlaid by fireclay tiles.

The limited palette of building materials, mainly stone and Scottish slate, make an important contribution to the character of New Lanark by providing a unity of character. The quality, robustness and durability of the natural building materials both in the buildings and the public realm helps to give the village its distinctive character and integration of architectural form, all in harmony with the surrounding landscape.



Key characteristics to be protected:

## Building materials

- The quality, robustness, durability and cohesiveness of the building materials, principally natural yellow sandstone and Scottish slate give definition and distinctiveness to New Lanark's character.
- The consistency in the use of traditional building materials and method of construction representing an important early architectural expression at the start of the industrial revolution.
- The uniform fenestration pattern to the tenemental properties incorporating large 12 pane configuration sash and case windows to maximise internal daylight.
- The standard palette of natural materials obtained mainly from local quarries providing a unity of character and integration of architectural form.

## 6. Architectural character

Of all the cotton mill settlements New Lanark has the most complete integration of architectural design which is in harmony with the surrounding landscape. This architectural cohesion and unity of form is a distinctive characteristic and contributes to New Lanark's identity as an outstanding example of an industrial settlement.

The relationship of housing, community, educational and industrial buildings creates an architecturally pioneering industrial community with an



architectural coherence, authenticity of style and historic context which is seldom seen elsewhere. In architectural terms New Lanark is thus a unique achievement.

A predominant character element and a key component of New Lanark is the

Top: Mill 3 and the site of Mill 4 to the right

Middle: Mill 1, New Lanark Hotel

Bottom: Long Row and Double Row



Contrast and variety contribute to architectural character through individual buildings, however the dominant theme which provides unity of form are good proportion, harmony and simplicity of detail. The rhythm dictated by the tenement form of building frontages is a dominant feature, together with the respect for building lines and heights. The verticality of much of the development provides a unifying characteristic successfully uniting buildings from different periods. The housing dates mainly from 1785 – 1795 and is the most extensive 18th Century “multi-storeyed” industrial housing in Britain.

The understanding of Scottish classical vernacular architecture, built up through the 18th Century has reached a high point at New Lanark and sets the scene for the characteristic tenement development later found in Scottish cities. Tenements within New Lanark are essentially flatted housing individually entered from a common stair, internal in most cases. Because of the steeply sloping site most tenements have at least one basement storey, entered from the lower side, with no access from the upper side. Apart from the tenement the only other form of housing originally existing are the two villas overlooking the mills built to house mill managers.

The distinctive characteristic of New Lanark is this common building language which has generated structures displaying a unity of character and design that is of monumental proportions.

Top: New Buildings/  
Nursery buildings  
Middle: Owen's  
house and Dale's  
house beyond  
Bottom: Long Row  
and the gable of  
Braxfield Row

tenement building, illustrating the simple grandeur and austere quality of the Scottish urban tenement tradition. This is a landmark feature and is exemplified both in the tall residential New Buildings and in the architectural response to the then new demands of mill construction.

Robert Owen's additions to New Lanark integrate harmoniously with the general framework and design concept devised by David Dale. The built form relationship of housing, community and industrial buildings create an exceptional example of architecture and town planning which are essential elements of New Lanark's character. In architectural terms New Lanark is clearly distinctive and unique both in terms of individual buildings and townscape qualities and it is a remarkable example of the complete integration of architectural design.

Key characteristics to be protected:

### Architectural character

- The established architectural cohesion and unity of form.
- The tenement building in its simple grandeur and austere quality as a landmark feature.
- The contrast and variety of individual key buildings set within the dominant theme of the Scottish Tenement tradition.
- The unity of form, good proportion, harmony, simplicity of detail and rhythm of building frontages that is a dominant, monumental feature.
- The door design, fan lights, windows, cast ironwork and stone surround details throughout the village.
- The established building lines and heights.
- The detailed integration of housing, community, educational and industrial buildings as an exceptional and unique example of architecture and town planning.



Door surround  
New Buildings,  
and fanlight detail  
Nursery Buildings

## 7. The public realm: streets, village square, footpaths, street furniture and other hard landscaping

The streets and footpaths within New Lanark are necessary for internal communication and serve as a link with the nearby market town of Lanark, the neighbouring estates and the upper Falls of Clyde (Bonnington Linn and Corra Linn). The roads and footpaths provide clear definition and interest as well as a practical means of access to New Lanark and contribute toward the character of the Conservation Area.

### Streets:

The principal streets within New Lanark along which vehicles can pass are Rosedale Street between Long Row and Double Row at the north-west end of the village; and a route past the north east side of Caithness Row which leads to a former secondary route to the village and also to the upper Falls of Clyde. Pedestrian movement is concentrated along the principal streets within relatively narrow pavements.



Top: Rosedale Street

Above: New Lanark Road runs the length of the village passing Nursery buildings and Caithness Row, seen here on the left

The main streets have a hard urban form and their austere appearance helps to create a fusion between the tenements and the mills. Overall the streets within the village display a tradition of high quality workmanship, attention to detail and the use of robust and durable materials, all contributing to New Lanark's unique character.

### Village square:

The village square is a key landmark feature within New Lanark giving a sense of openness and greenery to New Lanark. It has been restored to its appearance in Robert Owen's time

Right: The Time Office was removed around 1983 allowing the rebuilding of the curved wall

and is identified by a curved stone wall enclosing on one side the infants' playground and on the other a formal garden. It is located partly at the site of the now demolished Time Office, a single storey 'General Cashiers and private office with lavatory', dating from 1903. Its site within the village square is marked by granite setts, as are the sites of the 1881 boiler house and chimney stack. The high quality of this area of open space makes an important contribution to the village's character introducing a degree of variety and informality. The street surfaces within the mill area are finished in tar macadam with a red chip top-coating, which is the characteristic colour of local Lanarkshire gravel. This finish is preferable to granite setts in certain areas as a wheelchair friendly and non-slip surface. The street between Long Row and Double Row is not tar macadamed, the hard core base being finished with red gravel and the road edged with granite setts.

The village streets have an overall clarity of appearance which helps define building lines and is given added effect due to the limited palette of natural stone



materials. This is a key component of the Conservation Area's distinctive character.

### Footpaths:

The footpaths within the village remain as laid out in Robert Owen's time, some being obviously functional desire lines, others running parallel to the steep hillside offering access and views down to and beyond New Lanark. These are footpaths provided to give access to the rows along the north east side of Long Row and the south west side of Caithness Row. These footpaths were formed at the time the housing was built.

The footpaths within the village have generally been returned to an authentic historic appearance through the use of granite setts. These have replaced the original sandstone setts due to their harder more durable qualities while giving a similar appearance.

Above the village the footpaths run up and alongside the valley side and make an important contribution to the visual variety of New Lanark's setting. They comprise of graded stones beaten into the footpaths, periodically stepped at stone kerbs, bounded on the outside by a rubble wall and granite setted gully. The main pedestrian route from the main tourist car park to the village has been given a tar macadam surface for durability, and is illuminated by unobtrusive lighting units recessed in the stone wall bordering the footpath. Other routes, such as that from the Burial Ground, lined by Robert Owen's lime trees, are as first constructed. The contour footpath from the Burial Ground leads to curved ashlar steps towards the area of Ponclair Burn.



### Street furniture:

Street furniture in the form of outdoor seating, signage and litter bins are located throughout New Lanark and contribute towards the visual interest by complementing the character of the Conservation Area. The litter bins are in cast iron and the seating is in kiln-dried Scottish oak. The visitor signage system is in white with black lettering and dark brown edging.

Car parking spaces at the Hotel car park are delineated using granite setts, and the setts are also used to form traffic calming leading up to the Hotel.

Footpaths make an important contribution to the setting of New Lanark

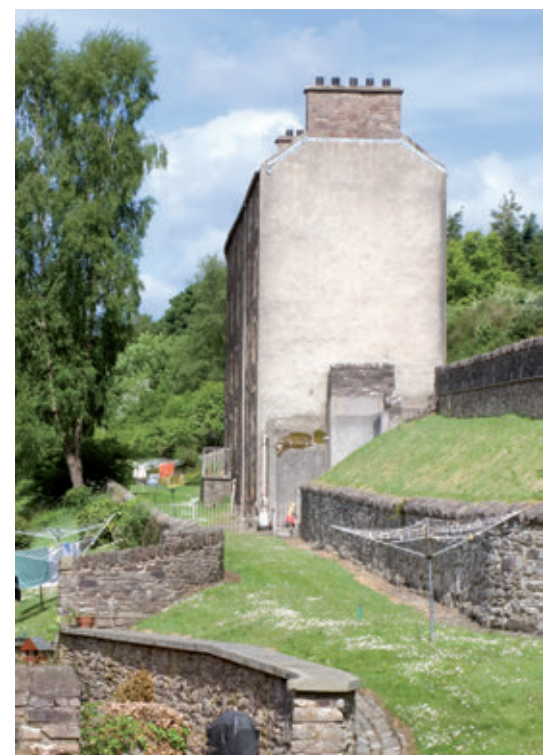




however many require essential repair as they serve an important structural function and also are key components of the Conservation Area's unique character.

All of the retaining walls are built of the local sandstone rubble, usually with ashlar copes. The wall on the north east side past Braxfield Row and those opposite Caithness Row, Long Row and Double Row had curved recesses used as middens. These now provide a modern version of this function, used for storing refuse bins. Stairs are also built into the construction to give access to the garden ground above the retaining walls. In the retaining wall opposite David Dale's house a vaulted ice house was formed.

As well as providing a necessary structural and architectural function the



Signage and litter bins complement the character of the Conservation Area

## Key Characteristics to be Protected:

### Public realm

- The use of high quality robust traditional building materials for street surfaces providing a hard and austere appearance.
- The high quality open space in the form of the village square which is a key landmark feature providing a degree of variety and informality.
- The limited palette of surface materials including granite setts and red chip finished tar-macadam.
- The role of footpaths in providing visual variety, access and important views.
- The unified appearance and uncluttered nature of the street furniture including seating, litter bins and signage.

## 8. Retaining walls

Owing to New Lanark's location in a valley, the buildings were constructed on a series of terraces situated on a steeply sloping hillside. The village buildings therefore rely on a series of substantial retaining walls. Some of these walls have been restored over the years

The use of retaining walls is shown here at Braxfield Row



retaining walls provide much historic and cultural interest. The wall known locally as “The Long Dyke” is thought to have been a favourite gathering place for the young people of New Lanark. The style of coping stones used on the walls may have taken this into account - for example the boundary walls on Braxfield Road have unusual copes in that they are angled away from the road. This makes climbing up and sitting on them more difficult, and may have been intended to deter this practice.

### Key Characteristics to be Protected:

#### Retaining walls

- The retaining walls which are a consequence of the terraced development of the village.
- The retaining walls which function as important structural elements of the village buildings.

## 9. Boundary railings

It is probable that 18th Century boundaries were initially laid out in timber fencing and that railings belong



to the Robert Owen period when the foundry and mechanics workshop were fully operational. Original evidence shows iron railings protecting the basement areas of “Owen’s House”, the School, the Institute playground, Mills number three and four and the gardens fronting onto Caithness Row. The reinstatement of railings has been carried out in cast iron for reasons of safety and durability and replaces those in the area surrounding the lade which were scrapped during World War II.

Where railings had not previously existed but have now become



Far Left: Retaining walls where the main pedestrian access from the car park emerges into the village

Left, right and below left: Missing cast iron railings were replaced with new based on the original design

necessary, such as the site of Mill Number Four, a simple form of tubular steel railing has been employed in order to retain architectural 'honesty' in the conservation philosophy and methods adopted for New Lanark. Steel railings with pressed finial heads and I-section

standard posts surround the Church and War Memorial and also represent a more modern intervention.

It is clear that boundary railings play an important contribution to the village's character and provide added village interest within the streetscape.



Key Characteristics to be Protected:

### Boundary railings

- The boundary railings which play an important contribution to the village's character providing added visual interest within the streetscape.

## Character zone 2 – Bankhead and Braxfield Terrace

### Buildings in the immediate vicinity but outside the historic village

The Bankhead area comprises a small group of mainly listed buildings which are within the historic context of the mill village but lie in the plateau overlooking the village and within the boundary of the Conservation Area.

The properties which form the 'gateway' to New Lanark are known locally as the "Twin Houses". These are both Category B listed and comprise two opposing two storey lodges that mark the entrance to the village of New Lanark, which is still not visible from this higher level position. Both properties are two storey, three bay, with advanced and pedimented central bays. The mullioned ground floor windows were mid 20th century replacements for the originals, which were identical to those surviving in the upper floors. They are of a similar simple neo classical style to that of the Mechanics Workshop, Institute Building

and School. The character of this area has been somewhat compromised by the development of relatively modern housing beyond these lodges in the 1940s.

Bankhead Farm which is a tight U-shaped configuration of stone buildings and cottages is unusual in that the complex did not contain the usually prominent tenant farmer's house or the later large prefabricated metal sheds normally found within other farm steadings. The farm has now been converted into residential units.

To the west of Bankhead is the New Lanark Primary School, not listed, but within the Conservation Area. The school dates from 1883, is single storey, gabled and with a modern porch. The school has some historical associations of significance as the replacement for Robert Owen's school within the village, which had been run by the Lanark School Board since 1875. It is a prominent building near to the roundabout connecting the visitor car park to the village.

Braxfield Terrace is again within the Conservation Area but exhibits a different character from that of the Mill Village or Bankhead in that it is relatively modern, being built in the 1930s. The local authority at the time completed the largely four-in-a block housing as

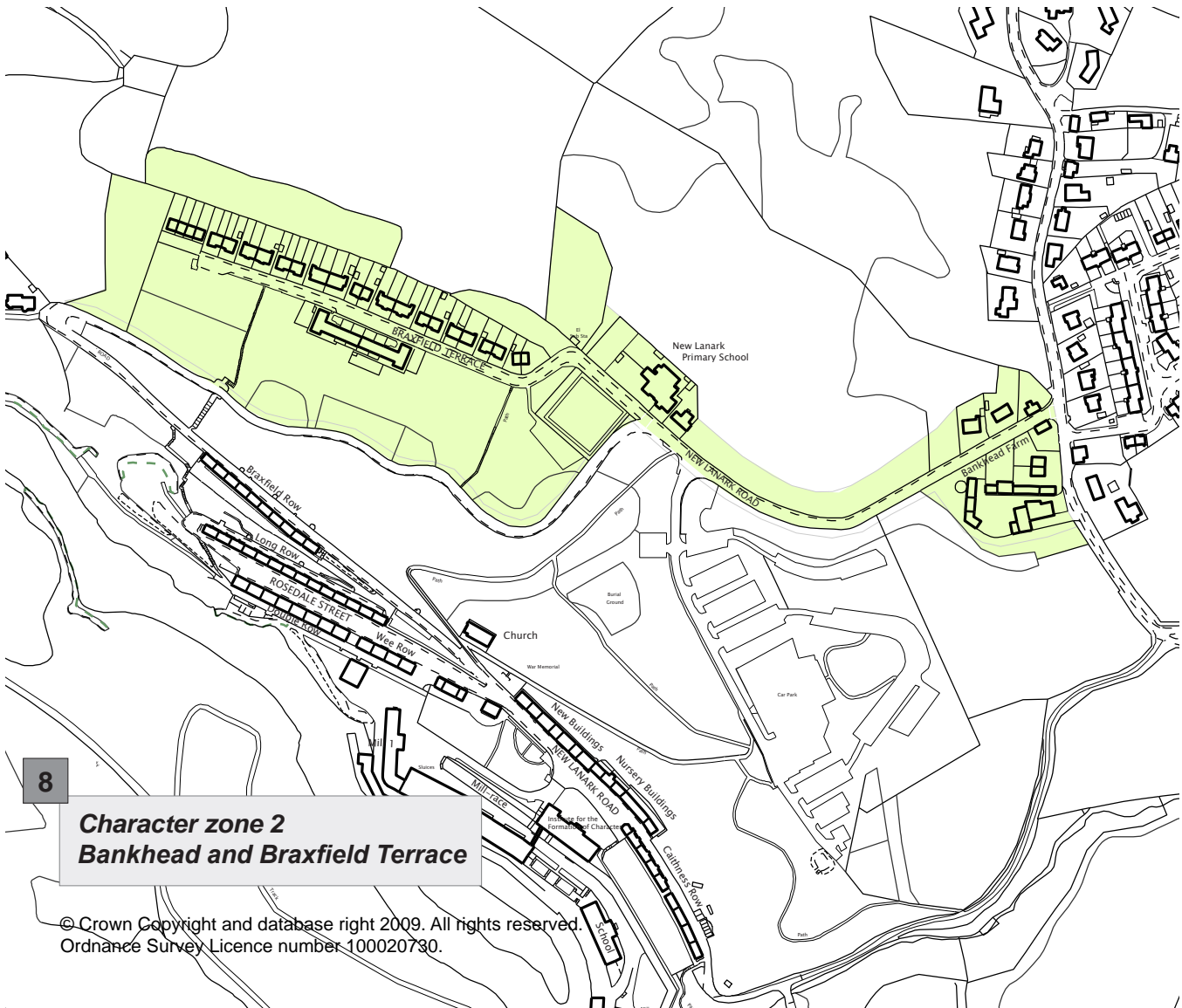
Right: One of two opposing lodges on the way down to New Lanark



Below Left: Bankhead Farm, New Lanark Primary School and Braxfield Terrace



provision for millworkers, along with paths down to the mills. Whilst being good examples of their time, they are of a different character and intrude into the northern horizon, however for much of the year they are partly screened by trees preventing them from serving as a backdrop to New Lanark.



**8**  
**Character zone 2**  
**Bankhead and Braxfield Terrace**

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Key characteristics to be protected:

### **Buildings in immediate vicinity but outside the Historic Village**

- The 'Twin Houses' which form a 'gateway' entrance to the village.
- The small intimate grouping of listed buildings overlooking the village and within its historic context.
- The school building with historical links to Owen's village school.

## **Character zone 3 – Landscape setting**

### **Historical overview**

The landscape immediately surrounding New Lanark forms a spectacular visual envelope which encloses the village. It comprises of a number of parkland and less formal, 'Picturesque' landscapes which were associated with large country houses located close to the Falls of Clyde. The surrounding landscape is a complex cultural landscape which owes much to the historical development of the adjacent country estates and urban and industrial development at



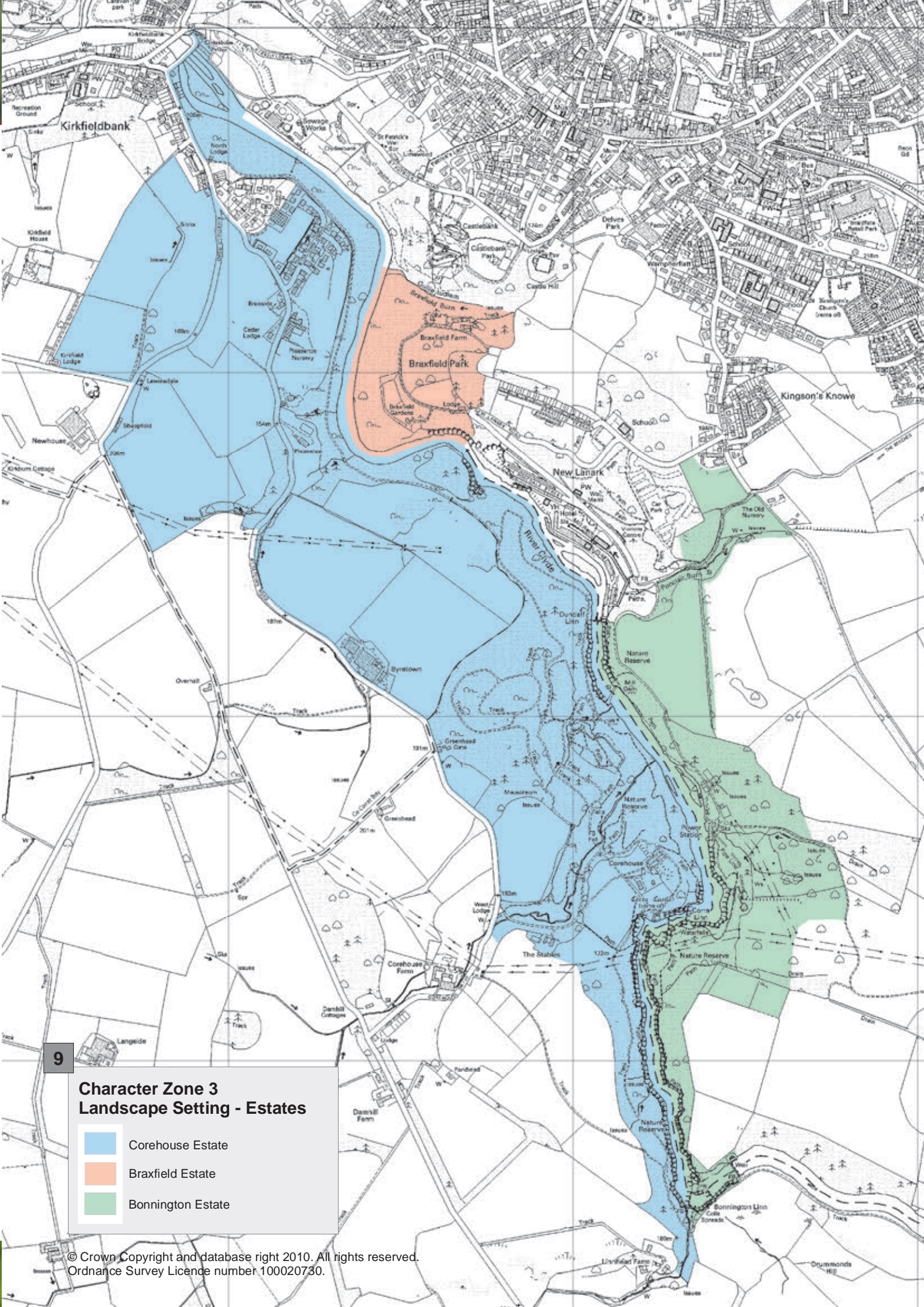
New Lanark. It is a combination of these elements which creates a unique landscape setting to New Lanark.

The landscape setting of New Lanark plays an essential part in defining the character of the Conservation Area and also the World Heritage Site and must be recognised and safeguarded against inappropriate development or significant change.

The historic landscape around New Lanark incorporates the landscapes of the Braxfield Estate, Corehouse Estate, Bonnington Estate and the Falls of Clyde. In the 18th Century the Falls of Clyde attracted a large number of visitors to the area to the south of Lanark using the popular route from Stonebyres to Bonnington Linn. This attracted visitors of note including Turner and Telford. William and Dorothy Wordsworth also visited the Falls of Clyde as part of their first tour of Scotland in 1803 and Dorothy Wordsworth re-visited the Falls later as part of a second tour in 1822.

The early historical prints and watercolours of New Lanark show the Mill buildings and rows of houses set against bare treeless slopes looking towards Lanark and the north. The juxtaposition of the simple classical buildings and the open higher ground above give an austere appearance to the village. Watercolours produced some 20 years later in 1818 by John Winning provide an indication of how much the landscape immediately surrounding New Lanark had changed in the intervening twenty years. The wooded slopes of the Corehouse Estate now provided a

Left: The view from Bankhead Farm towards Bonnington



9

### Character Zone 3 Landscape Setting - Estates

- Corehouse Estate
- Braxfield Estate
- Bonnington Estate

backdrop to the mill buildings, Institute for the Formation of Character and Owen's School. Corehouse Estate appears in the middleground of the painting as does the "fog-house" at Bonnington Linn, partly hidden by trees. By 1818 illustrations show the backdrop to the nursery buildings as a wooded slope and views from the south east, looking towards the blank slopes to the north, show an avenue of trees planted along the Lanark Road.

Owen laid out woods of beech and lime on the slopes to the north of the village interspersing them with a pattern of roads and paths. Owen's philosophy was that the stimulation of the senses played a large part in the education of children and for this reason the natural world played an important part in the school lessons of the village children, hence the importance he placed on the quality of the natural environment surrounding New Lanark.

The three estates which combine to form the setting of New Lanark can be examined separately in sequence below:

## Corehouse Estate:

That part of the Corehouse Estate that is opposite New Lanark makes a strong contribution to the setting of New Lanark. The estate is formally listed as a Designed Landscape. Most of the estate comprises an agricultural landscape with narrow belts of policy woodlands. The estate is a more intimate and inward looking environment than Bonnington,



Top left:  
Bonnington Estate  
Far left:  
Corehouse Estate  
across the Clyde  
from New Lanark  
Left: Corra Linn  
Pavilion



so offers fewer viewpoints, the most notable being those of the Falls and across to New Lanark, from the river's edge.

### **Bonnington Estate:**

The estate comprises a natural undulating landform with steep slopes and prominent hillocks. The landscape is enhanced by the planting features of the designed landscape which include the belts and parkland trees around the site of the former Bonnington House. Also in the vicinity of the House are important landscape features including the terrace walk leading to the Corra Linn Pavilion or View House, the Walled Garden and sites of other garden buildings. Extensive views of this 'Picturesque' landscape are possible from the higher parts of the estate. Views to the north include Lanark and its church spires which dominate the skyline. To the west are the woods of Corehouse Estate and to the north-west there are views down the wooded Clyde Valley.

Below: The modern viewing platform on the edge of the Braxfield Estate can just be glimpsed above the cliff face



### **Braxfield Estate:**










This is a small estate part of which was feued to provide most of the ground on which New Lanark was to be built. The estate is positioned on a meander of the Clyde and comprises one well defined area of parkland surrounded by steep wooded slopes on three sides (north, south and west). The woodland is predominantly coniferous. On the east a small area of deciduous woodland completes the enclosure of the parkland space. Views out are primarily to the west due to the landform. However a viewing platform on the Clyde Walkway, occupies the site of a view back towards Mill Number One, Double and Braxfield Rows. Dense conifers restrict other views further on.

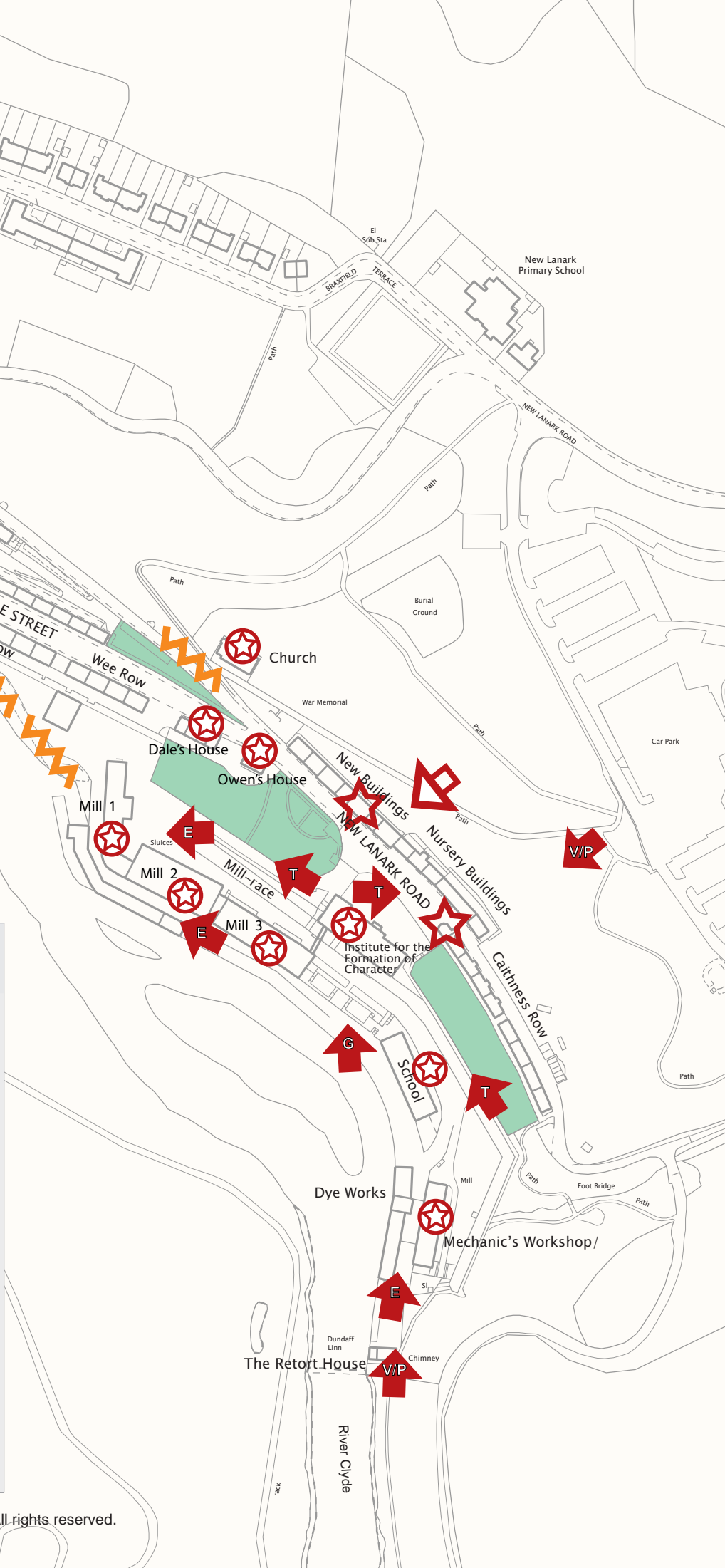
#### Key Characteristics to be Protected

##### **Landscape setting**

- The landscape which forms a spectacular visual envelope enclosing New Lanark.
- The landscape which comprises a number of parkland and less formal 'Picturesque' landscapes which were once associated with large country houses.
- The richly varied topography of ancient landform shaped by glacial scouring.
- The presence of high quality designed landscapes including woodland, waterfalls, walled gardens and estate buildings.
- A landscape that creates open and framed long distance 'Picturesque' views of exceptional quality.

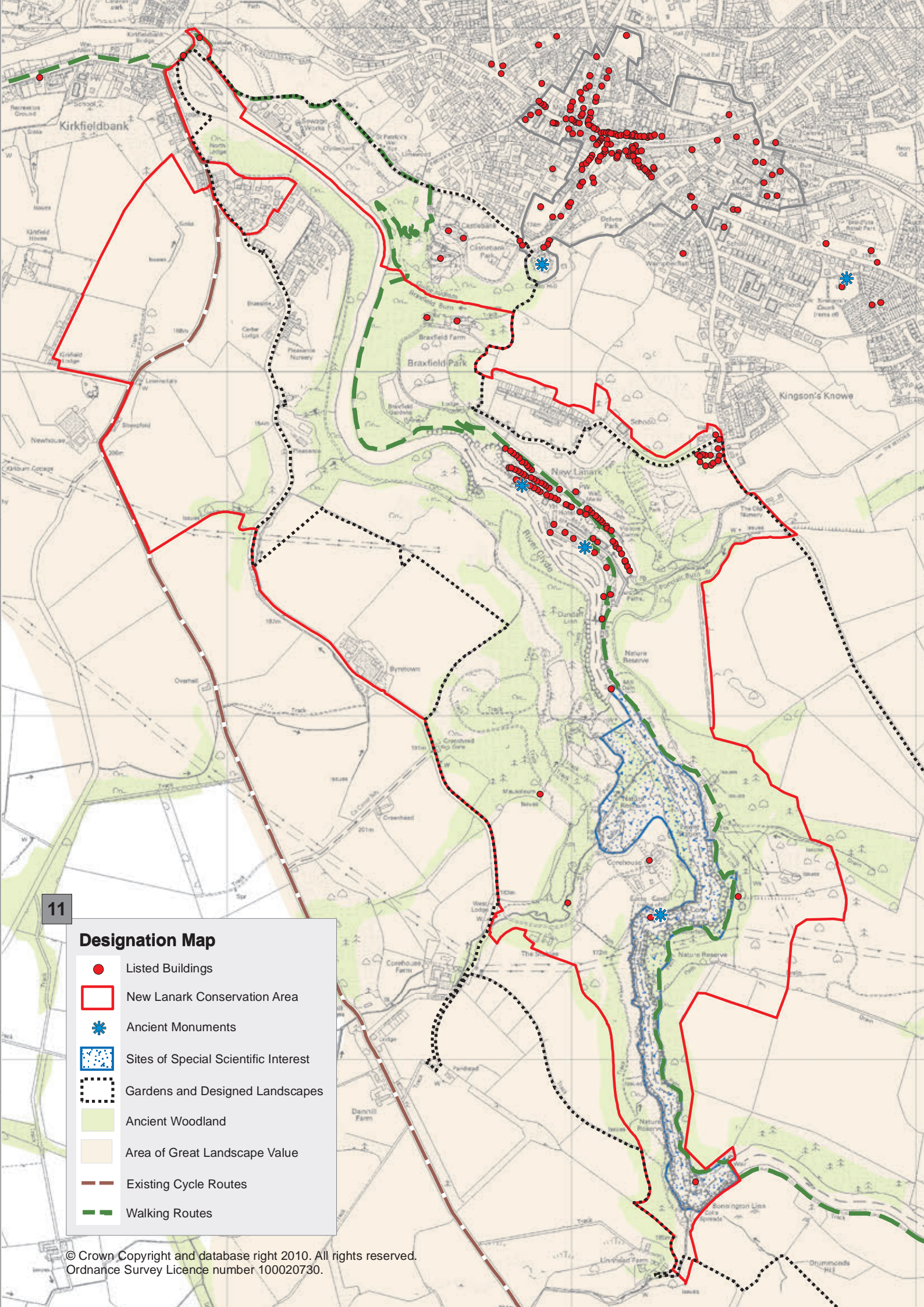
### Conservation Area Appraisal Map

-  Gateway View
-  Enclosed View
-  Terminated View
-  Vista/Panorama
-  Glimpsed View
-  Important Open Space
-  Focal Point
-  Landmark building
-  Intrusive Feature



### Designation Map

- Listed Buildings
- New Lanark Conservation Area
- ✳ Ancient Monuments
- Sites of Special Scientific Interest
- Gardens and Designed Landscapes
- Ancient Woodland
- Area of Great Landscape Value
- Existing Cycle Routes
- Walking Routes







## Part 5: Opportunities for improvement and enhancement

### Article 4 Directions review

The New Lanark and Falls of Clyde Conservation Area is not currently covered by additional control through Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. The effect of an Article 4 Direction is to control minor works, which over time, could erode the character and appearance of the Conservation Area. The additional controls do not prejudice the carrying out of these works but planning permission must first be obtained. The planning authority can seek approval of the Scottish Ministers for Directions which restrict permitted development rights.

A review of the Conservation Area has been carried out and it is considered that given the World Heritage Status of the site there may be benefits in seeking to apply to Scottish Ministers for Article 4 Directions to control specific classes of minor development in order to give increased protection to the architectural and historic character of the Conservation Area.

If Article 4 Directions were approved by Scottish Ministers then it would mean that planning permission would be required for a range of more minor proposals to property and sites located within the Conservation Area. This would be in addition to the normal planning controls and Listed Building consent procedures which already apply within the Conservation Area.

It is proposed that consideration be given to applying an Article 4 Direction covering development by householders, agriculture and forestry operations, and by statutory service providers.

## Conservation Area boundary review

A review of the Conservation Area boundary has been carried out and as a result it is considered that the existing boundary is effective in protecting the character of important architectural and historical elements of New Lanark and also its visual setting. Consequently it is not considered necessary at this stage to extend or alter the area subject to protection.

## Key challenges

The Conservation Area Appraisal identifies the key components of New Lanark's architectural and historic character. Future developments or changes must take into account what is most important to protect within the Conservation Area and respect and acknowledge these defining features. The unique high quality of the historic and landscape context and its relationship to architectural design needs to be continuously protected and maintained for future generations. The protection and where appropriate sensitive re-use and adaption of important listed buildings together with the sensitive interpretation of the public realm and traditional spatial structure within the village is of particular importance.

The key challenge for the future is the need to manage and protect the village's

existing treasures while recognising the need to guide the process of change and the pressure for development. This work must have a proper regard for the unique and special qualities of New Lanark which have been described above.

The key decisions that will affect the future of New Lanark must acknowledge and respect the terms of the adopted Local Development Plan and its associated Supplementary Guidance and take account of the requirements of the Development Management processes, as well as the New Lanark World Heritage Site Management Plan. During the process of change the opportunity can also be taken to identify the potential to protect, conserve and enhance existing features while insisting on a high quality of design for new developments. The planning authority's Development Management process therefore, provides a mechanism for achieving conservation protection and enhancement, based on the clear policy framework within the local development plan, the guidance and advice in this Conservation Area Appraisal and supplementary guidance documents.

Bonnington Mains Farm



## Development pressures

The unique character of New Lanark's natural setting and built heritage is considerable. It also has a fragile and human scale which may not always sit easily with the demands of present day development pressures. As there is very limited scope for new development within the Conservation Area any pressure for development within or around the area needs to be carefully managed in order to protect the architectural and historic character of New Lanark, and the universal values of the World Heritage Site designations.

Within the Conservation Area there is continued pressure to improve and diversify visitor facilities. It is important that this is achieved in accordance with maintaining the New Lanark's World Heritage Site status. Incremental residential development within the Conservation Area or its setting will be discouraged in order to protect views into and out from the Conservation Area and the integrity of the World Heritage Site.

There is a possibility that other forms of development pressure may arise, such as small scale householder developments, telecommunications masts, wind farms, micro renewables and agricultural and commercial forestry development. This has to be carefully managed.

Visitor pressures are presently within the capacity of New Lanark to absorb and congestion on roads and certain access paths only occurs at peak holiday periods. The built and natural heritage resource would not appear to have

been adversely affected by this activity. Nevertheless this needs to be monitored and managed.

Due to New Lanark's topography and the intimacy of the village and its setting the character of the Conservation Area can be particularly susceptible to the effects of motor vehicle traffic. The scale and intimacy of New Lanark is best suited to pedestrian movement and measures have been taken to, wherever possible, direct access to the village via the main car park.

The public realm of the Conservation Area is generally of a robust urban form in a limited palette of colours, and can be easily compromised by street clutter. The quality of the space is generally high although there may be some



Connecting walkway  
between the Engine  
House and Mill 3

opportunities for signage improvements. Careful consideration needs to be given to boundary retaining walls and street surface materials which is an essential part of the overall appreciation of New Lanark's townscape character. Repair and renewal work to retaining walls is required and work to street surfaces should be carefully detailed and carried out to the highest standards using quality natural materials.

Through a sensitive approach to enhancement and improvement within the Conservation Area the process of change and evolution can complement

and reinforce the wider objectives of rehabilitation, social inclusion and building sustainable communities.

### **Conservation policy**

The South Lanarkshire Local Development Plan recognises the importance of New Lanark through its Policy: 15 Natural and Historic Environment which states:

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"The Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built





environment. In addition, where specific designations are affected, as listed in Table 6.1 - Natural and Historic Environment Designations and as shown on the proposals map, the following applies:

### Category 1, 2 and 3 sites

The Council will seek to protect important natural and historic sites and features, as listed in Table 6.1 and shown on the proposals map, from adverse impacts resulting from development, including cumulative impacts.

In Category 1 areas:

- i) Development which could affect Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) (Natura 2000 sites) will only be permitted where an appropriate assessment of the proposal demonstrates that it will not adversely affect the integrity of the site following the implementation of any mitigation measures. Proposals where it cannot be ascertained that it would not adversely affect the integrity of the site will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest.
- ii) The Council will seek to protect and preserve the Outstanding Universal Value of New Lanark World Heritage Site. Development proposals affecting the world heritage site and its setting will be assessed against the detailed criteria set out in supplementary guidance. Development proposals within the buffer zone will be assessed for their potential impact on the site's outstanding universal value.



In Category 2 areas, development will be permitted where the objectives of the designation and the overall integrity of the area can be shown not to be compromised following the implementation of any mitigation measures. Any significant adverse effects must be clearly outweighed by social or economic benefits of national importance.

In Category 3 areas, development which would affect these areas following the implementation of any mitigation measures will only be permitted where there is no significant adverse impact on the protected resource.

Where possible, any development proposals which affect natural and historic designations should include measures to enhance the conservation value of the site affected.

### Protected species

Development which will have an adverse effect on protected species following the implementation of any mitigation measures will not be permitted unless it can be justified in accordance with the relevant protected species legislation.

Left: The Waterhouses behind Mill 1  
Above right: Banners welcome visitors to the Visitor Centre

Development proposals must also take account of other relevant policies and proposals in the development plan and appropriate supplementary guidance”.

This strategic policy is further expanded in Supplementary Guidance 9: Natural and Historic Environment, Policy NHE1 New Lanark World Heritage Site, which sets out those criteria by which any planning application within the World Heritage Site, its buffer zone and setting



will be considered. Decisions will also take account of this Conservation Area Appraisal and also of the aims and objectives of the New Lanark World Heritage Site Management Plan.

Policy NHE1 New Lanark World Heritage Site states;

“The character, integrity, authenticity and quality of the New Lanark World Heritage Site and its setting, recognised by UNESCO will be protected, conserved and enhanced. Development will require to respect the sustainable future of the New Lanark World Heritage Site both as a viable community and as an internationally recognised heritage asset

for educational and cultural enrichment.

In determining planning applications, conservation area and listed building consent applications within the World Heritage Site and its buffer zone and setting, the Council will not permit development that adversely impacts on the:

- historical and topographical character and landscape quality.
- skylines and views to and from the Site.
- area’s natural diversity and ecology.
- landscape and ecological links with the surrounding areas.

The following criteria will be applied when assessing proposals:

- Development will not create an adverse impact on the Outstanding Universal Value of the World Heritage Site.
- Development must preserve, protect and where appropriate enhance, the character, integrity, authenticity and quality of the New Lanark World Heritage Site and its setting.
- Development shall be of a design and form which respects the visual envelope of the World Heritage Site and its setting and conserves and enhances the essential character of the World Heritage Site and its buffer zone in its topographical and wider landscape setting.
- Development shall be of a design quality to reflect and complement the character, townscape and form of that part of the World Heritage Site to which it relates and shall respect historic plot patterns, street patterns,

Double Row from the west side

layout, building frontages, key views, landmarks and skyline.

- Design of buildings shall reflect the scale, form, massing, proportions, roofscape, features and details of their context and materials will need to be of an appropriate size, colour and texture to the World Heritage Site and its setting.
- Development will not be permitted where it will result in the loss of important built or landscape features such as walls, traditional boundary treatments, ancillary buildings, trees or hedgerows within the World Heritage Site or those which may affect its setting.
- Development shall take full account of the archaeology of the site.
- Development will not be permitted on open spaces which make a positive contribution to the character of the World Heritage Site and its setting, or which provide important settings for, or views to and from, existing buildings and features.
- Development will not be permitted which leads to the coalescence of the World Heritage Site and the settlement of Lanark.

Proposals must also conform, where appropriate to Policy NHE3 Listed Buildings, Policy NHE7 Conservation Areas, Policy NHE2 Scheduled Monuments and their Setting, Policy NHE6 Non-Scheduled Archaeological Sites and Monuments, Policy NHE4 Gardens and Designed Landscapes, Policy NHE9 National Nature Reserves and Sites of Special Scientific Interest and Policy NHE16 Landscape”.

The Local Development Plan supports the protection of the natural built environment and Supplementary Guidance 9: Natural and Historic Environment provides specific policies to cover Scheduled Monuments, Listed Buildings, Conservation Areas and Gardens and Designed Landscapes within Policies NHE2, NHE3, NHE4 and NHE7.

The Supplementary Guidance also has specific policies to cover Special Landscape Areas, Rights of Way, National Nature Reserves and Sites of Special Scientific Interest within Policies NHE9, NHE16 and NHE18.

On 29th May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) (Volumes 1 and 2). Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The policies relating to New Lanark are broadly consistent with the current adopted LDP1. In due course the Proposed SLLDP2 will be reported to the Scottish Ministers and thereafter on adoption shall replace the South Lanarkshire Local Development Plan 1.



The brick frontage of Mill 2 and sluice gates at the end of the Lade



## References

1. *A Future for New Lanark*, Lanark County Council, 1973.
2. *Conservation in Lanark District Consultation Report*, Clydesdale District Council, 1979.
3. *The Landscape Setting of New Lanark*, Clydesdale District Council, 1995.
4. *The Falls of Clyde Designed Landscapes Management Study*, Scottish Natural Heritage 1996.
5. *Nomination of New Lanark for inclusion in the World Heritage List*, Historic Scotland, 1999.
6. *New Lanark Conservation Plan*, New Lanark Conservation Trust, 2000 (Updated 2007).
7. *New Lanark Building Condition Survey / Maintenance Plan*, New Lanark Conservation Trust, 2002.
8. *New Lanark World Heritage Site Management Plan 20013-20018*.
9. *South Lanarkshire Local Development Plan*, South Lanarkshire Council, 2015.
10. *Supplementary Guidance 9: Natural and Historic Environment*, South Lanarkshire Council, 2015.
11. *Historic Environment Scotland Policy Statement June 20016*.
12. *Historic Environment Circular 1 (2016)*.

Mill 3 as seen from the formal gardens





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