

Piersland Park Conservation Area Appraisal

East Ayrshire Council Local Development Plan
Supplementary Guidance
October 2020

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1. Introduction

Context and Purpose of the Appraisal

- 1.1. The purpose of this document is to provide an illustrated appraisal of the Piersland Park Conservation Area, following both national legislation and government guidelines.
- 1.2. Scottish Planning Policy (SPP) recognises the contribution cultural heritage makes to the economy, identity and quality of life. It highlights the important role planning has to play in maintaining and enhancing irreplaceable historic places: ***“the historic environment is a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places”*** (Scottish Planning Policy, 2014), paragraph 136). SPP also recognises that culture-led regeneration can have a profound impact on the well-being of a community, in terms of the visual impacts and feel of a place and can also bolster the local economy and a sense of pride and ownership (Scottish Planning Policy, 2014), paragraph 136.
- 1.3. The designation of conservation areas is an important mechanism for giving recognition to the value of the historic environment and ensuring that the particular characteristics of an area are respected and enhanced in any future development of the area. Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for designation and defines conservation areas as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ (Section 61). All planning authorities are required by this Act to determine which parts of their area merit conservation area status.
- 1.4. Scottish Planning Policy (SPP) fully supports the designation, protection and enhancement of conservation areas stating that conservation area designations ‘provide the basis for the positive management of an area’. Historic Environment Scotland’s Policy Statement (June 2016) confirms that the intention of conservation area legislation is to preserve the ‘character or historic interest of an area created by individual buildings and open spaces and their relationship with one another’.
- 1.5. The Piersland Park Conservation Area was designated in April 1985 and comprises a notable interwar housing site in Kilmarnock. The Conservation Area hosts design qualities which can be attributed to the Garden City principle and is centred around a key area of open space. The area is entirely residential in nature, presents a layout and housing typologies representative of its time and design principles, hosts several high quality green spaces and groups of mature trees, and is overall in a good state of preservation and maintenance.
- 1.6. In recognition of the importance of this area in Kilmarnock, both in terms of its design features and its historic importance, it is important to review and assess the Conservation Area through a Conservation Area Appraisal. The appraisal is intended to act as a starting point in identifying opportunities for preserving and enhancing the conservation area and its historic significance.

What does Conservation Area Status mean?

- 1.7. First introduced in 1967, conservation areas are defined in Section 61(1)(a) of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as:

“...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”

- 1.8. This is explained in more detail within Historic Environment Scotland’s Scottish Historic Environment Policy Annex 3 (2009), which specifies that:

“It is the character or historic interest of an area created by individual buildings and open spaces and their relationship one with the other which the legislation covering conservation areas seeks to preserve.”

- 1.9. Scottish Planning Policy (SPP, para. 139, para.143, 2014) outlines the premise and the requirement for appropriate consideration, protection and management of these areas.

- 1.10. In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historical interest. Planning control is directed at maintaining the integrity of the entire area and enhancing its special character. Conservation area status does not mean that new development is unacceptable but that care must be taken to ensure that developments will not harm the character and appearance of the area; instead they should preserve and enhance. Under current legislation conservation area designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of/or works to trees
- Development including small house extensions
- External alterations such as cladding, rendering and painting

- 1.11. In accordance with Planning Advice Notice 71 (PAN 71), the designation of a conservation area should not be regarded:

“...principally as a means of increasing control but rather as a commitment to take positive action to safeguard and enhance the character and appearance of the conservation area”

- 1.12. Through the Development Plan process, local authorities have opportunities to put in place positive policies for the protection and enhancement of conservation areas. Such policies must be taken into account in the determination of planning applications within conservation areas. East Ayrshire currently benefits from an up to date Local Development Plan, the East Ayrshire Local Development Plan 2017 (EALDP), which requires development in conservation areas to be appropriate to the character of the area in terms of layout, size, scale, design, siting, materials and colour (Policy ENV3). Unsympathetic proposals will not be supported by the Council. Policy ENV3 of the EALDP also requires that any development within a conservation area or affecting its setting shall be consistent with any relevant conservation area appraisal.

- 1.13. Where a development would, in the opinion of the Council as the planning authority, affect the character or appearance of a conservation area an application for Planning Permission will be advertised in the local press, providing an opportunity for public comment. Comments will be taken into consideration by the Council when making a final decision on the application.
- 1.14. Local residents and property owners have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by keeping properties properly maintained, retaining original features, and carefully restoring and repairing them, wherever possible.

What does a Conservation Area Appraisal do?

- 1.15. Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement. Planning authorities and the Scottish Government are required by law to protect Conservation Areas from development which would be considered detrimental to their character so it is necessary for planning authorities, residents and property owners to be aware of the key features which together create the special character and appearance. The purpose of this report is to define and evaluate the character and appearance of the study area in Kilmarnock; to identify its important characteristics; and to ensure that there is a full understanding of what is worthy of preservation.
- 1.16. The area's special features and design characteristics have been considered. The process also provided an opportunity to reconsider the conservation area boundary to make sure that it accurately reflects the area of special interest. This document is the result of that process.
- 1.17. The appraisal provides a framework for the controlled and positive management of change in the conservation area. When finalised, it is anticipated that this will be adopted as Non-Statutory Planning Guidance, forming an important material consideration in the determination of planning applications. This non-statutory SG would provide guidance on the **protection, retention and enhancement of East Ayrshire's most notable remaining interwar housing site, Piersland Park, including details on the important and notable features which should be safeguarded**. These properties were constructed between 1919 and 1938 by East Ayrshire Council and form an important part of the history of residential development in Scotland and social reform.
- 1.18. It is recognised that the successful management of conservation areas can only be achieved with support and input from stakeholders and in particular local residents, property owners and community groups.

Methodology

- 1.19. This Appraisal has been prepared in accordance with practical guidelines. As a result, the methodology adopted involved both practical site visits and desk-based preparation. It should also be recognised that the appraisal is not intended to be entirely comprehensive, the omission of any building, space, feature or area should not imply that it is of no interest or relevance to the Conservation Areas, as the boundary was carefully considered during its designation.
- 1.20. Research was undertaken between the months of November 2019 and April 2020.

2. Piersland Park Conservation Area:

Location

- 2.1. Kilmarnock is an industrial town, located at the heart of Ayrshire, within the authority of East Ayrshire Council. Kilmarnock lies along the Kilmarnock Water, and is approximately 22 kilometres south of the metropolitan complex of Glasgow, most readily accessible from the M77.
- 2.2. Kilmarnock is the administrative centre and largest town in East Ayrshire. Kilmarnock became a Burgh in 1591, it was not until the 17th century that it became important for its manufacture of “Kilmarnock cowls” (Scottish Bonnets).

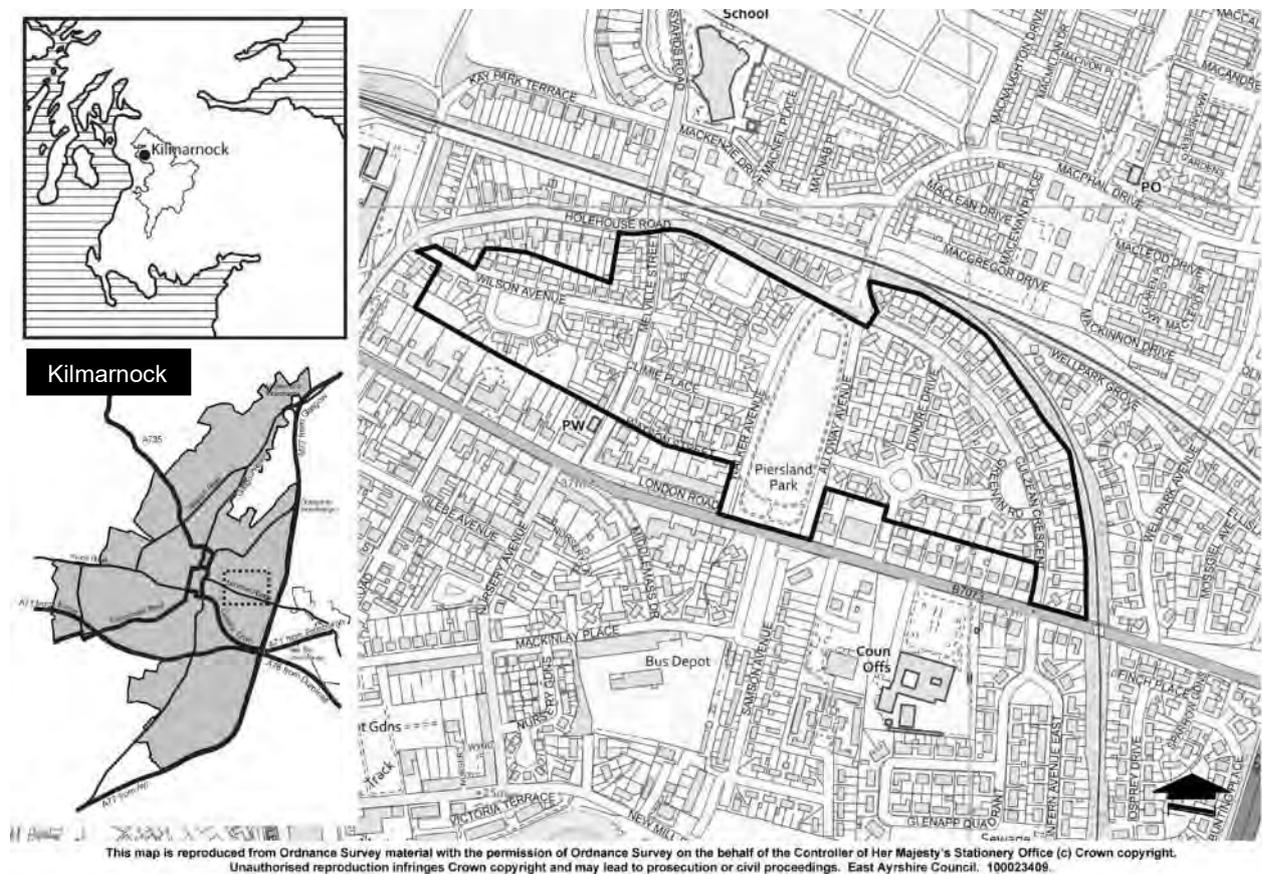


Figure 1: Location of the Piersland Park Conservation Area in its wider context.

Setting

2.3. The photographs below illustrate the setting of Piersland Park Conservation Area.



Figure 2: Piersland Park Conservation Area (EAC DP&R)

Photo 1: View west down Wilson Avenue where it converges with Holehouse Road; **Photo 2:** Wilson Avenue crescent with central green space; **Photo 3:** Wilson Avenue looking north-east towards Melville Avenue; **Photo 4:** View of Piersland Park from Walker Avenue heading north; **Photo 5:** Enclosed crescent off of Walker Avenue; **Photo 6:** View from Culzean Crescent looking north; and **Photo 7:** View south-west into Holehouse Road.

3. History and Development

The Nineteenth Century

- 3.1. In the 19th century, under the momentum of industrial expansion, Kilmarnock's population growth accelerated: from 6,000 (1800) to 21,000 (1851) and 35,000 (1901) and the town became a major centre in the west of Scotland.
- 3.2. Traditional manufacturing continued to expand, and became increasingly mechanised. In carpet-making, Thomas Morton's improvements, with the application of steam power in 1857, produced goods 'the quality and patterns of which are not surpassed by any in Britain'. In 1860 power-operated bonnet-knitting machines were introduced. In 1873 power was also applied to the manufacture of boots and shoes. In the 1960s the Scottish cotton industry collapsed, and never recovered.

Social History

Before First World War

- 3.3. Before World War I (WWI), housing accommodation across Scotland was considerably poorer than in England as reported in 1911, with two roomed houses representing 48% of all homes in Scotland (Rutherford, 1996)
- 3.4. The need for new housing stemmed from the intensifying pressures for social reform which were being generated by class tensions alongside the detrimental impacts of industrialisation and urbanisation.

Interwar Years (1918-1938): David Lloyd George's "Homes Fit for Heroes"

"After surviving the horrors of WW1, many returning soldiers, sailors and airmen were expecting the world to be a better place, where their life could return to some normality in a secure and safe environment" – (Stilwell, 2017, p.1)

- 3.5. As the Great War was drawing to a close, the return of military personnel to civilian life brought with it concern and realisation that the existing housing shortages were going to become more acute and that the existing homes were of a low build standard (Social Housing History, 2018). The urgent need for national policies to improve the living conditions of ordinary citizens was recognised by the then Prime Minister David Lloyd George, within a speech given on the 23rd November 1918 in which he famously stated **"What is our task? To make Britain a fit country for heroes to live in"** (Madeley, 2019), rather than homes that were simply built, 'fit' implies that they were built to a standard. The term 'heroes' was used in order to convey the sense of gratitude that was felt by the nation, as well as a sense that they were deserving of more.
- 3.6. Indeed, following the end of the First World War, there was a recognition that the existing housing stock and provision was not adequate and did not promote public health, as Lloyd George states: **"You cannot bring children up in these conditions. There have been lives lost in this war, millions of men have been maimed, but believe me there are more lives being lost and maimed through the atrocious social conditions that prevail, than through the terrors of this war"** (Madeley, 2018). The

First World War brought dramatic change in perceptions, and in turn, significant change on Government policy on housing (Rutherford, 1996). Most of the interwar housing stands as a testimony to the political battle cry: “We need homes fit for heroes”.

- 3.7. These efforts were strongly influenced by the ideas and experience of the Garden City Movement, setting new standards of accommodation for working class housing. This is most notably demonstrated in Piersland Park interwar housing site. Supporters of the Garden City movement considered it the way forwards (Rosenburg, 2016). However, as highlighted by Lou Rosenburg (2016), *“the celebration of the centenary of WW1 has highlighted both the ‘Homes Fit for Heroes’ campaign and the persistence of deplorable living conditions on the home front”* (p.20). As such, the ideas and early experience of the garden city movement continue to influence policy.

The Housing and Town Planning Act of 1919

“During the 1920s, in difficult economic conditions, local authorities were asked to take the lead in building well designed working class dwellings along garden city lines” – (Rosenburg, 2016, p.19)

- 3.8. 100 years ago in 1919, Parliament passed the Housing Act, known as the Addison Act, which promised government subsidies for building working class housing. Significantly, for the first time, housing become a national responsibility for all local authorities. Housing Acts were passed to enable Local Authorities to build or improve houses in the early 20th Century.
- 3.9. Further Acts during the 1920s and the 1930s addressed issues of housing as a social service, slum clearance and overcrowding.
- 3.10. The Housing and Town Planning Act of 1919 along with its Scottish counterpart the Housing and Town Planning (Scotland) Act of 1919 articulate the government’s response to the national housing shortage. Under the new legislation, Local Authorities went from being *permitted* to intervene in housing problems to being *required* to do so, while granting them the financial support needed to achieve the desired levels of housebuilding. In the end, housing delivery fell disappointingly short of the objectives, but the quality was often remarkable. The 1919 Act developments followed Garden City principles, and successfully set new standards for the working-class dwelling. Following the economic recession, the generous subsidies granted by the 1919 Act were terminated in 1921, and the Act was finally repealed in 1923.

Ebenezer Howards “Garden City”

3.11. In his 1902 book, ***Garden Cities of To-morrow***, Ebenezer Howard laid out his solution to the troubles of cities: the garden city. The basic principles of Ebenezer Howard’s “Garden City” are considered to be a vital element “*within broad strategy for social reform*”. This reform would involve:

- Planned decentralisation of population and industry from urban centres to new self-contained settlements;
- Improving working class housing conditions;
- Regeneration the rural economy; and
- Protecting the countryside from the encroachment of uncontrolled urban sprawl.

3.12. Howards’ principles for the garden city conceptualised a new type of living environment, incorporating the best of both the rural landscape and the urban environment while simultaneously eliminating the worst features of these landscapes.

3.13. In order to promote his broad strategy, Howard linked theory with practice and produced an actual example on the ground. He did so through the Garden City Association, which in 1904 endorsed architects Parker and Urwin to complete this on the ground.

3.14. The site is Letchworth, in the southeast of England. See original plans in [Figure 3](#).

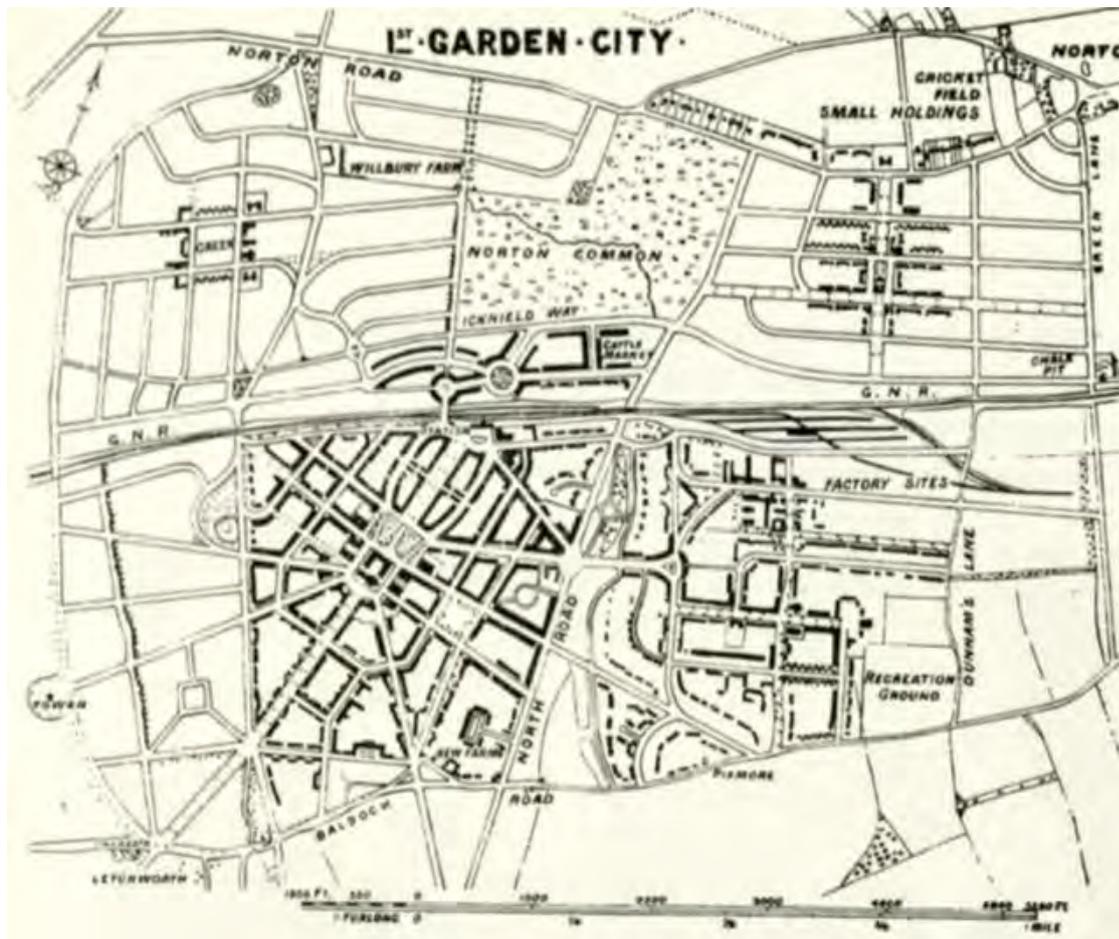


Figure 3: Plans for Letchworth Garden City (England). Source: Urban Utopias (2018)

- 3.15. Letchworth provided an impressive range of low density housing for the skilled working class and middle classes, alongside a generous allocation of land for open space and recreational uses.



Figure 4: Letchworth Garden City (England). Source: Urban Utopias (2018)

Piersland Park Development

- 3.16. In Scotland, various attempts were made to promote a full-scale garden city. However, no developments materialised which conformed closely to Ebenezer Howard's original vision. This is appropriately summarised within the following statement:

"[Ebenezer] Howard's grand vision of a peaceful path to real (social) reform was nowhere fulfilled. Many parts of the world . . . were deeply touched by his ideas. Yet the direct impact of what . . . were his most cherished ideas was quite small . . . the garden city came to be understood in a more limited sense, as an urban planning model to reform the spatial arrangement of social and economic life . . . It was the residential environments and site layouts created by Raymond Unwin, Barry Parker and those who followed that became the most specific direct legacy of the garden city [movement]" (Ward, 2002, p.223-224)

- 3.17. The promotion of garden city "ideas" did have a marked influence on the design and layout of housing in East Ayrshire during the interwar years, and most notably in Piersland Park. This type of development provided a notable contrast to the traditional development pattern which within larger cities and towns, consisted of tenements (Rosenburg, 2016).
- 3.18. [Figure 5](#) illustrates the historic context of the site, before World War I, dated 1911. The site was bounded to the north by the Western Railway line and the use was primarily agricultural.

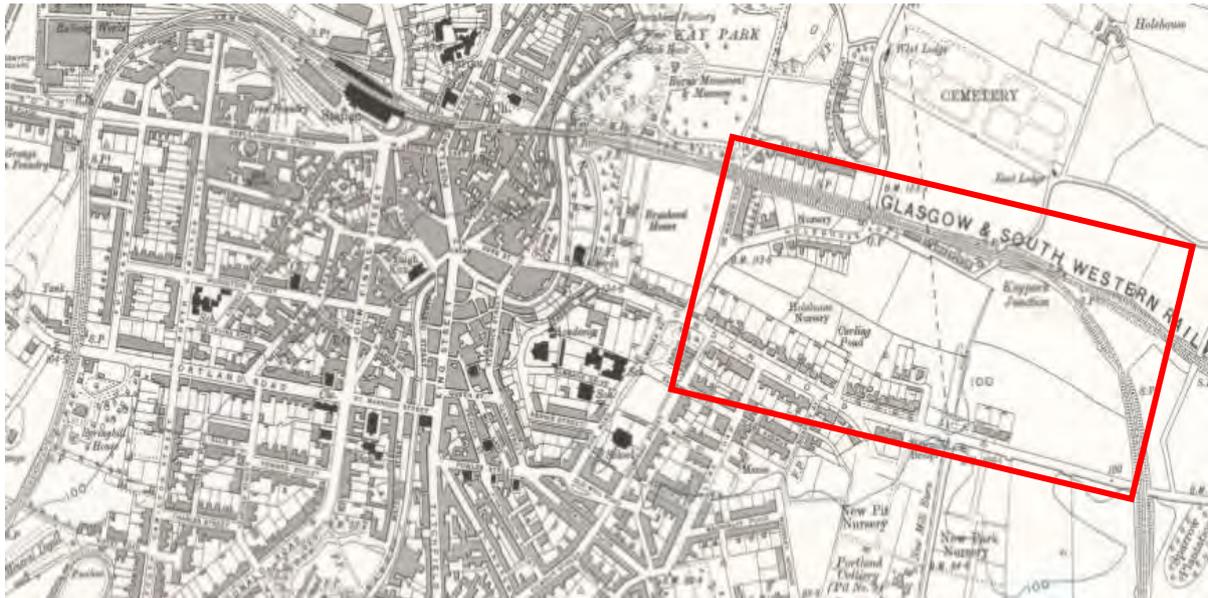


Figure 5: Ayrshire Sheet XVIII.SW (Includes: Kilmarnock, Riccarton). Publication date: 1911; date revised: 1908. Map source: National Library of Scotland (2020) © NLS.

- 3.19. [Figure 6](#) illustrates the initial development of Piersland Park interwar housing development. The surrounding context of Piersland Park had become increasingly residential in nature, with developments expanding to the south of the site.
- 3.20. The first homes constructed in the western half were finished in 1922, along what nowadays are known as Melville Street and Wilson Avenue. Walker Avenue was reached in 1925. 1927 started a doubling of the site's size, with development on the eastern side of Piersland Park forming Culzean Crescent, Dunure Drive and Greenan Road. In 1932, a further densification of the western half developed more houses along Holehouse Road. The area has changed little since in either architecture or layout, as attested by the historic mapping.

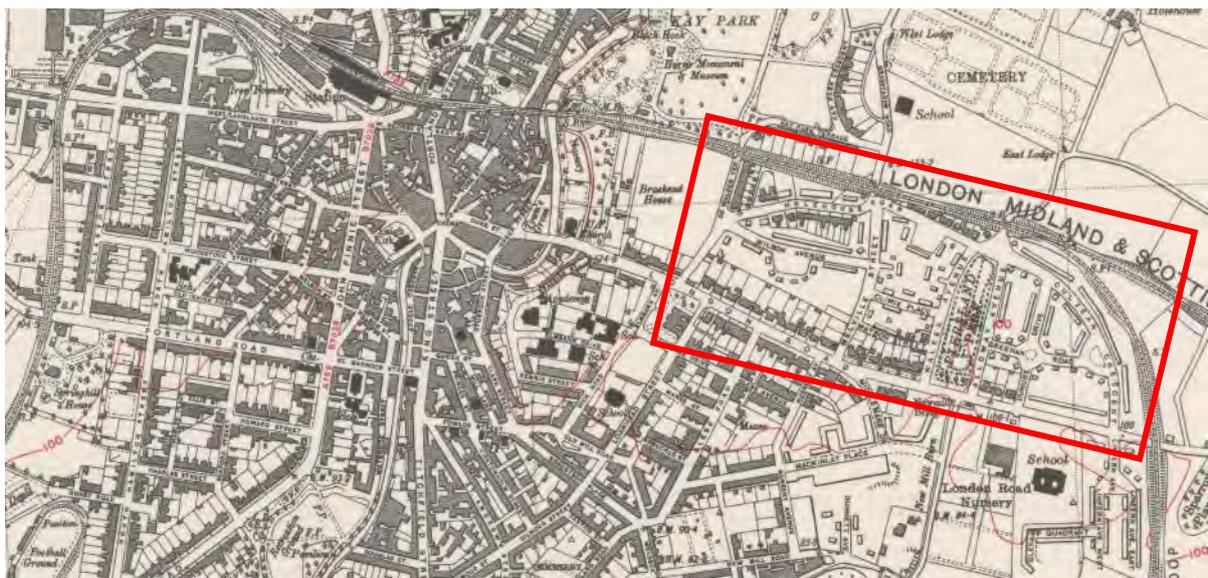


Figure 6: Ayrshire Sheet XVIII.SW (Includes: Kilmarnock, Riccarton). Probable publication date: ca. 1948. Map source: National Library of Scotland (2020) © NLS.

3.21. [Figure 7](#) is an aerial photograph of Piersland Park housing development while under construction. The photograph clearly shows Culzean Crescent, London Road and Piersland Park. This is an oblique aerial photograph taken facing north (07/10/1927).



Figure 7: Piersland Park during construction of the second half of the estate (07/10/1927) (Canmore, 2020).

4. Conservation Area Appraisal

- 4.1. Before we can determine how to preserve and enhance a conservation area, we need to understand all the factors which contribute to the special character of the interest area in question.
- 4.2. This Conservation Area Appraisal has been undertaken in accordance with the provisions of Planning Advice Note 71: Conservation Area Management (PAN 71, 2006), and is an important tool in effectively managing change, to ensure the retention of important characteristics.
- 4.3. This section of the Conservation Area Appraisal identifies factors and key design features which create the special interest within the Piersland Park Conservation Area. These are grouped into the following headings:
 - Statutory designations;
 - Setting and topography;
 - Character and land-use;
 - Street and plot layout;
 - Streetscape, trees and landscaping;
 - Public and private open space;
 - Building typologies;
 - Architectural style;
 - Roofs;
 - Wall finishing materials;
 - Windows and doors;
 - Boundary treatments; and
 - Recent constructions/additions.
- 4.4. This will enable East Ayrshire Council to fulfil its statutory duty to preserve and enhance the Piersland Park Conservation Area by increasing awareness of notable features and characteristics, providing guidance to home owners, landowners and the Planning Authority alike. It will assist in assessing proposals for statutory consents.
- 4.5. The Conservation Area Appraisal will outline any negative factors before going onto opportunities for development, opportunities for planning action and opportunities for enhancement.
- 4.6. The Council has also produced a Supplementary Guidance document which should be used in conjunction with this appraisal to help homeowners consider what appropriate change looks like across all interwar Sites identified in East Ayrshire (Interwar Housing Guidance).

Summary of Significance

4.8. Piersland Park is an important, well-defined residential area within the settlement of Kilmarnock. It is located to the east of Kilmarnock Town Centre and is accessible off of London Road and Holehouse Road. The area represents a notable example of Council constructed interwar housing estate, which was designed in accordance with the Garden City principles of Ebenezer Howard (1898). The Piersland Park Conservation Area is significant for a number of reasons:

- The provision of social housing, “Homes Fit For Heroes”, and the social and historic context of this;
- The strong urban design principles adopted;
- An exemplar Garden Suburb, which retains many of its characteristic and historically significant features: crescents, curved roads, cul-de-sacs, generous high-quality green spaces with mature trees, and streets lined with trees and grass verges;
- Architectural style very representative of its time and kind, with a variety of built form including four-in-a-block cottage flats and semidetached dwellings, including early reproductions of the 1919 competition entry by Greig and Fairbairn.

4.9. Piersland Park is one of 26 designated conservation areas in East Ayrshire. There are a total of 5 conservation areas in Kilmarnock, including Piersland Park.

Statutory Designations

4.10. The principal heritage designations relevant to conservation, are the conservation area itself, tree preservation areas, safeguarded open space and a single listed property within its extent. There are no scheduled monuments with the conservation area.

Conservation Area

4.11. The Piersland Conservation Area was designated in April 1985. The boundary incorporates Wilson Avenue, Neville Street, Watson Street, Walker Avenue, Alloway Avenue, Dunure Drive, Greenan Road, Culzean Crescent and part of Holehouse Road. The site incorporates four medium to large areas of open space which are safeguarded within the EALDP (2017), a single listed building and a number of group and individual listings for Tree Preservation Orders (TPOs).

Listed Buildings

4.12. Within Piersland Park Conservation Area there is a single ‘C’ listed building, 1 Walker Avenue (Kilmarnock), which was listed on 1st August 2002.

1 Walker Avenue, Kilmarnock

4.13. This property was constructed in 1895 (by Gabriel Andrew) and is a two-storey building which hosts three-bay windows, a canted gabled roof, and hosts an adjoining recessed single storey porch to the left. Historic Environment Scotland (2001) state that this villa was built on land to the back of an earlier villa on London Road, and used to overlook

fields, but since its construction both Walker Avenue and Piersland Park were constructed. This was local authority housing from the earlier 20th century, laid out in Garden City Principles.

- 4.14. The building is constructed of red Ballochmyle ashlar. Elevations are detailed with both long and short quoins and a base course. The principle elevation hosts a central door, advanced plinths with ball finials, pilasters with winged angel capitals, geometric brackets supporting arched and corniced pediment; the inner arched door surround with alternate round and columned quoins.
- 4.15. The 'C' listed designation also incorporates the boundary walls of the property. They are low red rock-faced ashlar walls with chamfered piended copes. The walls host plain wrought iron railings with scrolled panels and floriated finials. The South-eastern extent consist of wind walls, shaped like matching halves of a segment pediment. This is also red rock-faced ashlar, hosting polished ashlar long and short quoins.



Figure 8: The 'C'-listed building in Piersland Park, in existence before the estate was laid out (EAC DP&R¹).

¹ East Ayrshire Council Development Planning and Regeneration section

Tree Preservation Orders

4.16. Within the Conservation Area there is one Tree Preservation Order in effect, “The Piersland Park Area, Kilmarnock, Tree Preservation Order No.14, 1984”. This Order protects:

- Eight individual trees; one ash situated in the garden ground pertaining to numbers 10-11 Alloway Avenue, five rowan adjoining Holehouse Road on the green space within the crescent, and three rowan on the green space in the Wilson Avenue crescent;
- Several cherry, crab, thorn, rowan and sycamore trees along Culzean Crescent;
- Several sycamore, lime, chestnut and elm trees in Piersland Park;
- Several sycamore, lime and birch trees adjoining London Road, outwith the Conservation Area; and
- Several sycamore lime and birch trees along Melville Street and Wilson Avenue

Safeguarded Open Space

4.17. Piersland Park Conservation Area hosts four medium-large areas of safeguarded open space as recognised in the adopted East Ayrshire Local Development Plan (2017).

These are as follows:

- Piersland Park;
- The open space adjacent to Holehouse Road;
- The open space adjacent to Wilson Street; andThe open space adjacent to Culzean Crescent.



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Figure 9: The Conservation Area hosts a number of group and individual TPO designations, a single listed building and areas of safeguarded open space as identified within the EALDP (2017).

Setting and topography

- 4.18. The estate sits on a relatively high area northwest of Kilmarnock, slightly elevated with respect to London Road and gently sloping down towards it. The estate is divided in two areas by Piersland Park, which sits in a lower ground separating the two residential halves. The low-lying nature of the Park is manifested in that the New Mill Burn used to run through it towards the River Irvine to the south.
- 4.19. The area is defined by the railway line to the north and west in what constitutes a clear edge feature. London Road to the south doubles as an edge and a route, being one of the principal routes into Kilmarnock and the main access route to the site. This road connects all the main vehicular streets of the estate, namely Holehouse Road and Culzean Crescent, as well as having the main entrance point to Piersland Park. In most of its length, however, the estate is screened from this road by a strip of 19th Century properties, many of whom belong to the London Road Conservation Area.

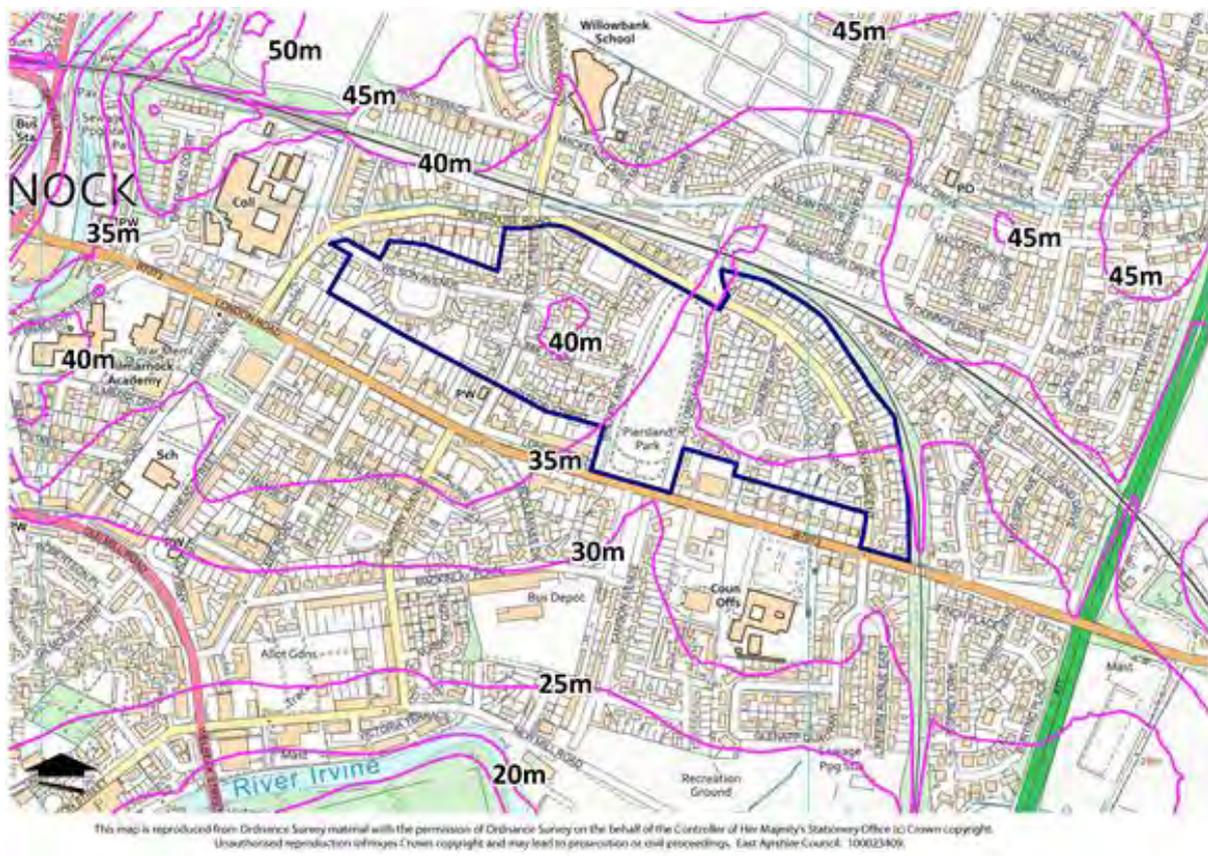


Figure 10: Topographic map of Piersland Park and surrounding areas.

Character and Land Use

- 4.20. The Piersland Park Conservation Area is a largely homogeneous Interwar estate, composed entirely of residential properties in a heavily wooded setting comprising ample areas of green space. The layout is typical of a Garden Suburb, presenting winding streets and crescents. This is apparent in [Figure 9](#) above.
- 4.21. There is a limited range of housetypes, all being detached cottages contributing to a rural appearance, despite its central situation and density. Colour and material palettes are also consistent, all buildings finished in white harling walls and slate roofing.
- 4.22. Despite the idea of the Garden City being to provide a fully self-sufficient settlement with its own shops, services and facilities, most of the estates dismissed this aspect to be developed as exclusively residential Garden Suburbs. Piersland Park is one such case, and therefore no other uses are present in this Conservation Area. As illustrated in [Figure 9](#) above, the area is entirely residential in nature, with medium-large areas of safeguarded open spaces, characteristic of a garden city layout.

Street and Plot Layout

- 4.23. Under the recommendations of the Tudor Walters Report, the housing delivered under the 1919 Act would be of particularly low density, up to 16 dwellings per acre. The streets are laid out such that vistas do not stretch out ad infinitum; this is achieved by curved and sloping roads, and breaking down long streets into shorter segments ending in cul-de-sacs. Examples of curved streets can be found in Culzean Crescent and Melville Street, while short streets ending in cul-de-sacs are exemplified in Climie Place and Wilson Avenue.
- 4.24. Unlike modern implementations of the cul-de-sac, the ones present in Piersland Park Conservation Area are short, only one house deep. This provides the privacy typical of a cul-de-sac, but preserves an unbroken frontage towards the street. The end of the cul-de-sac is evident from the beginning, which aids in navigation.
- 4.25. Further visual interest is achieved through crescents, which are signature features of the Garden City and often enclose small parks (Rutherford, 1996). These include:
- Wilson Avenue;
 - Holehouse Road;
 - Culzean Crescent; and
 - Greenan Road.

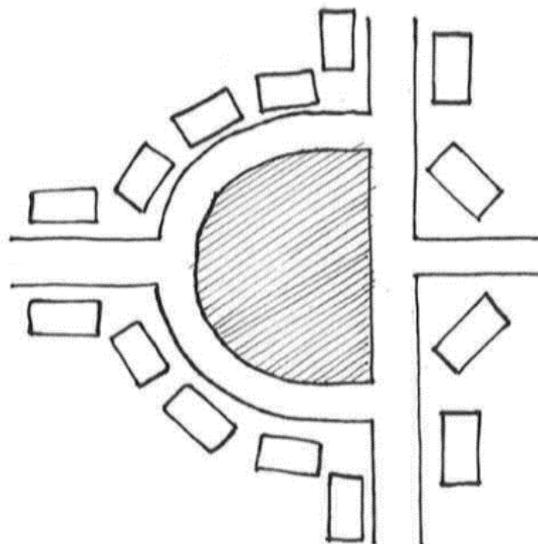


Figure 11: Crescents enclose small green spaces (EAC DP&R).

- 4.26. These crescents take different forms, either constituting a widening along a street as is the case in Wilson Avenue and Holehouse Road, being the start of a three-way junction as in Culzean Crescent, or as a full circle centred in a four-way junction as in Greenan Road.
- 4.27. All in all, the streets are laid out in the shape of a loose grid, with streets that, albeit curving, conform mostly to north-south and east-west axis. North-south streets include Melville Street, Walker Avenue, Alloway Avenue and Dunure Drive, and east-west streets comprise Wilson Avenue, Climie Place, Watson Street and Greenan Road.

There is a peripheral, semi-circular route that loops around west, north and east of the site, formed by Holehouse Road and Culzean Crescent.

- 4.28. The public space is well defined by the buildings. Despite being semidetached properties set back from the street edge, the consistency in which they relate to the public space provides a sense of enclosure, as the buildings delineate a continuous façade line, as shown in the figure-ground plan (Figure 12). The relatively short setbacks give space for private greenery and improve privacy while not detaching the buildings from the street too far.



Figure 12: Figure-ground map of Piersland Park.

- 4.29. Public spaces are all very well overlooked, with all the main frontages of the buildings facing them. There are no streets to which blank frontages are presented. This contributes to creating a place that feels pleasant and safe.
- 4.30. A typical characteristic of Garden Suburbs and in particular Interwar housing estates is that corner properties are laid out at a 45 degree angle. This trait can be observed in the Conservation Area, most notably in the eastern half, for example:
- In the intersection between Greenan Road and Alloway Avenue,
 - In the intersection between Dunure Drive and Culzean Crescent, and
 - In the eastern corners of the Culzean Crescent and Alloway Avenue junction, among others.

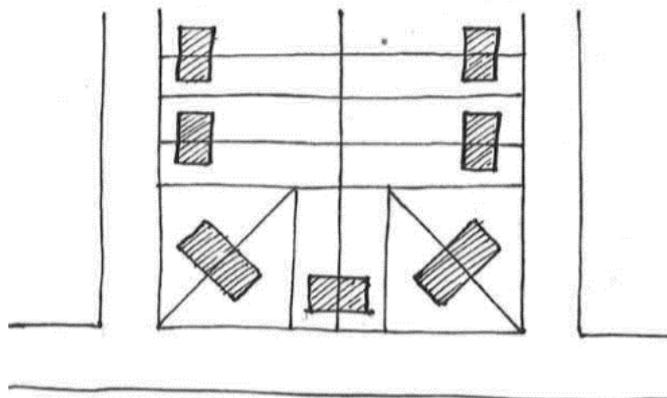


Figure 13: Buildings on corners are set at 45 degree angles (EAC DP&R).

Streetscape, Trees and Landscaping

“Trees contribute greatly to the character and quality of many conservation areas. As woodlands, planted avenues, or individual specimens, they can enhance the landscape setting of conservation areas, soften streetscapes and bring life and colour to gardens. Trees may also have historic or cultural significance.” – PAN 71

- 4.31. Trees in conservation Areas are protected under the Town and Country Planning (Scotland) Act 1997, as Amended, (Section 172, para 8). This section of the Act outlines that before carrying out any work on a tree located within a conservation area, owners are required to notify the local planning authority and provide details of the intended works.
- 4.32. If a tree is considered to be under threat, the Council are able to serve a Tree Preservation order, should they see fit. The Planning Authority are also able to protect and promote tree planting through conditions attached to planning consents.
- 4.33. Within the Conservation Area there is one Tree Preservation Order in effect, “The Piersland Park Area, Kilmarnock, Tree Preservation Order No.14, 1984”. This Order protects: Eight individual trees; one ash situated in the garden ground pertaining to numbers 10-11 Alloway Avenue, five rowan adjoining Holehouse Road on the green space within the crescent, and three rowan on the green space in the Wilson Avenue crescent; Several cherry, crab, thorn, rowan and sycamore trees along Culzean Crescent; Several sycamore, lime, chestnut and elm trees in Piersland Park; Several sycamore, lime and birch trees adjoining London Road, outwith the Conservation Area; and Several sycamore lime and birch trees along Melville Street and Wilson Avenue.
- 4.34. Characteristic Garden City streets feature grass verges separating the footway from the carriageway, and tall trees line these streets covering them with their canopy. This is aesthetically appealing as well as representing many other advantages in terms of heat island effect reduction, stormwater runoff absorption, carbon dioxide capture, biodiversity support among many others, making them one of the Garden City most valuable traits. Because they were originally laid out before the car was the main means of transportation, the early examples of these estates such as Piersland Park are pedestrian-oriented, within walking distance of services and railway stations, and feature pedestrian-friendly public realm design. Carriageways are for this reason particularly

narrow, which makes them unintentionally “yield streets” which force drivers to lower speeds, making them safer and quieter.



Figure 14: Streetscapes in Garden Cities are heavily wooded, with generous grassed areas and pedestrian-friendly. Depicted, Wilson Avenue in Piersland Park (Kilmarnock) (EAC DP&R).



Figure 15: Wilson Avenue and Melville Street, two of the most densely wooded streets in Piersland Park (EAC DP&R).

Public and Private Open Spaces

“PAN 65 Planning and Open Space recognises the important role of open space in setting the landscape and townscape structure of urban areas and in contributing to the character of the historic environment. Areas of open space can be a defining element in a conservation area.

Appraisals should consider the different types, functions and benefits of open space and identify opportunities to extend and enhance open space networks.”

- 4.35. As previously stated, green spaces of varied scales are typically found throughout these estates. They represent one of the most valuable characteristics of the Garden City, they constitute a multifunctional asset which also mitigates surface water runoff and capture carbon dioxide, while providing better quality, pedestrian-oriented public space.
- 4.36. Piersland Park Conservation Area hosts four medium-large areas of safeguarded open space as recognised in the adopted East Ayrshire Local Development Plan (2017). These are as follows:
- Piersland Park;
 - The open space adjacent to Holehouse Road;
 - The open space adjacent to Wilson Street; and
 - The open space adjacent to Culzean Crescent.
- 4.37. Green spaces play an essential and central function within these estates and must be appropriately maintained and continue to be safeguarded.

Piersland Park

- 4.38. Piersland Park constitutes the main open space in the Conservation Area and one of the most important green spaces in the settlement of Kilmarnock, to the point that it gives the estate its name. This park occupies a shallow depression between the two residential areas of the Conservation Area, and owes its shape to a now disappeared New Mill Burn.
- 4.39. Today, Piersland Park is lined with trees in all four sides. The value of these trees is recognised in TPO/14/1984 which protects, among others, all trees within the Park. It is designated as safeguarded open space in the EALDP.
- 4.40. Although there is no fencing around the park, the southern side features an axial entrance marked by a semi-circular hedge. The central space features a playpark and serves as an informal playing field.



Figure 16: Piersland Park (EAC DP&R).

Holehouse Road crescent

- 4.41. The crescent in Holehouse Road resembles more a square than a crescent in shape. A relatively broad space in all directions, it offers generous recreational green space as well as visual amenity. It slopes down gently towards the south, and is well enclosed by buildings on all sides. It is well planted, with TPO/14/1984 protecting its five mature trees. It is designated as safeguarded open space in the EALDP.



Figure 17: the crescent in Holehouse Road (Source: Google).

Wilson Avenue crescent

- 4.42. Similar to the Holehouse Road crescent, the Wilson Avenue crescent is largely square, flat and well enclosed. Although less wooded, presenting only two mature trees equally protected by the TPO/14/1984, it sits next to the fully wooded Wilson Avenue, which is lined with tall, mature, equally protected trees along its length. It is also designated as safeguarded open space in the EALDP.



Figure 18: the crescent in Wilson Avenue (Source: Google).

Culzean Crescent

- 4.43. The last of the open spaces safeguarded in the EALDP in the Conservation Area, the green space in Culzean Crescent is a semi-circular grassed space, with a somewhat pronounced slope towards the south. It plays an important role in offering a visual expansion to the otherwise enclosed Culzean Crescent. It also serves as a gate towards the core of the eastern half of the estate. The green space is open towards Culzean Crescent which is lined with trees protected under TPO/14/1984.



Figure 19: Culzean Crescent (Source: Google).

Other significant open spaces

- 4.44. Piersland Park Conservation Area hosts an additional three areas which are not safeguarded, but are equally functional. These can be viewed in Figure 9. Albeit not safeguarded in the EALDP, the circular green space in the junction between Greenan Road and Dunure Drive constitutes an important feature in the area. Although it functions mostly as a roundabout, it provides visual amenity and serves as a central point for the block.
- 4.45. There are two semi-public open spaces at the back of the properties in Wilson Avenue. Although these do not provide amenity and functions to the public space, they do contribute to stormwater runoff infiltration, carbon capture, and biodiversity support, as well as amenity to residences nearby. These areas are accessible by lanes at the side of properties.

Buildings

- 4.46. The Piersland Park Conservation Area comprises mostly Council homes from the Interwar period. The details of these properties are analysed in the subsequent subsections.

4.47. In addition to the Interwar houses, some other properties from either before or after the Interwar years are included in the Conservation Area. It is understood that these properties did not especially contribute towards the designation, however are still of interest as is the case with the one Listed Building in the Conservation Area, and remain protected by the Conservation Area designation. These non-Interwar properties include:

- 1 Walker Avenue, the only Listed Building within the Conservation Area, that predates the development of the housing estate;
- 7 and 8 Watson Street, which are also shown in the historic cartography as in existence before the estate was laid out; and
- 11a, 11b and 11c Climie Place, one semidetached and one detached cottages which do not appear on cartography until the 1960s well after the estate was in place, ratifying their differentiate appearance.

Typologies

4.48. Housing developments constructed within the interwar period (1919-1939) host a range of house-types, each with distinctive and notable design features. The Piersland Park council housing estate features two house-types: four-in-a-block and semi-detached. Each of these house-types have a small variety of forms.

Four in a block flatted cottages

4.49. These blocks of flats most often take the form of a harled brick rectangular box, with a shallow pitch hipped roof. Each dwelling has its own entrance, either on sides and front or only on the sides, and allocated area of garden. It is noted that within Piersland Park, these dwellings are generally simply detailed with little architectural flair.

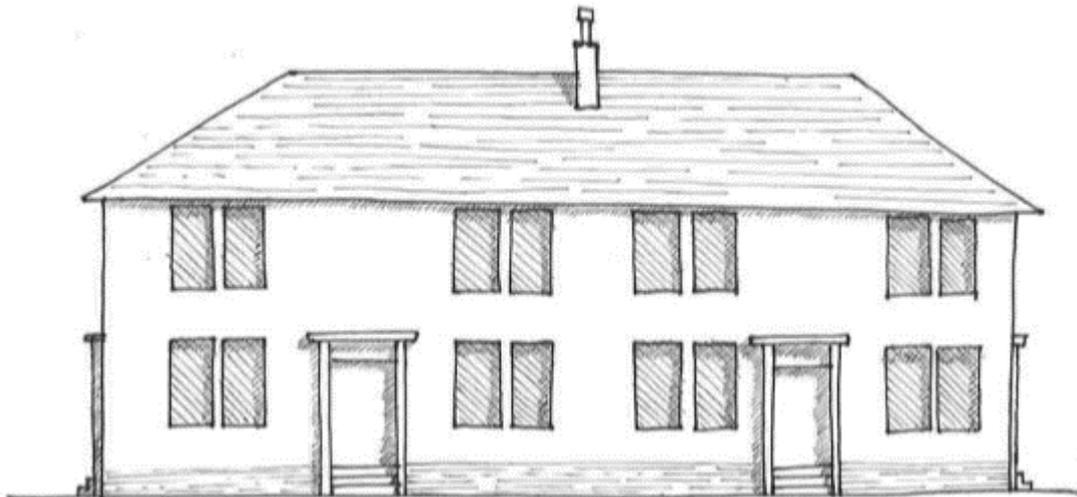


Figure 20: A typical four-in-a-block cottage as found in Piersland Park Conservation Area, with rectangular plan and hipped roof (EAC DP&R).

4.50. There is an instance of a four-in-a-block cottage which does not conform to the same model: 1-3-5-7 Melville Street. In this building, ground floor dwellings access from the rear garden and the top flats enter from a deck, accessible from twin staircases at the rear.

4.51. Allocated garden areas are located to the back, most often sectioned into quarters but on occasion divided into four parallel strips.



Figure 21: A typical four-in-a-block house (Source: Google).



Figure 22: A unique four-in-a-block with deck access (EAC DP&R).

Semi-detached

- 4.52. Semi-detached properties in Piersland Park are two-stories tall but present several variations in style.
- 4.53. A notable variant was the recognisable “Type B” entry by the Edinburgh firm Greig and Fairbairn to a 1919 architectural competition for working class homes. This house-type would become widespread in Scottish council housing with varying degrees of alteration. Piersland Park is a very early housing estate and as such the implementation of the “Type B” here was very close to the original.

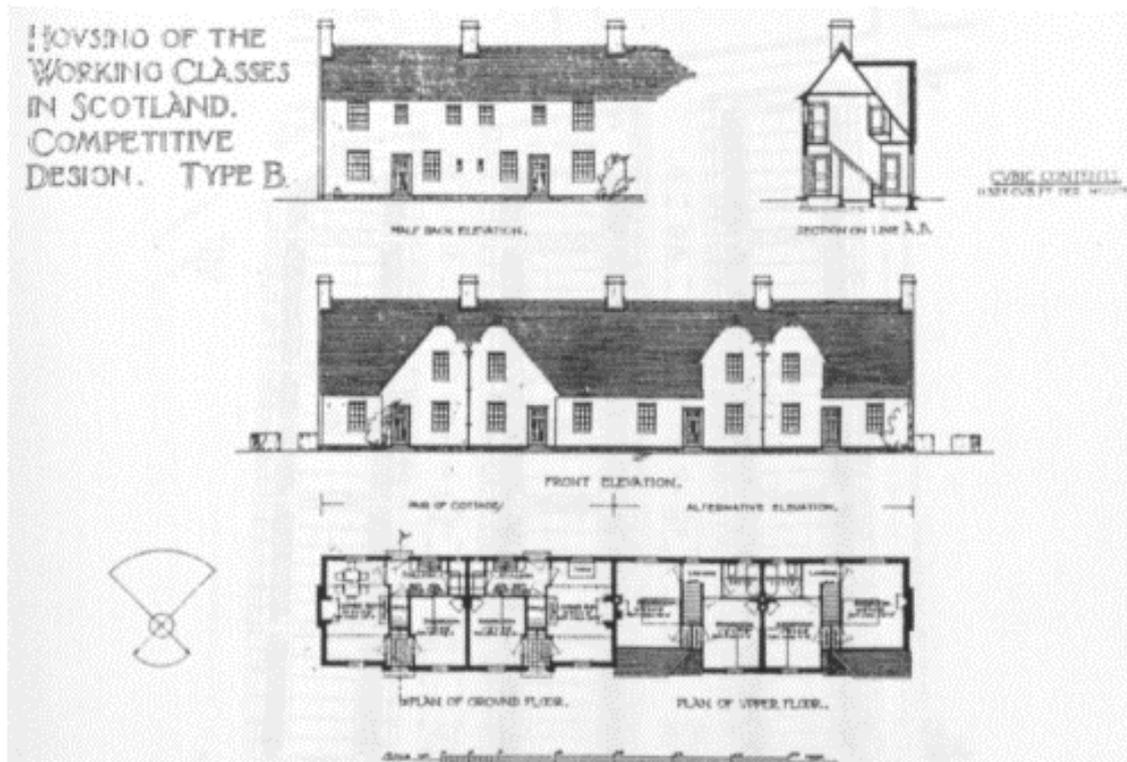


Figure 23: 1919 competition entry “Type B” by Greig and Fairbairn. As reproduced on Rutherford (1996).

- 4.54. “Type B” is characterised by two twin wide front-facing gables and a 45-degree gabled roof. Chimney stacks appear in the middle and the gable ends, and eaves sweep down above the ground floor.

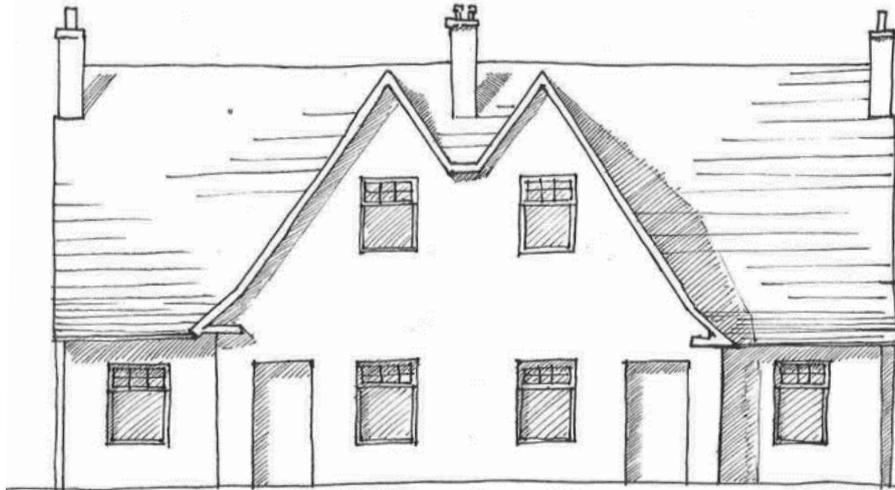


Figure 24: "Type B" presents 45-degree gabled roofs (EAC DP&R).

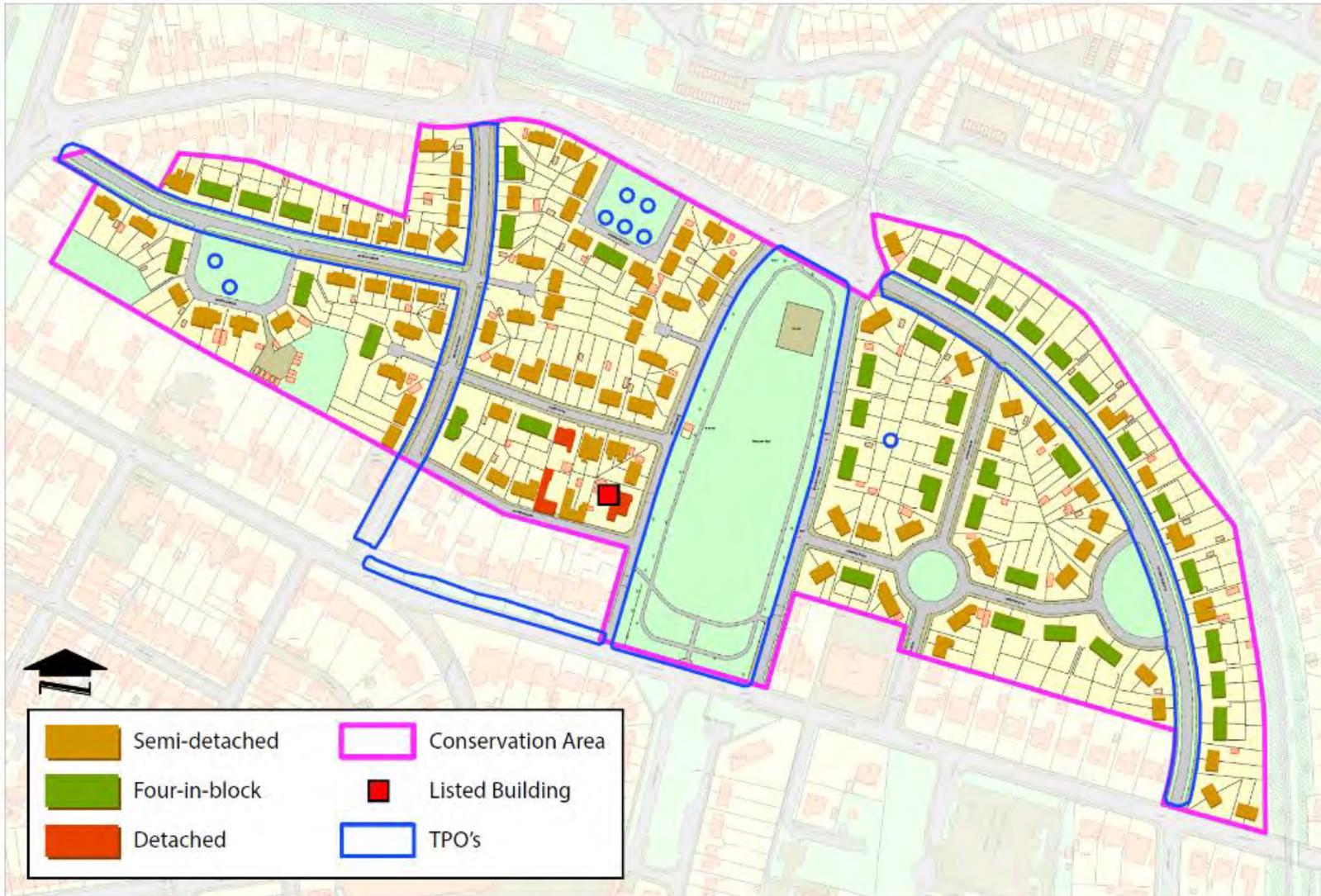
- 4.55. The other types of semidetached properties are simple rectangular boxes with hipped roofs. One variation features a jerkinhead roof, while another presents two small front-facing gables. On occasion, these front-facing gables may have ornaments such as year plates.



Figure 25: (top) Rectangular box semidetached house; (left) variation with jerkinhead roof; (right) variation with two street-facing gables (EAC DP&R).



Figure 26: Examples of the four semi-detached house types in Piersland Park (Source: Google).



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Figure 27: The properties in the Piersland Park Conservation Area classified by housing typology.

Architectural Style

- 4.56. Most of these properties were built in a very simple fashion, consisting of a simple two storey rectangular box with shallow hipped roof. However, there are typical features that add to the quality of the public space, define the character of the areas and the era, and aid in orientation and navigation, and should therefore be preserved. These modest architectural gestures that the frugality of these estates allows are derived from Southern English style through the English Garden City influence.

Roofs

- 4.57. The most common roof type is a shallow-pitched hipped roof, used in four-in-a-block cottages and some semidetached. A variety of this roof used in semidetached homes is the jerkinhead, with the eaves on two sides sweeping lower than the other two. Gabled roofs with chimneys on the gable are occasionally present in the “Type B”-inspired properties, in what constitutes a closer reference to the Scottish architectural tradition.
- 4.58. Some house-types present front-facing gables, a stylistic feature imported from the English Garden City. These appear in two of the three variations of semi-detached properties in Piersland Park.
- 4.59. The original roof cladding material in these estates is slate, reflecting both the character of the Scottish built heritage and the most readily available materials.
- 4.60. Brick chimneys are a prominent feature of this estate. Many of them have now become redundant, with general maintenance often being overlooked and ultimately being removed or replaced with metallic vents.

Wall finishing materials

- 4.61. Properties in Piersland Park are built in brick and finished in white or grey harl, giving a uniform aesthetic to the estates.

Windows and doors

- 4.62. A characteristic trait of interwar housing are the vertically-proportioned windows by means of mullions. These have often been removed to make way for broader windows, which alters the character of these buildings. Original window frames would have been sash windows with mullions and transoms dividing small glass panes, but have been largely replaced.
- 4.63. Probable original doors were of painted wood, with a window with several small panes separated by mullions and transoms. These too have been widely replaced but several instances remain.

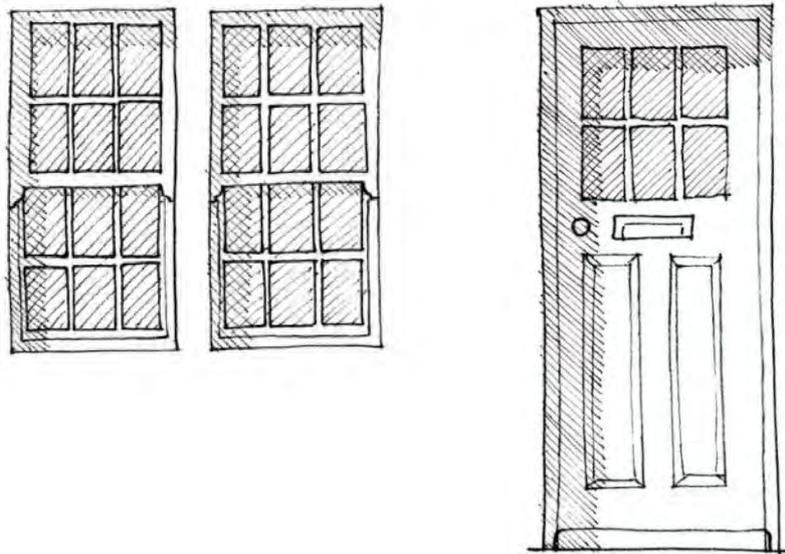


Figure 28: Potentially original windows and door, now widely replaced (EAC DP&R).

Boundary treatments

4.64. A notable feature of Piersland Park Conservation Area is the presence of hedges which separate private and public spaces. As illustrated in Figure 29 below.



Figure 29: Boundary hedges in Melville Street (EAC DP&R)

4.65. The presence of hedges which define property curtilages adds to the overall greenery of the area and significantly increases its attractiveness and visual appeal.

4.66. As illustrated within Figure 30, hedges are favoured ahead of metal fencing, which can result in the erosion of the character of the Conservation Area. Currently, a variety of boundary treatments are found within Conservation Area, including traditional style harled brick and stone walls to match the facades of properties.

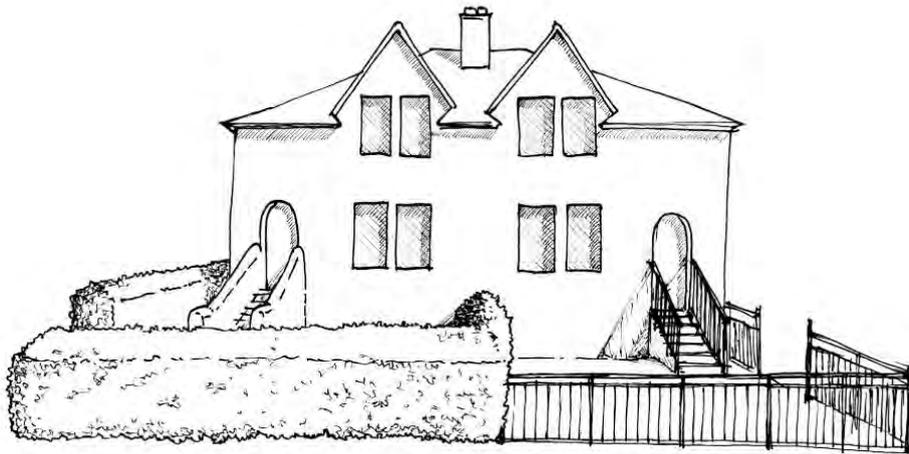


Figure 30: Hedges and metal fencing (EAC DP&R).

Recent Constructions/Additions within the Conservation Area

- 4.67. No major developments have taken place in the conservation area in recent times. Recent development within the conservation area comprises mostly single-storey dwellinghouse extensions, including sunrooms and garages, both to the rear and side. Other small developments comprise entryway foyers and dormer windows.
- 4.68. Extensions are most often sympathetic, subordinate to the main building's form, respecting the same material palette and presenting similar roof types and pitches to those of the original houses.



Figure 31: Recent developments within the Conservation Areas (EAC DP&R).

Table 1: Approved applications in the last 5 years within Piersland Park Conservation Area.

Application Reference	Address	Decision Date	Development Description
19/0502/PP	32 Culzean Crescent Kilmarnock East Ayrshire KA3 7DT	29/07/2019	Demolition of existing single storey rear extension and erection of single storey rear extension to dwellinghouse
18/0759/PP	90 London Road Kilmarnock East Ayrshire KA3 7DQ	14/01/2019	Single storey rear extension and installation of window in side elevation.
18/0757/PP	6 Climie Place Kilmarnock East Ayrshire KA3 7BZ	27/09/2018	Ground floor rear extension
18/0562/PP	53 Holehouse Road Kilmarnock East Ayrshire KA3 7BE	12/09/2018	Replace the existing single rear door with french doors.
18/0188/PP	3 Climie Place Kilmarnock East Ayrshire KA3 7BZ	22/05/2018	Erection of single storey rear extension
17/0146/PP	59 Holehouse Road Kilmarnock East Ayrshire KA3 7BE	18/04/2017	Erection of sunroom to rear of dwellinghouse
16/0581/PP	8 Climie Place Kilmarnock East Ayrshire KA3 7BZ	14/12/2016	Erection of boundary fencing and replacement of rainwater goods with black PVCu
16/0018/TP	Melville Street And Wilson Avenue Kilmarnock Ayrshire	11/03/2016	Application to crown reduce, crown lift and crown clean 79 trees
15/0738/PP	73 Holehouse Road Kilmarnock East Ayrshire KA3 7BE	04/12/2015	Erection of single storey extension to side and rear of dwelling
14/0857/PP	18 Alloway Avenue Kilmarnock East Ayrshire KA3 7DB	13/01/2015	Installation of dormer

5. Negative Factors

“Whilst designation is a valuable tool in the protection of important areas, authorities should be careful not to assume that designation alone will secure protection and enhancement.” – PAN 71, p.3

5.1. The Conservation Area Appraisal process has identified several negative trends which are affecting the quality of the conservation area:

- Replacement of original features
- Alterations and additions
- Lack of maintenance
- Substandard public realm

Replacement of original features

5.2. The widespread replacement of original doors and windows has had a significant effect on the appearance and authenticity of the conservation area. Modern replacement windows are often of an inappropriate scale and detail and contain a number of different sections and patterns. This reduced the cohesive style of the street and often jars with the materials of individual properties. Similarly the loss of traditional timber doors has had a negative impact, both on individual buildings and on the appearance and overall perception of the areas as a whole. Replacement of windows and doors can be particularly detrimental when different styles and materials are applied to different properties within the same building.



Figure 32: Original windows have often been replaced and mullions were lost, resulting in an incoherent aspect (EAC DP&R).

5.3. A characteristic trait of interwar housing are the vertically-proportioned windows by means of mullions. These have often been removed to make way for broader windows, which alters the character of these buildings. In addition, removal of mullions can often damage sills and lintels. Retaining the original buildings composition and appearance is vitally important to secure the historic character of interwar housing estates.

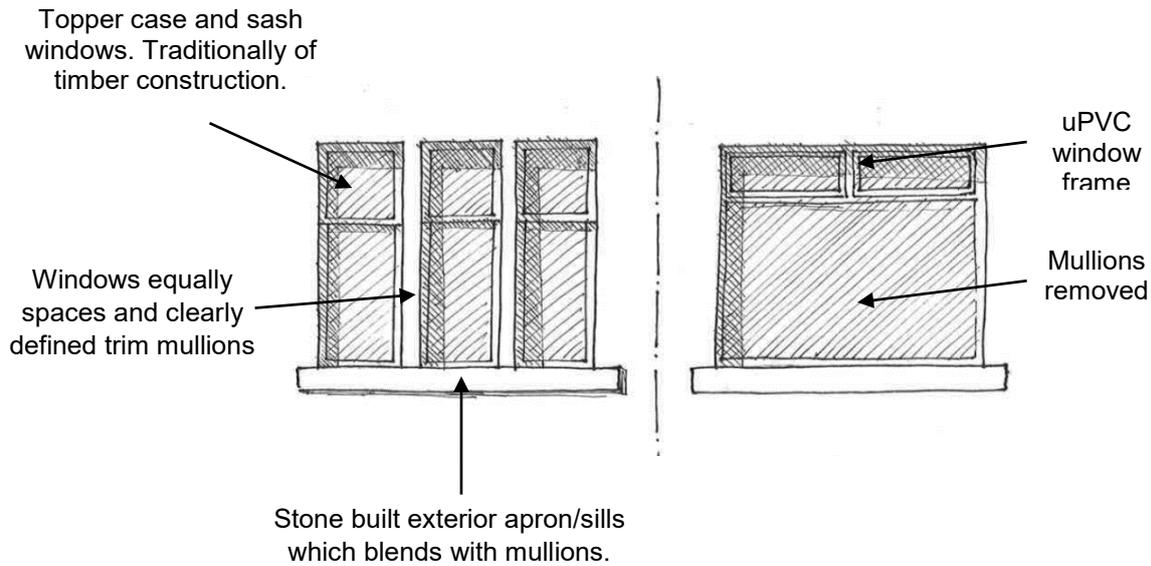


Figure 33: *Original (left) and inappropriate alteration (right) of a typical Interwar housing window.*

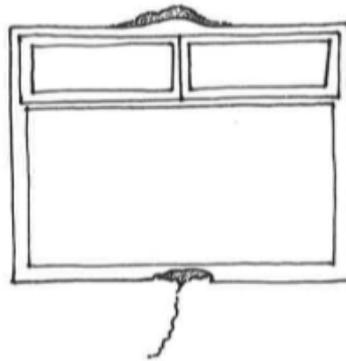


Figure 34: *Damage to sill and lintel by removal of mullion (EAC DP&R).*

- 5.4. Chimneys, once a prominent feature of the estate, have often become redundant, with general maintenance often being overlooked and the chimneys ultimately being removed or replaced with metallic vents. This affects negatively the appearance of the area, and has impacts on the preservation of the buildings and the quality of the air inside.

Alterations and Additions

- 5.5. The principal elevations of a number of the properties found within the conservation area has been affected by inappropriate additions. Whilst the erection of satellite dishes, utility pipework and TV aerials may seem small scale, the overall effect of such developments is having a significant impact on the built fabric of the conservation area.
- 5.6. Other alterations that these properties have been subject to are extensions. The extent to which they preserve or enhance the conservation area varies. Most extensions appear to the rear, where the impact on the perception of the public space is minimised.

There are many examples of sympathetic side extensions, which are subordinate to the main building's form, respect the same material palette and present similar roof types and pitches to those of the original houses.

- 5.7. However, there is a number of instances in which side extensions present much shallower roof pitches, large extents of blank wall or dimensions that otherwise disproportion the composition of the original building.



Figure 35: Example of an unsympathetic and disproportionate extension (EAC DP&R).

Lack of Maintenance

- 5.8. The lack of regular maintenance and upkeep of a number of dwellings within the conservation area has a negative impact on its overall amenity. Issues such as blocked drains, vegetation growth, flaking paintwork, crumbling render and poorly maintained stone work are all clearly visible.
- 5.9. This is not unique to Piersland Park, and is in some part, indicative of the difficult economic times for property owners over recent years.

Substandard Public Realm

- 5.10. It is noted that the public realm within the Conservation Area fails on occasion to meet the quality standard that would be expected of a Garden Suburb. In particular, the appearance of the estate is repressed on occasion by the poor quality footpath and kerb material and maintenance, the lack of trees on the characteristic green verges, and the loss of such verges to asphalt.

6. Opportunities for Development

Development Sites and Regeneration

- 6.1. The East Ayrshire Local Development Plan (2017) is a key document for land-use planning in East Ayrshire. The EALDP (2017) does not allocate any sites within Piersland Park for specific development purposes.
- 6.2. The EALDP (2017) Volume 2's Kilmarnock Settlement Map incorporates Piersland Park Conservation Area and outlines that Policy ENV 3 applies to its extents.

Policy ENV 3: Conservation Area

Development or demolition within a conservation area or affecting its setting, shall preserve and enhance its character and be consistent with any relevant conservation area appraisal or management plan. Any development should be sympathetic to the area in terms of its layout, size, scale, design, siting, material and colour and should seek to enhance the architectural and historic qualities of the area.

Where a building contributes positively to the character of a conservation area, its proposed demolition should be assessed against the criteria contained in ENV1. Where it does not contribute to the character, demolition will be supported where a high-quality redevelopment or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

- 6.3. [Appendix I](#) contains and outlines all relevant policies of the Adopted EALDP (2017).

Managing Change

- 6.4. The day to day work of the Council's Development Management Section provides a safeguard for development within the conservation area. All planning applications for proposals within the conservation area are determined against the policies of the Adopted Local Development Plan (EALDP) 2017, which requires that the development in conservation areas should protect and enhance the character and appearance of the area.
- 6.5. Any development that is carried out without the appropriate permission in place will be subject to enforcement action by East Ayrshire Council, under either the Town and Country Planning (Scotland) Act 1997, as amended, or the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as appropriate.

7. Opportunities for Planning Action and Enhancement

Review of the Conservation Area Boundary

- 7.1. The boundary of the conservation area has not been changed since the area was first designated in April 1985.
- 7.2. Consideration has been given to extending the boundary of the Conservation Area down south to incorporate Linfern Avenue West and Linfern Avenue East. However, it is considered that this would be difficult to bring this within the conservation area without also including additional newer dwellings which is not considered to be appropriate. It was therefore considered that an extension to the conservation area to include this area would not be beneficial or logical.
- 7.3. It is concluded that the boundaries should remain unchanged.

Assessment of the need for implementation of an Article 4 Direction

- 7.4. Not all development requires planning permission. The Town and Country Planning (General Permitted Development) (Scotland) Order 1997, as Amended, allows certain types and scales of development to be carried out without the need for planning permission. This development is described as permitted development.
- 7.5. Changes to permitted development rights were introduced in 2011. Whilst, in general, these changes mean householders can do more without requiring planning permission, most of the rights do not apply in conservation areas. This is clearly outlined within: **Guidance on Householder Permitted Development Rights Circular 1/2012**. [0](#) outlines the permitted development rights which do not apply in Conservation Areas.
- 7.6. A planning authority, under the provisions of Article 4 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1997, as Amended, may direct that all or any of the permitted development classes shall not be carried out in a certain area unless planning permission is granted.
- 7.7. Despite the increased control the conservation area designation provides, there is still a limited range of permitted development rights within conservation areas, exempting a number of development classes from the requirement to seek planning consent. These permitted developments may still have an impact on the character and appearance of the conservation area.
- 7.8. The most relevant factors contributing to the value of Piersland Park Conservation Area are at the time of writing not compromised by the carrying out of permitted development, as the conservation area designation already offers extensive protection of characteristic small-scale elements such as windows, finishings, roofing, or extensions.
- 7.9. However, this position is to be kept under review. In particular, there is potential for consideration of the removal of permitted development rights in relation to boundary walls and means of access to roads, as these are the architectural components outlined in this Appraisal that are not covered by the Conservation Area designation.

Opportunities for Enhancement

- 7.10. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 specifies that Councils have a statutory duty to formulate from time to time proposals for the preservation and enhancement of conservation areas within their boundaries.
- 7.11. A proactive approach to the maintenance and enhancement of the conservation area should focus on the negative factors that have been identified through the appraisal. Potential enhancements that would have a considerable impact on the conservation area are:

Reinstatements, alterations, and maintenance

- 7.12. This appraisal has documented the loss and alteration of characteristic features such as windows, doors and chimneys, as well as instances of unsympathetic extensions and additions. To encourage adequate maintenance, preservation and design, new design and maintenance guidance is being prepared. It is expected that this guidance will not only be of application in the Piersland Park Conservation Area, but also in the many other Interwar council housing estates found throughout East Ayrshire.

Public realm improvements

- 7.13. It is recommended that improvements to the public realm include the repaving of footways and replacement of kerbs where these suffer from disrepair and the reinstatement of green verges along the footways as is characteristic of this area.
- 7.14. There is an opportunity for tree planting, in line with the characteristics of Garden Suburbs, in the verges lining streets. Melville Street and Wilson Avenue within this conservation area can both serve as a benchmark for a good quality characteristic street. This is especially recommended in the eastern half of the estate, and in particular along Culzean Crescent, where many trees have been lost over time and have not been replaced. Dunure Drive also presents another such opportunity.

Conservation Strategy

- 7.15. East Ayrshire Council intends to develop an overarching approach to preserve and highlight the value of this and other Interwar estates. This may include:
- Production of a Design and Maintenance Guide for Interwar Housing Estates;
 - Development of recommendations for the improvement of these estates within a wider celebration of the centennial of the construction of Interwar housing in East Ayrshire;
 - Identification of funding sources and opportunities; and
 - Development of educational materials for a variety of audiences addressing the context, the characteristics, and the value of Interwar housing sites.

8. General Information and References

References

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National Library of Scotland. (2020). Retrieved from maps.nls.uk

Rutherford, H. R. (1996). Public Sector Housing in Scotland. *Glasgow School of Art, Mackintosh School of Architecture, 1*.

Scottish Government. (2014). *Scottish Planning Policy*. Edinburgh: Scottish Government.

Further Information

For further information on how the designation of a Conservation Area might affect a property, please contact East Ayrshire Council, Planning and Building Standards, Opera House, 8 John Finnie Street, Kilmarnock KA1 1DD (telephone: 01563 576790; email: submittoPlanning@east-ayrshire.gov.uk), or alternatively contact Historic Environment Scotland, Longmore House, Salisbury Place, Edinburgh, EH9 1SH (telephone: 0131 668 8600, www.historicenvironment.scot/about-us/contact-us/).

Appendices

Appendix I – Relevant extracts from East Ayrshire Local Development (2017)

Overarching Policy OP1

All development proposals will require to meet the following criteria in so far as they are relevant, or otherwise demonstrate how their contribution to sustainable development in the context of the subsequent relevant policies in the Local Development Plan and Scottish Planning Policy would outweigh any lack of consistency with the relevant criteria:

- (i) **Comply with the provisions and principles of the LDP vision and spatial strategy, all relevant LDP policies and associated supplementary guidance and non-statutory guidance;**
- (ii) **Be fully compatible with surrounding established uses and have no unacceptable impacts on the environmental quality of the area;**
- (iii) **Ensure that the size, scale, layout, and design enhances the character and amenity of the area and creates a clear sense of place;**
- (iv) **Where possible, reuse vacant previously developed land in preference to greenfield land;**
- (v) **Be of the highest quality design by meeting with the provisions of SPP, the Scottish Government's policy statement Designing Streets, the Council's Design Guidance and any master plan/design brief prepared for the site;**
- (vi) **Prepare Master Plans/Design Statements in line with Planning Advice Notes 83 and 68 respectively where requested by the Council and/or where this is set out as a requirement in Volume 2 of the LDP;**
- (vii) **Be compatible with, and where possible implement, projects shown on the LDP placemaking maps;**
- (viii) **Ensure that there is no unacceptable loss of safeguarded areas of open space/green infrastructure and prime quality agricultural land;**
- (ix) **Protect and enhance natural and built heritage designations and link to and integrate with green infrastructure where possible;**
- (x) **Ensure that there are no unacceptable impacts on the landscape character or tourism offer of the area;**
- (xi) **Meet with the requirements of all relevant service providers and the Ayrshire Roads Alliance; and**
- (xii) **Be accessible to all.**

Policy ENV1: Listed Buildings

Listed buildings play an important role in defining and enhancing the quality of East Ayrshire's environment and contribute to the character of local communities. The Council will support:

- The retention and preservation of all listed buildings and buildings within conservation areas.
- The adaptation and re-use of listed buildings and buildings within conservation areas to meet modern requirements, where this can be achieved in a manner sensitive to the character of the building.

Proposals for the total or partial demolition of a listed building will only be supported where it can be demonstrated beyond reasonable doubt that every effort has been made to retain the building. Demolition will only be acceptable where it can be evidenced that:

- (i) **the building is not of special interest; or**
- (ii) **the building is incapable of repair; or**
- (iii) **the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or**
- (iv) **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 purchasers for a reasonable period.**

Policy ENV3: Conservation Areas

Development or demolition within a conservation area or affecting its setting, shall preserve and enhance its character and be consistent with any relevant conservation area appraisal or management plan. Any development should be sympathetic to the area in terms of its layout, size, scale, design, siting, material and colour and should seek to enhance the architectural and historic qualities of the area.

Where a building contributes positively to the character of a conservation area, its proposed demolition should be assessed against the criteria contained in ENV1. Where it does not contribute to the character, demolition will be supported where a high quality redevelopment or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

Policy ENV9: Trees, Woodland and Forestry

The Council will support the retention of individual trees, hedgerows and woodlands within both settlements and rural areas, where such trees contribute to the amenity, nature conservation and landscape value of the area. There will be a presumption against the felling of ancient semi-natural woodlands and trees protected by Preservation Orders. The Council will support proposals for woodland and forestry expansion where they:

- (i) are consistent with the Ayrshire and Arran Forestry and Woodland Strategy and contribute to Ayrshire's green network;**
- (ii) take account of the landscape and ecological qualities of the area;**
- (iii) demonstrate that recreational opportunities have been fully considered;**

Proposals that involve the removal of woodland will only be supported where it would achieve significant and clearly defined public benefits and is in line with the Scottish Government's Control of Woodland Policy. Where removal can be fully justified, compensatory planting will be required to the satisfaction of the Council and Forestry Commission Scotland and in line with the provisions of the Ayrshire and Arran Forestry & Woodland Strategy which forms Supplementary Guidance to this LDP.

Non statutory guidance in the form of The Ayrshire and Arran Forestry and Woodland Strategy supports policy ENV 9 by providing detailed guidance on the most appropriate tree species and locations for woodland removal and creation.

Appendix II – Permitted development rights that do not apply in conservation areas.

The full criteria can be viewed in [Guidance on Householder Permitted Development Rights: Circular 1/2012](#).

Development within the curtilage of a dwellinghouse:

- | | |
|----------|---|
| Class 1A | (1) Any enlargement of a dwellinghouse by way of a single storey ground floor extension, including any alteration to the roof required for the purpose of the enlargement.
(2) Development is not permitted by this class if—
(g) it would be within a conservation area. |
| Class 1B | (1) Any enlargement of a dwellinghouse by way of a ground floor extension consisting of more than one storey, including any alteration to the roof required for the purpose of the enlargement.
(2) Development is not permitted by this class if—
(f) it would be within a conservation area. |
| Class 1C | (1) The erection, construction or alteration of any porch outside any external door of a dwellinghouse.
(2) Development is not permitted by this class if—
(d) it would be within a conservation area. |
| Class 1D | 1) Any enlargement of a dwellinghouse by way of an addition or alteration to its roof.
(2) Development is not permitted by this class if—
(f) it would be within a conservation area. |
| Class 2A | (1) The erection, construction or alteration of any access ramp outside an external door of a dwellinghouse.
(2) Development is not permitted by this class if—
(e) it would be within a conservation area or within the curtilage of a listed building. |
| Class 2B | (1) Any improvement, addition or other alteration to the external appearance of a dwellinghouse that is not an enlargement.
(2) Development is not permitted by this class if—
(e) it would be within a conservation area. |
| Class 3A | (1) The provision within the curtilage of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse or the alteration, maintenance or improvement of such a building.
(2) Development is not permitted by this class if—
(g) in the case of land in a conservation area or within the curtilage of a listed building, the resulting building would have a footprint exceeding 4 square metres. |
| Class 3B | (1) The carrying out of any building, engineering, installation or other |

operation within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.

(2) Development is not permitted by this class if—

(d) it would be within a conservation area or within the curtilage of a listed building.

Class 3C

(1) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of that dwellinghouse or the replacement in whole or in part of such a surface.

(2) Development is not permitted by this class if it would be within a conservation area or within the curtilage of a listed building.

Class 3D

(1) The erection, construction, maintenance, improvement or alteration of any deck or other raised platform within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.

(2) Development is not permitted by this class if—

(d) in the case of land within a conservation area or within the curtilage of a listed building the deck or platform would have a footprint exceeding 4 square metres.

Class 3E

(1) The erection, construction, maintenance, improvement or alteration of any gate, fence, wall or other means of enclosure any part of which would be within or would bound the curtilage of a dwellinghouse.

(2) Development is not permitted by this class if—

(d) it would be within a conservation area.

Development to a building containing a flat:

Class 4A

(1) Any improvement or other alteration to the external appearance of a dwelling situated within a building containing one or more flats.

(2) Development is not permitted by this class if—

(g) it would be within a conservation area or within the curtilage of a listed building.

Installation of domestic microgeneration equipment

Class 6C

(1) The installation, alteration or replacement of a flue forming part of a biomass heating system, in a dwellinghouse or building containing a flat.

(2) Development is not permitted by this class if—

(b) in the case of land within a conservation area, or a World Heritage Site, the flue would be installed on the principal elevation of the dwellinghouse or building containing a flat.

Class 6F

(1) The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse or building containing a flat.

(2) Development is not permitted by this class if—

(b) in the case of land within a conservation area, the flue would be installed on the principle elevation of the dwellinghouse or building containing a flat.

Class 6G (1) The installation, alteration or replacement of a free-standing wind turbine within the curtilage of a dwelling
(3) Development is not permitted by this class in the case of land within—
(a) a conservation area.

Class 6H (1) The installation, alteration or replacement of an air source heat pump within the curtilage of a dwelling.
(3) Development is not permitted by this class in the case of land within a conservation area if the air source heat pump would be visible from a road.

Installing closed circuit television cameras:

Class 72 (1) The installation, alteration or replacement on any building or other structure of a closed circuit television camera for security purposes.
(2) Development is not permitted by this class –
(a) the development is in a conservation area or a national scenic area