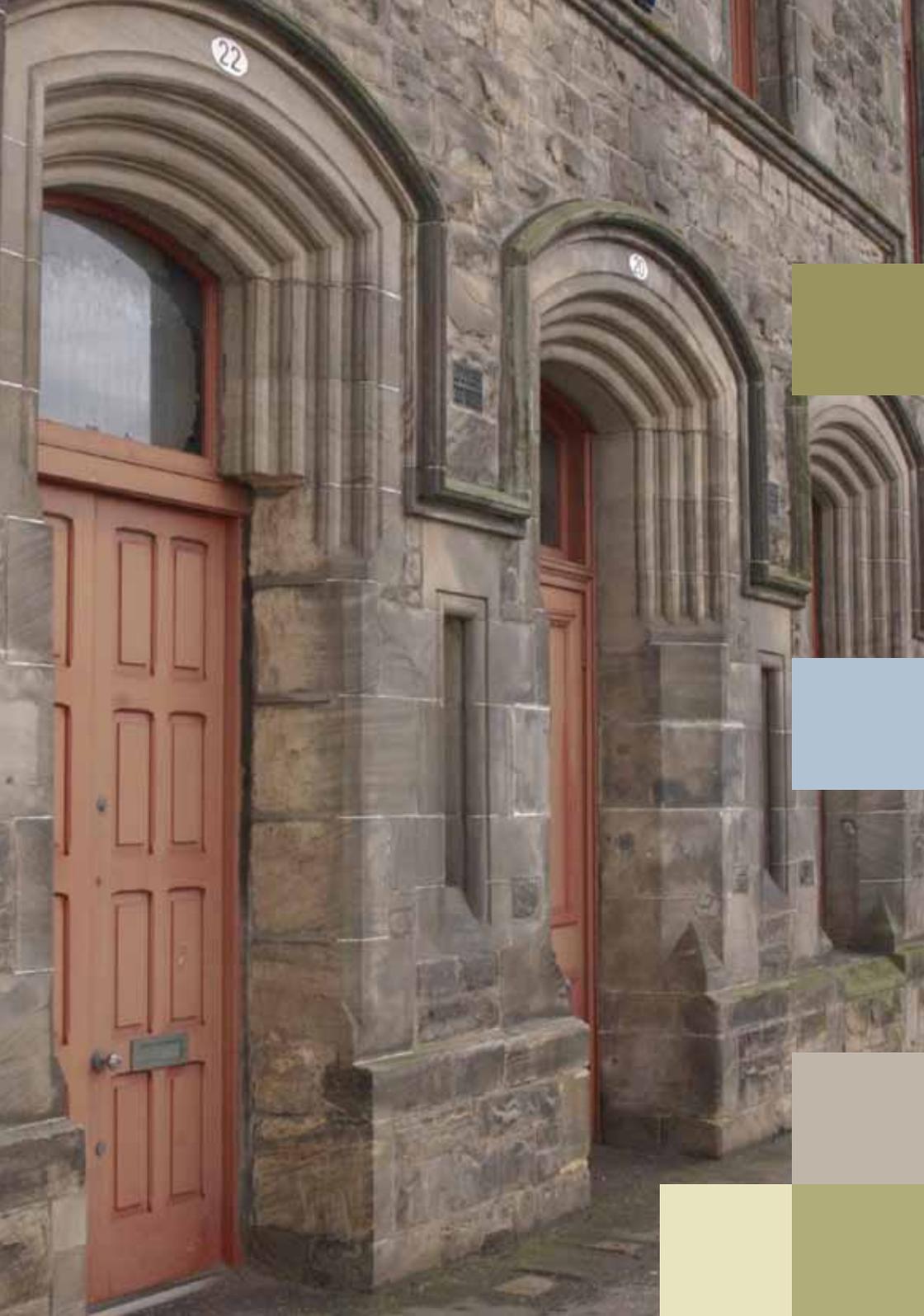
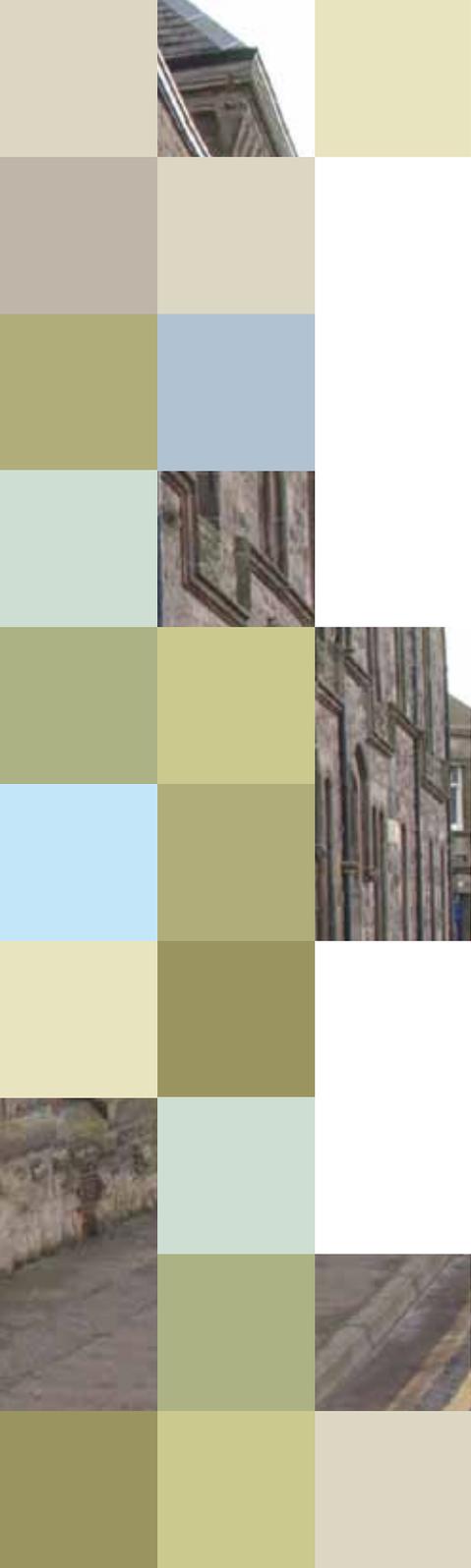
The background of the cover is a collage of various images. At the top, there's a landscape with a lake and mountains under a cloudy sky. Below that, a stone archway frames a view of a lake. To the right, a row of houses is visible. In the bottom left, a street leads to a building with a prominent spire. In the bottom right, a doorway with a decorative glass door and steps is shown. The central text is overlaid on a dark blue rectangular area.

Bo'ness Town Centre Conservation Area Management Plan

Guidance on the Responsibilities of Property
Owners, Occupiers and Agents

March 2011





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Appendices:

1. Map of conservation area boundary showing listed buildings.
2. Listed buildings - categories and addresses.
3. Approved 'Heritage Range' colours.

1. Introduction

1.1 What is a conservation area?

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. They are designated by local authorities under The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

1.2 What is the purpose of this management plan?

The purpose of this management plan is to provide detailed guidance to property owners, occupiers and their agents on a) the policies and procedures to be followed, and b) the design standards expected, when developing or making alterations to land and premises in the conservation area. The guidance also applies to Council services and statutory undertakers when carrying out works.

2. Background

2.1 The Bo'ness Townscape Heritage Initiative (THI)

Since 2005 Bo'ness town centre conservation area has benefited from a successful THI supported by the Heritage Lottery Fund. This has helped restore the historic fabric of the town by bringing derelict and underused property back into use and making improvements to the streetscape and shop fronts. Key buildings of architectural and historic significance have been renovated to meet modern community needs and building repair grants have helped property owners improve and maintain their buildings to an appropriate heritage standard.

The THI brought significant investment to the town and a wide recognition of the value and importance of its rich architectural heritage. The preparation of this management plan is intended to ensure a continuing focus on quality outcomes within the conservation area. A Map of the conservation area is attached for information.

2.2 Why did Bo'ness town centre become a conservation area?

As with many Victorian industrial towns, economic decline became increasingly evident in Bo'ness during the post war period, resulting in a neglected and decaying urban fabric. An initial plan to comprehensively clear and redevelop the town centre was abandoned in recognition of the regeneration potential of protecting and restoring its special historic built environment. The first step was taken in 1975 when the town centre was designated a conservation area.

2.3 What is special about Bo'ness town centre in conservation terms ?

A conservation area appraisal was carried out in Bo'ness to support the above THI and highlighted the town centre's key features of historic and architectural interest. It is an historic town centre with key buildings and shop fronts strongly influenced by a maritime and industrial past. In particular, the appraisal identified as important the towns:

- Maritime influenced history with its range of fine buildings, narrow street widths and enclosure with elegant shop fronts.
- Fine views and expansive vistas to and from the estuary and over the townscape.
- Intimate narrow streets and closes in an historic core.
- Industrial past accentuated by the railway attraction on the foreshore
- Front elevations, unspoiled shop fronts and use of sash and case timber windows.
- Period character as expressed in form, proportions, original materials and architectural elements stretching back to the 16th century.
- Extensive use of sandstone, natural slate, pan tiles and timber windows.
- Range of listed buildings of notable architectural and historical interest.

3. Policy Context

3.1 Falkirk Council Development Plan

The Council's Development Plan i.e. its Structure and Local Plan, sets out a specific planning policy on conservation areas as well as general policies to guide development. A series of Supplementary Planning Guidance notes provides more detailed policy guidance on particular design topics. The key policy of the Falkirk Council Local Plan (policy EQ12) states:

The Council will protect the historic character and visual amenity of each conservation area, accordingly:

- (i) it will prepare character appraisals of individual conservation areas and, on the basis of these, will review existing boundaries, permitted uses, prepare detailed design guidance as appropriate, and draw up enhancement schemes as resources permit;
- (ii) new development in conservation areas, or affecting their setting, including extensions and alterations to existing buildings, will only be permitted where it preserves or enhances the character of the area, with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features;



(iii) demolition of buildings within conservation areas will not be permitted unless they make no material contribution to the character and appearance to the area. Where demolition is proposed, the considerations set out in Section 4.26 of the Historic Scotland Memorandum of Guidance should be adhered to; and

(iv) replacement windows, doors, roofs, rainwater goods, boundary treatments and other features on unlisted buildings in conservation areas should preserve or enhance the character of the conservation area in terms of appearance, adhering to the use of traditional materials, profiles, patterns, detailing and construction techniques.

General planning and design policies in the Local Plan, which are also relevant, are:

- Townscape design (EQ3)
- Landscape design (EQ4)
- Design and community safety (EQ5)
- Design and energy use (EQ6)
- Area enhancement priorities (EQ7)
- Advertisements (EQ10)
- Shop fronts (EQ11)
- Listed buildings (EQ14)
- Re-use of buildings (EQ15)
- Sites of archaeological interest (EQ16)

The Supplementary Planning Guidance notes referred to cover the following more specific design topics in detail:

- Shop fronts (a topic of particular importance in Bo'ness Conservation Area).
- Design statements.
- House extension and alterations.
- Trees and development.
- Housing layout and design.

The Council will seek to achieve this management plan through the application of the above Development Plan policy guidance to proposals for development put before it. Access to all Local Plan policies and Supplementary Planning Guidance notes can be gained from the Council's website at www.falkirk.gov.uk.

4. Conservation Area Management In Practice

4.1 What will be considered in determining in application for development?

In order to preserve or enhance the historic character and appearance of the conservation area and its historic buildings, features and setting, the Council will seek to apply Local Plan Policies by having regard to:

(i) Preserving and reinforcing the historic character. Seeking to ensure that repairs are carried out sensitively and that works to both listed and un-listed buildings, features and surroundings are considered in relation to the historic context and use appropriate scale, materials and detailing.

(ii) Minimising the impact of modern development. Applications will need to be informed by the completion of a Design Statement (as set out in the Council's approved Supplementary Planning Guidance "Design Statements"). This information will be requested as part of supporting information with a planning application.

(iii) Ensuring that any new development (or alteration) respects the historic context and character. New development needs to be designed sympathetic to the character and appearance of the conservation area. High quality modern design interventions, (where scale, massing, materials and detailing respect the conservation area), will be welcomed as opposed to traditional pastiche. It is important that new development does not erode the setting of the existing historical features or key features highlighted in the appraisal.

(iv) Encouraging a high quality shopping retail environment. In seeking to promote the viability and vitality of the town centre the Council will also seek to encourage high quality traditional shop fronts and security measures which respect and enhance local character.





5. Advice on Procedures and Responsibilities

5.1 What will need planning permission?

Within the conservation area planning permission from the Council will be required for the following:

- Works materially affecting the character of a building e.g. shop fronts.
- Advertisements and signage.
- Sundry minor operations e.g. repainting, cladding, stone cleaning.
- Property extensions, enlargements, improvements or other alterations (including window, door or roof replacements).
- Works within the curtilage of a dwelling house.
- Changes of use or temporary buildings or uses.
- Hard surfacing within the curtilage of a dwelling house.
- Changes to any part of a boundary wall, railings or other enclosure.
- Repairs to private streets and private ways or repairs to services.
- Demolitions (including boundary walls).
- Works to trees.

In addition, listed building consent will be required to extend, alter or demolish buildings of special architectural or historic interest, as identified by Historic Scotland. These are recorded and shown on the attached Map of the conservation area (see appendices).

However, it should be noted that for all properties, where exact 'like for like' replacement is proposed e.g. of doors, windows, or other features (including re-painting schemes), there may be no need for planning permission.

Re-painting a property or shop front in a different colour may also be exempt from the requirement for planning permission, where the new colour is within a range acceptable to the Council. **For shop fronts**, vivid colours should be avoided. If change is desired dark colours – browns, burgundy, greens, blues or black would be acceptable, or light colours selected from a 'heritage' range (see Appendix 3). White should not be used to highlight selected features or accentuate facings. Shop fronts should be painted, not varnished or stained. **For domestic windows**, white is the colour of choice.

When considering the need for planning and/or listed building applications **it is strongly advised to consult the Council's Development Services in advance of any works** (contact details at Sec. 7.1).

5.2 What do I need to provide ?

The Council will expect planning applications to be mindful of the planning policies set out in its Development Plan and accompanied by a **Conservation Design Statement** (for advice on preparing see contact details at Sec. 7.2). These statements should demonstrate:

- How the proposal reflects the purpose of this management plan.
- How the proposal takes account of the special architectural and visual qualities of the conservation area.
- How the proposal contributes to enhancing the conservation area through considerations of design, scale, massing, siting and use of materials.
- How the proposal secures the repair or retention of features of conservation value.
- How the proposal design minimises harm or erosion to the character or appearance of the conservation area.
- How the proposal mitigates any loss of mature trees by enhancing areas of poorer townscape character.

As above applicants are strongly advised to contact the Council's Development Services in advance of preparing any development proposal in the conservation area.

Application forms are now also available with guidance on completion and electronic submission from the Council's website.

5.3 Failure to obtain planning permission

The Council has powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to take enforcement action. The Council will use these powers where development is undertaken without planning permission and is considered to be unacceptable. Particular note should be taken of the need to obtain planning permission to undertake 'sundry minor' operations e.g. at shop fronts, when changing the colour or erecting signage.

It is a criminal offence to carry out unauthorised works to a listed building and in some cases can lead to an unlimited fine or imprisonment. In the event of unauthorised building works or serious neglect of the fabric of a listed building, enforcement or repairs notices may be served by the Council. A repairs notice, with the possibility of a compulsory purchase order, may be served on the property failing satisfactory action by the owner. Urgent works may also be carried out by the Council at short notice with costs being recharged to the owner. Scottish Ministers have powers to direct that the same powers should apply to unlisted buildings in the conservation area.

6. Enhancement Opportunities

6.1 The Townscape Heritage Initiative (THI)

Grant funding from the THI has substantially been taken up and the project concluded in March 2011. Where grants have been awarded recipients are expected to comply with the grant funding obligations. In particular, the Advisory Standards of Repair for the Building Repair Grants Scheme and other guidance notes, as set out by Historic Scotland (contact details at Sec. 7.3).

6.2 General

Wherever possible the Council will endeavour to add to the successful works completed through the THI and to develop further funding partnerships to enable ongoing public realm enhancements. For example:

- Improvements to street furniture, surfacing and hard landscaping.
- Enhancements to soft landscaping at the bus station and Coffin Square.
- Installation of feature lighting at key buildings, and monuments.
- Installation of conservation area signage and visitor interpretation.

Building restoration and re-use opportunities also exist in properties identified but not addressed through the THI:

- Buildings: 37 Scotland's Close and former bakery at East Partings.
- Vacant Sites: 56 North Street, 82 South Street, Providence Brae - east.

6.3 Maintenance

In addition to site specific opportunities, the Council will seek to increase monitoring, especially of telecommunications providers, and statutory undertakers where public realm works require careful restoration. Regular inspections to facilitate better maintenance will be undertaken. This should also assist with early identification of unauthorised developments and reduce the need for enforcement actions.

Private owners are also reminded of the importance of good routine maintenance in retaining the conservation value of their property. This is particularly the case in what has become a successful 'heritage led' regeneration project area.

7. Contacts and Sources of Further Guidance

7.1 For advice on preparing your planning and/or listed building application:

Falkirk Council
Development Services
Abbotsford House
David's Loan
Falkirk
FK2 7YZ

Planning application advice:

Tel 01324 504950
dc@falkirk.gov.uk

7.2 For advice on preparing your Conservation Design Statement:

Falkirk Council
Development Services

Conservation design advice:

Tel 01324 504715
planenv@falkirk.gov.uk

7.3 For general background information on conservation:

Scottish Government

www.scotland.gov.uk/topics/planning

General information on planning and building standards. Plus Scottish Planning Policy and Planning Advice Notes 71 Conservation Area Management, and 52 Planning and Small Towns.

Historic Scotland

www.historic-scotland.gov.uk

General information on built heritage grants, Scottish Historic Environment Policy on Listed Buildings and Conservation Areas. Also useful INFORM guides.

Historic Scotland Conservation Bureau

hs.conservation.bureau@scotland.gsi.gov.uk

Assistance, publications and technical advice on a wide range of technical matters relating to built heritage.

Appendix 1: Bo'ness Town Centre Conservation Area Management Plan



Firth of Forth



Key

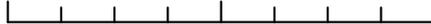


Conservation Area



Listed Buildings & Structures

0 75 150 300 Meters



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Appendix 2: Listed Buildings in Bo'ness Town Centre Conservation Area

Category A

Bo'ness Heritage Area, Bo'ness Station, former Haymarket Train Shed, former Wormit Station Building, Signal Box, Footbridge, Goods Office, Goods Yard, Water Tank and Lamp Standards.

Church Wynd, Graveyards including Boundary Walls.

49 North Street, Dymocks' Buildings with Scotland's Close Warehouse and Service Court.

North Street, the Hippodrome.

Category B

43 - 51 (Odd Nos.) Corbiehall including Boundary Walls.

Market Street, Clydesdale Bank.

15 North Street and 27 Waggon Road.

37 - 43 (Odd Nos.) North Street and 7-9 Scotland's Close.

191 - 199 (Odd Nos.) Corbiehall including Boundary Walls.

74 North Street.

Providence Brae, former St Mary's Roman Catholic Church including Boundary Wall and Gatepiers.

39 - 49 (Odd Nos.) Scotland's Close.

Scotland's Close, Bo'ness Public Library, Former Old West Pier Tavern.

13 South Street, Former Tollbooth.

54-60 (Even Nos.) South Street.

Panbrae Road, Old Kirk (Church of Scotland) including Hall and Boundary Walls.

14 - 20 (Even Nos.) Union Street and 3-11 (Odd Nos.) Register Street, former Custom House.

58 - 62 (Even Nos.) Union Street, former Foundry Offices.

29 - 43 (Odd Nos.) Waggon Road and 9 North Street, the Granary.

Category C (S)

19 Church Wynd.

101 and 103 Corbiehall including Boundary Walls.

26 East Pier Street, Post Office including Boundary Walls and Gatepiers.

2 - 6 (Even Nos.) Main Street, the Bo'ness Tavern.

8 and 10 Main Street, Ye Olde Carriers Quarters

1 Market Street.

25, 27 and 29 North Street 31, 33 and 35 North Street including Boundary Walls.

12 - 16 (Even Nos.), Corbiehall including Boundary Walls, Gates and Railings and Ancillary Structures.

57 North Street.

42 - 54 (Even Nos.) North Street, Anchor Tavern.

50 and 52 North Street.

North Street, Clock and Lamp Standard.

North Street and Market Street, Jubilee Fountain.

37 Scotland's Close.

1 - 11 (Odd Nos.) Seaview Place.

15 Seaview Place, former Bank and Burgh Chambers including Boundary Wall and Gatepiers.

1 and 3 South Street with 12 North Street.

5 and 7 South Street with 14 North Street.

9 South Street.

11 South Street.

15 and 17 South Street.

23 - 29 (Odd Nos.) South Street, Anderson Building.

31 and 33 South Street.

35-41 (Odd Nos.) South Street.

43 and 45 South Street.

47 and 49 South Street.

24 - 32 (Even Nos.) South Street.

44 South Street, Turf Tavern.

50 and 52 South Street.

62 South Street.

64, 64A and 66 South Street.

68 and 70 South Street.

37 Stewart Avenue, former Liberal Hall.

Union Street, Harbour (including Dock).

Appendix 3

Approved 'Heritage Range' Colours Guide

The purpose of this colour guide is to inform you of a range of British Standard 'heritage' paint colours that are likely to be considered suitable, when repainting properties, shop fronts and doors. It suggests a 'formula' for arriving at a colour scheme that will complement and enhance the conservation area.

It is recognised that the choice of colour is a personal and sometimes, difficult matter, but, without paying due regard to architectural design and details it is possible to destroy the value of the underlying design with an insensitive colour scheme.

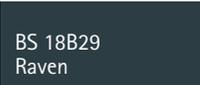
Use of more than one colour in a scheme

The use of a single colour on the whole of a façade reduces and sometimes even eliminates the value of the design and detailing. Two or more sympathetic but contrasting colours should be used to highlight at least some of the architectural features.

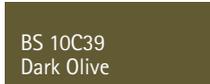
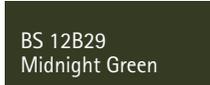
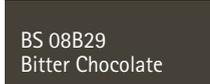
Change of colour scheme for the exterior of a building in the conservation area.

This guide is not intended to cover all possible combinations. The owner, tenant or their advisers should use it to select a colour scheme, or alternatively, may use the principles laid out to select colours not specifically named here. However, it will be expected that the chosen colours will complement other best practice heritage colour schemes in the conservation area.

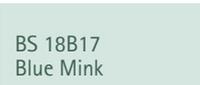
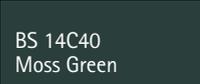
Reds



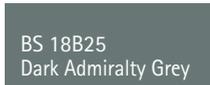
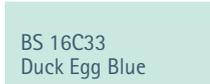
Browns



Greens



Blues



From British Standards Colour Chart: BS4800

The initial proposals should then be discussed with the relevant planning officer at Falkirk Council Development Services, who will take a view as to whether or not the proposal will require either listed building consent (if the building is listed) or planning permission for the colour changes.

If it is considered that the chosen colour scheme is inappropriate, the officer will be pleased to offer advice on alternatives. If the officer's opinion is favourable, then a planning and or listed building application may not be required.

The table below suggests a pallet of colours of muted hues which would be more appropriate within the conservation area. It is not intended to restrict innovative colour schemes by being too prescriptive, but it should be seen as trying to control unfortunate colour relationships. The use of too many different pairs of colours should be avoided, and all pairs of colours in any one shop front should be selected from the same 'family' group. As always consultation with the planning officer is the key

Shop fronts

Shop fronts are important social and visual features. (Please see Falkirk Council's Shop fronts Supplementary Planning Guidance).

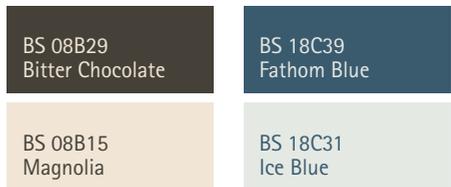
The traditional shop front contains elements of classical building design, and the colour scheme should be designed to enable this to be recognised, either consciously or otherwise.

The fascia is the flat board which carries the essential display of the name and nature of the shop and its owner. The selection of fascia colours can influence and contribute to a sympathetic colour scheme for the remaining features – the cornice, architrave, pilasters, plinths, transoms, mullions, the stall-risers and even the sign itself.

A picking-out colour scheme for lettering is not being prescribed here because of the scope to use complimentary hues, white and even metallic gold paint. For example, if a sharp contrast is necessary between the lettering and the background; Black (BS:00E53) and White (BS:00E55) would give the maximum contrast.



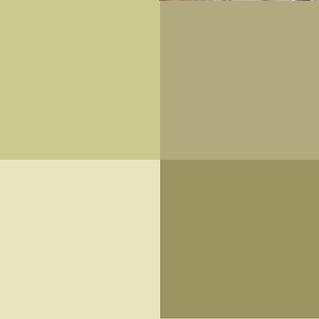
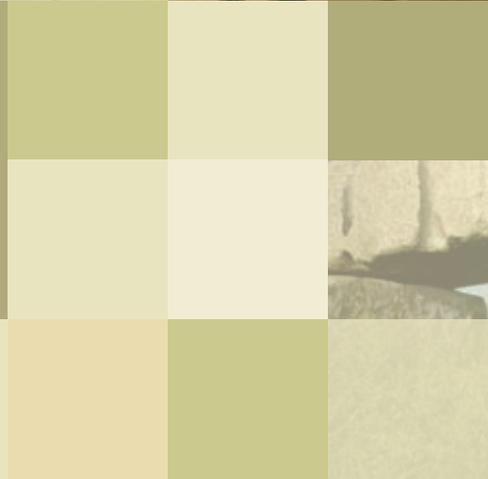
However, alternative pairings offering tonal variations of colours within the same 'family' could include: Bitter Chocolate (BS:08B29) with Magnolia (BS:08B15) or Fathom Blue (BS:18C39) with Ice Blue (BS:18C31).



Doors

Doors perform an important social function and announce the entrance to a building. They may be painted with a colour such as:





Falkirk Council