

## HELENSBURGH DESIGN STATEMENT - EXTERNAL INFORMATION SOURCES



V4H : "Helensburgh - Be Better : Be Excellent"

### DOCUMENT SOURCES

1. North Clyde Estuary - by Frank Arneil Walker & Fiona Sinclair  
200 Years of Helensburgh - by the Helensburgh Heritage Trust
2. Argyll and Bute Council Sustainable Design Guidance 2
3. Argyll and Bute Council Sustainable Design Guidance 3
4. Argyll and Bute Council Sustainable Design Guidance 4
5. Argyll & Bute Council 2009 Local Plan

6. Helensburgh Conservation Areas Appraisal Document
7. Helensburgh Community Council : Vision for Helensburgh (V4H)
8. Planning Advice Note 65 (PAN65) - Planning and Open Space
9. Planning Advice Note 67 (PAN 67) - Housing Quality
10. Planning Advice Note 81 (PAN81) - Community Engagement
- 10.Planning Advice Note 84 (PAN 84) - Reducing Carbon Emissions in New Development
- 10.Scottish Planning Policy 1 (SPP1) - The Planning System
- 11.Scottish Planning Policy 3 (SPP3) - Planning for Housing
- 12.Scottish Planning Policy 20 (SPP20)
- 13.Scottish Planning Policy 23 (SPP23)

Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 1

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
<p><b>"NORTH CLYDE ESTUARY"</b> by <b>Frank Arneil Walker &amp; Fiona Sinclair</b></p>	<p><i>Page 66 : "the town is deceptively homogeneous, a rigorous grid-iron layout of two-acre plots in which a disparate array of architectural styles co-exists, blurred by spectacular leafiness, yet reinforced by pronounced regular contours from the backdrop of Glen Fruin to the sprawl of the Firth</i></p> <p><i>At the junction of Sinclair Street and Princes Street, the purposeful regularity of Helensburgh's street pattern unfolds : definition going first in the form of tenement and terrace, rapidly giving way to garden wall and hedgerow. A short stretch lined with tenements with ground floor shops opens up to reveal the waterfront and expansive panoramas of Greenpck and Port Glasgow"</i></p> <p><i>Page 67 : "The Municipal Buildings at 1 East Princes</i></p>	<ul style="list-style-type: none"> <li>▪ Developers should be encouraged to build architectural variety into their proposed developments.</li> <li>▪ Development must not mask or interfere with the key landscape features of the town - backdrop of hills : setting : waterfront.</li> <li>▪ Wherever possible views over the Clyde estuary should be built into any development.</li> <li>▪ Helensburgh's trees and shrubs should feature strongly in all proposed developments.</li> </ul> <ul style="list-style-type: none"> <li>▪ Larger buildings should have a Scottish feel</li> </ul>

<p style="text-align: center;"> <b>"200 YEARS OF HELENSBURGH "</b>  <b>by</b>  <b>The Helensburgh Heritage Trust</b> </p>	<p> <i>street are described as "scholarly" Scots Baronial, turreted and "crow stepped" while "AN Patterson1906 addition ... is a freer, more modern interpretation of the same Scot's vocabulary with tall chimneyed doocot to the rear and a recumbent stone cat at second story</i> </p> <p> <i><b>Page 73</b> : Neil Munro, the author of "The Clyde" and "Para Handy" described the town : "There is a certain air - not strictly speaking hauteur, but let us call it dignity or self-respect - about Helensburgh which makes it stand aloof from the vulgar competition of other coast towns for popular recognition. And although the burgh is, in a generous sense, a suburb of Glasgow, it is in secret communicable relation with the wilds".</i> </p> <p> <i><b>Page 171</b> : "The Victorian architecture reflects the social structure of the town."</i> </p> <p> <i>"The broad streets of 60 feet are a feature we still</i> </p>	<p>to them.</p> <ul style="list-style-type: none"> <li>▪ Helensburgh should set examples of good design both domestic and commercial.</li> <li>▪ Shop fronts should reflect this and not be garishly commercial.</li> <li>▪ Trees and shrubs from the surrounding landscape should used extensively in all new developments.</li> </ul> <ul style="list-style-type: none"> <li>▪ There will be extremely few very large individual houses built in the town in the foreseeable future.</li> <li>▪ However, say 4-6 dwellings could be built so that together they look one single large dwelling.</li> </ul> <ul style="list-style-type: none"> <li>▪ Maximum tree planting should be the norm in</li> </ul>
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	<p><i>enjoy today. A further embellishment was the gift, by Dr Ewing Hunter, just before WW1 of cherry and hawthorn trees that were planted on the grass verges. Combined with the abundance of trees in the long-established gardens of the wealthy Victorian owners, such as magnolia and laburnum, whose blooms are truly magnificent, Helensburgh earned the title of "The Brighton of Scotland".</i></p>	<p>all new developments and using the type of trees which dominate the Conservation Areas.</p>
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Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 2

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATION FOR HELENSBURGH
<p><b>ARGYLL &amp; BUTE COUNCIL SUSTAINABLE DESIGN GUIDANCE - 2 "</b></p>	<p><i>Page 15: New developments should be integrated into the landscape</i></p> <p><i>Page 17: When considering design proposals, anonymous suburban and "anywhere" building forms will be strongly resisted.</i></p> <p><i>Page 20: Positive qualities of a site to be enhanced and retained.</i></p> <p><i>Page 21: Successful towns and villages generally adopt a scale suited to their location and minimise uniform densities</i></p> <p><i>Page 21: To reduce heating bills and improve energy efficiency.....</i></p>	<ul style="list-style-type: none"> <li>• Developers should be encouraged to use appropriate, carefully chosen modern materials, construction methods and an aesthetic which reflects the 21<sup>st</sup> century.</li> <li>• Proposals should be examined and designs with a Scottish or local flavour should be encouraged.</li> <li>• These include landmarks, views, vistas, landscaping and biodiversity.</li> <li>• Modern developments which are characterless should be avoided.</li> <li>• The following should be considered - using sunspaces - maximising glazing on the southerly</li> </ul>

	<p><i>Page 23: The character at the approach and edge of settlements communicates a great deal about a specific area - it is an indicator of the quality of a town or place.</i></p> <p><i>Page 24: Places should be created which are not dominated by traffic design.</i></p> <p><i>Page 25: Crime prevention measures should be tailored to the needs of the local people and the underlying level of crime. Places that promote a sense of ownership, respect, territorial responsibility and community are less likely to suffer from crime problems.</i></p> <p><i>Page 31: Every successful development has its own distinctive identity.</i></p>	<p>aspect of buildings - making any openings on the northern side of buildings as small as possible - orientating housing layouts within 30 degrees of due south wherever possible - reducing buildings' unnecessary exposure to the elements.</p> <ul style="list-style-type: none"> <li>• New developments at these locations should be of a high architectural quality and provide a natural progression between tradition and innovation.</li> <li>• The "place " should be designed 1<sup>st</sup>, then the network of public spaces (such as squares, avenues, streets and courtyards) which are used to link different places together.</li> <li>• Measures could include: good lighting, controlled access, clear boundaries and the overlooking of public spaces as far as possible.</li> <li>• This is determined by the architectural style of individual buildings and also by the relationship of these buildings to each other and to the landscape around them - their settlement</li> </ul>
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	<p><b>Page 32:</b> <i>Larger new developments provide an opportunity for designers to add to Argyll and Bute's diverse, characterful villages and towns.</i></p> <p><b>Page 34:</b> <i>Articulation in the building line of streets creates different vistas, varied roofscape, intricacy and complexity which together create human scale and interest.</i></p> <p><b>Page 35:</b> <i>New sustainable development should aim to create places rather than road networks.</i></p> <p><b>Page 36:</b> <i>Designers should consider the design of adequate car parking which is well integrated into its setting.</i></p> <p><b>Page 36:</b> <i>Where possible, larger car parks should be surfaced with porous paving following the principles of sustainable drainage.</i></p> <p><b>Page 38:</b> <i>A strong framework of landscape elements</i></p>	<p>pattern.</p> <ul style="list-style-type: none"> <li>• Designers should be encouraged to pick up this opportunity.</li> <li>• Designers should consider different densities of buildings and open spaces.</li> <li>• Measures could include: restricting traffic speeds to 20 mph - incorporating features such as gateways and different surfaces on the roads - narrowing of roads - home zones - the use of trees , planting and street furniture to define and screen car parking.</li> <li>• As above, the use of trees, planting and street furniture can be used to integrate car parking into its setting.</li> <li>• Dry jointed paving units, bound gravel and reinforced grasscrete can be used.</li> <li>• Landscape elements could include: roads and</li> </ul>
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	<p><i>can be used to reinforce the overall neighbourhood character of a development.</i></p> <p><b>Page 41:</b> <i>Factors which determine "character" need to be considered at an early stage in the design process.</i></p> <p><b>Page 42:</b> <i>Successful designs of new builds should include consideration of the relationship of individual properties to their context.</i></p> <p><b>Page 45:</b> <i>This Design Guidance aims for a balance - creating opportunities for exciting and individual design while preserving and enhancing Argyll and Bute's character. Today, traditional materials are not always appropriate to all scale and types of buildings.</i></p>	<p>streets, green spaces, blocks of planting avenues or planted areas.</p> <ul style="list-style-type: none"> <li>• These include: using a limited palette of local, sustainable, high quality materials and consideration of the rhythm and building pattern.</li> <li>• Typically, a good designer would consider: plot size (there should be an appropriate relationship between a property and its plot size) - overlooking (can be designed out or minimized through careful massing, siting and positioning of doors and windows) - massing and height (if not properly considered, development looks out of place and inappropriate).</li> <li>• Consider either - incorporating the successful aspects of existing adjacent material choices and construction details in new designs - or the use of carefully considered material choices and construction details. Preferred material choices for walls - polymer render - traditional wet dash render- natural stone - drystone walling - timber cladding - lime based render Preferred materials for roofing - blue grey</li> </ul>
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	<p><i>Page 48: Construction detailing must be considered carefully in the context of an appropriate contemporary interpretation of traditional forms.</i></p> <p><i>Page 51: Windows and openings - a fundamental consideration should be to minimise heat loss and make the most of solar gain.</i></p> <p><i>Page 53: It is important to get the relationship between a property and its plot (or site) size right.</i></p> <p><i>Page 53: Integration into landscape</i></p>	<p>slate - plain concrete tiles with a small profile, to mimic slate - fibre cement slates.</p> <ul style="list-style-type: none"> <li>• E. G. the design of roof edges should complement the proportions and style of the other elements of a building. Care must be taken in the design of chimney copes and the choice of chimney pots. Dormers should be in proportion to the roof of which they form a part The size of a conservatory should be selected carefully so as not to overwhelm the property to which it is attached.</li> <li>• This can be done by reducing the size of north facing windows and making south facing windows larger. Heat loss can be further decreased by using double or triple glazed units with argon used to fill the spaces and a low-e coating which reflects the heat back into the room.</li> <li>• A house should have a garden which is in proportion to its size.</li> <li>• Garden spaces, boundary treatments and planting can be used to integrate developments</li> </ul>
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	<p><i><b>Page 53:</b> The siting and design of smaller ancillary buildings such as garages, sheds and greenhouses needs to be as carefully considered as a property itself.</i></p> <p><i><b>Page 55:</b> Buildings and their environment should be designed to be accessible and usable by everyone, from mothers with prams and buggies, to elderly people and disabled people such as wheelchair users.</i></p> <p><i><b>Page 56:</b> Reducing the amount of energy that is used within buildings on a day to day basis will not only impact on global warming, but will lead to increased energy efficiency and reduced energy bills.</i></p>	<p>into their surroundings.</p> <ul style="list-style-type: none"> <li>• The key points to consider are - the main property and the ancillary buildings should sit together as "parts of a whole" - the character of any spaces between a property and ancillary buildings need careful consideration - materials and details should be used which will enhance the main property.</li> <li>• The following can be designed in at an early stage to increase the flexibility of new housing - stairs which are suitable for a future stairlift to be fitted - a downstairs space which could easily be converted to a shower - bathroom walls suitable for fixing grab rails - corridors/ hallways which are wider than normal for wheelchair use - level access to new buildings - parking spaces large enough for a wheelchair user to get in and out of a car - access paths with a shallow gradient.</li> <li>• Make the most of insulation to get the full benefit of energy retained through solar gain - use the right size of heating system - maximise available daylight through larger windows - choose appliances and fittings which use less</li> </ul>
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	<p><i>Page 60: Over the next century, it is likely that Scotland will become warmer, sea levels will rise, rainfall and severe gales will increase and there will be an increased risk of flooding.</i></p>	<p>energy, e.g. time switches to control the amount of time a fitting or appliance is used or low energy lighting and appliances. Minimise air loss e.g. make sure there are no gaps in the building fabric where air can escape.</p> <ul style="list-style-type: none"><li>• Measures to combat this can include - providing rainwater guttering and pipework which are large enough to cope with a 30% increase in rainfall - ensuring all building components are designed to cope with increased exposure to storms and heavy rainfall - ensuring that new houses are not located on a site that may be susceptible to flooding - minimising hard landscaped areas - using porous paving schemes - using land to the side of new access roads as a "swale".</li></ul> <p>Dry proofing prevents flood water from entering a building in the first place and wet proofing uses materials which will suffer minimal damage after immersion in water.</p>
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Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 3

- 1 = DESIGN VISION  
 2 = KEY AREAS OF DESIGN  
 3 = SPECIFIC DESIGN FEATURES

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH	1, 2 OR 3
<p><b>ARGYLL &amp; BUTE COUNCIL SUSTAINABLE DESIGN GUIDANCE 3 - "WORKING WITH ARGYLL &amp; BUTE'S BUILT HERITAGE"</b></p>	<p><i>Page 5, Designing in an Historic Context: The aim is ... to ensure that Argyll &amp; Bute's own distinctive identity is maintained and that future development is in sympathy with, and enhances, its surroundings.</i></p> <p><i>New infill development and the alteration and extension of existing properties, represent an opportunity and enhance the quality of not just</i></p>	<ul style="list-style-type: none"> <li>Helensburgh's true identity is defined by its 2 Conservation Areas which reflected the opulent lifestyles and individual architectural tastes of their owners. They are among the finest collection of buildings of their type - and time - in Scotland. Together with the Victorian town centre and the town's unique street layout these are the benchmarks against which to assess and judge development proposals.</li> </ul> <p>For "Argyll &amp; Bute" read "Helensburgh".</p> <ul style="list-style-type: none"> <li>Apart for the large scale redevelopment of the former Hermitage Academy site most</li> </ul>	<p><b>1</b></p> <p><b>2</b></p>

	<p><i>individual buildings but the built in environment of Argyll &amp; Bute as a whole.</i></p> <p><b><i>Page 10, Working with Historic Buildings: All new development must be carefully considered in the context of its landscape setting.</i></b></p> <p><i>When designing proposals either minimise the impact on built and/or landscape setting by integrating low key cohesive development within its surroundings or introduce high quality through the design of exemplar/contemporary new design.</i></p> <p><i>Design to retain and enhance the character and setting for new design proposals - external spaces, building groupings, original features and finishes.</i></p>	<p>housing developments in the town have been relatively small scale. Over the years there have been many alterations and extensions to existing properties.</p> <ul style="list-style-type: none"> <li>• The landscape setting of Helensburgh includes both its surrounding countryside and the characteristics of identifiable areas within the town. Thus new development must reflect and retain these in terms of the overall setting of the town and the positive landscape of individual sites, e.g. positioning on site, boundaries, walls, trees and plantings.</li> <li>• Many designs within the Conservation Areas were innovative in their day - not only the Hill House. While there have been one or two examples since WW11 most design since then falls into the "Could be Anywhere" category. Exemplar/contemporary design should be encouraged once again.</li> <li>• For Helensburgh this should not mean "Pastiche" or "Could be Anywhere" design. It does mean using the design features and</li> </ul>	<p></p> <p><b>1/2</b></p> <p><b>1</b></p> <p><b>2</b></p>
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	<p><i>Ensure that any infill developments are well designed and attractive. Consider how they impact on the character of the area as a whole and take account of key views and their relation to existing buildings.</i></p> <p><b>Page 16, Argyll and Bute's Historic Context:</b> <i>Appropriate design for historic areas is most likely to be successful if they are based on historic local development - their settlement patterns, materials and traditions.</i></p> <p><b>Page 18, Informed Conservation:</b> <i>For less complex schemes a quick analysis of a site and its relationship to its surroundings can be summarised in a short <b>Conservation Summary</b>. If large scale intervention is needed a <b>Conservation Plan</b> will be required.</i></p>	<p>landscape settings which define the town and give it its unique character and reflecting these in development proposals.</p> <ul style="list-style-type: none"> <li>• Again exemplar/contemporary design can fit well with, and enhance, existing buildings and their settings. Good planning should result in buildings which do not overlook each other - setting buildings apart is not necessarily the answer.</li> <li>• Significant new development in Helensburgh will not be within the Conservation Areas or the Victorian town centre. Nevertheless they should reflect their architectural quality, their design features and their landscape setting.</li> <li>• These requirements should be apply to ALL development proposals in the Conservation Areas. They should be underpinned by an understanding of the site, an assessment of its significance and a strategy for balancing its significance with its vulnerability.</li> </ul>	<p>2</p> <p>1</p> <p>2</p>
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	<p><i>Small changes can have a cumulative, deleterious affect on the character of historic building and their settings.</i></p> <p><b>Page 22, Spaces:</b> <i>The design of spaces between buildings requires as much care and thought as the buildings themselves.</i></p> <p><i>Streets and other public spaces should compliment the built environment.</i></p> <p><b>Page 48, Settlement Patterns:</b> <i>Traditional development patterns must be recognised and understood. If a new development introduces buildings which occupy their plots in a different way to those surrounding them, more often than not they can appear out of place.</i></p>	<ul style="list-style-type: none"> <li>• This is important for Helensburgh as much of its development will continue to of an infill nature. A holistic view needs to be applied to development proposals of this kind.</li> <li>• This applies to the design/alteration of existing buildings as to new development proposals.</li> <li>• It is important to avoid a proliferation of types of traffic signs, lighting, refuse bins, bollards, guardrails and street furniture which results in streetscapes which are unsightly and lack character.</li> <li>• While each has a unique design many of the villas in the town sit within a grid and each plot has a characteristic arrangement. This "rhythm of development" - the relationship of development across contiguous plots - is as important as the pattern of development within the plot itself. Most villas were designed to occupy their plots in a similar and consistent way. They :</li> </ul>	<p><b>2</b></p> <p><b>2</b></p> <p><b>3</b></p> <p><b>2/3</b></p>
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	<p><i>Page 50, Building Line and Street Facades: These help create the character of streets.</i></p> <p><i>Page 24 : Shop Fronts</i></p> <p><i>Page 52, Building Height and Proportion: The proportion of the façade of buildings in urban infill is a critical aspect of their design.</i></p>	<ul style="list-style-type: none"> <li>~ were of a similar scale and bulk in relation to their plots</li> <li>~ faced south and enjoyed sea views</li> <li>~ had large front gardens with hedges to the front and sides.</li> <li>~ drives fronting onto access roads</li> <li>~ ancillary buildings and boundary walls at the rear of the plot</li> </ul> <ul style="list-style-type: none"> <li>• Both new and infill development proposals should respect these unique and outstanding street characteristics</li> <li>• Development proposals need to consider these, taking account of the variety of existing individual building design and their relationship to adjacent properties - rooflines, floor heights plus the rhythm and fenestration patterns of their facades. The existing building line should be respected.</li> <li>• The proportions of a facade are as important as its size and are a critical aspect of its design. Facades from existing shop fronts should be reflected in any</li> </ul>	<p><b>3</b></p>
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	<p><b>Page 24: Shop Fronts:</b> <i>Attractive shop fronts can create a pleasant shopping environment that can potentially enhance the shopping experience and therefore the economic viability of a community. Shop fronts should be designed to complement and enhance the building within which they are located and the local environment.</i></p>	<p>development proposal of this kind.</p> <ul style="list-style-type: none"><li>• Where suitable traditional existing shop fronts should be maintained as they enhance the character of the area. New design proposals need to respect and enhance the character of the street overall - the original window design as well as the building of which they form a part.</li></ul>	
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Helensburgh Design Statement

**EXTERNAL INFORMATION SOURCES - 4**

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
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**ARGYLL & BUTE  
COUNCIL  
SUSTAINABLE  
DESIGN 4 -  
SUSTAINABLE  
MATERIALS &  
RESOURCES**

*Page 2: Planning Advice Note (PAN) 68 published by the Scottish Executive in August 2003 sets out the role that Design Statements can play in ensuring appropriate, sustainable developments.*

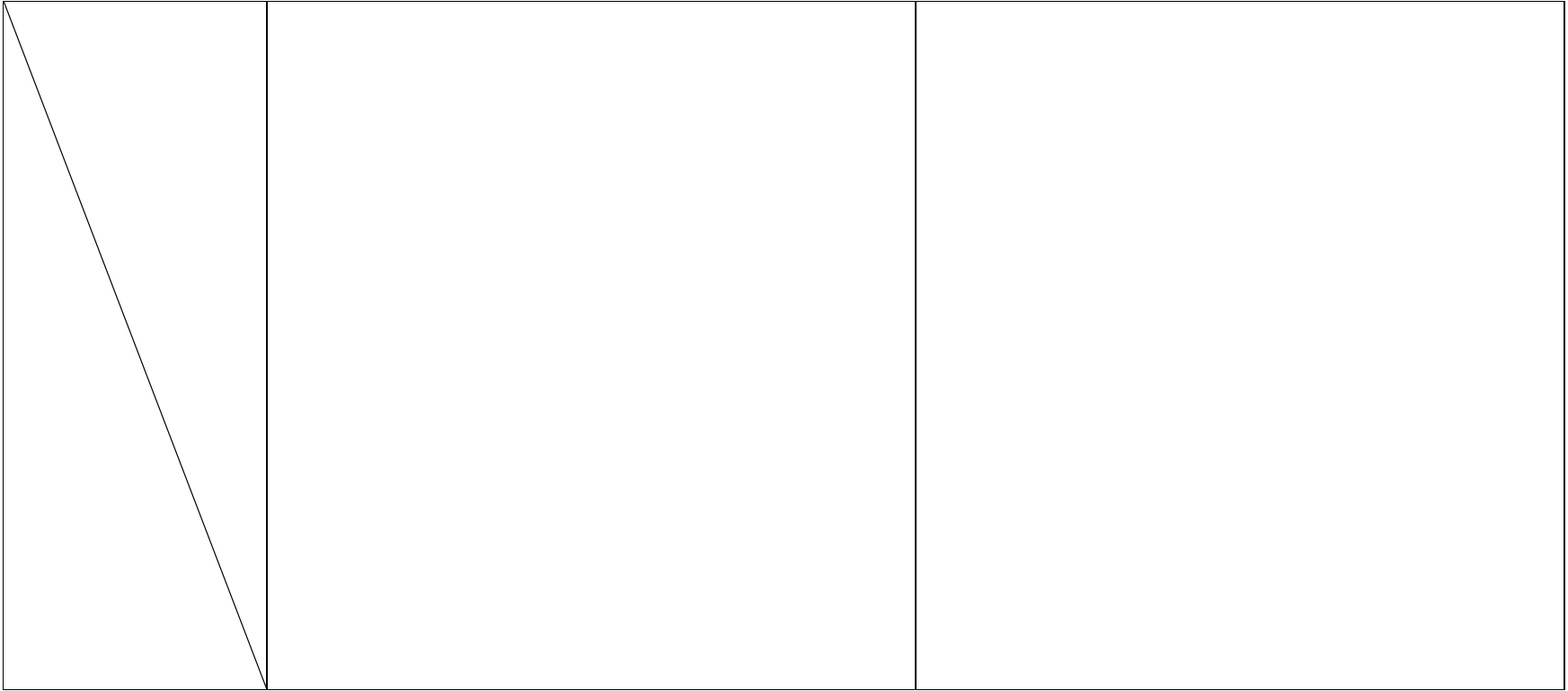
*Page 7: Making the best use of available resources and maximising energy efficiency within the building.*

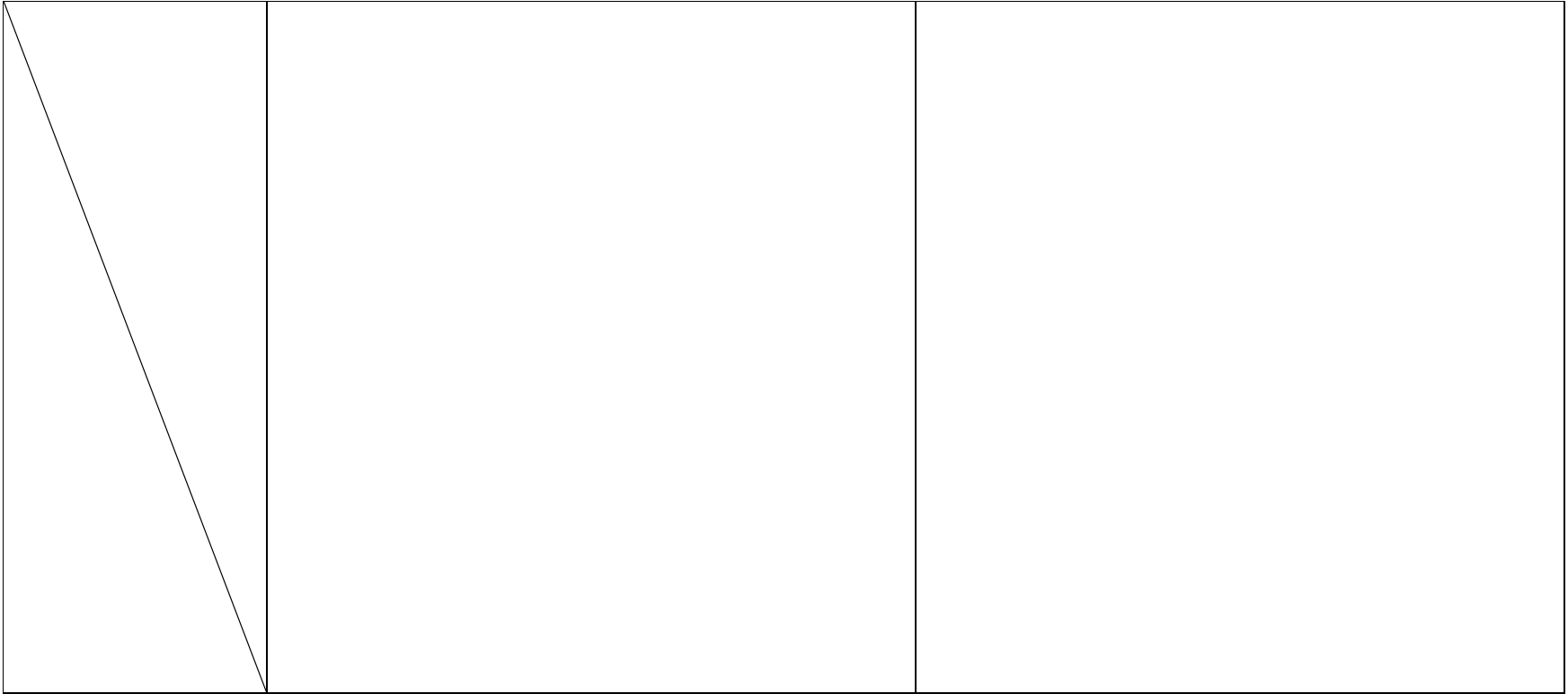
*Page 7: Maximise insulation to make the most of energy retained through solar gain.*

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*Page 7: Electricity consumption can account for a large proportion of total energy costs.*

- These are a valuable tool for applicants and planning officers to examine design decisions made in development proposals
- They are important bases for constructive discussion between applicants, designers and planning officers.
- They help ensure that in the future, the community benefits from better, more sustainable buildings and successful public places.
- Heating systems should be correctly sized to match the heat loss from a building. Heating controls must be easy to use - time and temperature controls which are easy to understand and adjust will be most effective.
- In smaller developments, consider the use of renewable energy or refer to SEDBUK for a measure of energy efficiency.
- Fit thermostatic radiator valves and insulated pipework.
- Orientate buildings for shelter and solar gain.
- Good insulation of the external fabric of a building should be a priority as well insulated buildings have heating systems which are significantly smaller than usual.
- Choose low energy lighting and appliances such as energy efficient light bulbs and low energy





Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 5



HDS DESIGN CHARACTERISTICS :

- |                    |                                 |                                     |
|--------------------|---------------------------------|-------------------------------------|
| 1. Distinctiveness | 2. Creative & Innovative Design | 3. Integration with Local Landscape |
| 4. Variety         | 5. Open Spaces                  | 6. Sustainable Design               |

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH	DESIGN CHARACTERISTIC
<p><b>A&amp;B COUNCIL LOCAL PLAN</b></p> <p><b>Page 4</b></p>	<p><i>CHAPTER 1 - INTRODUCTION</i></p> <p><i>1.11 c to enhance and invest in the quality of the natural and built environment and to engage development more effectively with the involvement process</i></p> <p><i>1.11 d to encourage development of a scale, form, design and location to the character of the landscape and settlements of Argyll &amp; Bute</i></p>	<ul style="list-style-type: none"> <li>▪ Clear commitment from A&amp;BC of its support for quality development</li> <li>▪ From a design perspective development each settlement is different and has to fit into its local</li> </ul>	<p><b>1 : 3</b></p> <p><b>6</b></p>

<p>Page 4</p>	<p><i>1.12 The win/win principle-considering the short and the long term from the outset and favouring the most sustainable option; this entails safeguarding and adding value to economies AND the environment</i></p> <p><i>This has been incorporated as appropriate into the development control policies</i></p> <p><b>CHAPTER 2 - THE SETTLEMENT STRATEGY</b></p>	<p>landscape</p> <ul style="list-style-type: none"> <li>▪ Clear commitment by A&amp;BC to sustainable development</li> </ul>	<p>6</p>
<p>Page 10</p>	<p><i>2.17 Encouraging new development that takes account of energy conservation in terms of site layouts, building design, use of materials, provisions for pedestrians, cyclists and public transport</i></p> <p><b>POLICY LP ENV 1 Development Impact on the General Environment</b></p>	<ul style="list-style-type: none"> <li>▪ Encouraging that the Council is taking a holistic approach to sustainable development and not just concentrating on energy conservation</li> </ul>	<p>6</p>
<p>Page 27</p>	<p><i>(C) All development should protect, restore or where possible enhance the established character and local distinctiveness of the landscape in terms of its location, scale and design will be used to inform assessment of development proposals.</i></p>	<ul style="list-style-type: none"> <li>▪ This is particularly pertinent to Helensburgh because of its important architectural heritage</li> </ul>	<p>1 : 3</p>



<p>Page 31</p>	<p><i>(D) The location and nature of proposed development, including land use, layout, design, external appearance and ....privacy of existing and proposed development</i></p> <p><b><i>POLICY LP ENV 7 - Development Impact on Trees/Woodland</i></b></p> <p><i>Development may provide opportunities for new planting. This should be in accordance with the local pattern of woodlands, thereby avoiding erosion of distinctive landscape patterns and enhancing landscape character</i></p> <p><b><i>Schedule FW 2 The important contribution of the woodland, as key landscape features, to local and regional landscape character and distinctiveness</i></b></p>	<ul style="list-style-type: none"> <li>▪ Ditto</li> </ul>	<p>1</p> <p>1 : 3 : 5</p>
<p>Page 36</p>	<p><b><i>POLICY LP ENV 14 Development in Conservation Areas and Special Built Environment Areas</i></b></p> <p><i>New development within these areas .... must be of the highest quality, respect and enhance the architectural and other special qualities that give rise to their actual</i></p>	<ul style="list-style-type: none"> <li>▪ Trees in streets and gardens help define Helensburgh. As appropriate this should be reflected in new development.</li> <li>▪ Local woodlands are a feature of the town landscape as well as its large number of tree lined streets. These should be retained and protected.</li> <li>▪ Helensburgh has 2 Conservation Areas</li> </ul>	<p>5</p> <p>1 : 2 : 4</p>

<p>Page 39</p>	<p><i>.... Designation</i></p> <p><b>Justification</b> : <i>The aim of this policy is to maintain or where possible to enhance the character and amenity of the .... Conservation Areas. .... New development which is well designed, respects the character of the areas and contributes to its enhancement will be welcomed.</i></p> <p><b>POLICY LP ENV 19 : Development Setting, Layout and Design</b></p> <p><i>The Council will require developers and their agents to produce and execute a high standard of appropriate design.</i></p> <p><b>Development Layout and Density</b>  <b>(B)</b> <i>Development layout and density shall integrate effectively with the urban setting of the development. Layouts shall be adapted to take into account the location or sensitivity of the area</i></p> <p><b>Development Design</b>  <b>(C)</b> <i>The design of developments and structures shall be compatible with the surroundings. Particular attention</i></p>	<ul style="list-style-type: none"> <li>▪ Enhancement is a key word here</li>   <li>▪ For "appropriate" read the standards set by the best of the town's architecture and many fine buildings</li>   <li>▪ This should benchmark the best in the town. It should NOT apply when the surrounding landscape /buildings are of a low standard</li>   <li>▪ This should NOT mean pastiche design or cheap</li> </ul>	<p>V4H "Be Better : Be Excellent" 1 : 4</p> <p>1 : 2 : 3 : 4</p> <p>1 : 2 : 3 : 4</p> <p>1 : 2 : 4</p>
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<p>Page 40</p>	<p><i>shall be made to massing, form and design details</i></p> <p><b>(E) Energy efficient design and sustainable building practice is strongly encouraged</b></p> <p><b>Justification :</b> <i>The aim of this policy is to achieve high quality new development that respects the local environment and provides a sense of place. For the developer it can increase sales and rental returns and provide a competitive edge. For the community .... good design can result in less environmental impacts, increased safety and generate greater civic pride.</i></p> <p><i>Encouragement will also be given to contemporary and energy efficient design that compliments the surrounding landscape but also looks to a new architecture to the 21<sup>st</sup> century</i></p> <p><b>Development Setting : Development Layout and density : Development Design - emphasises much of the above material</b></p> <p><b>CHAPTER 6 - ECONOMY</b></p>	<p>copies. Nor should it rule out creative, innovative modern and distinctive design</p> <ul style="list-style-type: none"> <li>▪ The latest standards and those known to be imminent should be demanded</li> <li>▪ Good design is also good for local retailers by encouraging residents to shop local and attracting visitors to the town to spend money</li> <li>▪ Would the Hill House have received planning permission today?</li> <li>▪ They all apply to Helensburgh</li> </ul>	<p><b>6</b></p> <p><b>1 : 2 : 4 : 6</b></p> <p><b>2 : 6</b></p> <p><b>1 - 6</b></p>
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<p>Page 47</p>	<p><b>POLICY LP BUS 1</b></p> <p><i>(F) The design, scale and siting of new development respects the landscape/townscape, character and appearance of the surrounding area.</i></p>	<ul style="list-style-type: none"> <li>▪ At a major entry point to the town the new business site must reflect the design excellence of the town as whole - not just its immediate surrounds</li> </ul>	<p>1 - 6</p>
<p>Page 71</p>	<p><b>CHAPTER 7 - HOUSING</b></p> <p><b>POLICY LP HOU 5 - House Extensions</b></p> <p><i>House extensions where they cause no significant detriment to the building, the neighbours in the immediate vicinity will generally be acceptable provided they comply with the relevant siting and design principles</i></p> <p><b>Justification :</b> <i>Extensions and alterations to residential need to be carefully designed to ensure they do not over dominate the original building, erode privacy or detract from the general character of the surrounding area. The aim of the policy is not to stifle or discourage innovative design that could compliment or enhance the original design. The aim is simply to encourage the best possible</i></p>	<ul style="list-style-type: none"> <li>▪ Wherever and whenever possible house extensions should enhance in terms of design and the surrounding local landscape</li> <li>▪ Ditto</li> </ul>	<p>1 - 6</p> <p>1 - 6</p>

<p>Page 103</p>	<p><i>design solution whilst at the same time safeguarding the general amenity of the surrounding area.</i></p> <p style="text-align: right;"><b>Appendix A</b></p> <p><b>SUSTAINABLE AND DESIGN PRINCIPLES</b></p> <p><b>1.2 All new development should be designed, sited and built to be sustainable. The fundamental principles are :</b></p> <ul style="list-style-type: none"> <li>▪ <b>Environmental Impact</b> <i>In some cases there may be a case for high quality design that acts as a landmark development</i></li>   <li>▪ <b>Positioning</b></li> <li>▪ <b>Energy Efficiency</b></li> <li>▪ <b>Lifecycle</b></li> <li>▪ <b>Materials</b></li> <li>▪ <b>Flooding</b></li>   <li>▪ <b>Water Supply/Drainage</b></li> </ul>	<p>Applies to :</p> <ul style="list-style-type: none"> <li>▪ Entry points to the town</li> <li>▪ Historic Town Centre &amp; Pier Site</li> <li>▪ Highly Visible Sites</li> </ul> <p>Very relevant to new development on the Pier Site and West/East Clyde Street</p>	<p><b>1 : 2 : 4</b></p> <p><b>3</b></p> <p><b>6</b></p> <p><b>6</b></p> <p><b>6</b></p> <p><b>6</b></p> <p><b>6</b></p> <p><b>6</b></p>
<p>Page 106</p>	<p><b>ALTERATIONS, EXTENSIONS, CONVERSIONS :</b>  <i>Care needs to be taken to ensure that the design, scale and materials used are appropriate in relation to the existing house and neighbouring properties</i></p>	<p>This does not preclude innovative design. See POL HOU 5 (p71) above</p>	<p><b>1 : 2 : 3</b></p>

	<p><b><i>INFILL DEVELOPMENT</i></b> : When developing an infill site it should be in harmony with the surrounding area, particularly the surrounding area</p>	<p>Infill development should not dominate adjacent housing, look out of place or over develop the original site</p>	<p><b>3</b></p>
<p><b>Page 107</b></p>	<p><b><i>LANDSCAPING</i></b> : Landscaping can significantly assist the integration within the built or natural environment. Landscaping .... Performs its functions best when designed as an integral aspect of a new design.</p>	<p>Needs to be part of the planning process from the start</p>	<p><b>3</b></p>
<p><b>Page 116</b></p>	<p><b><i>ACCESS AND PARKING STANDARDS APPENDIX C</i></b></p> <p><b><i>1.12.5 Environmental considerations are of prime importance e.g. the development is proposed within a Conservation Area</i></b></p>	<p>Helensburgh has 2 Conservation Areas occupying a significant area of the town. Car parking needs to blend in with the local landscape there. This is particularly important with multi-occupancy buildings - schools, nursing homes, flats</p>	<p><b>3</b></p>

## Helensburgh Design Statement

### EXTERNAL INFORMATION SOURCES - 6

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
<p><b>HELENSBURGH CONSERVATION AREAS APPRAISAL DOCUMENT</b></p> <p><b>An Appraisal of the Conservation Areas in Helensburgh - 2008</b></p>	<p><i>Page 19, Helensburgh's Historic Development: Orderly and spacious towns were common in Scotland in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries.</i></p> <p><i>Page 8, Special Historic Interest: The wide open streets and generous plots for large gardens offered a breathing space not known in modern times.</i></p> <p><i>Page 7, Architectural and Historic Interest: There are opposites in the town - physically, socially and economically - that have produced a place that is not easily categorized.</i></p>	<ul style="list-style-type: none"> <li>• Developers should be encouraged to keep a sense of this spaciousness when planning the layout of larger developments.</li>   <li>• Again, developers should be encouraged to keep a sense of spaciousness, particularly in larger developments.</li>   <li>• Developers should be encouraged to build architectural variety into their proposed developments. This is particularly important in</li> </ul>

**Page 9, Special Architectural Interest:** *Unlike more strictly planned towns such as Inveraray, there is an eclectic mix of styles ranging from Greek, Italian, French and Gothic through Scottish baronial or English half timbered to the startlingly modern.*

**Page 12, Design Features:** *Common features of the Conservation Areas: grid structure (in the streets) tree-lined streets, positioning of houses to the north side of properties and facing south, use of sandstone - grey and red, slated roofs high stone walls on the north side of properties, hedges and low stone walls on other boundaries.*

**Page 11, The Feus, Urban Mansion - Country Park Estate:** *Garden fronts and lawns look south offering sea views framed by trees and shrubs. Subsidiary Buildings are tucked away at the back of the plot. This results in a distinctive character for the streets that run east - west... on the north side (there are) mature trees, shrubs (and hedges) while on the south side there are high stone walls.*

**Page 11:** *The contribution of the planting of street trees in the grass verges, the broad grass verges themselves, the characteristics of plot boundaries, private garden grounds and public green spaces is a major aspect of the townscape*

significant developments.

- Helensburgh should not be afraid of contemporary design whether it is a new building, an extension or next door to a listed building.
- Wherever possible, some of these trademark features should be echoed in new developments.
- Again, wherever possible, these characteristics should be incorporated into new designs.
- Developers should be encouraged to consider plantings and the green spaces around new builds as having equal importance as the buildings themselves.



and a crucial part of its character.

**Page 30, Development of Helensburgh's Townscape and Built Environment:** *Some of the buildings within the Conservation Areas might not have received planning permission if an application were submitted in more recent times. Buildings were very individualistic, and in their day, some of them were ground-breaking in terms of style and design.*

- Good, innovative design should be encouraged in new developments.

Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 7

HDS DESIGN CHARACTERISTICS :

- |                    |                                 |                                     |
|--------------------|---------------------------------|-------------------------------------|
| 2. Distinctiveness | 2. Creative & Innovative Design | 3. Integration with Local Landscape |
| 4. Variety         | 5. Open Spaces                  | 6. Sustainable Design               |

REFERENCE DOCUMENT	DESCRIPTION	DESIGN CHARACTERISTIC
HCC VISION FOR HELENSBURGH		
Page 5	<p><b>WHAT IS A VISION? : WHAT IS IT FOR?</b></p> <ul style="list-style-type: none"> <li>▪ <i>Whatever goes on the Pier Site must stand out</i></li> <li>▪ <i>A key requirement is for an <b>Urban Design Strategy</b> to ensure that ALL key developments in Helensburgh are designed and built to reflect and enhance its excellent architectural .... heritage</i></li> </ul>	<p>1 : 2 : 4 1 - 6</p>
Page 12	<p><b>VISION STRATEGY 2 - THE WATERFRONT</b></p> <ul style="list-style-type: none"> <li>▪ <i>Any new build .... should be architecturally exciting and consistent with the overall design and character of Helensburgh</i></li> </ul>	<p>1 : 2 : 3 : 4</p>
Page 15	<p><b>VISION STRATEGY 6 - THE TOWN ENVIRONMENT</b></p>	

<p>Page 22</p>	<p><b>Priority 1 : Helensburgh Needs an Urban Design Strategy</b></p> <ul style="list-style-type: none"> <li>▪ Develop a 3-dimensional Urban Design Strategy for Helensburgh, based on the agreed Vision, which reflects and integrates the complex relationship between ALL the key elements of the town and its : <ul style="list-style-type: none"> <li>- Buildings – their scale : architecture : design : density</li> <li>- The linkages between buildings : streets : parks/open spaces : square : seafront</li> <li>- Public “furniture” – roads/pavements : signs : esplanade : seating etc</li> </ul> </li> </ul>	<p><b>1-5</b></p>
	<p><b>Priority 3 : Helensburgh Needs to Remain a Green Town</b></p> <ul style="list-style-type: none"> <li>▪ Implement a programme for increasing the number of TPOs (Tree Preservation Orders)</li> <li>▪ Develop and implement a programme for managing, protecting and enhancing all the green spaces (incl. woodland) within the town</li> </ul>	<p><b>5</b></p>
	<p><b>ANNEX C : URBAN DESIGN STRATEGY</b></p> <p><b>WHAT IS AN URBAN DESIGN STRATEGY?</b></p> <p>An Urban Design Strategy reflects the complex relationship between ALL the elements of a town – built and unbuilt. It brings together :</p> <ul style="list-style-type: none"> <li>❖ Different buildings – their architecture : design : scale : density</li> <li>❖ The essential synergy between buildings and streets, parks, squares, the seafront and other spaces which make up the public domain</li> <li>❖ Patterns of movement and activity within and to / from the town</li> </ul> <p>The appearance and treatment of spaces between and around buildings is of equal importance to the design of the buildings themselves. Landscape, too, is an important feature which has to be recognised. An Urban Design Strategy is not only concerned with the look of new buildings : it is also concerned with the maintenance and enhancement of existing buildings.</p>	<p><b>1 : 2 : 4</b> <b>3 : 5</b></p> <p><b>3</b></p>

<p><b>Page 23</b></p>	<p><i>concerned with the maintenance and enhancement of existing buildings.</i></p> <p><b>AN URBAN DESIGN STRATEGY FOR HELENSBURGH</b></p> <p><i>An Urban Design Strategy for Helensburgh has to reflect :</i></p> <ul style="list-style-type: none"> <li>❖ <i>Its historical setting and scale – physical structure and spatial qualities</i></li> <li>❖ <i>Landmarks and views</i></li> <li>❖ <i>An environmental appraisal –including landscape : seascape : open spaces</i></li> <li>❖ <i>Land uses – residential : commercial : recreational : evening</i></li> <li>❖ <i>Access - internal &amp; external : parking : traffic management</i></li> </ul>	<p><b>3</b></p> <p><b>3</b></p> <p><b>3</b></p>
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**EXTERNAL INFORMATION SOURCES - 8**

REFERENCE DOCUMENT	DESCRIPTION	DESIGN INPLICATIONS FOR HELENSBURGH
<p><b>SCOTTISH PLANNING ADVICE NOTE 65 - OPEN SPACES (PAN 65)</b></p>	<p><i>Page 1 : Open Spaces are important to our quality of life .... They allow individuals to interact with the natural environment and provide habitats for wildlife. They are also important in defining the character of settlements.</i></p> <p><i>Page 3 : Councils are recommended to develop local standards for open space</i></p> <p><i>Page 4 : Open space is fundamental to a range of other planning policies and emphasises its importance in commercial and residential development</i></p> <p><i>PAN 57 : Transport and Planning supports the development of a network of paths, trails, cycling,</i></p>	<ul style="list-style-type: none"> <li>▪ Along with its distinctive architecture Helensburgh's open spaces , e.g. wide tree lined streets, help define the unique character of the town.</li>   <li>▪ Q - has this been done for H?</li>   <li>▪ This applies to major new developments in the town :             <ul style="list-style-type: none"> <li>- housing on the old Academy site</li> <li>- regeneration of the Pier Site, e.g. a new town square facing onto West Clyde Street</li> </ul> </li> </ul>

	<p><i>riding link urban areas with the surrounding countryside - and jobs to homes.</i></p> <p><b>PAN 59 : Improving Town Centres</b> : <i>the overall quality and viability of town .... centres depend very largely on the design, management and maintenance of public spaces .... to fulfil their role as an important and visual focus</i></p> <p><b>NPPG 18 : Planning and the Historic Environment</b> <i>acknowledges the important relationship between buildings, cultural features and the natural environment in historic areas. The spaces between buildings, the settings of historic buildings, urban parks, trees and historic street patterns can contribute significantly to the character and appearance of the town/city and provide for their conservation.</i></p> <p><b>Page 6 : A long term strategy</b> <i>is needed to avoid the continued erosion of open spaces. Nor should they be allowed to deteriorate through poor management and/or poor maintenance</i></p>	<ul style="list-style-type: none"> <li>▪ Linking a new town square on the pier site with Colquhoun square would provide such an important visual focus</li>   <li>▪ This might have been written for Helensburgh's two Conservation Areas and should be an exemplar for any new development in the town. Council planners need to analyse the town's open spaces and derive local standards to apply to new development</li>   <li>▪ If the development of new Council offices in the old East Clyde Street School involves the use some of the adjacent playing fields then this must be compensated for <b>in full</b> elsewhere.</li> <li>▪ Maintenance and upgrading plans are needed for <b>all</b> other open spaces within the town</li> </ul>
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	<p><i>Without firm development plans policies and a clear planning brief, getting the right balance between buildings, car parking and open spaces is difficult to achieve.</i></p> <p><b>Page 7 : The Social Value of Open Space.</b> <i>Well managed and maintained open space creates opportunities for all sections of the community to interact. They provide :</i></p> <ul style="list-style-type: none"> <li>- <i>a sense of place</i></li> <li>- <i>a source of community pride</i></li> <li>- <i>opportunities to care for our environment</i></li> <li>- <i>opportunities for sport</i></li> <li>- <i>opportunities for crime reduction</i></li> </ul> <p><b>Page 8 :</b> <i>Open spaces have important environmental and economic values</i></p> <p><b>Page 12 :</b> <i>Publicity in the form of signs, maps and leaflets can raise awareness of green, open space networks.</i></p> <p><b>Page 13 :</b> <i>Green and open spaces must have a</i></p>	<ul style="list-style-type: none"> <li>▪ This is of special importance in the development of the Pier Car park site</li> <li>• Special attention has to be given to provision, management and maintenance of open spaces in Churchill, Kirkmichael and west Helensburgh</li> <li>• Historically the waterfront esplanade has been a magnet for day visitors and local residents. The CHORD project is special importance here. <b>Well “dressed” and maintained</b> it can have a positive impact on local businesses.</li> <li>• Many of Helensburgh's signs etc require a regular maintenance regime.</li> </ul>
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	<p><i>relationship with their surrounding buildings and uses, and the movement between them. They must be easy to access by all sections of the community</i></p> <p><b>Page 14 :</b> <i>Home Zones can help give street space in residential areas back to pedestrians and prevent the movement/parking of vehicles from dominating the local environment.</i></p> <p><b>Page 16 :</b> <i>An open space strategy is made up of :</i></p> <ul style="list-style-type: none"> <li>- <i>an audit of existing open space</i></li> <li>- <i>an assessment of current and future requirements</i></li> <li>- <i>a strategy with a clear set of priorities and actions</i></li> </ul> <p><b>Page 18 :</b> <i>The absence of an Open Space Strategy Statement runs the danger of ad hoc losses of open space through speculative development proposals, one-off proposals etc</i></p> <p><b>Page 21:</b> <i>Development Plans have a key role in protecting and promoting high quality open space. Also, where new green or civic spaces will be</i></p>	<ul style="list-style-type: none"> <li>• The road layout of the development of the old Academy site needs to be re-addressed in light of the Home Zone concept.</li> <li>• Guy Mannering Road should not be opened up to traffic accessing this development.</li> <li>• Creation of Shared Space in the town centre under the CHORD project is to be valued</li>   <li>• HCC may be able to carry out an Open Space Audit</li>   <li>• For the Pier Car park site the type and quality</li> </ul>
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	<p><i>required as part of new developments</i></p> <p><i>Development plans may also point to supplementary planning guidance to promote good design, e.g. through urban design proposals, development briefs, master plans and design guides.</i></p> <p><i>Page 23 : The credibility of the planning system can be significantly undermined when policies on the protection/provision of open space are set aside without clear justification, particularly where councils have an interest in the land in question</i></p>	<p>of open space required should be specified , e.g. civic space, amenity space on play areas</p> <ul style="list-style-type: none"> <li>• This clearly applies to the playing fields next to the old Clyde Street School (soon to be Council Offices) - both on A&amp;B Council owned land</li> </ul>
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Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 9

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
<p><b>SCOTTISH PLANNING ADVICE NOTE 67 - HOUSING QUALITY (PAN 67)</b></p>	<p><i>Page 6: The Planning Process has an essential role to play.</i></p> <p><i>Page 8: Successful places are distinctive, safe and pleasant, easy to get to and to move around, welcoming, adaptable, resource efficient.</i></p> <p><i>Page 10: Poor design is defined by houses that could be anywhere - standard type houses, often built of inappropriate materials.</i></p> <p><i>Page 14: The combination of the layout of buildings, streets and spaces should create local</i></p>	<ul style="list-style-type: none"> <li>• The design of new housing needs to reflect both its physical location and a full understanding of its context.</li> <li>• The design of new housing needs to reflect local and Scottish identity.</li> <li>• Developers and planners should take these 7 criteria on board when planning larger scale developments.</li> <li>• Developments should have the potential to be the conservation areas of tomorrow.</li> <li>• These factors should inform a development plan's design policies, urban design guidance,</li> </ul>

<p><i>identity and contribute positively to the character of the town.</i></p> <p><i>Five aspects of the built form will help this - layout, landscape, scale and mix, details and materials and maintenance.</i></p> <p><b><i>Page 32: Higher standards of housing design depend on the attitudes, knowledge, confidence and skills of all in the planning, design and development process - councillors, planners and developers.</i></b></p> <p><b><i>Page 35: Scottish Executive policy and guidance includes ensuring that the proposed housing</i></b>  <i>~ is accessible to people with disabilities</i>  <i>~ has sufficient thermal mass to absorb heat from the sun</i>  <i>~ has a well insulated roof, walls and floors and double glazing</i>  <i>~ is well lit by daylight</i>  <i>~ uses a type of heating system that makes good use of resources</i>  <i>~ is built in a form (and/or with mechanical systems) to capture solar energy.</i></p> <p><b><i>Page 42: Housing development is changing the face of urban and rural Scotland.</i></b>  <i>Local Authorities, house builders, central</i></p>	<p>design statements and discussions between developers and planners.</p> <ul style="list-style-type: none"> <li>• One way to broaden experience of design is through organisations such as the Lighthouse, Scotland's centre for architecture and design.</li> <li>• Again, these factors should inform a development plan's design policies, urban design guidance, design statements and discussions between developers and planners.</li> <li>• What is built in Helensburgh today will constitute an enduring legacy.</li> <li>• The starting point must be much higher</li> </ul>
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	<p><i>government and local communities all face the challenge of using the planning system to raise standards of housing design.</i></p> <p><i>The housing market understands well what many people look for in a home. We must complement that knowledge by looking around and ahead.</i></p>	<p>expectations of what is possible. Building places that could be anywhere is not an option.</p> <ul style="list-style-type: none"><li>• Each plan, each development and each site in Helensburgh represents an opportunity. If we raise our expectations, we can make a difference.</li></ul>
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Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 10

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
<p><b>SCOTTISH PLANNING ADVICE NOTE 81 - COMMUNITY ENGAGEMENT (PAN 81)</b></p>	<p><i>Page 3 : Good quality design .... can make a significant contribution to sustainable development aspirations</i></p> <p><i>Early involvement and engagement in the planning system results in better outcomes in terms of decision making.</i></p> <p><i>Page 26 : The development of Shrubhill in central Edinburgh won a Scottish Quality in Planning award in 2006, largely due to the developer's commitment to securing the best development on a sensitive site through successful engagement with the local community.</i></p> <p><i>Page 29 : Community groups have an important role in</i></p>	<ul style="list-style-type: none"> <li>▪ This is particularly true for Helensburgh whose 2 Conservation Areas are noted for the exceptionally high quality of their Victorian and Edwardian domestic architecture. They occupy a higher percentage of the land area of the town than any other conservation area in Scotland</li> <li>▪ This should include involvement and engagement by the local planning authority in standards of design</li> <li>▪ This all inclusive approach should cover all design issues which are of a particular concern to the local Helensburgh community.</li> <li>▪ Under the revised A&amp;BC process for</li> </ul>

	<p><i>the planning system and are to be encouraged to get involved in the development planning process and pre-application discussions. Community Councils have a formal role in the planning system and they should assist planning authorities in terms of their engagement in the planning process.</i></p> <p><b><i>Page 30 : Community Councils are likely to be designated as <b>statutory consultees</b> in the planning process</i></b></p> <p><b><i>Page 35 Planning authorities to engage with Statutory Consultees including Community Councils</i></b></p> <p><b><i>Page 47 Planning authorities should give help, including training, to community organisations and Community Councils to encourage their greater engagement in the planning process.</i></b></p> <p><b><i>Page 48 : Planning authorities have a role in providing training to Community Councils and other community groups on how the planning system works</i></b></p>	<p>deciding on planning applications the HCC should aim for regular engagement &amp; involvement with :</p> <ul style="list-style-type: none"> <li>~ Elected members</li> <li>~ Planning officials</li> </ul> <ul style="list-style-type: none"> <li>▪ This should ensure the HCC continues to have the right and the opportunity to participate in development planning and planning applications through proactive and timely engagement.</li> <li>▪ Ditto</li> <li>▪ This training should include how to respond and engage in the planning process on design issues which are of specific importance to the local Helensburgh community</li> <li>▪ HCC to sign up for "Planning for People" organised by Planning Aid for Scotland</li> </ul>
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Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 11

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
<p>SCOTTISH PLANNING ADVICE NOTE 84 - REDUCING CARBON EMISSIONS IN NEW DEVELOPMENTS (PAN 84)</p>	<p><i>Page 1, Introduction: A key role of the planning system is to support a move towards low and zero carbon development through the use of energy efficient, micro-generating and decentralised renewable energy systems.</i></p> <p><i>SPP 6, Renewable Energy states that: all future applications proposing development with a total cumulative floor space of 500 square meters or more should incorporate on-site zero and low carbon equipment contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard.</i></p> <p><i>Page 2, The Built Environment: Buildings, including domestic, commercial and industrial premises, account for over 40% of our CO2 emissions.</i></p>	<ul style="list-style-type: none"> <li>• Architects, planners, developers and decision makers should acquaint themselves with PAN 84 and implement it when involved in the planning process.</li>   <li>• Everyone involved with the planning process should consider the Scottish Government Policies laid down in SPPs 1 and 6 which relate to all applications that meet the threshold of 500 meters or more.</li>   <li>• The design and management of new development provide an opportunity to reduce carbon emissions by improving the efficiency of buildings and utilising on-site low and zero carbon equipment.</li> </ul>



	<p><b>Page 3, Energy Standards for Buildings:</b> <i>On 1st May 2007 revisions to the energy standards came into effect.</i></p> <p><b>Page 4, A Low Carbon Building Standards Strategy for Scotland - The Sullivan Report:</b> <i>The recommendations include an aspirational target of total life zero carbon for new buildings by 2030 and the goal of net zero carbon for heating, lighting and ventilation by 2016/2017, if practical.</i></p> <p><b>Scottish Planning Policy, SPP 6 states that:</b> <i>"applications should only be exempt from targets where developers are able to demonstrate that technical constraints exist".</i></p> <p><b>SPP 6 also states that:</b> <i>development plans should set out local policies on the provisions of on-site low carbon and renewable sources of energy in new development.</i></p> <p><b>Page 5, Planning ~ Designing for Reduced Energy Demand:</b> <i>Good, careful design at the</i></p>	<ul style="list-style-type: none"> <li>• The standard obliges a designer to consider new buildings in a holistic way. A building may be designed and constructed to be even more energy efficient than these standards require and may make greater use of low and zero carbon (LZC) equipment.</li> <li>• It is for architects, planners and developers at a local level to make sure these goals and aspirations are visibly addressed and achieved.</li> <li>• Equivalent carbon savings should be secured elsewhere in the area.</li> <li>• Local plans and policies should ensure that, in all instances, opportunities for incorporating renewable and low carbon energy technologies are fully explored by developers as part of the planning application process.</li> <li>• Design considerations for a development as a whole and for individual buildings will help to increase the</li> </ul>
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	<p><i>outset will minimise the total energy demand for the lifetime of the development.</i></p> <p><b>Page 7, All Future Applications:</b> <i>SPP 6 was issued in March 2007.</i></p> <p><i>Cumulative Floor Space of 500 Sq M or More: A development of over 500 square meters may contain more than one dwelling or building.</i></p> <p><b>Page 8, Zero and Low Carbon Equipment:</b> <i>Low and zero carbon (LZC) equipment comprise a broad range of technologies. It incorporates both micro-generation and micro-renewable technologies, including some fossil fuels.</i></p> <p><b>Page 12, Pre-Application Discussion:</b> <i>Early discussions with the applicant to highlight the requirements of the policy target and its implications will provide greater clarity for all the parties on the issues raised by a particular application.</i></p> <p><b>Outline Planning Applications:</b> <i>The developer may provide a statement of the intended LZC equipment to meet the target percentage</i></p>	<p>efficiency on energy use.</p> <ul style="list-style-type: none"> <li>• For planning applications issued after this date, SPP6 is a material consideration which planning authorities should take into account in their determination.</li> <li>• PAN 84 provides guidance on calculations where there is more than one building.</li> <li>• LZC equipment provides flexibility in that equipment can be chosen to suit different circumstances and purposes. The target also allows for reductions inCO2 emissions to be achieved by a single measure or by two or more in combination.</li> <li>• These should include discussions on the technology options and potential constraints involved in any development.</li> <li>▪ The statement should include information on: <ul style="list-style-type: none"> <li>~ the types of equipment</li> <li>~ the scale of the equipment in relation to</li> </ul> </li> </ul>
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	<p><i>reduction policy, rather than finalise the details of the actual building(s).</i></p> <p><b><i>Detailed Planning Applications: Once applicants complete the design of the development they should submit the energy calculations with the application to the planning authority.</i></b></p>	<p>proposed buildings</p> <ul style="list-style-type: none"> <li>~ where the equipment is to be located on site</li> <li>~ the issues surrounding its use, e.g. visual, archaeological).</li> </ul> <ul style="list-style-type: none"> <li>• Whilst this requires the building(s) to be designed in detail at the application stage, it increases certainty for the developer as it reduces the need for later work.</li> </ul>
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Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 12

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATION FOR HELENSBURGH
<p><b>SCOTTISH PLANNING POLICY - THE PLANNING SYSTEM (SPP1)</b></p>	<p><i>Page 1: SPP1 identifies the key priorities for the planning system. It provides an overview of the land use planning system in Scotland. It sets out the key principles and the Scottish Government's priorities for the system to guide policy formation towards the goal of sustainable development.</i></p> <p><i>Page 2: The purpose of the planning system is to guide change through an efficient and effective process that respects the rights of the individual while acting in the interests of the wider community.</i></p> <p><i>Page 6: Protecting and enhancing the quality of the environment, in both urban and rural areas, is a key objective of the planning system.</i></p> <p><i>Good design should be the aim of everyone in the</i></p>	<ul style="list-style-type: none"> <li>• Familiarity with SPP1 will show planners, developers and the Helensburgh community the performance targets in planning that should be aimed at when formulating policy or making decisions.</li>   <li>• Effective planning involves partnership working, community involvement and dialogue and negotiation with developers to enable a high quality of development on the ground.</li>   <li>• The condition of our Helensburgh surroundings has a direct impact on the quality of our life here. Our rich and natural heritage - the built environment : improvement of areas through regeneration : safeguarding biodiversity : environmental</li> </ul>

	<p><i>planning and development process and is important at all scales of development.</i></p> <p><b><i>Page 7: Design is a material consideration when determining a planning application.</i></b></p> <p><b><i>Page 17: The range of considerations which might be considered material in planning terms is, in practice very wide and falls to be determined in the context of each case.</i></b></p> <p><b><i>Page 29: The planning system should be responsive to social and economic changes and ensure that a policy framework is established to inform decision making in the public interest.</i></b></p> <p><b><i>Development plans should set out a long-term vision with a clear focus, setting out the scale and direction of change.</i></b></p>	<p>improvement and restoration, efficient use of resources, enabling access to recreational opportunities can all be supported by a proactive approach to planning.</p> <ul style="list-style-type: none"> <li>• Examples relevant for Helensburgh include - the environmental impact of the proposal : the design of the proposed development and its relationship to its surrounding : the views of statutory and other consultees and legitimate public concern or support expressed on relevant planning matters.</li> <li>• Development plans must take the local character and identity of Helensburgh into account.</li> </ul>
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Helensburgh Design Statement

EXTERNAL INFORMATION SOURCES - 13

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATION FOR HELENSBURGH
<p><b>SCOTTISH PLANNING POLICY - PLANNING FOR HOUSING (SPP 3)</b></p>	<p><i>Summary: A key aim of planning is to provide well-located, high quality, new housing.</i></p> <p><i>Page 1: Good housing supports economic competitiveness, social justice and sustainable development. New housing developments can also act as a catalyst for urban and rural regeneration.</i></p> <p><i>Page 2: Planning Authorities should give clear guidance through development plans and supplementary guidance before proposals are drawn up, rather than simply waiting to react once these have been submitted for approval.</i></p>	<ul style="list-style-type: none"> <li>• In meeting the requirements of the housing markets in Helensburgh, the planning authority and housing providers should work closely together to:               <ul style="list-style-type: none"> <li>~ create quality residential environments</li> <li>~ guide new housing developments to the right places</li> <li>~ deliver housing land.</li> </ul> </li> <li>• Helensburgh is currently in need of regeneration. Good quality, affordable, warm housing which meets individual and community needs and aspirations could help regenerate the town.</li> <li>• The development plan should set out the Council's vision for Helensburgh and contain clear policies to encourage good quality, well-designed proposals. They should make clear where local distinctiveness is to be maintained and where opportunities exist</li> </ul>

	<p><i>Planning Authorities should make use of design guides to influence the design of new housing development generally. For significant or sensitive sites, they should draw up a development brief.</i></p> <p><i>Page 3: Energy efficiency is an important element of good design.</i></p> <p><i>Page 5: Scottish Government policy encourages more diverse, attractive, mixed residential communities, both in terms of tenure and land use.</i></p> <p><i>Page 17: A constructive dialogue between planning authorities and the private sector and wider community will be needed to enable development plans to be prepared and adopted within realistic timescales.</i></p>	<p>for more innovative architectural approaches.</p> <ul style="list-style-type: none"> <li>• Working with architects and landscape architects, developers should aim to produce schemes which enrich the town. They should pay special attention to siting, density, scale, massing, proportions, materials, landscape setting, access arrangements and the characteristics of local design, adjacent buildings and the surrounding area.</li> <li>• Better siting and orientation can complement improved insulation through Building Standards, but the possibility of even higher standards should be considered.</li> <li>• A range of housing types is needed in Helensburgh, providing for the needs of all in the community for : <ul style="list-style-type: none"> <li>~ affordable housing and starter homes</li> <li>~ executive housing</li> <li>~ homes for families</li> <li>~ homes for people with special needs</li> </ul> </li> <li>• Following new Scottish Government requirements, Argyll and Bute Council is currently producing a new planning application system.</li> </ul>
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**EXTERNAL INFORMATION SOURCES - 14**

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
<p><b>SCOTTISH PLANNING POLICY 20 - THE ROLE OF ARCHITECTURE AND DESIGN SCOTLAND (SPP20)</b></p>	<p><i>Summary: One of Scotland's key tasks is to maintain and enhance the quality of our natural and built heritage. It is equally important that any development, whether new built or refurbished, contributes positively to the quality of our cities, towns and rural areas.</i></p> <p><i>Through better design, a well built environment can be created which future generations will enjoy and appreciate.</i></p> <p><i>Architecture &amp; Design Scotland (A&amp;DS) champions excellence in architecture and the built environment</i></p>	<ul style="list-style-type: none"> <li>▪ Developers should be encouraged to use architectural plans and materials of recognisable quality in new builds and refurbished buildings</li> <li>▪ All those involved in decisions in the planning process should only accept plans that enhance the town</li> <li>▪ Using good quality developments, developers and those involved in planning decisions can improve the quality of life for the people of Helensburgh</li> <li>▪ The services of A&amp;DS should be used whenever design excellence is in doubt or architectural advice is needed</li> </ul>



***Page 1** : Poor design leads to impoverishment of the built environment.*

*The most successful places are those that flourish socially, environmentally and economically. They also have the following qualities in common :*

***Distinctiveness** - they have character and identity*

***Safe and pleasant** - their public spaces are well looked after*

***Easy to get to and to move around** - they are easy to reach, especially on foot*

***Welcoming** - their occupants and visitors feel at ease*

***Adaptable** - they have the capacity to cope with change*

***Resource efficient** - they promote the sustainable use of resources.*

***Page 8:** A&DS has been established to work in partnership with local authorities, the development industry and others to achieve improvements in the design and quality of all developments. The objective is to ensure that any form of development has the potential to become the conservation areas and listed buildings of the future, and valued by the communities that use them.*

- Good design represents good investment in Helensburgh and adds value to our built environment.
- To achieve the 6 qualities specified by the Scottish Government, design needs to be given a very high importance in the consideration of planning applications.
- The success of the planning system in Helensburgh will be measured by the quality of development on the ground - in terms of what it looks like, how well it functions and how long it lasts.
  
- All involved in the planning process in Helensburgh should use this invaluable resource when there is any doubt that a proposed plan will not enhance the landscape of the town.

## Helensburgh Design Statement

### EXTERNAL INFORMATION SOURCES - 15

REFERENCE DOCUMENT	DESCRIPTION	DESIGN IMPLICATIONS FOR HELENSBURGH
<p><b>SCOTTISH PLANNING POLICY 23 - PLANNING AND THE HISTORIC ENVIRONMENT (SPP23)</b></p>	<p><i>Page 1: The historic environment is part of our everyday lives and provides a sense of place, well-being and cultural identity.</i></p> <p><i>It is a key resource contributing to Scottish Ministers' objectives for economic growth, sustainable development and successful place making. Scottish Ministers therefore place great weight upon its proper protection through the planning system.</i></p> <p><i>Page 2: The environment has a historic dimension that contributes to its quality and character. We can see it in the patterns in our landscape - the layout of fields and roads, and the remains of a wide range of past human activities.</i></p>	<ul style="list-style-type: none"> <li>▪ All involved in the planning system in Helensburgh should aim to safeguard our local distinctiveness remembering that this will play a key part in promoting economic growth and regeneration by ensuring that the town offers attractive living and working conditions which will encourage inward investment.</li>   <li>▪ These are elements which the planning system and those with responsibility within it, should seek to manage in a sustainable way.</li> </ul>

	<p><i>Page 7: Planning authorities and developers should ensure that discussions take place at an early stage on development proposals affecting the historic environment.</i></p> <p><i>Page 11: SPP23 encourages a positive approach by planning authorities to managing change in the historic environment. The historic environment is important in itself and can bring added value, not just as a cultural add-on, but as a real economic driver, attracting inward investment, helping communities to regenerate and playing a vital part in our tourist industry.</i></p>	<ul style="list-style-type: none"><li>▪ Developers within Helensburgh should be expected to identify any heritage assets, together with an assessment of their significance. They should be expected to take the preservation of this significance explicitly into account in their proposals.</li><li>▪ The planning authorities within Helensburgh can help sustain the resource by recognising its special needs, while at the same time delivering solutions fit for modern needs.</li></ul>
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