



# A Guide to Development in Conservation Areas 2022

Renfrewshire has a diverse range of built and cultural heritage assets which are important in defining the character of the places where we live and work, promoting the sense of belonging and cultural identity within our towns and villages as well as reflecting the area's varied landscape and social history. These built and cultural heritage assets require to be preserved and managed for the enjoyment of future generations.

A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

The Renfrewshire Local Development Plan 2021 identifies 8 Conservation Areas which will be safeguarded due to their architectural or historic interest and to ensure that any new development preserves or enhances their character.

Conservation area status does not mean that new development all alterations will be unacceptable, but care must be taken to ensure that new development or work to a property within a conservation area will preserve and enhance the character and appearance of the area.

This guidance supports the Renfrewshire Local Development Plan 2021 and New Development Supplementary Guidance and provides advice which aims to guide new development proposals or anyone considering work to a property within a conservation area.

## Conservation Areas in Renfrewshire

There are 8 Conservation Areas in Renfrewshire:

- Castlehead, Paisley
- Greenlaw, Paisley
- Houston
- Kilbarchan
- Lochwinnoch
- Ranfurly, Bridge of Weir
- Paisley Town Centre
- Thornly Park, Paisley

[Find out if your property/site is in a Conservation Area](#) using the link to the online interactive map.

## Renfrewshire Conservation Areas

**Castlehead, Paisley:** Castlehead is a Victorian suburb of large, detached villas set in well wooded grounds on a low hill southwest of Paisley town centre. Laid out in 1861, most of the houses had been built by the 1890s in blonde sandstone with slated roofs. The area was designated as a Conservation Area in 1975.

**Greenlaw, Paisley:** Greenlaw was developed as an elegant inner suburb on the eastern edge of Paisley over the course of the 19th century, starting with the Georgian palace fronting Garthland Place, continuing with the four storey tenements of Greenlaw Avenue and completed by the detached and semi-detached villas in Mansionhouse Road. The conservation area was designated in 1975.

**Houston:** Houston Conservation Area covers the planned village laid out by the laird in 1781, to the west of its original site around the parish church and well away from Houston House. North Street and South Street were built parallel with the Houston Burn, giving every household access to the stream for washing. The Conservation Area, designated in 1968, has 14 listed buildings within it.

**Kilbarchan:** Kilbarchan is an ancient settlement which grew from about 1740 into an important hand loom weaving centre, extending in long informal terraces along four main streets. At its heart is Steeple Street, linking the Cross with the National Trust for Scotland's Weavers' Cottage. The Steeple building in Steeple Square is a notable piece of provincial classical urban design.

Designated as a Conservation Area in 1970, and classed as 'outstanding' three years later, it boasts 61 listed buildings.

**Lochwinnoch:** Lochwinnoch Conservation Area is a well preserved planned industrial village which was laid out by a local laird in 1788. It lies between the original settlement at East End and the River Calder. Three grand vistas along straight streets are closed by two churches and the estate gates. Designated in 1972, the Conservation Area contains 29 listed buildings.

**Paisley Town Centre:** Paisley Town Centre Conservation Area covers most of Paisley town centre, and includes the ancient abbey and Victorian Clark town hall on the east bank of the White Cart Water. On the west bank, the High Street and Oakshaw hill are crowned with five skyline landmarks, including the great Coats Memorial church and domed John Neilson Institution. It was designated a Conservation Area in 2008.

**Ranfurly, Bridge of Weir:** Ranfurly was built as a commuter dormitory on elevated land above Bridge of Weir from the 1880s to 1910s with large houses in various styles set in well wooded grounds. It was designated a conservation area in 1982 and classed as 'outstanding' in 1984.

**Thornly Park, Paisley:** Thornly Park is a small suburb of large houses built in the first half of the 20th century on the southern edge of Paisley. It was designated as a Conservation Area in 2002 and has 16 listed buildings.

## When is consent required?

Preservation and re-use should always be considered as the first option.

Alterations to properties in conservation areas must be sympathetic to their character with special attention paid to the character and appearance of the area.

Work undertaken requires to be of the highest standards where materials and finishes reflect the historic context. Stricter design controls apply.

You may need one or more of the following types of permission from Renfrewshire Council before undertaking work to your property:

**Planning Permission** is required for many alterations, additions and changes of use in conservation areas, particularly where development materially affects the character and appearance.

Some work can be carried out without planning permission; this is referred to as 'permitted development'. The [Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 2011](#) sets out permitted development rights for householder development. Most householder development in conservation areas will need planning permission, few alterations are permitted, most changes to the outside of a building require planning permission.

**Listed Building Consent** for external and internal works which affect the character of a listed building.

**Conservation Area Consent** is required before you can carry out demolition works in a conservation area including to an unlisted building, gate, wall or fence.

**Advertisement Consent** to display an advert

**Building Warrant** for structural work to, whether or not you live in a conservation area, most building works will require a building warrant. Possession of a building warrant does not remove the necessity for planning permission. Please contact Building Standards for more information at [bc@renfrewshire.gov.uk](mailto:bc@renfrewshire.gov.uk)

**Trees** in conservation areas are protected and subject to control. It is an offence to carry out the work to trees in conservation areas without the Council's consent. Renfrewshire Planning & Development Tree Policy – 2022 provides detailed guidance and advice. Further information can be found at [Renfrewshire Tree Policy](#)

**For enquires related to proposal / works in conservation area please contact planning at [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)**



### Overarching Conservation Area Principles

- ✓ **Preserve** – The key aim is to protect original features and repair rather than replace features.
- ✓ **Maintain** – Good ongoing maintenance is important in preserving important features.
- ✓ **Enhance** – when considering proposed alterations restore missing features and improve any previous out of character alterations that may have taken place.








## New Build

- ✓ All new build development within conservation areas must positively enhance the characteristics of the wider street scene and respect the historic context.
- ✓ The siting, form, scale, proportions, detailed design must be in keeping with the wider area.
- ✓ External materials must reflect the character of the street and be appropriate to the historic environment
- ✓ New Development require to protect significant views into and out of the conservation area.
- ✓ Existing open space, whether public or private, which contributes positively to the historic character of the area requires to be retained.
- ✓ Trees which contribute positively to the historic character of the area must be retained.








## Demolition

- ✓ 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.
- ✓ There is a presumption in favour of the retention of all listed buildings. Consent for demolition of a listed building is only granted in exceptional circumstances.
- ✓ 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.
- ✓ Proposals for the demolition of an unlisted building, which contributes to the character or appearance of a conservation area, will require to demonstrate that the existing building is incapable of viable repair and re-use; and the proposed replacement will preserve or enhance the character of the conservation area.






## Extensions

-  Proposals will retain to key features and proportions especially where they are an integral part of the character of the original building.
-  New build will require to include design references to the original building.
-  The use complimentary and sympathetic materials is required.
-  Extensions which dominate the existing building will not be acceptable.
-  Unsympathetic materials and attention to detail can make extensions stand out and are not appropriate.



## Doors and Porches

-  Retain and repair original front doors. Any replacement doors require to be of a similar design, materials and size to the original.
-  Replacement doors will be constructed of timber and painted a colour appropriate to the conservation area.
-  Use complimentary and sympathetic materials when adding or repairing a porch.
-  Do not use uPVC for front doors in conservation areas.
-  Do not lose key original features such as decorative glazing panels or lights.
-  The original entranceway must be retained/ restored.
-  Do not enclose open porches




## Windows

-  Restore and repair original windows.
-  Where an original window needs to be replaced choose a like for like replacement in terms of design, profile and materials.
-  Well designed and sympathetic shutters may be used as a form of insulation.
-  When replacing windows in a property that has been subdivided ensure a consistent approach is taken to the windows in each property to ensure there is no impact on the character of the building and the street frontage.
-  Do not replace timber sash windows with materials like uPVC or aluminium.

## Dormers and Rooflights





-  New dormers and rooflights must be installed on the rear elevation of a property and not visible from the street.
-  Keep any dormer or rooflight away from other roof detailing such as chimneys or gable ends.

## Roofs and Chimneys




-  Retain original roofing materials and replace original roofing materials that may have been lost.
-  Reuse existing roof tiles as this can reduce costs as well as retaining the original character.
-  Chimneys can add detailing and symmetry to the roofline of properties require to be retained and preserved.







## Garages

-  Consider the location, roof design and use of materials carefully as these ensure that the garage is successfully integrated with the property.
-  Use timber garage doors which better reflect the character of the conservation area.
-  Do not plan a garage that dominates the property.
-  Aluminium or plastic doors are not likely to be acceptable.

## Satellite Dishes

-  Ensure that the location of the satellite dish does not interfere with the character or architectural features of the building.
-  Suitable locations for satellite dishes in conservation areas could include rear gardens; walls not facing the street; roofs of rear extensions; or where the antennae are shielded from public view.
-  In flatted developments where possible install communal dishes.

## Boundaries, Gardens and Drives

-  Original garden walls and railings require to be retained as they can help contribute to the streetscape and make a positive contribution to the conservation area character.
-  Retain existing front gardens as planted/ landscaped areas as this makes a positive contribution of the conservation area.
-  Where hard standing drives are necessary and considered acceptable use high quality permeable surface materials in keeping with the conservation area.
-  Do not lose original front boundary treatments or change materials as these are a key element of local character.

## Trees

- ✓ Trees that contribute to the character and setting of the conservation area require to be safeguarded and retained.
- ✓ Anyone proposing to do work on a tree(s) in a conservation area is required to give six weeks' notice to the Planning Authority.
- ✓ An application for tree works must be accompanied by a statement detailing the nature and extent of the proposed work and a plan to identify the trees.
- ✗ It is an offence to carry out work to trees in conservation areas without the Council's consent.

**Renfrewshire Planning & Development Tree Policy – 2022 provides detailed guidance and advice. Further information can be found at [Renfrewshire Tree Policy](#)**

## Shopfronts

- ✓ Design and materials will reflect the character of the building in which they are located and the wider street scene.
- ✓ The scale and height of the fascia and stallriser must be appropriate to the character, height and period of the building and in proportion with the shop front.
- ✓ Retain original windows and doors. New shop doors must reflect the design and character of both the shopfront and windows.
- ✓ Use the least visually intrusive measures of security which meet the needs of the shopfront. Where shutters are required, these will be perforated.
- ✓ Awnings, blinds and canopies must be retractable. Colours must match or compliment the shopfront.

