



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Piersland Park Conservation Area Appraisal

Non-statutory Planning Guidance

2024

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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 governmental guidelines.
- 1.2. National Planning Framework 4 (NPF4) recognises the contribution cultural heritage makes to economy, identity and quality of life. It highlights the important role planning has to play in maintaining and enhancing irreplaceable historic places. Policy Outcomes regarding historic assets and places are as follows: “The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change; Redundant or neglected historic buildings are brought back into sustainable and productive uses; Recognise the social environmental and economic value of the historic environment, to our economy and cultural identity.” (National Planning Framework 4, 2023, page 45).
- 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. National Planning Framework 4 (NPF4) fully supports the designation, protection and enhancement of conservation areas. 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 of 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 Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent (April 2019), which specifies that:

“It is the character of an area, either architectural or historic, created by buildings and open spaces and their relationship with one another which the designation of a conservation area seeks to preserve. Elements such as the street layout, open spaces and the public realm all contribute to an area’s special character.”

- 1.9. 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 care must be taken to ensure that developments will not harm the character and appearance of the area. Under current legislation conservation area designation automatically brings the following works under planning control:

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

- 1.10. 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”

- 1.11. 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 2 (LDP2), 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 HE2). Unsympathetic proposals will not be supported by the Council. Policy HE2 of the LDP2 also requires that any development within a conservation area or affecting its setting shall be consistent with any relevant conservation area appraisal.

- 1.12. 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.

- 1.13. 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, retained original feature, and carefully restoring and repairing them, wherever possible.

What does a Conservation Area Appraisal do?

- 1.14. 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 Kilmaronock; to identify its important characteristics; and to ensure that there is a full understanding of what is worthy of preservation.
- 1.15. 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 the process.
- 1.16. 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.
- 1.17. 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

- 1.18. 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.
- 1.19. Research was undertaken between the months of November 2019 and April 2020.

2. Piersland Park Conservation Area:

Location

- 2.1. Kilmarnock is located at the heart of Ayrshire. 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 cows” (Scottish Bonnets).

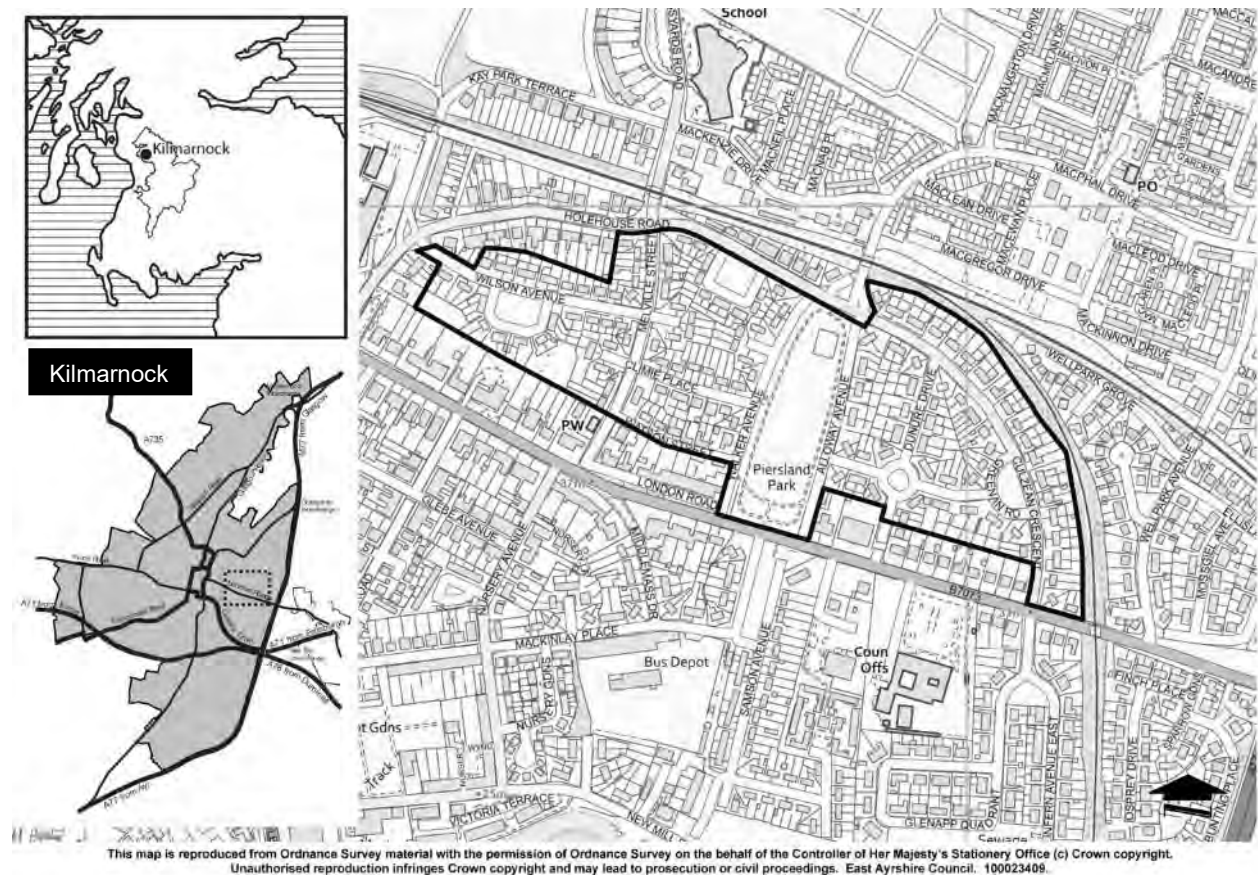


Figure 1: Location of the Piersland Park Conservation Area in its wider context.

Setting

2.3. Below photographs are used to illustrate the setting of Piersland Park Conservation Area.



Figure 2: Piersland Park Conservation Area

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. The traditional manufactures 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 sixties 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 report in 1911, with two roomed houses representing 48% of all homes in Scotland.
- 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 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 are deserving.
- 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 this principle as a reflection on what should be done in the future (Rosenburg, 2016). However, as highlighted by Lou Rosenberg (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 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. Although, no such 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 is primarily agricultural.

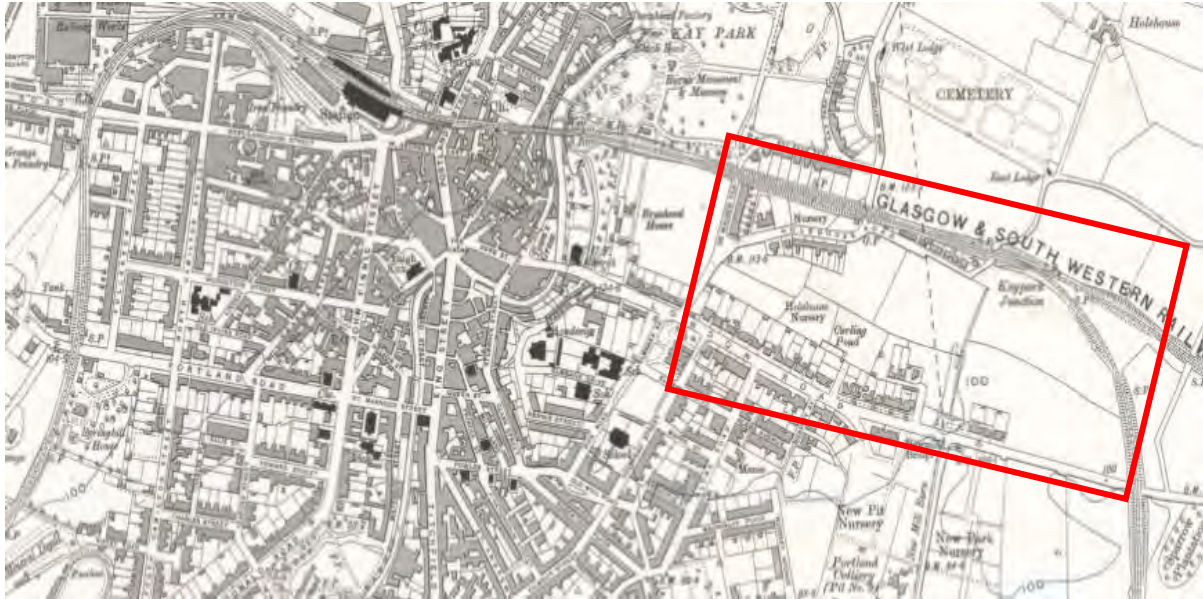


Figure 5: Ayrshire Sheet XVIII.SW (Includes: Kilmarnock, Riccarton). Publication date: 1911; date revised: 1908. Map source: National Library of Scotland (2020) © NLS.

- 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 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.

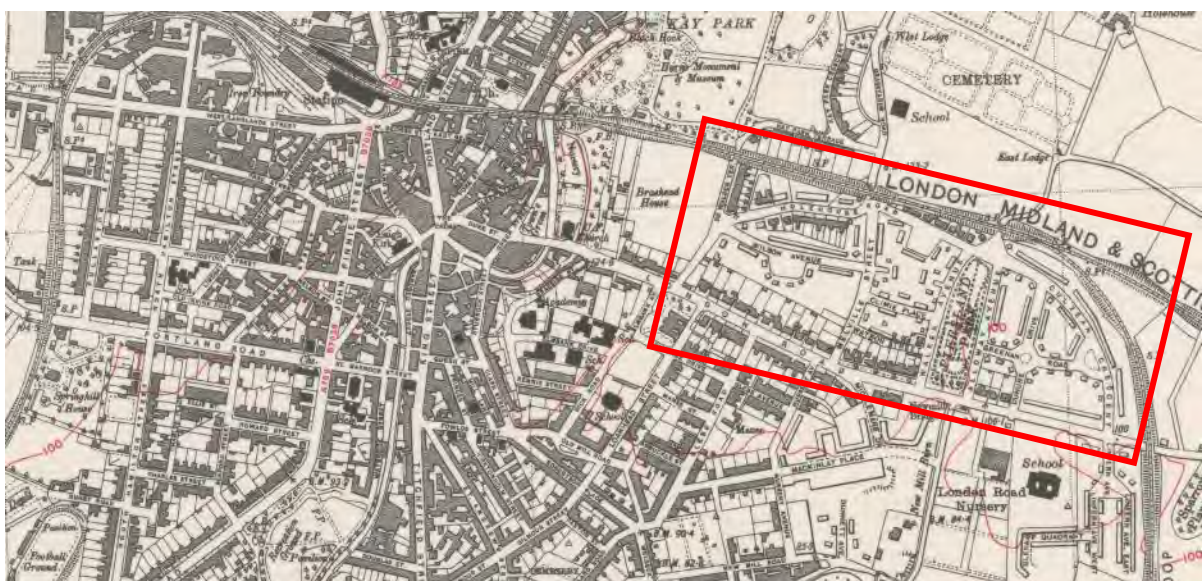


Figure 6: Ayrshire Sheet XVIII. SW (Includes: Kilmarnock, Riccarton). Probable publication date: ca. 1948. Map source: National Library of Scotland (2020) © NLS.

- 3.21. [Figure 7](#) is an aerial photograph of Piersland Park housing development while under construction. The photograph clearly outlines 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 the appropriate preservation and enhancement of conservation areas, it is necessary and important to first provide a full-detailed assessment of all the factors which contribute to the special character of the interest area in question, Piersland Park, which make it is significant importance.
- 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 to identify and modify any design proposals to support the desire maintenance and enhancement outcomes of the Conservation Area Appraisal.
- 4.5. The Conservation Area Appraisal will then 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 utilised in the formulation of development proposals and designs across all interwar Sites identified in East Ayrshire.

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 the 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 is safeguarded within the LDP2 (2024), 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 haies of a segment pediment. This is also red rock-faced ashlar, hosting polished ashlar long and short quoins.
- 4.16. It is not considered that this listed building particularly contributes to the designation. However, despite this it should be protected and retained.



Figure 8: The 'C'-listed building in Piersland Park, in existence before the estate was laid out.

Tree Preservation Orders

4.17. 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

4.18. Piersland Park Conservation Area hosts four medium-large areas of safeguarded open space as recognised in the LDP2. These are:

- Piersland Park;
- The open space adjacent to Holehouse Road;
- The open space adjacent to Wilson Street; and
- The 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

- 4.19. 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.
- 4.20. 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.

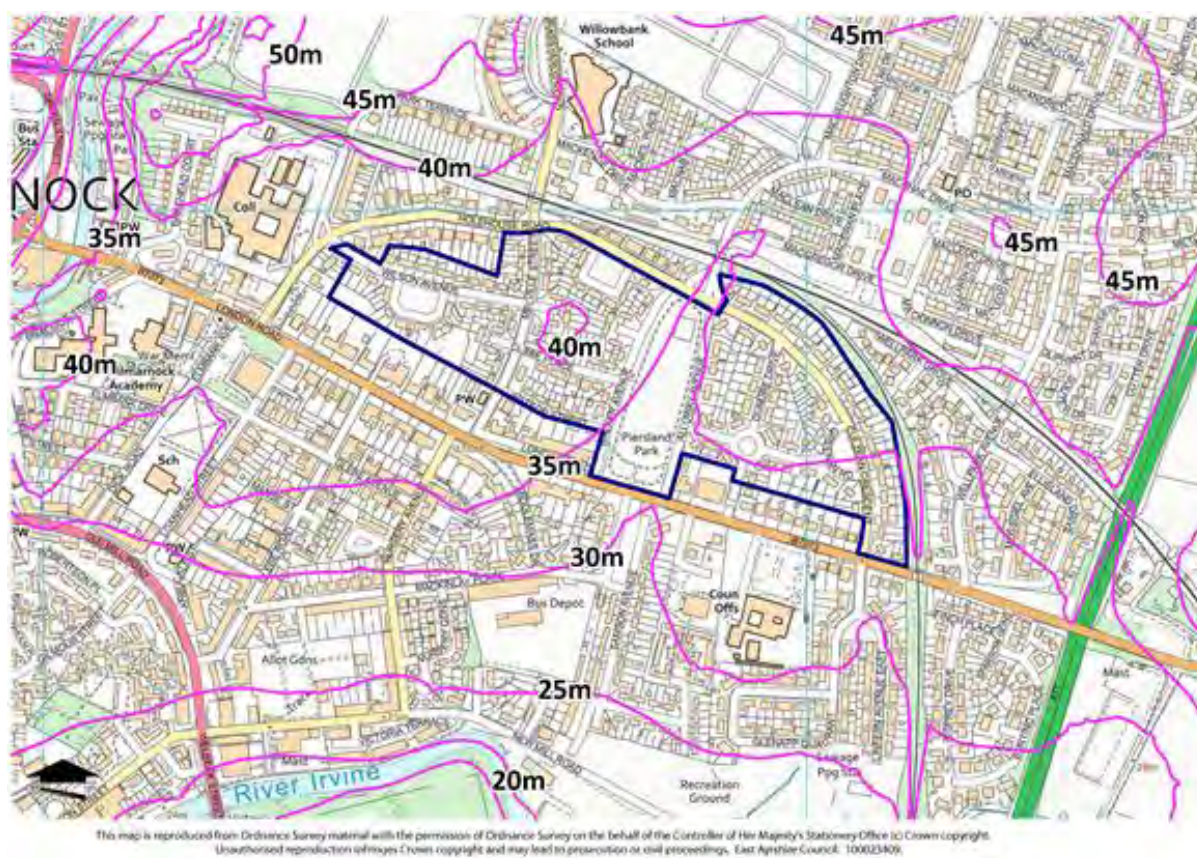


Figure 10: Topographic map of Piersland Park and surrounding areas.

Character and Land Use

- 4.21. 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.

- 4.22. There is a limited range of housetypes, all being detached cottages contributing to a rural appearance. Colour and material palettes are also consistent, all buildings being presenting white harling walls and slate roofing.
- 4.23. Despite the idea of the Garden City is 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

- 4.24. 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.
- 4.25. 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.
- 4.26. 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.

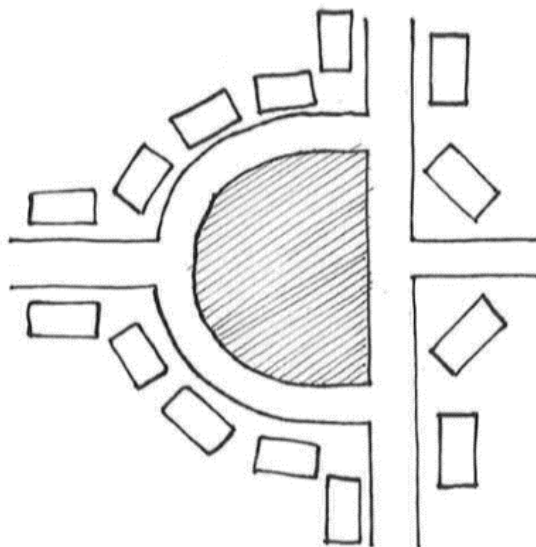


Figure 11: Crescents enclose small green spaces.

- 4.27. 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.
- 4.28. 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.

- 4.29. 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.

- 4.30. 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.
- 4.31. 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.

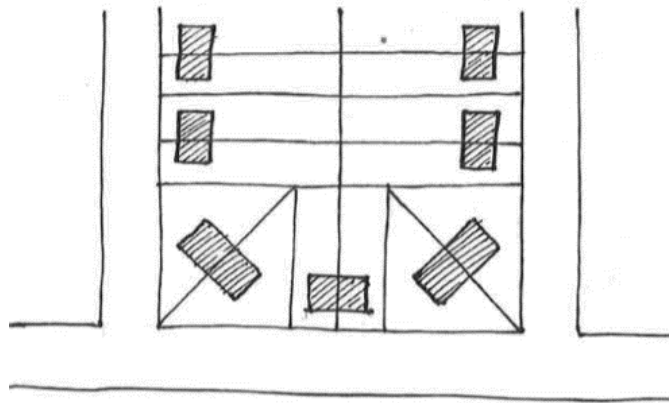


Figure 13: Buildings on corners are set at 45 degree angles.

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

- 4.32. 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.
- 4.33. 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 contain and attached to planning consents. In the Piersland Park Conservation Area, a Tree Preservation Order has been issued, TPO/14/1984, which protects a vast array of single trees and wooded areas including Piersland Park, Wilson Avenue, Melville Street, Culzean Crescent, and several trees in the crescents at Holehouse Road 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).



Figure 15: Wilson Avenue and Melville Street, two of the most densely wooded streets in Piersland Park.

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 stated before, green spaces of varied scales are typically found throughout these estates. They represent one of the Garden City most valuable characteristics, constitute an asset to mitigate surface water runoff and capture carbon dioxide, and provide better quality, pedestrian-oriented public space. Piersland Park Conservation Area hosts four medium-large areas of safeguarded open space as well as an additional three areas which are not safeguarded, but are equally functional. Green spaces play an essential and central function within these estates and must be appropriately maintained and continue to be safeguarded.
- 4.36. A full account of all green spaces in Piersland Park Conservation Area, safeguarded or otherwise, can be found below. Likewise, the trees protected by TPO/14/1984 are listed under the heading [Tree Preservation Orders](#) earlier in this chapter. See [Figure 9](#) for a reference of where those open spaces and protected trees are located.

Piersland Park

- 4.37. 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.
- 4.38. 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 LDP2.
- 4.39. 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 (Source: Google).

Holehouse Road crescent

- 4.40. The crescent in Holehouse Road resembles more a square than a crescent in shape. A relatively broad space in all two 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 LDP2.



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

Wilson Avenue crescent

- 4.41. 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 in all its length. It is also designated as safeguarded open space in the LDP2.



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

Culzean Crescent

- 4.42. The last of the open spaces safeguarded in the LDP2 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

- 4.43. Albeit not safeguarded in the LDP2, 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.
- 4.44. 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

- 4.45. The Piersland Park Conservation Area comprises mostly Council homes from the Interwar period. The details of these properties are analysed in the subsequent subsections.
- 4.46. 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 do not especially contribute towards the designation, however they might still be of interest as is the case with the one Listed Building in the Conservation Area. 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

- 4.47. 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

- 4.48. 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.

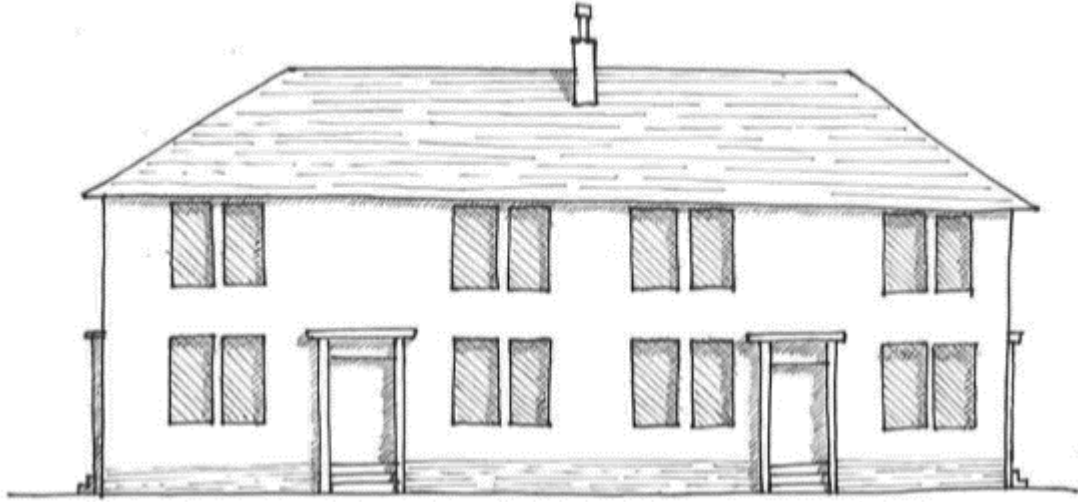


Figure 20: A typical four-in-a-block cottage as found in Piersland Park Conservation Area, with rectangular plan and hipped roof.

- 4.49. 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.
- 4.50. 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.



Figure 22: A unique four-in-a-block with deck access.

Semi-detached

- 4.51. Semi-detached properties in Piersland Park are two-storey tall but present several variations in style.
- 4.52. 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.

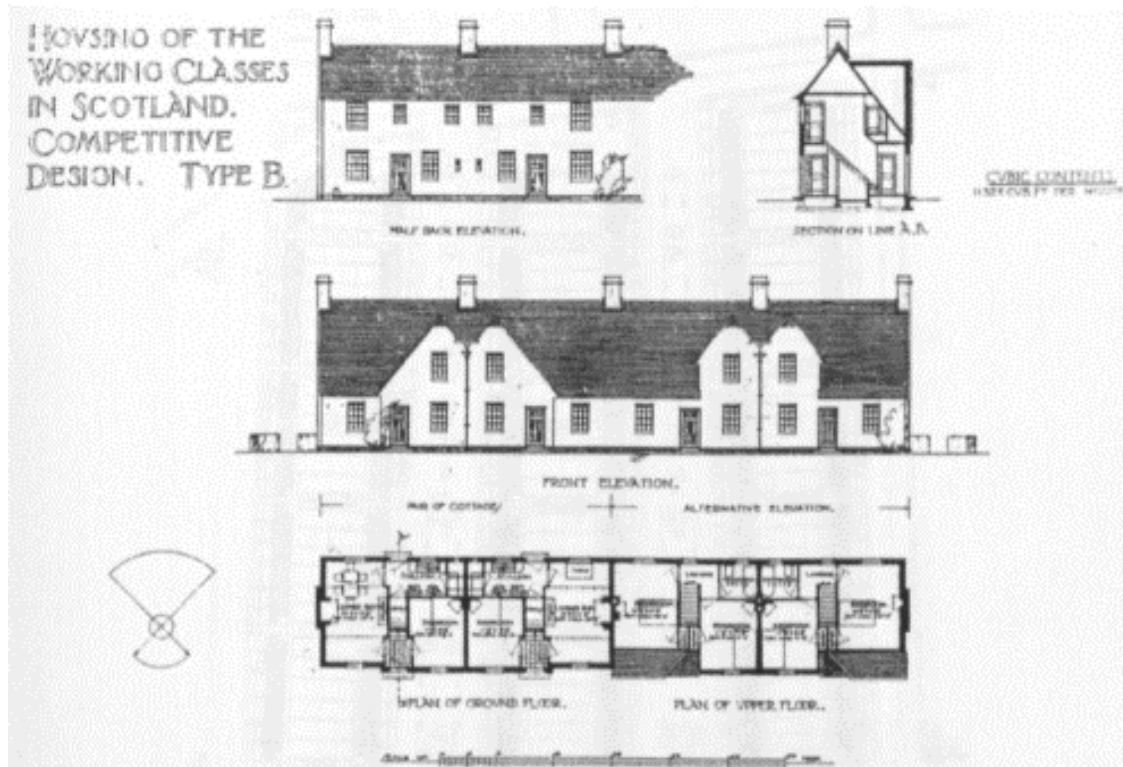


Figure 23: 1919 competition entry "Type B" by Greig and Fairbairn. As reproduced on Rutherford (1996).

- 4.53. "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.

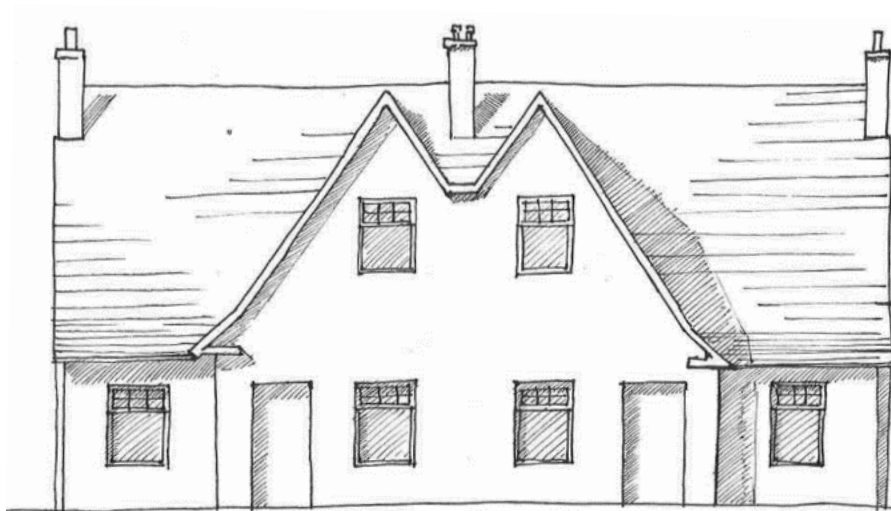


Figure 24: "Type B" presents 45-degree gabled roofs.

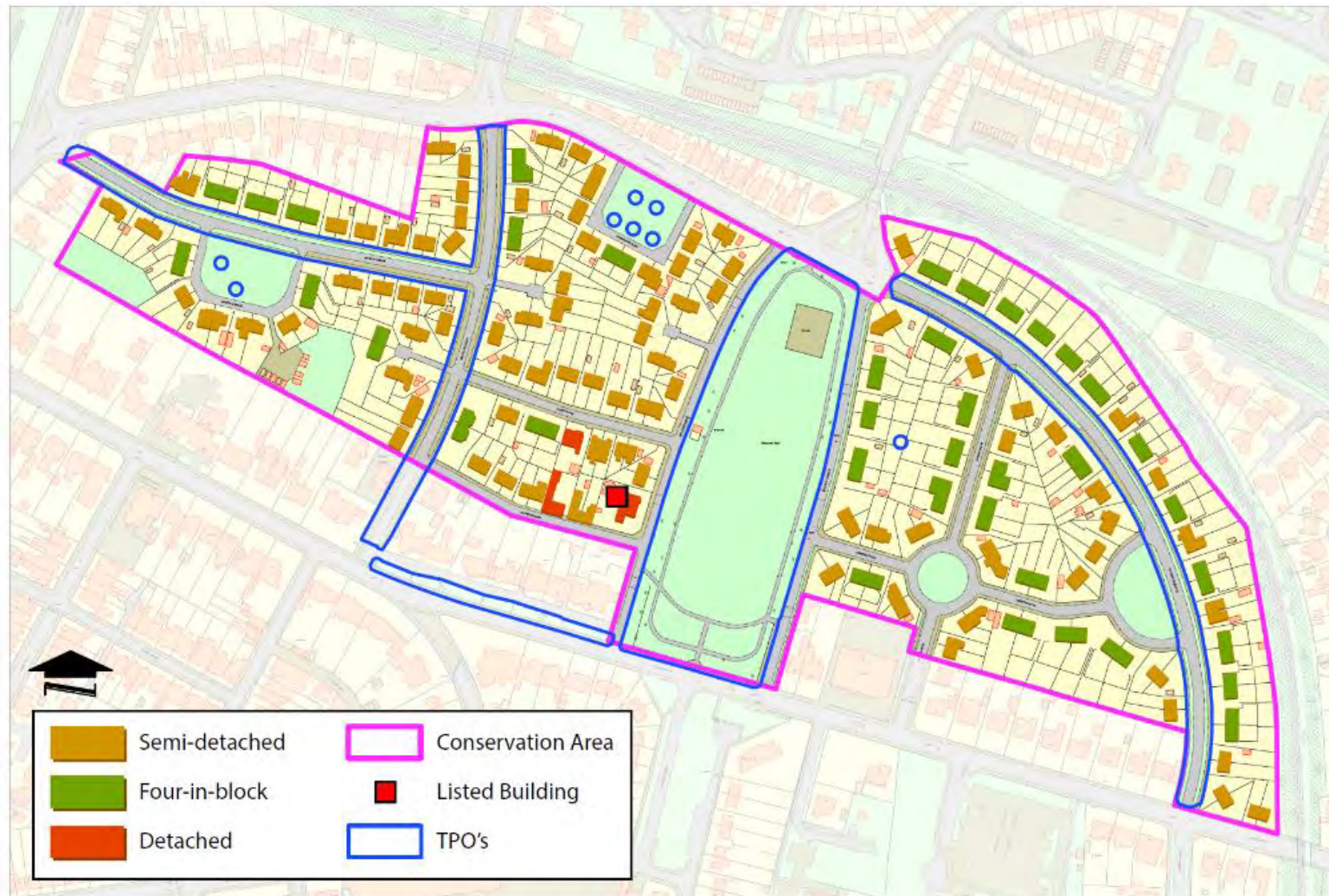
- 4.54. The other types of semidetached properties are simple rectangular boxes with hipped roofs. One variation features a jerkinhead roof, while another presents two small front-facing gables. On occasion, these front-facing gables may have ornaments such as year plates.



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



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



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

Architectural Style

- 4.55. 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

- 4.56. 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.
- 4.57. 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.
- 4.58. 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.
- 4.59. 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

- 4.60. 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

- 4.61. 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.
- 4.62. 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.

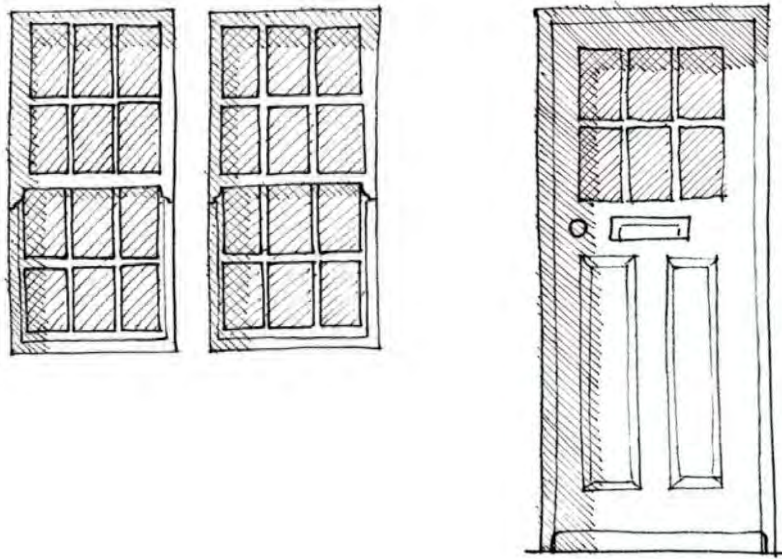


Figure 28: Potentially original windows and door, now widely replaced.

Boundary treatments

- 4.63. A notable feature of the Conservation Area is the presence of hedges separating private and public spaces, which add to the overall greenery of the area and thus to its attractiveness.

Recent Constructions/Additions within the Conservation Area

- 4.64. 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.
- 4.65. 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 29: Recent developments within the Conservation Area.

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

Application Reference	Address	Decision Date	Development Description
23/0602/PP	12 Dunure Drive Kilmarnock East Ayrshire KA3 7DZ	26/01/2024	Erection of garden room
23/0357/TP 23/0421/PP	73 Culzean Crescent Kilmarnock East Ayrshire KA3 7DS	03/10/2023 02/11/2023	Removal of Rowan Tree Formation of off-road parking area
23/0347/PP	8 Greenan Road Kilmarnock East Ayrshire KA3 7DU	29/11/2023	Single storey side extension
22/0206/PP	39 Melville Street Kilmarnock East Ayrshire KA3 7AW	15/06/2022	Single storey rear extension
22/0069/PP	41 Wilson Avenue Kilmarnock East Ayrshire KA3 7AP	11/05/2022	Removal of existing window mullions and installation of new double glazed windows and doors
21/0343/PP	7 Wilson Avenue Kilmarnock East Ayrshire KA3 7AP	03/08/2021	Removal of existing porch and proposed single and double storey extension to rear of dwelling
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

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 30: Original windows have often been replaced and mullions were lost, resulting in an incoherent aspect.

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.

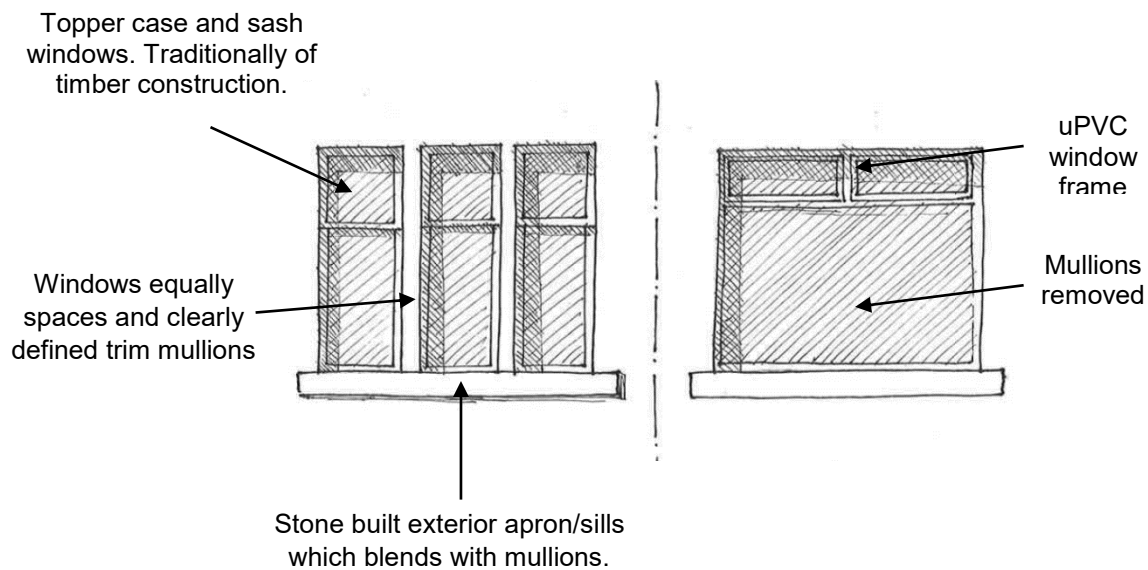


Figure 31: Original (left) and inappropriate alteration (right) of a typical Interwar housing window.

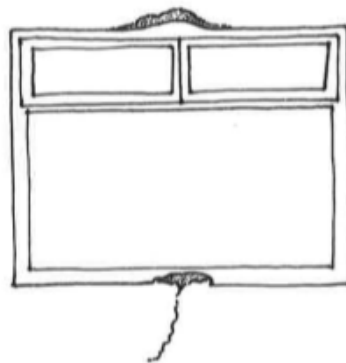


Figure 32: Damage to sill and lintel by removal of mullion.

- 5.4. Chimneys, once a prominent feature of the estate, have often become redundant, with general maintenance often being overlooked and 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 of their adequacy varies from one to another. 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. 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.



Lack of Maintenance

- 5.7. 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.
- 5.8. 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

- 5.9. 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 2 (2024) is a key document for land-use planning in East Ayrshire. The LDP2 (2024) does not allocate any sites within Piersland Park for specific development purposes.
- 6.2. The LDP2 (2024) Volume 2's Kilmarnock Settlement Map incorporates Piersland Park Conservation Area and outlines that Policy HE2 applies to its extents.

Policy HE2: Conservation Areas

New development and alterations:

Development within a Conservation Area or affecting its setting should:

- (i) preserve and enhance its character and appearance, by being sympathetic to the area in terms of use, layout, size, scale, design, siting, material and colour; and
- (ii) be consistent with any relevant Conservation Area appraisal or management plan, as well as the Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

Development proposals should ensure that existing natural and built features which contribute to the character of the conservation area and/or its setting are retained i.e. structures, boundary walls, railings, trees and hedges.

Demolition:

There will be a presumption in favour of the retention of buildings that positively contribute to the character and appearance of a Conservation Area, and any proposal for demolition should demonstrate that positive attempts have been made to achieve retention, restoration and sympathetic conversion to a compatible use. Any demolition will only be supported where there is a planning application for a replacement building that preserves or enhances the character and appearance of the conservation area or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

- 6.3. [Appendix I](#) contains and outlines all relevant policies of the LDP2 (2024).

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 2 (LDP2) 2024, 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. Whilst, in general, permitted development rights mean householders can do more without requiring planning permission, some of these rights do not apply in conservation areas. This is clearly outlined within: **Householder permitted development rights: guidance - updated.**
- 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, gates, 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.
- 7.13. It is recommended that the Council considers funding adequate repair works in keeping with the recommendations of this appraisal and any other relevant guidance, that allow for the reinstatement of lost features, the adequate preservation of existing ones, and serve as a model for further maintenance in the conservation area and other Interwar housing estates. This could be achieved through direct repairs of properties in Council ownership, or a grants scheme for those in private ownership. This can be framed into a wider celebration of the Centennial of these estates and in particular that of the Piersland Park estate in 2021.

Public realm improvements

- 7.14. 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.
- 7.15. 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

- 7.16. 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

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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 SS2

Development proposals are required to meet the following criteria in so far as they are relevant, or otherwise demonstrate how their contribution to sustainable development would outweigh any departure from the following criteria:

- (i) **Contribute to the delivery of the Vision and Aims of the Plan, by being in accord with its Spatial Strategy, relevant LDP2 policies, and associated supplementary guidance, and taking account of any relevant non-statutory guidance;**
- (ii) **Be fully compatible with surrounding established uses and have no unacceptable impacts on the environmental quality of the area;**
- (iii) **Be located in accessible locations and minimise the need to travel by unsustainable modes;**
- (iv) **Be efficient in the use of land by reusing vacant buildings and previously used land where possible;**
- (v) **Meet with the requirements of all statutory consultees and the Ayrshire Roads Alliance;**
- (vi) **Prepare Masterplans/Design Statements in line with Planning Advice Notes 83 and 68 respectively where requested by the Council or where required in Volume 2 of LDP2; and**
- (vii) **Implement the relevant enhancement and mitigation measures contained within the Environmental Report where required in Volume 2 of LDP2**

Policy HE1: Listed Buildings

Preservation, re-use and adaptation

The Council will support the retention and preservation of all listed buildings, as well as the re-use and adaptation of listed buildings to meet modern requirements where this can be achieved in a manner sensitive to the character of the building.

New development and alterations

Development proposals that affect a listed building, its curtilage or its setting, including through restoration, alteration and adaptation, will only be supported by the Council where it can be demonstrated that this is sensitive to the character, appearance and architectural or historic interest of the building and its setting. Proposals should be consistent with the Council's Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

Demolition

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 no longer 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 inclusive 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 HE2: Conservation Areas

New development and alterations:

Development within a Conservation Area or affecting its setting should:

- (i) preserve and enhance its character and appearance, by being sympathetic to the area in terms of use, layout, size, scale, design, siting, material and colour; and
- (ii) be consistent with any relevant Conservation Area appraisal or management plan, as well as the Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

Development proposals should ensure that existing natural and built features which contribute to the character of the conservation area and/or its setting are retained i.e. structures, boundary walls, railings, trees and hedges.

Demolition:

There will be a presumption in favour of the retention of buildings that positively contribute to the character and appearance of a Conservation Area, and any proposal for demolition should demonstrate that positive attempts have been made to achieve retention, restoration and sympathetic conversion to a compatible use. Any demolition will only be supported where there is a planning application for a replacement building that preserves or enhances the character and appearance of the conservation area or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

Policy NE8: Trees, Woodland, Forestry and Hedgerows

Within settlements and rural areas, there will be a presumption against the loss of:

- ancient semi-natural woodland and ancient and veteran trees;
- native woodland, hedgerows and individual trees of high biodiversity value or identified for protection in the Ayrshire and Arran Forestry and Woodland Strategy; and
- trees protected by Tree Preservation Orders

Proposals which are likely to have an adverse impact on the ecological condition of these assets will not be supported by the Council. Proposals which are likely to result in fragmentation or severance of woodland habitats will not be supported unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy (see glossary).

Development proposals will not be supported where they conflict with a restocking direction, remedial notice or registered notice to comply issued by Scottish Forestry.

Where the loss of trees, woodland and hedgerows is allowed, it will be necessary for development proposals to achieve significant and clearly defined additional economic, social or environmental public benefits in line with the Scottish Government's Control of Woodland Removal policy.

Where removal can be fully justified, compensatory planting and mitigation will be required to the satisfaction of the Council and Forestry and Land Scotland and in line with the provisions of The Ayrshire and Arran Forestry & Woodland Strategy. The Scottish Government's Control of Woodland Removal Policy will also be taken into account where relevant.

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— (h) in the case of land in a conservation area the resulting building would have a footprint exceeding 8 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.
 - (2) Development is not permitted by this class
 - (a) if it would result in the presence on the same building or within the curtilage of a building of more than one air source heat pump;
 - (b) in the case of an installation, alteration or replacement of an air source heat pump on a dwelling if –
 - (i) the air source heat pump would be within a conservation area, unless the air source heat pump would be –**
 - (aa) at ground floor level; and**
 - (bb) on the rear elevation**

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 if –
 - (a) the development is in a conservation area** or a national scenic area



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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