



Conversion and Reuse of Existing Traditional and Vernacular Buildings



Supplementary Planning Guidance
Consultation May 2010

**Supplementary Planning Guidance
Public Consultation
Monday 24 May to Friday 24 September 2010**

Supplementary Planning Guidance (SPG) sets out detailed advice to help people meet the requirements of the policies in the Cairngorms National Park Local Plan and the Cairngorms National Park Authority (CNPA) is presently developing a number of SPG documents. These will go out for a four month public consultation before publication – from Monday 24 May to Friday 24 September 2010.

How to Comment

- A form is available on the following page. Comments *, which must include your name and address, should be returned to the CNPA by **Friday 24 September**, to the following address:

**FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater AB35 5QB**

- You can download, or complete this form online, at www.cairngorms.co.uk/planning/localplan
- To discuss any aspect of the Supplementary Planning Guidance documents, or to arrange a meeting, please contact the CNPA's Ballater office.

- All documents are available to view at the CNPA offices in Ballater and Grantown-on-Spey (see addresses below) and at a number of council offices within the Park. Comment forms will also be available at all these locations.

Albert Memorial Hall
Station Square
Ballater
Aberdeenshire AB35 5QB
Tel: 013397 53601
Fax: 013397 55334
Email: spg@cairngorms.co.uk

14 The Square
Grantown-on-Spey
Moray PH26 3HG
Tel: 01479 873535
Fax: 01479 873527
Email: spg@cairngorms.co.uk

Next Steps

The Cairngorms National Park Authority will consider all the comments made on the supplementary planning guidance and will make appropriate changes. The final versions of the SPG will be prepared for formal approval at the end of 2010.

*Please note that all responses will be made public but will not be attributed to any named individual/organisation.

Data protection: These details will only be used for purposes associated with the Supplementary Planning Guidance consultation. You may request to see personal information held by the CNPA at any time.

For a large print version of this publication, please contact the Cairngorms National Park Authority on 01479 873535.

Cairngorms National Park Local Plan

Consultation on Supplementary Planning Guidance documents Monday 24 May – Friday 24 September 2010

Comments form

How to make a comment

- Please use a separate form for each of your comments.
- You must state which Supplementary Planning Guidance document, and which part of it, your comment relates to.
- You must indicate clearly your proposed changes, for example deletion of a proposal, deletion of a paragraph, amended wording, amendments to diagram/photograph.
- This form can be photocopied or further copies obtained from the CNPA offices.
- You can also complete the form online at www.cairngorms.co.uk/planning/localplan
- The deadline for submitting completed forms is **Friday 24 September 2010**.

1.

Name _____

Address _____

Telephone _____ Email _____

2.

If you are appointing someone to act as your agent, please give their details.

Name _____

Address _____

Telephone _____ Email _____

To which address should correspondence to be sent? Own

Agent

3.
Which Supplementary Planning Guidance document does your comment relate to? You must include the document title, the page number and the paragraph number where relevant.

4.
Please state clearly and fully your comment(s), continuing on additional sheets if necessary.

5.
If you are suggesting a specific change to the Supplementary Planning Guidance, please explain clearly what this is.

6.
Signature _____ Date _____

Please return completed forms, by **Friday 24 September 2010**, to:

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www.cairngorms.co.uk



Planning in the Cairngorms National Park

The Cairngorms National Park is the largest National Park in the UK, encompassing areas of Highland, Aberdeenshire, Moray and Angus. A Scottish Government consultation is taking place to extend the boundary into Perthshire, towards the end of 2010.

Planning in the Cairngorms National Park is unique. It involves the Cairngorms National Park Authority (CNPA) working alongside the Local Authorities, who continue to deal with many of the planning applications within their respective areas. All planning applications submitted must comply with all the policies in the Cairngorms National Park Local Plan (once adopted) and any relevant Supplementary Guidance.

Any planning application should be submitted to the relevant Local Authority in the normal manner. The Local Authority checks to ensure all the necessary information is supplied and registers receipt of the application. The CNPA is informed by the Local Authority and then has 21 days to decide whether to call-in the application. Only applications which are of general significance to the aims of the Park are called-in. Thereafter the CNPA determines the application. In instances when planning applications are not called-in, the Local Authority continues to act as the planning authority.

This supplementary guidance sets out detailed advice to help you meet the requirements of the policies in the Cairngorms National Park Local Plan. It is recommended that it is read in conjunction with other relevant guidance, such as the Sustainable Design Guide.

1.0 Background

- 1.1 This guidance provides additional information relating to Conversion and Reuse of existing Traditional and Vernacular Buildings, as outlined in Policy 27 in the Cairngorms National Park Local Plan. This policy allows for the sympathetic conversion of redundant traditional and vernacular buildings.

Policy 27 Conversion and Reuse of existing Traditional and Vernacular Buildings

Development proposals for the conversion of existing traditional and vernacular buildings will be permitted where the following criteria are met:

- a) the building is redundant for its original use, and it can be demonstrated that it is unlikely to have a commercial or economic future in its current form; and
- b) the proposal is designed to maintain the style and character of the original building in terms of form, scale, materials and detailing, where they contribute positively to the context and setting of the area.

2.0 Introduction

- 2.1 Existing traditional and vernacular buildings, typically comprising steadings, mills or other agricultural or industrial outbuildings, often make a significant contribution to the landscape character and cultural heritage of the National Park. The conversion and reuse of such buildings offers opportunity for their conservation and enhancement, bringing them back into effective use. It also recognises the significant embodied energy found within these often substantial buildings. The policy seeks appropriate new uses - residential, commercial or industrial, ensuring that alterations are carried out in a sensitive and innovative manner that both conserves and enhances the essential style and character of each building. Conversions should reinforce the original architectural qualities of a building, while recognising opportunities for innovative and contemporary interventions.

- 2.2 In the event that the original building needs reconstruction because of structural issues, the planning authority will look to policies outwith the scope of this guidance.

- 2.3 This guidance aims to provide advice, general considerations and outlines the information required to be submitted as part of your planning application. It is recommended that this is read in conjunction with other supplementary planning guidance, including the Sustainable Design Guide, which will set out in more detail advice and requirements on siting, design and materials to minimise the environmental impact of development.

3.0 Design principles - sympathetic conversion

3.1 General principles

3.1.1 Where proposals require the conversion, significant alteration or demolition of integral parts or components of the original building, the finished building should not look significantly different from the original.

3.1.2 In adapting or converting buildings, especially those of historic character, the use of the building should be altered to suit its form, rather than adapt the building to suit the use. The style and character should be conserved and enhanced, within practical limits. Often the best conversions reinforce the original architectural qualities of a building.

3.1.3 In all instances, the footprint and envelope of the existing building should remain dominant. Extensions and modern interventions will be acceptable if satisfactory in terms of design, siting, layout, materials and style.

3.2 Alterations

3.2.1 The original building features and openings should be retained and enhanced where possible, ensuring a sympathetic approach whilst recognising modern living standards. The number of window openings should be limited. Alterations should be the

minimum necessary to allow the building to function adequately in its new use, and should not disguise its original purpose. Ridge heights, wallhead heights and roof profiles should generally not be altered.

3.2.2 Extensions should be subservient in scale and massing, affording more effective use of the existing building; complimentary materials such as stonework or timber should be utilised to match the existing building.

3.2.3 The use of existing window and door openings should be integral to the design and layout, and the formation of new openings kept to a minimum - allowing for the retention of the character of the building.

3.2.4 Alterations to roofs should generally be avoided. Many traditional and vernacular structures typically would feature roof lights and few dormer windows, and as such, simple roof forms are preferred.

3.2.5 Special features, including any ornamental or decorative elements, should be retained or reused as appropriate.

3.2.6 The opportunity to reuse materials is encouraged, including any stone taken down or found on site, and other materials.

3.2.7 Opportunities for solar gain, micro-renewables or other passive energy should be investigated.

3.3 Ancillary buildings

3.3.1 Ancillary buildings in good condition should be retained where possible. Any new buildings should respect the setting of the original building in terms of location, scale and materials.

3.4 Boundary enclosures, access and services

3.4.1 Boundary enclosures should be retained where they exist, including dykes, hedgerows or other traditional treatments. High 'suburban style', close-boarded timber fencing or panels should be avoided.

3.4.2 Car park layouts, including access tracks and driveways should not dominate courtyards and curtilages or detract from the setting of the building.

3.4.3 Lighting and other services should be sited sensitively and unobtrusively. Light pollution should be minimised.

3.5 Permitted development rights

3.5.1 The planning authority may consider removing permitted development rights of the new property. If this action is taken, planning permission would subsequently be required for roof lights, conservatories or for other minor alterations, to ensure the character of the development is retained.

4.0 General considerations

4.1 The conversion should be to a use appropriate for the site and its surroundings. This could include employment, tourism, recreation or housing. The new use should not conflict with existing adjacent land uses and activities. The proposals should strive to retain the original character of the building, the new use being accommodated with as little alteration as is necessary.

4.2 Structural survey and other information

4.2.1 Planning applications for conversion or reuse of a traditional or vernacular building should include the following.

a) Justification to support the change of use, renovation and conversion of the building. This should satisfy the planning authority that the original use of the building is no longer viable and demonstrate effectively that the building is redundant and no longer fit for purpose;

b) Survey drawings - highlighting details of the existing building including windows, openings and other features;

- c) A structural survey and condition report produced by an independent structural engineer which verifies that the building is capable of conversion. This should indicate the integrity of the building and provide comprehensive evidence to demonstrate the soundness of any parts of the building to be affected;
- d) An assessment of any biodiversity or habitat value. Appropriate action must be taken into account for any particular interests found, for example bats and squirrels. It should be noted that in most circumstances a bat survey is required and should be submitted at the date of submission of a planning application, see the Natural Heritage supplementary planning guidance for further information; and
- e) Details on adequate foul and surface water disposal including drainage tests.

5.0 Further information

- 5.1 It is recommended that the following other sources of planning advice are read in conjunction with this guidance.

Scottish Government
www.scotland.gov.uk
Scottish Planning Policy
PAN 72 Housing in the Countryside
The Conversion of Farm Steadings

Scottish Natural Heritage
www.snh.gov.uk

Bats in buildings
www.snh.gov.uk

The Barn Owl Trust
www.barnowltrust.org.uk

Cairngorms National Park Authority
www.cairngorms.co.uk
Supplementary Planning Guidance

- Natural Heritage
- Sustainable Design Guide