



CITY DEVELOPMENT PLAN

SG9: Historic Environment

SUPPLEMENTARY GUIDANCE

January 2017

CITY DEVELOPMENT PLAN POLICIES	CITY DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE
CDP 1 The Placemaking Principle	SG 1: The Placemaking Principle
CDP 2 Sustainable Spatial Strategy	<i>SDF City Centre</i> <i>SDF Glasgow North</i> <i>SDF Govan Partick</i> <i>SDF Greater Easterhouse</i> <i>SDF Inner East</i> <i>SDF River</i> <i>LDF Drumchapel</i> <i>LDF Pollok</i> <i>LDF South Central</i>
CDP 3 Economic Development	SG 3 Economic Development
CDP 4 Network of Centres	SG 4 Network of Centres
CDP 5 Resource Management	SG 5 Resource Management
CDP 6 Green Belt and Green Network	SG 6 Green Belt and Green Network
CDP 7 Natural Environment	SG 7 Natural Environment
CDP 8 Water Environment	SG 8 Water Environment
CDP 9 Historic Environment	SG 9 Historic Environment
CDP 10 Meeting Housing Needs	SG 10 Meeting Housing Needs
CDP 11 Sustainable Transport	SG 11 Sustainable Transport
CDP 12 Delivering Development	SG 12 Delivering Development

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of The Plan.

Policies CDP 3 to CDP 12 (and associated Supplementary Guidance) provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

CONTENTS:

1. INTRODUCTION
2. DESIGN GUIDANCE FOR LISTED BUILDINGS AND CONSERVATION AREAS
3. MAINTENANCE OF LISTED BUILDINGS AND CONSERVATION AREAS
4. ARTICLE FOUR DIRECTIONS AFFECTING CONSERVATION AREAS
5. TRADITIONAL SANDSTONE BUILDINGS
6. GARDENS AND DESIGNED LANDSCAPES
7. BATTLEFIELDS
8. ANCIENT MONUMENTS AND SCHEDULED MONUMENTS
9. SITES OF ARCHAEOLOGICAL IMPORTANCE
10. THE ANTONINE WALL WORLD HERITAGE SITE

SG9: THE HISTORIC ENVIRONMENT

1
Introduction

Page 4

2
Design Guidance
Listed Buildings
Conservation Areas

Page 6



3
Maintenance of
Listed Buildings
Conservation Areas

Page 35

4
Article Four
Directions

Page 37

5
Traditional
Sandstone
Buildings

Page 39

6
Gardens and
Designed
Landscapes

Page 40

7
Battlefields

Page 42

8
Ancient
Monuments
Scheduled
Monuments

Page 43

9
Sites of
Archaeological
Importance

Page 45

10
Antonine Wall
World Heritage
Site

Page 49

Section A: Works Affecting the Exterior of Listed Buildings and Unlisted Buildings in Conservation Areas

Page 9

- External Walls Page 9
- Roofs Page 10
- Repair and Replacement of Windows Page 13
- Painting of Wood and Metal Work Page 14
- Extensions Page 14
- External Doors Page 16
- Basement Light Wells Page 17
- Barrier Free Access Page 17
- Entrance Steps and External Staircases Page 17
- Retention of Original Features Page 18
- External Fittings Page 18
- Alterations to Shops and Other Commercial Buildings Page 19
- Signs and Advertising Page 20
- Demolition Page 21

Section B: Alterations to the Interior of Listed Buildings

Page 24

Section C: Development in the Curtilage of Listed Buildings and Properties in Conservation Areas

Page 25

- Car Parking, Driveways, Garages and Outbuildings Page 25
- Ironwork and Boundary Treatment Page 26
- Patios and Decking Page 27
- Bin Stores Page 27
- New Houses in Gardens Page 27

Section D: Development Affecting the Setting of Listed Buildings and Properties in Conservation Areas

Page 29

- Development in the Grounds of a Listed Building Page 29
- Infill Development Page 30
- Conservation Area Appraisals Page 33
- Outdoor Food and Drink Page 33
- Rear Lanes Page 33
- Footpaths and Carriageways Page 34
- Telecommunications Page 34

1. INTRODUCTION

- 1.1 The historic environment includes historic buildings, townscapes, parks, gardens and designed landscapes, landscape, the layout of fields and roads, the remains of a wide range of past human activities, ancient monuments, archaeological sites and landscapes and many other features. It comprises both statutory and non-statutory designations and a range of non-designated historic assets and areas of historic interest.
- 1.2 The Historic Environment Scotland Policy Statement 2016 guides the operation of decision making in the Scottish planning system. It sets out how Historic Environment Scotland fulfils its regulatory and advisory roles and how it expects others to interpret and implement Scottish Planning Policy. It is a material consideration in the Scottish planning system. The Historic Environment Scotland Policy Statement 2016 replaces the operational practices which were set out in the Scottish Historic Environment Policy (2011). These practices changed as a result of the Historic Environment Scotland Act 2014, and the associated legislation and regulations.
- 1.3 The Historic Environment Scotland Policy Statement 2016, the Scottish Planning Policy, Historic Environment Circular 1 and Historic Environment Scotland's Managing Change in the Historic Environment guidance note series are the documents to which planning authorities are directed in their consideration of applications for conservation area consent, listed building consent for buildings of all three categories and their

consideration of planning applications affecting the historic environment and the setting of individual elements of the historic environment.

- 1.4 Scottish Government's policies on alteration or change in the historic environment are set out in Scottish Planning Policy. Scottish Ministers, through SPP, recognise the contribution made by cultural heritage to local economies, cultural identity and quality of life. SPP acknowledges that planning has an important role to play in maintaining and enhancing the distinctive and high-quality, irreplaceable historic places which enrich lives, contribute to the sense of identity and are an important resource for tourism and leisure industry.
- 1.5 SPP states that the historic environment is a key cultural and economic asset and a source of inspiration integral to creating successful places. It states that culture-led regeneration can have a profound impact on the well-being of a community in terms of the physical look and feel of a place and can also attract visitors, which in turn can bolster local economies and sense of pride or ownership. Accordingly, SPP states that the planning system should:
- a) promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and

- b) enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Such change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset and to ensure that its special characteristics are protected, conserved or enhanced.

1.6 The Scottish Government has also collaboratively produced, with a wide range of organisations, Scotland's first Historic Environment Strategy 'Our Place in Time' which acknowledges the huge role that the historic environment has in shaping Scotland's future. The key outcome of this Strategy is to ensure that the cultural, social, environmental and economic value of Scotland's heritage makes a strong contribution to the wellbeing of the nation and its people.

1.7 The Scottish Government, therefore, expects Scottish local authorities and others to maintain and strengthen their commitment to stewardship of the historic environment and to reflect this planning advice within their policies and through the appropriate allocation of resources. Planning authorities are expected to adopt suitable policies in development plans and supplementary guidance and to give effect to these through development management decisions.

1.8 Further detailed guidance and advice on conservation, repair and maintenance matters can be accessed from **Historic Environment Scotland** at <http://www.historic-scotland.gov.uk/> along with links to The Historic Environment Scotland Policy Statement 2016, the

Scottish Planning Policy, Historic Environment Circular 1, Historic Environment Scotland's 'Managing Change in the Historic Environment' guidance note and 'Our Place in Time'.

1.9 City Development Plan Policy CDP 9: The Historic Environment is one of twelve key policies in the City Development Plan. Policy CDP 9 is intended to help deliver the above outcomes. This Supplementary Guidance (SG) is intended to support and provide further detailed guidance in relation to Policy CDP 9. **It should be noted, however, that this SG should be read in conjunction with City Development Plan CDP Policy 1: The Placemaking Principle and all other relevant Plan policies and SG 1: The Placemaking Principle and all other relevant SG which accompanies the Glasgow City Development Plan. Adopted Conservation Area Appraisals should also be taken into account, as appropriate.**

1.10 City Development Plan Policy CDP 9: The Historic Environment aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its Listed Buildings, Conservation Areas, Scheduled Monuments, archaeological remains, historic gardens and designed landscapes and their settings, or by mitigating unavoidable adverse effects on them.

2. DESIGN GUIDANCE FOR LISTED BUILDINGS AND PROPERTIES IN CONSERVATION AREAS

Listed Buildings

- 2.1 Over 1,800 items in Glasgow have been listed by Scottish Ministers as being Buildings of Special Architectural or Historic Interest. The Council maintains the list for Glasgow which includes a huge range of building types and engineering structures and smaller items like statues, monuments, police, telephone and letter boxes.
- 2.2 Listed Buildings represent significant examples of built heritage. They are defined as buildings of special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as amended. The lists of Buildings of Historic or Architectural Interest are compiled by Historic Environment Scotland. The term 'building' also includes structures such as walls and bridges.
- 2.3 There are three categories of Listed Buildings:

Category A	Buildings of national/ international architectural/ historic importance or fine (little altered) examples of a particular period, style or building type.
Category B	Buildings of regional (or more than local importance), or major examples of a particular period, style or building type which may have been altered.
Category C	Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered, and simple traditional buildings which group well with others in Categories A and B.

- 2.4 In Glasgow about 15% of all Listed Buildings are Category A, 70% are Category B and 15% Category C. Buildings which relate together in townscape terms or as planned layouts may have their group value stressed by inclusion within 'A' or 'B' groups
- 2.5 The interiors and exteriors of Category A, B and C buildings are statutorily protected and are covered by Listed Building controls. They may not be demolished or altered without prior Listed Building Consent. Buildings are frequently added to or removed from the Council's List and descriptions and addresses are amended as changes to buildings occur through regeneration and restoration projects. The City's Conservation Areas, Listed Buildings and other statutory heritage features are all identified on the Council's [online mapping resource](#).
- 2.6 All detailed guidance in relation to Listed Buildings should be read in conjunction with SG1: The Placemaking Principle.
- 2.7 All works to Listed Buildings must be carried out in a way which protects their character as buildings of special architectural and historic interest. Building maintenance is the responsibility of its owner.
- 2.8 There is a presumption in favour of the retention of all Listed Buildings. Listed Buildings must be allowed to adapt to new uses and the Council will respond favourably to creative ideas and good design, in order to ensure their retention, subject to other policies in the Plan and supporting SG, particularly Placemaking.

2.9 The Council encourages the sensitive alteration and extension of Listed Buildings where this will not harm their special interest. To this end, proposals for the alteration of a Listed Building must:

- a) respect the original layout and plan form of the building;
- b) not result in the loss of historic fabric, including fixtures and fittings, which contribute to the building's special interest;
- c) incorporate detailed design and traditional materials which reflect or complement the period, style and architectural character of the building;
- d) replace missing traditional features, such as period doors or decorative plasterwork with good quality replicas of the originals;
- e) follow further detailed guidance for repairs, alterations and extensions; and
- f) seek advice at the outset as to whether the project will give rise to any archaeological issues.

Conservation Areas

2.10 This detailed guidance provides information on repairing, altering or extending Listed Buildings and unlisted buildings in Conservation Areas. It seeks to protect the character and setting of Listed Buildings and enhance the character and appearance of Glasgow's Conservation Areas.

2.11 All Scottish planning authorities are required by the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 to determine which parts of their area merits conservation area status. A Conservation Area is defined as being of "*special architectural or*

historic interest, the character or appearance of which it is desirable to preserve or enhance".

2.12 Glasgow currently has 26 Conservation Areas. These vary in character from the City Centre and Victorian residential suburbs to a rural village and a former country estate. The City's Conservation Areas, Listed Buildings and other statutory heritage features are all identified on the Council's [online mapping resource](#).

2.13 In spatial terms, it is the whole Conservation Area (made up of all buildings and the spaces between these buildings) that is of architectural or historic interest. Planning control is, therefore, directed at maintaining the integrity of the entire Conservation Area and enhancing its special character. It should be noted that Conservation Area status does not necessarily mean that new development is always unacceptable, but it does mean that great care should be taken to ensure that any new development will preserve or enhance the character and appearance of the area. This type of holistic approach to spatial development is mirrored on a larger scale through City Development Plan CDP Policy 1: The Placemaking Principle and SG 1: The Placemaking Principle (which also identifies 'Conservation Areas' as one of the City's key Character Identity Areas).

2.14 It is not only large changes, such as the demolition of buildings, insensitive new development and the removal of original features that threatens the special qualities of Conservation Areas. Smaller and incremental changes can also significantly erode the quality and appearance of the City's historic buildings and spaces that contribute to the character of Conservation Areas. This is why it is important that small scale works such as painting, changes to windows and doors, the addition of extensions or conservatories, the demolition of

outbuildings and boundary walls and alterations to shop fronts, fascias and shop signs are carried out in a sensitive way.

2.15 All detailed guidance in relation to unlisted buildings in Conservation Areas should be read in conjunction with SG1: The Placemaking Principle.

2.16 All proposals for new development in, or affecting the setting of Conservation Areas, must:

- a) preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

2.17 Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- a) respect and complement the period, style and architectural character of the building;
- b) in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;
- c) follow the further detailed guidance contained in this SG for repairs, alterations and extensions;
- d) avoid the loss of existing traditional features of value; and

- e) not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials (developers/applicants should seek advice on materials from the Council).

2.18 Conservation Area Appraisals have, or are being prepared, for each of the City's Conservation Areas. The purpose of a Conservation Area Appraisal is to define what is important about the area in terms of character, identity and appearance and to identify its important characteristics. It identifies the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

SECTION A: WORKS AFFECTING THE EXTERIOR OF LISTED BUILDINGS AND UNLISTED BUILDINGS IN CONSERVATION AREAS

External Walls

- 2.19 **Stone Repair** - The majority of listed and historic buildings in Glasgow are constructed of blonde/grey or red sandstone, usually quarried locally in the West of Scotland and bound with a lime and sand pointing mix, the composition of which varies to allow the natural masonry to 'breathe' and avoid trapping moisture. Repairing and maintaining our heritage of masonry constructed buildings is an important element of conserving the character of the City.
- 2.20 Inappropriate repairs can cause damage to historic fabric. Repairs should be carried out using masonry and lime/sand pointing that match the original in every respect including density, porosity, colour, texture, profile and coursing pattern. An analysis of the stone will also be required to establish its chemical make-up and ensure compatibility with the existing stone. Alternative materials, such as high quality historic lime based repair mortars, should only be used in exceptional circumstances, and after prior agreement with the Council's Conservation Officer. Pointing repairs should match the original in every respect including materials, width and profile.
- 2.21 **Render Repair** - The application of wet dash harl or render is only acceptable where a wall was originally rendered. Repairs to this should match the original specification and avoid the use of impervious cement based harls and impermeable paint coatings. Dry dash will not normally be acceptable. Original stone detailing such as cills, lintels, date stones, skewputts, etc should be retained and should not be overcoated.
- 2.22 **Brickwork Repair** - Where walls are constructed of brick, repairs should be carried out in matching brickwork taking care to match imperial sizing of brick units where required, rather than modern, smaller metric bricks. Pointing repairs should match the original in every respect including materials, width and profile.
- 2.23 **Cleaning of Walls** - Cleaning of listed buildings and unlisted buildings in conservation areas will require Planning Permission and/or Listed Building Consent. Cleaning of the exterior fabric of historic buildings including stone and brick facades should only take place with a low pressure, water wash and will only be permitted where all of the following criteria can be met:
- a) it is carried out in conjunction with other fabric repairs including stone / brick repairs, pointing, repairs to guttering etc;
 - b) there is no risk of damage to the historic fabric of the building/structure;
 - c) a detailed technical specification for the works and aesthetic analysis is provided, including fabric condition survey, geological analysis of the stone photographics; and
 - d) trial samples of cleaned areas are carried out on an inconspicuous part of the building for the inspection and written approval of the Council, prior to the full implementation of the works.
- 2.24 **Painting of Walls** - Natural stonework and brickwork should not be painted. The repainting of previously painted stonework will only be acceptable in exceptional circumstances such as where the building forms part of a unified treatment of a terrace, has been proven to have been continuously painted for over 10 years or has previously received consent for painting. Where this is the case, any proposed

change of colour will be subject to Planning Permission and/or Listed Building Consent.

2.25 **Paint Removal** - Paint removal from previously painted facades requires Planning Permission and/or Listed Building Consent and will only be permitted where all the following criteria can be met:

- a) there is no risk of damage to the historic fabric of the building/structure;
- b) it is carried out in conjunction with other fabric repairs including stone/brick repairs, pointing, repairs to guttering, etc;
- c) a detailed technical specification for the work is provided including fabric condition survey, laboratory analysis of the historic fabric; and
- d) trial samples of paint removal are carried out on an inconspicuous part of the building for the inspection and written approval of the Council prior to the full implementation of the works.

2.26 **Graffiti Removal** - The removal of graffiti from historic fabric will only be permitted where all the following criteria can be met:

- a) the risk of damage to the historic fabric has been removed;
- b) a detailed technical specification for the works is provided including laboratory analysis of the material of the wall, chemical composition of the graffiti and assessment of the depth of the staining; and
- c) trial samples of graffiti removal are carried out on an inconspicuous part of the building for the inspection and written approval of the Council prior to the full implementation of the works.

Roofs

2.27 **Repair of Existing Roof Fabric** - In Glasgow, the traditional roofing material is Scottish slates, although slates from other sources such as from Wales and Cumbria have also been used. Other traditional materials include pantiles, Rosemary tiles, lead (including lead on flat roofs), copper in domes and on the roof of decorative turrets and zinc ridges/flashing.

2.28 Where traditional materials have been used on the roof, these should always be used when re-roofing/repairs are undertaken.

2.29 Planning Permission and/or Listed Building Consent will be required where an alteration from the existing material is proposed or the roof is to be re-slatted in its entirety. Where roofs are slatted, owners will be encouraged to reuse the existing natural slates.

2.30 Matching new or second hand natural slates should be used on Listed Buildings taking care to match the diminishing course patterns or replicate any decorative details such as fish scale slates around turrets etc. On unlisted buildings in Conservation Areas, matching new natural slates or second hand slates should be used.

2.31 Where roofs of Listed Buildings and unlisted buildings in Conservation Areas were originally slatted but subsequently recovered in another material, any future re-roofing of these buildings should revert back to the use of slates.

2.32 Roofs on Listed Buildings where the original material was not slate, e.g. Rosemary tiles, flat roofs with felt, lead, roofs with leaded/copper domes and turrets, should be repaired and/or replaced using the original material. Only in exceptional circumstances where an original material cannot be sourced, will consideration be given to an

alternative material. In the case of flat roofs on unlisted buildings in Conservation Areas, and in unobtrusive locations, alternative materials may be acceptable especially where a green roofing system is being proposed or where there is an unavoidable risk of metal theft.

2.33 Lead work should be checked and renewed as required.

2.34 Decorative roof features, such as iron finials, ornate ridge tiles, parapet balustrading, bargeboards, skews and crow-steps should be retained or replaced to match the originals. Replacement of original parapet balustrading with solid infill should be avoided.

2.35 Slate vents should not be used to the front/side/gable elevations of either Listed Buildings or buildings in Conservation Areas. Where vents are required, they should be of a flush grille design integrated within the slate coursing or of a proprietary lead ventilator type also occupying a single slate size, eaves (trickle vents) or as concealed roof ridge vents. Planning or Listed Building Consent will always be required for the insertion of vents.

2.36 **Chimneys and Chimney Copes** - Where repair works will result in an alteration to the appearance of the chimney, planning permission and/or Listed Building Consent will be required. Where a chimney has been damaged and needs to be rebuilt an application for Planning Permission/Listed Building consent will not be required if the chimney is rebuilt in the same materials and to the same design including chimney pots.

2.37 Original chimney heads, chimney stacks and chimney pots should be retained and reinstated. Care is needed to reproduce the original profile of the cornice and coping, as well as retaining, restoring or reinstating other original decorative features (e.g. scrolls).

2.38 The removal of a chimneyhead or stack may be acceptable if it can be demonstrated that it is structurally unsound and is accompanied by proposals for its reinstatement to match the original.

2.39 Repairs should be carried out in materials to match those originally used.

2.40 In exceptional circumstances, consideration may be given to the removal of a redundant chimney which is not on a readily visible elevation, with the subsequent gap roofed over with matching roof materials.

2.41 **Roof Lights** - The use of conservation style roof lights is the preferred solution in the creation of additional roof space. Where acceptable, these should be on the rear elevation of a building or within the valley of an M shaped roof. New roof lights should not be introduced on the front elevation of Listed Buildings or unlisted building in a Conservation Area.

2.42 New roof lights should replicate traditional roof lights in design, low profile framing and structural glazing bars, and be coloured to blend in with the roof finish and be flush fitted. The number of roof lights proposed will also be taken into consideration.

2.43 **Roof Extensions** - Roof extensions (including roof level conservatories, inverted dormers and roof gardens) are not normally acceptable on listed buildings. On unlisted buildings within conservation areas they should not give rise to one or more of the following issues:

- a) where buildings are significantly higher than neighbouring buildings, including those which have been extended in the past;

- b) where a roof extension will harm the architectural integrity, character and setting of a building or the unity of a building group, or where the existing original roof warrants preservation due to its architectural or historic interest;
- c) where the provision of a roof extension would have an adverse impact on the integrity of the design and proportions of the building or building group e.g. terrace; or
- d) where the building roof or party walls form views from public spaces and the proposed roof extension would adversely affect those views.

2.44 All proposals will require to respect the proportions and architectural form of the building and be smaller in scale so as not to dominate the existing building, group of buildings or townscape. Roof terraces will first have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.

2.45 Roof terraces will not be supported where they have the potential to detract from the appearance of a building and disrupt the architectural unity of a group of buildings.

2.46 **Dormer Windows** - The introduction of new dormer windows will generally be discouraged.

2.47 New dormer windows on the front elevation of unlisted buildings in Conservation Areas will only be acceptable where dormers form part of the original or early design of an area. Where a strong case is made for the creation of additional rooms within the roof space of an unlisted building dormers:

- a) should be located on the rear elevation and must be positioned below the ridge-line of the roof, even if the roof has a shallow pitch;
- b) should be drawn back as far as is practicable from the eaves;
- c) relate to existing traditionally designed dormers in character, proportion and alignment;
- d) mirror other traditional windows and doors in the property, in character, proportion and alignment and reflect the character and proportions of the building as a whole;
- e) The haffits and roof of the dormer should be finished in materials to match the existing roof; and
- f) where original traditionally designed dormers exist, their repair and/or replacement will be encouraged if the design and materials match the original.

2.48 Features such as finials and decorative bargeboards should be retained. Poorly designed dormers should be replaced by one of a traditional design. Dormer windows will also have to meet the privacy and overlooking standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.

2.49 **Carmunnock Conservation Area**
Swept dormers emerging from ridge level and dormers constructed across eaves level may be acceptable, providing they are slated, and the haffits are slated or rendered to match walls.

Repair and Replacement of Windows

2.50 The Council encourages the retention and repair of original windows wherever possible, particularly as traditional sash and case windows can be overhauled to provide modern standards of comfort and convenience. Where new windows can be justified, this will generally mean installation to match the original (taking account of any safety etc requirements). uPVC is not considered an acceptable window frame material for Listed Buildings.

2.51 **Replacement of Windows in Listed Buildings** - In the case of any Listed Building, Listed Building Consent and Planning Permission are required for the removal and/or replacement of an existing window. Repairs to traditional/original windows using the original materials ("like for like") do not require either Planning Permission or Listed Building Consent.

2.52 Replacement will generally be supported where the:

- a) existing windows are of an inappropriate design;
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement); and
- c) proposed windows match the originals exactly in their design, profile, method of opening and materials.

2.53 **Replacement of Windows in Unlisted Buildings Within Conservation Areas** - Planning Permission is required for the removal and replacement of an existing window on an unlisted building within a Conservation Area.

2.54 Replacement will generally be supported where:

- a) existing windows are of an inappropriate design;
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement);
- c) any proposed windows, visible from a public area, match the originals exactly in their design, profile, method of opening and materials (uPVC is not acceptable). This would include details such as glazing bars and horns and the re-use of any stained/leaded/etched glass in the existing windows; and
- d) proposed windows on rear or side elevations, not visible from a public area, match the original proportions, but may have a different material and/or method of opening.

2.55 **Secondary Glazing** - Secondary glazing may also be an option for Listed Buildings and unlisted buildings in Conservation Areas. This involves the provision of an independent internal window in addition to the existing (or renewed) traditional sash and case window. If used, the meeting rails and frames of secondary windows should be as small in section as possible to allow them to be disguised behind existing rails. The installation of secondary glazing should avoid damage to original window shutters. Secondary glazing does not require planning permission but may require listed building consent if it is to be installed in a listed building.

2.56 **Double Glazing** - Timber framed windows fitted with double glazed units may be considered acceptable in listed buildings where existing windows of an inappropriate design or beyond repair are replaced by windows which match the originals exactly in their design, profile, method of opening and materials.

2.57 Timber framed windows fitted with double glazed units will normally be considered acceptable in unlisted buildings within Conservation Areas. Care should be taken to ensure decorative glass in Listed Buildings and within Conservation Areas is preserved and enhanced when windows are repaired or replaced.

2.58 Further information on window replacement, repair, maintenance and decorative glass can be obtained from:

Historic Scotland's booklets " Sash and Case Windows", "Maintaining Your Home" from the series **A Short Guide for Homeowners**, from the Inform series of guides "**Maintaining Sash and Case Windows**" and from the booklet "**Domestic Decorative Glass**, available at <http://www.historic-scotland.gov.uk>

the **Council's website** at:

<https://www.glasgow.gov.uk/index.aspx?articleid=17307> and in the **Design Guide for the Repair and Replacement of Windows** at <https://www.glasgow.gov.uk/CHttpHandler.ashx?id=13439&p=0>

Painting of Wood and Metal Work

2.59 Buildings such as tenements, terraces and semi-detached villas were originally designed as single entities, consisting of two or more individual dwellings. It is important to maintain the architectural unity of these buildings by adopting a co-ordinated colour scheme for the entire property. Flats in a tenement, houses in a terrace, both halves of a semi-detached property and flats in subdivided buildings should paint their windows, rainwater goods and bargeboards the same colour. Doors may be painted in a colour of the owners' choice. In the absence of a co-ordinated colour scheme, or where a dominant

colour scheme is not evident, a dark colour such as brown or black is preferable on wood and metalwork on red sandstone properties with white also acceptable on wood and metalwork on blonde sandstone buildings

Extensions

2.60 All extensions will, firstly, have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property. In order to safeguard the quality of Listed Buildings and properties in Conservation Areas, the detailed guidance set out below will apply to all buildings in residential, commercial or other uses.

2.61 Proposals for the extension of a Listed Building must ensure that:

- a) the scale is subservient to the original building;
- b) its location, design, scale, massing and proportion protects the building's appearance, character and setting; and
- c) the detailed design and use of materials complement the building's period, style and character. Developers/applicants should seek advice on materials from the Council; and
- d) advice is sought at the outset as to whether the project will give rise to any archaeological issues.

2.62 In accordance with the principles of 'New Design in Historic Settings', (2010) - it may be acceptable for additions to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required together with innovative modern design that is appropriate to its context. In some cases however it may be appropriate to match the new proposals to the existing, in which case the new materials

should be carefully specified in response to those of the original property.

- 2.63 Extensions should be located to the rear or side of the property. Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged.
- 2.64 Any extensions to a Listed Building, or its ancillary buildings and properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Listed Building and/or Conservation Area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged.
- 2.65 Materials should complement those of the existing property in terms of their colour, texture and scale.
- 2.66 In the case of a traditionally designed extension - windows should match those of the existing property however alternative fenestration may be considered appropriate in the case of contemporary designs.
- 2.67 Roofs should be ridged or mono-pitched. Flat roofs should be avoided unless the intention is to provide a green roofing system or the design is integral to an overall approved contemporary design.
- 2.68 Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site.
- 2.69 **Balconies** - The introduction of a new balcony including Juliet or Paris balconies to any elevation of a listed building is unlikely to be considered acceptable. Balconies on unlisted buildings within conservation areas are, generally not encouraged. Where they do form part of a proposal they should not detract from the appearance

of a building or disrupt the architectural unity of a group of buildings. Nor should they impact on residential amenity, by overlooking.

- 2.70 **Conservatories** - Existing Victorian or Edwardian greenhouses/conservatories are important original features and should be retained and repaired. Most of these structures were built in timber and cast iron with base walls in stone or brick. Although many modern conservatories aim to achieve a Victorian style, the slim moulded frames and glazing bars are almost impossible to replicate with modern materials such as uPVC.
- 2.71 Proposals for conservatories on Listed Buildings should respect the period and scale of the property. It should be located on an elevation well screened from public view such as from a road, a park, allotments or playing fields, and should be constructed in traditional materials with wood or metal work painted. Base walls should be finished to match the materials of the wall to which they are attached. uPVC as a framing material is not acceptable.
- 2.72 Proposals for conservatories on unlisted buildings within Conservation Areas should respect the period and scale of the property. It should be located on an elevation well screened from general public view, and should be constructed in traditional materials with wood or metalwork painted. Base walls should be finished to match the materials of the wall to which they are attached. Only if the conservatory is located on an elevation that is completely screened from public view, may the use of uPVC as a framing material be considered.
- 2.73 **Porches** - Existing Victorian/Edwardian porches should not be infilled. A new porch may be acceptable, where it would not detract from the design of the original building or the character of the street. Design and materials should respect the character of the existing building.

Porches should be painted to match the colour scheme of the dwelling.

External Doors

2.74 Original external doors, including traditional panelled storm and front entrance doors, glazed vestibule doors, close and rear entrance doors contribute to the character of the City's Listed Buildings and Conservation Areas. The installation of new close and rear entrance doors will require planning permission and/or Listed Building Consent. Proposals affecting exterior doors should meet the following:

- a) original storm, close and front entrance doors should be retained, wherever possible;
- b) replacements should match the original pattern and be constructed of timber. Flush panelled doors will not be acceptable. Traditional ironmongery, glazed sidelights and fanlights should be reinstated with original astragal pattern;
- c) the upper panels of the proposed doors should comprise glazed panels, which replicate the design and proportions of existing original windows, as far as is practicable;
- d) any original features, including decorative glazing, should be retained and incorporated into the new doors;
- e) new close doors should be constructed of timber and panelled to match storm doors of main door flats or, alternatively, constructed of timber and glass. A fanlight should be provided and all ironmongery should be of traditional design. Alternatively, there may be situations where a wrought iron gate may be installed and this should be painted black;
- f) the installation of new close doors, cabling or entry systems should be sympathetically carried out so as to minimise

disturbance of original close tiles. Where a door entry system is to be installed, the buzzer panel should be recessed flush with the stonework; and

- g) original rear entrance doors should be retained and repaired to match existing doors, wherever possible. If a replacement is required, the door should be of a similar design and materials to the original and should incorporate all ancillary original features including glazed fanlights and glazed side-screens, where appropriate.

2.75 Stained/leaded/etched glass (much of it high quality) is an important feature of some of the City's residential areas and contributes to Glasgow's unique character. Care should be taken to ensure such decorative glass in Listed Buildings and within Conservation Areas is preserved and enhanced on front doors.

2.76 **Conversion of Windows to Doors** - All proposals for a new door from a flat to a communal backcourt/garden will firstly have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property. Owners sometimes wish to form an exterior access to the rear garden of their property by converting existing windows to doors, often in the style of french doors. Such an alteration may, in some cases, be a prominent feature and is likely only to be acceptable where:

- a) the proposed alteration does not impact on the architectural integrity of the building or unity of a building group;
- b) the proposed doors replicate the design of the existing windows, as far as is practicable;
- c) the topmost point of the lower panels of the doors align with the existing window cill height;
- d) the lower panels comprise traditionally detailed solid timber fielded panels;

- e) the proposed doors are no wider than the existing window; and
- f) all proposals for a new door from a flat to a communal backcourt/garden will firstly have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.

Basement Light Wells

2.77 Development should not:

- a) result in the loss or partial loss of a basement lightwell; or
- b) involve the loss of any original features within a basement lightwell.

2.78 Proposals for developing basement areas should meet the following:

- a) the original door and window patterns should be preserved without increasing either the size or number of openings; and
- b) the entrance doors to basement flats or businesses should be discreetly located beneath the flying stair (the intention being to maintain the appearance of the basement's subsidiary role in relation to the rest of the building).

Barrier Free Access

2.79 Under the 1995 Disability Discrimination Act, developers are required to consider incorporating barrier free access. Where alterations to provide access for disabled persons to buildings of historic or architectural importance are proposed, consideration must be given to the mitigation of any likely adverse impacts on the building.

2.80 Proposals for barrier free access should comply with the following:

- a) any access provisions will require to respect and preserve the historic environment;
- b) where alterations to a principal entrance to a building would be detrimental to the special architectural or historic interest of the building, alternative access arrangements should be considered;
- c) a high standard of design and sensitive choice of materials, finishes and colours will be required in all cases; and
- d) applications for Planning Permission and Listed Building Consent should be accompanied by an Access Audit which makes an assessment of the access barriers outside and inside the building, together with proposals on how these barriers can be overcome without detriment to the historic building (see SG 1: The Placemaking Principle and refer also to the register of Access Consultants at www.nrac.org.uk).

Entrance Steps and External Staircases

2.81 Owners sometimes wish to form an external access to the garden of their property from the first or second floor, via an external staircase. This is a prominent feature, and together with the resultant change to the original proportion of a window, could detract from the visual amenity and historic character of a property and the surrounding area. Such development, therefore, will generally not be supported, particularly where it involves a Listed Building or property within a Conservation Area. Any proposals for a new access from a flat to a communal backcourt/garden will firstly be assessed against the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.

2.82 Applications to repair existing steps should comply with the following:

- a) where they are worn or damaged, replacements or patching should be undertaken in natural stone to match the original stone, as closely as possible including the original profile. It may be possible to turn the existing stone step to reveal an unworn surface which would negate the need for repairs;
- b) repairs may be acceptable using suitable material colour matched to the existing steps. Tiles or terrazzo finishes are not suitable; and
- c) cast iron hand rails should be retained and repaired and should not be replaced by masonry walls. Any new railings should match the originals in terms of decorative style and proportions. Obsolete fire escapes should be removed and repairs carried out to the building as required.

Retention of Original Features

2.83 Original exterior features including wrought iron balconies, statuary, urns, gargoyles, flying buttresses, clock towers, boundary walls, railings, gates on unlisted buildings in Conservation Areas etc contribute to the character of the City's Listed Buildings and Conservation Areas. All original exterior features should be retained in situ, repaired, reinstated or replaced, if necessary to match existing original design and materials.

External Fittings

2.84 All proposals for an external fitting to a building will firstly have to meet the standards set out in SG 1: The Placemaking Principle.

2.85 As a general rule, modern exterior apparatus including, gas and water pipes, gas and electricity meter boxes, balance flues, gas ventilation grilles, satellite dishes, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, should not be located in such a manner or position that they would harm the character of a Listed Building or affect the visual amenity of the Conservation Area.

2.86 Proposals for external fittings should comply with the following:

- a) fittings should be sited to minimise their visual impact and to minimise any harm they may have on the character, appearance and setting, of a Listed Building or Conservation Area;
- b) fittings should not be seen from public view at street level;
- c) fittings should not be affixed to the front elevation of a Listed Building or unlisted building in a Conservation Area; and
- d) where fittings are acceptable, they should be painted out or be manufactured in a colour to match the background to which they are attached and be fixed into mortar joints, as far as possible, to prevent damage to masonry or brickwork.

2.87 Whilst promoting high quality architectural illumination of buildings and structures, the Council also has a duty to ensure that the electrical equipment used is as unobtrusive as possible and does not detract from the daytime appearance of buildings, particularly where these are listed or are located in a Conservation Area.

2.88 **Gutters and Down Pipes** - Wherever possible, original cast iron gutters and down pipes on Listed Buildings and buildings within Conservation Areas should be retained and repaired. Planning

Permission and/or Listed Building Consent is likely to be required for the addition of pipes to existing buildings:

- a) where gutters and down pipes are corroded or damaged, replacements should be made of cast-iron to match the original profile and method of fixing. In certain cases, materials such as good quality cast aluminium may be suitable, provided that the finished works match the appearance of the originals in all respects;
- b) consideration may be given to increasing the diameter of downpipes where an argument is made that this responds to current climate change evidence of greater capacity to meet 'cloud bursts'; in these circumstances the profile, material, fixings, location and any decorative features should still be replicated as far as possible;
- c) original decorative hoppers and brackets should be retained or reinstated;
- d) gutters and downpipes should be painted black or in a colour to match their background material;
- e) where buildings incorporate parapet, valley or concealed gutters, they should be inspected on a regular basis to ensure that roof timbers and wallheads are properly protected against water penetration. The position and design of overflows should be carefully considered; and
- f) the addition of downpipes or other non-original branch pipes should not interrupt the visual unity of semi-detached or terraced property.

2.89 Advice on the use of lead is available from the Lead Sheet Association at www.leadsheetassociation.org.uk

Alterations to Shops and Other Commercial Buildings

- 2.89 All proposals for external alterations to commercial premises will have to meet the standards set out in SG 4 - Network of Centres and SG 1 - The Placemaking Principle.
- 2.90 Original, traditional frontages to shops and other commercial premises contribute to the character of the City's Listed Buildings and Conservation Areas. Single frontages are often part of a larger building or street block of unified frontages which are visually important to the street setting, particularly when part of a Listed Building or within a Conservation Area.
- 2.91 Proposals for alterations and replacements should comply with the following:
 - a) original shop and other commercial frontages in Listed Buildings and Conservation Areas should be repaired and restored, wherever possible;
 - b) replacement frontages, where required, should take into account the original architectural style, traditional materials and other design features of the building of which they are a part and the area where they are located, referring where available to archive records or original details, where discernible from downtakings;
 - c) the original details and proportions of the frontage should be reinstated including depth and position of the fascia, stall riser, window panels and doorways (including integral fanlights, where appropriate);
 - d) if a commercial unit extends across two adjacent buildings at different levels, then the fascia should be stepped rather than carried through at the lower level; and
 - e) lowered ceilings should not:

- i) conceal an existing original decorative cornice from view;
- ii) be visible, to the public, at street level; or
- iii) include a fascia deepened to conceal a lowered ceiling or structural support.

2.92 **Awnings** - New awnings will only be acceptable where the property has an original historic frontage with provision for a traditional retractable awning with fully recessed housing springing directly from below the original fascia. A traditional material such as canvas is preferable. Modern materials such as uPVC will be resisted. On Listed Buildings and within Conservation Areas, a historical justification for the awning should be provided (any subsequent fitting should be as set out above).

2.93 **Security Measures** - Preference will be given to laminated glass, or appropriately designed demountable mesh grills. Internally or externally mounted open bond shutters may also be considered. Solid security shutters are considered inappropriate and will be resisted on all listed buildings and unlisted buildings within conservation areas.

Signs and Advertising

2.94 All proposals to display advertisements will have to meet the standards set out in SG 1: The Placemaking Principle.

2.95 The display of badly designed or poorly situated signage and advertising on Listed Buildings and in Conservation Areas can adversely affect historic character and visual amenity. On Listed Buildings and within Conservation Areas, a higher quality of design and materials will be expected to reflect the property or the area's

character and appearance (signage should complement the original architectural style and features of the building).

2.96 Any original historically significant signage should be retained and incorporated into refurbishment, wherever possible. Clutter and oversized adverts will not be supported. Signage includes window graphics, vinyls and advertising applied externally to the glass which can also affect the character of Listed Buildings and Conservation Areas. The intention is to balance the need for commercial exposure, against the need to protect the City's listed buildings, Conservation Areas, strongly defined townscape and its high quality of environment.

2.97 The following guidance applies:

- a) signs and adverts should not obscure or dominate the architectural details of the building by virtue of size and number;
- b) the graphic style of the lettering and logos for signs and advertisements should relate to the architectural style and character of the building and area within which they are located;
- c) corporate logos and house styles which do not suit the individual building or streetscape will be resisted unless they can be sensitively adapted; and
- d) any surviving original signage relating for instance, to an historic previous use of the building shall be preserved in-situ whenever possible.

2.98 In terms of fascia signs, the following guidance applies:

- a) hand painted or non-illuminated lettering is preferred for fascia signs; and

- b) lettering or logos should be no greater than 2/3rds the depth of any original fascia.

2.99 In terms of projecting signs, any illuminated box signs and spotlights should be sensitively related to the design and detailing of the building.

2.100 In terms of outdoor displays and flags, the following guidance applies:

- a) permanent displays within Conservation Areas, or prominent sites immediately adjoining Conservation Areas, should not directly affect the amenity of those areas. Large outdoor displays are unlikely to be supported where the site lies within the Central Conservation Area;
- b) displays on Listed Buildings should not affect their character or appearance, or affect the setting of a Listed Building; and
- c) advertising flags should not be located in the Central Conservation Area, unless there were flagpoles originally on the building, and they do not affect the building's character and identity.

2.101 In terms of sponsorship, the following guidance applies:

- a) listed Buildings should not be used for sponsorship unless this relates specifically to the building in question; and
- b) the advertising space on a banner should cover no more than 15% of the elevation within Conservation Areas and the advertising space should not be fragmented.

Demolition

2.102 Listed Building Consent is always required for the demolition of a Listed Building and Conservation Area Consent is required for the demolition of an unlisted building in a Conservation Area.

2.103 **Listed Buildings** - There is a presumption in favour of the retention of all listed buildings. These buildings must be allowed to adapt to new uses and the Council is willing to respond favourably to creative ideas and excellent design, in order to ensure and facilitate their retention, subject to other policies of the Plan. Consent for demolition of a listed building is only granted in exceptional circumstances.

2.104 Applicants need to show that they have made all reasonable efforts to retain Listed Buildings in accordance with Historic Environment Scotland Policy Statement, 2016. Where the demolition of a Listed Building is proposed, applicants will be expected to provide evidence to show that:

- a) the building is not of special interest; or
- b) the building is incapable of repair; or
- c) the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or
- d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

2.105 Anyone wishing to demolish a building within a Conservation Area must first apply for Conservation Area Consent. The demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or

appearance of a Conservation Area, or part of it. In deciding whether Conservation Area Consent should be granted, the Council will take account of the importance of the building to the character or appearance of any part of the Conservation Area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, the Council will always seek to achieve its retention, restoration and sympathetic conversion other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

- a) the existing building is incapable of viable repair and re-use; and
- b) the proposed replacement will preserve or enhance the character of the conservation area.

2.109 In order to protect townscape quality, consent for redevelopment will require the retention of existing buildings until the replacement development commences. Partial demolition, involving the retention of the ground floor only, is unlikely to be acceptable.

2.106 In addition, there is a requirement for discussion with the planning authority on whether there is a need for archaeological standing building recording work before and/or during any demolition.

2.107 Façade retention may be considered, but will not be regarded as an automatic option and should be justified in line with the Historic Environment Scotland Policy Statement, 2016. The architectural value of the interior, function and use of the building must be fully assessed; evidence of the obsolescence of the interior will be part of such an assessment. Where demolition of the interior is proposed and authorised, an architectural audit should be produced and submitted to the Council's Conservation Officers to enable them to assess features and artefacts that should be salvaged, retained or re-used.

2.108 **Unlisted Buildings in Conservation Areas** - Conservation Area Consent is required for the demolition of an unlisted building in a Conservation Area. Proposals for the demolition of an unlisted building, which contributes to the character or appearance of a Conservation Area, will require to demonstrate that:

SECTION B: ALTERATIONS TO THE INTERIORS OF LISTED BUILDINGS

2.110 Glasgow contains a large number of fine period interiors, many of which have been subjected to a number of unsympathetic alterations over their lifetime. While many rooms and other areas within buildings have survived intact, it is essential that any proposed new interventions preserve and enhance the most significant interior spaces and detailing including principal apartments, main corridors, entrance areas and stairwells, and decorative plasterwork (cornicing, ceiling roses and any other features), marbled fireplaces, panelled doors (integral architraves and cornices), vestibule doors, timber and stone stairs, handrails, balusters, newel posts, stairwell and room skylights, lantern lights, room and window panelling, close tiles, mosaic floors, and stained or etched glass. As a result of changing circumstances, the uses for which some Listed Buildings were designed are now obsolete. In consequence, conversion schemes which preserve and enhance the features which preserve the essential historic character of the building may be acceptable providing they are consistent with the following:

2.111 In terms of circulation and access, the following guidance applies:

- a) existing access arrangements between basements and upper floors should be preserved or re-established;
- b) the preservation or reinstatement of circulation spaces including corridors, interior halls and landings and all associated original detailing is encouraged, with any proposed alterations to be submitted in detail for assessment; and
- c) original doors, including associated hoods and architraves, should be preserved or reinstated, wherever possible. Where doors within an original principal circulation space are proposed to be infilled, the original doors should be retained

in-situ as mock doors with original detailing retained to communal areas.

2.112 In terms of the arrangement of rooms, the following guidance applies:

- a) original front and rear rooms, and other principal spaces, should be left intact or reinstated, if previously subdivided. There can be exceptions to this at basement and attic levels, or within original utilitarian spaces such as cupboards and service areas such as plant rooms, where there is little or no significant historical and architectural detailing. Exceptionally, subdivision of rear rooms may be permitted;
- b) sub-division of rear rooms may be acceptable providing the front and rear rooms were not designed as a suite. A new partition erected in a rear room should incorporate original detailing including skirtings, cornices and all other detailing to match that within the existing room. Subdivision of a principle rear room that greatly reduces its scale is unlikely to be acceptable;
- c) linkages/openings between principal rooms and spaces may be permitted where the proportion and design of the proposed opening is deemed to be appropriate. The maximum size of the opening is normally considered to be that of a double door;
- d) original L-shaped rooms at first floor level in residential properties should be preserved or reinstated; and
- e) original decorative ceilings should be preserved or exposed and reinstated.

2.114 All proposals to convert or subdivide property for residential use will have to meet the standards set out in SG 1 - The Placemaking

Principle, Detailed Guidance on Development Affecting Residential Property.

- 2.115 In dealing with proposals affecting Listed Buildings, the need to safeguard the architectural character and integrity of the building imposes special considerations. Therefore, proposals should:
- a) offer good quality accommodation while preserving historic character;
 - b) have kitchens and bathrooms situated towards the rear of the building so that pipes or ducts do not disfigure the front elevation or the interior; ensure that any necessary venting is either to a roof valley or to an inconspicuous location to the rear of the building and painted out (no vents should be fitted into glazed areas);
 - c) have entry phone systems fitted in the door reveal, rather than on the face of the building; and
 - d) provide television services by a communal satellite dish or aerial, located out of sight from the street.
- 2.116 Developers should discuss the proposal (including compliance with the Building Regulations in full) with the Council N.B. Proposals should also take into account the requirements of the area specific guidance set out within this document.
- 2.117 Some internal alterations to Listed Buildings may require archaeological standing building recording work during the alterations. Advice as to whether or not this is the case should be sought at the outset of any project.

SECTION C: DEVELOPMENT IN THE CURTILAGE OF LISTED BUILDINGS AND PROPERTIES IN CONSERVATION AREAS INCLUDING NEW BUILDINGS

- 2.118 The extent of the curtilage of Listed Buildings and properties in Conservation Areas is based on an assessment of the physical layout, pattern of ownership and the past or present use and function of the building.
- 2.119 Buildings such as coach-houses, dovecots, mews/stable blocks, walled gardens, lodges, boundary walls, garden ornaments and gates, therefore, are all considered to be part of the main Listed Building and are treated as part of the Listed Building, even if they are not individually listed. Any structure erected before 1st July 1948 within such a curtilage should be treated as part of the Listed Building. The main test in determining what is included within any listing will be what buildings and associated features existed within the curtilage at the date of statutory listing.
- 2.120 The breaching, realigning or lowering of walls and widening of gates to improve sight lines and access (and any other demolition works associated with the development) will require to be the subject of Listed Building Consent, if the structures affected were built before 1st July 1948.
- 2.121 The principal elevations of the main subject of listing should not be crowded or obscured by new development that may compromise amenity. Significant views of the Listed Building and the historical context of its position in the landscape/grounds or surrounding urban context should not be compromised.

- 2.122 Where there are pre-1948 ancillary buildings within a curtilage that are in poor condition, owners will be encouraged to consider sympathetic conversion rather than demolition followed by new development.
- 2.123 For Listed Buildings, all new development within the curtilage should relate to the main building in terms of materials and design and, in the grounds, it is important not to lose the historical relationship between the main property and any ancillary buildings.
- 2.124 Work on some Listed Buildings (particularly those with a long or complex structural history) or in their curtilage may raise archaeological issues. Advice on whether this is the case should be sought at the outset of any project.

Car Parking, Driveways, Garages and Outbuildings

- 2.125 All proposals to form parking areas or garages in a garden will firstly have to meet the standards set out in SG 1 - The Placemaking Principle, Detailed Guidance on Development Affecting Residential Property.
- 2.126 Within gardens, a high standard of design will be expected to integrate car parking with usable garden space. Particular attention should be paid to boundary walls, gates, railings, surface treatment and any additional landscaping that is required to integrate car parking with the character of the area. Where it is proposed to return commercial properties to residential use, the return of former car parking areas to garden ground will be encouraged.
- 2.127 Gravel/chips and paving slabs should be used within gardens as a surface treatment for car parking and driveways. Alternatively, good

quality simulated setts or granite setts may be acceptable. The extensive wall-to-wall use of brick paviors should be avoided, but their limited use may be acceptable providing the character of the garden area is retained. Bituminous surfacing and concrete monoblocking should not be used.

- 2.128 No trees that are important to the amenity of the area should be removed, or be adversely affected by the provision of parking spaces.
- 2.129 **Front Gardens** - Parking areas should not be formed within the front garden of a Listed Building or a dwelling within a Conservation Area, as this can detract from the visual amenity of the gardens and the surrounding area. It may also have an adverse impact on mature trees. Extensions to existing parking areas will be assessed on an individual basis.
- 2.130 **Rear Gardens/Back Courts** - Parking proposals, as part of a proposed subdivision for residential use, should comply with the requirements set out in SG 11: Sustainable Transport (Parking).
- 2.131 Proposals from existing home owners to form parking areas should meet the following:
- a) the formation of a parking area in a rear garden/backcourt area should retain its main use as garden ground. Generally, no more than 34% of the garden area should be used for parking;
 - b) where a parking area is to be provided, it should occupy that part of the back garden/backcourt area not required for domestic use (normally adjoining the back lane);
 - c) original boundary walls should be retained, wherever possible, and timber or iron gates installed over the vehicular access point; and

d) the parking area should be surfaced with brick paviors, concrete blocks or setts, creating a patio effect.

- 2.132 **Domestic Garages, Sheds and Outbuildings** - The design of garages, sheds and outbuildings should incorporate a ridged or mono-pitched roof, and walls in a material sympathetic to the main property; green roof systems or designs incorporating a contemporary modern design and materials will be considered on their own merits.
- 2.133 Alternatively, a good quality timber structure with ridged felt roof may be acceptable dependent on prevailing architecture within the area. Paintwork should match the colour scheme of the dwelling.
- 2.134 Garages, sheds and outbuildings should be located to the rear of the property or where least open to public view. The structure should be subsidiary in scale and sympathetic in design, and should respect the character of the Listed Building and/or Conservation Area.

Ironwork and Boundary Treatments

- 2.135 Original cast ironwork, such as boundary and staircase railings, gates and lamp standards should be retained and the reinstatement of railings, particularly along terrace frontages, is encouraged. New railings and gates should match original railings and gates where they survive, particularly in terms of height, spacing of uprights and pattern. Ironwork should be repainted regularly to prevent deterioration. While ironwork will normally be painted black there may be instances where an alternative colour would be appropriate. Timber panel fences, or similar, should not be used to form front, rear or mutual boundaries.

2.136 **Front Boundaries** - Boundary walls to front gardens should be repaired/reinstated in the original material. Original stone walls and gatepiers should be retained and should not be painted. If all the original railings have been removed from the frontages of terraces or tenements, new railings may be acceptable, provided that they are uniformly designed and reflect the character of the building. Where original railings have been removed, a broadleaf neatly clipped hedge, maintained at a similar height to the original would be a suitable alternative boundary treatment for the front garden area.

2.137 **Rear Boundaries** - To the rear of tenements and terraces, original stone or brick boundary walls and dividing walls between properties should be repaired using matching/salvaged/recycled materials to match the original or that of the main building. If this is not practicable, the materials used for reconstructing walls and bin shelters should match either the original wall or the surrounding buildings, for example, brick, sandstone, reconstituted stone or harling. Railings and gates (iron work or timber) may also be used as part of the boundary treatment and should normally be painted a dark colour. Privacy to the back garden area may be increased by planting inside the railings or boundary walls.

Patios and Decking

2.138 Gardens with flowers, trees and shrubs are an important part of a Conservation Area's character and their retention is encouraged. Patios or hard surfacing may be acceptable but only where it can be shown that the character of the original garden will not be eroded, or dominated by their introduction.

2.139 Stone, in the form of flagstones, cobbles/granite setts or gravel should be used to form hard surfacings, wherever possible.

Alternatively, other high quality materials may be acceptable to form hard surfacing, dependent on their visual impact on the setting. Timber decking (including steps and barriers) located on, or near ground level, should, where acceptable, be to a simple design, using good quality materials and not visually intrusive or detract from the appearance of the property. Elevated timber decking should be avoided.

Bin Stores

2.140 All proposals to build new bin stores will firstly have to meet the standards set out in SG 5 - Resource Management: Waste.

2.141 Bin stores should be integrated into rear boundary walls, wherever possible, and their design should reflect as far as possible the traditional design and materials of the main property or surrounding conservation area. Contemporary design may also be considered in some circumstances.

2.142 The presence of bin stores should not be emphasised by the use of different cladding materials, for example, precast concrete.

New Houses in Gardens

2.143 All proposals to build a new house in a garden, including a mews house fronting a lane, will firstly have to meet the standards set out in SG 1 - The Placemaking Principle, Part 2 detailed guidance on Residential Development in Lanes and Gardens.

2.144 Many of the Conservation Areas have a spacious, leafy character with houses sitting in generous plots. The subdivision of a garden will often

result in housing plots much smaller than those in the surrounding area. This over-intensive development of plots is likely to detract from the visual appearance of the Conservation Area.

2.145 Development in side and rear gardens is only likely to be granted where the houses resulting from the splitting of the feu will have gardens in scale with the established pattern in the area.

2.146 Some developments within gardens may raise archaeological issues. Advice on whether this is the case should be sought at the outset of any project.

SECTION D: DEVELOPMENT AFFECTING THE SETTING OF LISTED BUILDINGS AND PROPERTIES IN CONSERVATION AREAS

- 2.147 In the Glasgow context, where a large number of Listed Buildings are located in urban situations, the setting of one building may be considered to encompass a number of other properties. The setting of an individual Listed Building may often owe its character and distinctiveness to the harmony produced by a particular grouping of buildings (where the merit of each building is enhanced by association with others in the group), not necessarily all of great individual merit and to the quality of the spaces created between them.
- 2.148 Where a Listed Building forms an important visual element in a street, any development within that street should be considered as being in the setting of the building. The desirability of preserving and enhancing the setting of existing Listed Buildings and the character of the Conservation Area will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape.

The newly revised '**Managing Change in the Historic Environment**' guidance provides further advice on "Setting"
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

Development in the Grounds of a Listed Building

- 2.149 The curtilage of a building will normally form part of the setting but, it is also important to consider land immediately adjacent to, or visible from, the Listed Building:
- no building of similar or greater scale should be erected close to the main subject of listing;
 - the principal elevations of the Listed Building should remain visible from all significant viewpoints;
 - the siting, design, scale, form, density and materials of new development should be sympathetic to the main item of listing and its ancillary development; and
 - new development should not restrict or obstruct views of, or from, the Listed Building(s) or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints.
- 2.150 Development within the grounds of a Listed Building should demonstrate, by a thorough analysis, that the proposal would not be detrimental to the building's architectural or historic character, or that of the Conservation Area, if relevant. Developments should, therefore, address the following matters in their Design and Access Statement:
- the physical characteristics of the Listed Building, the material and condition of its fabric, its surroundings, spaces, its relationship with other buildings, etc;
 - the historic, architectural and landscape importance of the grounds/location and the potential for conversion of the Listed Building, if relevant;
 - the context of the site in relation to the type of use; and

- d) where relevant, an analysis of the landscape setting of the building (planting which informs part of the original landscape setting of the building should be retained to protect the amenity of the main subject of listing).

Infill Development

- 2.151 The character of Glasgow's Conservation Areas consists of a variety of elements including a rich mix of architectural styles, dense groupings of buildings such as terraces and tenemental buildings, distinctive street patterns interspersed with landmark buildings and historic landscape features.
- 2.152 Proposals for infill developments in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials. Subject to the Plan's development and design policies and development guides, proposals for infill or gap development in Conservation Areas should reinforce local distinctiveness and historic character and seek to:
- a) respect the established building lines of the street where this is an identified feature;
 - b) ensure that the scale and massing respects and responds to the existing adjacent properties; and
 - c) harmonise external finishes with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).

- 2.153 **West Pollokshields Conservation Area**
2-storey single or semi-detached house types will be encouraged in order to ensure that any infill development reflects closely the building line of nearby structures, the height relative to adjoining buildings, the building footprint of adjoining buildings and the massing of the proposed structure relative to the plot boundaries and adjoining buildings. The use of natural stone for the front and side elevations and natural slate on all roofs is encouraged, particularly where the proposed development is visually prominent from main roads or other vantage points and where listed buildings adjoin the proposed development site.

- 2.154 **Carmunnock Conservation Area**
New buildings should be of two storeys, or the height of adjacent buildings whichever is the lower.

- 2.155 **Dumbreck Conservation Area**
Any new building should be a height of 2-storeys, or the height of adjacent buildings, whichever is the lower.

- 2.156 **Glasgow West Conservation Area**
This area is characterised by Victorian terraces, among other building types, many of which were subdivided over the last thirty years into self contained small flats, one or more on each floor of the property. The area is one of the City's most popular residential areas with both families and other groups, due to its provision of employment, excellent public transport, schools, parks and range of shopping and leisure uses. As car ownership has risen, however, the West End has experienced problems of traffic and parking congestion.

To attempt to address these problems and provide a greater range of dwelling size, the Council will not support proposals which:

- a) subdivide 3 storey terraced property (or any terraced property in Westbourne Gardens, Kingsborough Gardens and Kirklee Terrace);
- b) exceed a maximum of 2 dwellings in a 4 storey terraced property;
- c) exceed a maximum of 3 dwellings in terraced properties of 5, or more, storeys;
- d) seek to form parking space(s) in the rear of terraced properties (in order to preserve the use for garden purposes and refuse/recycling storage); or
- e) subdivide, further, properties which have already been divided into self contained dwellings.

2.157 **Park Conservation Area**

This conservation area contains terraces which are mainly A or B listed, often with interiors of exceptional quality. This former residential area was, until recently, almost totally converted to office use with many of the former rear gardens converted to private car parks, open to the rear lanes. There is now, however, a steady conversion of office premises back to residential use, with conversion into flats and full townhouses.

The Council will expect proposals to make minimal disruption to the internal fabric with restoration of the interiors, wherever possible. Applicants will also be required to address the improvement of the townscape of the rear lanes, with solid boundaries reinstated and limited parking in the rear garden areas.

The importance of the conservation aspects, and the physical limitations imposed by the quality of interiors, mitigates against intensive subdivisions of buildings within the Park Conservation Area

and the Council will encourage a limitation to the following number of flats:

- a) a maximum of 2 dwellings in a 4-storey terraced property; and
- b) a maximum of 3 dwellings in a 5 storey, or more, terraced property.

Where applicants wish to form parking spaces for the flats, this should not cover more than 50% of the former garden area and a boundary and gate to the rear lane should be reinstated.

The construction of new mews houses in lanes in this area could adversely affect the residential amenity of the flats in the main buildings, e.g., by restricting daylight to the lower floors of the main building, presenting an outlook to the residents of a nearly blank rear wall or, when proposed as part of the subdivision of the main building, restricting their amenity space to a very small rear yard.

New mews houses are only likely to be acceptable if historical O.S. maps show a mews house on the site originally, or if the proposal is for a site between original mews buildings. The conversion of existing mews properties to residential use, however, is encouraged, and any alterations should also comply with the following criteria.

New mews houses should meet all the following criteria:

- a) the scale and massing should match the original standard for the lane, with ridge and eaves height to match;
- b) houses should have pitched roofs, clad in slate, with gable ends;
- c) elevations facing on to the lane, and on to the main property, should both be finished in stone, with all windows having a vertical emphasis and being framed in timber; and

- d) any windows proposed in the roof to be conservation style rooflights only.

- h) protect the integrity of existing rights of way and paths identified in the City's Core Paths Plan.

2.158 **City Centre Lanes Wynds and Courtyards**

The quality of City Centre back lanes and the areas within which they are located should be protected and upgraded. In order to restore and enhance the environment of the Central Area Conservation Area and improve permeability, new development proposals affecting lanes, wynds and courtyards should:

- a) retain the cobbled surface to lanes, wynds, and courtyards and, where appropriate, upgrade and reinstate;
- b) employ the use of high design standards and good quality materials, commensurate with the standards of other City Centre public realm works, especially in the Central Conservation Area;
- c) respect traditional building lines and building footprints, especially in the Central Conservation Area (exceptions will require to be justified in urban design terms, and a statement of justification provided as part of any development application)
- d) retain and reinstate the original Merchant City wynds and their routes (where this would not prove practical, an alternative route (wynd) should be provided - such wynds will generally require to incorporate a 3 metre wide pedestrian way which is to be made available for public access during daytime hours)
- e) introduce improved lighting and other measures which will benefit public safety/use;
- f) incorporate a suitable element of open space or pedestrian access, including pends, if appropriate;
- g) provide improved permeability for pedestrian movement; and

2.159 **Strathbungo Conservation Area**

With many of the terraced properties converted into flats, problems of parking congestion and pressure on refuse disposal have increased. To prevent a worsening of this situation, the subdivision of terraced houses in Queen Square, Marywood Square and Regent Park Square will be restricted to two self-contained units per original house.

The unique character of the Category 'A' listed 1-10 Moray Place, allied to the modest size of the Moray Place terraces mitigates against any subdivision. As a result:

- a) the subdivision of 1-10 Moray Place and the Category 'B' listed terrace at 12-16 Moray Place will not be supported;
- b) no further subdivision of properties, which have already been divided into self contained dwellings, will be supported; and
- c) no parking space should be formed in the rear garden of properties (unless there are exceptional circumstances
- d) e.g. the need for disabled access), in order to preserve the use for garden purposes and refuse/recycling storage.

2.160 **Millbrae Conservation Area**

There is a need to protect the amenity of this popular family housing area. Parking and access problems, for example, have already necessitated the introduction of traffic management measures in this area. The subdivision of terraced properties at 5-25 and 2-16 Ailsa Drive and 1,3,19 and 2-46 Millbrae Crescent, therefore, will not be supported.

In addition, no further subdivision will be supported of properties which have already been divided into self contained dwellings.

2.161 **Central Conservation Area**

In terms of design, in assessing new development within the City Centre, the following, along with with other policy considerations should be taken into account. Development should:

- a) respect the built form, maintain (or re-instate) continuity of building lines, street containment, street pattern and elevational proportions;
- b) maintain variation of plot width and grid-iron street pattern in the Victorian business area;
- c) design roofscapes which do not compete with the original building design; and
- d) use high quality materials and utilise sandstone on prominent elevations.

Conservation Area Appraisals

2.162 The findings of approved Conservation Area Appraisals should be used in determining development proposals and informing details of improvements to the public realm. Any improvements must find a balance between promoting best practice in contemporary public realm design and retaining a harmony with the historic environment. This should enable a high quality scheme where the design, materials and specification are appropriate to the specific context and location.

Outdoor Food and Drink

2.163 The Council will generally encourage the creation of outdoor eating areas, attached to existing premises, where they will not interfere

with pedestrian or vehicular traffic or create visual clutter to the detriment of the character of the Conservation Area or adjacent listed buildings, subject to the necessary planning and roads consents. To help preserve the high quality urban environment of Conservation Areas, the outdoor food and drink areas should be managed in association with existing premises.

Rear Lanes

2.164 In terms of rear lanes (and the responsibilities of co-owners), the following guidance applies:

- a) original setts should be retained, or re-laid where necessary;
- b) second hand or new granite or whin setts or simulated setts are preferable if complete resurfacing is required;
- c) continuous bituminous surfacing will not normally be acceptable although in some cases, a combination of materials may be acceptable, i.e. to emphasise rain channels or gutters;
- d) where agreement can be reached, it may be acceptable to install security gates at each end of the back lane to ensure 'residents only' access. Installation of security gates would require planning permission and may require a Stopping Up Order;
- e) mews buildings should be retained and re-used wherever possible (see SG on Meeting Housing Needs - Residential Development in Lanes and Gardens); and
- f) some rear lanes, particularly in residential Conservation Areas, are in poor maintenance condition. Co-owners are encouraged to collaborate on repairs in a holistic manner, which preserves and enhances the character of the lane.

Footpaths and Carriageways

2.165 Repairs should be carried out to match traditional materials, where they still exist. Bituminous patching is not acceptable. Where complete resurfacing is required, high quality materials should be used, e.g. Caithness/stone flags/granite setts or, alternatively, high quality textured pre-cast concrete blocks of similar colour and scale. Continuous bituminous surfacing is not acceptable. Allowance should be made for sustainable urban drainage, tree pits and green swales where possible as integral features of the conservation area and especially where these are already historic features of the streetscape. Original kerbs should be retained, wherever possible. Original details such as pavement lights and cast iron manhole covers should be retained in situ wherever possible.

Telecommunications

2.166 The location and number of telecommunications apparatus, including Broadband and other cabinets on pavements, should not be detrimental to the character or setting of a Listed Building or visual amenity of a Conservation Area.

2.167 On Listed Buildings, apparatus should be located in a manner which fully respects the architectural detailing of the properties and should preferably be disguised or concealed from public view.

2.168 When antennas are proposed for a rooftop, where there is no possibility of their being concealed from view, they should be disguised within fake 'flagpoles' or other building features.

2.169 Planning permission is unlikely to be granted:

- a) if rooftop apparatus would be seen against, and detract from, historic and architecturally renowned skylines; and
- b) for a pavement monopole in streets with decorative, custom designed lighting columns.

3. MAINTAINING LISTED BUILDINGS AND PROPERTIES IN CONSERVATION AREAS

Routine Maintenance

3.1 Building maintenance is the responsibility of its owner. Local authorities have statutory powers, under the terms of the Planning Acts, and may take action to effect necessary repairs where such buildings fall into a state of disrepair. The adoption of a planned approach to routine maintenance incorporating regular inspection is strongly recommended. The following advice is applicable to all building types, whether new or old.

3.2 Generally, if the exterior of a building (the building envelope) is maintained in a sound condition, then apart from damage caused through wear and tear, the interior of the property will remain in sound condition. Failure to identify problems at an early stage can lead to major faults and damage which may be expensive to repair. An inspection regime should cover the following four main areas:

- a) roof coverings/structure;
- b) rainwater disposal system (guttering/down pipes);
- c) external walls/coverings; and
- d) external joinery/ironwork.

3.3 Further advice can be obtained by contacting the following organisations:

Glasgow Heritage Trust www.glasgowheritage.org.uk
Tel 0141 552 1331

Historic Environment Scotland www.historic-scotland.gov.uk
Tel. 0131 668 8600

Institute of Historic Building Conservation www.ihbc.org.uk
Tel. 01747871717

Royal Institution of Chartered Surveyors in Scotland
www.rics.org.uk Tel. 0131 225 7078

3.4 Routine maintenance, such as clearing out gutters and down pipes, repainting timber window frames and repainting ironwork does not require consent from the Council. Repairs to traditional window frames, guttering, down pipes and roof coverings carried out on a 'like for like' basis (using the original material in the repair), will also usually not require formal consent. For the avoidance of doubt, owners are advised to contact the Council for guidance on the requirement for Listed Building Consent/Planning Permission in relation to items of routine maintenance to the exterior of Listed Buildings and buildings in Conservation Areas (Development and Regeneration Services, Heritage and Design Section).

Maintenance of Vacant Buildings

3.5 It is essential to ensure that where a building is likely to be vacated and left unoccupied for a period of time that regular inspections and routine maintenance are continued. Protective works to properly secure the building (allowing for reasonable ventilation) and avoidance of water ingress and flooding from blocked gutters, gullies and drains are also essential requirements.

3.6 Carrying out a survey to identify if there is rot present and to establish the structural condition of a building may also be essential. Eradication of rot, if found, should be undertaken early. All services should be isolated. Pipe work, cisterns and taps should be drained

down. Gas and electrical services should be terminated outside the building to minimise the risk of fire.

3.7 Notification of vacancy should be given to the building's insurers, the Local Authority and Strathclyde Police. Sufficient details should be recorded to allow the building to be taken into effective management during its period of vacancy. Where there are valuable fixtures and fittings in a building, a proper record (security marking/photographic record) should be made of architectural items of interest such as:

- a) traditional doors;
- b) fireplaces;
- c) chimney pieces;
- d) balustrades; and
- e) panelling, etc.

3.8 Where there is concern that security measures will not be satisfactory to prevent loss of architectural fittings, owners are advised to contact the Planning Authority as a matter of urgency for advice.

4. ARTICLE FOUR DIRECTIONS AFFECTING CONSERVATION AREAS

4.1 Conservation Areas are also subject to the provisions of Article 4 Directions, granted by the Scottish Ministers. Article 4 Directions bring certain works that do not normally require planning permission (Permitted Development) under the control of the Council. Within Glasgow there are a number of Article 4 Directions which apply to the various conservation areas not all of which have been superseded by changes to legislation. In 2011 the Scottish ministers revised The Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (GPDO) which sets out the permitted development rights of householders. In essence the changes removed the permitted development rights of householder to carry out works to listed buildings and buildings within conservation areas without having to formally apply for planning permission.

A guide to what works require consent can be found in Circular 1/2012 - A Guide to householder permitted development published by the Scottish government at www.scotland.gov.uk/Publications/2012/02/9140

4.2 The Article 4 Directions currently in force in the Conservation Areas, and a description of the works under control, are listed below (Article 4 Directions will be reviewed as part of the programme of Conservation Area Appraisals).

Conservation Area Article 4 Direction
Carmunnock Classes 1, 3 and 7 (applies within 1986 boundary only)*
Central Classes 7(1), 9(1), 14(1), 15, 27(1), 28(1), 30, 31, 32,

38(1) (a), (b), (c) and (d), 39(1) (a), (b), (c), (d), (e) and (f), 40(1) (a), (b), (c), (d), (e) and (f), 41(1) (a), (b), (c), (d) and (e), 43(1) (a) and 67(1) (a), (b), (c) and (d)* (applies to all of Central Conservation Area plus Sauchiehall Street, St Enoch Centre and associated sites east of Stockwell Street and Broomielaw Quay West of Washington Street)
Crosshill Classes 1, 3, 7 and 27
Dennistoun Classes 1, 3, 7 and 27 (applies within the 1975 boundary only)*
Dumbreck Classes 1, 3 and 7
East Pollokshields Class 7
Glasgow West Classes 1, 3, 7 and 27
Govan None apply
Hazlewood Classes 1, 3 and 7
Millbrae Classes 1, 3, 7 and 27 (applies within the 1988 boundary only)*
Newlands Classes 1, 3 and 7
Park Classes 7 and 27
Parkhead Cross None apply
Pollok Park Classes 1, 3, 7, 16, 17, 18, 20, 22, 27, 30, 31, 34, 38, 39, 40, 41, 43, 53, 55 and 67*
St Vincent Crescent Classes 7 and 27 (applies within the 1992 boundary only)*
Scotstoun None apply
Snuff Mill Classes 1, 3 and 7 (applies within the 1975 boundary only)*
Strathbungo Classes 1, 3, 7 and 27
Victoria Park Classes 1 and 7
Walmer Crescent None apply
West Pollokshields Classes 1, 3 and 7
Woodlands Class 11 (i) the Order was consolidated and amended by the 1992

Order; and

(ii) there is a commitment to an early review of the direction with the intention of securing consistency with the 1992 Order (applies only to the area bounded by Great Western Road, South Woodside Road, Park Road, Eldon Street, Woodlands Road, Arlington Street, West Princes Street, Queen's Crescent and St George's Road).

** Contact Development and Regeneration Services (Heritage and Design) for details.*

- 4.3 The classes of development detailed below are outlined in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, with the exception of the class affecting part of the Woodlands Conservation Area which is contained in the Town and Country Planning (General Permitted Development) (Scotland) Order 1981.

Works Affected by Article 4 Directions

Class 1

The enlargement, improvement or other alteration of a dwelling house. Superseded by the 2011 GPDO amendment Order

Class 3

The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure. Superseded by the 2011 GPDO amendment Order
--

Class 7

The erection, construction, maintenance, improvement or other alteration of a gate, fence, wall or other means of enclosure.
--

Class 27

The carrying out on land within the boundaries of a private road, or private way, of works required for the maintenance or improvement of the road or way

Class 11

The erection or construction of gates, fences, walls or other means of enclosure. The painting of the exterior of any building.

5. TRADITIONAL SANDSTONE BUILDINGS

- 5.1 Much of Glasgow's character is owed to the form and quality of the traditional sandstone buildings, regardless of whether or not these are listed or in conservation areas. Such buildings occasionally come under pressure for redevelopment. Their removal has the potential to adversely affect the character of neighbouring buildings and the surrounding area. The Council's preference is that these buildings should be retained and improved, wherever possible.
- 5.2 In order to retain and enhance the City's historic environment, townscape and areas of character, the retention and improvement of Glasgow's traditional sandstone buildings, particularly on main road corridors and in areas whose character is formed predominantly by sandstone tenements, terraces and villas, both within and outwith Conservation Areas, will be supported.
- 5.3 Development proposals to demolish listed buildings and properties within Conservation Areas is covered elsewhere in this Guidance. In other areas, the Council will encourage the retention of traditional sandstone buildings. An application to redevelop a site occupied by an existing sandstone building will have to provide a reasoned justification addressing the structural condition and economic viability of the building and the architectural and urban design merits of the proposal.

6. GARDENS AND DESIGNED LANDSCAPES

6.1 Gardens and Designed Landscapes are grounds which are laid out for artistic effect and , in appropriate cases, include references to any buildings, land or water on, adjacent, or contiguous to such grounds. An Inventory Garden and Designed Landscape is a nationally important site that has been included in the Inventory of Gardens and Designed Landscapes in Scotland.

6.2 The duty to compile and maintain the Inventory of Gardens and Designed Landscapes is statutory and is undertaken by Historic Environment Scotland on behalf of Scottish Ministers. The criteria for determining Gardens and Designed Landscapes is published in Annex 5 of the Scottish Historic Environment Policy 2011.

6.3 There is no primary legislation that affords protection to Inventory Gardens and Designed Landscapes, however, inclusion of a site means that it receives recognition and a degree of protection through the planning system (with Inventory status being a material consideration). Gardens and Designed Landscapes are an important element of Glasgow's historic environment and landscape. These places play a big role in the City's heritage. Gardens and Designed Landscapes:

- a) contribute to the City's identity;
- b) promote well being, in terms of providing opportunities for recreation and relaxation;
- c) enrich the texture and pattern of the City's landscapes;
- d) provide a unique record of social, cultural and economic change;
- e) provide the setting for buildings and monuments;

- f) offer rich and varied habitats for nature conservation; and
- g) provide a valuable educational resource for understanding the City's heritage.

6.4 There are five Gardens and Designed Landscapes in Glasgow. These are:

- a) Glasgow Botanic Garden;
- b) Pollok Park (Nether Pollok Park);
- c) the Necropolis;
- d) Kelvingrove Park; and
- e) Victoria Park.

6.5 Further detailed information on Gardens and Designed Landscapes, including maps, can be found on Historic Environment Scotland's website at <http://portal.historic-scotland.gov.uk/designations>

6.6 Local authorities are required to consult Historic Environment Scotland (HES) in respect of any development which may affect a Garden or Designed Landscape identified in the Inventory. Inventory sites often provide the landscape setting for listed buildings.

6.7 The Council will view, favourably, proposals for the restoration of the original landscape and/or removal of unsympathetic structures. Development proposals should show that the proposed development will enhance protected features and comply with other relevant policies in the Plan and associated supplementary guidance

- 6.8 New structures or landscape works, which affect Gardens and Designed Landscapes will not be supported, unless HES, SNH and the Council are satisfied that the works are absolutely necessary. Listed Building consent and/or Scheduled Monument consent may also be required if proposals involve a listed building or scheduled monument.
- 6.9 In the event of approval, works should be carefully sited and constructed. Developers should also make provision for future maintenance.

7. BATTLEFIELDS

7.1 Historic battlefields are important locally, nationally and internationally. In addition they often:

- a) play an important part in defining an area's sense of cultural identity, place and local distinctiveness;
- b) help to promote an understanding of cultural heritage;
- c) promote and foster ownership and pride in communities;
- d) contain physical memorials in and around the site itself;
- e) improve understanding and enjoyment of the past;
- f) contribute to local economies through tourism;
- g) offer a rich resource of material for lifelong learning and research;
- h) have potential for leisure and recreation; and
- i) are places of remembrance and reflection.

7.2 Historic Environment Scotland maintains an Inventory of nationally important battlefields in Scotland. It provides information on sites to raise awareness of their significance and assist in their protection and management for the future.

7.3 There is one Historic Battlefield in Glasgow. This is the Battle of Langside.

Further detailed information on the Battle of Langside, including a map, can be found on Historic Environment Scotland's website at <http://portal.historic-scotland.gov.uk/designations>

7.4 Like other parts of the historic environment, historic battlefields are a fragile and finite resource. Historic Environment Scotland has advised planning authorities and other relevant public bodies to ensure that they take Inventory sites into account in their plans, policies and through the decision-making processes to ensure that the the impact of any development proposal on a historic battlefield is carefully considered.

8. ANCIENT MONUMENTS AND SCHEDULED MONUMENTS

Ancient Monuments

- 8.1 Scottish Planning Policy (SPP) recognises the historic environment as a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places. The historic environment is made up of various assets, many of which have statutory protection through designation, but all of which contribute to our understanding of the past and our sense of place. These assets can be built structures or ruins, landscape areas, designed gardens or battlefields, or may exist only below modern ground surfaces and be detectable only by archaeological methods. The common factor in all these ancient monuments is that they represent material remains of our shared human past.
- 8.2 All Scottish planning authorities are expected to protect archaeological sites and monuments, and their settings, as an important, finite and non-renewable resource, and to preserve them *in situ* wherever possible. Where *in situ* preservation is not possible, developers must undertake appropriate excavation, recording, analysis and archiving of the archaeological remains as part of their development programme. Where important or significant information is recovered, the developer will be required to arrange for the appropriate publication of the results and suitable interpretation as detailed in SG1 - The Placemaking Principle Part 2 detailed guidance on Heritage. The interpretation and preservation of the historic environment, either *in situ* or through recorded survey or excavation should be seen as a positive resource that can contribute to a sense of place for communities.

- 8.3 Where development would impact on large, landscape-scale historic environment assets such as designed gardens or battlefields, the Council will seek to ensure that the development conserves and where appropriate, enhances the key characteristics and special qualities of these assets. There are five designated gardens or designed landscapes in Glasgow (Sect. 10), and one designated battlefield (Sect. 11). Advice on the sensitivity of these designated historic environment assets to the form of development proposed should be sought at an early stage.

- 8.4 Fundamental to understanding Glasgow's historic environment is knowledge of what historic assets are known to survive, and which areas of the City may potentially have undiscovered or buried remains. Information on the historic environment is gathered together in a Historic Environment Record (HER), which local authority archaeologists maintain and interpret so that they can provide appropriate advice to planning officers and developers regarding the impact of development on the historic environment. Glasgow's HER is maintained by the West of Scotland Archaeology Service (WoSAS).

Selected information from the **Historic Environment Record** is provided online free of charge for public use (www.wosas.net), but where development is being proposed, government planning guidance strongly recommends early consultation with the **Council's Archaeology Service** enquiries@wosas.glasgow.gov.uk for appropriate advice before making an application for planning consent.

- 8.5 When it is evident that a development is likely to affect a known historic environment asset or an area of potential archaeological survival, applicants may be asked to provide more detailed information in support of their scheme, and should be open to

modifying their proposals to reduce the risk of delays later in the planning process. Developers may wish to engage their own archaeological consultant at an early stage to develop this aspect of their proposals and to liaise on their behalf with the Council's archaeological service.

Scheduled Monuments

- 8.6 There are formal records of more than 300,000 historic environment assets in Scotland, with records increasing each year. Of these, more than 8,000 are designated as nationally important and are legally protected as scheduled monuments under the Ancient Monuments and Archaeological Areas Act 1979 (<http://www.legislation.gov.uk/ukpga/1979/46>). However, not all nationally important sites have yet been designated. In Glasgow, the Council's Historic Environment Record (HER) includes records of more than 7,000 historic environment assets, 9 of which are scheduled monuments.
- 8.7 Proposals which would have an adverse effect on a scheduled monument or on the integrity of its setting will only be supported where there are exceptional circumstances, so the early identification of a development's potential adverse impact on a scheduled monument is of great importance. Where a proposed development lies outwith the legally protected area of a scheduled monument, but would be visible from it, or in views towards it, early advice should be sought on the sensitivity to change of the scheduled monument's current setting. As the preservation of a scheduled monument within an appropriate setting is a matter for the Council to determine, developers are advised to contact the Council at an early stage for guidance on setting issues. The developer should also contact Historic Environment Scotland to seek their views on the development

proposals, and for their advice on how any potential impacts might be addressed. The Council will also consult Historic Environment Scotland before determining any application for planning consent which may affect the setting of a scheduled monument.

Guidance on how to assess setting is provided in **Historic Environment Scotland's guidance note *Managing Change in the Historic Environment: Setting*** <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

- 8.8 Where proposals would have a direct impact on the legally protected area of a scheduled monument, the prior written consent of Historic Environment Scotland (scheduled monument consent) is required in addition to planning permission. Permitted development rights do not over-ride the requirement for scheduled monument consent. Planning permission and scheduled monument consent are separate statutory requirements. Consent under each regime is granted without prejudice to the other. Where both are required, the applicant must obtain both consents before commencing work.

Further information and advice on the separate legislative framework under which scheduled monument consent is administered is available from **Historic Environment Scotland** <https://www.historicenvironment.scot/advice-and-support/applying-for-consents/scheduled-monument-consent>

9. SITES OF ARCHAEOLOGICAL IMPORTANCE

9.1 When potential impacts on the historic environment have been identified, there are standard procedures which can be adopted to handle applications for planning consent which may or do raise archaeological issues. These procedures are intended to assist applicants, their agents, prospective developers, and the public in understanding the different stages of the process of managing change in the historic environment. They seek to facilitate sustainable development while retaining, protecting, preserving and enhancing historic environment assets (including scheduled monuments) and their settings. Where impacts cannot feasibly be avoided, the procedures set out how those impacts can be minimised and mitigated. In some circumstances, it may be possible to partly offset adverse impacts through positive change. These procedures will be applied in conjunction with City Development Plan policy CDP9 - Historic Environment and SG1 -The Placemaking Principle, Parts 1 and Part 2 detailed guidance on Heritage.

9.2 Technical advice on Planning and Archaeology is provided in **Planning Advice Note 2/2011** <http://www.gov.scot/Publications/2011/08/04132003/0> and procedural guidance for archaeology and development is available from the **Council's Archaeology Service** (http://www.wosas.net/web_pdfs/Procedural%20Guidance%202.pdf)

9.3 Both documents emphasise the importance to the developer of early consultation with the Council archaeology service (enquiries@wosas.glasgow.gov.uk) for appropriate advice on the archaeological sensitivity of the development area, the likely impact of the development, and the information which would be required in

support of a planning application. For Major Applications it is expected that the developer will have identified and where possible, addressed any historic environment issues, before submitting a planning application. For other applications, advance identification and treatment of historic environment issues is advised as best practice, and as a way to avoid later delays in the processing of the application.

9.4 Once a potential impact raising archaeological issues has been identified, the following issues should be considered in sequence;

a) Is there an archaeological sensitivity?

Pre-application advice on the archaeological sensitivity of areas to various types of development is available from the Council's archaeology service (http://www.wosas.net/web_pdfs/Access%20to%20Information%20and%20Charging%20Policy%202015.pdf), but can also be obtained through other means. Any information regarding the archaeological sensitivity of the development which is submitted in support of an application will be assessed by the Council's archaeology service, and compared to the information available in the Council's Historic Environment Record (HER). If an application is made without reference to such pre-application advice, any potential archaeological issues may be raised after the application has been validated, but before it is determined.

If the Council's archaeology service considers that there is no predictable archaeological sensitivity, then normal development management procedures will continue, and it is likely that no archaeological condition will be attached to any planning consent which may be granted. In cases where no

archaeological condition has been attached, the developer and his agents will nevertheless need to be mindful of the legal requirements to inform appropriate authorities should unexpected human remains, artefacts or other archaeological remains be discovered during development (see Section 9.7 of this SG).

b) Is further information required?

In assessing available information regarding the application site (including any supporting documentation from the developer), the Council's archaeology service may identify a need for further information before advising the planning officer on the potential archaeological issues. The Council may then ask the developer to provide further information in the form of a detailed desk-based assessment, a survey report, or an archaeological field evaluation report before determining the application. If the provision of adequate additional information is not feasible before determination of the application, which may be the case on spatially constrained sites, or where demolition has yet to take place, the Council may consider granting planning permission subject to archaeological conditions. It should be noted that this is not preferred, as it seriously limits the opportunities to amend the application to accommodate the preservation of any significant archaeological remains which may survive within the development footprint. The inability to provide adequate additional information before determination also leaves the developer with an unquantified risk of securing an archaeological excavation as part of the development programme.

Any work carried out to provide additional information in support of a planning application should be conducted in accordance with the Code of Conduct and Standards of the Chartered Institute for Archaeologists (CifA, <http://www.archaeologists.net/>), and with the standard conditions for fieldwork of the Council's archaeology service (<http://www.wosas.net/information.html>). It is expected that the scope of such work will be agreed in advance with the Council's archaeology service, to ensure that the results are appropriate to the issues raised, and meet the identified need for additional information.

c) Are significant archaeological remains present?

Should any report or work carried out to provide additional information in relation to the application identify significant archaeological remains which would be compromised by elements of the development, consultation between the Council and the developer will be necessary to establish whether the impact of the development can be successfully avoided, or if this is impossible, if the most severe impacts can be minimised or mitigated. If the presence or absence of significant archaeological remains has not been established, then the assessment of the potential archaeological issue may continue into the next phase of handling the planning application.

Should any additional information establish that the proposed development poses no realistic threat of damage to archaeological remains, the Council's archaeology service is likely to recommend that no further archaeological work will be required of the developer, unless unexpected human

remains, artefacts or other archaeological remains are discovered during development (see Section 13.16 of this SG).

d) Can the significant remains be avoided?

National and Council planning policies prioritise the preservation of archaeological remains *in situ* where feasible. This can often be achieved by avoidance or by sensitive design, but the spatial constraints of development within conurbations makes such avoidance more difficult. Developers should be open to modifying their proposals to accommodate archaeological preservation for the expected life of their development. The Council will consider careful proposals for the avoidance of archaeological destruction, but where realistic proposals for the long-term preservation of the archaeological remains cannot be provided, and where the remains are of such significance to warrant their preservation *in situ*, the Council may refuse planning permission. Where archaeological remains are identified and cannot be avoided, but appear not to merit preservation *in situ*, the Council's archaeology service may recommend that their loss as a result of the development be mitigated through their excavation and recording, secured by archaeological condition.

e) How can damage to the remains be minimised?

If archaeological remains within a development site are identified early enough in the planning process, then any adverse impacts on the remains which cannot be avoided can be minimised by sensitive design or re-design, or by alterations to the foundations and service provision routes of the development. The details of how this can be achieved will

be tailored to the details of the development, but advice can be sought from the Council's archaeology service on the most appropriate mitigation measures. If sufficient information on the archaeological deposits and remains within the site are available, the likely archaeological costs of excavation can be compared to the costs of redesigning the proposed development. If planning permission has been granted with archaeological conditions and without information about the archaeological survival within the site, then redesign is usually no longer feasible, and the scope to minimise damage to or destruction of archaeological remains is limited.

f) What provision need be made to mitigate unavoidable adverse impacts?

It is the developer's responsibility to secure appropriate mitigation measures where archaeological remains have been identified and where damage to them cannot be avoided by the development. In such circumstances, or where the potential survival of such remains is still possible within a site where granting planning permission is otherwise acceptable, the Council will expect the developer to secure the "preservation by record" of those remains through their excavation, recording, and analysis, and will secure this by archaeological condition. If any remains excavated are of sufficient significance, the developer will be expected to provide for the dissemination of the results through publication to the satisfaction of the Council. For this purpose, the Council, in consultation with its archaeology service, will determine the significance of the remains, following the conclusion of fieldwork and the initial post-excavation analysis. Dissemination and interpretation of findings through various means and resources may be sought.

Where consent has been granted with archaeological conditions, or where the developer is addressing archaeological issues prior to determination and wishes to avoid the need for archaeological conditions, detailed discussions between the developer's archaeological contractor and the Council's archaeology service will be required to ensure that the necessary work is carried out to the satisfaction of the Council.

- 9.5 The actions arising from following the above sequence may be curtailed at any point where it can be established that there is no identifiable threat to historic environment assets from the development. Where provision has to be made to mitigate adverse impacts, the developer may be required to secure further, off-site work which may have to continue for some time after fieldwork on the development site has finished.

Discharge of Conditions

- 9.6 Where planning consent has been granted with archaeological conditions, the formal discharge of the conditions may take place in a staged manner, to ensure the Council's continuing control over archaeological matters and in response to the policy requirements for the historic environment as archaeological remains are identified and assessed for significance. If a negative suspensive condition has been attached to a consent, then the suspensive element may be relaxed to allow on-site work to commence, but formal discharge may not occur until all necessary fieldwork is complete and required analysis and reporting has been secured. Advice on the management of projects carried out under such conditions can be provided by the Council's archaeology service.

Discovery of Archaeological Remains During Development

- 9.7 Even following the best pre-application research and early engagement with the Council archaeology service, there may be occasions where archaeological remains are only discovered after development has commenced. In such circumstances, work in the area concerned should cease and the Council archaeology service should be informed immediately, and will provide practical advice on measures to be applied. Failure to report may result in a temporary stop notice being issued. Where human remains are discovered, Police Scotland should also be informed and all work on site should cease until a report has been made to the Procurator Fiscal. Where artefacts have been discovered, a declaration to the Treasure Trove Unit may be necessary.

10. THE ANTONINE WALL WORLD HERITAGE SITE

- 10.1 World Heritage Sites are described by UNESCO as exceptional places of "outstanding universal value" and "belonging to all the peoples of the world, irrespective of the territory on which they are located". Once a World Heritage Site is inscribed, under the Convention, member states have a duty to protect, conserve and present such sites for future generations.
- 10.2 In July 2008, the international cultural and archaeological importance of the Antonine Wall was recognised when the World Heritage Committee of UNESCO inscribed the site as Scotland's fifth World Heritage Site as part of the Frontiers of the Roman Empire World Heritage Site. Each World Heritage Site has a Statement of Outstanding Universal Value, which clearly states the reasons for the site's inscription on the World Heritage List and identifies what must be protected, conserved and managed to protect its Outstanding Universal Value for the long term. UNESCO also requires each World Heritage Site to have a management plan which provides a shared framework for the site's active conservation, management and enhancement.
- 10.3 As the Antonine Wall World Heritage Site (AWWHS) covers five different local authority areas, a partnership approach is required. A partnership of the five key local authorities and government agencies was, therefore, set up in Scotland to deliver strategic and operational functions in relation to the care and management of the AWWHS. These partners are East Dunbartonshire Council, Falkirk Council, Glasgow City Council, North Lanarkshire Council, West Dunbartonshire Council and Historic Environment Scotland (the Scottish AW Partners).
- 10.4 The Antonine Wall runs across central Scotland and marked the most northerly, and most complex, frontier of the Roman Empire nearly 2,000 years ago. It ran for 40 Roman miles (60km) from modern Bo'ness on the Firth of Forth to Old Kilpatrick on the River Clyde. Built for the Emperor Antoninus Pius around AD 142, the Antonine Wall was the most complex frontier ever constructed by the Roman army. The Antonine Wall was a turf rampart fronted by a wide and deep ditch. Forts and fortlets along the wall housed the troops stationed at the frontier. Never a stone wall, it was both a physical barrier and a symbol of the Roman Empire's power and control.
- 10.5 The Council will seek to retain, protect, preserve and enhance the AWWHS, its associated archaeology, character and setting. Accordingly:
- a) there will be a presumption against development which would have an adverse impact on the AWWHS; and
 - b) there will be a presumption against development within the AWWHS buffer/setting zone which would have an adverse impact on the site and its setting, unless:
 - i) mitigating action, to the satisfaction of the Council in consultation with Historic Environment Scotland, can be taken to redress the adverse impact; and
 - ii) there is no conflict with other City Plan policies.
- 10.6 The AWWHS includes a buffer/setting zone as well as the Scheduled Monument itself. This buffer zone is a visual zone which protects the setting of the monument. It highlights an area where careful consideration needs to be given to potential impacts on the AWWHS. The buffer/setting zone will help to steer consultations and planning

decisions as and when relevant development proposals come forward.

- 10.7 This reflects the agreed uniform planning policy approach for the Antonine Wall, supports the Development Plan's Strategy and Policies aimed at protecting and enhancing the City's scheduled ancient monuments and conforms with The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013/The Town And Country Planning (Neighbouring Planning Authorities And Historic Environment) (Scotland) Direction 2014 and the Scottish Historic Environment Policy (SHEP).
- 10.8 The Antonine Wall within Glasgow is also largely protected as a Scheduled Ancient Monument. It should be noted that the exact location of all the features of the Antonine Wall have yet to be fully established. In some case, therefore, the Council may require proposals to keep a watching brief with regard to archaeology.
- 10.9 The Council is committed to working with the Scottish AW Partners to continue to achieve the appropriate level of protection and enhancement for the Antonine Wall. The linear nature of the AWWHS reflects the agreed uniform planning approach. The Scottish AW Partners have collaborated to produce Supplementary Planning Guidance (SPG). This SPG provides advice for developers, decision makers and the public on managing the impact of development on the WHS and its setting. The guidance supports the implementation of the development plan policies agreed by the five Councils along the Wall and is a material consideration in the assessment and determination of planning applications affecting the WHS and its setting. The first Management Plan for the Antonine Wall covered the five-year period from nomination (2007-12). It was reviewed and revised in 2013, following extensive public consultation and the preparation of an Environmental Assessment. The Management Plan

2014-19 for the Antonine Wall guides sustainable management to maintain the Outstanding Universal Value. At the end of this period it will be further reviewed in line with the International Council on Monument and Sites.

- 10.10 It is proposed that the Council adopts the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site Supplementary Planning Guidance as statutory Supplementary Guidance (SG) alongside the Glasgow City Local Development Plan. This management plan will help to guide the delivery of the objectives for the AWWHS through the planning process.
- 10.11 Further detailed information about the inscription, protection and management of the **AWWHS** (including a map) can be found at <http://www.antoninewall.org/>