

Draft Supplementary Guidance 25

Boundaries & Hardstandings in Conservation Areas and around Listed Buildings





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The purpose of this advice note is to provide guidance on works to create or alter boundaries and hard surface areas within conservation areas and the setting of listed buildings. This includes advice on walls, fences, gates and railings, driveways and parking areas, paths and patios etc. It sets out:

- The Council's aims in relation to this type of work
- The permissions required
- Guidelines considered important by the Council in achieving good design that is sympathetic to the individual building, its setting and the wider area.

This document is intended to sit alongside and complement the advice already provided in Historic Scotland's document *Managing Change In The Historic Environment – Boundaries*, and Historic Scotland's Inform documents on *Boundary Ironwork*; *Domestic Boundary Walls*; and *The Maintenance of Iron Gates and Railings*.

The Council's Aims

The council recognises the need to protect the setting of Listed Buildings and the character of Conservation Areas and to ensure that new works within these areas are managed to ensure that character is not eroded.



The character of the curtilage and boundaries around a building can play a significant role in creating its setting. Within Conservation Areas, curtilage and boundary treatments are often similar across the area and play an important role in defining the space around buildings, adding interest and quality, and often unifying the character of the streetscape.

Changes to the character and appearance of boundaries and the creation of hard surface areas within the curtilage can have a detrimental effect on the character of an historic building or area. This could be through loss of historic features or new works that do not relate well in terms of their location, design, size, levels, materials etc.

Permissions

The regulations are complex and the requirement for consent often depends on the details of each individual proposal. Advice on the need for consents should always be sought from the Council's Planning Service. The following generally applies:

Planning Permission

Planning consent is generally required for the total or partial demolition of unlisted gates, fences, walls or other means of enclosure within Conservation Areas. In some Conservation Areas, where there is no Article 4 Direction in place, this type of work will be classed as permitted development and therefore no consent will be required.

The formation of a hard surfaced area within the curtilage of a Listed Building or within a Conservation Area requires planning permission. This includes hardstanding areas for paths, driveways, parking, patios, bin stores etc. Consent is also required for a change in material to resurface an existing hardstanding area.



The erection or alteration of gates, fences walls or other means of enclosure around a Listed Building always requires Listed Building Consent. Within a Conservation Area the need for planning permission will depend on the nature of the proposed works and whether an Article 4 Direction is in place.

Listed Building Consent

Listed Building Consent is required for any works to a listed building that affects its character. The listed building includes any boundary and/or curtilage structures that pre-date 1948 including walls, gates and railings. The alteration of any existing boundary features therefore generally requires Listed Building Consent.

The local authority determines the need for consent.

Conservation Area Consent

Conservation area consent is required for the total or substantial demolition of a gate, fence, wall, or other means of enclosure within a conservation area.

The Council's Economy, Planning, & Regulation Service can advise you if your building is listed and/or located within a conservation area.

General Principles

- It is important that existing natural and built features that contribute to the character of the place/ setting of the listed building are retained.
- The reinstatement of missing features that contribute to character, e.g., gates, railings, gate piers etc, is encouraged and should be based on historic evidence.
- New works and alterations should relate well in terms of materials, style, dimensions and location to any remaining historic fabric and to the character of the building and area.



New or Altered Driveways and Parking Areas

Given the date of construction of most listed buildings and most conservation areas, the car is often not accommodated within the original design and layout. Access and parking therefore present challenges in incorporating them within the historic environment. New private parking areas that are proposed within garden ground often involve the removal of original boundary features and garden area that contribute positively to the setting of the building and character of the area, leading to the gradual erosion of character.

Generally, proposals for new or altered driveways and parking areas within the grounds of Listed Buildings and within Conservation Areas should comply with the following:

- Alternative solutions to facilitate access and parking, such as the use of rear access lanes and existing garaging, should be explored to avoid the need for new parking areas within garden grounds/curtilage.
- Driveway and parking areas should be located away from the principal elevations of the building and be sited to minimise impact on the character of the conservation area.
- Driveway widths and parking areas should be kept to a minimum and ensure that the remaining garden or 'green' area within the curtilage will be sufficient to retain the character of the setting and be consistent with the character of the conservation area.
- The setting back or lowering of boundary walls to facilitate access should be avoided.
- Existing features that contribute to character such as trees, hedges, landforms and historic walls, gates, gate piers etc should be respected and retained.
- The materials and design of the proposed works should be appropriate to the character of the listed building and the conservation area generally.
- Gates should be used where it is important to retain a sense of enclosure.



- Alterations to existing driveways and parking areas should not compound any existing loss of character or setting.
- The proposed works should not adversely impact on the character of the conservation area and/or setting of the listed building.

New or Altered Boundary Treatments

The boundaries around listed buildings and around buildings in conservation areas contribute significantly to the setting and streetscape character.

Generally, proposals for new and/or altered boundary treatments within the grounds of listed buildings and within conservation areas should comply with the following:

- Existing historic boundary features should be retained and respected.
- Proposals to reinstate missing historic boundary features such as gates and railings, should be informed by physical and documentary evidence of the original and be constructed using methods and materials to match.
- New boundary features should be sited, scaled and be of a style and material appropriate to the setting of the listed building and character of the conservation area.
- The sub-division of garden ground to reflect different ownership is normally best achieved through use of appropriate planting. In these situations the introduction of new fencing or walls in historically incorrect locations would detract from the quality of the setting and character of the area.
- The cumulative effect of any removal or changes in the character of boundary treatments should be considered.
- The proposed works should not adversely impact on the character of the conservation area and/or setting of the listed building.



Paths, Patios, Steps etc

The positioning, materials and detailing of other elements of hard landscaping found within the curtilage will impact on the setting of a listed building and character of an area. Where these are traditional features that contribute positively they should be retained. Works that propose the redesign and/or resurfacing of such areas have to be considered very carefully so as not to be detrimental to character.

Design and Materials

The design materials used must respect the character of the building and area to which they relate. Care should be taken to consider the period, architectural style and materials of the main building or the area generally and ensure that the chosen design and materials do not jar with the established character. A simple palette of traditional materials usually works best.

For hard surfaces (such as paths, patios, driveways and parking areas):

Appropriate materials might include gravel, stone, or small traditional setted areas, or a combination of these materials depending on the nature and extent of the area; Inappropriate materials might include monoblock, brick, modern pavements and slabs, and tarmac. The permeability of the surface and ability of the area to drain should also be a consideration.

For Boundaries (such as walls, fences, gates and railings):

Appropriate materials might include stone or render walls, traditional timber and iron railings and gates; inappropriate materials might include modern timber fencing, plastic, brick.

For Steps:

Appropriate materials: stone. Inappropriate materials: tiles, concrete, brick.



Hedges and Trees

Historic planting such as hedges and trees, are often used to define boundaries and can be important to the character of an area or setting of a listed building. Where this is the case they should be retained.

Trees within conservation areas and those outwith conservation areas that are subject to specific Tree Preservation Orders (TPOs) are subject to control by the Council as planning authority.

Other Permissions Required

Other permissions may be required from Stirling Council Transport Service and Building Standards relating to issues such as access and new boundaries.



Further Information

Please contact:

Economy, Planning and Regulation
Planning Services
Stirling Council
Viewforth
Stirling
FK8 2ET

Telephone: 01786 442522

E-mail: LDP@stirling.gov.uk

www.stirling.gov.uk/localdevplan

If you need help or this information
supplied in an alternative format
please call 0845 277 700.

