

# Supplementary Guidance

May 2019

## SG: Historic Environment **Boundaries and Hardstandings**

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## Boundaries and Hardstandings

### 1. Introduction

- 1.1 The purpose of this guidance is to provide advice 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 gatepiers, railings, driveways, and parking areas, paths and patios etc. Most work to these features will require to obtain planning permission and/or listed building consent.
- 1.2 This document sets out the Council's aims in relation to this type of work and guidelines considered important by the Council in achieving good design that is sympathetic to the individual building, its setting and the wider area.
- 1.3 There are 28 Conservation Areas and approximately 1,300 Listed Buildings within the Stirling Council area. You can check whether your property is within a Conservation Area or is a Listed Building by contacting the Planning Service at Stirling Council or by checking online at: <https://www.stirling.gov.uk/planning-building-the-environment/planning/development-planning/conservation/conservation-areas/>
- 1.4 This guidance supports **Primary Policy 7** and **Policy 7.4(b)** of the Stirling Local Development Plan. It is designed to complement the advice provided in Historic Environment Scotland's documents **Managing Change In The Historic Environment – Boundaries, and Inform Guides on Boundary Ironwork; Domestic Boundary Walls;** and **The Maintenance of Iron Gates and Railings.**

- 1.5 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 in a way that preserves or enhances character.
- 1.6 Within conservation areas, curtilage and boundary treatments are often similar across the area, and play an important role in defining the spaces around buildings, adding interest and quality, and often unifying the character of the streetscape or area as a whole. Within the curtilage of listed buildings, the boundary features and landscaping are important in creating the character of the setting of the listed building adding to its special interest.
- 1.7 Changes to the character and appearance 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. Features that contribute positively to the character of a conservation area and/or the setting of a listed building should be retained.

## 2. Statutory Requirements

2.1 Most works that are not simple repairs are likely to require some type of formal consent. Advice on the need for consents should always be sought from the Council's Planning Service.

### 2.2 Planning Permission is required for:

- The total or partial demolition of unlisted gates, fences, walls or other means of enclosure within conservation areas where they relate to a dwelling.
- The erection of new fencing, gates, walls or other means of enclosure relating to a dwelling within a conservation area or around a listed building.
- The formation of a hard surfaced area within the curtilage of a listed building or within a conservation area. 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 hard-standing area.
- Decking or 'platform' areas exceeding 4sq.m in footprint.

Note: For non-domestic buildings within conservation areas the need for permission will depend on the nature and location of the proposed works and whether there is an Article 4 direction in place.

- 2.3 **Listed Building Consent** is required for any work 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, gatepiers, and railings etc. The erection or alteration of gates, fences walls or other means of enclosure around a listed building normally requires listed building consent. The local authority determines the need for consent and can advise you.
- 2.4 **Conservation Area Consent** is a specific type of permission required for the total or substantial demolition of building, gate, fence, wall, or other means of enclosure within a conservation area.
- 2.5 **Other Permissions** Some types of work e.g. dropping the kerb to create an access or building a new boundary wall, may also require permission from other parts of Stirling Council such as the Transportation Service or Building Standards. Contact information for these Council services can be found on the Stirling Council website at <http://www.stirling.gov.uk/>

### 3. General Principles

- It is important that existing natural and built features that contribute to the character of the area/ setting of the listed building are retained. The materials, design and location of features relative to the building and surrounding spaces are what provide the character.
- 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 from the site and/or historic photographs and drawings.
- The design and materials used must respect the character of the building and area. 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 relate well to the established character. A simple palette of natural, traditional materials usually works best.
- Repair works should be undertaken using appropriate traditional materials and techniques.
- The proposed works should not adversely impact on the character of the conservation area and/or setting of the listed building.

## New or Altered Driveways and Parking Areas

- 3.1 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, with resulting detriment to the setting of the listed building and/or erosion of the areas character.
- 3.2 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 minimize impact on the character of the conservation areas.
  - 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 lowering and/or realigning of boundary walls, or ground remodelling to facilitate access arrangements 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. Appropriately designed 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, but should attempt to reinstate character wherever possible.

### New or Altered Boundary Treatments

- 3.3 The boundaries around listed buildings and around buildings in conservation areas contribute significantly to the setting and streetscape character. Depending on the age and character of the area/ building the boundaries can typically range from simple, high, stone, rubble or brick walls to dwarf dressed stone walls with ornate railings and impressive gatepiers.



3.4 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 will be encouraged where they are informed by physical and documentary evidence of the original and constructed using methods, materials and designs to match.
- New boundary features should be carefully sited and scaled, and be of a style and material appropriate to the setting of the listed building and character of the conservation area. Historic evidence and physical evidence from surroundings should inform the design and materials. Appropriate materials might include: natural stone or harled walls, traditionally painted timber or iron railings and gates; inappropriate materials might include modern timber fencing, stained and unpainted finishes, plastics.
- The sub-division of garden ground to reflect different ownership is normally best achieved through use of appropriate planting. The introduction of new fencing or walls in historically incorrect locations would detract from the setting and character of the area.
- The cumulative effect of any removal or changes in the character of 9 boundary treatments should be considered.

### Hard Landscape Areas including Driveways, Paths and Patios

- 3.5 The positioning, materials and detailing of hard landscaped areas will impact on the setting of a listed building and/or character of an area. Where there are existing hard landscaped areas that are historic features in themselves, these should be retained. Works that propose the redesign and/or resurfacing of such areas have to be considered very carefully so as not to result in a loss of character.
- 3.6 Appropriate materials for new areas might include local gravels, stone, or small traditional setted areas, or a combination of these materials depending on the purpose 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 considered. For steps natural stone is usually the most appropriate material.

### Hedges and Trees

- 3.7 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 Tree Preservation Orders (TPOs), are subject to control by the Council as planning authority. Works to top, lop or fell trees require an application for TPO protected trees and a 6 week notification where trees are in a Conservation Area.

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**Formats**

If you need help or this information  
supplied in an alternative format  
please call 01786 404040.

