

**Report To: Environment and Regeneration
Committee**

Date: 29 August 2019

**Report By: Corporate Director, Environment,
Regeneration and Resources**

**Report No:
E&R/19/08/03/SJ**

**Contact Officer: Alan Williamson
Planning Policy Team Leader**

Contact No: 01475 712491

Subject: Quarrier's Homes Conservation Area Appraisal

1.0 PURPOSE

1.1 The purpose of this report is to advise the Committee of the preparation of a Conservation Area Appraisal for Quarrier's Homes Conservation Area, and to seek approval for it to be published for public consultation prior to it becoming non-statutory Planning Guidance.

2.0 SUMMARY

2.1 The designation of a conservation area is a means of safeguarding and enhancing the special character of an area. The Council is required to determine which parts of its area merit conservation area status. In order to protect these conservation areas, the Council is further required to prepare and publish proposals for their preservation and enhancement in the form of a Conservation Area Appraisal.

2.2 The Quarrier's Homes Conservation Area Appraisal was prepared by consultants, Austin-Smith:Lord. The process involved surveys, historical research and a public engagement event to which residents, local groups and other interested parties were invited to contribute. A four week consultation period is now proposed to allow all interested parties to comment on the completed appraisal.

2.3 The appraisal identifies the key features that contribute to the special character of the conservation area, identifies what is worthy of preservation and outlines actions for the management of the conservation area. An up to date appraisal is useful to inform planning policy, assist in the preparation and consideration of planning applications, and for informing property owners of the special character of their buildings and surrounding area.

3.0 RECOMMENDATIONS

3.1 It is recommended that Committee approves the Quarrier's Homes Conservation Area Appraisal attached at Appendix 1 for public consultation.

**Scott Allan, Corporate Director
Environment, Regeneration and Resources**

4.0 BACKGROUND

- 4.1 All planning authorities are required by the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 to determine which parts of their area merit conservation area status because of special architectural or historic interest. Scottish Planning Policy 2014 recommends that planning authorities should designate and review conservation areas, stating this process should be supported by conservation area appraisals and management plans.
- 4.2 The Scottish Government's Planning Advice Note 71 'Conservation Area Management', states that a conservation area appraisal is '*a management tool which helps to identify the special interest and changing needs of an area and can also assist in the development of a programme of monitoring and review which can enable local authorities to fulfil their statutory duties to protect and enhance conservation areas.*'
- 4.3 The proposed Local Development Plan Proposed Plan states a commitment to prepare conservation appraisals for all eight of Inverclyde's conservation areas. There is currently a conservation area appraisal in place for Greenock West End.

5.0 QUARRIER'S HOMES CONSERVATION APPRAISAL

- 5.1 Following a tender process, consultants Austin-Smith:Lord were appointed to prepare the Quarrier's Homes Conservation Area Appraisal in February 2019. The preparation process involved:
- researching the historical development of the area;
 - carrying out a detailed townscape analysis;
 - preparing a character assessment;
 - identifying enhancement opportunities and priorities;
 - assessing the conservation area boundary; and
 - establishing a framework for managing change in the conservation area and determining development proposals.
- 5.2 A public engagement event was held in the village on the afternoon and evening of 30 May 2019. This involved presentations and question and answer sessions, and comment forms were issued for completion.
- 5.3 The Conservation Area Appraisal is attached as Appendix 1 for approval for public consultation, and its content/findings are summarised below.

Conservation Area Boundary

- 5.4 As part of the appraisal process, it was found that the existing boundary of the conservation should be retained.

Key Features

- 5.5 Through a character assessment, the key features of the conservation area were identified as:
- a unique settlement;
 - powerful architectural designs for both listed and unlisted properties; and
 - the use of traditional materials – masonry construction and natural slate.

Key challenges

- 5.6 A number of key challenges affecting the conservation area were identified:
- loss of original architectural components e.g. cast iron rainwater features (e.g. gutters, downpipes) replaced with modern styles and materials;
 - use of inappropriate materials in repairs resulting in a loss of character;
 - public realm upkeep and enhancement required to maintain quality;

- landscaping – important for the overall amenity of the area; and
- building maintenance – to prevent loss of the original historic fabric

Preservation and Enhancement

- 5.7 The Appraisal sets out a series of opportunities for the preservation and enhancement of the conservation area:
- Maintenance – a major threat to the buildings in the conservation area is the extent of inappropriate maintenance and types of works being carried out which are leading to the slow decay and loss of the original historic fabric. Regular maintenance can reduce costs to owners in the long term.
 - Development – where minor works are carried out using inappropriate modern design and materials, there is a cumulative effect of eroding the character and appearance of the conservation area. Local Development Plan policies and removal of permitted development rights for householders through the General Permitted Development Order 2012 should provide greater control over works.
 - Design of new buildings – new buildings should reflect the scale, massing and detailing of the original buildings to retain the qualities of the conservation area.
 - Information and Advice – well-crafted information and guidance for owners can explain the implications of living in a conservation area and provide advice on the best and most economical way to maintain and repair their property.

Conservation Area Management Plan

- 5.8 A Conservation Area Management Plan (CAMP) has been prepared using the information contained in the Conservation Area Appraisal. Five objectives are included:
1. Straightforward guidelines should be created and published for owners on the appropriate form and standards of repair and maintenance required and the availability of financial assistance for owners to carry out repairs/maintenance should be investigated;
 2. The Planning Authority should ensure that the design and construction of any alterations to the historic buildings in the conservation areas marry new interventions with the significance of the old to preserve the special qualities;
 3. There should be a presumption against demolition (including partial demolition) which will result in the loss of historic fabric and erosion of the special character;
 4. The Planning Authority should seek to provide guidance on means to improve the sense of 'place' within the conservation area; and
 5. The Planning Authority should consider approaching Historic Environment Scotland about a potential review of listed buildings to take account of the entire conservation area and to consider the requirement for the creation of a special status for the conservation area given its uniqueness.

Next Steps

- 5.9 It is proposed to publish the Quarrier's Homes Conservation Appraisal for further public consultation (4 week period), and thereafter bring it back to the Committee for approval as non-statutory Planning Guidance.
- 5.10 This thorough and up to date appraisal will have a number of uses including:
- providing a firm basis upon which applications for development and appeals within, and in the vicinity of, the Quarrier's Homes Conservation Area can be assessed, in association with the Local Development Plan;
 - affording developers and owners greater clarity in the preparation of development proposals;
 - identifying enhancement opportunities and priorities; and
 - informing residents and users about the special needs and character of their area.

6.0 IMPLICATIONS

Finance

6.1 The cost of preparing the conservation area appraisal was met from existing budgets.

Financial implications

One-off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
00613-000-50024	Local Development Plan	2019/20	£4,000	n/a	n/a

Annually recurring costs/(savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Legal

6.2 There are no legal issues associated with this report.

Human Resources

6.3 There are no personnel issues associated with this report.

Equalities and diversity

6.4 There are no equality issues associated with this report.

Repopulation

6.5 There are no repopulation issues associated with this report.

7.0 CONSULTATIONS

7.1 A public engagement event was held on 30 May 2019. There was a leaflet drop within the village advising of the event and ward councillors, the Quarriers organisation, Kilmacolm Community Council and Kilmacolm Civic Trust were notified of it.

8.0 LIST OF BACKGROUND PAPERS

8.1 Quarrier's Homes Conservation Area Appraisal (July 2019) – full document.

Appendix 1 - Quarrier's Homes Conservation Area Appraisal (July 2019) – extract (excludes appendices covering historical development of village and public engagement exercise).



CONTENTS

1.0	INTRODUCTION	04	4.0	CHARACTER ASSESSMENT	30
1.1	LOCATION	04			
1.2	DEFINITION OF A CONSERVATION AREA	06	5.0	CONSERVATION AREA BOUNDARY	32
1.3	WHAT DOES CONSERVATION AREA STATUS MEAN	07			
1.4	PURPOSE OF A CONSERVATION AREA APPRAISAL	08	6.0	PRESERVATION AND ENHANCEMENT	33
1.5	DESIGNATION	08			
2.0	OUTLINE CHRONOLOGY SUMMARY	09	7.0	CONSERVATION AREA MANAGEMENT PLAN	36
3.0	TOWNSCAPE APPRAISAL	11		APPENDIX A - COMPLETE OUTLINE CHRONOLOGY	
3.1	TOPOGRAPHY	11		APPENDIX B - PUBLIC ENGAGEMENT	
3.2	GATEWAYS	12			
3.3	CONSERVATION AREA BOUNDARIES AND EDGES	14			
3.4	STREET PATTERN, CIRCULATION AND PERMEABILITY	16			
3.5	PLOT PATTERN	18			
3.6	OPEN SPACE	20			
3.7	VIEWS & VISTAS	22			
3.8	ARCHITECTURAL CHARACTER	24			
3.9	BUILDING MATERIALS	26			
3.10	LANDSCAPE AND TREES	27			
3.11	CONDITION	29			

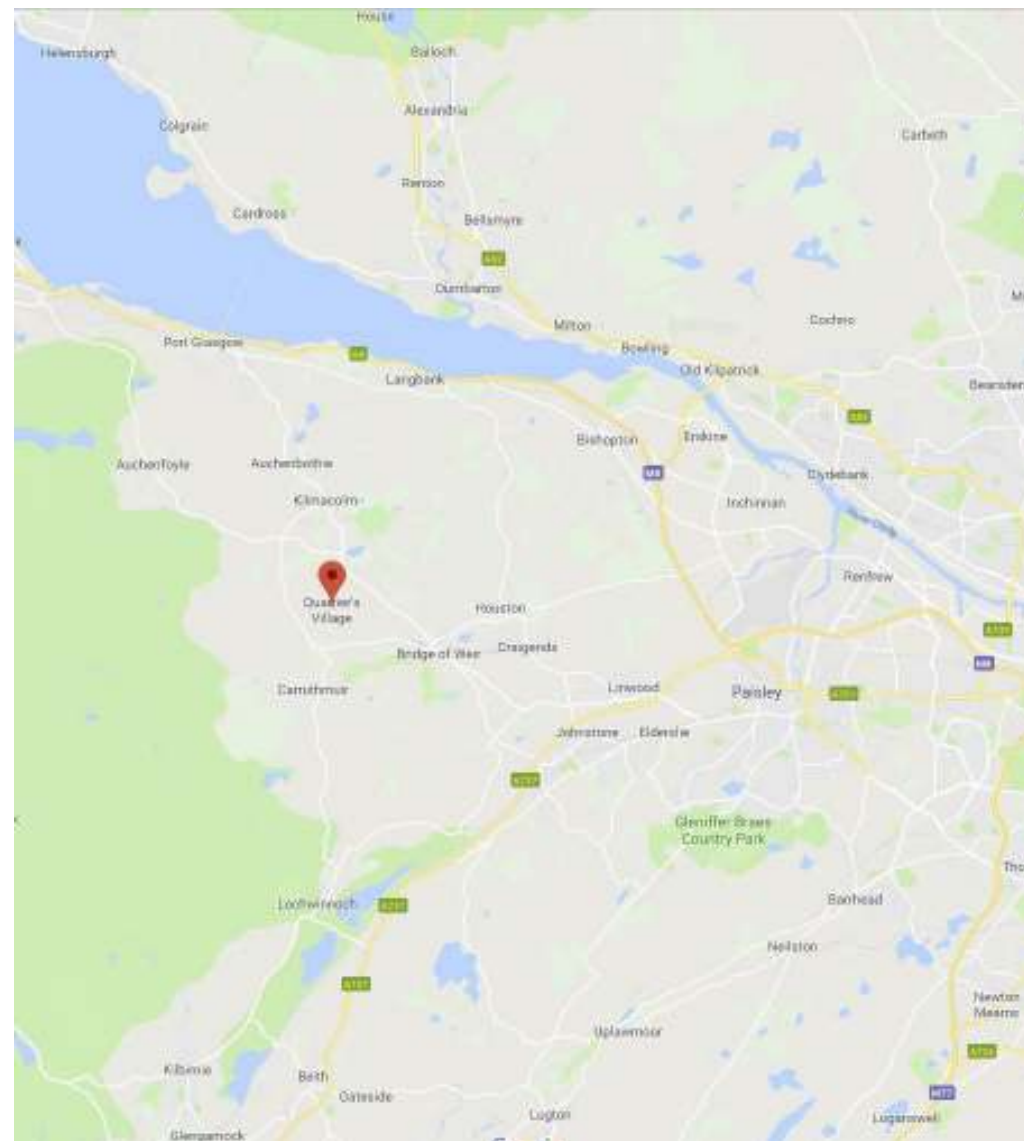
1.0 INTRODUCTION

1.1 Location

Quarrier's is a unique planned village set in the parish of Kilmacolm in the Inverclyde Council area. It is located within the Gyrffe Valley between the villages of Kilmacolm and Bridge of Weir virtually sitting on the boundary between Renfrewshire Council and Inverclyde Council. The 2019 population is estimated to be approximately 700 residents. The original village was constructed in the late 19th century which now has further more modern housing developments on the edges of the village core.

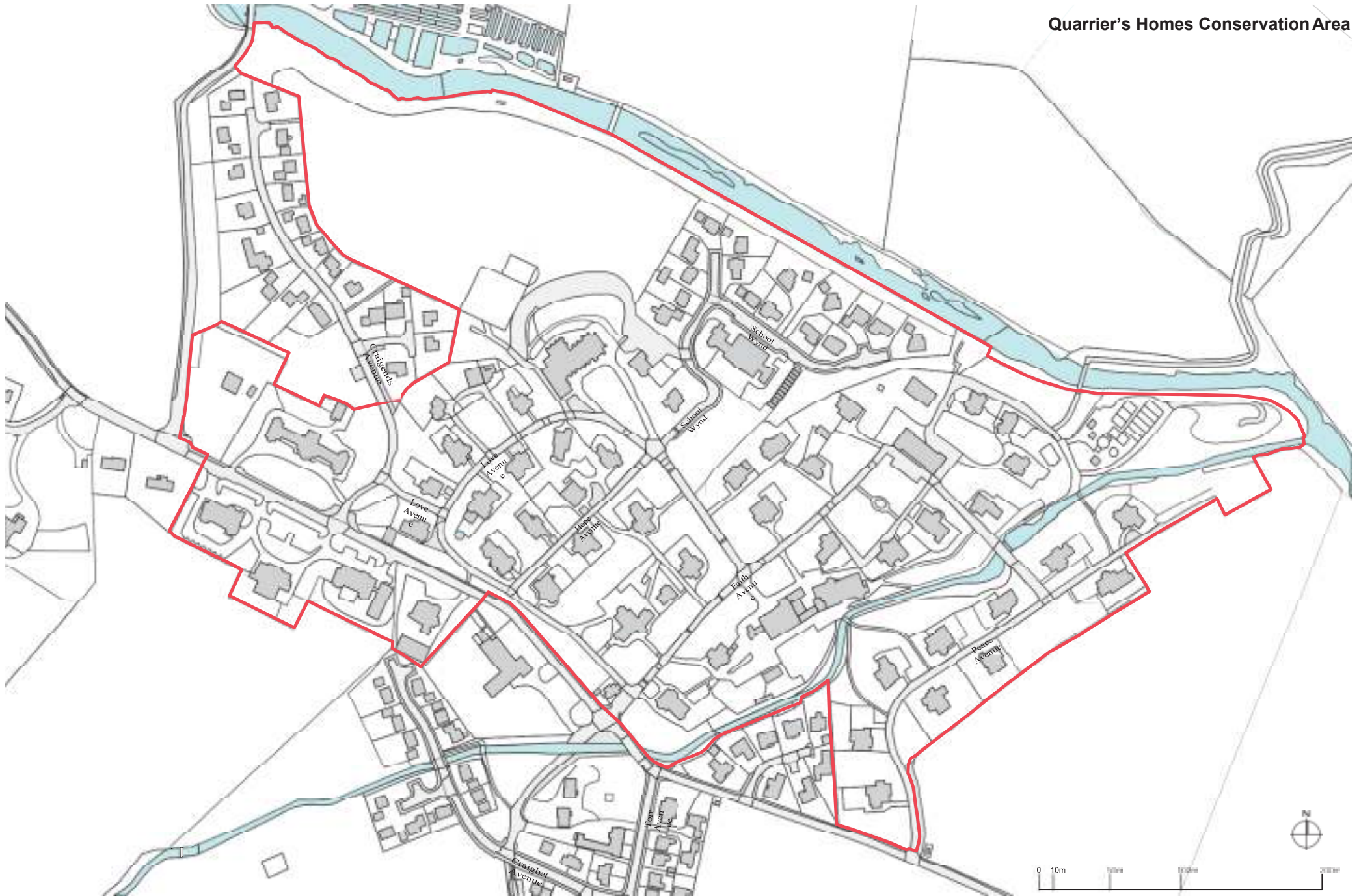
The conservation area encompasses the historic Victorian village centre which takes the form of a "garden city suburb" (although it pre-dates this concept developed by Sir Ebenezer Howard in 1898 by several years) as it was created as a series of family homes for orphan children. It was founded as the Orphan Homes of Scotland in 1878 by William Quarrier a successful shoe merchant and philanthropist who had the vision of a community allowing young people to thrive, set in a countryside environment and housed in large domestic houses.

William Quarrier wanted to improve the quality of institutional care of children, taking it from the vast impersonal halls and dormitories of the poorhouses, to a series of cottage homes at this site near to Bridge of Weir, with house-mothers and house-fathers, in charge of small groups of children, creating families and not the inmates of the poorhouses.



Location of Quarrier's Village

Quarrier's Homes Conservation Area



— denotes current conservation area boundary

1.2 Definition of a Conservation Area

Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 provides the current legislation framework for the designation of conservation areas.

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

All planning authorities are required by this Act to determine which parts of their area merits conservation area status. Inverclyde Council has eight conservation areas varying in character from those in villages such as Quarrier’s Homes, Kilmacolm and Inverkip to those larger coastal towns such as Greenock and Gourock.

Conservation area designation introduces controls over the way in which owners can alter or develop their properties. However, owners of residential properties generally consider these controls to be beneficial because they also sustain, and can enhance the value of the property and the intrinsic value of the place they live in.



Holmlea at entrance to Faith Avenue



Faith Avenue



Faith Avenue



Love Avenue



Faith Avenue

1.3 What Does Conservation Area Status Mean?

In a conservation area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore 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 any new development will not harm the intrinsic character or appearance of the area.

Under current legislation, conservation area designation automatically brings the following works under planning control:-

- Demolition of buildings
- Removal of, or work to, trees
- Development involving small house extensions, roof alteration, stone cleaning or painting of the exterior, window replacement, satellite dishes and the erection or alteration of gates, fences and walls.

Where any development would, in the opinion of the planning authority, affect the character or appearance of a conservation area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed on material planning grounds are taken into account by the local planning authority when making a decision on the application.

In order to protect a conservation area, designation requires the Council to formulate and publicly publish proposals for the preservation and enhancement of a conservation area.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are regularly and appropriately maintained.



Love Avenue



Love Avenue



Church Avenue

1.4 Purpose of a Conservation Area Appraisal

Planning Authorities and the Scottish Government are required by law to protect conservation areas from development which, would be detrimental to their character. It is therefore necessary for planning authorities and owners to understand the key features of an area that creates its special character and appearance.

The purpose of a conservation area appraisal is to define what is important about the character and appearance of the area setting out key characteristics and ensuring there is an understanding of what is worthy of preservation. The appraisal will include some research into the historical development of the areas and also include townscape analysis. The appraisal also provides an opportunity to reassess the current boundaries of the area. A Conservation Area Management Plan has also been produced which, builds on the appraisal and introduces a framework for the potential control and positive management ensuring the preservation and enhancement of the area.

It should be noted that the successful management of a conservation area can only be achieved with support and input from stakeholders, and in particular local residents and property owners.

1.5 Designation

The Quarrier's Homes conservation area was originally designated in 1986. An amendment was made to the boundary extent in 2005 excluding the modern developments at Craigends Avenue and Gotterbank.

The intention to prepare a conservation area appraisal was identified in the 2018 Local Development Plan, Proposed Plan by Inverclyde Council.



Doorway with ornate stone carving



Hope Avenue



Church Avenue

2.0 OUTLINE CHRONOLOGY SUMMARY

The Quarrier's Home conservation area is unique. It represents a purpose built village founded by the philanthropist William Quarrier to accommodate orphaned and destitute children. It provides us with a tangible link in history back to the beginnings and development of social care in Scotland triggered by the effect on the working classes as the industrial expansion of the large cities took hold.

Some 50 or so "cottage homes" were constructed between 1877 and 1910 on the forty acre site of Nittingshill Farm close to Bridge of Weir. It was Quarrier's vision to provide suitable homes with a mother and father carer. The village also had its own school, church, post office, dairy, poultry farm, fire station and workshop where the children were trained in a trade. The entire series of villas were designed by the architect Robert Alexander Bryden in association with Andrew Robertson, with each villa built to an individual specification. The end result is a series of bespoke and quite unique buildings that exhibit elements of Baronial, Gothic and Tudor architectural styles, all of which, we now associate with the work of Robert Bryden.

These historic buildings have survived remarkably well with very little change either to their external form or setting. Original materials such as the slate roof coverings, timber bargeboards and timber doors have all survived intact. There is some erosion of these characteristics by the use of modern PVC and aluminium guttering and downpipes but the overall impression is still the village that Quarrier conceived.

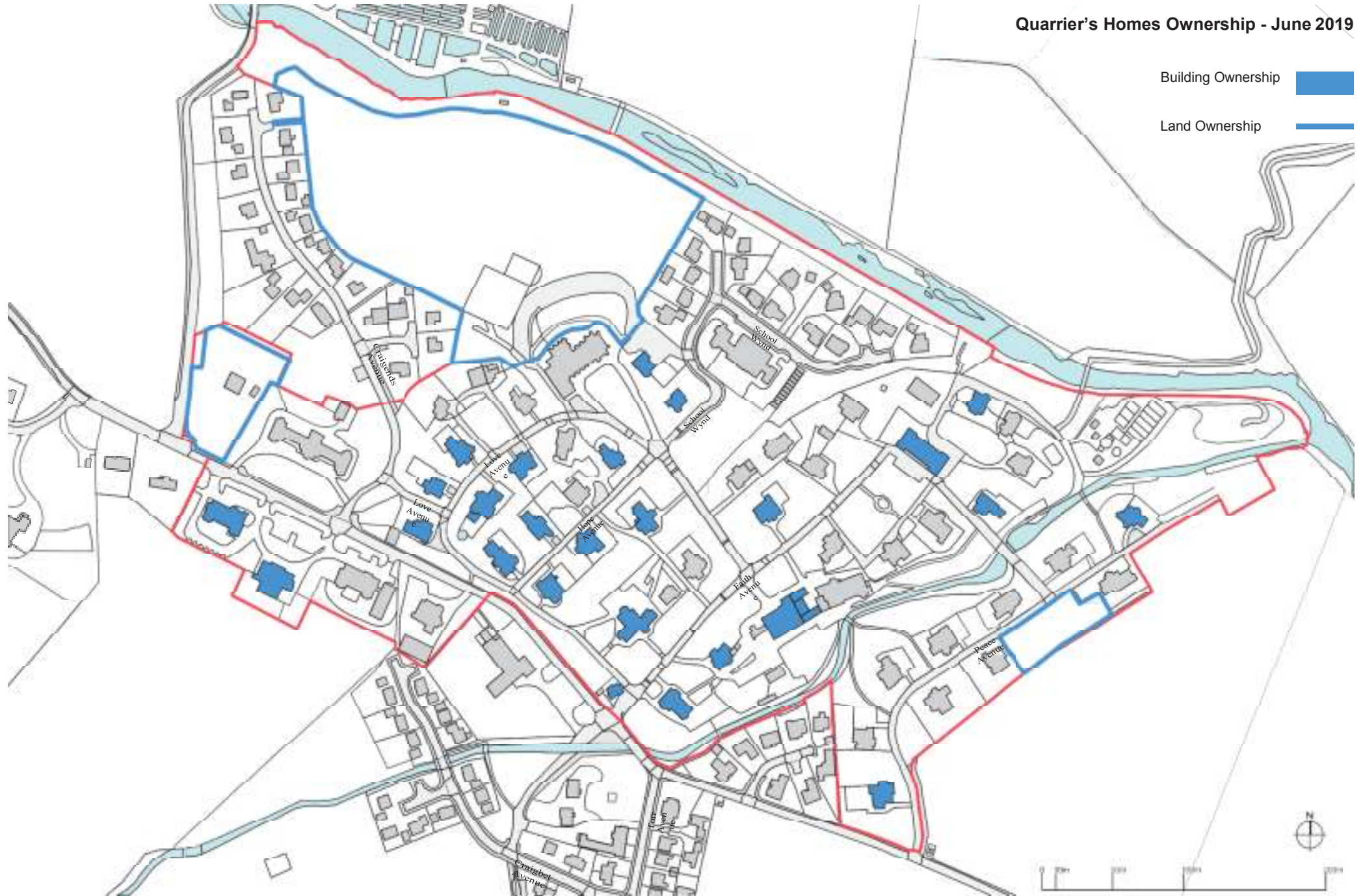
The historic research provided at Appendix A sets out this remarkable story in some detail and shows how important this village is and as a result raises several issues which we summarise below:

- we maintain that the work of Robert Bryden merits greater research;
- the story of Quarrier's needs to be better publicized;
- the historic village merits special status;
- the village merits very careful management into the future to maintain this important linkage to the history of social care in Scotland.



Quarrier's Village, 2009 (RCAHMS DP071886)

Quarrier's Homes Ownership - June 2019



3.0 TOWNSCAPE APPRAISAL

3.1 Topography and Setting

Quarrier's village centre is situated on the low lying alluvial land forming the carse between the River Gryffe to the north and the Gotter Water to the south and east. The village is located on generally flat land which rises more steeply to the south east and north west. The ground level falls very sharply downwards towards the River Gryffe on the northern boundary of the conservation area.

The approach road from Bridge of Weir descends steeply into the village, past more modern areas of housing development and turns slightly to the right where the original entrance to the conservation area at Faith Avenue is located. This quite dramatic approach to the original village adds to the "surprise" effect as you descend towards the collection of impressive Victorian villas within the conservation area.

The land around the village is rural farmland with open fields to the west and east and across the River Gryffe to the north. Carsemeadow sits just to the south of the approach to the village entrance and again is an important area of open farmland. These open fields are important in maintaining the setting of the village and act as a "buffer" zone preventing further modern development to encroach and affect the quality of the rural village amenity.



General view of Church Road looking east



View across the cemetery from Zion Church entrance

3.2 Gateways

There are five identifiable gateways into the conservation area. They consist of the historic routes from Kilmacolm at the west and from Bridge of Weir from the east. Both routes meet at the Nittingshill Bridge over the Gotter Water.

A series of secondary gateways lead into the various avenues that define the original Quarrier's Village. These are located at Peace Avenue, Faith Avenue and Craighends Avenue all as indicated on the following diagram.

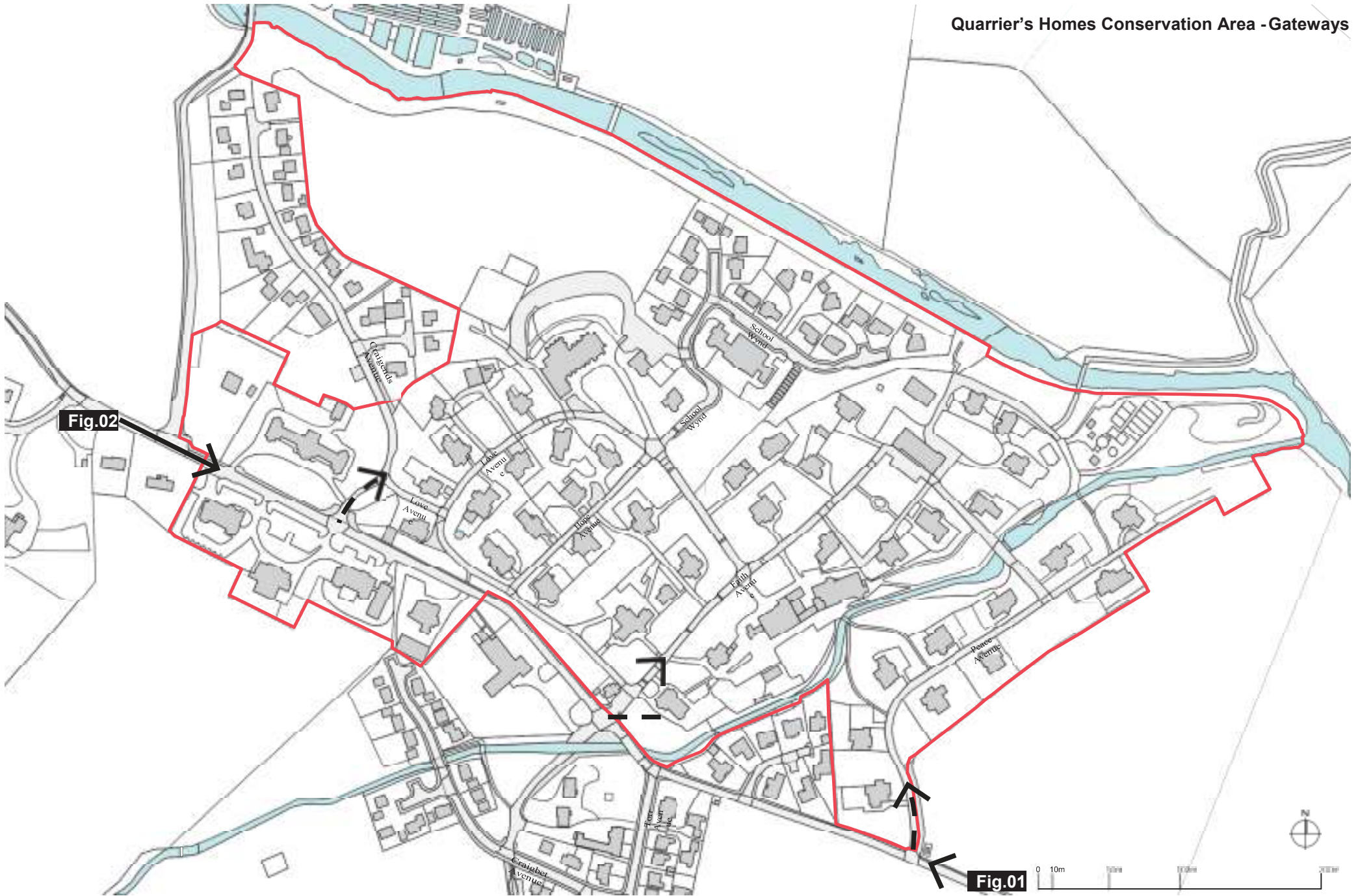


Fig. 01 - Gateway approach from Bridge of Weir



Fig. 02 - Gateway approach from Kilmacolm

Quarrier's Homes Conservation Area - Gateways



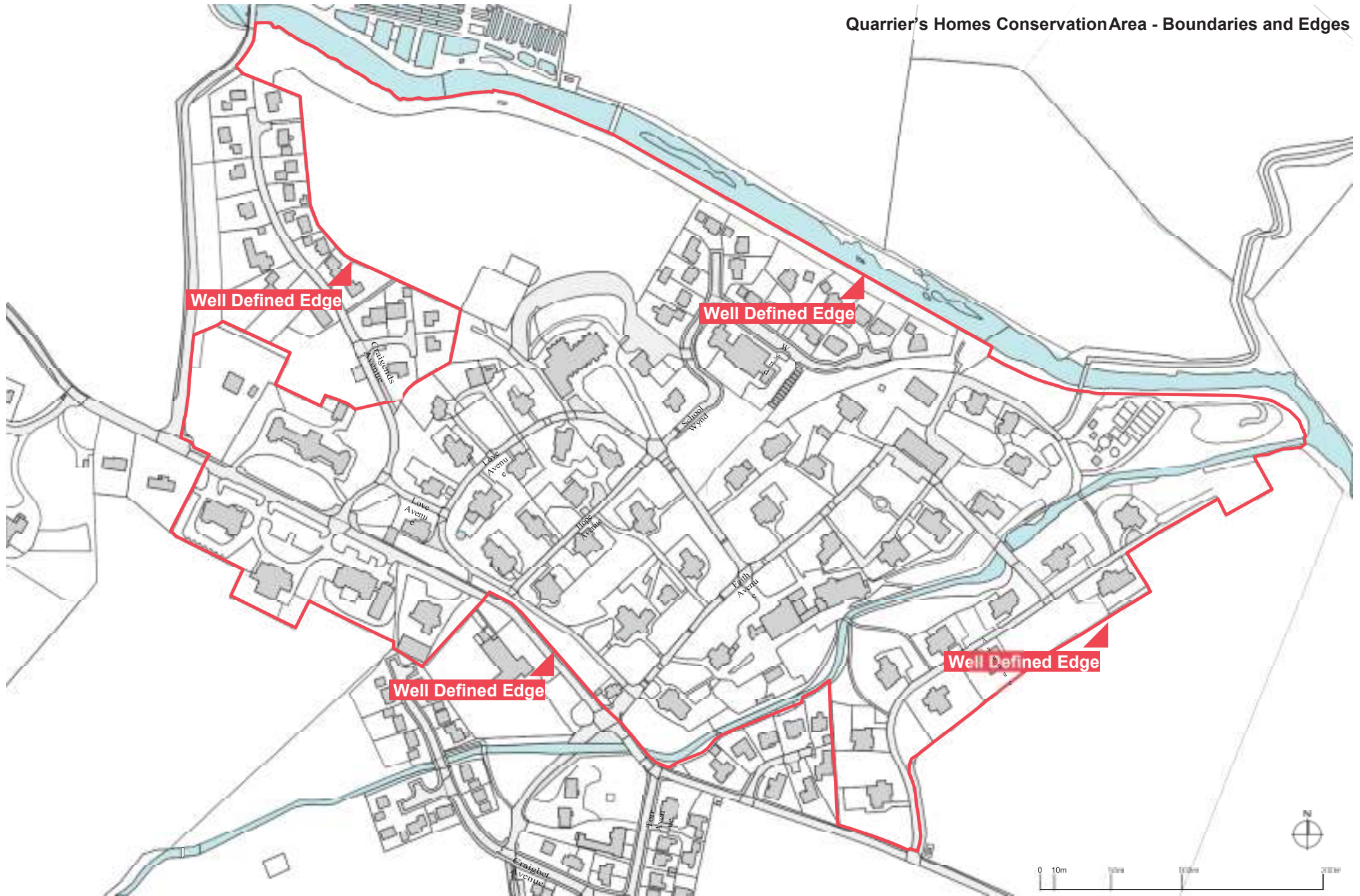
3.3 Conservation Area Boundaries and Edges

Having reviewed the current conservation area boundaries we are of the opinion that the edges that define the area are all strong boundaries and correctly incorporate the historically interesting parts of the village.

The natural edge to the north runs alongside the River Gryffe where it then turns south westward at the junction with the Gotter Water to form a strong edge along the properties on Peace Avenue. The southern boundary is also a strong edge which skirts the former Carsemeadow school site and runs behind the commercial properties opposite the Craigends Avenue gateway. The western edge excludes the more modern houses at Craigends Avenue and then meets the northern edge at the River Gryffe.

The review of the conservation area boundary is covered in section 5.0 of this assessment report.

Quarrier's Homes Conservation Area - Boundaries and Edges



3.4 Street Patterns

The current street patterns within the conservation area consists of the original access routes set out in the 19th century by William Quarrier and his architect Robert Bryden as they planned the development of the site. This mixture of short straight avenues and curving lanes creates an interesting open village form, with each house set back from the avenues, deliberately placed in substantial plots.

The existing topography, is generally flat along Faith Avenue although it does dip slightly downwards towards Peace Avenue to the south east and into Church Road. This then allows the Mount Zion Church to act as a key landmark building at the end of Church Road to the north west.

The extent of open grass areas and green space gives a real sense of space and importance to the form of this conservation area.

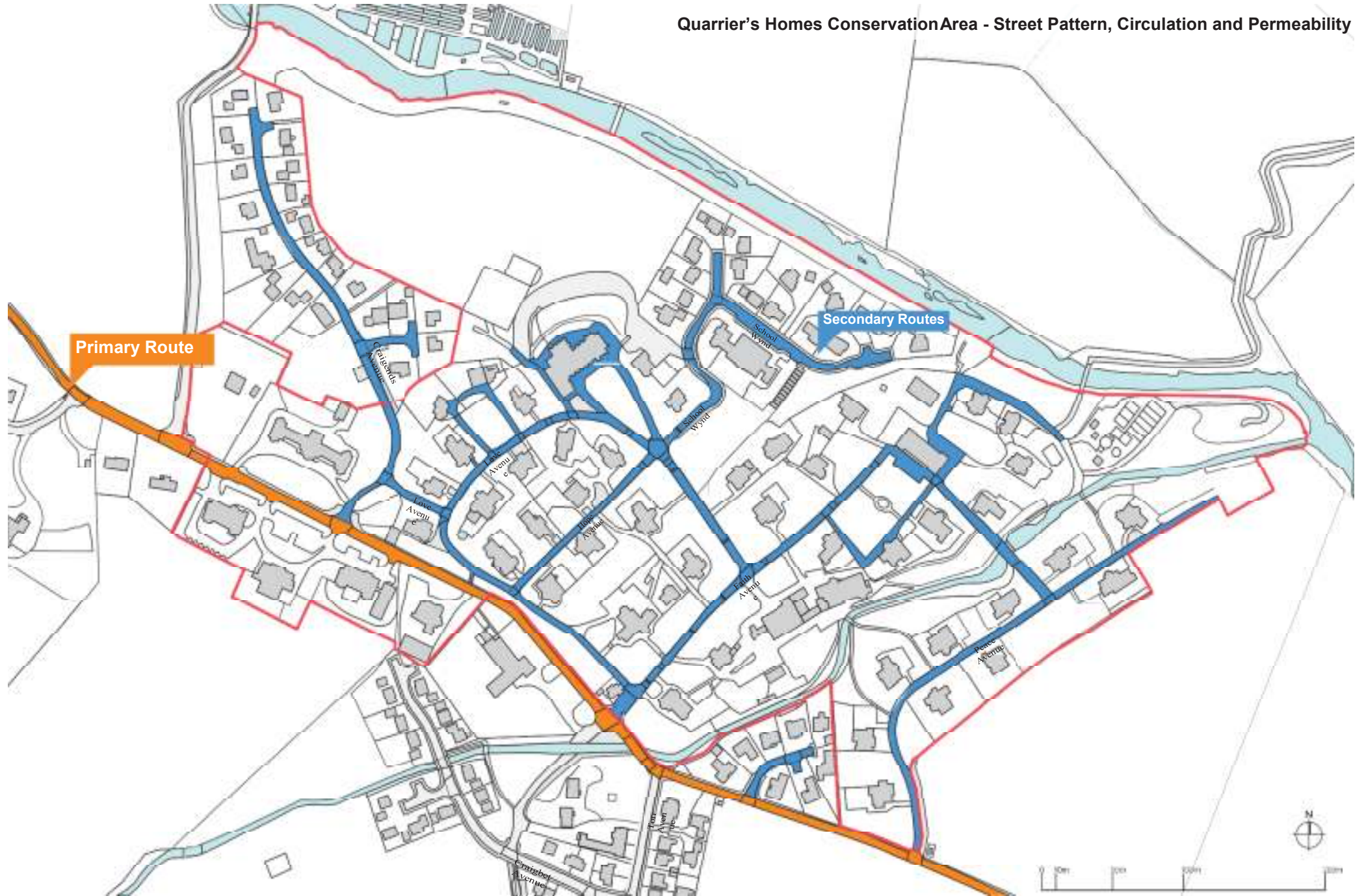
Circulation and Permeability

The original Victorian structure of avenues set out in the conservation area affords good circulation and permeability throughout the site and access to each house within the conservation area. The routes now also afford vehicle and pedestrian access to the adopted roads at School Wynd and Craigends Avenue. All of the remaining roads within the village are privately owned by the registered charity Quarriers, which is responsible for their upkeep.

A number of the original properties are still owned and maintained by Quarriers. Maintenance of the landscaping and garden areas is funded jointly by Quarriers and the other property owners.

There are no formal pedestrian routes through the conservation area. Instead, pedestrians and vehicles share the space, with “sleeping policemen” on the main Faith Avenue to limit car speeds. The lack of any formal pavements does not seem to decrease the extent of good permeability across the entire site. In fact the lack of pavements and fully adopted roads gives the conservation area a unique character and setting and adds considerably to the quality of the place.

Quarrier's Homes Conservation Area - Street Pattern, Circulation and Permeability



3.5 Plot Pattern

The plot patterns are quite similar throughout much of the Quarrier's Homes conservation area due to the consistent architectural styles deployed over several years by the architect Robert Bryden and the concept for the Village which was envisaged. The houses sit in large feus all set a good distance apart with open garden grounds around each house.

These plot patterns differ considerably from the more modern houses constructed at School Wynd where the amenity space around each house is considerably reduced.

3.6 Open Space

Open space is a major characteristic of the Quarrier's Homes conservation area. The introduction of open space, with light and air between and around the buildings was an intrinsic aim of the concept of William Quarrier to create this natural environment at the Orphan Home. He wanted to provide a "home" for homeless children in a setting that was much improved on the conditions within poorhouses and institutions that children were exposed to at that time. The open spaces between the original homes is a key defining characteristic of the conservation area.

The most substantial areas of open amenity space are at the Canadian Garden which sits in front of the Sommerville Weir Hall at the focal point of Faith Avenue and also the sports ground and football pitch area of open ground beyond the Mount Zion Church.

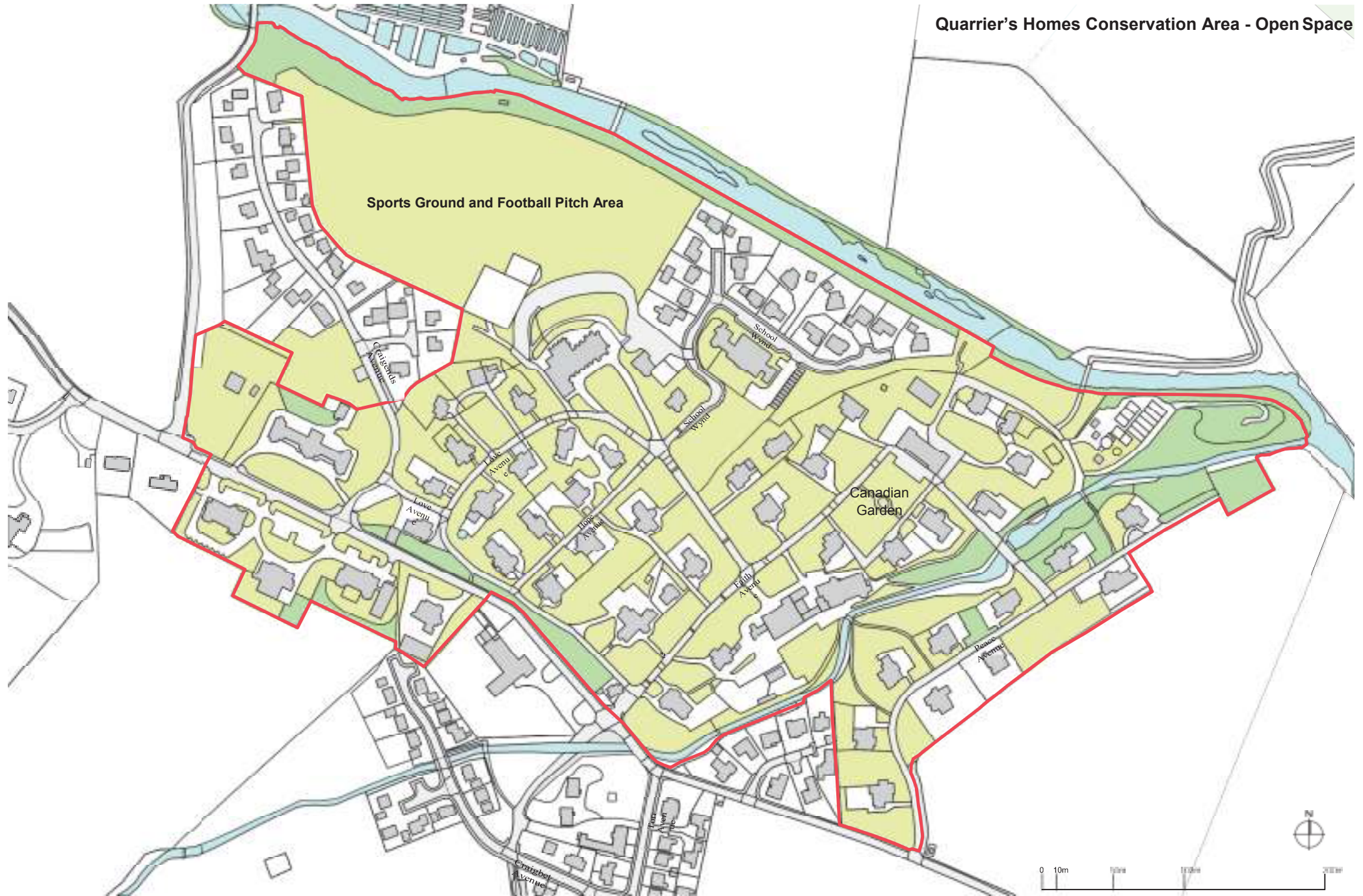


The Canadian Garden sits in front at the south of Sommerville Weir Hall



Sports Ground and Football Pitch Area

Quarrier's Homes Conservation Area - Open Space



3.7 Views & Vistas

The farmland that the village was originally constructed on is generally flat with small hills to the south east and north west. Therefore open views and vistas are most prominent across the Gryffe Valley towards the Knapps and Kilmacolm.

Within the conservation area the strategic placement of the Sommerville Weir Hall creates a natural vista along Faith Avenue. In a similar fashion the elevated position of the Mount Zion Church and again the positioning of the former school act to create interesting vistas along Church Road and Hope Avenue respectively.

A general range of the views and vistas seen within this conservation area are expressed in the photographs that follow.



View 02 of Peace Avenue for the approach road from Bridge of Weir

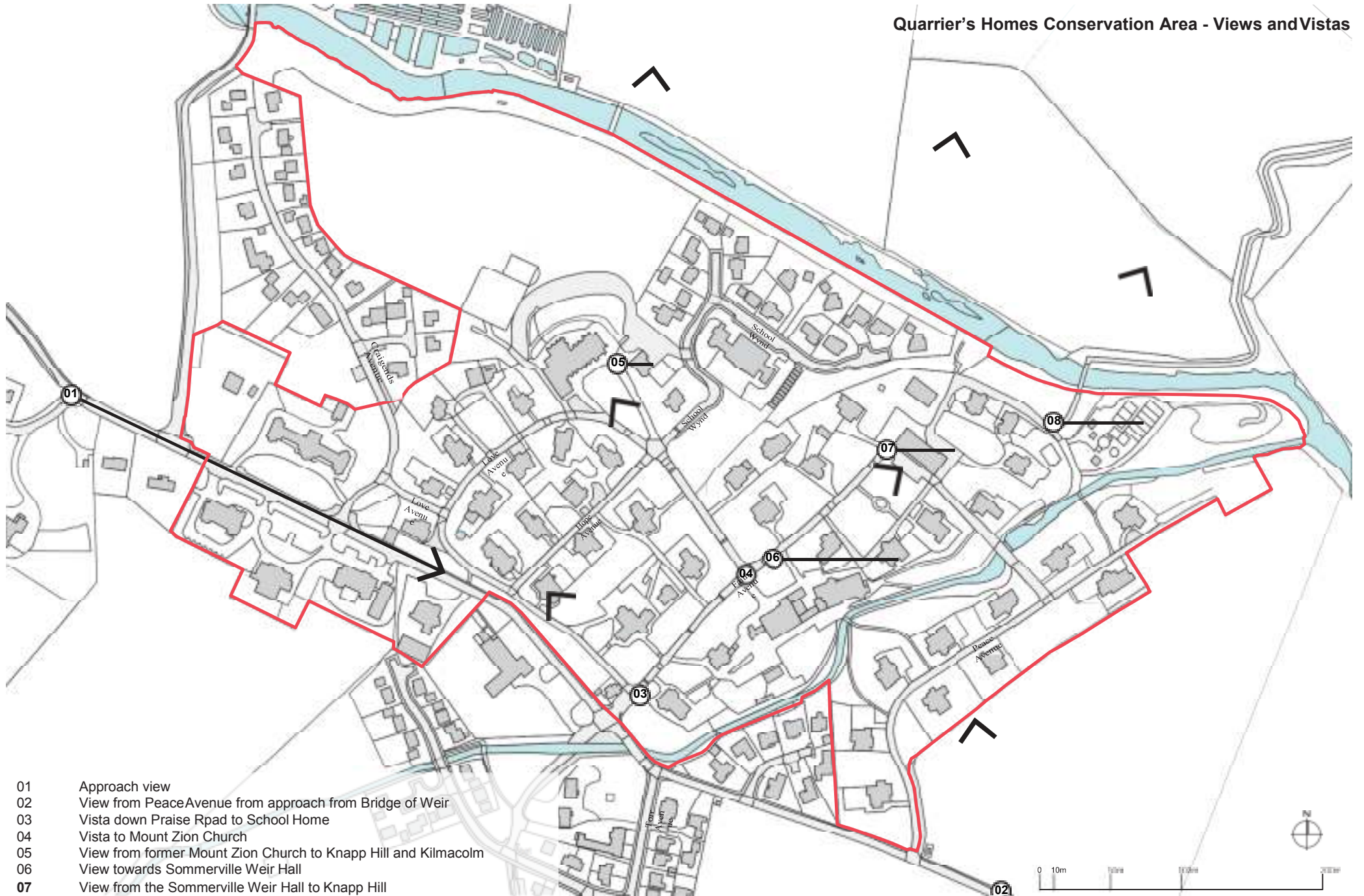


View 05 from the east side of the former Mount Zion Church towards the A761 main road to Kilmacolm
AUSTIN-SMITH:LORD ARCHITECTS - CONSERVATION GROUP



View 08 view towards the Knapp Hills and Kilmacolm

Quarrier's Homes Conservation Area - Views and Vistas



- 01 Approach view
- 02 View from Peace Avenue from approach from Bridge of Weir
- 03 Vista down Praise Road to School Home
- 04 Vista to Mount Zion Church
- 05 View from former Mount Zion Church to Knapp Hill and Kilmaccolm
- 06 View towards Sommerville Weir Hall
- 07 View from the Sommerville Weir Hall to Knapp Hill
- 08 Towards the cycle track

3.8 Architectural Character

The conservation area is unique. It represents a purpose built village founded by the philanthropist Willaim Quarrier to accomodate orphaned and destitute children. Some 50 or so “cottage homes” were constructed between 1877 and 1910 on the forty acre site of Nittingshill Farm which Quarrier bought at auction for £3,560. The village also had its own school, church, post office, dairy, poultry farm, fire station and workshop where the children were trained in a trade. The entire series of villas were designed by the architect Robert Alexander Bryden in association with Andrew Robertson, with each villa built to an individual specification. The end result is a series of important buildings that exhibit elements of Baronial, Gothic and Tudor architectural styles which, we now associate with the unique designs of Bryden’s work.

There are seven category C listed villas within the original historic Quarrier’s Village. The former Mount Zion Church is category B listed and was designated in 2002. All of these designations are relatively recent, carried out in 2004 and 2006 for the villas. It is also worth stating that these listed buildings sit amongst other very similar buildings which are unlisted but are by the same architect and constructed as part of the original village plan. It is strange that a blanket or group listing was not carried out at the time of these properties being listed.

The impression on arrival in the conservation area is one of a tranquil idyll similar to the industrial garden cities created in England in locations such as Bourneville and Port Sunlight. It is interesting to point out that the garden city movement took hold after the creation of Quarrier’s Homes by William Quarrier.

The villas exhibit certain key features that include asymmetrical plans, with walls generally traditionally constructed in squared and snecked sandstone with polished dressings. The large pitched roofs are covered in heavy black Scottish slates with distinctive decorative clay ridge tiles. Eaves generally overhang with dentiled timber features and vertical gables have exposed bargeboarded verges with the gable apex

sometimes finished in decorative Tudor half-timbering. The villas have considerable hand carved features with name plaques and often ornate foliage carved with biblical quotations. No two buildings are identical as all are unique and bespoke. The natural setting and deliberate placement of each villa by the architect creates a very harmonious village form.



Detail of Glenfarg



Door detail

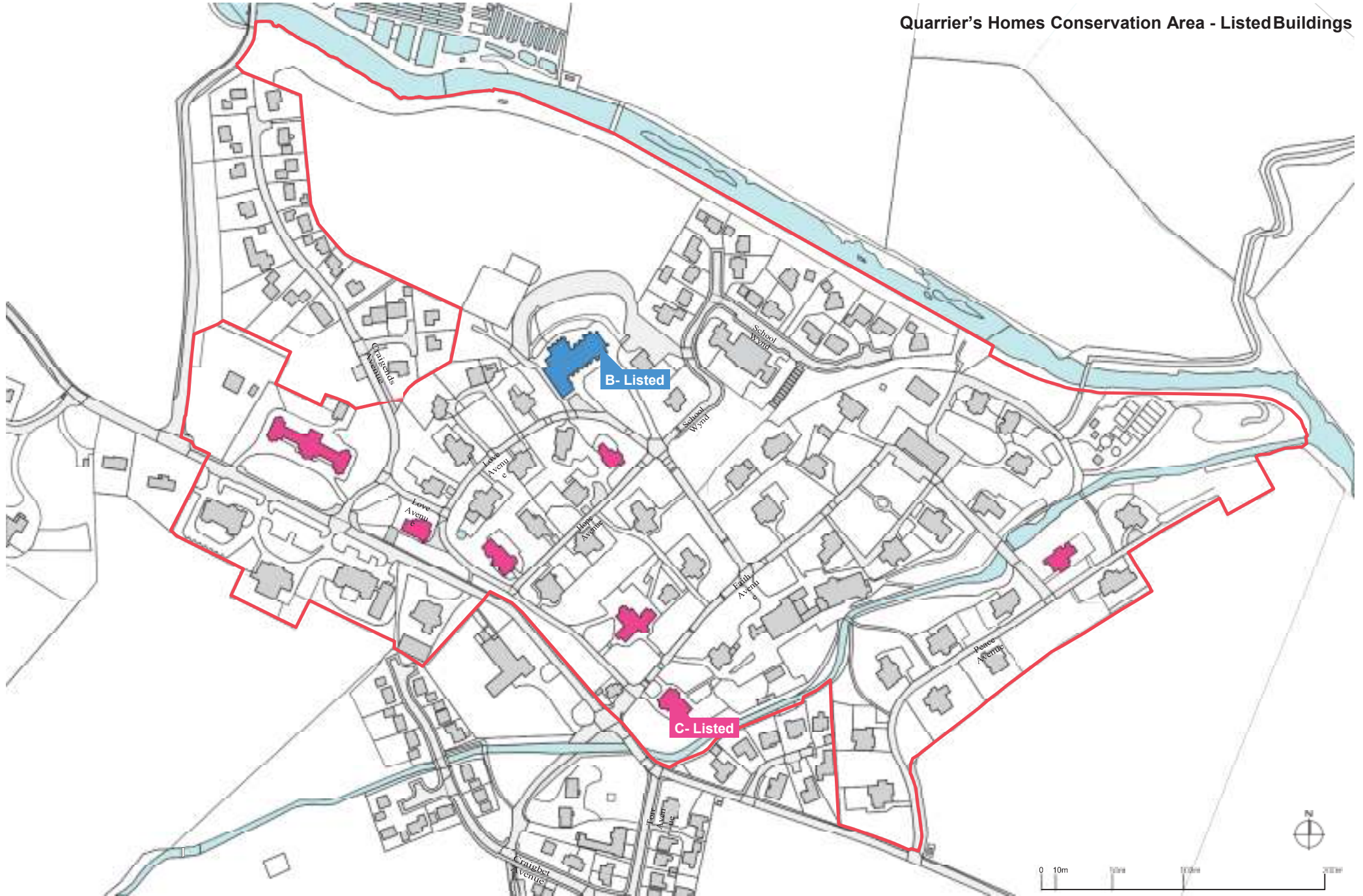


Peace Avenue



Somerville Weir Hall - The Central Building

Quarrier's Homes Conservation Area - Listed Buildings



B Listed Buildings C Listed Buildings

3.9 Building Materials

The traditional building materials found in the Quarrier's Homes conservation area are:

- Indigenous sandstone both blonde and grey types
- Natural Scottish slates
- Traditional timber sliding sash and case windows
- Cast iron rainwater goods
- Lead flashings and weatherings

More modern materials which have been introduced to a limited extent are:

- Cement based renders
- Paint on masonry and render
- Black Spanish slates
- Zinc hip and ridge units
- Modern double glazed timber sash and case windows
- Plastic guttering and downpipes
- Aluminium guttering



Sandstone Plinth



Column Detail



Door case canopy



Bracket Detailing

3.10 Landscape and Trees

The natural and man-made landscape forms combined with mature trees represent very significant components within any conservation area creating a natural environment and adding considerably to the quality of the place. Within the original village conservation area there are a considerable number of trees of specific species planted within the garden spaces between the villas.

Another major area of mature trees runs along the edges of the Gotter Water acting as a screen between the conservation area and the new housing at Gotterbank.

In a similar fashion the series of mature trees situated in Peace Avenue and the falling topography of the landscape, hide the village from view on approach from Carsemeadow.

Beyond the former Elise Hospital building an area of mature trees screens off the villa of Braehead at the extreme western edge of the conservation area. The preservation and enhancement of this extent of mature tree and planting is very important to consider in order to maintain the quality of the conservation area into the future.



View towards Mount Zion Church



View from Love Avenue

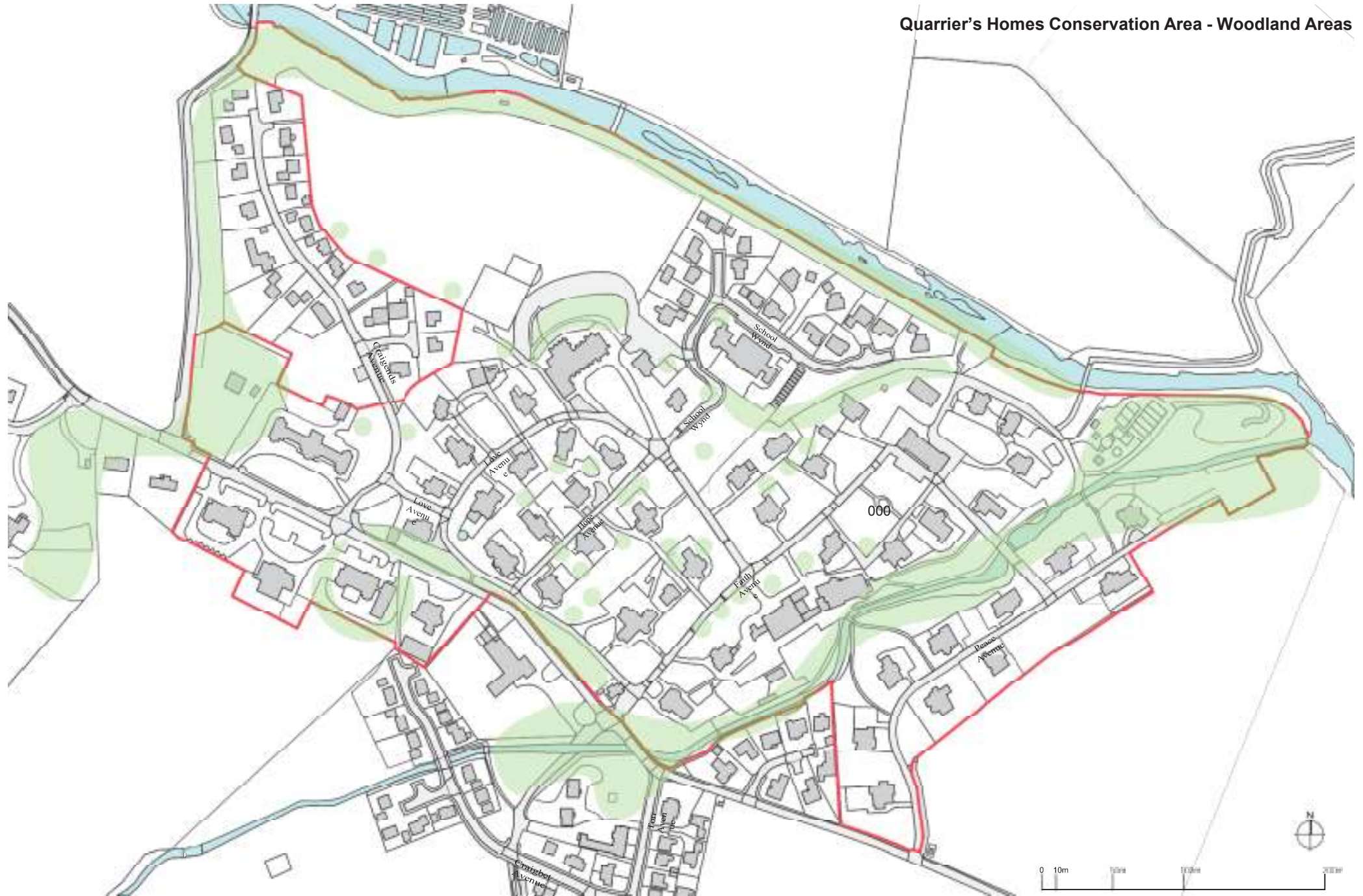


General view within conservation area



View across cemetery

Quarrier's Homes Conservation Area - Woodland Areas



3.11 Condition

The buildings within the conservation area are generally in a reasonably good condition. The shared roadway surfaces and area of grass are also generally all in good condition. The major routes of School Wynd and Craighends Avenue have been formally adopted by the Council and are also in good condition.

There is however, some evidence that high quality traditional materials are not being used in the majority of maintenance and major repair activities. Inappropriate modern materials which are predominantly UPVC downpipes and guttering, are in evidence and are also being used on some of the listed buildings.

Most of the original fenestration patterns that are a key characteristic of the conservation area remain. As window sashes are replaced through time, however, the risk of losing these important characteristics is likely to occur.

Several examples of the exposed timber bargeboards and eaves timber work requires re-painting. Original slate roof covering are all now at an age when nail fixings will have corroded and there is an increasing likelihood of slates being dislodged and slipping off the roofs in bad winter storms.

These small incremental series of changes will, over time, have the effect of diminishing the intrinsic qualities of the place that make it special and a place of some interest. It is important that owners understand the need to maintain their properties and to utilise traditional materials whenever possible and in particular when the property is listed.



Overlaid zinc flashing over original lead



Roof flashing missing - Spanish slates in use



Blocked and corroded guttering



Original cast iron fittings at Glenfarg

4.0 CHARACTER ASSESSMENT

Having examined the townscape aspects of the Quarrier's Homes conservation area it is now possible to identify features which contribute to its character and appearance as an area of special architectural and historic interest.

Assessment of Buildings

An important part of character assessment involves the evaluation of buildings, identifying those that make a valuable contribution to the sense of place and are worthy of retention as well as those which make no positive contribution or which detract from the character and appearance of the conservation area. All of the traditional buildings within the Quarrier's Homes conservation area add to the intrinsic character of the village.

Listed Buildings

Buildings that are "listed" have already been evaluated by Historic Environment Scotland (HES) as being of special architectural or historic interest. There are seven category C listed buildings and Mount Zion Church is category B listed. The national importance and historic importance of such a unique place suggests the need to re-assess the extent of the listing designations.

Unlisted Buildings of Merit

There are several very important buildings in the conservation area that are not listed but which make a very positive visual contribution to the character and appearance of the area. They do define the historic settlement and should all be seen as integral to the conservation area.

Key Features

Having carried out the assessment of the buildings it is now possible to list key features:

- A unique settlement developing originally as family homes for orphans;
- Powerful architectural designs for both listed buildings and unlisted properties;
- Use of traditional materials using masonry construction and natural slate.



General view towards Mount Zion Church



View of Bethesda



Holmlea, Faith Avenue



Footbridge linking Faith Avenue to Peace Avenue

Key Challenges

As Quarrier's Village is an attractive settlement, it is an inviting place to visit but also to live and work. Within the centre of the village sits the conservation area. Some 50% of the properties within the conservation area are now in private hands and the rest owned, in use and maintained by the Quarriers organisation. Also a small number of commercial tenants work from properties within the conservation area. As a result there are very few empty properties.

However, there remains several other key challenges that will continue to affect the properties within the conservation area, as listed below:-

- Loss of original architectural components**
 This is namely the replacement of downpipes and guttering with modern styles and UPVC materials. This does result over time, in a significant loss of character within the area. It is important to consider a strategy for the reversal of this trend.
- Use of inappropriate materials in repairs**
 Key components such as the Scottish slate roof coverings, lead weatherings are potentially being replaced with modern alternatives and there will be a resulting loss of character and value to the conservation area.
- Public Realm upkeep and enhancement**
 The quality and upkeep of the public realm within the conservation area is important. This village benefits from an on-site factor who maintains the public realm. This situation ensures no major changes occur within the public areas. If roads were to be adopted there would be the potential for more major interventions and loss of character to the conservation area.
- Landscaping**
 The abundance of mature trees and landscaping within the area is important to the overall amenity value of the conservation area and those people who work and live in the conservation area. This should be maintained and enhanced whenever possible.
- Building Maintenance**
 The character and appearance of the conservation area is greatly enhanced when buildings are properly maintained. Several key buildings would benefit from suitable maintenance to prevent more serious loss of original historic fabric.



Replacement guttering in aluminium



Original lead very white suggesting age and thin



Aluminium guttering in use at the hall



Bicycle stands and bollards at the hall

5.0 CONSERVATION AREA BOUNDARY

5.1 Review

An important part of any conservation area appraisal process is the re-assessment of the existing conservation area boundaries.

The examination of the Quarrier's Homes conservation area boundary suggests that no alterations should be considered.

The area of modern housing infill at School Wynd and conversion of the former school building to apartments is felt to be an important part of the continuing development of the village. As such this area should be retained within the conservation area to maintain the same level of protection that exists for the historic villas.



Existing Boundary

6.0 PRESERVATION AND ENHANCEMENT

The aim of this section of the document is to set out an initial series of opportunities for the preservation and enhancement of the Quarrier's Homes conservation area. As before we have set out below these potential initial opportunities for consideration:-

Maintenance

One of the major future threats to the buildings within the Quarrier's Homes conservation area is the extent of inappropriate maintenance and form of interventions being carried out. This lack of appropriate approach is leading to the slow decay and loss of original historic fabric. Regular, co-ordinated maintenance programmes can help to reduce costs to owners in the long term. The ability to access grant funding would also greatly help to mitigate against this trend.

Development

Minor works such as the replacement or alterations to traditional windows and rainwater goods with modern patterns and components such as UPVC materials are evident. This has a cumulative effect of eroding the character and appearance of the conservation area. The Council is committed to the preservation and enhancement of the area's special character through the application of Local Development Plan policies.

The General Permitted Development Order which came into force in February 2012 has removed all permitted development rights for householders, that is dwellings or flatted residential properties within the conservation area.

This in essence means that any improvement, addition or other alteration to the external appearance of a dwelling house is not permitted development within a conservation area. This should provide greater control to the Council to ensure alterations and new development is designed in a manner to ensure enhancement of the character of this unique conservation area.



Slates missing and slipped



PVC downpipes in use

Design of any new buildings

The scale, massing, and detailing within this village of the vernacular architecture are fundamentally important qualities that establish the character of the conservation area. New buildings should reflect these characteristics in order to preserve these qualities. There is only one new infill building which has generally not fully followed the design principles of the original vernacular architecture. Other new build schemes have generally been set on the edges of the conservation area and where the ground level falls below the main village green and are as a result not highly visible when you are in the conservation area. In this context their architectural styles vary and are of their time.

Information and Advice

Building owners, residents and local businesses are key stakeholders in ensuring the preservation and enhancement of the conservation area. Well-crafted information and guidance for owners can explain the implications of living in a conservation area and give proper advice on the best and most economical way for them to maintain and repair their properties. The Inform Guide sets produced by Historic Environment Scotland are a useful source of initial guidance. The Council should consider a strategy for clear, yet simple to use, information sharing to owners on this key subject.



Modern infill house



Sensitive adaption of rear of 'Glenfang'

Bibliography/ Further Information

Historic Environment Policy Scotland 2019

Managing Change in the Historic Environment Guidance Notes

Historic Environment Scotland – INFORM Guides

Scottish Planning Policy 2014

Scottish Government Circular 1/2012 – Householder Permitted Development Rights

Planning Advice Note 71 – Conservation Area Management, 2004

Inverclyde Local Development Plan 2014

Inverclyde Local Development Plan Proposed Plan 2018 , as modified following Examination

Planning Application Advice Notes:

- No.9 – Replacing Windows in Conservation Areas and Listed Buildings
- No.10 – Signage and Advertisements
- No.11 – Shopfront Design

Buildings at Risk Register <http://www.buildingsatrisk.org.uk/>

Useful Contacts

Regeneration and Planning

Inverclyde Council

Municipal Buildings

Clyde Square

PA15 1LY

T: 01475 717171

E: Devplan.planning@inverclyde.gov.uk

Web: www.inverclyde.gov.uk

Historic Environment Scotland

Longmore House

Salisbury Place

Edinburgh

EH9 1SH

T: 0131 668 8600

Web: www.historicenvironment.scot

7.0 CONSERVATION AREA MANAGEMENT PLAN

Purpose of the Conservation Area Management Plan

The purpose of a conservation area management plan is to guide those safeguarding our historic sites to make the right decisions that both preserve and enhance the intrinsic characteristics of the conservation area. This conservation area management plan sets out what could be considered in order to look after Quarrier's Homes conservation area when any proposals for change, its future use, alteration, development, management, or repair are considered.

This document sets out a potential future strategy which will guide the conservation of this historic village centre and its buildings and will help to inform all subsequent conservation decisions.



Mount Zion Church - now residential flats



Alan Dick Home - no 17

7.1 KEY CHALLENGES

Key Challenges Identified during the Conservation Area Appraisal

The conservation area appraisal analyses the history, character and materials of Quarrier's village and provides key information on why the area is significant, where improvements can be made and gives an overview of factors contributing to the existing character of the conservation area. The appraisal process has been carried out in tandem with the Conservation Area Management Plan (CAMP) to ensure a cohesive set of documents are in place for dealing with development, maintenance and repairs within the conservation area boundary.

- Loss of Architectural Detail - original architectural details form the key defining characteristic of the appearance and value of the conservation area. Their retention and repair is an essential to ensure the area's preservation and enhancement.
- Use of Inappropriate Materials - whilst most components of the historic building fabric largely remain in Quarrier's Homes conservation area, there are several examples where modern materials have been introduced and this has led to a loss of the special character of the conservation area: Examples include the replacement of downpipes with inappropriate UPVC, and in a few examples the use of aluminium guttering. Suitable maintenance needs to be adopted in order to safeguard the special character of these historic villas.
- Public Realm - the original pattern of roads, the lack of formal pavements and extent of open amenity space and landscaping with mature trees are all important characteristics of this conservation area. Their retention and enhancement are essential in order to ensure the area's preservation. Again suitable maintenance regimes need to be in place to safeguard the landscape character into the future. Replanting of trees will become necessary in the next decade or more and this will impose further burdens on land and property owners.



- Landscaping - planned landscaping which includes mature trees represents a very significant component within the Quarrier's Homes conservation area. It creates a natural environment and adds considerably to the quality of the place. The preservation and enhancement of this extent of mature tree and planting is very important going into the future. Regular review of the maintenance regime and re-planting proposals could involve guidance from the Council.
- Building Maintenance - One of the major future threats to the buildings within the Quarrier's Homes conservation area is the extent of inappropriate maintenance and form of interventions being carried out. This lack of appropriate approach is leading to the slow decay and loss of original historic fabric. Regular, co-ordinated maintenance programmes for properties can help to reduce costs to owners in the long term.

7.2 CONSERVATION AREA MANAGEMENT PLAN ACTIONS

The historic environment is a product of a process of refinement and change over generations. The pressure for change comes from several factors such as economic fluctuations, population movement and other issues such as neglect and deterioration of the physical fabric and can over time lead to the slow erosion of the character and distinctiveness of the conservation area. Change however, if carefully considered and implemented, can also provide opportunities for intervention and enhancement of the conservation area.

The Historic Environment Scotland Policy 2019 summarises the distinctive nature of Scotland's historic environment and recognises the degree of change and adaption that has helped to shape it:

Changes to our society, climate and economy create significant challenges for the historic environment. Resources need to be managed sustainably to balance competing demands. The different ways communities and individuals place value on the historic environment should be recognised.

Effective management of the historic environment is a shared endeavour involving individuals and organisations who own, use, manage or care about heritage. People should be empowered to use their heritage to develop their communities and places in a sustainable way. We all need to work collaboratively to respond to the challenges and opportunities we are facing, to make sure the outcome is as fair as possible.

When making decisions about the historic environment, different interests need to be taken into account. Decision-makers need to consider the consequences of decisions for a range of people. In doing this, tensions and conflicts can arise. Interrelationships and areas of common ground should be identified to encourage dialogue and collaboration, rather than focusing on competing views.

The process for undertaking the conservation area appraisal and the historic research into the development of Quarrier's Homes has allowed a series of key actions to be presented to the Council for consideration. These conservation area management plan (CAMP) actions are outlined in brief below.

CAMP Action 1.0

The planning authority should reinforce its objective to maintain the special character of the conservation area through active promotion to owners of the need to deploy best practice conservation techniques in repairs and maintenance work. This will require consideration of the following:

- (a) the creation and publication of clear and straightforward guidelines setting out the appropriate form and standards of repair and maintenance required within this conservation area;
- (b) consider seeking financial assistance through, for example, the CARS scheme to provide the provision of small grants for owners to assist with the financial burden of facing large repairs and future maintenance costs;

This action through time should mitigate against the slow degradation of the character of the conservation area buildings stock caused by the inappropriate repairs as highlighted in the CAA.

CAMP Action 2.0

The Planning Authority will ensure that the design and construction of any alterations to the historic buildings within the conservation area, seeks to marry new interventions with the significance of the old, in order to enhance and preserve the special qualities of the conservation area. This will require:

- (a) that development schemes are reviewed by the Planning Authority with a view to ensure that the historic buildings remain the focus of any new development scheme;
- (b) all alterations or extensions are well designed, seeking to have a strong character of their own while minor works should not be too strong and dominate the original character of the historic building. They should not imitate original features or forms exactly rather be of high design "of their time"; and
- (c) the materials used in alterations and extensions should, where practical use, traditional materials or where appropriate be hybrid, using say modern brick structure with a lime harl or render rather than any cement based products.

CAMP Action 3.0

There should be a presumption against demolition (including partial demolition or removal of details) of any building fabric which, will again result in the loss of historic fabric and the erosion of the special character of the conservation area. This will require the Planning Authority to consider:

- (a) seeking to enforce statutory powers to prevent further deterioration, decay and inappropriate repairs of properties within the conservation area;
- (b) the power to serve listed building enforcement notices to owners to request they maintain or return properties to a structurally secure, wind and watertight condition in accordance with sections 34-41 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;
- (c) urgent works to preserve an unoccupied listed building giving seven days notice to the owner and explaining that the recover of costs will be actioned all in accordance with sections 49 and 50 of the above Act;
- (d) advising owners that it is an offence and liable to conviction to a fine not exceeding level 3 on the standards scale, if they damage a listed building governed by the above Act.

CAMP Action 4.0

The Planning Authority should seek to build on the issues and recommendations highlighted in this conservation area management plan by considering the opportunities to improve the sense of “place” within the village centre. The Council should consider providing guidance on:

- (a) a well conceived and simple information wayfinding series of signs;
- (b) general improvements to the public realm particularly ensuring the preservation and future re-planting of mature trees and shrubs.

CAMP Action 5.0

The Planning Authority should consider entering into a dialogue with HES regarding a potential listing review and the creation of a special status for the conservation area. The review should:

- (a) take into account the entire conservation area; and
- (b) discuss the potential financial assistance through, for example, a special CARS scheme to provide small grants for owners to assist with the financial burden of facing large repairs and future maintenance costs;

Bristol

77 Stokes
Croft
Bristol BS1
3RD

+44 (0)117 239 0500
bristol@austinsmithlord.com

Cardiff

one Dunleavy Drive
Cardiff CF11 0SN

+44 (0)2920 225 208
cardiff@austinsmithlord.com

Glasgow

296 St Vincent Street
Glasgow G2 5RU

+44 (0)141 223 8500
glasgow@austinsmithlord.com

Liverpool

Port of Liverpool Building
Pier Head L3 1BY

+44 (0)151 227 1083
liverpool@austinsmithlord.com

London

154-158 Shoreditch High Street
London E1 6HU

+44 (0)203 0920 333
london@austinsmithlord.com